

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



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, July 13, 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 Meetings of June 8, 2022 and June 22, 2022.**

6. ADMINISTRATIVE HEARING:                      **APPLICANT: Ragheed Akrawi, East Ten Mile Associate, LLC**  
*(Rescheduled from 3/9/2022, 4/13/2022, 4/27/2022, 5/25/2022, 6/22/2022)*  
REPRESENTATIVE:                                  Christine Jaber  
COMMON DESCRIPTION:                          3839 Ten Mile  
LEGAL DESCRIPTION:                               13-19-479-010  
ZONE:                                                    M-2

**VARIANCES REQUESTED: Permission to**

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

**ORDINANCES and REQUIREMENTS:**

**Section 20.05 Jurisdiction:** The Board of Appeals, in conformity with the provisions of this article and the Michigan Zoning Enabling Act, MCL 125.3601 et seq., is hereby authorized 1) to hear and decide appeals from and review any administrative order, requirement, decision or determination made by an administrative official or body charged with enforcement of a zoning ordinance adopted under this article; and 2) to hear and decide questions 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.

7. PUBLIC HEARING: **APPLICANT: Tareq Ahmed**  
REPRESENTATIVE: Michael Cassar  
COMMON DESCRIPTION: 8406 Linda  
LEGAL DESCRIPTION: 13-15-177-002  
ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Rebuild a front porch to no less than 21 ft. from the front property line.

**ORDINANCES and REQUIREMENTS:**

**Section 7.05:** Each lot in R-1-C districts shall have a front yard of not less than twenty-five (25) feet from the front property line.

8. PUBLIC HEARING: **APPLICANT: Murshed Z. Chowdhury**  
REPRESENTATIVE: Ashaf Chowdhury  
COMMON DESCRIPTION: 21188 Cunningham  
LEGAL DESCRIPTION: 13-32-377-004  
ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Retain a 7 ft. x 25 ft. (175 square ft.) driveway expansion into the front yard.

**ORDINANCES and REQUIREMENTS:**

**Section 4.06 – Yard Use:** No part of any required yard, except a rear or side yard shall be used for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

9. PUBLIC HEARING: **APPLICANT: Wayne Craft Inc**  
REPRESENTATIVE: Jason McFall  
COMMON DESCRIPTION: 2379 Emmons  
LEGAL DESCRIPTION: 13-31-354-037  
ZONE: R-1-P

**VARIANCES REQUESTED: Permission to**

Replace an awning over an existing front porch to no less than 8.8 ft. 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.

- |                            |                                               |
|----------------------------|-----------------------------------------------|
| <b>10. PUBLIC HEARING:</b> | <b>APPLICANT: St. Anne Catholic Community</b> |
| REPRESENTATIVE:            | Rev. John Kopson                              |
| COMMON DESCRIPTION:        | 32000 Mound                                   |
| LEGAL DESCRIPTION:         | 13-04-151-001                                 |
| ZONE:                      | R-1-C                                         |

**VARIANCES REQUESTED: Permission to**

Conduct an annual parish festival on the church property during the following:

- 1) September 23, 2022 (Friday) from 5:00 pm to 11:00 pm.
- 2) September 24, 2022 (Saturday) from noon to 11:00 pm.
- 3) September 25, 2022 (Sunday) from noon to 10:00 pm.

**ORDINANCES and REQUIREMENTS:**

**Section 4.35:** Festivals require the approval of the Zoning Board of Appeals.

- |                            |                                          |
|----------------------------|------------------------------------------|
| <b>11. PUBLIC HEARING:</b> | <b>APPLICANT: Bazo Construction-USE-</b> |
| REPRESENTATIVE:            | Sarah Mheisen                            |
| COMMON DESCRIPTION:        | 4040 Fourteen Mile                       |
| LEGAL DESCRIPTION:         | 13-05-101-001                            |
| ZONE:                      | MZ, C-1-P                                |

**VARIANCES REQUESTED: Permission to -USE-**

Allow the following signage on two gas canopies as follows:

- 1) Canopy #1 (Faces Ryan) 424.5 square ft., with 3 BP helios @ 10.56 square ft. each, (one on three of the four elevations) and the remainder 302.82 square ft. of design element (on three of the four elevations).  
Total signage on canopy #1 31.68 square ft. the remaining 302.82 square ft. will be decorative design.
  - 2) Canopy #2 (Faces Fourteen Mile) 424.5 square ft., with 3 BP helios @ 10.56 square ft. each (one on three of the four elevations) and the remainder 302.82 square ft. of decorative design element (on three of the four elevations).  
Total signage on canopy #2 31.68 square ft. remaining 302.82 square ft. will be decorative design.
- Total signage on both canopies is 66.36 square ft. the remainder of decorative design is 605.64 square ft.
- 3) Allow 31.68 of signage on 302.82 square ft. of decorative design on canopy #1 in a "P" zone. **Use**

**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.

**Section 16.02 – Limitation of the Use:** E) No sign shall be erected upon such parking areas, except not more than one (1) sign at each entrance to indicate the operator, the purpose for which it is operated and/or parking rates. All signs shall not exceed fifteen (15) square feet in area, shall not extend more than ten (10) feet in height above nearest curb elevation and shall be located entirely upon the premises, with no part of such sign extending beyond the property line.

|                            |                                                |
|----------------------------|------------------------------------------------|
| <b>12. PUBLIC HEARING:</b> | <b>APPLICANT: Amel Softic / Mediroutes LLC</b> |
| REPRESENTATIVE:            | Same as above.                                 |
| COMMON DESCRIPTION:        | 3229 Nine Mile                                 |
| LEGAL DESCRIPTION:         | 13-30-453-021                                  |
| ZONE:                      | C-1                                            |

**VARIANCES REQUESTED: Permission to**

- 1) Retain an existing garage 6 ft. from the rear property line.
- 2) Retain an existing 6 ft. chain link fence, past the front building line, along the front of the property, in the front setback, 13.5 ft. from the front property line.

**ORDINANCES and REQUIREMENTS:**

**Section 13.07 – Rear Yard:** Twenty (20) ft. rear setback.

**Section 13.04 – Front Yard:** Fifteen (15) foot front yard setback.

**Section 4D.07 – Setback Required:** Walls, fences and landscape screens shall conform to the setback requirements for the zoning district, unless otherwise provided in this article.

**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. NEW BUSINESS**

**14. 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.**

## 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

dwenson, Zoning Inspector 01/19/2022 02/08/2022 (M) (P) (C)

**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 <crsjbr@aol.com> 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,

*Wm  
1/19/2022  
\$250.00*

**CITY OF WARREN ZONING BOARD OF APPEALS**

**APPLICATION FOR APPEAL**

**PLEASE PRINT OR TYPE**

Name of Applicant: Ragheed 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 Taber Telephone: \_\_\_\_\_

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

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

Address of Property: 3839 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: Ragheed 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 \_\_\_\_\_

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/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 Christine Taber \*  
Name(s) of Person(s)

THE AGENT OF EAST 10 MILE & ASSOCIATES, LLC \*  
Title of Officer Name of Company

OF \_\_\_\_\_  
As

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 11<sup>th</sup> 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 KASSAB  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Nov 12, 2024  
ACTING IN COUNTY OF Wayne

NOTARY PUBLIC, Oakland COUNTY, MICHIGAN  
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.

January 19, 2022

To Whom It May Concern,

I, Ragheed Akrawi, am the owner of the property located at 3839 East 10 Mile Road, Warren. I am also the President of East 10 Mile & Associates, LLC.

I am the listed applicant for the Medical Marijuana Facility application submitted in March 2021. This application was not processed by the City of Warren. It was mishandled by administration and appeared lost. We inquired as to the location of this application multiple times beginning in May 2021 and we heard nothing. The application was lost and subsequently resurfaced in October 2021. An application fee of \$2,500.00 was submitted with the application in March 2021, the check was found with the accompanying application on Everett Murphy's desk on September 22, 2021, at my agent's urging. In May 2021, my agent went to the building division and inquired as to its whereabouts, Debbie Wenson said "I think it's on Everett's desk" but he was not there and our attempts to follow up were not successful.

I filed for a zoning variance for this property on May 20, 2021, to possibly utilize the entire property and withdrew the same in July 2021. A \$250.00 application fee was submitted and accepted. This would have no bearing on the application submitted in March 2021. They are distinctly different. We were still pursuing the pending March 2021 application.

Due to the city's mishandling of the March 2021 application, I was instructed and forced to file a duplicate application (of March 2021's) and pay an additional \$5,000.00 filing fee in July 2021.

I had been working to get the original application processed in a soundly efficient manner based on the accurate timeline, facts, and procedures.

On December 21, 2021, the application of March 2021 was denied by Warren's Building Department indicating that the application was to use the entire 3,185 sq ft of the building and this would violate zoning laws. There was a misunderstanding of the application, as the intention was to use 1705 sq/ft of the building which would then be within the zoning guidelines as of the time the application was filed. The blueprints submitted and survey submitted all indicate that only 1705 sq/ft would be utilized (see attached). There were numerous meetings with the Building Department indicating this. Moreover, the application in its entirety reflected use of only 1705 sqft of the building and leaving over nearly 1500 sqft vacant. The indication of the 3,185 sq/ft on the face of the application was only intended to reflect the size of the existing building but not the proposed use; a review of the submitted plans would have shown this.

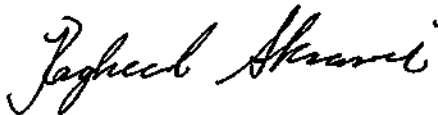
We are an aggrieved party because if this application was timely processed in March, 2021, any needed corrections to the application could have been made. The application was submitted with payment prior to the ordinance change and we are entitled to a decision based upon the ordinances as they were written at the time of application.

In addition, due to the loss of the application, I was forced to incur \$250.00 variance application fee and \$5,000.00 filing fee for Medical Marijuana Facility (the fee was doubled in July 2021). No fees have been reimbursed.

Lastly, I just want to note that the application from March 2021 was never processed to be "denied". It was never even reviewed until December 2021. Also, the application for variance of May 2021 was "withdrawn" which means it could not have been *approved or denied*.

We ask that the application be approved as it was timely filed and met requirements. I appreciate your assistance and anticipated cooperation in this matter. If there is anything you would like to further discuss, please do not hesitate to contact me at any time.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ragheed Akrawi', written in a cursive style.

Ragheed Akrawi

**3839 Ten Mile**

LEGAL DESCRIPTION: 13-19-479-010

**2/28/2018**

**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**

LEGAL DESCRIPTION: 13-19-479-010

**3/14/2018**

**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 6/23/2021)*

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 marihuana 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 marihuana 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 all 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 ORAHA

(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 HEREIN 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



## CITY OF WARREN

**ZONING BOARD OF APPEALS****SUMMARY OF VARIANCE REQUEST**

**APPLICANT:** AHMED TAREQ  
**REPRESENTATIVE:** MICHAEL CASSAR  
**COMMON DESCRIPTION:** 8406 LINDA  
**PARCEL NUMBER:** 12-13-15-177-002  
**ZONED DISTRICT:** R-1-C

**REASON:** Petitioner seeks a variance related to the repair of their fire damaged home.

**ORDINANCES and REQUIREMENTS:**

**SECTION 7.05:** Each lot in Rr-1-C districts shall have a front yard of not less than twenty-five (25) feet from the front property line.

