



Roman Nestorowicz, Chairman
 William Clift, Vice-Chairman
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Zoning Board of Appeals
 Office of the City Council
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 Warren, MI 48092
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**A Regular Meeting of the Zoning Board of Appeals
 Wednesday, May 13, 2026 at 7:00 p.m. in the Warren Community Center
 Cafeteria, 5460 Arden, Warren, Michigan 48092.**

Site plans are available for viewing in the Building Department of
 City Hall at 1 City Square, 3rd Floor, Warren, 48093.
 Please call: (586) 574 - 4504

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meetings of February 11, 2026, March 11, 2026, April 8, 2026 and April 22, 2026.**

6. PUBLIC HEARING: **APPLICANT: IDrive Auto Parts, Inc – Kalven Hermiz**
-USE-
 (Rescheduled from 8/13/2025, 10/8/2025, 11/12/2025
 and 4/22/2026)
 REPRESENTATIVE: Caren Burdi
 COMMON DESCRIPTION: 21311 Groesbeck
 LEGAL DESCRIPTION: 13-35-331-001
 ZONE: M-2

VARIANCES REQUESTED: Permission to -USE-

- 1) *APPROVED 11/12/2025* – Retain 1,149.64 feet of 8’ high corrugated sheet metal fencing. (Total of 2,840.64’ of 8’ high fencing, of which 1,655’ was previously granted a variance on 6/7/2017).
- 2) *APPROVED 11/12/2025* – Retain existing non-conforming auto wrecking yard and expand the outdoor storage area by 59,485.92 square ft., identified as parcel 1 on the site plan. **USE**
- 3) Retain the parking within the Groesbeck front setback.
- 4) Waive 2 required parking spaces.

- 5) Allow an 11' maneuvering lane to the two southern most parking spaces.
- 6) ~~Allow one 8' parking space in the south end of parking lot. (No longer needed)~~
- 7) *APPROVED 11/12/2025* – Construct a building addition to within 29.07' of the east property line along Groesbeck and to within 7.28' of the north property line along Prospect.

ORDINANCES and REQUIREMENTS:

Section 4D.38 – Height: Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

Section 17.02(T) – Industrial Standards: Open storage for junk, auto wrecking yards and other waste products is not a permitted use in M-2 zoning districts.

Section 4.32(H) – Off-Street Parking Requirements: The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use.

(23) One (1) parking space for each one thousand two hundred (1,200) square. ft of gross floor area.

Section 4.32(i) – Off-Street Parking Requirements: All spaces that do not abut a continuous curb required in accordance with Section 16.07 or a common property line shall be laid out in the following dimensions:

90 degree parking spaces are required to be 9' wide, 20' long with a 20' maneuvering lane.

Section 17.02(A) – Industrial Standards: Front yard setback in M-2 zoning districts is 25'.

Section 17.02(B) – Industrial Standards: Side yard setback in M-2 zoning districts is 20'.

Section 4.17(A) – Non-Conforming Uses: Non-conforming use-continuance. Any lawful non-conforming use consisting of a building or land usage existing at the time of the effective date of this ordinance may be continued, except as herein prohibited or restricted, provided that the building or sue thereof shall not be structurally changed, altered or enlarged, unless such altered or enlarged building or use shall conform to the provisions of this ordinance for the district in which it is located. No non-conforming use if changed to a use permitted in the district in which it is located shall be resumed or changed back to a non-conforming use. Failure to continue to use any land, building or structure, or part thereof, which use is a non-conforming use under this ordinance, for a period of one (1) year or more shall be held to be conclusive proof of an intention to legally abandon any such non-conforming use.

7. PUBLIC HEARING:

APPLICANT: Jonathan Sulaka

(Rescheduled from 4/22/2026)

REPRESENTATIVE:

Same as above.

COMMON DESCRIPTION:

24800 Hoover

LEGAL DESCRIPTION:

13-13-26-101-026

ZONE:

M-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.

2) Conduct a temporary outdoor sales operation in a 30' x 30' (900 square ft.) tent in an area designated for parking from 9:00 a.m. to 9:00 p.m. from June 21, 2026 through July 6, 2026.

ORDINANCES and REQUIREMENTS:

Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts:

Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.

- 8. PUBLIC HEARING: **APPLICANT: Darrin and Michele Moore**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 32206 Newcastle
- LEGAL DESCRIPTION: 13-02-177-008
- ZONE: R-1-A

VARIANCES REQUESTED: Permission to

Retain widened portion of the driveway from the south front corner of the garage 10' towards the south property line.

ORDINANCES and REQUIREMENTS:

Section 4.06 – Yard Use: No part of any required yard, except a rear or side yard shall be use for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

- 9. PUBLIC HEARING: **APPLICANT: Jessica and Jonathan Smith**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 32548 Newcastle
- LEGAL DESCRIPTION: 13-02-130-004
- ZONE: R-1-A

VARIANCES REQUESTED: Permission to

Retain the widened portion of driveway that extends 12' 11" from the south west corner of the garage toward the south property line.

