

CITY OF STERLING HEIGHTS

NOTICE OF PUBLIC HEARING

The Board of Ordinance Appeals II will hold a public hearing at 3:00 p.m. on Wednesday July 9, 2025, at the Sterling Heights Municipal Center, 40555 Utica Road, Sterling Heights, MI 48313 in City Hall -Council Chambers. At this meeting the Board will (1) consider variance requests of petitioners and (2) conduct hearings on abatement of nuisances relating to the property and property owners itemized on the following agenda.

It is absolutely imperative that you are here by 3:00 p.m. if you intend to speak about a property.

AGENDA

1. Call to Order
2. Roll Call
3. Report from City Liaison
4. Removal of Consent Items to New Business
5. Approval of Agenda
6. Consent Agenda
 1. Approval of the Minutes
Regular Meeting of June 18, 2025
 2. G25-0077 Katoola, Aiser – 4745 Benjamin Drive
 3. G25-0078 Manaweil, Randy – 4454 Gardner Street
 4. G25-0079 Campbell, Pamela R. – 40178 Kristen Drive
 5. G25-0080 Eden Property Group II, LLC – 40300 Vandyke
 6. G25-0081 Swadi, Maha & Abdulmahdi, Dema – 13525 Canterbury Drive
 7. G25-0082 Faris, Yono, LLC – 33250 Ryan Road
 8. G25-0083 Ali, Sheikh Somraj – 38355 Covington Drive
 9. G25-0084 Almonte, Jessica Balde Belliard – 5279 Croton Drive
 10. G25-0085 Haba, Zuhairah – 4762 Lucerne Drive
 11. G25-0086 Khalil, Ligaa Sami & Peta, Majid – 4049 Augustine Drive
 12. G25-0087 Dynkowski, Darius W. – 5232 Dickson Drive

- 13. G25-0088 Yono, Michael J. – 33517 Rosewood Drive
- 14. G25-0089 Mastroianno, Frank – 2268 Serra Drive
- 15. G25-0090 Stansell, John C. – 33917 Timmy Drive

7. Public Hearings

- a. G25-0076 Hanna, Fadi & Kristeain – 6191 Waldo Avenue
Requesting a variance to install a 6' privacy fence into the front yard setback more than 10' off the house on a corner lot along Merrill Road – no pool.

8. Old Business

a.

9. New Business

a.

10. Public Participation

11. Adjournment

All interested persons will be given an opportunity to be heard relating to the agenda items. With respect to nuisance abatement hearings, the property owner, Code Enforcement Officer, or any other interested party may present testimony at the hearing as to whether any condition located upon the property constitutes a nuisance and whether the City should abate the nuisance. If the Board determines that the conditions constitute a nuisance, the Board may order that the City abate the nuisance with the cost of abatement to become a lien against the owner's real property collectable in the same manner as real property taxes. Questions re: this agenda can be directed to 586-446-2360.

The City will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 7 days notice to the Community Relations Office at 446-2470.

PLEASE NOTE: MEETING WILL BE HELD AT THE MUNICIPAL CENTER