**VARIANCES REQUESTED:** Permission to:

Rebuild a front porch to no less than 21 ft. from the front property line.

**Previous Variance Requested:** None.

dwenson, Zoning Inspector 05/23/2022 05/31/2022 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: AHMED TAREQ**

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 7.05 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

16950  
5/13/22

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

\$9500  
P A I D  
MAY 23 2022  
CITY OF WARREN  
BUILDING DIVISION

Name of Applicant: Tareq Ahmed

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

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

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

Name of Representative: Michael Cassar Telephone: \_\_\_\_\_

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

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

Address of Property: 8406 Linda Warren, MI 48093

Parcel I.D. No. (as shown on tax bill): 12-13-15-177-002

Purpose of Request: Requesting variance so we may complete our building permit and begin repairs.

Please explain the nature of your hardship:

There was a fire at the home, requiring a building permit for interior repairs.

Signature: \_\_\_\_\_ Date: 5/18/2022

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 Tareq Ahmed  
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/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 Michael Cassar \*  
Name(s) of Person(s)

THE Project Manager OF ConRest, Inc. \*  
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.

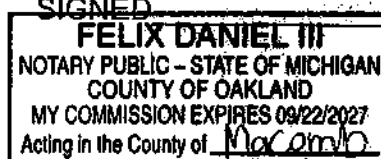
FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

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

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Macomb



ON THIS 18<sup>th</sup> DAY OF May, 2022, BEFORE ME PERSONALLY CAME  
Tareq Ahmed, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT Tareq Ahmed DID SO OF his OWN FREE WILL AND DEED.

[Signature]  
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 09/22/2027

\*\*\*\*\*

**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.

No exterior elevations are being changed.

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

A fire occurred in the home.

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**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.

Work being done on the home is to repair home from a fire.

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**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.

No outside elevations are being changed or moved.

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**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.

Home suffered a fire and ConRest is repairing it.

---

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**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.

House being repaired from fire damage. No outside elevations are changing or being moved.

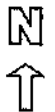
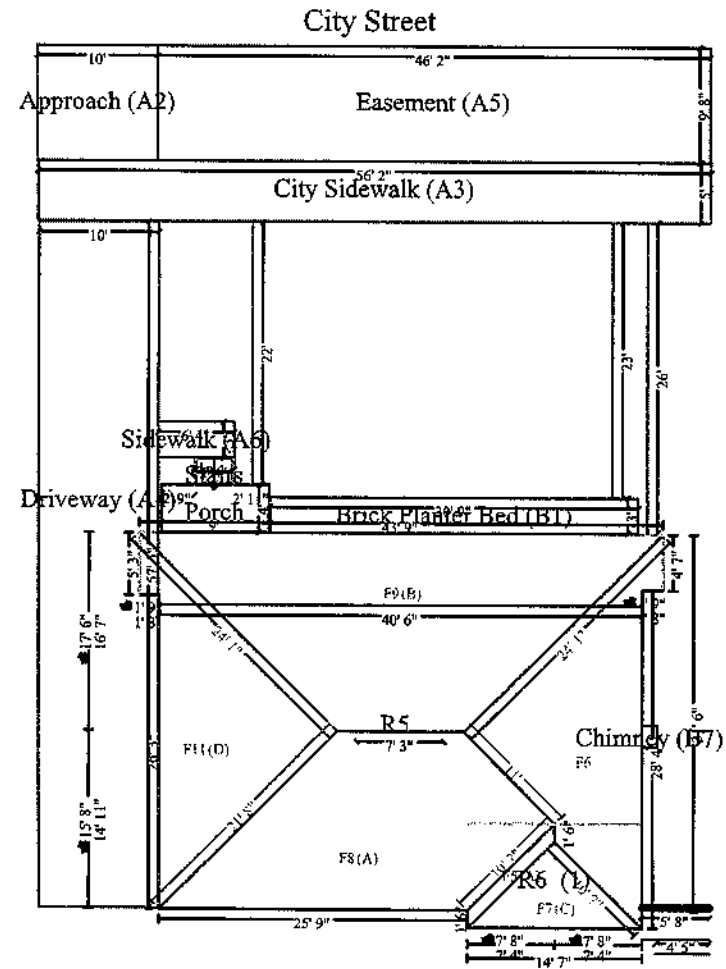
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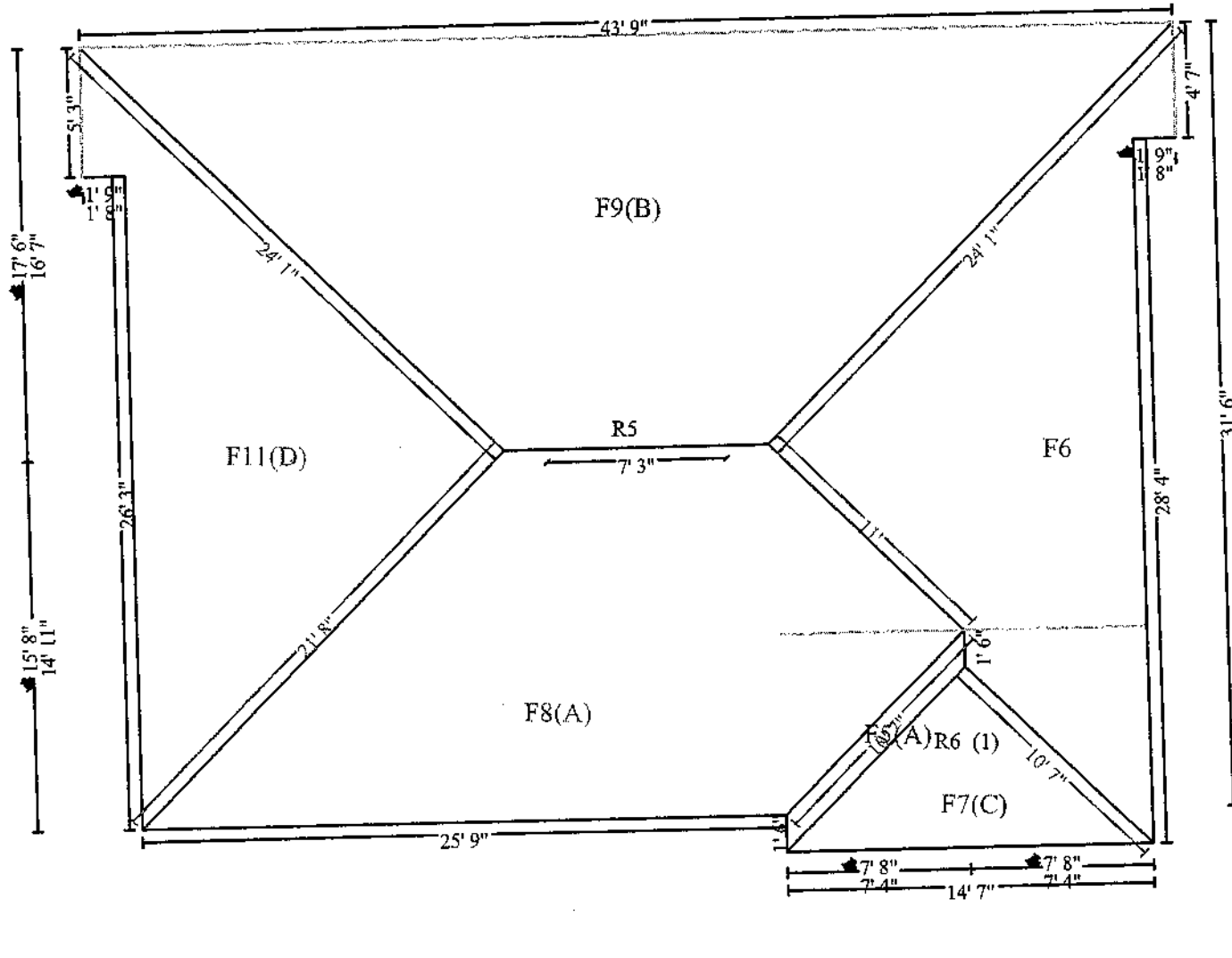
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# 2021 WARREN





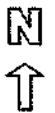
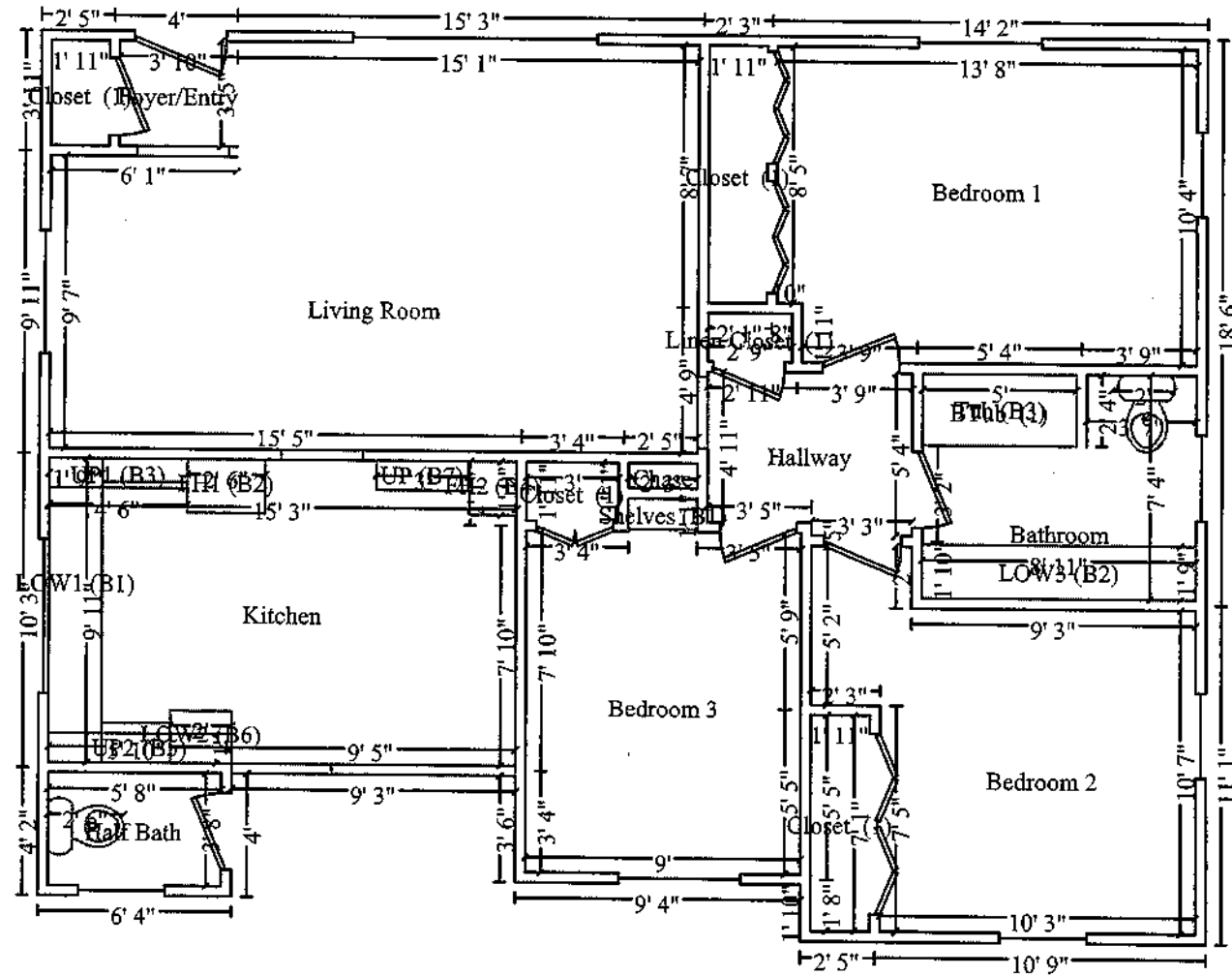




