



David Sophiea, Chairman  
Roman Nestorowicz, Vice-Chairman  
Paul Jerzy, Secretary  
Charles Perry, Asst. Secretary  
Charles Anglin  
Kevin Higgins  
Shaun Lindsey  
Anthony Sieracki, Jr.

Zoning Board of Appeals  
Office of the City Council  
5460 Arden, Ste. 505  
Warren, MI 48092  
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**A Regular Meeting of the Zoning Board of Appeals  
Wednesday, August 14, 2024 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, 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 Meeting of July 24, 2024.**

6. PUBLIC HEARING: **APPLICANT: Oleksii Gopchenko**  
REPRESENTATIVE: Daryna Gopchenko  
COMMON DESCRIPTION: 28027 Walker  
LEGAL DESCRIPTION: 13-17-151-030  
ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct an oversized shed (24' x 24.5' = 588 square ft.) shed in addition to an existing 415 square ft. attached garage for a total of 1,003 square ft. of accessory structure area.

**ORDINANCES and REQUIREMENTS:**

**Section 4.20 – Paragraph (a) Item (5):** That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

- 7. PUBLIC HEARING: **APPLICANT: Richard Esch**  
 REPRESENTATIVE: Same as above.  
 COMMON DESCRIPTION: 7544 Continental  
 LEGAL DESCRIPTION: 13-28-484-006  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Retain a 13' 3" x 7' (92.75 square ft.) covered front porch to no less than nineteen (19) feet of the front sidewalk and eighteen (18) feet of the property line as per the plans.

**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.

- 8. PUBLIC HEARING: **APPLICANT: Richard and Mary Colette Powers**  
 REPRESENTATIVE: Gregory Vargo  
 COMMON DESCRIPTION: 31850 Dimas  
 LEGAL DESCRIPTION: 13-05-405-002  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a 12' x 14' 4" (172 square ft.) addition on the rear (east) of the home to no less than 31' from the rear lot line.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C districts shall have a rear yard depth of not less than thirty-five (35) feet.

- 9. PUBLIC HEARING: **APPLICANT: Amanda Ferrin**  
 REPRESENTATIVE: Jason McFall  
 COMMON DESCRIPTION: 32508 Tecla  
 LEGAL DESCRIPTION: 13-01-231-010  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a 14' x 19' 4" (270.66 square ft.) rear patio enclosure and to retain an 8' x 10' (80 square ft.) existing shed in addition to a 23.3' x 19' (442.70 square ft.) attached garage for a total of 793.36 square feet of accessory structure.

**ORDINANCES and REQUIREMENTS:**

**Section 5.01 – Paragraph (i):** ... All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of the floor area.

- 10. PUBLIC HEARING: **APPLICANT: Domino's Pizza**  
 REPRESENTATIVE: Kal Mansour – Sign Emporium Inc  
 COMMON DESCRIPTION: 13734 Twelve Mile  
 LEGAL DESCRIPTION: 13-13-101-002  
 ZONE: MZ, C-1, P

**VARIANCES REQUESTED: Permission to**

Erect a 2<sup>nd</sup> wall sign 18.06 square ft. in addition to a 40 square ft. wall sign that has previously been approved, for a total of 58.06 square ft. of total wall signage.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.37(C) – Shopping Centers:** One (1) wall sign of a size not to exceed forty (40) square feet shall be allowed for each business located in the shopping center.

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|---------------------|--------------------------------------|
| 11. PUBLIC HEARING: | <b>APPLICANT: Allied Signs, Inc.</b> |
| REPRESENTATIVE:     | Same as above.                       |
| COMMON DESCRIPTION: | 28740 Mound                          |
| LEGAL DESCRIPTION:  | 13-16-101-018                        |
| ZONE:               | MZ, M-2, C-2                         |

**VARIANCES REQUESTED: Permission to**

Install three (3) wall signs as follows:

- 1) 4' x 13' (52 square ft.) on the south elevation.
- 2) 4' x 13' (52 square ft.) on the west elevation.
- 3) 12-1/16" x 13' 11" (13.98 square ft.) on the west elevation.

For a total of 118 square ft. of wall signage.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.35(C) – Signs Permitted in Commercial Business and Industrial Districts:**

Total wall signage of a size no 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.

- 12. NEW BUSINESS
- 13. 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.**