

7. PUBLIC HEARING: **APPLICANT: Family Fun Fireworks**
 REPRESENTATIVE: Caren Burdi
 COMMON DESCRIPTION: 26800 Dequindre
 LEGAL DESCRIPTION: 13-19-101-017
 ZONE: C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent from June 15, 2022 through July 6, 2022 from 10:00 am to 10:00 pm.
- 2) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

ORDINANCES and REQUIREMENTS:

Section 4.32 (H) 22: One (1) parking space required for each 150 square ft. of floor space and outdoor sales areas combined.

Section 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

8. PUBLIC HEARING: **APPLICANT: Family Fun Fireworks**
 REPRESENTATIVE: Caren Burdi
 COMMON DESCRIPTION: 30800 Hoover
 LEGAL DESCRIPTION: 13-11-101-033
 ZONE: MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 50' tent (1,000 square ft.) in a parking lot from June 15, 2022 through July 6, 2022, 9am to 10pm with a 10' buffer around tent.
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

ORDINANCES and REQUIREMENTS:

Section 4.32 (H) 22: One (1) parking space required for each 150 square ft. of floor space and outdoor sales areas combined.

Section 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

9. PUBLIC HEARING: **APPLICANT: Jeniffer Perez**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 29833 Sutherland
 LEGAL DESCRIPTION: 13-12-305-020
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Operate a state licensed group day care for up to twelve (12) children, having a caregiver ratio to children of one (1) for six (6) and two (2) for twelve (12) children.

ORDINANCES and REQUIREMENTS:

Section 4C.07 Group Child Care Homes; Districts Allow with Approval: Paragraph (a) Special exemption approval required. A state licensed group child care home which meets all the standards listed below and receives approval of the Zoning Board of Appeals as a special exception pursuant to Article 20, Division 6, Special Exceptions upon approval of the Zoning Board of Appeals, shall be permitted in one family residential districts, R-1-A, R-1-B, R-1-C. Item 1. A mortgage survey, Item 2: residency, Item 3: locational criteria, Item 4: off-street parking requirements.

Section 20.35 – Special Exceptions Defined: A special exception is where the Zoning Ordinance permits certain uses that are authorized by the ordinance upon the Zoning Board of Appeals determining that the use meets the stated conditions for the specified use of the property. Outdoor retail sales, circuses, fairs and carnivals are examples of special exceptions. Special exceptions are not variances and may be temporary, seasonal or permanent in nature as provided by the applicable ordinance provision.

10. PUBLIC HEARING: **APPLICANT: General Motors Company
(Todd Davis)**
- REPRESENTATIVE: Cassandra Bellow
 COMMON DESCRIPTION: 30100 Mound
 LEGAL DESCRIPTION: 13-09-300-001
 ZONE: M-3

VARIANCES REQUESTED: Permission to
 Retain existing Gate 2 glass house and allow a vehicle maneuvering area no less than 130 ft. from the west property line.

ORDINANCES and REQUIREMENTS:
Section 17.02 – Industrial Standards: (A) Front yards. M-3 zone-150 ft. 3. In. M-3 zones, front yards may be utilized for parking or vehicles provided that the front fifty (50) feet of a lot or tract in an M-3 district.

11. PUBLIC HEARING: **APPLICANT: Visa Development**
- REPRESENTATIVE: Salvatore Dimercurio
 COMMON DESCRIPTION: 23445 Schoenherr (includes 23543 Schoenherr, in process of lot combination)
- LEGAL DESCRIPTION: 13-26-430-009
 ZONE: MZ, M-2, R-1-P

VARIANCES REQUESTED: Permission to
 Allow hard surface parking up to the front property line.

ORDINANCES and REQUIREMENTS:
Section 17.02 – Industrial Standards: (A) Front yards. 2. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the master thoroughfare plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet.

12. PUBLIC HEARING: **APPLICANT: Rolar Property Services, Inc.-USE-**
 REPRESENTATIVE: David Lawrason
 COMMON DESCRIPTION: 5860 Frazho
 LEGAL DESCRIPTION: 13-20-427-034
 ZONE: M-2

VARIANCES REQUESTED: Permission to -USE-

- 1) Retain above ground fuel tanks in an M-2 zone. **USE**
- 2) Retain above ground fuel tanks no less than 32 ft. 2 in. from the south property line. **USE**
- 3) Retain above ground fuel tanks no less than 115 ft. 9 in. from the east property line. **USE**
- 4) Allow open storage no less than 3 ft. 11 in. from the east property line.
- 5) Allow open storage no less than 12 ft. 6 in. from the north property line.
- 6) Allow open storage on a non-hard (gravel) surface.
- 7) Construct a salt dome no less than 14 ft. from the south property line.
- 8) Retain hard surfacing no less than 16 ft. from the east property line.
- 9) Retain chain link fence that extends past the front building line no less than 3 ft. 11 in. from the east property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: (P) Fire and safety hazards (the storage and handling of flammable liquids, liquefied petroleum gases and explosives shall comply with state rules and regulations as established by Public Act No. 207, P.A. 1941 [MCL 29.1 ET SEQ.], as amended, and in addition the following regulations shall apply): bulk storage of flammable liquids, liquid petroleum gases and explosives allowed above ground if conditions meet those established by Chapter 13 of the Warren Codified Ordinances – Fire Prevention and Protection and Michigan Flammable Liquids Regulations as amended. Not allowed in M-1 & M-2 zones. In M-3 and M-4 zones: All tanks shall be located no less than one hundred fifty (150) feet from the property lines.

(S) Open Storage Other Than Junk: All open storage shall be located in a designated area approved by the Planning Commission as part of site plan approval. The area shall be enclosed on three (3) sides by chain link fencing with metal/plastic slats used for screening as deemed necessary by the Planning Commission. The designated area shall always be hard surfaced. In M-1 and M-2 zones the designated area shall not be located any closer that seventy-five (75) feet to the front property line unless the size of the lot is less than one hundred fifty (150) feet in depth in which case the Planning Commission may allow the designated area to be located no closer than twenty-five (25) feet from the front property line.

(A) Front Yards: M-2 25 ft. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the Master Thoroughfare Plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet. (b) Side yards, and rear yards; 20 ft. each.

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. ADMINISTRATIVE HEARING: **APPLICANT: Ragheed Akrawi, East Ten Mile Associate, LLC**

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.

14. NEW BUSINESS

15. 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.

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CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: WARREN WOODS TOWER BOOSTER CLUB
REPRESENTATIVE: BETH FLAVIANI
COMMON DESCRIPTION: 13400 TWELVE MILE
PARCEL NUMBER: 12-13-14-226-023
ZONED DISTRICT: MZ, R-1-C, C-1

REASON: Petitioner seeks permission to conduct annual fair.

ORDINANCES and REQUIREMENTS:

SECTION 4.35: Fairs require the approval of the Zoning Board of Appeals.

VARIANCES REQUESTED: Permission to:

To conduct annual spring fair in the parking lot from Friday, May 20, to Sunday, May 22, 2022, from:
Friday 4 P.M. to 12 A.M.
Saturday Noon to 12 A.M.
Sunday Noon to 11 P.M.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/27/2022 01/31/2022 (M) (P) (C)

12/15/22
11/27/22

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED

A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR COMMERCIAL SUBMISSIONS

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Warren Woods Tower Booster Club

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different) Warren Woods Public Schools

Name of Representative: Beth Flaviani Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

Address of Property: 13400 E. 12 Mile Rd. Warren, MI 48088

Parcel I.D. No (as shown on tax bill): _____

Purpose of Request: We are a non-profit organization that raises money for extra needs for Warren Woods Tower

High School. Friday May 20, 2022 4pm to midnight, Saturday May 21, 2022 noon to midnight, Sunday May 22, 2022

noon to 11pm. Per prior request from the community, music from carnival rides will be lowered or turned off at 10pm each night.

Please explain the nature of your hardship:

To raise additional funds for school activities. With budget cuts through-out all school districts, the money we raise

goes directly back for use in our high school for our students.

Signature: Beth Flaviani Date: 1/25/2022

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does NOT affect or rescind any requirement of the ordinance to obtain site plan approval, Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Stacey Denewith-Fici (Superintendent)
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE Superintendent OF Warren Woods Public Schools
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) /RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,
MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Beth Flavianini
Name(s) of Person(s)

THE Vice President OF Warren Woods Tower Booster Club
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

FURTHER, DEPONENT SAYS NOT
SIGNED [Signature] L.S.
SIGNED Beth Flavianini L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 25th DAY OF January, 2022 BEFORE ME PERSONALLY CAME
Stacey Denewith-Fici TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT she DID SO OF her OWN FREE WILL AND DEED.

Jacqueline M. Miracle
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 11/4/2027

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure to answer any question from the Board could result in your request being delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

Worksheet #1 - Section 20.23 - Non-use variance; practical difficulty standard.

Non-use variances relate to the modification of applicable area, dimension or structural regulations. The concurring vote of five (5) members of the Board shall be required to approve a non-use variance. **No variation from the provisions or requirements of this article shall be authorized by the Board unless the Board finds that the applicant has demonstrated all of the following to establish there is a practical difficulty in complying with the article requirement.**

The reason you are seeking the variance must be something that is beyond your control. You cannot justify approval of a variance on the simple contention that it is inconvenient to follow the rules. What extraordinary situation affects only your property and no others in the vicinity or zone?

Use the space provided below to demonstrate how your request will meet the following criteria for a non-use variance.

Unreasonable impact/burden. Strict compliance with area, setback, frontage, height, bulk or density requirements would unreasonably prevent the applicant from using the property for a permitted purpose, or would be unnecessarily burdensome.

Temporary Variance only for purposes for non-profit organization fair to be held from

May 20, 2022 – May 22, 2022, only.

Not self-imposed. The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

Temporary Variance only for purposes for non-profit organization fair to be held from

May 20, 2022 – May 22, 2022, only.

Property unique. The property has unique physical features or characteristics; or the plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

Temporary Variance only for purposes for non-profit organization fair to be held from

May 20, 2022 – May 22, 2022, only.

Not a detriment. Granting the variance will not result in detriment to nearby properties, will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area, and will not cause public safety concerns.

Temporary Variance only for purposes for non-profit organization fair to be held from

May 20, 2022 – May 22, 2022, only.

Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

Temporary Variance only for purposes for non-profit organization fair to be held from

May 20, 2022 – May 22, 2022, only.

Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

Temporary Variance only for purposes for non-profit organization fair to be held from

May 20, 2022 – May 22, 2022, only.

PUBLIC HEARING: 3/11/2020

APPLICANT: Warren Woods Tower

Booster Club

REPRESENTATIVE:

Beih Flaviani

COMMON DESCRIPTION:

13400 Twelve Mile

LEGAL DESCRIPTION:

13 14 226-023

ZONE:

MZ, R-1-C, C-1

VARIANCES REQUESTED: Permission to

Conduct annual spring fair in the parking lot from Friday, May 15th to Sunday, May 17, 2020 from:

Friday 4:00 p.m. to 12:00 a.m.

Saturday Noon to 12:00 a.m.

Sunday Noon to 11:00 p.m.

The petitioner's request was **APPROVED** as written.

PUBLIC HEARING: 3/14/2018

APPLICANT: WARREN WOODS TOWER HS
BOOSTER CLUB

REPRESENTATIVE: NORBERT COLES
COMMON DESCRIPTION: 13400 TWELVE MILE
LEGAL DESCRIPTION: 13-14-226-023
ZONE: MZ, R-1-C, C-1

VARIANCES REQUESTED: PERMISSION TO
CONDUCT ANNUAL SPRING FAIR IN THE PARKING LOT FROM FRIDAY, MAY 18, TO SUNDAY, MAY 20,
FROM:

FRIDAY: 4 P.M. TO 12 A.M.

SATURDAY: 12 P.M. TO 12 A.M.

SUNDAY: 12 P.M. TO 11 P.M.

ORDINANCES AND REQUIREMENTS:

SECTION 4.35: FAIRS REQUIRE THE APPROVAL OF THE ZONING BOARD OF APPEALS.

THE PETITIONER'S REQUEST WAS GRANTED AS WRITTEN WITH THE CONDITION THAT ALL MUSIC BE
SHUT OFF AT 10:00 P.

PUBLIC HEARING 2/13/2019

APPLICANT: NORBERT COLES

REPRESENTATIVE: SAME AS ABOVE.
COMMON DESCRIPTION: 13400 TWELVE MILE
LEGAL DESCRIPTION: 13-14-226-023
ZONE: MZ, R-1-C, C-1

VARIANCES REQUESTED: PERMISSION TO
TO CONDUCT ANNUAL SPRING FAIR IN THE PARKING LOT FROM FRIDAY, MAY 17, 2019 TO SUNDAY,
MAY 19, 2019 FROM:

FRIDAY 4:00 P.M. TO 12:00 A.M.

SATURDAY NOON TO 12:00 A.M.

SUNDAY NOON TO 11:00 P.M.

ORDINANCES AND REQUIREMENTS:

SECTION 4.35: FAIRS REQUIRE THE APPROVAL OF THE ZONING BOARD OF APPEALS.

THE PETITIONER'S REQUEST WAS APPROVED WITH THE CONDITION THAT ALL MUSIC BE SHUT OFF AT
10:00 P.M.M.

VARIANCES REQUESTED: Permission to conduct annual spring fair in the parking lot from Friday, May 19 to Sunday, May 21 from:

Friday 4 p.m. to 12 a.m.
Saturday noon to 12 a.m.
Sunday noon to 11 p.m.

The Petitioner's request was **GRANTED** with the amendments to the initial request for the beginning hours. Along with the Condition: that the music is turned off at 10:00 p.m. for each of the three days.

13400 Twelve Mile Road
LEGAL DESCRIPTION: 13-14-228-D13

4/27/2016

VARIANCES REQUESTED: Permission to Conduct Annual Spring Fair in the parking lot from Friday, May 20, 2016 to Sunday, May 22, 2016 as follows:
Friday, May 20, 2016 4 p.m. to 12 a.m.
Saturday May 21, 2016 noon to 12 a.m.
Sunday May 22, 2016 noon to 11 p.m.

Petitioner's request was **GRANTED** with the condition all music be turned off by 10 p.m.

13400 12 Mile

4/22/15

PUBLIC HEARING **APPLICANT:** Warren Woods Tower Booster Club
REPRESENTATIVE: Mr. Norbert Colea
COMMON DESCRIPTION: 13400 Twelve Mile Road
LEGAL DESCRIPTION: 13-14-228-D13
ZONE: R-1-C

VARIANCES REQUESTED: Permission to conduct annual spring fair on the parking lot from as per the plan: Friday, May 15, 2015, TO Sunday May 17, 2015, as follows:
May 15, 2015 -Friday 4 p.m. to 11 p.m.
May 16, 2015 -Saturday noon to 11 p.m.
May 17, 2015 -Sunday noon to 10 p.m.