Source - Eagle View

5/3/2022

Page: 7



Main Floor



5/3/2022

# Parcel Explorer

Map

Search Results

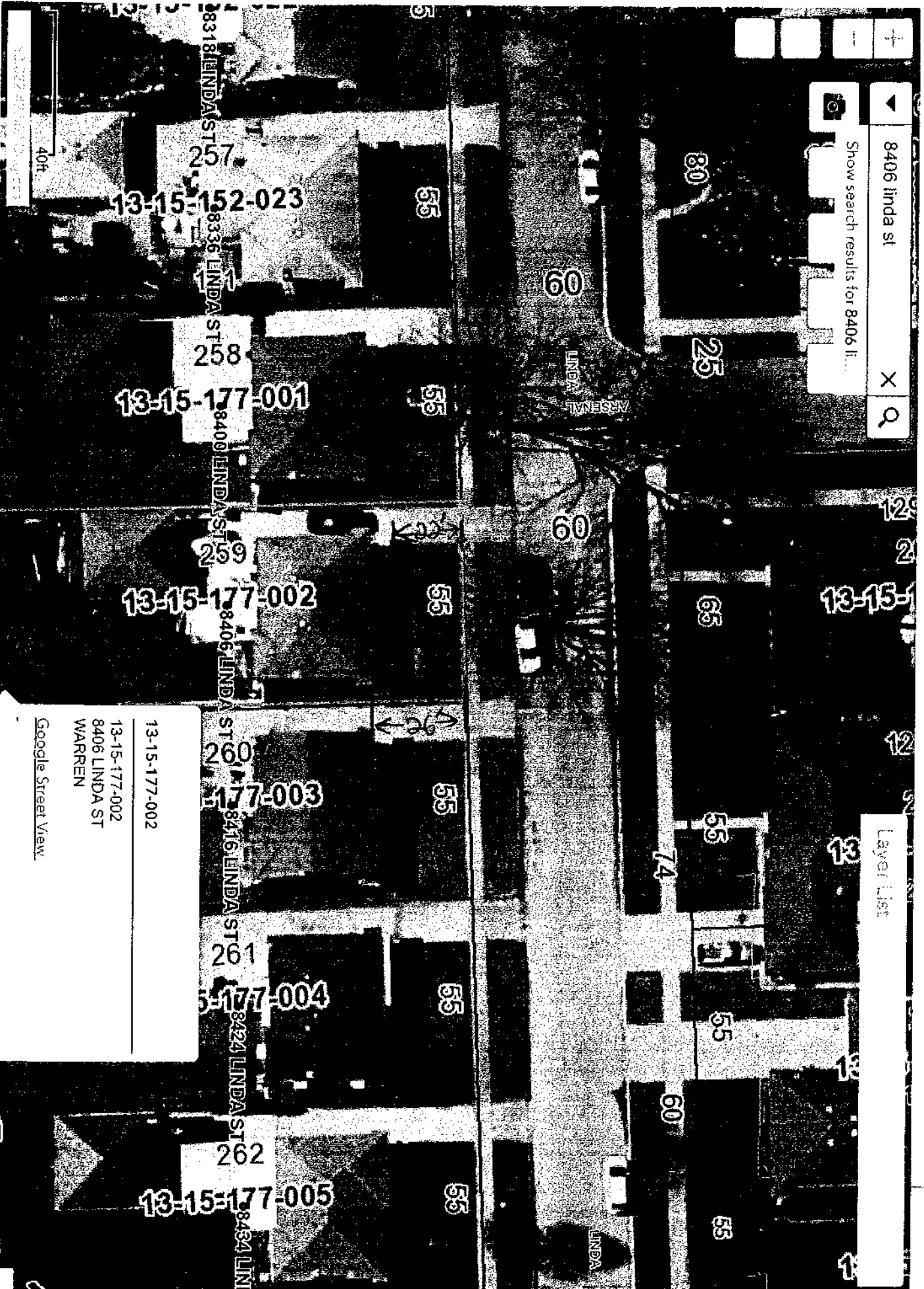
8406 Linda St

X

Search

Show search results for 8406 Linda St

Layer List



Site Address Point  Parcels

1:2,257

| 0         | 0.01 | 0.03 | 0.05 mi |
|-----------|------|------|---------|
| 1.2, 2.01 |      |      |         |

| Response                                             | Percentage |
|------------------------------------------------------|------------|
| Government should do more to protect the environment | 0.02       |
| Government should do more to protect the environment | 0.04       |
| Government should do more to protect the environment | 0.09       |

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrensen, Rijkswaterstaat, GSA, Geoland, FEMA.

ArcGIS Web AppBuilder  
Southeast Michigan Council of Governments (SEMCOG) | Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

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



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: JULY 13, 2022 at 7:30 P.M.**

**Applicant:** AHMED TAREQ  
**Common Description:** 8406 LINDA

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

Rebuild a front porch to no less than 21 ft. 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

8

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: MURSHED Z CHOWDHURY

REPRESENTATIVE: ASHAF CHOWDHURY

COMMON DESCRIPTION: 21188 CUNNINGHAM

PARCEL NUMBER: 12-13-32-377-004

ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to retain his expanded driveway.

ORDINANCES and REQUIREMENTS:

**SECTION 4.06 - YARD USE.** No part of any required yard, except a rear or side yard shall be used for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

VARIANCES REQUESTED: Permission to:

Retain a 7 ft. x 25 ft. (175 sf) driveway expansion into the front yard.

Previous Variance Requested: None.

dwenson, Zoning Inspector 06/03/2022 06/07/2022 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** MURSHED Z CHOWDHURY

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 4.06 Yard.**

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

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

PAID  
JUN 03 2022  
CITY OF WARREN  
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: MURSHED ZAMAN CHOWDHURY

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

Applicant's Email Address: murshed.zaman@gmail.com ☒ prefer email communication

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

Name of Representative: Ashraf Chowdhury Telephone: \_\_\_\_\_

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

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

Address of Property: 21188 Cunningham, ave

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

Purpose of Request: Driveway extension, My cars were damaged to time because of side parking. Also I have much cars on my families

Please explain the nature of your hardship:

due to the snow, it was very hard to park my cars to the side of the road. My cars were damaged the time because of the side parking. since that I was not feeling safe for myself and cars to park on the side parking. In order to park those cars it was not enough space to my driveway

Signature: x Murshed. Date: 06/31/22

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 Mukshel Chowdhury

Name(s) of Person(s)

OF \_\_\_\_\_

Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_

THE \_\_\_\_\_ OF Transworld Title Company

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 Ashat Chowdhury \*

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 Mukshel L.S.

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

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Macomb

ON THIS 2nd DAY OF June, 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 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.

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

I am the property owner who extended the driveway

**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.

My car was damaged due to the risky parking spot unlike any other property in my neighborhood.

**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 extension of my driveway will not create any types of problem to the adjacent property and to the neighborhood

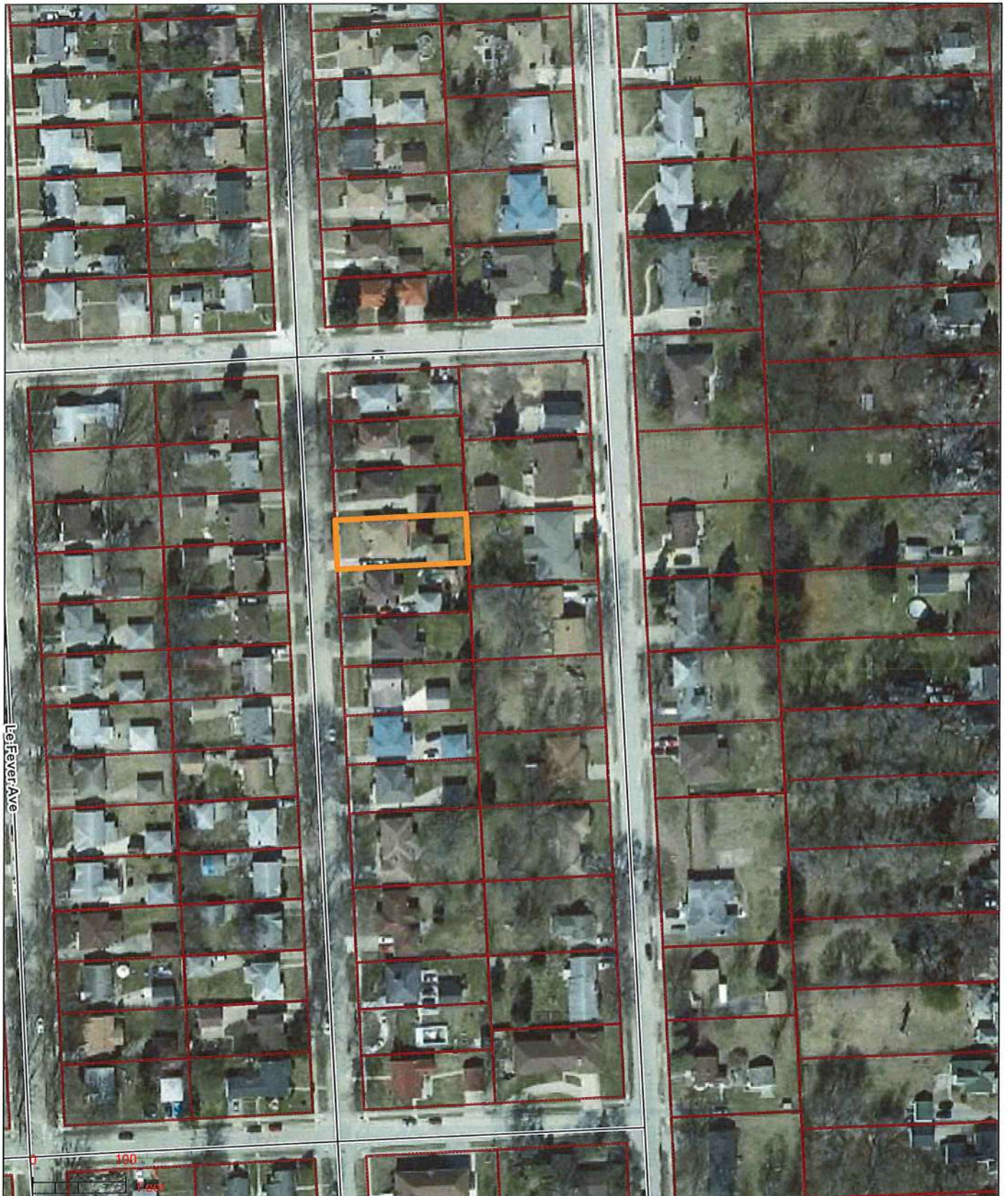
**Not personal or economic.** The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

Yes, it is related to the unique feature 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.

