



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, Ste. 505  
Warren, MI 48092  
Ph. (586)258-2060  
Fax: (586)268-0606

**A Regular Meeting of the Zoning Board of Appeals  
Wednesday, June 8, 2022 at 7:30 p.m. in the Warren Community Center  
Auditorium, 5460 Arden, Warren, Michigan 48092.**

Site plans are available for viewing in the Building Department of  
City Hall at 1 City Square, 3<sup>rd</sup> Floor, Warren, 48093.  
Please call: (586) 574 - 4504

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES OF the **Regular Meeting of May 25, 2022.**

6. PUBLIC HEARING: **APPLICANT: Joshua Niblack**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 12916 Stanley  
LEGAL DESCRIPTION: 13-14-204-001  
ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Erect a 20 ft. x 12 ft. = 240 square ft. patio awning, in addition to the existing 528 square ft. garage, for a total of 768 square ft. of accessory structures.

**ORDINANCES and REQUIREMENTS:**

**Section 7.01 – Uses Permitted:** (I) All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

7. PUBLIC HEARING: **APPLICANT: Friends of Foster Kids / Theresa Toia**  
REPRESENTATIVE: Theresa Toia  
COMMON DESCRIPTION: 11099 Dodge  
LEGAL DESCRIPTION: 13-34-201-024  
ZONE: R-1-P

**VARIANCES REQUESTED: Permission to**

Replace an existing front porch and steps to no less than 17 ft. 11 inches from the front property line.

**ORDINANCES and REQUIREMENTS:**

**Section 8.05 – Front Yard:** Each lot in R-1-P districts shall have a front yard not less than twenty-five (25) feet in depth.

- |    |                     |                                                        |
|----|---------------------|--------------------------------------------------------|
| 8. | PUBLIC HEARING:     | <b>APPLICANT: Great Lakes Development Ventures LLC</b> |
|    | REPRESENTATIVE:     | Nicholas Plomaritis                                    |
|    | COMMON DESCRIPTION: | 25185 Easy                                             |
|    | LEGAL DESCRIPTION:  | 13-24-451-003                                          |
|    | ZONE:               | M-2                                                    |

**VARIANCES REQUESTED: Permission to**

Allow 10 ft. wide parallel parking spaces.

**ORDINANCES and REQUIREMENTS:**

**Section 4.32:** (l) All spaces that abut a continuous curb required in accordance with Section 16.07 of this ordinance or a common property line shall be laid out in the following dimensions, including off-street maneuvering lanes: parallel: 12 ft. width.

- |    |                     |                                             |
|----|---------------------|---------------------------------------------|
| 9. | PUBLIC HEARING:     | <b>APPLICANT: Global Signs &amp; Awning</b> |
|    | REPRESENTATIVE:     | Ayad Sitto                                  |
|    | COMMON DESCRIPTION: | 22856 Dequindre                             |
|    | LEGAL DESCRIPTION:  | 13-31-101-022                               |
|    | ZONE:               | MZ, R-1-C, M-2                              |

**VARIANCES REQUESTED: Permission to**

Allow an additional wall sign 148 in. x 39 in. = 40.08 square ft. on the north elevation, in addition to the existing 40 square ft. of wall signage. Total wall signage for this business 80.08 square ft.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2):** C) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

- |     |                     |                                              |
|-----|---------------------|----------------------------------------------|
| 10. | PUBLIC HEARING:     | <b>APPLICANT: Global Signs &amp; Awnings</b> |
|     | REPRESENTATIVE:     | Ayad Sitto                                   |
|     | COMMON DESCRIPTION: | 22862 Dequindre                              |
|     | LEGAL DESCRIPTION:  | 13-31-101-022                                |
|     | ZONE:               | MZ, R-1-C, M-2                               |

**VARIANCES REQUESTED: Permission to**

Allow 1 additional wall sign 27.64 in. x 177.2 in. = 34.01 square ft. on the south elevation in addition to the existing 40 square ft. of wall signage. Total wall signage for this business 74.01 square ft.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2):** C) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

|                            |                                       |
|----------------------------|---------------------------------------|
| <b>11. PUBLIC HEARING:</b> | <b>APPLICANT: Cannaking Labs, LLC</b> |
| REPRESENTATIVE:            | Jared Toogood                         |
| COMMON DESCRIPTION:        | 22727 Nagel                           |
| LEGAL DESCRIPTION:         | 13-35-102-031                         |
| ZONE:                      | M-3                                   |

**VARIANCES REQUESTED: Permission to**

- 1) Allow a building addition to no less than 50 ft. from the front (east) property line.
- 2) Hard surface to within 50 ft. of the front (east) property line.
- 3) Allow fencing past the front building line and to within 50 ft. of front (east) property line.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02 – Industrial Standards:** (A) Front yards, 150 ft.

**Section 4D.39 – Location:** All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front set back line.

- 12. NEW BUSINESS**
- 13. ADJOURNMENT**

Paul Jerzy  
Secretary of the Board

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2060 – 48 hours in advance of the meeting to request assistance.

6

CITY OF WARREN

**ZONING BOARD OF APPEALS**

**SUMMARY OF VARIANCE REQUEST**

**APPLICANT:** JOSHUA NIBLACK

**REPRESENTATIVE:** JOSHUA NIBLACK

**COMMON DESCRIPTION:** **12916 STANLEY**

**PARCEL NUMBER:** 12-13-14-204-001

**ZONED DISTRICT:** R-1-C

**REASON:** Petitioner wishes to erect a patio awning.

**ORDINANCES and REQUIREMENTS:**

**SECTION 7.01 USES PERMITTED (I)** All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

**VARIANCES REQUESTED:** Permission to:

Erect a 20 ft. x 12 ft. =240 sf patio awning, in addition to the existing 528 sf garage, for a total of 768 sf of accessory structures.

**Previous Variance Requested:** None.

dwenson, Zoning Inspector 05/16/2022 05/18/2022 (M) (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT: JOSHUA NIBLACK**

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 7.01 USES**

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

#950  
Dwyer  
5/11/22

**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

MAY 16 2022

CITY OF WARREN  
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: Joshua A. Niblack

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Email Address \_\_\_\_\_ ☐ prefer email communication

Name and Address of Property Owner (if different) \_\_\_\_\_

Name of Representative: \_\_\_\_\_ Telephone: \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_ ☐ prefer email communication

Address of Property: 12916 Stanley Dr., Warren, MI 48088

Parcel I.D. No. (as shown on tax bill): 12-13-14-204-001

Purpose of Request: Erecting a high quality insulated patio cover on south side of property, covering the existing concrete patio. There is precedence in this neighborhood for covered patios on homes with detached garages - at least <sup>seven</sup> two other homes on the same block have the proposed combination.

Please explain the nature of your hardship:

Disabled Veteran (Total and Permanent) and father of two children under two seeks to decrease energy costs, increase home value, and improve quality of life. Erecting an insulated patio cover on southern side of the home will decrease excessive/extreme direct sunlight in rooms on that side of house, to include a one-month old's nursery. Fairly new A/C unit struggles to cool house due to current conditions, resulting in high energy costs. Further, a patio cover turns an unusable space into a new family area.