The Petitioner's request was **GRANTED** with the Condition that the music is to be turned off each night by 10:00 p.m.

4/10/2013

13400 Twelve Mile

Warren Woods Tower Booster Club, 13400 Twelve Mile Road, 13-14-228-001, 003, 013, 016, 019, 021, petitioner was **GRANTED** permission to conduct Annual Spring Fair on the School Parking Lot as follows:

May 16, 2013 Thursday - 4:00 p.m. to 11:00 p.m.
May 17, 2013 Friday - 4:00 p.m. to 11:00 p.m.
May 18, 2013 Saturday - 10:00 a.m. to 11:00 a.m.
May 19, 2013 Sunday - 11:00 a.m. to 10:00 p.m.

WITH THE FOLLOWING CONDITION: The music will be turned off at 10:00 p.m. each night.

4/11/2012

13400 Twelve Mile

Warren Woods Tower Booster Club, 13400 12 Mile Rd., also known as 13-14-228-006, 045, 019, 023, 024; **GRANTED** Permission to conduct annual spring fair on the school parking lot from Thursday, May 17, 2012 through Sunday, May 20, 2012 as follows: Thursday, May 17, 2012 from 4:00 p.m. to 11:00 p.m.; Friday, May 18, 2012 from 4:00 p.m. to 11:00 p.m.; Saturday, May 19, 2012 from 10:00 a.m. to 11:00 p.m.; and Sunday, May 20, 2012 from 11:00 a.m. to 10:00 p.m. Adding the condition that the parent volunteers be situated on the Schoenherb side of the road and advise people to cross at the light.

13400 Twelve Mile

5/11/2011

Warren Woods Tower High School Booster Club, 13400 12 Mile Road, Also Known As 13-14-226-001, 007, 009, 013, 015, GRANTED the following request: Permission to conduct Annual "May Fair" on the school parking lot as follows: Thursday, May 19, 2011 from 6:00 p.m. to 10:00 p.m., Friday, May 20, 2011 from 4:00 p.m. to 11:00 p.m., Saturday, May 21, 2011 from 12:00 noon to 11:00 p.m., Sunday, May 22, 2011 from 12:00 noon to 10:00 p.m. With the condition that personnel be assigned to monitor and direct parking and street crossings.

3/26/2008

13400 Twelve Mile

4/14/10

Warren Woods Tower High School Booster Club, 13400 12 Mile, Also Known As 13-14-226-001, 007, 009, 013, 015, GRANTED request to conduct annual "May Fair" on the school parking lot from Thursday, May 20, 2010 to Sunday, May 23, 2010 as follows: Thursday 4:00 p.m. to 10:00 p.m.; Friday 4:00 p.m. to 10:00 p.m.; Saturday 12:00 noon to 11:00 p.m.; Sunday 12:00 noon to 10:00 p.m. With the following condition: All music associated with the rides or other activities will cease at 10:00 p.m. during each and every day of operation.

13400 12 Mile

WARREN WOODS TOWER BOOSTER CLUB, DR. ROBERT LIVERNOIS, SUPERINTENDENT, 13400 Twelve Mile, Also Known As 13-14-226-001, 13-14-226-007, 13-14-226-009, 13-14-226-013, 13-14-226-015 - GRANTED request to conduct annual "May Fair" on the school parking lot as follows: Thursday, May 15, 2008 from 4 p.m. to 10 p.m., Friday May 16, 2008 from 4 p.m. to 11 p.m., Saturday, May 17, 2008 from Noon to 11 p.m. and Sunday, May 18, 2008 from Noon to 10 p.m.

13400 Twelve Mile

4/22/09

WARREN WOODS TOWER BOOSTER CLUB, STACEY DENEWITH-FICI, SUPERINTENDENT, 13400 Twelve Mile, Also Known As 13-14-226-001, 13-14-226-007, 13-14-226-009, 13-14-226-013 & 13-14-226-015 - GRANTED request to conduct annual "May Fair" on the school parking lot from Thursday, May 14, 2009 through Sunday May 17, 2009 as follows: Thursday, 8 p.m. to 10 p.m., Friday 4 p.m. to 11 p.m., Saturday, Noon to 11 p.m. and Sunday, Noon to 10 p.m.

3/14/2007

13400 Twelve Mile

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, Also Known As 13-14-226-001, 13-14-226-009, 13-14-226-013, 13-14-226-015, 13-14-226-019, 13-14-226-021 - GRANTED request to conduct annual spring fair on the school parking lot as follows: Thursday May 17, 2007 from 4 p.m. to 10 p.m., Friday, May 18, 2007 from 4 p.m. to 11 p.m., Saturday, May 19, 2007 from 12 Noon to 11 p.m. and Sunday May 20, 2007 from 12 Noon to 10 p.m.

13400 Twelve Mile

3/22/2008

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, Also Known As 13-14-226-001, 13-14-226-007, 13-14-226-009, 13-14-226-013 and 13-14-226-015 - **GRANTED** request conduct annual Spring Fair on the School parking lot as follows: Thursday, May 18, 2008 from 8 p.m. to 10 p.m., Friday, May 19, 2008 from 4 p.m. to 11 p.m., Saturday, May 20, 2008 from 12 noon to 11 p.m. and Sunday, May 21, 2008 from 12 noon to 10 p.m.

2/26/2003

13400 Twelve Mile

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, Also Known As 13-14-226-009, 13-14-226-013, 13-14-226-015, 13-14-226-019 and 13-14-226-021 - **GRANTED** request to conduct annual spring fair on the school parking lot as follows: Thursday May 16, 2003, from 6:00 p.m. to 10:00 p.m., Friday, May 16, 2003 4:00 p.m. to 11:00 p.m., Saturday, May 17, 2003, from 12 noon to 11:00 p.m. and Sunday, May 18, 2003, from 12 noon to 10:00 p.m. **WITH THE CONDITION** that a letter will be faxed or presented to the City Attorney's Office indicating that Mr. Lewinski was indeed authorized to represent the Warren Woods Booster Club.

13400 Twelve Mile

4/13/05

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, 13-14-226-001, 13-14-226-007, 13-14-226-009, 13-14-226-013 & 13-14-226-015 - **GRANTED** request to conduct annual Spring Fair on the School parking lot as follows: Thursday, May 12, 2005 from 6 p.m. to 10 p.m., Friday, May 13, 2005 from 4 p.m. to 11 p.m., Saturday May 14, 2005 from 12 Noon to 11 p.m. and Sunday, May 15, 2005 from 12 Noon to 10 p.m. **WITH THE CONDITION** that the petitioner will address the safety problem of the patrons crossing Schoenherr, with their security.

3/27/2002

13400 Twelve Mile

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, Also Known As 13-14-226-001, 13-14-226-007, 13-14-226-009, 13-14-226-013 & 13-14-226-015 - **GRANTED** request to conduct Annual Spring Fair on the school parking lot as follows: Thursday, May 16, 2002 from 6:00 p.m. to 10:00 p.m., Friday May 17, 2002 from 4:00 p.m. to 11:00 p.m., Saturday, May 18, 2002, from 12 noon to 11:00 p.m. and Sunday May 19, 2002, from 12 noon to 10:00 p.m.

13400 Twelve Mile

3/10/2004

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, Also Known As 13-14-226-009, 13-14-226-013, 13-14-226-015, 13-14-226-019, and 13-14-226-021 - **GRANTED** request to conduct annual spring fair on the school parking lot as follows: Thursday, May 13, 2004, from 6:00 p.m. to 10:00 p.m., Friday, May 14, 2004, from 4:00 p.m. to 11:00 p.m., Saturday, May 15, 2004, from 12 noon to 11:00 p.m. and Sunday, May 16, 2004, from 12 noon to 10:00 p.m.

13400 12 Mile

3/14/2001

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, Also Known As 13-14-226-009, 13-14-226-013, 13-14-226-015, 13-14-226-019, 13-14-226-021 - GRANTED request to conduct annual Spring Fair on the school parking lot as follows: Thursday May 17, 2001, from 5:00 p.m. to 11:00 p.m., Friday May 18, 2001 from 3:30 p.m. to 12:00 midnight, Saturday, May 19, 2001, 12:00 noon to 12:00 midnight, Sunday, May 20, 2001, from 12:00 noon to 11:00 p.m.

13400 Twelve Mile

4-11-00

Also known as 13-14-226-009, 13-14-226-013, 13-14-226-015, 13-14-226-019, 13-14-226-021

Warren Woods Tower Booster Club - GRANTED request to conduct an annual Spring Fair on the school parking lot from May 18, 2000 to May 21, 2000.

13400 Twelve Mile

4/14/99

Also known as 13-14-227-001, 13-14-226-009, 13-14-226-013 & 13-14-227-015

Warren Woods Tower Booster Club GRANTED request to conduct an annual spring fair on the school parking lot from May 13, 1999, to May 16, 1999.

4-B-98

13400 Twelve Mile

Also known as 13-14-226-001, 13-14-226-009, 13-14-226-013, 13-14-226-015

Warren Woods Tower Booster Club - GRANTED permission to conduct an annual spring fair on the school parking lot from May 13, 1998 to May 17, 1998, with the STIPULATION that there be no moonwalk or lawn signs.

13400 Twelve Mile

Warren Woods Tower Booster Club

Granted permission to conduct annual Spring Fair on the school parking lot from May 14 through May 18, 1997, with the condition they do not have a moonwalk, they do not have any lawn signs scattered throughout the city, and they abide by all city ordinances.

April 9, 1997

13400 Twelve Mile
Warren Woods Booster Club

Granted permission to construct the annual spring fair on school property from May 15 through May 19, 1996, with the condition they do not have a moonwalk.

April 10, 1996

13400 Twelve Mile Road

WARREN WOODS TOWER BOOSTER CLUB

GRANTED permission to conduct a School Fair from May 17 through May 21, 1995, with the condition they do not have a moonwalk.

March 8, 1995

13400 Twelve Mile Road

Warren Woods Tower Booster Club

GRANTED permission to conduct annual Spring Fair on the school grounds from May 11 through May 15, 1994, with the condition they do not have a moonwalk.

March 9, 1994

13400 Twelve Mile Rd.

Warren Woods Tower Booster Club

GRANTED permission to conduct a fair on the school parking lot from May 12 through May 16, 1993.

March 10, 1993

13400 Twelve Mile
WARREN WOODS TOWER BOOSTER CLUB

GRANTED PERMISSION AT THE MEETING: 3-25-92
To conduct annual spring fair on the school parking lot from May 13 through May 17, 1992.

13400 E. Twelve Mile Rd.

Warren Woods Booster Club

Request granted at the Meeting of Jan. 29, 1975
to hold Booster Club Fair on school parking lot
April 29 thru May 4, 1975.

Request granted at Meeting of April 14, 1976 to
conduct a fair from April 27 thru May 2, 1976.

13400 E. Twelve Mile Rd.

Warren Woods Booster Club

Request granted at the Meeting of March 27, 1974 to hold
a Booster Club Fair on the school parking lot from May 1
through May 5, 1974.

13400 E. Twelve Mile Rd.

Warren Woods Booster Club

Request granted at the Meeting of March 28, 1973 to
conduct a fair from May 6 through May 6 in a

13400 Twelve Mile Rd.

Warren Woods Public Schools

Request granted at the Meeting of October 25, 1972 to
install three strands of barbed wire around football
field.

13400 E. Twelve Mile Rd.

Warren Woods Booster Club
27578 Dover

Request granted at the Meeting of May 10, 1972.

13400 E. Twelve Mile Rd.

Warren Woods Booster Club

Rept Arnold O. Silverman
27578 Dover Dr.

Request granted at the Meeting of Sept. 22, 1971.

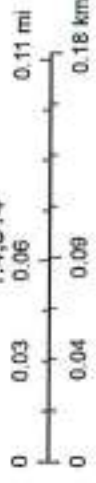
ArcGIS Web Map



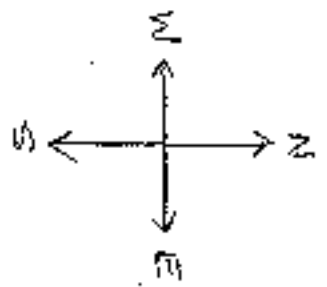
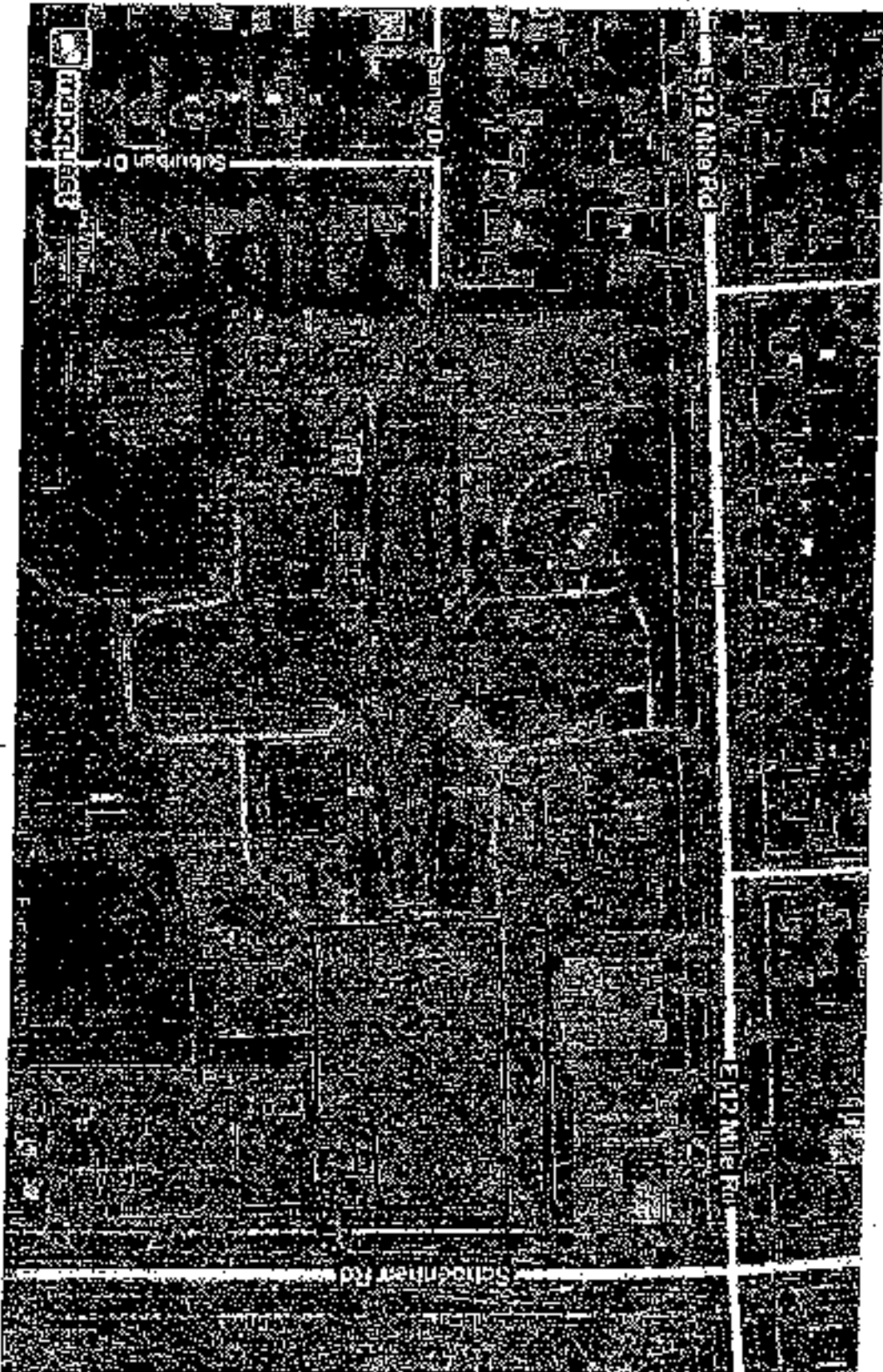
2/2/2022, 11:47:53 AM