Some of the property in my neighborhood has the extension of the driveway since lot to my property.

# 2021 WARREN



21188 Cunningham ave X Q

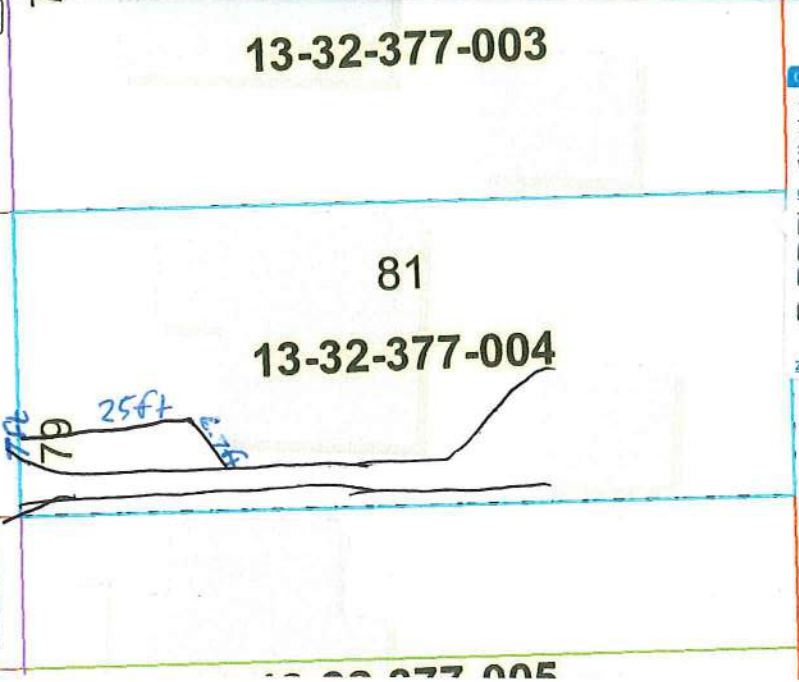
Show search results for 21188...

Cunningham Ave

V.E

52.67

.65



(1 of 2)

13-32-377-004

13-32-377-004  
21188 CUNNINGHAM AVE  
WARREN

[Google Street View](#)

|             |            |
|-------------|------------|
| Tax Data    | Plats      |
| Legal       | Deeds      |
| Hist. Photo | Tax Map    |
| Soils       | Flood Data |

[COMPOSITE](#)

Zoom to ...

13-3

4, 1:29 PM

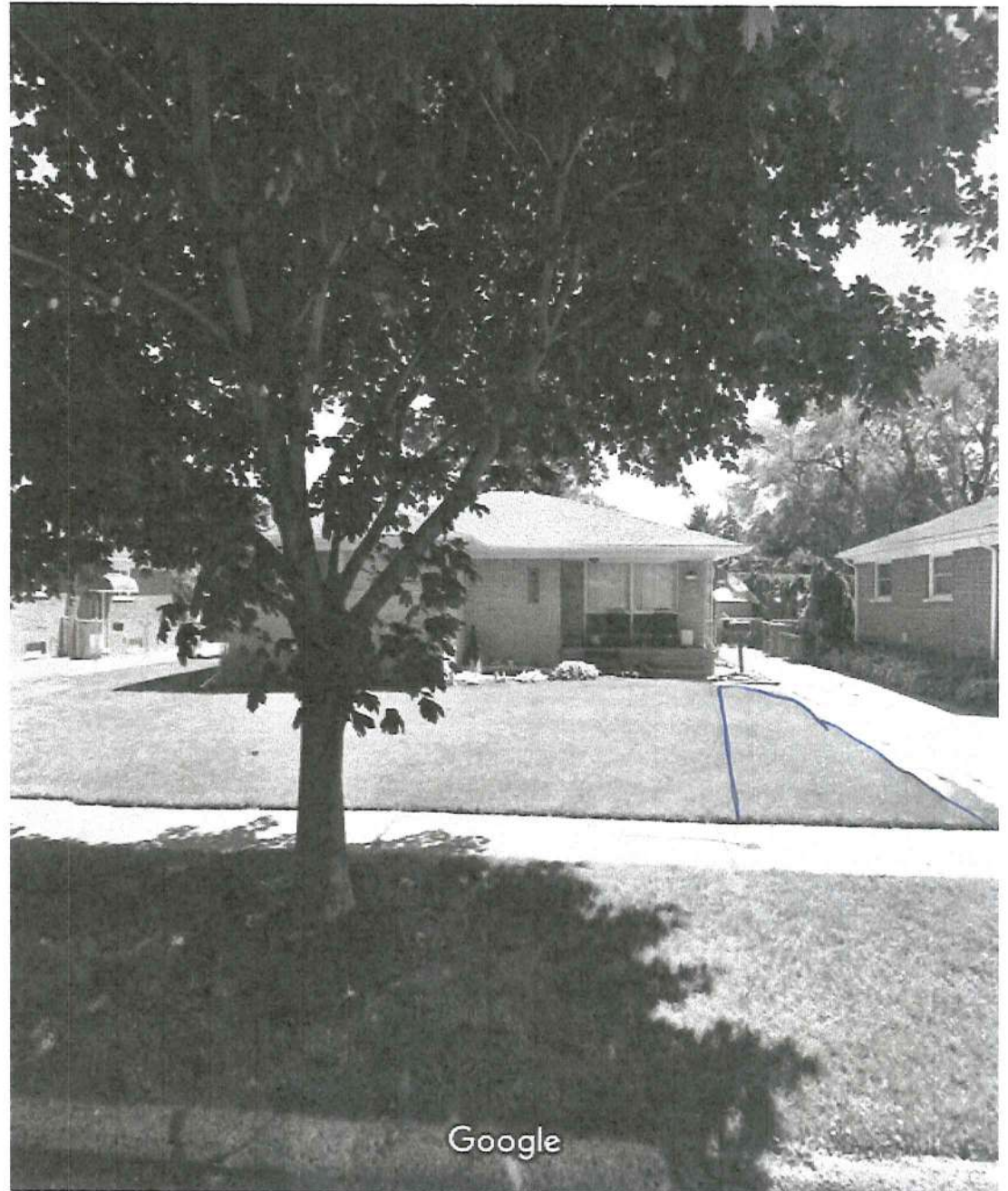
Google - Google Maps

Google Maps Google

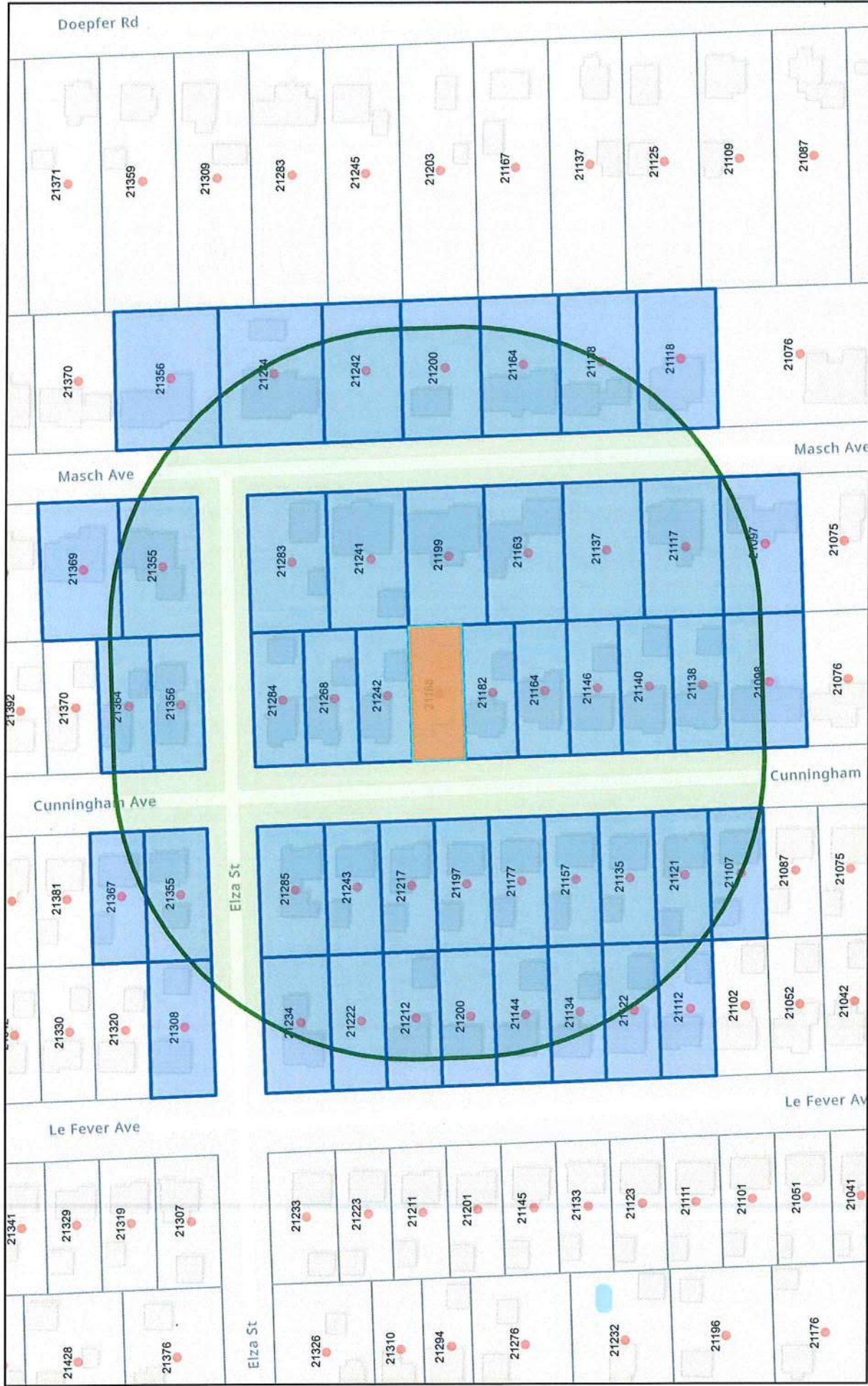
← 21188 Cunningham Ave

All

Street View & 360°



# 21188 Cunningham - 13-32-377-004

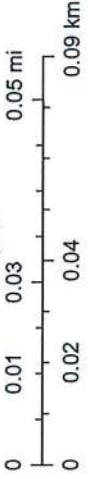


6/24/2022, 4:00:44 PM

Site Address Point ☐ Parcels

● Building

1:2,257



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasys, Rijkswaterstaat, GSA, Geoland, FEMA, ArcGIS Web AppBuilder

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



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: JULY 13, 2022 at 7:30 P.M.**

**Applicant:** MURSHED Z CHOWDHURY  
**Common Description:** 21188 CUNNINGHAM

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

Retain a 7 ft. x 25 ft. (175 square ft.) driveway expansion into the front yard.