Signature: Joshua A. Niblack Date: 15 MAY 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 Joshua A. Niblack  
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 \_\_\_\_\_  
\_\_\_\_\_/RECORDED LAND CONTRACT PURCHASER(S) I/We/It \_\_\_\_\_/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 \_\_\_\_\_ \*  
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 Joshua A. Niblack L.S.  
SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Macomb

ON THIS 16th DAY OF May, 2022, BEFORE ME PERSONALLY CAME  
Joshua Niblack, 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.

MADISON TAKALA  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires Nov. 24, 2027  
Acting in the County of Macomb

Madison Takala  
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 11/24/2027

\*\*\*\*\*

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.

The direct sunlight into windows (to include a newborn's Nursery) has created unmanageable heat on the south side of the house. A fairly new A/C unit struggles to cool the home, and when outside temps reach 90°, the system can't keep up. This is an unnecessary burden. The installation of a patio cover would greatly mitigate the problem.

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

Through no fault of the previous owner or myself was this condition created. The condition is a natural occurrence.

**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.

This property lacks the mature trees most other properties in the area enjoy, to block direct sun light into the southern side of their home, making it a unique characteristic of this home. Adding a patio cover will completely solve this unique problem.

**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 addition of this patio cover will in no way effect nearby properties. It will not impair supply of light or air to adjacent properties. The patio will not impair the property value in the surrounding area - but could only raise value as it will raise the value of my property, and their by raise the comps in the area if I were to sell. Patio does not 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.

Due to lack of mature tree coverage, this back yard/patio receives above average direct sun light. The websites that provide data for solar panel light exposure shows that side of the house receives extreme sunlight, the highest level of exposure possible. The concrete reaches temps in excess of 110° degrees on an 80 degree day.

**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.

At least <sup>seven</sup> two other properties on the same street have covered patios and a detached garage. This variance would allow this house to enjoy the same rights as others on the street.

# 2021 WARREN



12916 Stanley

13-14-204-001

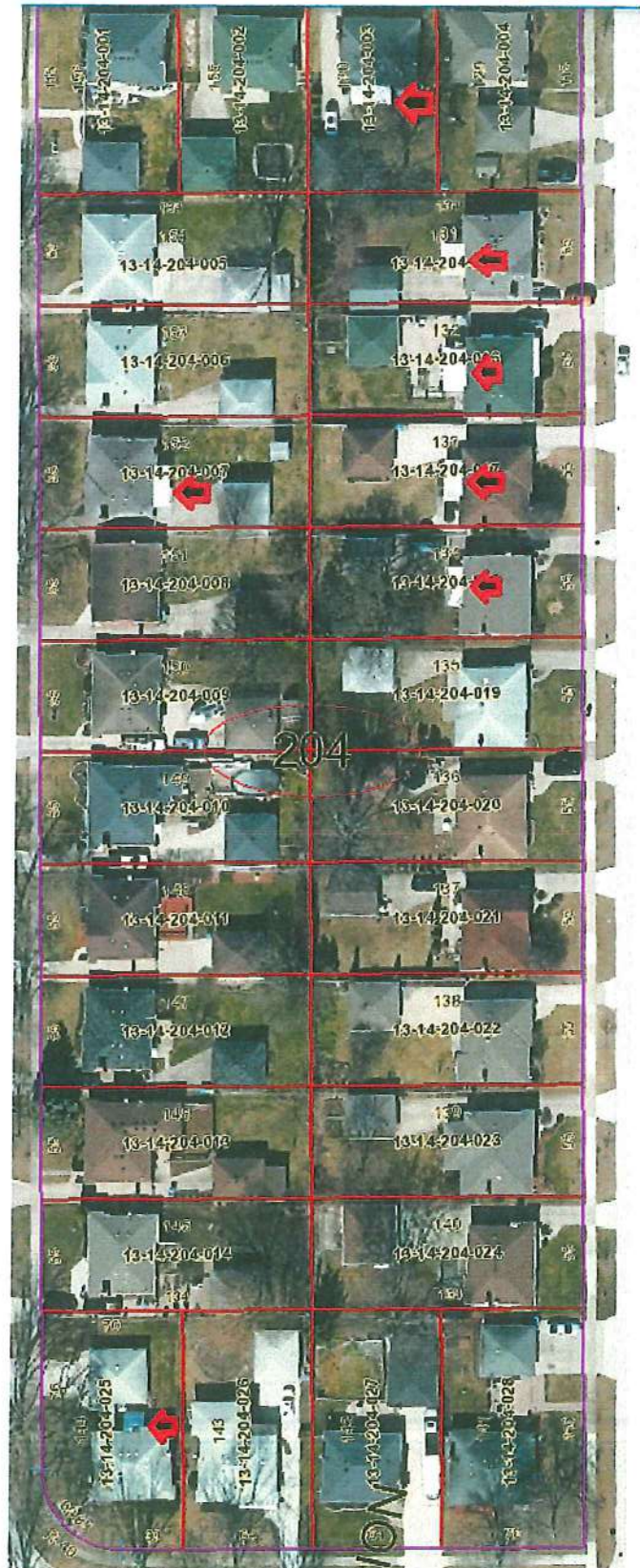
59



# Patio Cover Plans



Precedence for a patio cover exists. On my block alone there are 7 patio covers on homes with detached garages (see red arrows). More exist on homes in on the other side of Stanley, Adler, and Suburban Drives.



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: JUNE 8, 2022 at 7:30 P.M.**

**Applicant:** JOSHUA NIBLACK  
**Common Description:** 12916 STANLEY

**VARIANCE(S) REQUESTED: Permission to:**

Erect a 20 ft. x 12 ft. = 240 square ft. patio awning, in addition to the existing 528 square ft. garage, for a total of 768 square ft. of accessory structures.

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](mailto: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: FRIENDS OF FOSTER KIDS/THERESA TOIA

REPRESENTATIVE: THERESA TOIA

COMMON DESCRIPTION: **11099 DODGE**

PARCEL NUMBER: 12-13-34-201-024

ZONED DISTRICT: R-1-P

REASON: Petitioner wishes to replace their front porch and steps.

#### ORDINANCES and REQUIREMENTS:

**SECTION 8.05 - FRONT YARD.** Each lot in R-1-P districts shall have a front yard not less than twenty-five (25) feet in depth.

#### VARIANCES REQUESTED: Permission to:

Replace an existing front porch and steps to no less than 17 ft. 11 in. from the front property line.