-  Platted Area Boundaries
-  Property Area Boundaries
-  Property Lines - Retired
-  Property Lines - Core
-  100 - Parcel
-  101 - Parcel/ROW
-  106 - Parcel/WaterCombine
-  107 - Parcel/Water
-  108 - Parcel/Combine
-  109 - Parcel/Spilt
-  201 - SubClosure
-  202 - Parcel/Road
-  205 - TwpClosure

1:4,514

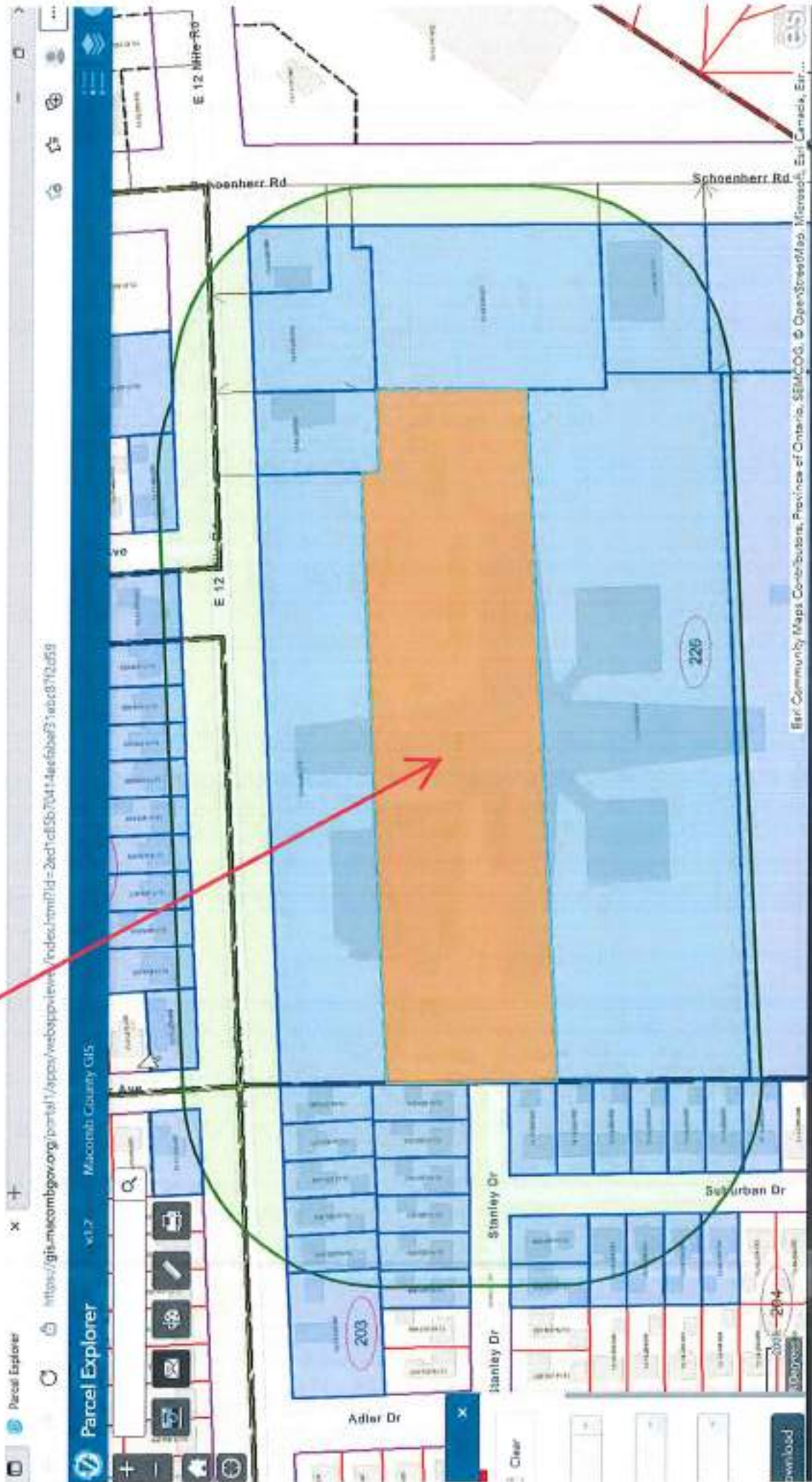


Location: 13400 E. 12 Mile Rd., Warren MI WWT MAY FAIR



13400 I WEIVE IVIIIIC
13-14-226-023

11/19



Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri, Canada, Eir...

JP TH PROPERTIES, LLC

January 10, 2022

Ms. Stacey Denewith-Fici
Warren Woods Public Schools

Re: Southwest corner of 12 & Mile and Schoenherr, Warren, Michigan

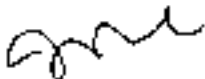
Ms. Denewith-Fici,

You have our approval to use our property, as referenced above, that is directly north of the Tim Horton's for the fair from May 15, 2022 through May 22, 2022.

Please forward a Certificate of Insurance prior to the start of the Fair.

If you need anything additional, please contact me.

Sincerely,



Joseph Paluzzi
JP TH PROPERTIES, LLC



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

Zoning Board of Appeals
Office of the City Council
5460 ARDEN, SUITE 505
WARREN, MI 48092
P: (586) 258-2060
F: (586) 268-0606

NOTICE OF PUBLIC HEARING

The Warren Board of Appeals will hold a Public Hearing in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan on:

WEDNESDAY: MARCH 9, 2022 at 7:30 P.M.

*****It is requested that a mask be worn while in the building.*****

Applicant: WARREN WOODS TOWER BOOSTER CLUB
Common Description: 13400 TWELVE MILE

VARIANCE(S) REQUESTED: Permission to:

Conduct annual spring fair in the parking lot from Friday, May 20th to Sunday, May 22, 2022 from:

Friday	4pm to 12am
Saturday	Noon to 12am
Sunday	Noon to 11pm

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THIS NOTICE BE SENT TO THOSE PERSONS OWNING PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED.

IF THE ADDRESS THIS NOTICE IS MAILED TO CONTAINS MORE THAN FOUR (4) DWELLING UNITS LEASED BY DIFFERENT PERSONS, THIS NOTICE SHALL BE POSTED AT THE PRIMARY ENTRANCE.

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 - at least 48 hours in advance of the meeting to request assistance.

You may e-mail: njones@cityofwarren.org or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Patrick Green, (Mayor Pro Tem) President, At Large
Gary Watts, Vice-President, Dist. 4
Mindy Moore, Secretary, Dist. 3

Jonathan Lafferty, Asst. Sec'y, Dist. 2
Angela Rogensuas, At Large

Ronald Papandrea, Dist. 1
Eddie Kabacinski, Dist. 5

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: FAMILY FUN FIREWORKS

REPRESENTATIVE: CAREN M BURDI

COMMON DESCRIPTION: 26800 DEQUINDRE

PARCEL NUMBER: 12-13-19-101-017

ZONED DISTRICT: C-2

REASON: Petition seeks to conduct temporary outdoor sales of fireworks, same as last year.

ORDINANCES and REQUIREMENTS:

SECTION 4.32 (H) 22: One (1) parking space required for each 150 sq. ft. of floor space and outdoor sales areas combined.

SECTION 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

VARIANCES REQUESTED: Permission to:

- 1.) To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent, from June 15, 2022 Through July 6, 2022 from 10:00 A.M. to 10:00 P.M.
- 2.) To waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) space waived 3/22/2000.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 02/09/2022 02/11/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: FAMILY FUN FIREWORKS

Your request for **BUILDING PERMIT** has been **REJECTED**, as it does not meet the requirements of the City of Warren Zoning Ordinance #30 as follows:

SECTION 4.32 (H) 22: PARKING

SECTION 4.52 (D): OUTDOOR SALES STANDARDS

It is necessary for you to make application to the Zoning Board of Appeals to obtain a variance for the above noted sections.

dwenson, Zoning Inspector

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED
A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR
COMMERCIAL SUBMISSIONS

195
Pd 2/19/22
Duffy

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: FAMILY FUN FIREWORKS JENNA NOLA MICHAEL P KAWAKER

Address: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different): KENNETH V. LENCHEWICZ

Name of Representative: CAREN M BURDI Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

Address of Property: 26800 DEQUINDRE WARREN MI 48090

Parcel I.D. No. (as shown on tax bill): 13-19-101-017

Purpose of Request: TO CONDUCT TEMPORARY OUTDOOR
SALE OF FIREWORKS FROM A 20 BY 40 TENT
800 Sq ft from 6-15 TO 7-7-2022 FROM
10 AM TO 10 PM WITH 10' BUFFER AROUND TENT

Please explain the nature of your hardship:

TEMPORARY OUTDOOR SALE REQUIRE THE
APPROVAL OF THE BOARD. THE VARIANCE
REQUEST WILL NOT BE A DETRIMENT
TO ADJOINING PROPERTY OWNERS

Signature: Jenna Nola Date: 2-8-2022

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does NOT affect or rescind any requirement of the ordinance to obtain site plan approval, Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WF Kenneth V. Lewctiner
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE Member OF ELEVENTH DEQUINORE L.L.C.
Title of Officer Name of Company

BEING DJLY SWORN, DEPOSE(S) AND SAY(S) THAT _____

 RECORDED LAND CONTRACT PURCHASER(S) RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,
MACOMB COUNTY, MICHIGAN IN A:

PFTITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT CAREN M BUEIDI ATTORNEY
Name(s) of Person(s)

THE _____ OF _____
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.
FURTHER, DFPONENT SAYS NOT.

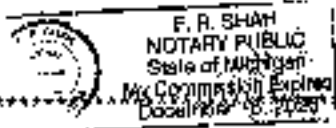
SIGNED _____ L.S.

SIGNED Kenneth V Lewctiner L.S.

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 9th DAY OF February, 2022, BEFORE ME PERSONALLY CAME
_____, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT _____ DID SO OF _____ OWN FREE WILL AND DEED.



Feshah
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 12/15/2026

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure to answer any question from the Board could result in your request being delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

26800 Dequindre

4/13/2016

PUBLIC HEARING: **APPLICANT:** Z & Z Fireworks, LLC
Eleven - Dequindre Associates
REPRESENTATIVE: Ms. Caren M. Burd
COMMON DESCRIPTION: 26800 Dequindre
LEGAL DESCRIPTION: 13-19-101-017
ZONE: C-2

VARIANCES REQUESTED: Permission to

- 1.) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent from June 19, 2016 through July 8, 2016 from 10:00 a.m. to 10:00 p.m.
- 2.) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

The Petitioner's request was GRANTED as written.

4/24/2013

26800 Dequindre

Z&Z Fireworks, LLC, and Eleven-Dequindre Associates, 26800 Dequindre Road, 13-19-101-017, petitioner was GRANTED permission to:

1. Conduct a Seasonal Outdoor Sales Operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent, from June 14, 2013 through July 9, 2013 from 9:00 a.m. to 9:00 p.m.
2. Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

26800 Dequindre

4/8/15

PUBLIC HEARING **APPLICANT:** Z & Z Fireworks/11-Dequindre Associates
REPRESENTATIVE: Ms. Caren M. Burd
COMMON DESCRIPTION: 26800 Dequindre
LEGAL DESCRIPTION: 13-19-101-017
ZONE: C-2

VARIANCES REQUESTED: Permission to:

1. Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) with a 10' buffer around the tent, from June 19, 2015 through July 13, 2015 from 10:00 a.m. to 10:00 p.m.
2. Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

The petitioner's request was GRANTED.

6/13/2012

26800 Dequindre

Skyway Int., (Representative: Mr. John Guzzardo) 26800 Dequindre Road, also known as 13-19-101-017, GRANTED permission to:
1. Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent, from June 25, 2012 through July 5, 2012, from 9:00 a.m. to 9:00 p.m. 2. To Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

26800 Dequindre

12/11/2013

PUBLIC HEARING **APPLICANT:** Z & Z Fireworks, LLC and Eleven-Dequindre Associates
REPRESENTATIVE: Mr. Charles Earl Jr.
COMMON DESCRIPTION: 26800 Dequindre
LEGAL DESCRIPTION: 13-19-101-017
ZONE: C-2

VARIANCES REQUESTED: Permission to:

1. To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent, from June 25, 2014 through July 7, 2014 from 10:00 a.m. to 10:00 p.m.
2. To waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

Petitioner's request was GRANTED.

PUBLIC HEARING: 3/28/2018 **APPLICANT:** 4 Z's LLC Fireworks
REPRESENTATIVE: Caren M. Burdi
COMMON DESCRIPTION: 26800 Dequindre
LEGAL DESCRIPTION: 13-19-101-017
ZONE: C-2

VARIANCES REQUESTED: Permission to

1. Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent, from June 18, 2018 through July 8, 2018 from 10:00 a.m. to 10:00 p.m.
2. Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) space waived 3/22/2000.

ORDINANCES and REQUIREMENTS:

Section 4.32 (H) 22: One (1) parking space required for each 150 sq. ft. of floor space and outdoor sales areas combined.

Section 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

The petitioner's request was **GRANTED** as written.

PUBLIC HEARING: 3/13/2019 **APPLICANT:** 4 Z's LLC Fireworks
REPRESENTATIVE: Caren M. Burdi
COMMON DESCRIPTION: 26800 Dequindre
LEGAL DESCRIPTION: 13-19-101-017
ZONE: C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square feet) with a 10' buffer around the tent, from June 18, 2019 through July 8, 2019 from 10:00 a.m. to 10:00 p.m.
- 2) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

ORDINANCES and REQUIREMENTS:

Section 4.32 (H) 22: One (1) parking space required for each 150 square foot of floor space and outdoor sales areas combined.

Section 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

The petitioner's request was **APPROVED** as written.

PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Family Fun Fireworks
Caren Burdi
26800 Dequindra
13-05-476-006
MZ, C-2, P

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent from June 15, 2020 through July 7, 2020 from 10:00 a.m. to 10:00 p.m.
- 2) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the four-four (44) spaces waived 3/22/2000.

ORDINANCES and REQUIREMENTS:

Section 4.32 (H) 22: One (1) parking space required for each 150 square feet of floor space and outdoor sales areas combined.

Section 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

The petitioner's request was **APPROVED** as written.

PUBLIC HEARING: 3/10/2021
Jenna Nola

**APPLICANT: Family Fun Fireworks –
and Mike Kanakry**

REPRESENTATIVE: Caren M. Burdi
COMMON DESCRIPTION: 26800 Dequindra
LEGAL DESCRIPTION: 13-19-101-017
ZONE: C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent from June 15, 2021 through July 6, 2021 from 10:00 a.m. to 10:00 p.m.
- 2) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

The petitioner's request was **APPROVED** as written.

WARREN



26800
13-19-101-017

10





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

Zoning Board of Appeals
Office of the City Council
5460 ARDEN, SUITE 505
WARREN, MI 48092
P: (586) 258-2060
F: (586) 268-0606

NOTICE OF PUBLIC HEARING

The Warren Board of Appeals will hold a Public Hearing in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan on:

WEDNESDAY: MARCH 9, 2022 at 7:30 P.M.

*****It is requested that a mask be worn while in the building.*****

Applicant: FAMILY FUN FIREWORKS
Common Description: 26800 DEQUINDRE

VARIANCE(S) REQUESTED: Permission to:

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.), with a 10' buffer around the tent, from June 15, 2022 through July 6, 2022 from 10:00 am to 10:00 pm.
- 2) Waive twenty (20) additional off-street parking spaces for the outdoor sales and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THIS NOTICE BE SENT TO THOSE PERSONS OWNING PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED.

IF THE ADDRESS THIS NOTICE IS MAILED TO CONTAINS MORE THAN FOUR (4) DWELLING UNITS LEASED BY DIFFERENT PERSONS, THIS NOTICE SHALL BE POSTED AT THE PRIMARY ENTRANCE.

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 - at least 48 hours in advance of the meeting to request assistance.

You may e-mail: njones@cityofwarren.org or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Patrick Green, (Mayor Pro Tem) President, At Large
Gary Watts, Vice-President, Dist. 4
Mindy Moore, Secretary, Dist. 3

Jonathan Lafferty, Asst. Sec'y, Dist. 2
Angela Rogensues, At Large

Ronald Papandrea, Dist. 1
Eddie Kabacinski, Dist. 5

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: FAMILY FUN FIREWORKS

REPRESENTATIVE: CAREN M BURDI

COMMON DESCRIPTION: 30800 HOOVER

PARCEL NUMBER: 12-13-11-101-033

ZONED DISTRICT: MZ, C-1, P, C-2

REASON: Petitioner seeks to conduct temporary outdoor sales of fireworks, same as last year.

ORDINANCES and REQUIREMENTS:

SECTION 4.32 (H) 22: One (1) parking space required for each 150 sq. ft. of floor space and outdoor sales areas combined.

SECTION 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

VARIANCES REQUESTED: Permission to:

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 50' tent (1,000 sf) in a parking lot from June 15, 2022 through July 6, 2022, 9 a.m. to 10 p.m., with a 10' buffer around tent.
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 02/09/2022 02/11/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: FAMILY FUN FIREWORKS

Your request for **BUILDING PERMIT** has been **REJECTED**, as it does not meet the requirements of the City of Warren Zoning Ordinance #30 as follows:

SECTION 4.32 (H) 22: PARKING

SECTION 4.52 (D): OUTDOOR SALES STANDARDS

It is necessary for you to make application to the Zoning Board of Appeals to obtain a variance for the above noted sections.

dwenson, Zoning Inspector

3/19/22
2/1/22 PD
JMK

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED
A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR
COMMERCIAL SUBMISSIONS

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: FAMILY FUN FIREWORK - JENNA NOLA
MICHAEL P. KAPUAKA
Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different) JAMES ESSHAK

Name of Representative: CAREN BURDI Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

Address of Property: 30800 HOOVER WARREN MICH 48091

Parcel I.D. No. (as shown on tax bill): _____

Purpose of Request: TO CONDUCT TEMPORARY OUTDOOR
FIREWORKS SALE FROM 20840 FIREWORK
TENT FROM 6-15-2022 TO 7-6-2022
FROM 9AM TO 10PM BUFFER AROUND TENT

Please explain the nature of your hardship:

TEMPORARY OUTDOOR SALE REQUIRE THE
APPROVAL OF THE BOARD. THE VARIANCE
REQUEST WILL NOT BE A DETRIMENT
TO ADJOINING PROPERTY OWNER

Signature: [Handwritten Signature] Date: 2-8-2022

The approval of any land use or dimensional variance from the re _____ in Zoning
Ordinance does NOT affect or rescind any requirement of the ordinance to obtain site plan approval,
Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable
State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE JAMES ESSHAK
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE OWNER OF _____
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT 12 HOVE CENTER
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,
MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT CAREN M BORDI ATTORNEY
Name(s) of Person(s)

THE _____ OF _____
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.
SIGNED _____ L.S.

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Clarkland

RENEE RAE HESANO
Notary Public, State of Michigan
County of Oakland
My Commission Expires 07-23-2028
Acting in the County of Clarkland

ON THIS 9 DAY OF February, 2020, BEFORE ME PERSONALLY CAME
JAMES ESSHAK, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT _____ DID SO OF _____ OWN FREE WILL AND DEED.

[Signature]
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: July 23 2028

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure to answer any question from the Board could result in your request being delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

PUBLIC HEARING: 3/13/2019
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: 4 Z's LLC Fireworks
Caren M. Burdi
30800 Hoover
13-11-101-033
MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 60' (1,200 square foot) tent in a parking lot from June 18, 2019 through July 8, 2019, from 10:00 a.m. to 10:00 p.m., with a 10' buffer around tent.
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

The petitioner's request was **APPROVED** as written.

6. 6/10/2020 **APPLICANT: Family Fun Fireworks**
REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 30800 Hoover
LEGAL DESCRIPTION: 13-11-101-033
ZONE: MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 60' tent (1,200 square ft.) in a parking lot from June 15, 2020 through July 7, 2020 from 10:00 a.m. to 10:00 p.m., with a 10' buffer around the tent.
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

The petitioner's request was **APPROVED** with the following change to item number 1: 20' x 50' tent (1,000 square ft.).

30800 Hoover

4/13/2018

PUBLIC HEARING
REPRESENTATIVE
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Z & Z Fireworks/Oak Ridge Market
Ms. Caren M. Burd
30800 Hoover Road
13-11-101-033
C-1 & P

VARIANCES REQUESTED: Permission to

- 1.) Conduct a temporary outdoor fireworks sale operation with a 20' x 80' tent (1,200 sq. ft.) in a parking lot (as per plan) from June 18, 2018 through July 5, 2018, 10:00 a.m. to 10:00 p.m., with a 10' buffer around tent.
- 2.) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

The Petitioner's request was GRANTED as written.

30800 Hoover

4/8/15

PUBLIC HEARING
REPRESENTATIVE
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Z & Z Fireworks/Oak Ridge Market
Ms. Caren M. Burd
30800 Hoover Road
13-11-101-033
C-1 & P

VARIANCES REQUESTED: Permission to

Conduct a temporary outdoor fireworks sale operation 40' x 72' with a 20' x 60' tent (1,200 sq. ft.) in the parking lot (as per plan) of a market from June 18, 2015 through July 18, 2015, 10 a.m. to 10 p.m., with a 10' buffer around tent.
Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

The petitioner's request was GRANTED.

30800 Hoover

12/11/2013

PUBLIC HEARING
Kohler,
REPRESENTATIVE
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Z & Z Fireworks/ Mr. Ron
Mr. Mike Kanakry
Mr. Charles Erd, Jr.
30800 Hoover Road
13-11-101-033
C-1 & P

VARIANCES REQUESTED: Permission to

1. Conduct a temporary outdoor fireworks sale operation 40' x 72' with a 20' x 60' tent (1,200 sq. ft.) in the parking lot (as per the plan) of a market from June 19, 2014 through July 5, 2014, 9a.m. to 9 p.m.
 2. Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.
- Petitioner's request was GRANTED.

1/9/2013

30800 Hoover

10/12/11

30800 Hoover

Oak Ridge Market/Ronald Kohler/Mike Kanakry, 30800 Hoover Road, 13-11-101-033, petitioner was GRANTED permission to:

1. Conduct a temporary outdoor fireworks sale operation 40' x 72', with a 20' x 60' tent (1,200 sq. ft.), in the parking lot (as per plan) of a market from June 20, 2013, through July 5, 2013, 9:00 a.m. to 9:00 p.m.
2. Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

Oak Ridge Market/ Ron Kohler, 30800 Hoover Road, Also Known As 13-11-101-033, GRANTED the following request: #1. To conduct a temporary outdoor fireworks sale operation 40' x 72' with a 20' x 60' tent (1,200 square feet) in the parking lot (as per plan) of a market from June 20, 2012 through July 5, 2012, 9:00 a.m. to 9:00 p.m. #2. To waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

30800 Hoover

4/11/2017

PUBLIC HEARING: **APPLICANT: Z&Z Fireworks & Michael P. Kanakry**
REPRESENTATIVE: Michael P. Kanakry
COMMON DESCRIPTION: 30800 Hoover
LEGAL DESCRIPTION: 13-11-101-033
ZONE: MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 60' tent (1,200 sq. ft.) in a parking lot from June 18, 2017 through July 8, 2017; 10:00 a.m. to 10:00 p.m., with a 10' buffer around tent.
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

The petitioner's request was **GRANTED** as written.

30800 Hoover

3/28/2018

PUBLIC HEARING: **APPLICANT: 4 Z's LLC Fireworks**
REPRESENTATIVE: Caren M. Burdi
COMMON DESCRIPTION: 30800 Hoover
LEGAL DESCRIPTION: 13-11-101-033
ZONE: MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 60' tent (1,200 sq. ft.) in a parking lot from June 18, 2018 through July 8, 2018; 10:00 a.m. to 10:00 p.m., with a 10' buffer around tent.
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

ORDINANCES and REQUIREMENTS:

Section 4.32 (H) 22: One (1) parking space required for each 150 sq. ft. of floor space and outdoor sales areas combined.

Section 4.62 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

The petitioner's request was **GRANTED** as written.

PUBLIC HEARING: 3/13/2019
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: 4 Z's LLC Fireworks
Caren M. Burdi
30800 Hoover
13-11-101-033
MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 60' (1,200 square foot) tent in a parking lot from June 18, 2019 through July 8, 2019, from 10:00 a.m. to 10:00 p.m., with a 10' buffer around tent.
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

The petitioner's request was **APPROVED** as written.

6. 6/10/2020 **APPLICANT: Family Fun Fireworks**
REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 30800 Hoover
LEGAL DESCRIPTION: 13-11-101-033
ZONE: MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 60' tent (1,200 square ft.) in a parking lot from June 15, 2020 through July 7, 2020 from 10:00 a.m. to 10:00 p.m., with a 10' buffer around the tent.
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

The petitioner's request was **APPROVED** with the following change to item number 1: 20' x 50' tent (1,000 square ft.).

PUBLIC HEARING 3/10/2021

APPLICANT: Family Fun Fireworks – Jenna Nola
and Mike Kanakry

REPRESENTATIVE Caren M. Burd
COMMON DESCRIPTION: 30303 Hoover
LEGAL DESCRIPTION: 13-11-101-023
ZONE: MZ, G-1, P, G-2

VARIANCES REQUESTED. Permission to

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 50' tent (1,000 square ft) in a parking lot from June 15, 2021 through July 7, 2021 from 10:00 a.m. to 9:00 p.m. with a 10' buffer around tent
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

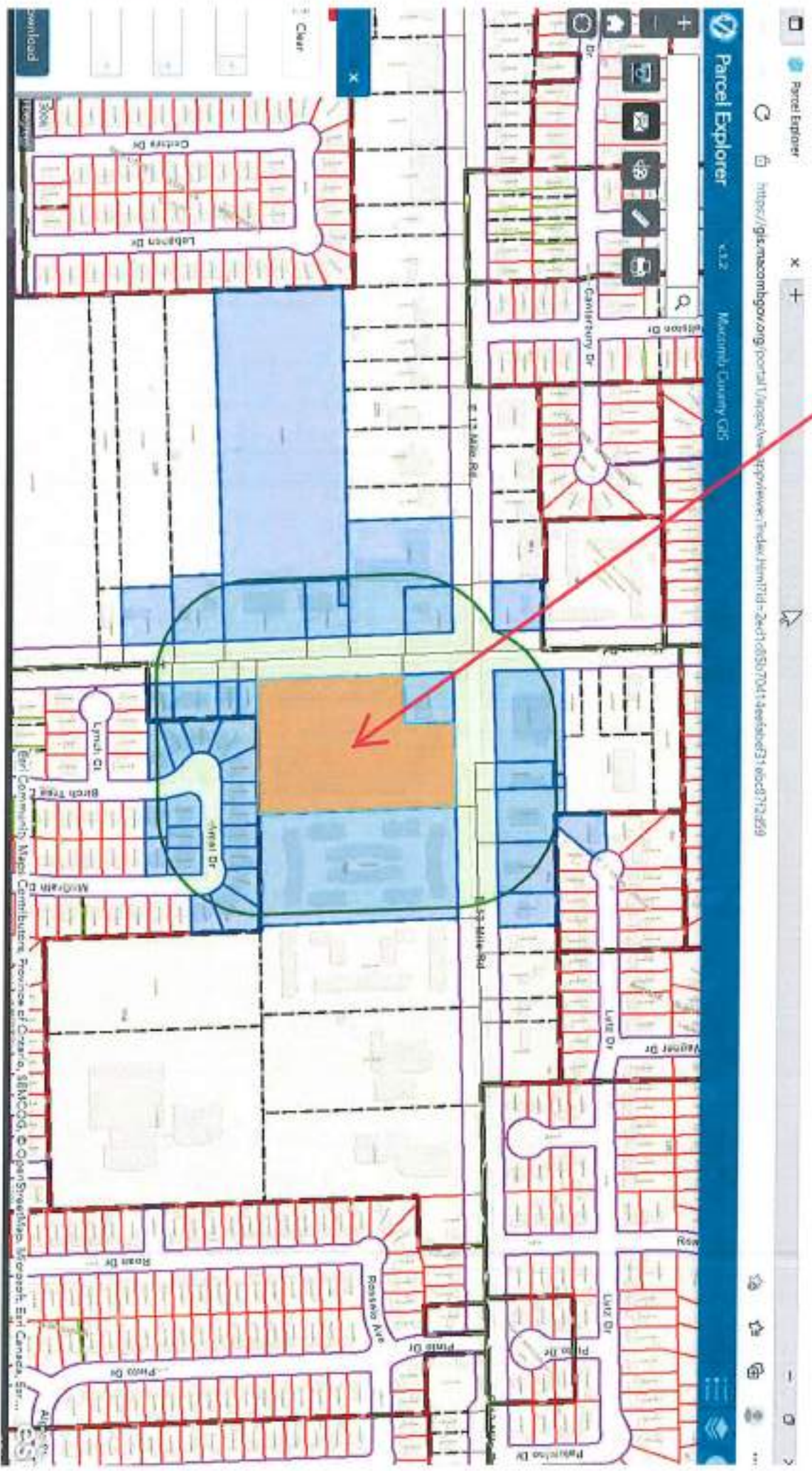
The petitioner's request was APPROVED as written.

