



Zoning Board of Appeals

Office of the City Council

5460 Arden, Ste. 505

Warren, MI 48092

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

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, May 25, 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 Meeting of May 11, 2022.**

6. PUBLIC HEARING: **APPLICANT: Jessica Spearman**
REPRESENTATIVE: Great Day Improvements / Jacob Woods /
Katherine Clark
COMMON DESCRIPTION: 25910 Peppertree Lane
LEGAL DESCRIPTION: 13-19-404-032
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Erect a sunroom, 25' x 17' = 425 square feet in addition to a 440 square ft. garage for a total of 865 square ft. of accessory structures.

ORDINANCES and REQUIREMENTS:

Section 7.01 – Uses Permitted: (I) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involved any business, profession, trade or occupation. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

- 7. PUBLIC HEARING: **APPLICANT: Steve and Elizabeth Nobles**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 4600 Chicago
 LEGAL DESCRIPTION: 13-05-327-022
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow 37 ft. of 30 inch high vinyl picket fence that extends 8 ft. past the front building line per the plan.

ORDINANCES and REQUIREMENTS:

Section 4D.08 – Fences, Walls and Landscape Screens in Front Yard Between Building Line and Front Property Line: No fence, wall or landscape screen shall be constructed between the established building line and the front property line.

- 8. PUBLIC HEARING: **APPLICANT: Dang Thuy Bich**
 REPRESENTATIVE: Juan Davis
 COMMON DESCRIPTION: 5356 Twelve Mile
 LEGAL DESCRIPTION: 13-17-204-037
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow parking no less than 5 ft. from the side (east) property line.

ORDINANCES and REQUIREMENTS:

Section 5.11 – Churches, Schools, Libraries and Civic Clubs: Churches, synagogues, mosques, public schools, public libraries, private educational institutions, funeral homes, community buildings, country clubs, fraternal lodges or similar civic or social clubs shall be permitted with permission of the Planning Commission pursuant to the standards set forth in Section 22.14(b) (1) and upon compliance with the following minimum requirements: (10) The width of the side yard abutting upon a street shall not be less than twenty (20) feet when the rear yard abuts a rear yard. However, in the case of a rear yard abutting a side yard of an adjacent residential lot, the side yard abutting upon a street shall not be less than twenty-five (25) feet.

- 9. PUBLIC HEARING: **APPLICANT: Veronica Williams-Hernalsteen /
Marvelous Promotions, Inc.-USE-**
 REPRESENTATIVE: Paul Linville
 COMMON DESCRIPTION: 27721 Schoenherr
 LEGAL DESCRIPTION: 13-14-429-030
 ZONE: O

VARIANCES REQUESTED: Permission to -USE-

Operate a promotions company which will include the use of embroidery machines and on site interior storage.

ORDINANCES and REQUIREMENTS:

Section 13A.01 – Use Regulations: In “O” districts. An embroidery manufacturing business with on-site indoor storage is not a permitted use in an “O” district.

10. PUBLIC HEARING: **APPLICANT: Allied Signs, Inc.**
 REPRESENTATIVE: Jim Fields
 COMMON DESCRIPTION: 26475 Hoover
 LEGAL DESCRIPTION: 13-22-226-037
 ZONE: MZ, C-1, C-2, R-1-P, P

VARIANCES REQUESTED: Permission to

Allow 2,047.33 square ft. of wall signage as follows: "Harbor Freight Quality Tools Lowest Prices" – 141.85 square ft. and the remaining 1,905.48 square ft. are design element. If approved the sign variance on 1/31/1973 will be relinquished.

ORDINANCES and REQUIREMENTS:

Section 4A.37 – Shopping Centers: Regardless of the zoning district, shopping centers as defined in Section 2.67 are permitted the following signage: C) 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.

11. PUBLIC HEARING: **APPLICANT: Cheyanne Lubahn**
 REPRESENTATIVE: Allan Svihlik
 COMMON DESCRIPTION: 23012 Schoenherr
 LEGAL DESCRIPTION: 13-25-251-018
 ZONE: C-2

VARIANCES REQUESTED: Permission to

Allow the following related to signage:

- 1) Allow 3 pump waves with a total 18.31 square ft. of signage on 3 sides of each wave and remaining 49.07 square ft. of decorative design on each wave. Total of 54.93 square ft. of signage on waves and remainder of 147.21 square ft. of decorative design.
- 2) Allow 3 pump blades with a total of 3.89 square ft. of signage on 3 sides of each blade and remaining 9.58 square ft. of decorative design on each blade. Total of 11.67 square ft. of signage on blades and remainder of 34.83 square ft. of decorative design.
- 3) Allow 6 pump koalas with a total of 4.05 square ft. of signage on each koala and remaining 8.88 square ft. of decorative design on each koala. Total of 24.3 square ft. of signage on koalas and remainder of 53.28 square ft. of decorative design.

Total of all signage on waves, blades and koalas are 90.9 square ft. and remainder of decorative design is 235.2 square ft., this is in addition to the existing permitted signage and applicable variances.

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.

12. PUBLIC HEARING: **APPLICANT: Bimbo Bakeries USA, Inc. -USE-**
 REPRESENTATIVE: LeRoy J. Asher, Jr. ESQ.
 COMMON DESCRIPTION: 26800 Schoenherr
 LEGAL DESCRIPTION: 13-24-101-011
 ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to -USE-

Allow 6,784 square ft. of open storage of delivery vehicles for the baker distribution center at this address.

ORDINANCES and REQUIREMENTS:

Section 14.01 – Uses Permitted: Outdoor storage is not permitted in a C-2 District.

13. PUBLIC HEARING: **APPLICANT: Great Lakes Development Ventures**
 REPRESENTATIVE: Nicholas Plomaritis
 COMMON DESCRIPTION: 25185 Easy
 LEGAL DESCRIPTION: 13-24-451-003
 ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Retain and extend hard surfacing in the front yard setback for parking and dumpster enclosure along Bunert (west side).
- 2) Allow hard surfacing in the front yard setback for parking along Easy Street (east side), no less than 8 ft. from said property line.
- 3) Allow a chain link fence to extend into the front yard setback to Bunert and Easy Street.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: A) Front yards, M-2, 25 ft.

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 setback line.

14. ADMINISTRATIVE HEARING: **APPLICANT: Ragheed Akrawi, East Ten Mile Associate, LLC**
(Rescheduled from 3/9/2022, 4/13/2022, 4/27/2022)
 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 relat4ed 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.

15. NEW BUSINESS

16. 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.