Previous Variance Requested: None.

dwenson, Zoning Inspector 05/06/2022 05/17/2022 (M) (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** FRIENDS OF FOSTER KIDS/THERESA TOIA

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 8.01 Front Yards**

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

5/16/22

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: Friends of Foster Kids / Theresa Toia / President

Address: 55196 Meadow Ridge Court Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☐ prefer email communication

Name and Address of Property Owner (if different) Same as Above

Name of Representative: Theresa Toia Telephone: \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_ ☐ prefer email communication

Address of Property: 11099 Dodge St - Warren, MI 48089

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

Purpose of Request: Replace front steps with required Porch Steps

Please explain the nature of your hardship:

Signature: Theresa Toia - President Date: 5-1-22

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 Friends of Foster Kids / Theresa Toia

OF,

THE President OF Friends of Foster Kids  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT\_\_\_\_\_/RECORDED LAND CONTRACT PURCHASER(S) I/We/It ☒/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 Theresa Toia - President \*  
Name(s) of Person(s)THE President OF Friends of Foster Kids \*  
Title of Officer Name of Company

O/

Address, City, State J

Zip

Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Theresa Toia - President

SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF MacombON THIS 6 DAY OF May, 2022, BEFORE ME PERSONALLY CAME  
Theresa Ann Toia, 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.ANDREA GJOKAJ  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMBMy Commission Expires June 8, 2028  
Acting in the County of MacombAndrea Gjokaj  
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 6/8/2028

## 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.

ZBA Application.DOC 11/29/17

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.

STRICT COMPLIANCE WILL PREVENT APPLICANT FROM ACCESS  
TO FRONT DOORWAY. PROPERTY AS CONVEYED BY THE  
CITY WAS NOT IN COMPLIANCE WITH CURRENT CODES

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

CHANGES IN BUILDING CODES AND LOCAL ORDINANCES REQUIRE  
REMOVAL AND REPLACEMENT OF FRONT STEPS WITH PORCH  
AND STEPS IN ORDER TO ACCESS FRONT DOORWAY. VARIANCE  
NECESSARY TO COMPLY WITH CURRENT CODE REQUIREMENTS

**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 EXISTING HOME STRUCTURE WAS BUILT MANY DECADES  
AGO, AND WAS CONVEYED WITH NON CONFORMING FRONT  
STEPS. CURRENT CODES & ORDINANCES REQUIRE REPLACEMENT  
OF STEPS WITH PORCH & STEPS. VARIANCE NECESSARY TO COMPLY.

**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.

NEARBY PROPERTIES ALONG DODGE ST HAVE SIMILAR  
ENCROACHMENTS INTO SET BACK AREA.  
GRANTING VARIANCE WILL BE CONSISTENT WITH NEIGHBORHOOD

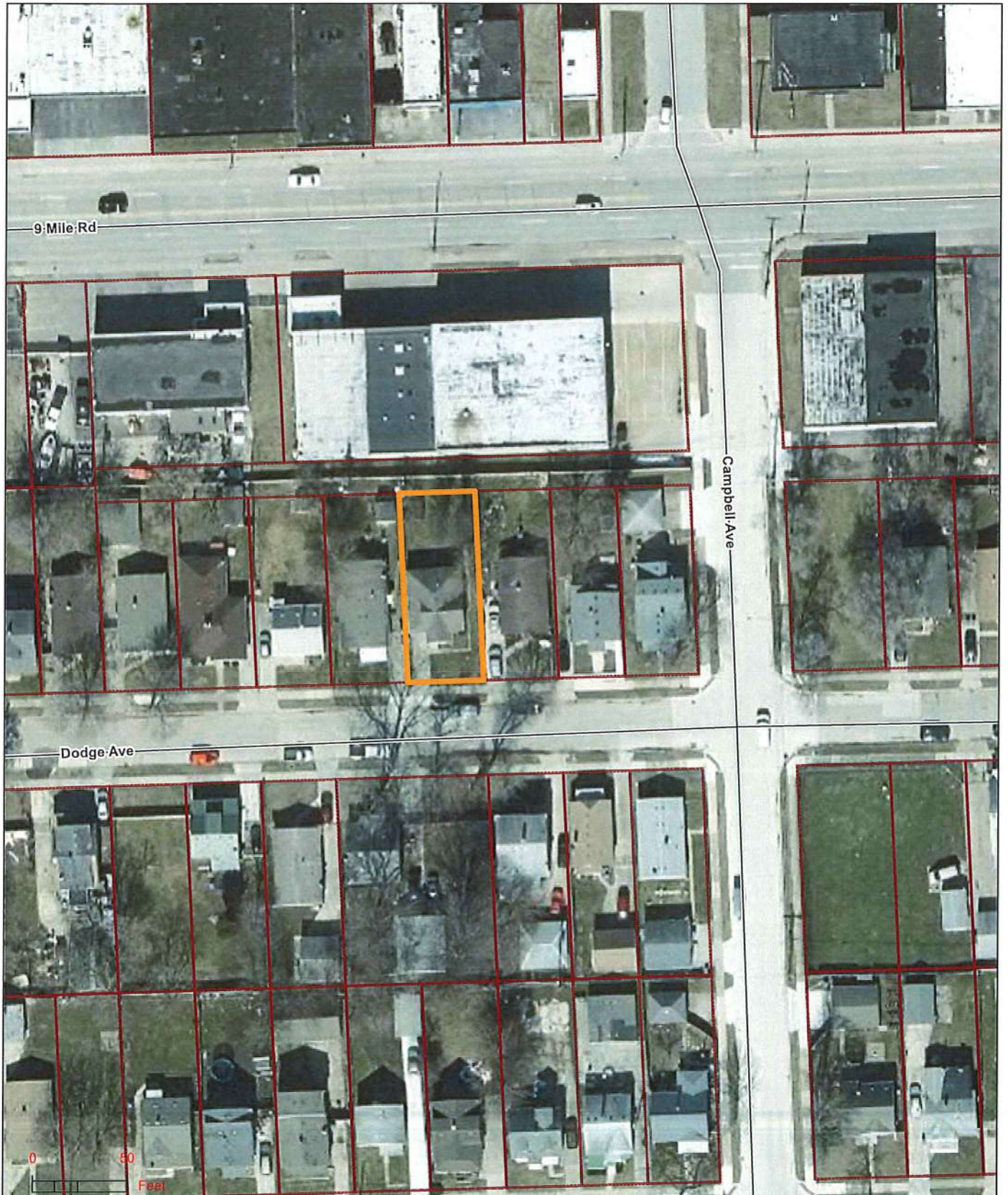
**Not personal or economic.** The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

VARIANCE NECESSARY TO COMPLY WITH CURRENT BUILDING  
AND SAFETY CODES, SO AS TO ALLOW ACCESS TO  
FRONT DOORWAY.