WARREN



30800 NUUVEI
13-11-101-033

38



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



Zoning Board of Appeals
Office of the City Council
5460 ARDEN, SUITE 505
WARREN, MI 48092
P: (586) 258-2060
F: (586) 268-0606

NOTICE OF PUBLIC HEARING

The Warren Board of Appeals will hold a Public Hearing in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan on:

WEDNESDAY: MARCH 9, 2022 at 7:30 P.M.

*****It is requested that a mask be worn while in the building.*****

Applicant: FAMILY FUN FIREWORKS
Common Description: 30800 HOOVER

VARIANCE(S) REQUESTED: Permission to:

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 50' tent (1,000 square ft.) in a parking lot from June 15, 2022 through July 6, 2022, 9am to 10pm, with a 10' buffer around the tent.
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THIS NOTICE BE SENT TO THOSE PERSONS OWNING PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED.

IF THE ADDRESS THIS NOTICE IS MAILED TO CONTAINS MORE THAN FOUR (4) DWELLING UNITS LEASED BY DIFFERENT PERSONS, THIS NOTICE SHALL BE POSTED AT THE PRIMARY ENTRANCE.

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 - at least 48 hours in advance of the meeting to request assistance.

You may e-mail: njones@cityofwarren.org or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Patrick Green, (Mayor Pro Tem) President, At Large
Gary Watts, Vice-President, Dist. 4
Mindy Moore, Secretary, Dist. 3

Jonathan Lafferty, Asst. Sec'y, Dist. 2
Angela Rogensues, At Large

Ronald Papandrea, Dist. 1
Eddie Kabacinski, Dist. 5

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: JENIFFER PEREZ
REPRESENTATIVE: JENIFFER PEREZ
COMMON DESCRIPTION: 29833 SUTHERLAND
PARCEL NUMBER: 12-13-12-305-020
ZONED DISTRICT: R-1-C

REASON: Petitioner seeks permission to operate a state licensed day care with twelve children from her residence.

ORDINANCES and REQUIREMENTS:

SECTION 4C.07 GROUP CHILD CARE HOMES; DISTRICTS ALLOWED WITH APPROVAL:

Paragraph (a) Special exception approval required. A state licensed group child care home which meets all the standards listed below and receives approval of the Zoning Board of Appeals as a special exception pursuant to Article 20, Division 6, Special Exceptions upon approval of the Zoning Board of Appeals, shall be permitted in one family residential districts, R-1-A, R-1-B, R-1-C. Item 1: a mortgage survey, Item 2: residency, Item 3: locational criteria, Item 4: off-street parking requirements.

SECTION 20.35 - SPECIAL EXCEPTIONS DEFINED. A special exception is where the Zoning Ordinance permits certain uses that are authorized by the ordinance upon the Zoning Board of Appeals determining that the use meets the stated conditions for the specified use of the property. Outdoor retail sales, circuses, fairs and carnivals are examples of special exceptions. Special exceptions are not variances and may be temporary, seasonal or permanent in nature as provided by the applicable ordinance provision.

VARIANCES REQUESTED: Permission to:

Operate a state licensed group day care for up to 12 children, having a caregiver ratio to children of one (1) for six (6) and two (2) for twelve (12) children.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 02/10/2022 02/10/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: JENIFFER PEREZ

Your request for **BUILDING PERMIT** has been **REJECTED**, as it does not meet the requirements of the City of Warren Zoning Ordinance #30 as follows:

SECTION 4C.07 GROUP CHILD CARE HOME
SECTION 20.35 SPECIAL EXCEPTION

It is necessary for you to make application to the Zoning Board of Appeals to obtain a variance for the above noted sections.

dwenson, Zoning Inspector

4950
DUM
2/9/22

14 PLANS BEING SUBMITTED MUST BE PRE-FOLDED

CITY OF WARREN ZONING BOARD OF APPEALS

APPLICATION FOR SPECIAL EXCEPTION FOR GROUP DAY CARE

PLEASE PRINT OR TYPE

Name of Applicant: Jennifer Perez

Address: _____ Telephone: _____

Name and Address of Property Owner (if different): Jonathan Sarmiento-Rojano

Name of Representative: _____ Telephone: _____

Representative's Address: _____

Address of Property: 29833 Sutherland Dr Warren MI 48088

Parcel I.D. No. (As shown on tax bill): 13-12-305-020


Purpose of Special Exception Request:

Permission to run a State Licensed Licensed Group Daycare for up to 12 children,

1. with a caregiver to child ratio of 6:1 _____;
2. number of employees required at any one time 2 _____;
3. Number of off street hard surfaced parking spaces provided for employees 4 _____;
4. Type and height of fence around rear yard Chain link 4ft _____

Location requirements:

1. Located more than 1500' from any Licensed Adult Foster Care home N
2. Located more than 1500' from any Licensed Substance Abuse Facility N
3. Located more than 750' from any other Licensed Group Day Care Home N

Signature: 

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does **NOT** affect or rescind any requirement of the ordinance to obtain site plan approval, Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Jonathan Sarmiento-Rojano
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE _____ OF _____
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) X/RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,
MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Jennifer Perez
Name(s) of Person(s)

THE Director OF Safari Kids Care
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID
PETITION.

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.
SIGNED n/a L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 9 DAY OF February, 2022, BEFORE ME PERSONALLY CAME
_____, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Sarmiento-Rojano DID SO OF AZ OWN FREE WILL AND DEED.

[Signature] SUSAN C BUSSEY
NOTARY PUBLIC, COUNTY OF Macomb, MICHIGAN
MY COMMISSION EXPIRES: 10/18/2026
ACTING CLERK OF COURT

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to
your request. Failure to answer any question from the Board could result in your request being
delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

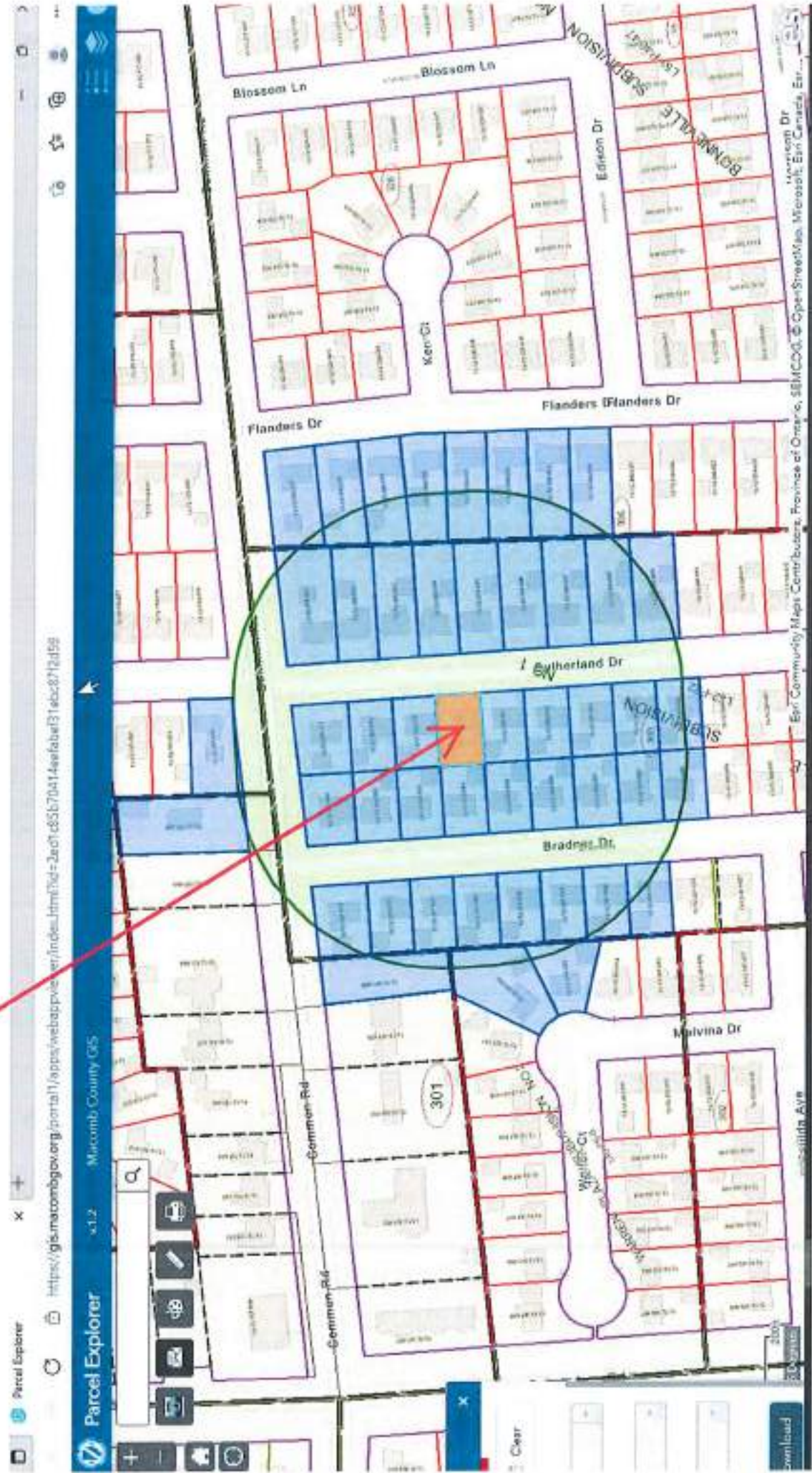
PUBLIC HEARING: 12/8/2022 APPLICANT: Jeniffer Perez
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 29833 Sutherland
LEGAL DESCRIPTION: 13-12-305-020
ZONE: R-1-C
VARIANCES REQUESTED: Permission to
Petitioner wishes to operate a group daycare within 351.5 feet of an
adult foster care home
Petitioner's request was **DENIED** as written.

PUBLIC HEARING: 12/8/2022 APPLICANT: Jeniffer Perez
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 29833 Sutherland
LEGAL DESCRIPTION: 13-12-305-020
ZONE: R-1-C
VARIANCES REQUESTED: Permission to
Operate a state licensed group daycare for up to 12 children, having a
caregiver ratio to children
of one (1) for six (6) and two (2) for twelve (12) children
Petitioner's request was **DENIED** as written.

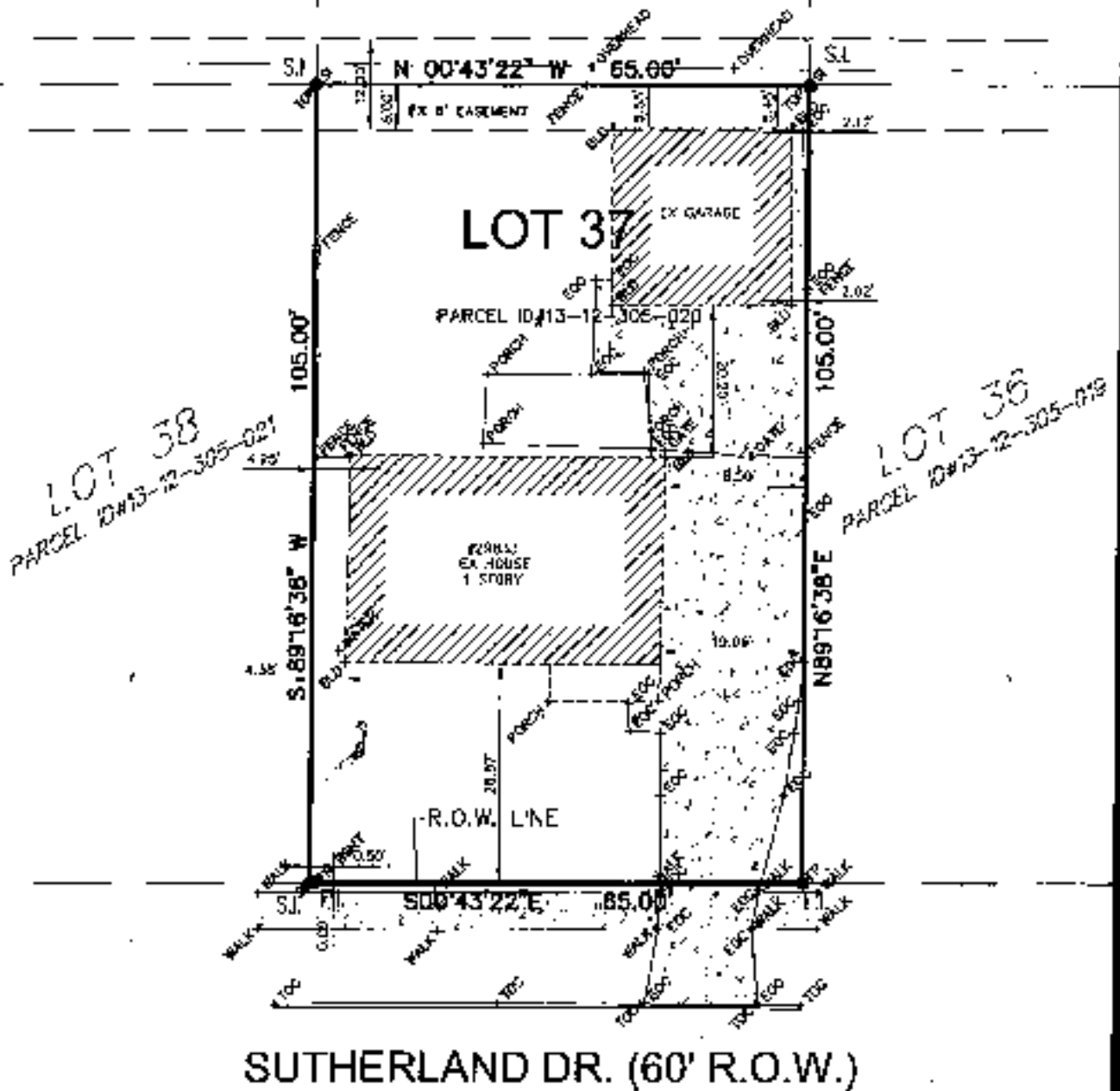
29833 Sumneriana

13-12-305-020

48



LOT 37 OF BONNEVILLE SUBDIVISION NO. 1



LEGEND

- SECTION CORNER
- F.I. FOUND IRON
- F.M. FOUND MONUMENT
- F.P.V. FOUND P.V. MARK

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



Zoning Board of Appeals
Office of the City Council
5460 ARDEN, SUITE 505
WARREN, MI 48092
P: (586) 258-2060
F: (586) 268-0606

NOTICE OF PUBLIC HEARING

The Warren Board of Appeals will hold a Public Hearing in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan on:

WEDNESDAY: MARCH 9, 2022 at 7:30 P.M.