ORDINANCES and REQUIREMENTS:

Section 4.06 – Yard Use: No part of any required yard, except a rear or side yard shall be use for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

- 10. PUBLIC HEARING: **APPLICANT: Susan Elliott**
- REPRESENTATIVE: Melissa Melancon
- COMMON DESCRIPTION: 8331 Christine
- LEGAL DESCRIPTION: 13-15-152-034
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Allow a 7' 6" x 7' (52.5 square ft.) shed located 19' 8" from the detached garage.
- 2) Allow a total 774.5 square ft. of accessory structure floor are which includes a 52.5 square ft. shed, 120 square ft. covered rear patio and 572 square ft. detached garage.

ORDINANCES and REQUIREMENTS:

Section 4.20 – Paragraph (a) Item 3 – Detached Accessory Buildings: That the accessory building to be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory structure shall be permitted in the yard.

Section 5.01 – Uses Permitted: In all R-1-A Districts, no building or land, except as otherwise provided in this ordinance, shall be erected or used except for one (1) or more of the following specified uses: (i) ... All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

11. PUBLIC HEARING:	APPLICANT: Wayne Craft Inc
REPRESENTATIVE:	Jason McFall
COMMON DESCRIPTION:	32326 Exeter
LEGAL DESCRIPTION:	13-05-132-028
ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

Allow a 4' 4" x 18' 11" (82 square ft.) covered front porch to extend to within 22' 8" of the front property line in addition to a 484 square ft. detached garage and a 160 square ft. enclosed patio of the rear yard for a total of 726 square ft. of accessory structure floor area.

ORDINANCES and REQUIREMENTS:

Section 7.05 – Front Yard: Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet...

Section 5.01 – Uses Permitted: In all R-1-A Districts, no building or land, except as otherwise provided in this ordinance, shall be erected or used except for one (1) or more of the following specified uses: (i) ... All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

Section 4.06 – Yard Use: No part of any required yard, except a rear or side yard shall be used for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

12. PUBLIC HEARING:	APPLICANT: Steven Parris -USE-
REPRESENTATIVE:	Same as above.
COMMON DESCRIPTION:	21308 Sunset
LEGAL DESCRIPTION:	13-32-302-013
ZONE:	R-1-C

VARIANCES REQUESTED: Permission to -USE-

Allow the dwelling to be used as a two-family residence in an R-1-C zoning district. **USE**

ORDINANCES and REQUIREMENTS:

Section 7.01 – Uses Permitted: Two-family dwellings are not a permitted use in an R-1-C zoning district.

13. PUBLIC HEARING: **APPLICANT: Ferris Golan -USE-**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 26247 Schoenherr
LEGAL DESCRIPTION: 13-23-277-032
ZONE: R-1-C

VARIANCES REQUESTED: Permission to -USE-

Operate a private business office within the home exclusively for the administrative and record-keeping purposes of a driving school, with no employees or clients visiting the property. **USE**

ORDINANCES and REQUIREMENTS:

Section 7.01 – Uses Permitted: Operating a business from a residence is not a permitted use in an R-1-C zoning district.

14. PUBLIC HEARING: **APPLICANT: Vojislav Bojicic**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 14235 Eleven Mile
LEGAL DESCRIPTION: 13-13-379-009
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Conduct a Serbian festival on Saturday, June 20, 2026 from noon to 10:00 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.35 – Circuses, Fairs, Carnivals and Similar Uses. Permit Circuses, Fairs, Carnivals and Similar Uses In Any District After Approval by the Board Of Appeals Under the Following Conditions:

- (1) When engaged in by schools, churches, fraternal societies and similar non-profit organizations as an accessory use for the sole purpose of raising more for the financial support of such institutions in pursuit of their natural functions; provided, that such uses are confined to the land and buildings normally used and occupied by such institutions.
- (2) A permit is obtained from the City of Warren Police Department.
- (3) Such use and occupancy is not disturbing to the public peace and tranquility.
- (4) Such use and occupancy will not create undue traffic hazard and congestion.
- (5) Permits for such uses shall be valid for a total of sixteen (16) consecutive or nonconsecutive days; however, the permit expires thirty (30) days from the date of issue.

15. PUBLIC HEARING: **APPLICANT: HD Development of Maryland Inc**
REPRESENTATIVE: George Ostrowski
COMMON DESCRIPTION: 25879 Hoover
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to

Operate seasonal outdoor sales in the following areas:

- 1) Area #2 of the approved site plan measuring 40' x 130' (5,200 square ft.) from 5/1/2026 to 8/31/2026.

2) Area #3 of the approved site plan measuring 20' x 125' (2,500 square ft.) from 5/1/2026 to 12/31/2026.

Total of 7,700 square ft. of seasonal outdoor sales per the plan.

ORDINANCES and REQUIREMENTS:

Section 4.52 – Standards For Temporary Outdoor Retail Sales Approval: (d) No sales activity or display of merchandise shall be permitted in the area designed for required off-street parking for the existing or temporary use.

Section 4.53 – Regulations For All Outdoor Retail Sales: (f) The period of operation of the proposed use shall be limited to dates specified on the approved plan or in the permit. The duration of all temporary uses shall not exceed thirty (30) consecutive days in any calendar year.

16. NEW BUSINESS

17. ADJOURNMENT

Paul Jerzy
Secretary of the Board

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 – 48 hours in advance of the meeting to request assistance.