**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.

SEE PARAGRAPH ABOVE

# 2021 WARREN



11033 Dodge  
13-34-201-024

52



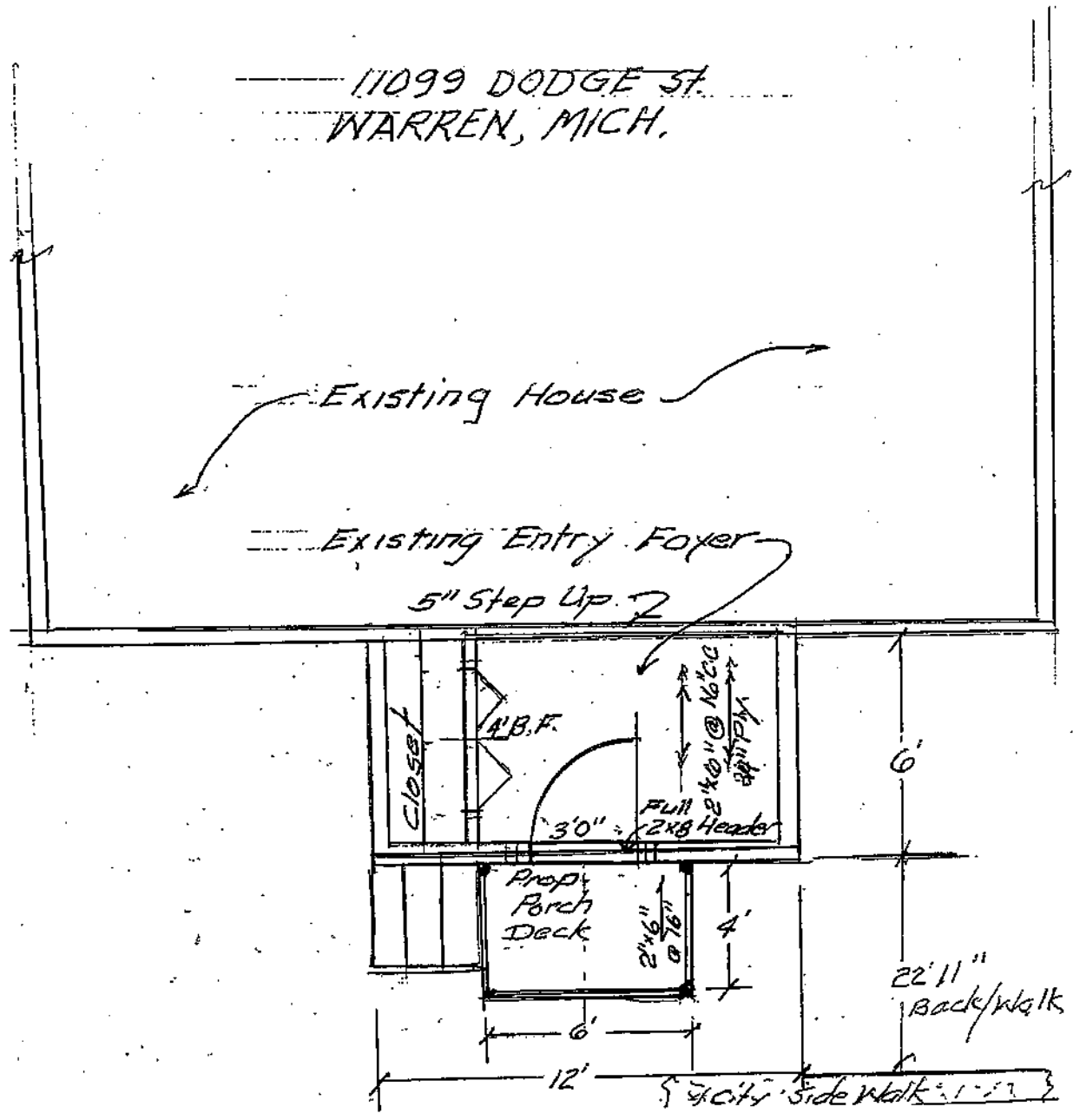
KA04AA QP120A49

11099 Dodge St.  
WARREN, MICH

NOTES:

- All Siding to be Removed, Replaced w/ 3/4" Foam & Siding
- 6' x 4' Front Porch w/ Treated Material
- Front Door Relocated to Center of Front Entry
- Double 2x8 Header, placed Above Entrance  
 (Full Width 12')





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: JUNE 8, 2022 at 7:30 P.M.**

**Applicant:** FRIENDS OF FOSTER KIDS / THERESA TOIA  
**Common Description:** 11099 DODGE

**VARIANCE(S) REQUESTED: Permission to:**

Replace an existing front porch and steps to no less than 17 ft. 11 inches from 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](mailto: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: GREAT LAKES DEVELOPMENT VENTURES LLC

REPRESENTATIVE: NICHOLAS PLOMARITIS

COMMON DESCRIPTION: 25185 EASY

PARCEL NUMBER: 12-13-24-451-003

ZONED DISTRICT: M-2

REASON: Petitioner seeks variance related to renovation.

ORDINANCES and REQUIREMENTS:

SECTION 4.32 (I) All spaces that abut a continuous curb required in accordance with section 16.07 of this ordinance or a common property line shall be laid out in the following dimensions, including off-street maneuvering lanes: parallel: 12 ft. width.

VARIANCES REQUESTED: Permission to:  
Allow 10 ft. wide parallel parking spaces.

Previous Variance Requested: None.

dwenson, Zoning Inspector 04/20/2022 05/16/2022 (M) (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** GREAT LAKES DEVELOPMENT VENTURES LLC

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 (i) PARKING SPACES.**

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

2515 SW 4/20/22

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: Great Lakes Development Ventures

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☐ prefer email communication

Name and Address of Property Owner (if different) \_\_\_\_\_

Name of Representative: Nicholas Plomaritis Telephone: \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address \_\_\_\_\_ ☒ prefer email communication

Address of Property: 25185 Easy Street, Warren, MI 48089

Parcel I.D. No. (as shown on tax bill): 12-13-24-451-003

Purpose of Request: 1) Retain and extend existing hard surface (Bunert side) to align with neighbors'

2) Retain and extend existing fenceline (Bunert side) to align with neighbors'

3) Construct dumpster enclosure - Northwest corner of lot

4) Allow 10 foot parallel parking along southern lot line

Please explain the nature of your hardship:

The current lot size and layout restricts the ability to effectively and efficiently perform business operations  
while complying with parking, maneuvering, and waste removal requirements. The requested variances allow  
for the most practical use of the property as it exists.

Signature: MM PLA Date: 4-18-2022

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 Great Lakes Development Ventures  
Name(s) of Person(s)  
OF \_\_\_\_\_  
Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_  
THE Member \_\_\_\_\_ OF Great Lakes Development Ventures  
Title of Officer \_\_\_\_\_ Name of Company \_\_\_\_\_  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Great Lakes Development Ventures  
I/We/It  
X \_\_\_\_\_/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 Nicholas Plomaritis \*  
Name(s) of Person(s)

THE Member \_\_\_\_\_ OF Great Lakes Development Ventures \*  
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.

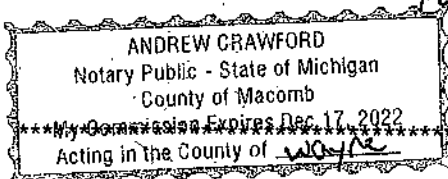
SIGNED [Signature] L.S.

SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF MACOMB

ON THIS 13<sup>th</sup> DAY OF APRIL, 2022, BEFORE ME PERSONALLY CAME  
ANDREW CRAWFORD, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT NICHOLAS PLOMARITIS DID SO OF HIS OWN FREE WILL AND DEED.