*****It is requested that a mask be worn while in the building.*****

Applicant: JENIFFER PEREZ
Common Description: 29833 SUTHERLAND

VARIANCE(S) REQUESTED: Permission to:

Operate a state licensed group day care for up to twelve (12) children, having a caregiver ratio to children of one (1) for six (6) and two (2) for twelve (12) children.

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THIS NOTICE BE SENT TO THOSE PERSONS OWNING PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED.

IF THE ADDRESS THIS NOTICE IS MAILED TO CONTAINS MORE THAN FOUR (4) DWELLING UNITS LEASED BY DIFFERENT PERSONS, THIS NOTICE SHALL BE POSTED AT THE PRIMARY ENTRANCE.

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 – at least 48 hours in advance of the meeting to request assistance.

You may e-mail: njones@cityofwarren.org or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Patrick Green, (Mayor Pro Tem) President, At Large
Gary Watts, Vice-President, Dist. 4
Mindy Moore, Secretary, Dist. 3

Jonathan Lafferty, Asst. Sec'y, Dist. 2
Angela Rogensues, At Large

Ronald Papandrea, Dist. 1
Eddie Kabacinski, Dist. 5

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: GENERAL MOTORS COMPANY (TODD DAVIS)

REPRESENTATIVE: CASSANDRA BELLOW

COMMON DESCRIPTION: 30100 MOUND

PARCEL NUMBER: 12-13-09-300-001

ZONED DISTRICT: M-3

REASON: Petitioner seeks variance related to the renovation of the existing glass house building.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 - INDUSTRIAL STANDARDS. (A) Front yards, M-3 zone--150 ft. 3. In. M-3 Zones, front yards may be utilized for parking or vehicles provided that the front fifty (50) feet of a lot or tract in an M-3 district.

VARIANCES REQUESTED: Permission to:

Retain existing Gate 2 glass house and allow a vehicle maneuvering area no less than 130 ft. from the west property line.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 02/11/2022 02/17/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: GENERAL MOTORS COMPANY (TODD DAVIS)

Your request for **BUILDING PERMIT** has been **REJECTED**, as it does not meet the requirements of the City of Warren Zoning Ordinance #30 as follows:

SECTION 17.02 INDUSTRIAL STANDARDS

It is necessary for you to make application to the Zoning Board of Appeals to obtain a variance for the above noted sections.

dwenson, Zoning Inspector

red
2/11/22
\$2,500

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED
A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR
COMMERCIAL SUBMISSIONS

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: General Motors Company (Todd Davis)

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different) Todd Davis, General Motors Company

Name of Representative: Cassandra Bellow Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

Address of Property: 30500 Mound Road, Warren MI 48092 (30100)

Parcel I.D. No. (as shown on tax bill): 13-09-300-001 (a portion of)

Purpose of Request: To allow vehicle maneuvering area within 150' wide setback from front Mound Road right of way at Existing Gate 2 Glass House.

Please explain the nature of your hardship:

The existing Gate 2 Glass House building is being renovated for interior improvements. These improvements include site modifications to allow one (1) vehicle access into the building for interior display. To accommodate vehicle maneuvering into the building, the curb on the north side of the driveway (Eero Saarinen Blvd.) must be lowered to allow enough area to turn the vehicle and drive it straight through the north side building access door. A one-for-one removal and replacement of concrete pavement is needed at this existing north side walkway to allow for the lowering of the curb (existing 6" high straight curb removed to be replaced by a new 2" high rolled curb) and will be regraded to meet ADA accessibility requirements. No vehicle will be displayed on this exterior maneuvering area and will only be utilized for vehicle movements into and out of the building. No existing landscape is being removed. Any damaged existing landscape or lawn areas due to construction will be replaced or restored.

Signature: Todd Davis Date: 2-9-2022

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does NOT affect or rescind any requirement of the ordinance to obtain site plan approval, Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Todd Davis
Name(s) of Person(s)
OF 10000 Middle Road, Warren MI 48090
Address, City, State Zip Telephone
THE Facility Manager OF General Motors Company
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
I/We/It
X /RECORDED LAND CONTRACT PURCHASER(S) X /RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,
MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Cassandra Bellow
Name(s) of Person(s)
THE Project Manager OF General Motors Company
Title of Officer Name of Company
OF _____
Address, City, State Zip Telephone

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

FURTHER, DEPONENT SAYS NOT. SIGNED Todd Davis I.S.

SIGNED Cassandra Bellow I.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 9th DAY OF February, 2022, BEFORE ME PERSONALLY CAME
Todd Davis, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.

Wendy S DeFilippi
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires: June 1, 2023
Acting in the County of Macomb

Wendy S DeFilippi
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: June 1, 2023

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure to answer any question from the Board could result in your request being delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

Worksheet #1 - Section 20.23 - Non-use variance; practical difficulty standard.

Non-use variances relate to the modification of applicable area, dimension or structural regulations. The concurring vote of five (5) members of the Board shall be required to approve a non-use variance. **No variation from the provisions or requirements of this article shall be authorized by the Board unless the Board finds that the applicant has demonstrated all of the following to establish there is a practical difficulty in complying with the article requirement.**

The reason you are seeking the variance must be something that is beyond your control. You cannot justify approval of a variance on the simple contention that it is inconvenient to follow the rules. What extraordinary situation affects only your property and no others in the vicinity or zone?

Use the space provided below to demonstrate how your request will meet the following criteria for a non-use variance.

Unreasonable impact/burden. Strict compliance with area, setback, frontage, height, bulk or density requirements would unreasonably prevent the applicant from using the property for a permitted purpose, or would be unnecessarily burdensome.

To allow a safe maneuvering area for a vehicle which will be driven into the building through the Glass House Building access door. This maneuvering area occurs within the 150' wide setback from the front yard Mound Road right of way. The concrete area is existing, but is being removed and replaced in-kind to allow for a 2" high rolled curb instead of 6" high curb for vehicle maneuvering. Located at Existing Gate 2 Glass

HOUSE
Not self-imposed. The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

The access door is located on the northeast side of the building, as this is the most viable way to get vehicle access into the building.

Property unique. The property has unique physical features or characteristics, or the plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

The area for improvement when complete will not impact any adjacent landscape or existing conditions. The area to be improved will be concrete, the same as the existing condition. The total area of concrete is not being changed from the existing condition.

Not a detriment. Granting the variance will not result in detriment to nearby properties; will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area; and will not cause public safety concerns.

The requested variance will not result in any detriment to nearby properties, or cause safety concerns.

Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

The variance requested is to allow for safe maneuvering access for display of a vehicle to be located within the Gate 2 Glass House building.

Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

The variance requested is to allow for safe maneuvering access for display of a vehicle to be located within the Gate 2 Glass House building.

30100 Mound

10/28/15

PUBLIC HEARING
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: **General Motors**
Mr. Jason A. Hards
30100 Mound
13-09-300-001
M-S

VARIANCES REQUESTED: Permission to:
Have parking maneuvering lane at 20 feet as per the plan.

The Petitioner's request was **GRANTED**, as written.

30100 Mound

8/24/2016

LEGAL DESCRIPTION: 13-09 300-001

VARIANCES REQUESTED: Permission to
Construct a parking deck to 49' - 1" in height as per the plans.

The petitioner's request was **GRANTED** as written.

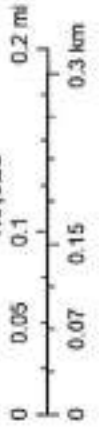
ArcGIS Web Map



2/17/2022, 2:10:02 PM

1:9,028

- Property Area Boundaries
- 101 - ParcelROW
- 108 - ParcelCombine
- 202 - ParcelRoad
- Property Lines - Core
- 106 - ParcelWaterCombine
- - - 109 - ParcelSplit
- 205 - TwpClosure
- 100 - Parcel
- 107 - ParcelWater
- 201 - SubClosure



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



Zoning Board of Appeals
Office of the City Council
5460 ARDEN, SUITE 505
WARREN, MI 48092
P: (586) 258-2060
F: (586) 268-0606

NOTICE OF PUBLIC HEARING

The Warren Board of Appeals will hold a Public Hearing in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan on:

WEDNESDAY: MARCH 9, 2022 at 7:30 P.M.

*****It is requested that a mask be worn while in the building.*****

Applicant: GENERAL MOTORS COMPANY (TODD DAVIS)
Common Description: 30100 MOUND

VARIANCE(S) REQUESTED: Permission to:

Retain existing Gate 2 glass house and allow a vehicle maneuvering area no less than 130 ft. from the west property line.

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THIS NOTICE BE SENT TO THOSE PERSONS OWNING PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED.

IF THE ADDRESS THIS NOTICE IS MAILED TO CONTAINS MORE THAN FOUR (4) DWELLING UNITS LEASED BY DIFFERENT PERSONS, THIS NOTICE SHALL BE POSTED AT THE PRIMARY ENTRANCE.

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 – at least 48 hours in advance of the meeting to request assistance.

You may e-mail: njones@cityofwarren.org or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Patrick Green, (Mayor Pro Tem) President, At Large
Gary Watts, Vice-President, Dist. 4
Mindy Moore, Secretary, Dist. 3

Jonathan Lafferty, Asst. Sec'y, Dist. 2
Angela Rogensues, At Large

Ronald Papandrea, Dist. 1
Eddie Kabacinski, Dist. 5

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: VISA DEVELOPMENT
REPRESENTATIVE: SALVATORE DIMERCURIO
COMMON DESCRIPTION: 23445 SCHOENHERR (INCLUDES 23543 SCHOENHERR, 12/13/26/430-011, IN PROCESS OF LOT COMBINATION
PARCEL NUMBER: 12-13-26-430-009
ZONED DISTRICT: MZ, M-2, R-1-P

REASON: Petitioner seeks variances regarding construction of a new building.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 - INDUSTRIAL STANDARDS. (A) Front yards. 2. in an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in m-2 zones, yards fronting on a major thoroughfare as defined by the master thoroughfare plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet.

VARIANCES REQUESTED: Permission to:
Allow hard surface parking up to the front property line.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/27/2022 02/16/2022 (M) (P) (C)

1/27/2022
23445
365

**16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED
A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR
COMMERCIAL SUBMISSIONS**

**CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE**

PLEASE PRINT OR TYPE

Name of Applicant: VISA DEVELOPMENT

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different): _____

Name of Representative: SALVATORE DI MERCURIO Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

Address of Property: 23445 SCHONHERR RD, WARREN, MI 48089

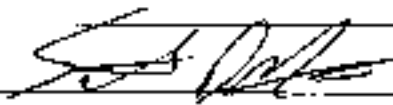
Parcel I.D. No. (as shown on tax bill): 13-26-430-009

Purpose of Request: Non-use variance - see attached document for explanation

- Allow hard surface parking up to the property line
- Waive 4,980 sq ft of parking

Please explain the nature of your hardship:

We have designed an M-2 Facility with the proper amount of parking per the M-2 District for owner's proposed use of the property, and located the parking to match adjacent existing developments. Additional parking would be unnecessary burden

Signature:  Date: 1/26/2022

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does NOT affect or rescind any requirement of the ordinance to obtain site plan approval, Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations.

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE VISA DEVELOPMENT SALVATORE DIMERCURIO

OF _____

Address, City, State _____ Zip _____ Telephone _____
THE PARTNER / OWNER OF VISA DEVELOPMENT
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT WE
_____/RECORDED LAND CONTRACT PURCHASER(S) X /RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,
MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT VISA DEVELOPMENT SALVATORE DIMERCURIO
Name(s) of Person(s)

THE PARTNER / OWNER OF VISA DEVELOPMENT
Title of Officer Name of Company

OF _____
Address, City, State _____ Zip _____ Telephone _____

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 26th DAY OF January, 2022, BEFORE ME PERSONALLY CAME
Salvatore Dimercurio, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT He DID SO OF His OWN FREE WILL AND DEED.



Diane K Platowshi
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 5-25-2027

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure to answer any question from the Board could result in your request being delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

Non-use variances relate to the modification of applicable area, dimension or structural regulations. The concurring vote of five (5) members of the Board shall be required to approve a non-use variance. **No variation from the provisions or requirements of this article shall be authorized by the Board unless the Board finds that the applicant has demonstrated all of the following to establish there is a practical difficulty in complying with the article requirement.**

The reason you are seeking the variance must be something that is beyond your control. You cannot justify approval of a variance on the simple contention that it is inconvenient to follow the rules. What extraordinary situation affects only your property and no others in the vicinity or zone?

Use the space provided below to demonstrate how your request will meet the following criteria for a non-use variance.

Unreasonable impact/burden. Strict compliance with area, setback, frontage, height, bulk or density requirements would unreasonably prevent the applicant from using the property for a permitted purpose, or would be unnecessarily burdensome.

We have complied with the amount of parking required by the anticipated use of the M-2 facility. To have additional area for parking would be unnecessarily burdensome for the owner's anticipated use of the M-2 facility.

Not self-imposed. The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

This property was used for residential at one time. The home has been removed and rezoned to M-2. The property has been combined with the property next door to the north, also zoned M-2, and a small parking zoning district has been changed to M-2 so the site is now in compliance with the City's Master Plan for this area.

Property unique. The property has unique physical features or characteristics; or the plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

Having multiple residential properties in an M-2 Zoning District is a unique circumstance for this property. The neighborhood has changed to M-2 use, so this proposed use will match the surrounding property around it.

Not a detriment. Granting the variance will not result in detriment to nearby properties; will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area, and will not cause public safety concerns.

The proposed use will match what is surrounding the site, therefore this use will be contextual with the adjacent uses and zoning all around it.

Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

The proposed site design allows for the M-2 facility to exist with adequate parking and access around the entire building for safety. No additional issues are being considered for this development. The site plan has been designed to meet the requirements of the City of Warrens Zoning ordinance for M-2 use.

Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

The parking will be in line with adjacent properties to the North and South of the property's front yard parking.

23467 Schoenherr

1/13/99

Also known as 13-26-43D-008

Lonnie Holman, GRANTED 1) To retain a 20' x 20' (400 sq ft) accessory building existing to no less than two (2) feet from the south property line, in addition to an existing 27.3' x 24.9' (660.8 sq ft) attached garage. 2) To allow 1060.8 sq ft of accessory buildings. 3) To expand a non-conforming use.

