



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

Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
Ph. (586)258-2060
Fax: (586)268-0606

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, August 28, 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, 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 July 24, 2024 and August 14, 2024.**

6. PUBLIC HEARING: **APPLICANT: Domino's Pizza**
(Rescheduled from 8/14/2024)
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 2nd 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.

7. PUBLIC HEARING: **APPLICANT: Mark Fowler**
 (Rescheduled from 8/14/2024)
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 23221 Lauren
 LEGAL DESCRIPTION: 13-25-451-016
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Erect a 1,000 square ft. garage, to within 3’ of the south lot line and within 10’ of the rear wall of the principal building.

ORDINANCES and REQUIREMENTS:

Section 4.19 (A) – Detached Garage Buildings: All detached garages located in the side rear yards and within ten (10) feet of the rear wall of any principal building shall comply with all yard requirements applicable to the principal structure in the district. In no even shall such garages be located closer than five (5) feet from any side lot lines.

8. PUBLIC HEARING: **APPLICANT: Kareem Amr, Skilken Gold**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 5920 Twelve Mile
 LEGAL DESCRIPTION: 13-16-101-024
 ZONE: C-2

VARIANCES REQUESTED: Permission to

Erect an 8’ high dumpster screen wall 36’ wide x 18’ deep.

ORDINANCES and REQUIREMENTS:

Section 4D.40: Refuse, recycling container screening. Containers for refuse and recycling uses shall be screened from view from any adjacent residential use or public right-of-way, excluding alleys. Screening may consist of a six (6) foot high opaque wall constructed of masonry material which matches the primary masonry of the principal structure on the site. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Live landscape material located so it does not interfere with the function of the refuse container is encouraged in addition to the opaque screen.

9. PUBLIC HEARING: **APPLICANT: Ivanovic Construction Inc. -USE-**
 REPRESENTATIVE: Dan Ivanovic
 COMMON DESCRIPTION: 30130 Van Dyke
 LEGAL DESCRIPTION: 13-10-152-009
 ZONE: UN

VARIANCES REQUESTED: Permission to

- 1) Waive all of the required dwelling units.
- 2) Allow a building with a .227 far (building floor ratio), when the minimum required is 1 far.
- 3) Allow a one (1) level dwelling when two (2) levels are required.

ORDINANCES and REQUIREMENTS:

Section 21B.21 – Mixed Use Standards: Densities (B): Urban Neighborhood: 2. Residential uses are permissible only at densities not less than eighteen (18) dwelling units per acre.

Section 21B.30 – Mass and Height Standards: Building mass is determined by the building floor area ration and building height. These standards seek to balance higher density development with the need for access to air and light, views to and from the downtown, safe pedestrian access and the vehicular carrying capacity of the street network. (B) Urban Neighborhood standards: 1. Building floor area ratio for all development within the Urban Neighborhood must fall within 1.0-5.0 far. 2. Minimum building height of two (2) levels (not less than twenty-four (24) feet) along all rights-of-way is required.

10. NEW BUSINESS

11. 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.