[Signature]  
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 12/17/2022

**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.

The existing hard surface and fenceline along Bunert reside within the setback in the same way as all properties located on the west side of Easy street. This area allows for two-way travel around the entirety of the building.

**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 hard surface and fenceline located in the setback are existing features of the property.

**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.

**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.

Extension of the existing hard surface and fenceline along Bunert will align with neighboring properties and result in a more uniform appearance.

**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 unique narrowness combined with location of the existing structure does not support current parking and aisleway requirements.

**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.

Most properties located on the west side of Easy Street require the same variances for existing hard surfaces and fencelines in the setback.

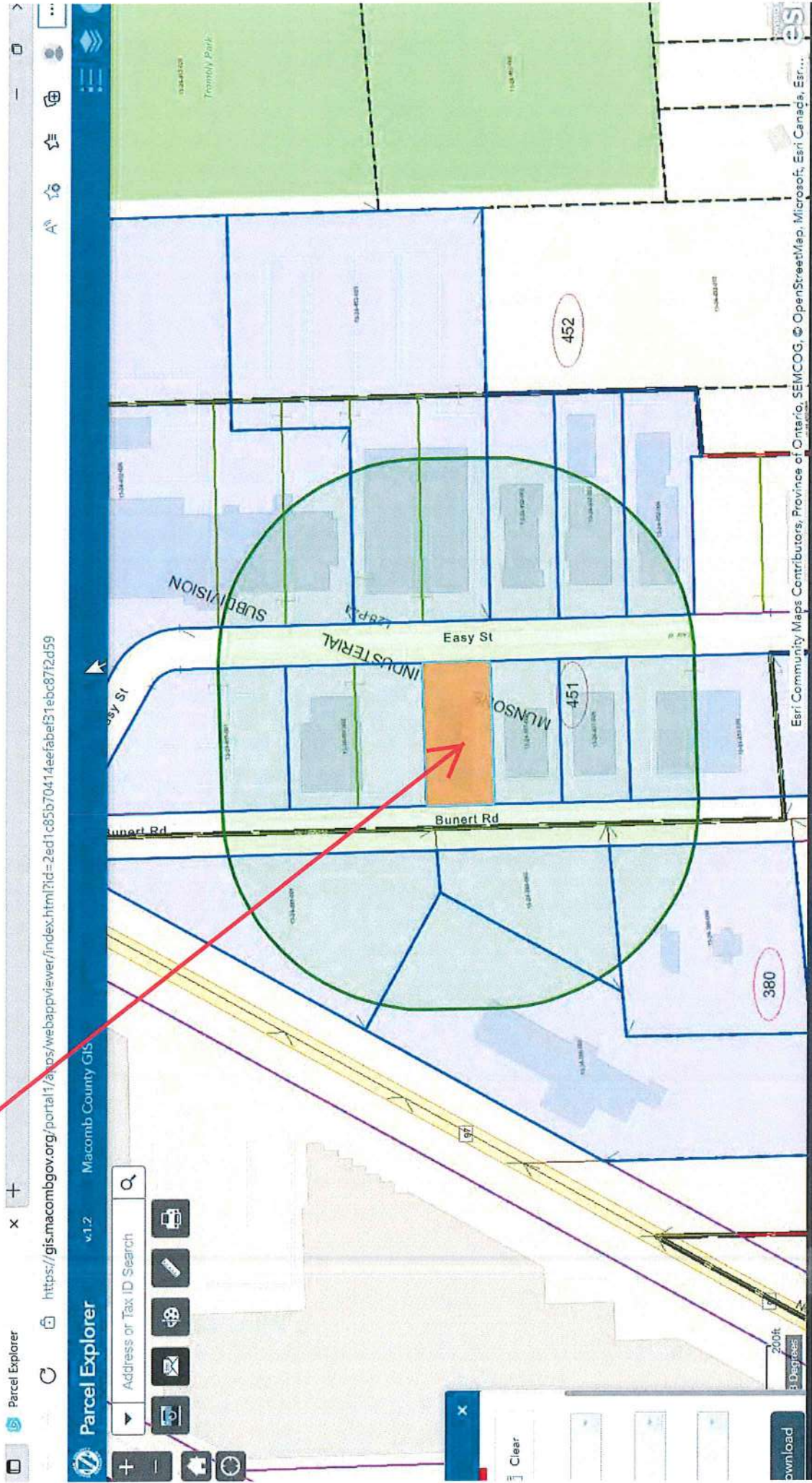
# 2021 WARREN



20180 Easy

13-24-451-003

13



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: JUNE 8, 2022 at 7:30 P.M.**

**Applicant:** GREAT LAKES DEVELOPMENT VENTURES LLC  
**Common Description:** 25185 EASY

**VARIANCE(S) REQUESTED:** Permission to:  
Allow 10 ft. wide parallel parking spaces.

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](mailto: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:** GLOBAL SIGNS & AWNING

**REPRESENTATIVE:** AYAD SITTO

**COMMON DESCRIPTION:** 22856 DEQUINDRE

**PARCEL NUMBER:** 12-13-31-101-022

**ZONED DISTRICT:** MZ, R-1-C, M-2

**REASON:** Petitioner wishes to increase their signage.

**ORDINANCES and REQUIREMENTS:**

**SECTION 4A.35 - SIGNS PERMITTED IN COMMERCIAL BUSINESS AND INDUSTRIAL DISTRICTS (C-1, C-2, C-3, M-1 AND M-2).** C) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

**VARIANCES REQUESTED:** Permission to:

Allow an additional wall sign 148 in. x 39 in. =40.08 sf. on the north elevation, in addition to the existing 40 sf. of wall signage. Total wall signage for this business 80.08 sf.

**Previous Variance Requested:** None.

dwenson, Zoning Inspector 05/06/2022 05/17/2022 (M) (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** GLOBAL SIGNS & AWNING

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 4A.35 - SIGNS**

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

5/16/22  
#250  
DWR

**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: Global Signs & Awnings

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☐ prefer email communication

Name and Address of Property Owner (if different) \_\_\_\_\_

Name of Representative: Ayad Sitto Telephone: \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_ ☐ prefer email communication

Address of Property: 22856 Dequindre Rd

Parcel I.D. No. (as shown on tax bill): 12-13-31-101-022

Purpose of Request: 2nd sign on back wall of Building

Please explain the nature of your hardship:

Building sits back & far from a main road which makes  
it not visible to public. by granting us a variance for  
a 2nd sign will help us be visible to people driving  
south on dequindre also.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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 Matthew Marti  
Name(s) of Person(s)  
OF \_\_\_\_\_  
Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_  
THE Member OF APW 9 mile LLC  
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 Ayad Sitta \*  
Name(s) of Person(s)

THE owner OF Global signs & Awning \*  
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 [Signature] L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Macomb

ON THIS 15th DAY OF May, 20 22, BEFORE ME PERSONALLY CAME  
Ayad Sitta & Matthew Marti, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT they DID SO OF their OWN FREE WILL AND DEED.