23511 Schoenherr

12/13/2000

MR. LONNIE HOLMAN, 23511 Schoenherr, Also Known as 13-26-43D-007 - GRANTED request to construct a 1,000 sq. ft. garage in an R-1-P district in the rear yard of an existing non-conforming residential dwelling that is located in an M-2 zoned district.

23445 Schoenherr Rd.

John and Esther Deleske

Request denied at the Meeting of November 14, 1973 to operate ceramic business school in two-story garage.

PUBLIC HEARING: 9/23/2020

APPLICANT: Visa Development,
Salvatore Dimercurio

REPRESENTATIVE:
COMMON DESCRIPTION:

Visa Development
23543 Schoenherr (Includes 23467 & 23511) -
Recent parcel combination)

LEGAL DESCRIPTION:
ZONE:

12-13-26-43D-011
M-2

VARIANCES REQUESTED: Permission to

1. Waive 9 600 sq. ft. of off-street parking.
2. Allow hard surface parking up to the property line.
3. Allow a building to within 47 ft. of the front property line.
4. Waive the required greenbelt or wall along south property line.

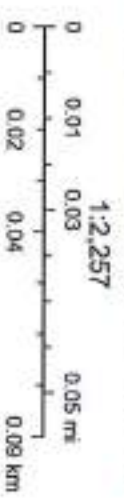
The petitioner's request was **APPROVED** as written.

ArcGIS Web Map



2/15/2022, 4:57:16 PM

- Platted Area Boundaries
- Property Area Boundaries
- Property Lines - Retired
- Property Lines - Drafting Detail
- Property Lines - TickMark
- Property Lines - MiscOrUnknown
- Property Lines - Retired
- Property Lines - Core
- Property Lines - Parcel
- 300 - LandHooks
- 306 - TraversalLines
- 307 - LeaderLines
- 308 - ExtentTickMark
- 314 - PrivateClaim
- 100 - Parcel



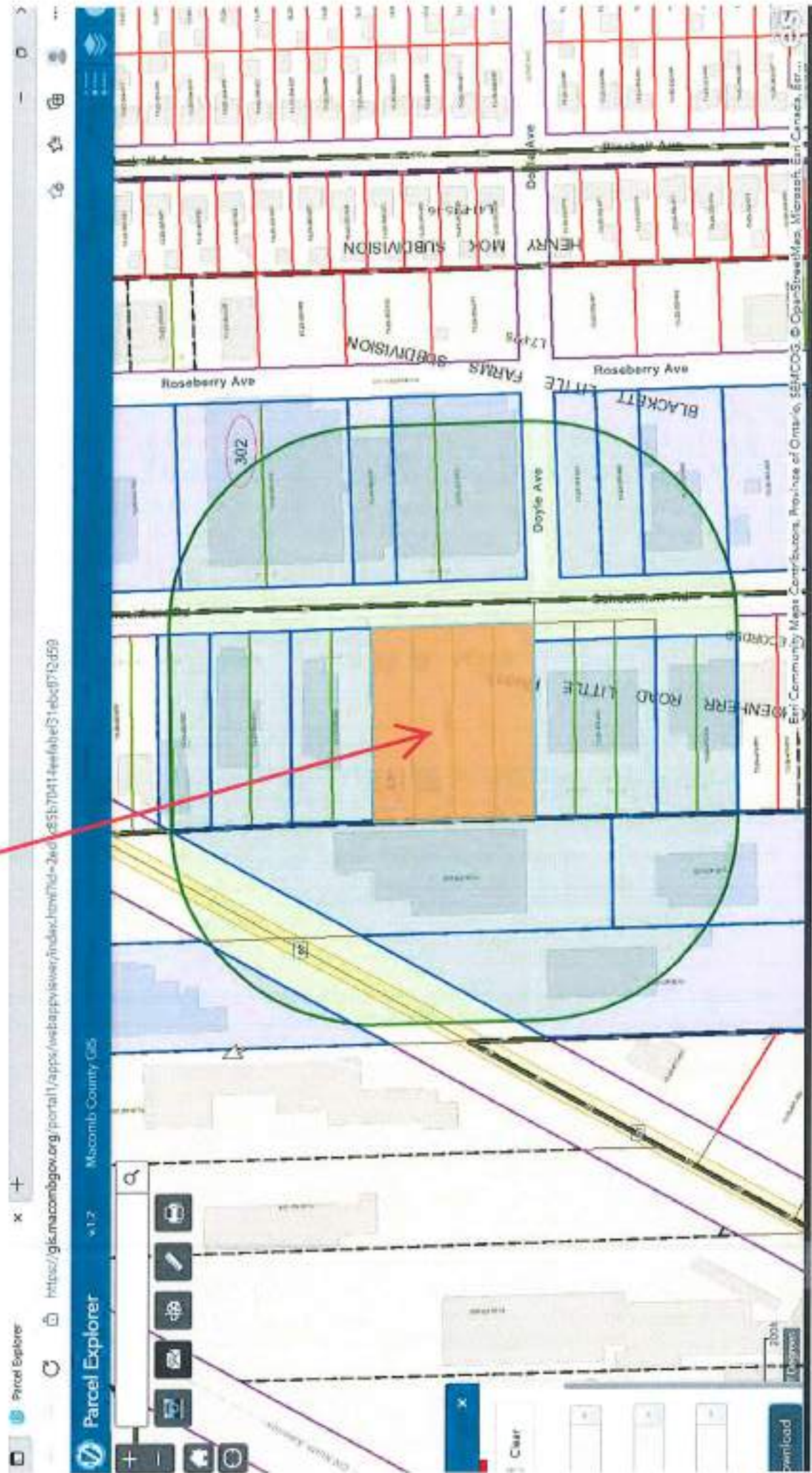
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ArcGIS Web AppBuilder

23445 α 43040 0010000000

13-26-430-012

14



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



Zoning Board of Appeals
Office of the City Council
5460 ARDEN, SUITE 505
WARREN, MI 48092
P: (586) 258-2060
F: (586) 268-0606

NOTICE OF PUBLIC HEARING

The Warren Board of Appeals will hold a Public Hearing in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan on:

WEDNESDAY: MARCH 9, 2022 at 7:30 P.M.

*****It is requested that a mask be worn while in the building.*****

Applicant: VISA DEVELOPMENT
Common Description: 23445 SCHOENHERR (INCLUDES 23543 SCHOENHERR, IN PROCESS OF LOT COMBINATION)

VARIANCE(S) REQUESTED: Permission to:
Allow hard surface parking up to the front property line.

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THIS NOTICE BE SENT TO THOSE PERSONS OWNING PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED.

IF THE ADDRESS THIS NOTICE IS MAILED TO CONTAINS MORE THAN FOUR (4) DWELLING UNITS LEASED BY DIFFERENT PERSONS, THIS NOTICE SHALL BE POSTED AT THE PRIMARY ENTRANCE.

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 - at least 48 hours in advance of the meeting to request assistance.

You may e-mail: njones@cityofwarren.org or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Patrick Green, (Mayor Pro Tem) President, At Large
Gary Watts, Vice-President, Dist. 4
Mindy Moore, Secretary, Dist. 3

Jonathan Lafferty, Asst. Sec'y, Dist. 2
Angela Rogensues, At Large

Ronald Papandrea, Dist. 1
Eddie Kabacinski, Dist. 5

CITY OF WARREN

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: ROLAR PROPERTY SERVICES, INC.

REPRESENTATIVE: DAVID LAWRASON

COMMON DESCRIPTION: 5860 FRAZHO

PARCEL NUMBER: 12-13-20-427-034

ZONED DISTRICT: M-2

REASON: Petitioner seeks variances related to new site plan and outdoor storage.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 - INDUSTRIAL STANDARDS.(P)Fire and safety hazards (the storage and handling of flammable liquids, liquefied petroleum gases and explosives shall comply with state rules and regulations as established by Public Act No. 207, P.A. 1941 [MCL 29.1 ET SEQ.], as amended, and in addition the following regulations shall apply): bulk storage of flammable liquids, liquid petroleum gases and explosives allowed above ground if conditions meet those established by Chapter 13 of the Warren Codified Ordinances - Fire Prevention and Protection and Michigan Flammable Liquids Regulations as amended. Not allowed in M-1 & M-2 zones. In M-3 & M-4 zones: All tanks shall be located not less than one hundred fifty (150) feet from property lines.

(S) OPEN STORAGE OTHER THAN JUNK All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval. The area shall be enclosed on three (3) sides by chain link fencing with metal/plastic slats used for screening as deemed necessary by the Planning Commission. The designated area shall always be hard surfaced. In M-1 & M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line unless the size of the lot is less than one hundred fifty (150) feet in depth in which case the Planning Commission may allow the designated area to be located no closer than twenty-five (25) feet from the front property line

(A) FRONT YARDS: M-2 25 ft. 2. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the Master Thoroughfare Plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet. (b) Side yards, and rear yards; 20 ft. each.

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.

VARIANCES REQUESTED: Permission to:

- 1. Retain above ground fuel tanks in an M-2 zone. USE
2. Retain above ground fuel tanks no less than 32 ft. 2 in. from the south property line. USE

3. Retain above ground fuel tanks no less than 115 ft. 9 in. from the east property line. **USE**
4. Allow open storage no less than 3 ft. 11 in. from the east property line.
5. Allow open storage no less than 12 ft. 6 in from the north property line.
6. Allow open storage on a non-hard (gravel) surface.
7. To construct a salt dome no less than 14 ft. from the south property line.
8. To retain hard surfacing no less than 16 ft. from the east property line.
9. To retain chain link fence that extends past the front building line no less than 3 ft. 11 in. from the east property line

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 02/11/2022 02/17/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: ROLAR PROPERTY SERVICES, INC.

Your request for **BUILDING PERMIT** has been **REJECTED**, as it does not meet the requirements of the City of Warren Zoning Ordinance #30 as follows:

SECTION 17.02 INDUSTRIAL STANDARDS
SECTION 4D.32 LOCATION

It is necessary for you to make application to the Zoning Board of Appeals to obtain a variance for the above noted sections.

dwenson, Zoning Inspector

#57407
DUBOW
2/11/22
David Lawason

**16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED
A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR
COMMERCIAL SUBMISSIONS**

**CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE**

PLEASE PRINT OR TYPE

Name of Applicant: Rolai Property Services, Inc.

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different): LM Investments LLC 35735 Stanley Sterling Heights, MI 48312

Name of Representative: David Lawason Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

Address of Property: 5880 Frazho Road Warren, MI 48093

Parcel I.D. No. (as shown on tax bill): 12-13-20-427-036

Purpose of Request: To obtain the following variances needed to accomodate submitted site plan: 1. To retain above ground fuel tanks

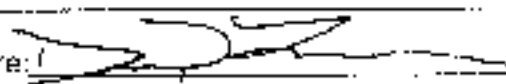
2. To have open storage area closer than seventy-five feet (75 ft.) / within setback areas to Frazho Road & Mound Road Service Drive

3. To allow open storage on stone/gravel 4. To construct salt dome fourteen feet (14 ft.) from the south property line

5. To waive 7,749.50 Sq.Ft. of parking 6. To retain hard surfacing located within 16 ft. of the east property line in Southeast corner of site

7. To retain the chain link fence in front setback area of Frazho Road & Mound Road Service Drive

Please explain the nature of your hardship:
See attached

Signature:  Date: 2/11/22

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does NOT affect or rescind any requirement of the ordinance to obtain site plan approval, Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Marco Pierobon
Name(s) of Person(s)

OF _____
Address, City, State _____ Zip _____ Telephone _____

THE Member OF CM Investments, LLC
Title of Officer Name of Company

BLING DULY SWORN, DEPOSE(S) AND SAY(S) THAT It

_____ /RECORDED LAND CONTRACT PURCHASER(S) /RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN, MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT David Lawson
Name(s) of Person(s)

THE President OF Rolar Property Services, Inc
Title of Officer Name of Company

OF _____
Address, City, State _____ Zip _____ Telephone _____

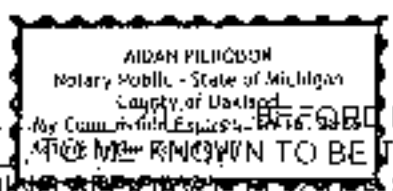
I AM (MY) OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

FURTHER, DEPONENT SAYS NOT. SIGNED [Signature] _____ S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Calhoun



ON THIS 19th DAY OF February, 2022 BEFORE ME PERSONALLY CAME
AND WHO EXECUTED THE FOREGOING AFFIDAVIT FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Marco Pierobon DID SO OF his OWN FREE WILL AND DEED.

Aidan Piliobon
NOTARY PUBLIC, Calhoun COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 1-16-2026

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure to answer any question from the Board could result in your request being delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

Page 1 Hardship:

In February 2020, Rolar Property Services, Inc. put 5860 Frazho under a purchase contract. Due to Covid, a lease was executed to take possession, as the bank & the SBA were not providing financing due to COVID, and Rolar took possession of the property. The property had existing fencing and existing open space that appeared it was previously used for storage. After taking possession, I was informed of the procedure to work with the various City of Warren departments to get a Certificate of Compliance. I had no idea that the property, in its current layout, had dimensional setbacks that effected the utilized area of the property

The purpose of this variance application is to utilize the land available for parking and storage of company fleet vehicles and equipment. With current setbacks, company cannot store and/or park vehicles and equipment necessary to operate day to day business operations, as well as provide parking for employees. The vehicles and equipment are used daily and provided to employees to perform their job duties at various off-site locations. Since most employees are offsite, it is requested to waive 7,749.50 Sq.Ft. of parking to utilize that space for open storage and parking of company vehicles, equipment as well as employee vehicles as needed. The indoor shop space of 14,000 Sq. Ft. that is used in part for parking footage calculation, has 4 full time onsite employees.

The construction of salt dome is an industry best practice for storage of salt to prevent runoff into storm system. The measurement of 14 ft. from south property line is in line with the existing south wall of building. The onsite fuel tanks are necessary to the day to day operation of the company fleet.

Non-use variances relate to the modification of applicable area, dimension or structural regulations. The concurring vote of five (5) members of the Board shall be required to approve a non-use variance. No variation from the provisions or requirements of this article shall be authorized by the Board unless the Board finds that the applicant has demonstrated all of the following to establish there is a practical difficulty in complying with the article requirement.

The reason you are seeking the variance must be something that is beyond your control. You cannot justify approval of a variance on the simple contention that it is inconvenient to follow the rules. What extraordinary situation affects only your property and no others in the vicinity or zone?

Use the space provided below to demonstrate how your request will meet the following criteria for a non-use variance.

Unreasonable impact/burden. Strict compliance with area, setback, frontage, height, bulk or density requirements would unreasonably prevent the applicant from using the property for a permitted purpose, or would be unnecessarily burdensome.

The current setbacks do not allow the available open land space from being utilized for company operations, mainly parking and/or storing company owned vehicles, equipment, and trailers that are necessary for day to day off site operations. The setbacks also limit space for employees to park. Allowing the open storage to remain on gravel minimizes the economic burden to provide hard surface.