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: WAYNE CRAFT INC

REPRESENTATIVE: JASON MCFALL

COMMON DESCRIPTION: **2379 EMMONS**

PARCEL NUMBER: 12-13-31-354-037

ZONED DISTRICT: R-1-P

REASON: Petitioner wishes to replace an existing awning.

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 awning over an existing front porch to no less than 8.8 ft. from the front property line.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 06/10/2022 06/22/2022 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: WAYNE CRAFT 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 8.05 FRONT YARD**

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

6/10/22  
#250<sup>00</sup>

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: Wayne Craft, Inc.

Address: ----- Telephone: -----

Applicant's Email Address: ----- ☐ prefer email communication

Name and Address of Property Owner (if different) Livingston Water Church

Name of Representative: Jason McFall Telephone: -----

Representative's Address: -----

Representative's Email Address: ----- ☐ prefer email communication

Address of Property: 2379 Emmons Warren, MI

Parcel I.D. No. (as shown on tax bill): 12-13-31-354-037

Purpose of Request: Allow awning replacement over front door/porch  
to extend 10.2' into front yard setback.

Please explain the nature of your hardship:

The Church would like to cover the front porch/door for  
incoming & outgoing guests. The Church is placed on the lot  
with only 18.8' setback.

Signature: Andrew McFall Co. Date: 6/2

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 Living Waters Church -

Of \_\_\_\_\_  
Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_

THE N/A OF N/A  
Title of Officer \_\_\_\_\_ Name of Company \_\_\_\_\_

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Living Waters Church

\_\_\_\_\_/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 Jason McFall \*  
Name(s) of Person(s)

THE Representative OF Wayne Craft, Inc. \*  
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 3RD DAY OF JUNE, 2022, BEFORE ME PERSONALLY CAME  
CHARMECE MILLER, 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.

[Signature]  
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: MARCH 24, 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.

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.

There is an unreasonable burden with the front yard setback requirement being as the Church itself sits on the lot with an 18.8' setback.

**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 is an existing condition.

**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.

Property is not unique.

**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.

It will not result in detriment to nearby properties being as they also own the lots to the right and left of the lot the Church is placed on.

**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.

Not related to personal or economic hardship.

**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 enjoyment of the Church's guests being weather protected coming in and out of the Church as other Church guests get.

Gospel Free Will Baptist Church  
2379 Emmons Street      Re: 2379 Emmons  
Warren  
Rep: Edward Langlois

Request granted at meeting of May 12, 1965

Permission to erect an (24' x 25')  
addition to within 23 ft. of  
the rear property line.

2379 Emmons

Gospel Free Will Baptist  
Church

GRANTED permission at the meeting of  
6-13-79 to waive the required masonry wall  
along the west side and rear property lines.

The Board also GRANTED them permission  
to reduce the size of the greenbelt from  
eight (8) feet to four (4) feet. The Board  
stated that they must plant some shrubs  
and/or trees to provide some sort of arti-  
ficial barrier between their property and the  
west side and rear property.

2379 Emmons St.

Gospel Freewill Baptist Church  
Tabled 1-28 to 4-8. Tabled 4-8 to 5-13-87.  
Granted permission at the meeting of 5-13-87 to  
erect 240 lin. feet of six (6) foot high, wood  
fence.

# 2021 WARREN



**LEGAL DESCRIPTION** (PARCEL ID: 12-13-31-354-038)

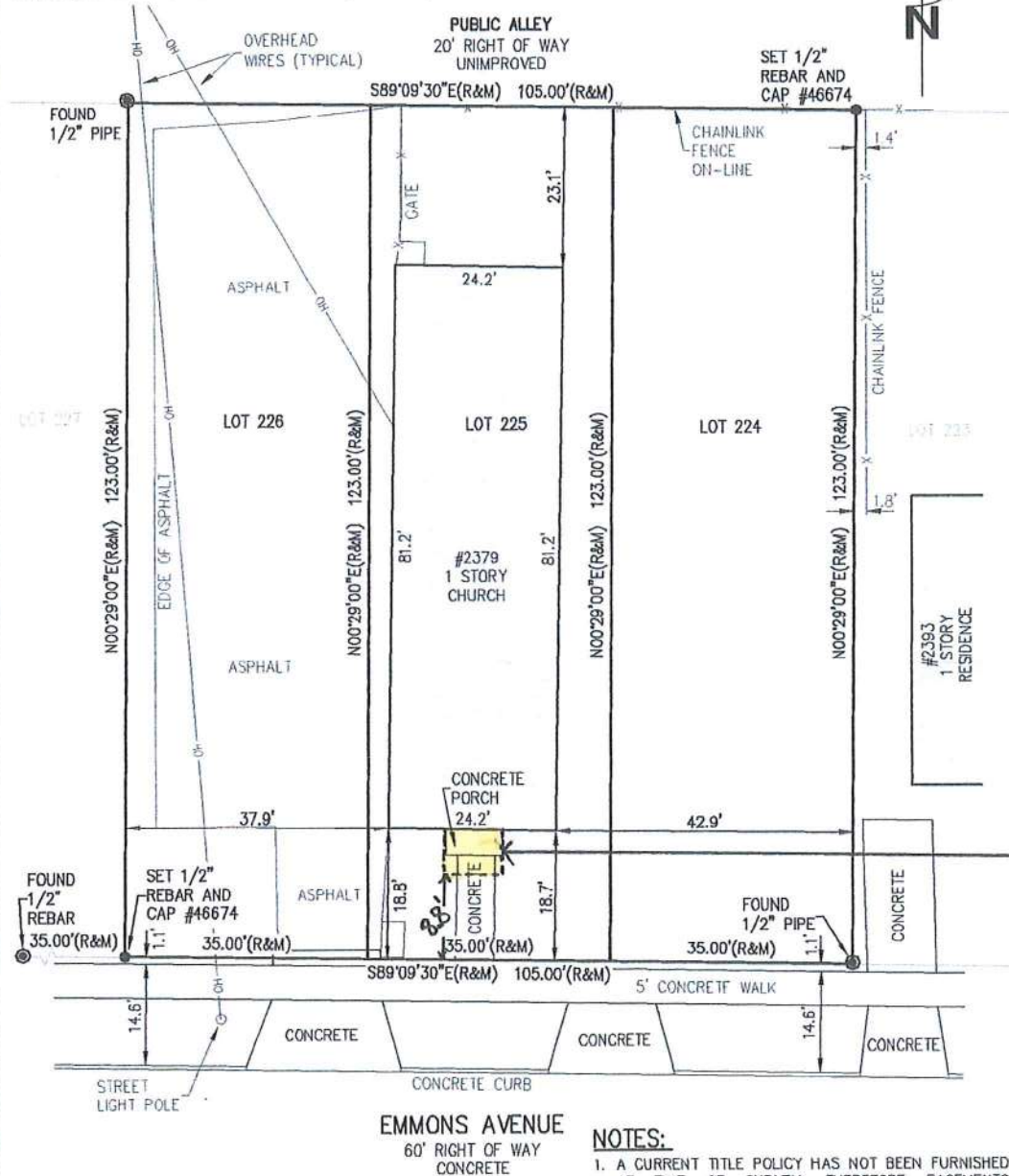
LOT 224, JOHN B. SOSNOWSKI EIGHT MILE ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 7 OF PLATS, PAGE 27, MACOMB COUNTY RECORDS.

**LEGAL DESCRIPTION** (PARCEL ID: 12-13-31-354-037)

LOT 225, JOHN B. SOSNOWSKI EIGHT MILE ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 7 OF PLATS, PAGE 27, MACOMB COUNTY RECORDS.

**LEGAL DESCRIPTION** (PARCEL ID: 12-13-31-354-036)

LOT 226, JOHN B. SOSNOWSKI EIGHT MILE ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 7 OF PLATS, PAGE 27, MACOMB COUNTY RECORDS.



Proposed awning replacement  
120" X 120"

**NOTES:**

1. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
2. SUBJECT PARCELS CONTAIN 21,615 SQUARE FEET OR ±0.50 ACRES OF LAND.
3. THE BASIS OF BEARING IS THE SOUTH LINE OF JOHN B STREET, AS SHOWN ON THE RECORDED PLAT.
4. SEE PAGE 2 OF 2 FOR ADDITIONAL LOTS.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND SHOWN AND DESCRIBED HEREON AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED.

MARK D. LAYMAN, P.S. #46674

**CERTIFIED SURVEY**

2379 Emmons Ave., Warren, MI 48091

Client: Living Waters Christian Church

Date: 04/28/2022

Drawn By: NEM

Scale: 1" = 20'

Project No: 3538-435

Revision No:

Page 1 of 2



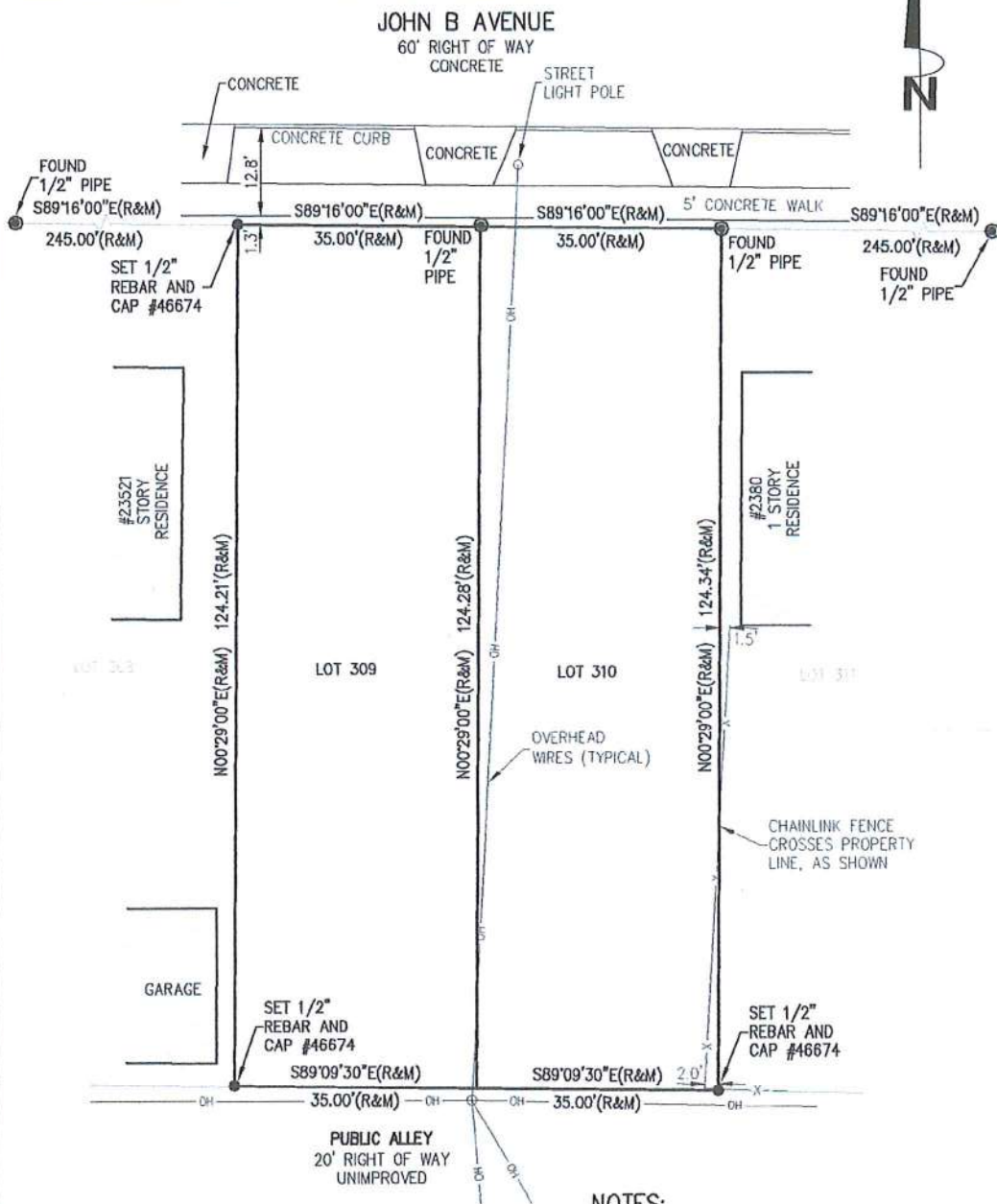
30445 Northwestern Hwy., Suite 143  
Farmington Hills, MI 48334  
Phone: (248) 932-7120

**LEGAL DESCRIPTION** (PARCEL ID: 12-13-31-354-015)

LOT 309, JOHN B. SOSNOWSKI EIGHT MILE ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 7 OF PLATS, PAGE 27, MACOMB COUNTY RECORDS.

**LEGAL DESCRIPTION** (PARCEL ID: 12-13-31-354-016)

LOT 310, JOHN B. SOSNOWSKI EIGHT MILE ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 7 OF PLATS, PAGE 27, MACOMB COUNTY RECORDS.



**NOTES:**

1. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
2. SUBJECT PARCELS CONTAIN 21,615 SQUARE FEET OR ±0.50 ACRES OF LAND.
3. THE BASIS OF BEARING IS THE SOUTH LINE OF JOHN B STREET, AS SHOWN ON THE RECORDED PLAT.
4. SEE PAGE 1 OF 2 FOR ADDITIONAL LOTS.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND SHOWN AND DESCRIBED HEREON AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED.

MARK D. LAYMAN, P.S. #46674

**CERTIFIED SURVEY**

2379 Enmons Ave., Warren, MI 48091

Client: Living Waters Christian Church

Date: 04/28/2022 Project No: 3538-435

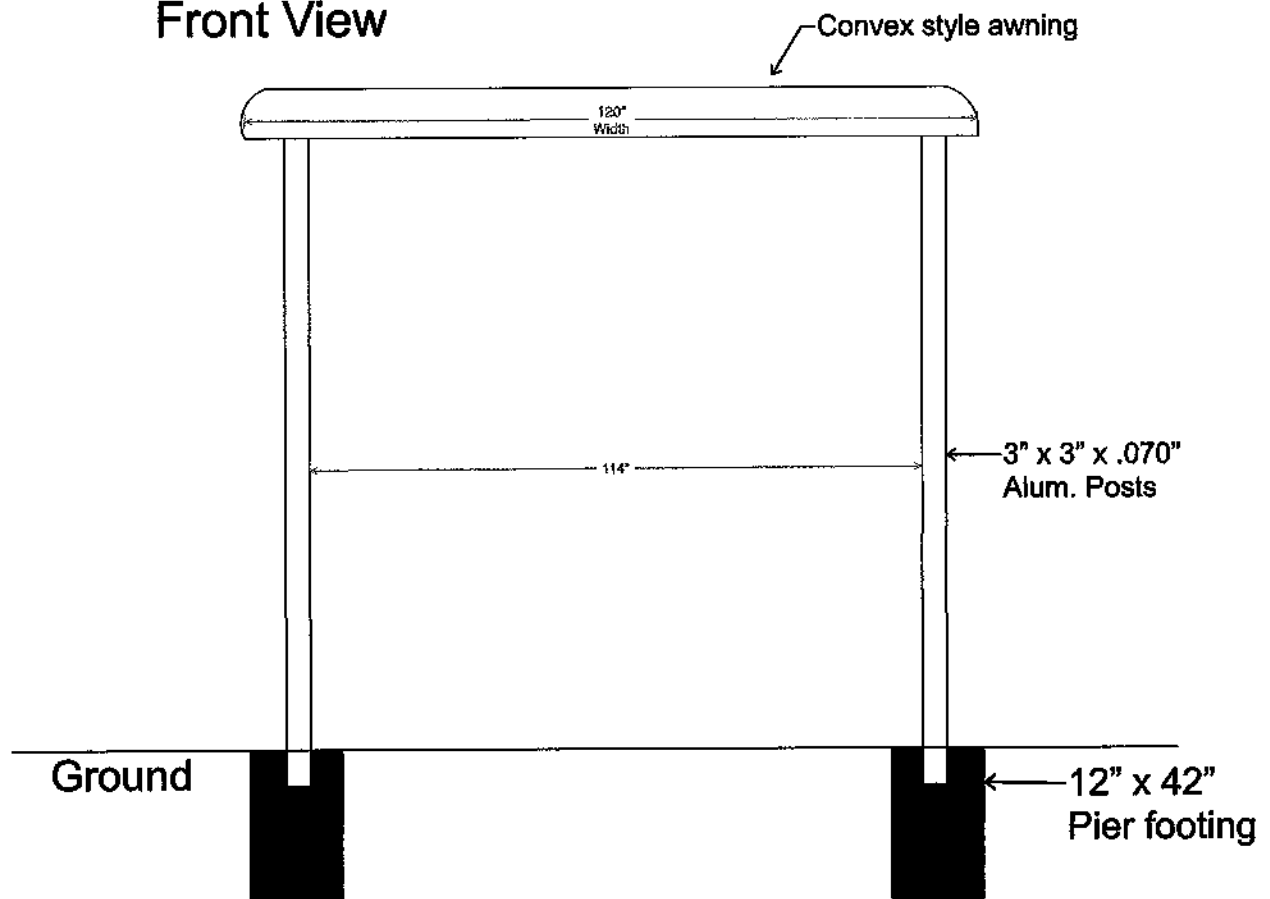
Drawn By: NEM Revision No:

Scale: 1" = 20' Page 2 of 2

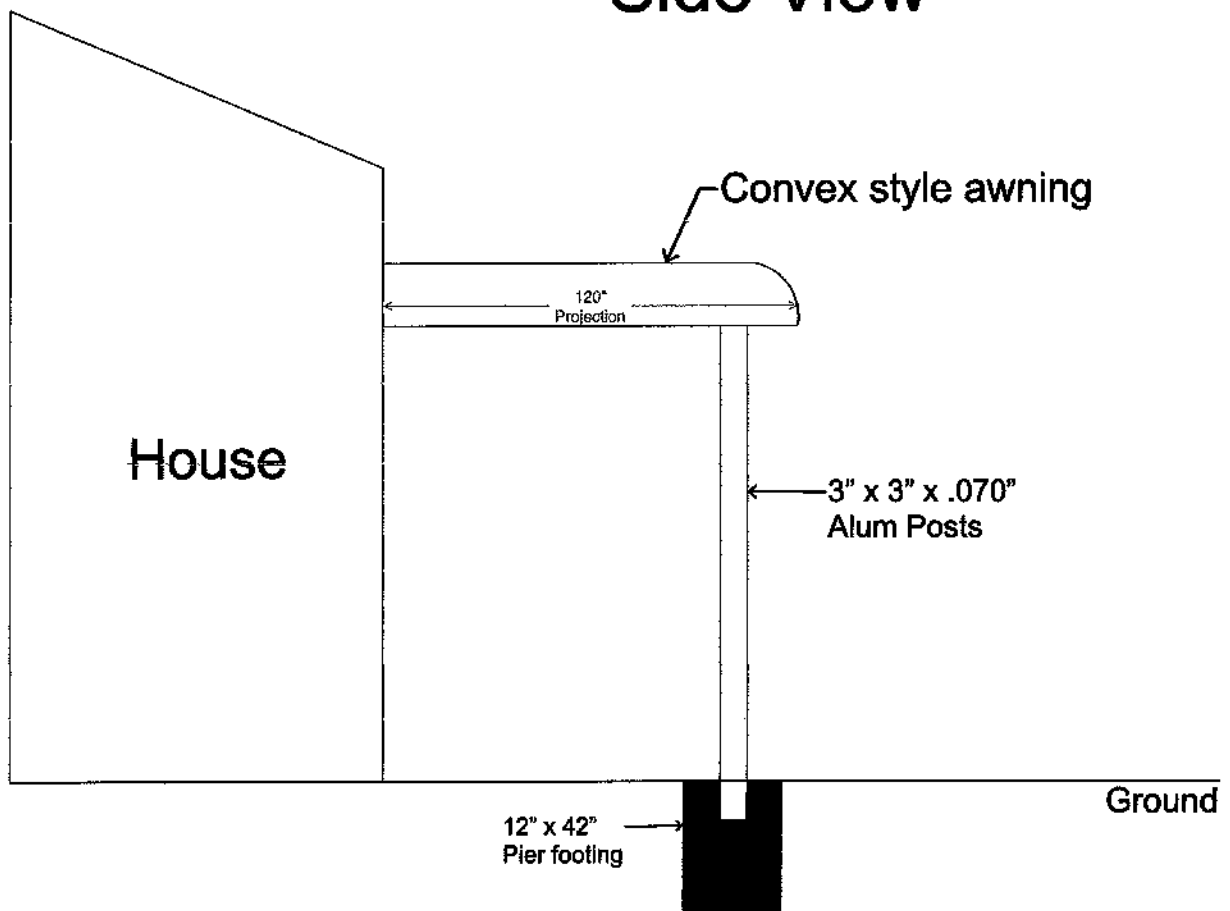


30445 Northwestern Hwy., Suite 143  
Farmington Hills, MI 48334  
Phone: (248) 932-7120

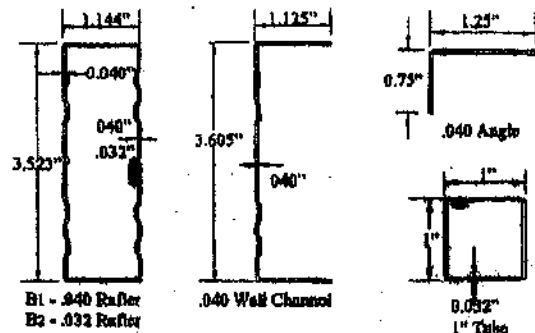
## Front View



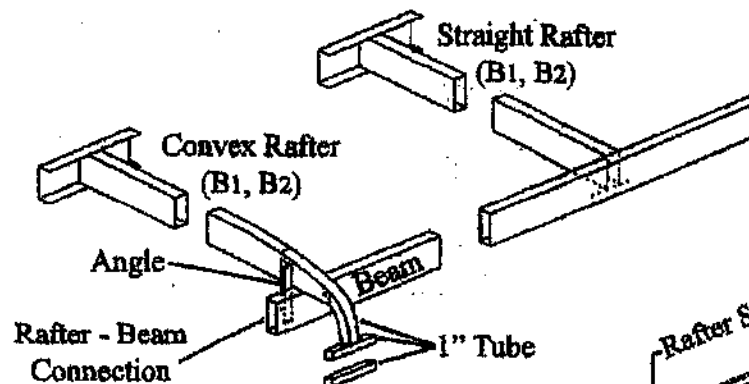
## Side View



# WAYNE CRAFT



| Key | Description     | Awning 1 | Awning 2 |
|-----|-----------------|----------|----------|
| P   | Projection      | 120      |          |
| D   | Drop            | 18       |          |
| W   | Width           | 120      |          |
| R   | Rafter Type     |          |          |
| S   | Rafter Spacing  |          |          |
| C   | Support Spacing |          |          |

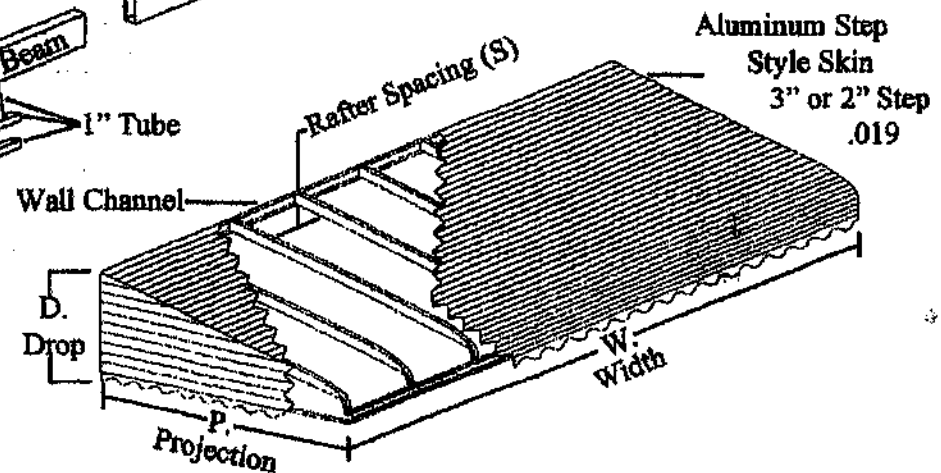
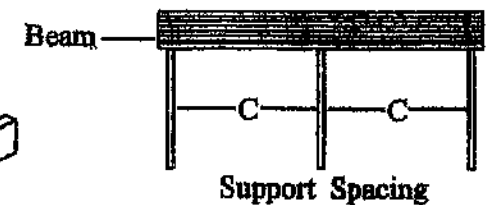
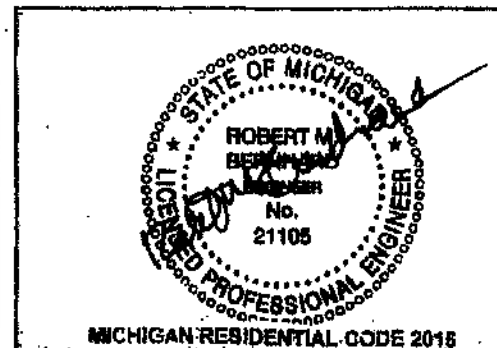


|                        |
|------------------------|
| 30# Live Load          |
| Aluminum Alloy 3105H14 |

| Projection   | Rafter Type & Spacing  |                        | Beam Type & Support Spacing |          |          |           |
|--------------|------------------------|------------------------|-----------------------------|----------|----------|-----------|
| Projection P | .040 Rafter Spacing B1 | .032 Rafter Spacing B2 | B1 C                        | B3 C     | B4 C     | B5 C      |
| 4'           | 36"                    | 36"                    | 7' - 3"                     | 10' - 3" | 7' - 8"  | 17' - 7"  |
| 5'           | 36"                    | 36"                    | 6' - 6"                     | 9' - 6"  | 7' - 1"  | 16' - 3"  |
| 6'           | 36"                    | 30"                    | 6' - 3"                     | 8' - 10" | 6' - 7"  | 15' - 3"  |
| 7'           | 30"                    | 30"                    | 5' - 11"                    | 8' - 4"  | 6' - 3"  | 14' - 4"  |
| 8'           | 24"                    | 20"                    | 5' - 7"                     | 7' - 11" | 5' - 11" | 13' - 8"  |
| 9'           | 20"                    | 18"                    | 5' - 4"                     | 7' - 7"  | 5' - 8"  | 13' - 0"  |
| 10'          | 18"                    | 12"                    | 5' - 1"                     | 7' - 4"  | 5' - 6"  | 12' - 8"  |
| 11'          | 12"                    | 11"                    | 4' - 11"                    | 6' - 11" | 5' - 2"  | 11' - 11" |
| 12'          | 12"                    | 8"                     | 4' - 9"                     | 6' - 8"  | 5' - 0"  | 11' - 6"  |
| 13'          | 11"                    | 8"                     | 4' - 6"                     | 6' - 5"  | 4' - 10" | 11' - 1"  |
| 14'          | 8"                     | N/A                    | 4' - 5"                     | 6' - 3"  | 4' - 8"  | 10' - 9"  |

Spans are maximum. Interpolation may be used between spans

Column spans over 3 spans - can increase span by 15%



|         |                  |
|---------|------------------|
| Owner   | Charmelle Miller |
| Street  | 2379 Emmons      |
| City    | Warren           |
| Phone   | (313) 283-7209   |
| Builder | Wayne Craft      |
| Street  | 13525 Wayne Rd   |
| City    | Livonia          |
| Phone   | (734) 421-8800   |

# WAYNE CRAFT, INC.

1325 Wayne Road  
Livonia, MI 48130

## ALUMINUM BOX BEAM 5-1/2"

Determine post spacing, load per support, & uplift per support.

1. Take 1/2 roof span + overhang & multiply by the roof load (30psf SL=27psf with factors) will give the load per foot.
2. Go to the chart with the load per foot & roof span and post to post spacing, read load per post, & uplift per support.
3. If a post spacing is not on chart, take the load per foot and multiply by the spacing to determine load per post. The uplift per post will be 75% of load per post.

## BEAM SPAN TABLE

| Roof Span    | 6'    |      |      |      | 8'    |       |      |      | 10'   |       |      |      |
|--------------|-------|------|------|------|-------|-------|------|------|-------|-------|------|------|
| Load/Foot    | 108#  | 108# | 108# | 108# | 135#  | 135#  | 135# | 135# | 162#  | 162#  | 162# | 162# |
| Post Spacing | 10'   | 8'   | 6'   | 4'   | 9'    | 8'    | 6'   | 4'   | 8.5'  | 8'    | 6'   | 4'   |
| Load/Post    | 1080# | 864# | 648# | 432# | 1220# | 1080# | 810# | 540# | 1380# | 1296# | 972# | 648# |
| Uplift/Post  | -     | -    | -    | -    | -     | -     | -    | -    | -     | -     | -    | -    |

| Roof Span    | 12'   |       |      | 14'   |       |      | 16'   |       |      |
|--------------|-------|-------|------|-------|-------|------|-------|-------|------|
| Load/Foot    | 189#  | 189#  | 189# | 216#  | 216#  | 216# | 243#  | 243#  | 243# |
| Post Spacing | 8'    | 6'    | 4'   | 7.5'  | 6'    | 4'   | 7'    | 6'    | 4'   |
| Load/Post    | 1510# | 1134# | 756# | 1510# | 1296# | 864# | 1700# | 1458# | 972# |
| Uplift/Post  | -     | -     | -    | -     | -     | -    | -     | -     | -    |

4. After determining load/post go to support load table with the height and pick the type of column needed.

## SUPPORT LOAD TABLE

| Support - Post                     | Support Heights - Post |         |         |         |
|------------------------------------|------------------------|---------|---------|---------|
|                                    | 7'                     | 8'      | 10'     | 12'     |
| 1-1/2" x 1-1/2" x .04" Alum.       | 312#                   | 239#    | 153#    | 106#    |
| 1-1/2" x 1-1/2" x .05" Alum.       | 387#                   | 296#    | 189#    | 131#    |
| 1-1/2" x 1-1/2" x .06" Alum.       | 460#                   | 352#    | 225#    | 156#    |
| 2-1/2" x 2-1/2" x .075" Alum.      | 2103.7#                | 2069#   | 1324#   | 919#    |
| 1-1/2" x 1-1/2" x .04" Flat Alum.  | 624#                   | 478#    | 306#    | 212#    |
| 1-1/2" x 1-1/2" x .05" Flat Alum.  | 774#                   | 596#    | 378#    | 262#    |
| 1-1/2" x 1-1/2" x .06" Flat Alum.  | 920#                   | 704#    | 450#    | 312#    |
| 2-1/2" x 2-1/2" x .075" Flat Alum. | 5410#                  | 4138#   | 2648#   | 1838#   |
| 3" x 3" x .070" Alum.              | 3731#                  | 3370#   | 2156#   | 1497#   |
| 5-1/2" x 5-1/2" x .070" Alum.      | 8637#                  | 8381#   | 7764#   | 7157#   |
| 3" x 3" x .1575" Steel             | 35,000#                | 35,000# | 27,000# | 19,000# |



**NOTE:** Aluminum - 6063 T6 Steel - A36  
Michigan Residential Building Code 2015  
ANSI/ASCE 7-05

**ROBERT M. BERNHARD ASSOCIATES LLC**  
ARCHITECTURE & ENGINEERING  
1221 BOWERS RD.  
P.O. BOX 780  
BIRMINGHAM, MI 48012  
248-642-8166

## ZONING BOARD OF APPEALS

### SUMMARY OF VARIANCE REQUEST

APPLICANT: ST ANNE CATHOLIC COMMUNITY

REPRESENTATIVE: REV JOHN KOPSON

COMMON DESCRIPTION: **32000 MOUND**

PARCEL NUMBER: 12-13-04-151-001

ZONED DISTRICT: R-1-C

REASON: Permission to conduct annual church festival and requests an approval from the Zoning Board of Appeals.