[Signature]  
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 9/26/2024

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.

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.

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

**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 condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

**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 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.

**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.

Granting the variance will not result in detriment to nearby properties will not impair an adequate supply of light & air to adjacent properties.

**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 request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the 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.

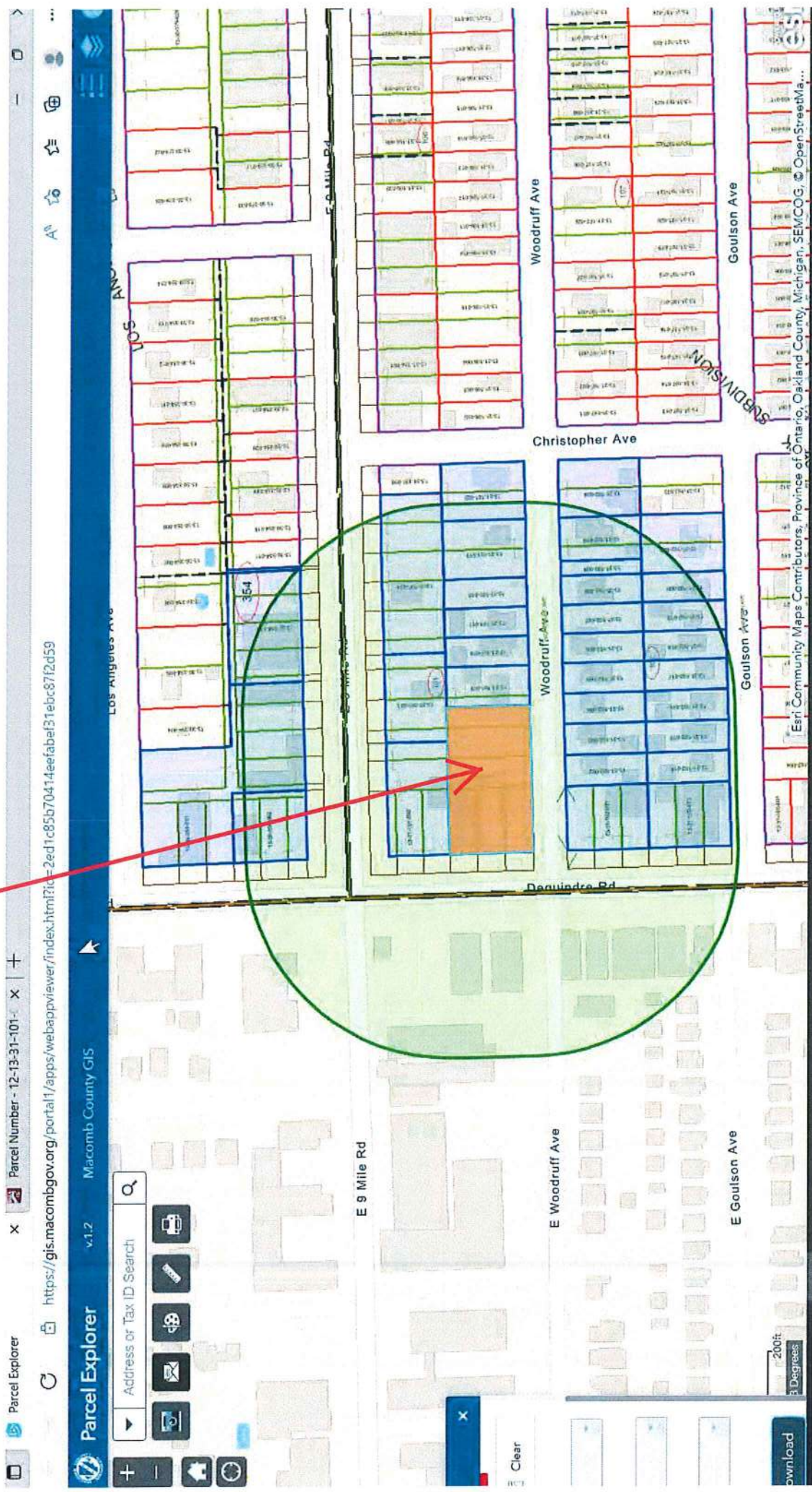
The variance is necessary for the preservation & enjoyment of substantial property right similar to that enjoyed by other properties.

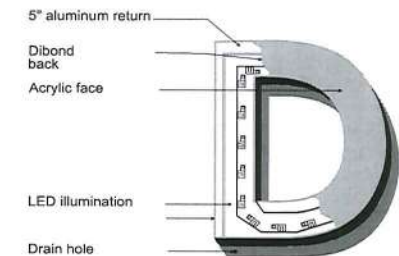
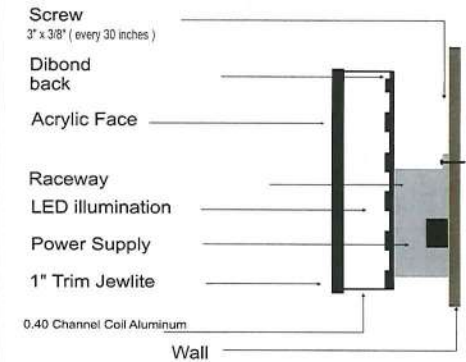
# 2021 WARREN



22002 & 22000 Dequindre  
13-31-101-022

27





Sign Area: 40 sq ft

#### SIGN SPECS

- Channel Lettering
- White Plexiglass faces w/ Vinyl
  - .040mil Black aluminum letter sides
  - 1" Trim (Jewlite)
  - 1/8" dibond letter backing
  - Light source: LED



Project: Metro Pcs

Address: 22856 Dequindre Rd

Customer  
Approval:

Date: 4-9-22

All signs and/or concepts here are confidential and the property of Global Signs and Awnings. Any reproduction is strictly prohibited without the written consent of Global Signs and Awnings. Violating these conditions may result in legal repercussions. This sign is intended to be installed in accordance with the requirements of Articles 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



BONDED - INSURED - LICENSED

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: JUNE 8, 2022 at 7:30 P.M.**

**Applicant:** GLOBAL SIGNS & AWNINGS  
**Common Description:** 22856 DEQUINDRE

**VARIANCE(S) REQUESTED: Permission to:**

Allow an additional wall sign 148 inch x 39 inch = 40.08 square ft. on the north elevation, in addition to the existing 40 square ft. of wall signage. Total wall signage for this business 80.08 square ft.

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](mailto: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:** GLOBAL SIGNS & AWNINGS

**REPRESENTATIVE:** AYAD SITTO

**COMMON DESCRIPTION:** 22862 DEQUINDRE

**PARCEL NUMBER:** 12-13-31-101-022

**ZONED DISTRICT:** MZ, R-1-C, M-2

**REASON:** Petitioner wishes to increase their signage.

**ORDINANCES and REQUIREMENTS:****SECTION 4A.35 - SIGNS PERMITTED IN COMMERCIAL BUSINESS AND INDUSTRIAL**

**DISTRICTS (C-1, C-2, C-3, M-1 AND M-2). C)** Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

**VARIANCES REQUESTED:** Permission to:

Allow 1 additional wall sign 27.64 in. x 177.2 in. = 34.01 sf on the south elevation in addition to the existing 40 sf. of wall signage. Total wall signage for this business 74.01 sf.

