

Roman Nestorowicz, Chairman
Judy Furgal, Vice-Chairwoman
Paul Jerzy, Secretary
Charles Anglin, Asst. Secretary
William Clift
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester
David Sophiea



Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
Ph. (586)258-2060
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, July 13, 2022 at 7:30 p.m. in the Warren Community Center
Auditorium, 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 June 8, 2022 and June 22, 2022.**

6. ADMINISTRATIVE HEARING: **APPLICANT: Ragheed Akrawi, East Ten Mile Associate, LLC**
(Rescheduled from 3/9/2022, 4/13/2022, 4/27/2022, 5/25/2022, 6/22/2022)
REPRESENTATIVE: Christine Jaber
COMMON DESCRIPTION: 3839 Ten Mile
LEGAL DESCRIPTION: 13-19-479-010
ZONE: M-2

VARIANCES REQUESTED: Permission to

Appeal of the Chief Zoning Inspector's determination that the above noted property does not qualify for a medical marihuana facility.

ORDINANCES and REQUIREMENTS:

Section 20.05 Jurisdiction: The Board of Appeals, in conformity with the provisions of this article and the Michigan Zoning Enabling Act, MCL 125.3601 et seq., is hereby authorized 1) to hear and decide appeals from and review any administrative order, requirement, decision or determination made by an administrative official or body charged with enforcement of a zoning ordinance adopted under this article; and 2) to hear and decide questions related to the interpretation of the zoning ordinance; and 3) to hear and decide questions related to interpretation

of the zoning maps; and 4) shall have the authority to grant land use and non-use variances according to the provisions of this article; and 5) to hear and decide matters which the zoning board of appeals is required to pass under this article.

Section 20.06 Appeals from an Administrative Order, Requirement, Decision or Determination: An appeal may be taken to the zoning board of appeals from an administrative order, requirement, decision, or determination made by an administrative official or body charged with enforcement of a zoning ordinance. The appeal may be filed by a person with a legal interest in the property that is the subject of the order, requirement, decision or determination; or by an officer, department board or bureau of the state or local unit of government; or by a person aggrieved by an order, requirement, decision or determination made by a person aggrieved by an order, requirement, decision or determination made by an administrative official or body charged with enforcement of a zoning ordinance.

7. PUBLIC HEARING: **APPLICANT: Tareq Ahmed**
REPRESENTATIVE: Michael Cassar
COMMON DESCRIPTION: 8406 Linda
LEGAL DESCRIPTION: 13-15-177-002
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Rebuild a front porch to no less than 21 ft. from the front property line.

ORDINANCES and REQUIREMENTS:

Section 7.05: Each lot in R-1-C districts shall have a front yard of not less than twenty-five (25) feet from the front property line.

8. PUBLIC HEARING: **APPLICANT: Murshed Z. Chowdhury**
REPRESENTATIVE: Ashaf Chowdhury
COMMON DESCRIPTION: 21188 Cunningham
LEGAL DESCRIPTION: 13-32-377-004
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain a 7 ft. x 25 ft. (175 square ft.) driveway expansion into the front yard.

ORDINANCES and REQUIREMENTS:

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.

9. PUBLIC HEARING: **APPLICANT: Wayne Craft Inc**
REPRESENTATIVE: Jason McFall
COMMON DESCRIPTION: 2379 Emmons
LEGAL DESCRIPTION: 13-31-354-037
ZONE: R-1-P

VARIANCES REQUESTED: Permission to

Replace an awning over an existing front porch to no less than 8.8 ft. from the front property line.

ORDINANCES and REQUIREMENTS:

Section 8.05 – Front Yard: Each lot in R-1-P districts shall have a front yard not less than twenty-five (25) feet in depth.

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| 10. PUBLIC HEARING: | APPLICANT: St. Anne Catholic Community |
| REPRESENTATIVE: | Rev. John Kopson |
| COMMON DESCRIPTION: | 32000 Mound |
| LEGAL DESCRIPTION: | 13-04-151-001 |
| ZONE: | R-1-C |

VARIANCES REQUESTED: Permission to

Conduct an annual parish festival on the church property during the following:

- 1) September 23, 2022 (Friday) from 5:00 pm to 11:00 pm.
- 2) September 24, 2022 (Saturday) from noon to 11:00 pm.
- 3) September 25, 2022 (Sunday) from noon to 10:00 pm.

ORDINANCES and REQUIREMENTS:

Section 4.35: Festivals require the approval of the Zoning Board of Appeals.

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| 11. PUBLIC HEARING: | APPLICANT: Bazo Construction-USE- |
| REPRESENTATIVE: | Sarah Mheisen |
| COMMON DESCRIPTION: | 4040 Fourteen Mile |
| LEGAL DESCRIPTION: | 13-05-101-001 |
| ZONE: | MZ, C-1-P |

VARIANCES REQUESTED: Permission to -USE-

Allow the following signage on two gas canopies as follows:

- 1) Canopy #1 (Faces Ryan) 424.5 square ft., with 3 BP helios @ 10.56 square ft. each, (one on three of the four elevations) and the remainder 302.82 square ft. of design element (on three of the four elevations).
Total signage on canopy #1 31.68 square ft. the remaining 302.82 square ft. will be decorative design.
 - 2) Canopy #2 (Faces Fourteen Mile) 424.5 square ft., with 3 BP helios @ 10.56 square ft. each (one on three of the four elevations) and the remainder 302.82 square ft. of decorative design element (on three of the four elevations).
Total signage on canopy #2 31.68 square ft. remaining 302.82 square ft. will be decorative design.
- Total signage on both canopies is 66.36 square ft. the remainder of decorative design is 605.64 square ft.
- 3) Allow 31.68 of signage on 302.82 square ft. of decorative design on canopy #1 in a "P" zone. **Use**

ORDINANCES and REQUIREMENTS:

Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): C) Total wall signage of a size not to exceed forty (40) square feet shall

be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

Section 16.02 – Limitation of the Use: E) No sign shall be erected upon such parking areas, except not more than one (1) sign at each entrance to indicate the operator, the purpose for which it is operated and/or parking rates. All signs shall not exceed fifteen (15) square feet in area, shall not extend more than ten (10) feet in height above nearest curb elevation and shall be located entirely upon the premises, with no part of such sign extending beyond the property line.

12. PUBLIC HEARING:	APPLICANT: Amel Softic / Mediroutes LLC
REPRESENTATIVE:	Same as above.
COMMON DESCRIPTION:	3229 Nine Mile
LEGAL DESCRIPTION:	13-30-453-021
ZONE:	C-1

VARIANCES REQUESTED: Permission to

- 1) Retain an existing garage 6 ft. from the rear property line.
- 2) Retain an existing 6 ft. chain link fence, past the front building line, along the front of the property, in the front setback, 13.5 ft. from the front property line.

ORDINANCES and REQUIREMENTS:

Section 13.07 – Rear Yard: Twenty (20) ft. rear setback.

Section 13.04 – Front Yard: Fifteen (15) foot front yard setback.

Section 4D.07 – Setback Required: Walls, fences and landscape screens shall conform to the setback requirements for the zoning district, unless otherwise provided in this article.

Section 4D.39 – Location: All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front set back line.

13. NEW BUSINESS

14. 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) 258-2060 – 48 hours in advance of the meeting to request assistance.