Not self-imposed. The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

The layout of property, hard surfaces, and fencing was existing prior to executing a lease and putting the building under contract. I would not have known that the setbacks were within the fenced areas in an M-2 property that appeared to have open storage and parking areas, and appeared that is what it was previously utilized for.

Property unique. The property has unique physical features or characteristics; or the plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

The property is situated on a corner. It has ingress/egress to both Frazho Road and Mound Road. The hard surfacing 16 ft. of east property line is connected to the ingress/egress to Mound Service Drive, and is utilized for parking. The property where open storage is requested has only one adjacent property which is zoned as same and is utilized for open storage as well.

Not a detriment. Granting the variance will not result in detriment to nearby properties; will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area; and will not cause public safety concerns.

Adjacent corner M-2 property has open storage, as well as open storage on gravel. The fencing for the open storage area will be screened to limit visibility into area. Changing the setbacks will not affect the surrounding properties as the area has existing fencing and the area affected by the setbacks is within the existing fencing footprint. The wall dome is to be constructed has a height of 18'6" H which is lower than existing building height, and will be at the same setback as existing building which a previous variance was issued.

Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

Property has open space that cannot be used to full potential due to existing setbacks. The existing setbacks run through the existing utilized property.

Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

The variances are necessary in order to run day-to-day operations from this location. The vehicles and equipment that are parked and/or stored in this space are utilized daily at off-site locations and transport our employees to job sites to perform their work.

A land use variance allows property to be used for a specific use that otherwise is prohibited in the applicable zoning district. The concurring vote of six (6) members of the Board shall be required to approve a land use variance. A land use variance shall not be authorized by the Board unless the Board finds that the applicant has demonstrated all of the criteria to establish an unnecessary hardship.

The reason you are seeking the variance must be something that is beyond your control. You cannot justify approval of a variance on the simple contention that it is inconvenient to follow the rules. What extraordinary situation affects only your property and no others in the vicinity or zone?

Use the space provided below to demonstrate how your request will meet the following criteria for a land-use variance.

Property cannot be used as zoned. The characteristics of the property are such that it cannot be used for any use permitted in the zoning district; or the property can only be used for a permitted use at a prohibitive expense and therefore, will not yield a reasonable rate of return; or the characteristics of the property render it valueless or to have only distress value for any of the uses permitted by the zoning district; or this article as it applies to the property is unreasonable and arbitrary; or confiscatory.

The size of the property, even if zoned M3, would not accommodate the tanks. Below ground fuel tanks for scale of day-to-day operations is extremely cost prohibitive to install. Warren Fire Marshall approved location due to safety protocols implemented, the size of tanks, and type of tank - double-walled containment system

Not self-imposed. The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

Moved business to property with ideas that above ground fuel tanks would be accommodated in M2 Zoning. Was not aware that fuel tanks would need to be below ground. I had seen other properties with above ground fuel tanks in the area prior to moving to Warren.

Property unique. The property has unique physical features or characteristics or the plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

The property is situated on a corner of Mound Service Drive and Frazho Rd with only one adjacent property. It is surrounded by fencing to be screened. The property even if rezoned to M3, would not be able to accommodate tanks due to size of property. The Fire Marshall, Dave Evans, approved the location due to the fact that the tanks are surrounded and protected by concrete barriers and concrete walls of the building that is used for storage.

Not a detriment. Granting the variance will not result in detriment to nearby properties; will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area; will not alter the essential character of the area, and will not cause public safety concerns.

There is no air or light impairment. Visually the tanks will not be seen, and are protected by concrete barriers

Necessary. The land use variance is necessary for the preservation and enjoyment of the property.

The fuel tanks are needed maintain day-to-day operation of businesses

5860 FRAZHO

WILLIAM Z. PREPOLEC

TABLED AT MEETING DECEMBER 15, 1976 UNTIL
MEETING JANUARY 19, 1977.

GRANTED AT MEETING JAN. 19, 1977, TO ERECT
A 70' X 100' (7,000 SQ. FT.) BUILDING TO
THE WEST SIDE PROPERTY LINE.

5860 FRAZHO RD.

PREPOLEC LIFT TRUCK SERVICE

Granted permission at the meeting of 6-14-89 to construct
a 35 ft. X 69 ft. addition to the south and west
property lines. Also, permission was granted to hard-
surface and retain the existing, hardsurfaced parking
to no less than 5 ft. of the property line along Mound
Rd. for parking purposes.

5860 Frazho Rd.

Prepolec Lift Truck Service, Incorporated

Granted permission to construct a 56-foot 8-inch x
66-foot, L-shaped addition, including covered
truckwell, to no less than 3 feet of the south
(rear) property line. Also, permission was granted
to hardsurface to no less than 25-feet of the
property line along Mound Rd. for parking purposes.

September 9, 1992

5860 Frazho





10/17/2001

BLACKWOOD ENTERPRISE II, LLC, 5860 Frazho, Also Known As
13-20-427-034 GRANTED request to construct a 15.8' x 18.25' (288.35
sq. ft.) addition to no less than 3' of the rear property line.

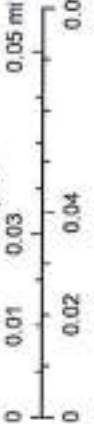
ArcGIS Web Map



2/16/2022, 3:22:00 PM

-  Platted Area Boundaries
-  Property Area Boundaries
-  Property Lines - Retired
-  Property Lines - Drafting Detail
-  304 - LandHooks
-  306 - TraversalLines
-  307 - LeedertLines
-  300 - TickMark
-  301 - MiscOrUnknown
-  303 - TextOvals
-  308 - ExtentTickMark
-  314 - PrivateClaim
-  Property Lines - Core
-  100 - Parcel

1:2,257



5860 ΓΙΑΖΙΟΥ
13-20-427-034

301





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

Zoning Board of Appeals
Office of the City Council
5460 ARDEN, SUITE 505
WARREN, MI 48092
P: (586) 258-2060
F: (586) 268-0606

NOTICE OF PUBLIC HEARING

The Warren Board of Appeals will hold a Public Hearing in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan on:

WEDNESDAY: MARCH 9, 2022 at 7:30 P.M.

*****It is requested that a mask be worn while in the building.*****

Applicant: ROLAR PROPERTY SERVICES, INC. -USE-

Common Description: 5860 FRAZHO

VARIANCE(S) REQUESTED: Permission to: -USE-

- 1) Retain above ground fuel tanks in an M-2 zone. **USE**
- 2) Retain above ground fuel tanks no less than 32 ft. 2 inches from the south property line. **USE**
- 3) Retain above ground fuel tanks no less than 115 ft. 9 inches from the east property line. **USE**
- 4) Allow open storage no less than 3 ft. 11 inches from the east property line.
- 5) Allow open storage no less than 12 ft. 6 inches from the north property line.
- 6) Allow open storage on a non-hard (gravel) surface.
- 7) Construct a salt dome no less than 14 ft. from the south property line.
- 8) Retain hard surfacing no less than 16 ft. from the east property line.
- 9) Retain a chain link fence that extends past the front building line no less than 3 ft. 11 inches from the east property line.

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THIS NOTICE BE SENT TO THOSE PERSONS OWNING PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED.

IF THE ADDRESS THIS NOTICE IS MAILED TO CONTAINS MORE THAN FOUR (4) DWELLING UNITS LEASED BY DIFFERENT PERSONS, THIS NOTICE SHALL BE POSTED AT THE PRIMARY ENTRANCE.

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 – at least 48 hours in advance of the meeting to request assistance.

You may e-mail: njones@cityofwarren.org or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Patrick Green, (Mayor Pro Tem) President, At Large
Gary Watts, Vice-President, Dist. 4
Mindy Moore, Secretary, Dist. 3

Jonathan Lafferty, Asst. Sec'y, Dist. 2
Angela Rogensues, At Large

Ronald Papandrea, Dist. 1
Eddie Kabacinski, Dist. 5

CITY OF WARREN

ZONING BOARD OF APPEALS--APPEAL

TRANSMITTAL OF RECORDS PURSUANT TO SECTION 20.09

APPLICANT: RAGHEED AKRAWI, EAST TEN MILE ASSOCIATE, LLC
REPRESENTATIVE: CHRISTINE JABER
COMMON DESCRIPTION: 3839 TEN MILE
PARCEL NUMBER: 12-13-19-479-010
ZONED DISTRICT: M-2

REASON: Petitioner seeks to appeal the Chief Zoning Inspector's determination regarding their property.

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.

VARIANCES REQUESTED: Permission to:

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

Previous Variance Requested: See attached sheet

Re: 3839 East 10 Mile, Warren

Christine

Mon 2/28/2022 12:09 PM

To: Nicole Jones <njones@cityofwarren.org>

Cc: Christine

1 attachments (149 KB)

3.9.2022 Agenda.pdf

Hello,

As per our conversation today, please adjourn our hearing until the April 13, 2022 date scheduled due to my unavailability on March 9th, 2022.

I thank you for your time and assistance in this matter. Feel free to contact me with any questions or concerns. (313) 7027070

Respectfully,

Christine Jaber

Sent from my iPhone

On Feb 25, 2022, at 3:40 PM, Christine wrote:

Hello Ms. Jones,

I may need to request an adjournment of this date for the April calendar regarding 3839 East 10 Mile.

Please call me at your earliest convenience.

Respectfully,

Christine Jaber

Sent from my iPhone

On Feb 24, 2022, at 5:04 PM, Nicole Jones <njones@cityofwarren.org> wrote:

Hello,

MWMM
1/19/2022
\$250.00

CITY OF WARREN ZONING BOARD OF APPEALS

APPLICATION FOR APPEAL

PLEASE PRINT OR TYPE

Name of Applicant: Raymond Akrawi, East Ten Mile Associates, LLC

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different) East Ten Mile Associates, LLC
(same address)

Name of Representative: Christine Jaher Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

Address of Property 3889 East Ten Mile Road, Warren, Michigan 48091

Parcel I.D. No. (as shown on tax bill): 13-19-479-010

Purpose of Request: _____

Approve March, 2021 Application
Medical Marijuana Facility (Caregiver)

Demonstrate why you are an aggrieved party:

see attached

Signature: Raymond Akrawi Date: 1/19/22

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does NOT affect or rescind any requirement of the ordinance to obtain site plan approval, Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE RAGHEED AKRAWI of EAST 10 MILE & ASSOCIATES, LLC
Name(s) of Person(s)

OF _____
Address, City, State _____ Zip _____ Telephone _____
THE OWNER OF EAST 10 MILE & ASSOCIATES
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
_____/RECORDED LAND CONTRACT PURCHASER(S) I /RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,
MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Christine Taber
Name(s) of Person(s)

TITLE AGENT OF EAST 10 MILE & ASSOCIATES, LLC
Title of Officer Name of Company

OF _____
Address, City, State _____ MICHIGAN Zip _____ Telephone _____

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

FURTHER, DEPONENT SAYS NOT.

SIGNED Ragheed Akrawi L.S.
SIGNED Ragheed Akrawi L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Wayne

ON THIS 11th DAY OF February, 2022, BEFORE ME PERSONALLY CAME
RAGHEED AKRAWI, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT HE DID SO OF HIS OWN FREE WILL AND DEED.

JENNIFER KASANO
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES NOV 12, 2024
ACTING IN COUNTY OF Wayne MY COMMISSION EXPIRES: Nov. 12, 2024

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure to answer any question from the Board could result in your request being delayed or denied. IT IS THEREFORE RECOMMENDED THAT YOU appear in person.

3839 Ten Mile

2/28/2018

LEGAL DESCRIPTION: 13-19-479-010

VARIANCES REQUESTED: Permission to

Allow a medical marihuana facility to be located 464 feet from a R-1-C zone

This matter was RESCHEDULED to MARCH 14, 2018.

3839 Ten Mile

3/14/2018

LEGAL DESCRIPTION: 13-19-479-010

VARIANCES REQUESTED: Permission to

Allow a medical marihuana facility to be located 464 feet from a R-1-C zone

The petitioner's request was RESCHEDULED to March 28, 2018 per the petitioner's request.

PUBLIC HEARING. 7/14/2021

APPLICANT: Ragheed Akrawi

(Rescheduled from 5/23/2021)

REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 3839 Ten Mile
LEGAL DESCRIPTION: 13-19-479-010
ZONE: M-2

VARIANCES REQUESTED: Permission to

Allow a medical marijuana facility to be located 464.3 feet from an R-1-C zone.

ORDINANCES and REQUIREMENTS:

Section 4G.05 - Growing, Processing, Secure Transporter, and Co-location Facilities: Medical marijuana growing, processing, secure transporter, and co-location facilities are permitted in M-1, M-2, M-3 and M-4 zones, if the facility is located, at the time of local license application submittal: (1) at least 500 feet from the nearest lot line of a l of the following: (a) An R-1-A, R-1-B, R-1-C, R-2, R-3, R-3-A, R-4 and R-5 zones.

The petitioner's request was **REMOVED**, per the petitioner

PUBLIC HEARING. 3/28/2018

APPLICANT: GINO GRAHA

(RESCHEDULED FROM 02/28/18 AND 3/14/18)

REPRESENTATIVE: SAME AS ABOVE
COMMON DESCRIPTION: 3839 TEN MILE
LEGAL DESCRIPTION: 13-19-479-010
ZONE: M-2

VARIANCES REQUESTED. PERMISSION TO

ALLOW A MEDICAL MARIHUANA FACILITY TO BE LOCATED 464 FEET FROM A R-1-C ZONE

ORDINANCES AND REQUIREMENTS:

SECTION 17.02 - INDUSTRIAL STANDARDS: ALL USES NOT HERELN EXPRESSLY PROHIBITED SHALL COMPLY WITH THE FOLLOWING TABLE OF STANDARDS (AA) MEDICAL MARIHUANA FACILITY AS DEFINED BY SECTION 2.93 OF THIS ZONING ORDINANCE.

SECTION 17.02 - INDUSTRIAL STANDARDS: A MEDICAL MARIHUANA FACILITY IS EXCLUSIVELY PERMITTED IN M-1, M-2 AND M-3 ZONES, IF THE FACILITY, THE OWNER, AND ANY OCCUPANTS MEET ALL OF THE FOLLOWING REQUIREMENTS: 11 THE FACILITY IS LOCATED AT LEAST FIVE HUNDRED (500) FEET FROM THE NEAREST LOT LINE OF ANY OF THE FOLLOWING: (A) RESIDENTIAL ZONING DISTRICTS, R-1-A, R-1-B, R-1-C, R-2, R-3, R-3 A, R-4, R-5 AND ANY MIXED RESIDENTIAL ZONES INCLUDING BUT NOT LIMITED TO A PLANNED UNIT DEVELOPMENT AND THE DOWNTOWN CENTER.

THE PETITIONER'S REQUEST WAS WITHDRAWN BY THE PETITIONER

2021 WARREN