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 05/06/2022 05/17/2022 (M) (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** GLOBAL SIGNS & AWNINGS

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 4A.35 - SIGNS**

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

5/16/22 #250 DWM

**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: Global Signs & Awning

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☐ prefer email communication

Name and Address of Property Owner (if different) Matt Matti

Name of Representative: Ayad Sitto Telephone: \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address \_\_\_\_\_ ☐ prefer email communication

Address of Property: 22862 Dequindre Rd

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

Purpose of Request: 2nd wall sign on Building

Please explain the nature of your hardship:

We would like to add a wall sign over the door which  
make it easier for people driving north on dequindre  
to find our store. We appreciate your help in advance

Signature: Ayad Sitto Date: 5-2-22

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 Matthew Matti  
Name(s) of Person(s)  
OF \_\_\_\_\_  
Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_  
THE member OF APW 9 mile LLC  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I  
\_\_\_\_\_/RECORDED LAND CONTRACT PURCHASER(S) I/We/It ✓/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 Ayad Sitto \*  
Name(s) of Person(s)

THE owner OF Global Signs & Awning \*  
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.

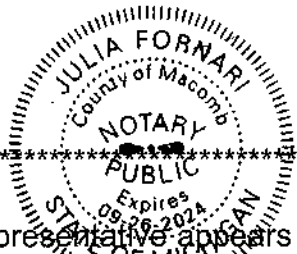
FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.  
SIGNED [Signature] L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Macomb

ON THIS 16th DAY OF May, 2022, BEFORE ME PERSONALLY CAME  
Ayad Sitto & Matthew Matti, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT they DID SO OF their OWN FREE WILL AND DEED.



[Signature]  
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 9/26/2024

\*\*\*\*\*

**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.

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.

Strict Compliance with setback, frontage, height, bulk or density requirement  
would unreasonably prevent the Applicant from using the property.

**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 Condition Was not created by the applicant or a previous owner of  
the property or reasonably discoverable by the owner

**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 has unique physical Features or characteristics or the plight  
is due to unique circumstances of the property and is not due to general  
neighborhood conditions

**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.

Granting the Variance will not result in detriment to nearby properties  
will not cause public safety.

**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 request is not primarily related to personal or economic  
hardship, rather, it is related to the unique features of the property

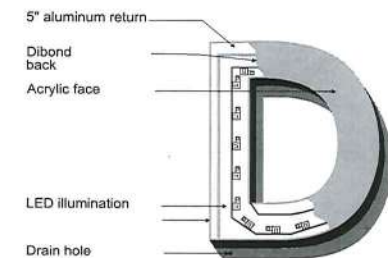
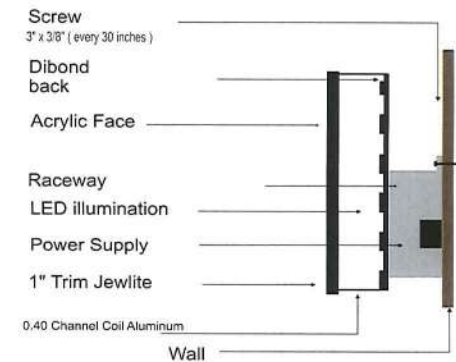
**Necessary.** The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

The Variance is necessary for the preservation and enjoyment of a  
substantial property right similar to that enjoyed by other properties  
in the same zoning

# 2021 WARREN



The screenshot displays the Parcel Explorer web application interface. At the top, the browser address bar shows the URL: <https://gis.macomibgov.org/portal1/apps/webappviewer/index.html?c=2ed1c85b70414aefabef31ebc87f2d59>. The application header includes the text "Parcel Explorer v1.2 Macomb County GIS". Below the header is a search bar with the placeholder text "Address or Tax ID Search" and a magnifying glass icon. To the right of the search bar are several icons for map navigation and printing. The main map area shows a residential neighborhood with property boundaries outlined in various colors (red, green, blue, orange). A red arrow points to a specific orange-colored lot. A green circle highlights a larger area on the map. Street names visible on the map include "E 9 Mile Rd", "E Woodruff Ave", "E Goulson Ave", and "Christopher Ave". The bottom of the interface features a scale bar indicating "200ft" and a "Download" button.



Sign Area: 34 sq ft

#### SIGN SPECS

- Channel Lettering
- White Plexiglass faces w/ Vinyl
  - .040mil Black aluminum letter sides
  - 1" Trim (Jewlite)
  - 1/8" dibond letter backing
  - Light source: LED



Project: Metro Pcs

Address: 22862 Dequindre Rd

Customer  
Approval:

Date: 4-9-22

All signs and/or concepts here are confidential and the property of Global Signs and Awnings. Any reproduction is strictly prohibited without the written consent of Global Signs and Awnings. Violating these conditions may result in legal repercussions. This sign is intended to be installed in accordance with the requirements of Articles 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



BONDED - INSURED - LICENSED

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: JUNE 8, 2022 at 7:30 P.M.**

**Applicant:** GLOBAL SIGNS & AWNINGS  
**Common Description:** 22862 DEQUINDRE

**VARIANCE(S) REQUESTED: Permission to:**

Allow 1 additional wall sign 27.64 inch x 177.2 inch = 34.01 square ft. on the south elevation in addition to the existing 40 square ft. of wall signage. Total wall signage for this business 74.01 square ft.

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](mailto: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: CANNAKING LABS LLC

REPRESENTATIVE: JARED TOOGOOD

COMMON DESCRIPTION: 22727 NAGEL

PARCEL NUMBER: 12-13-35-102-031

ZONED DISTRICT: M-3

REASON: Petitioner seeks variances related to building addition.

#### ORDINANCES and REQUIREMENTS:

**SECTION 17.02 - INDUSTRIAL STANDARDS.** (A) Front yards, 150 ft.

**SECTION 4D.39. - LOCATION.** All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front set back line.

#### VARIANCES REQUESTED: Permission to:

1. Allow a building addition no less than 50 ft. from the front (east) property line.
2. To hard surface to within 50 ft. of the front (east) property line.
3. Allow fencing past the front building line and to within 50 ft. of front (east) property line

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 04/28/2022 05/06/2022 (M) (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT: CANNAKING LABS LLC**

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.39 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

Dwin  
1/20/22  
#44000  
Pd-MK

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: Cannaking Labs, LLC

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☐ prefer email communication

Name and Address of Property Owner (if different) \_\_\_\_\_

Name of Representative: Jared Toogood Telephone \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_ ☒ prefer email communication

Address of Property: 22727 Nagel Street, Warren, MI

Parcel I.D. No. (as shown on tax bill): 13-35-102-031

Purpose of Request: \_\_\_\_\_

Obtain 3 variances that were called out to be obtained at site plan review. 1. To construct a building addition within the east/front setback (Nagel Street). 2. To hard surface to within 50 ft. of the east property line (Nagel Street). 3. To permit fencing to within 50 ft. of the east property line (Nagel Street).

