



Roman Nestorowicz, Chairman  
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Zoning Board of Appeals  
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**A Regular Meeting of the Zoning Board of Appeals  
Wednesday, May 27, 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, 3<sup>rd</sup> 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 April 8, 2026, April 22, 2026 and May 13, 2026.**

6. PUBLIC HEARING: **APPLICANT: IDrive Auto Parts, Inc – Kalven Hermiz**  
**-USE-**

(Rescheduled from 8/13/2025, 10/8/2025, 11/12/2025,  
4/22/2026 and 5/13/2026)

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: Susan Elliott**  
(Rescheduled from 5/13/2026)

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.

8.	PUBLIC HEARING:	<b>APPLICANT: PAUL E BEY</b>
	REPRESENTATIVE:	Same as above.
	COMMON DESCRIPTION:	27676 Milton
	LEGAL DESCRIPTION:	13-17-401-009
	ZONE:	R-1-C

**VARIANCES REQUESTED: Permission to**  
Store an RV in the front yard of the property.

**ORDINANCES and REQUIREMENTS:**

**Section 45A.01 – Purpose:** The purpose of this parking and storage ordinance is to provide regulation for the parking and storage of recreational vehicles, camper enclosures, utility trailers, snowmobiles, boats, and other watercraft on a lot used for single or two family residential uses. These regulations are intended to promote the public health, safety and welfare by reducing traffic hazards; maintain unobstructed access to public sidewalks, thoroughfares and rights-of-way; maintain sanitation standards; and by preserving the residential character of the neighborhoods of the community.

**Section 5A.04 – Parking and Storage in Front or Side Yard:** No person shall park or store any recreational unit in the front or side yard of any single or two family residential lot, except that one recreational unit may be parking on an established driveway for a period not to exceed seventy-two (72) hours for purposes of loading, unloading, trip preparation, and routine maintenance and repair except that at no time shall any unmounted camper enclosure or any boat not mounted on a boat trailer be parked or stored on a front or side yard driveway.

9.	PUBLIC HEARING:	<b>APPLICANT: MOHAMED, HASSAN</b>
	REPRESENTATIVE:	Kassir, Nada
	COMMON DESCRIPTION:	23008 Dequindre
	LEGAL DESCRIPTION:	13-30-354-002
	ZONE:	M-1

**VARIANCES REQUESTED: Permission to**  
Reduce the size of front yard setback of 8 feet.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02(a) – Front Yards:** 8 foot front yard setback.

**10. PUBLIC HEARING:** **APPLICANT: MATTHEW CARUSO**  
**REPRESENTATIVE:** Same as above.  
**COMMON DESCRIPTION:** 24200 Dequindre  
**LEGAL DESCRIPTION:** 13-30-151-009  
**ZONE:** M-2

**VARIANCES REQUESTED: Permission to**

- 3) Allow 35,180 square ft. of gravel area in the rear yard for the purposes of open storage and maneuvering.
- 4) Allow a total of 9,169 square ft. of open storage, exceeding the allowed 5,830 square ft.
- 5) Retain 26 parking spaces to within 5' of the south property line.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02(s) – Open Storage Other Than Junk:** ... The designated area shall always be hard surfaced and screened from the public street and any residentially zoned areas. The designated areas shall not be located in any area required for parking space and is necessary to meet the minimum requirements of Section 4.32 of this ordinance. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

**Section 17.02(s) – Side Yards:** Required side yard setback in a M-2 zoning district is 20' each.

**11. PUBLIC HEARING:** **APPLICANT: POLIS, RANDE -USE-**  
**REPRESENTATIVE:** Graham, Jeffrey  
**COMMON DESCRIPTION:** 21730 Schoenherr  
**LEGAL DESCRIPTION:** 13-36-153-051  
**ZONE:** M-1

**VARIANCES REQUESTED: Permission to -USE-**

- 1) Allow storage of storage pods (1,800 square ft.) in an R-1-P zone.
- 2) Allow a 10 foot wall for 60.7 feet along the east property line.

**ORDINANCES and REQUIREMENTS:**

**Section 4.01(b) – Compliance With All Laws:** Uses not expressly permitted within a specified zoning district are prohibited in that district.

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

**Section 8.01 – Uses Permitted:** Storage not an allowed use.

**12. NEW BUSINESS**

**13. ADJOURNMENT**

Paul Jerzy  
Secretary of the Board