Please explain the nature of your hardship:

1. The existing building is setback 50 feet from the east/front setback (Nagel Street). the current zoning requires a setback of 150' which is not feasible on this lot. The building addition does not encroach any closer than 50 ft (the existing building line)
2. The only hard surface within the 50 ft of the east property line is the rebuild drive approach as well as a proposed sidewalk connection. These features are required for vehicle and pedestrian flow into the site.
3. The proposed fencing is following the existing fence line. We are replacing the chainlink fence with a screening fence to bring the rear yard into closer compliance with the zoning ordinance.

Signature:  Date: 4/27/2022

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 Muneer Hasan  
Name(s) of Person(s)  
OF \_\_\_\_\_  
Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_  
THE Owner OF Cannaking Labs, LLC  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Muneer Hasan  
\_\_\_\_\_/RECORDED LAND CONTRACT PURCHASER(S) I/We/It  
XXXXXX/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 Jared Toogood \*  
Name(s) of Person(s)

THE Consultant OF Toogood Agriculture Consulting, LLC \*  
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 Jared Toogood L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Wayne

ON THIS 27th DAY OF April, 20 22, BEFORE ME PERSONALLY CAME  
Muneer Hasan, 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 he OWN FREE WILL AND DEED.

Celia Cunningham  
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: October 17, 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.

**22727 Nagel**

**3/11/09**

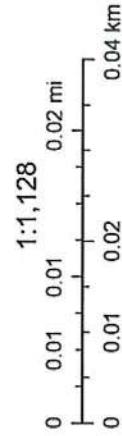
RICHARD AND CLARA CARVER, 22727 Nagel, Also Known As 13-35-102-021 – **GRANTED** request to use approximately 19,292 sq. ft. of paved area (containing 44 spaces) for parking and storage of RV's, boats, trailers and functioning vehicles, to the south of the building and to no less than 37' of the front property line (east) and to the side property and rear (west) property lines, subject to the lot being paved and meeting all requirements of the City.

# ArcGIS Web Map



5/6/2022, 4:29:34 PM

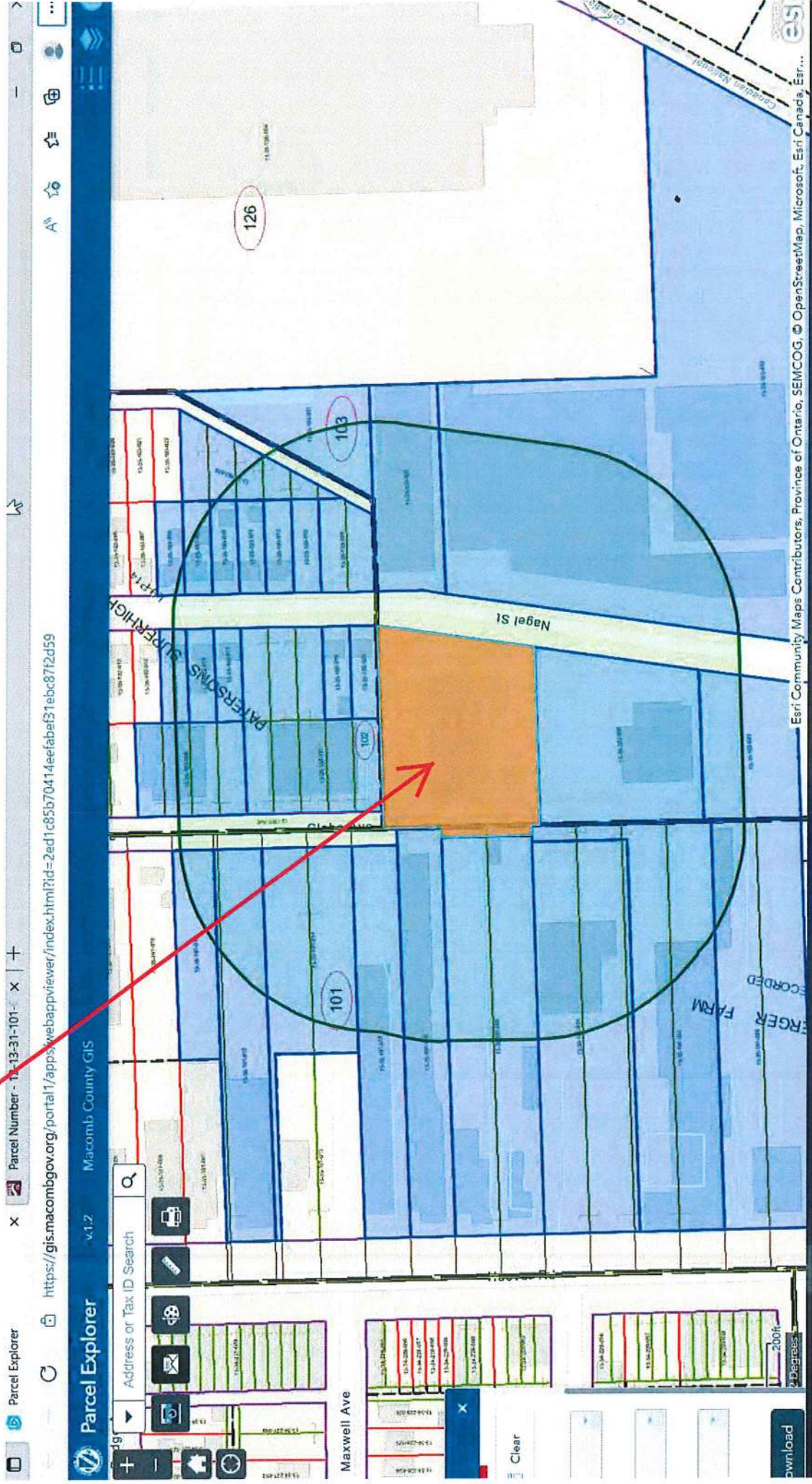
- Platted Area Boundaries
- Property Area Boundaries
- Property Lines - Retired
- Property Lines - Drafting Detail
- 300 - TickMark
- 301 - MiscOrUnknown
- 303 - TextOvals
- 304 - LandHooks
- 306 - TraversalLines
- 307 - LeaderLines
- 308 - ExtentTickMark
- 314 - PrivateClaim
- Property Lines - Core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



22121 Nagel

13-35-102-031

22



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: JUNE 8, 2022 at 7:30 P.M.**

**Applicant:** CANNAKING LABS LLC  
**Common Description:** 22727 NAGEL

**VARIANCE(S) REQUESTED: Permission to:**

- 1) Allow a building addition no less than 50 ft. from the front (east) property line.
- 2) Hard surface to within 50 ft. of the front (east) property line.
- 3) Allow fencing past the front building line and to within 50 ft. of front (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](mailto: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