#### ORDINANCES and REQUIREMENTS:

**SECTION 4.35** Festivals require the approval of the Zoning Board of Appeals.

#### VARIANCES REQUESTED: Permission to:

Conduct annual parish festival on the church property during the following:

- 1.) September 23, 2022, (Friday) from 5:00 P.M. to 11:00 P.M.
- 2.) September 24, 2022, (Saturday) from noon to 11:00 P.M.
- 3.) September 25, 2022, (Sunday) from Noon to 10:00 P.M.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 06/10/2022 06/10/2022 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: ST. ANNE CATHOLIC COMMUNITY**

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 4.35 FESTIVALS**

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

CITY OF WARREN ZONING BOARD OF APPEALS  
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: St Anne Catholic Community

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

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

Name and Address of Property Owner (if different) ARCHDIOCESE OF DETROIT

Name of Representative: Rev John Kopson Telephone \_\_\_\_\_

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

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

Address of Property: 32000 MOUND ROAD WARREN, MI 48092

Parcel I.D. No. (as shown on tax bill): 13-04-151-001

Purpose of Request: TO HOLD ANNUAL CHURCH FESTIVAL FROM SEPTEMBER  
23, 2022 THRU SEPTEMBER 25, 2022. TIME FRIDAY 9/23 5:00-11:00pm,  
SATURDAY 9/24 12:00pm-11:00pm, AND SUNDAY 9/25 12:00pm-  
10:00pm

Please explain the nature of your hardship:

FESTIVAL REQUIRES ZONING BOARD APPROVAL

Signature: Rev. John Kopson Date: 6-10-22

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 ARCHBISHOP ALLEN N. VIGNERON  
Name(s) of Person(s)  
OF \_\_\_\_\_  
Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_  
THE ARCHBISHOP OF ARCHDIOCESE OF DETROIT  
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 REV. JOHN KOPSON \*  
Name(s) of Person(s)

THE PASTOR OF St. Anne Catholic Community \*  
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.

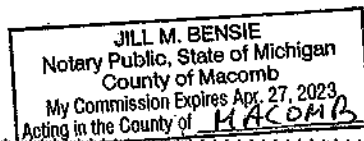
FURTHER, DEPONENT SAYS NOT.

SIGNED Rev. John Kopson L.S.  
SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF MACOMB

ON THIS 10<sup>th</sup> DAY OF JUNE, 2022, BEFORE ME PERSONALLY CAME  
REV. JOHN KOPSON, 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.



Jill M. Bencie  
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: APRIL 27, 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.

**32000 MOUND**

**07/14/2021**

LEGAL DESCRIPTION: 13-04-151-001

**VARIANCES REQUESTED: Permission to**

Conduct an annual parish festival on the church property during the following"

1. September 24, 2021 (Friday) from 5:00 p.m. to 11:00 p.m.
2. September 25, 2021 (Saturday) from noon to 11:00 p.m.
3. September 26, 2021 (Sunday) from noon to 10:00 p.m.

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

**32000 Mound**

LEGAL DESCRIPTION: 13-04-151-001

**6/07/2017**

**VARIANCES REQUESTED: Permission to**

Conduct annual parish festival on the church property during the following:

- 1) September 22, 2017 (Friday) from 5:00 p.m. to 11:00 p.m.
- 2) September 23, 2017 (Saturday) from 5:00 p.m. to 11:00 p.m.
- 3) September 24, 2017 (Sunday) from 12:00 noon to 10:00 p.m.

The petitioner's request was APPROVED with the correction that Saturday hours will be from 12:00 noon to 11:00 p.m. and that music will be shut off at 10:00 p.m.

PUBLIC HEARING: 6/13/2018

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:

APPLICANT: ST. ANNE CATHOLIC COMMUNITY

REV. ALBERTO BONDY

32000 MOUND

13-04-151-001

R-1-C

VARIANCES REQUESTED: PERMISSION TO

CONDUCT ANNUAL PARISH FESTIVAL ON THE CHURCH PROPERTY DURING THE FOLLOWING:

- 1) SEPTEMBER 21, 2018, FRIDAY FROM 5:00 P.M. TO 11:00 P.M.
- 2) SEPTEMBER 22, 2018, SATURDAY FROM NOON TO 11:00 P.M.
- 3) SEPTEMBER 23, 2018, SUNDAY FROM NOON TO 10:00 P.M.

THE PETITIONER'S REQUEST WAS GRANTED WITH THE CONDITIONS: THAT THERE IS NO MUSIC TO BE PLAYED AFTER 10:00 P.M.

PUBLIC HEARING: 4/10/2019

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:

APPLICANT: ST. ANNE CATHOLIC COMMUNITY

REV. PAUL COUTINHA

32000 MOUND

12-13-04-151-001

R-1-C

VARIANCES REQUESTED: PERMISSION TO

CONDUCT AN ANNUAL PARISH FESTIVAL ON THE CHURCH PROPERTY DURING THE FOLLOWING:

1. SEPTEMBER 20, 2019 (FRIDAY) FROM 5:00 P.M. TO 11:00 P.M.
2. SEPTEMBER 21, 2019 (SATURDAY) FROM NOON TO 11:00 P.M.
3. SEPTEMBER 22, 2019 (SUNDAY) FROM NOON TO 10:00 P.M.

THE PETITIONER'S REQUEST WAS GRANTED AS WRITTEN WITH THE CONDITION: ALL MUSIC IS TO BE TURNED OFF BY 10:00 P.M. ON ALL DAYS.

**32000 Mound**

6/25/2010

LEGAL DESCRIPTION: 13-04-151-001, -003, 004 &amp; 005

**VARIANCES REQUESTED:** Permission to  
Conduct annual Parish Festival on the Church property during the  
following:

1. September 23, 2016 (Friday) From 5:00 p.m. to 11:00 p.m.
2. September 24, 2016 (Saturday) From 12:00 noon to 11:00 p.m.
3. September 25, 2016 (Sunday) From 12:00 noon to 10:00 p.m.

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

4/24/2013

32000 Mound

St. Anne Catholic Community, Rev. Alberto P. Bondy, 32000 Mound Road, 13-04-151-001, 003, 004, and 005, petitioner was **GRANTED** permission to conduct an Annual Parish Festival on the Church Property as follows:

1. September 13, 2013 Friday 5:00 p.m. to 11:00 p.m.
  2. September 14, 2013 Saturday 12:00 noon to 11 p.m.
  3. September 15, 2013 Sunday 12:00 noon to 10:00 p.m.
- WITH THE FOLLOWING CONDITION: The music will be turned off at 10:00 p.m. on Friday and Saturday nights, and around 9:00 p.m. Sunday night.

32000 Mound

8/27/15

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

APPLICANT: Rev. Alberto P. Bondy  
Rev. Alberto P. Bondy, Pastor  
32000 Mound Road  
13-04-151-001, -003, -004, & -005  
R-1-C

**VARIANCES REQUESTED:** Permission to:  
To conduct annual PARISH FESTIVAL on the Church property during the  
following:

1. September 25, 2015, (Friday) From 5:00 p.m. to 12:00 midnight,
2. September 26, 2015, (Saturday) From 12:00 noon to 12:00 midnight,
3. September 27, 2015, (Sunday) From 12:00 noon to 10:00 p.m.,

The Petitioner's request was **GRANTED**, with the Condition that the music is to be  
turned off by 10:30 p.m.

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

4/23/14

APPLICANT: Rev. Alberto Bondy  
Same as above.  
32000 Mound  
13-04-151-001, -003, -004, & -005  
R-1-C

**VARIANCES REQUESTED:** Conduct annual Parish Festival on the Church  
property during the following:

- 1) September 19, 2014 (Friday) From 5:00 p.m. to 11:00 p.m.
- 2) September 20, 2014 (Saturday) From 12:00 noon to 11:00 p.m.
- 3) September 21, 2014 (Sunday) From 12:00 noon to 10:00 p.m.

**ORDINANCES and REQUIREMENTS:**

Section 4.35: Festivals require the approval of the Zoning Board of Appeals.

Petitioner's request was granted with condition that ride music be turned off  
at 10:00 p.m.

4/25/2010

32000 Mound

Fr. Alberto P. Bondy, Pastor, 32000 Mound Road, also known as 13-04-151-001, 003, 004 & 005, **GRANTED** permission to conduct annual parish festival (Sausage Festival) on the church property during the following: 1.) September 14, 2012, (Friday) from 5:00 p.m. to 11:00 p.m., 2.) September 15, 2012, (Saturday) from 12:00 noon to 11:00 p.m., 3.) September 16, 2012, (Sunday) from 12:00 noon to 10:00 p.m. With the condition the music for the rides, etc. be turned off each day at 10:00 p.m.

## 32000 Mound

9/28/2011

Nick Sherevan, 32000 Mound Road, Also Known As 13-04-151-001, 003, 004, 005, GRANTED the following request: To conduct a seasonal outdoor sales operation of Christmas trees and related items on residential, church, property from November 25, 2011 through December 20, 2011. Hours of operation: Monday - Friday 3:00 p.m. to 9:00 p.m. and Saturday - Sunday 9:00 a.m. to 9:00 p.m.

## 32000 Mound

4/13/2011

Alberto P. Bondy, Pastor, 32000 Mound Rd., Also Known As 13-04-151-001, -003, -004, & -005, GRANTED the following request: Permission to conduct annual PARISH FESTIVAL on the Church property during the following: #1. Friday, Sept. 16, 2011 from 4:00 p.m. to 11:00 p.m. #2. Saturday, Sept. 17, 2011 from 12:00 noon to 11:00 p.m. #3. Sunday, Sept. 18, 2011 from 12:00 noon to 10:00 p.m. WITH THE FOLLOWING CONDITIONS: #1. That Eckstein Park be cleaned up with a fine-tooth comb leaving it in better condition than found. #2. That in the southeast corner of the property where there is pavement, there be a setback with the orange fencing and all that grassy area not be used. That there be security personnel stationed back there that is identified as security; #3. That nothing be in that pavement area except for possibly children's rides or something innocuous; nothing that goes high up in the air or loud; #4. That the music on all the rides cease at 10:00 p.m. each day of the festival; #5. That there'd be no parties in the back tents on the set-up days. #6. During set-up on the day before, Thursday, that if not having school that day is not an option, then provide supervision for children crossing streets, being picked-up, etc. because the parking lot will be inaccessible.

## 32000 Mound

10/13/10

Nick Sherevan, St. Anne Catholic Community, 32000 Mound Road, Also Known As 13-04-151-001, 003, 004 & 005 GRANTED the following request: To conduct a seasonal outdoor sales operation of Christmas trees and related items on residential, church property from November 24, 2010 through December 23, 2010. Hours of operation: Monday - Friday 3:00 p.m. to 9:00 p.m. and Saturday - Sunday, 9:00 a.m. to 9:00 p.m.

7/28/10

32000 Mound

St. Anne Catholic Church, Fr. Alberto P. Bondy, 32000 Mound Road, Also Known As 13-04-151-001, 13-04-151-003, 13-04-151-004, 13-04-151-005 GRANTED the following request: To conduct annual PARISH FESTIVAL on church property during the following: Friday, September 17, 2010, from 4:00 p.m. to 11:30 p.m.; Saturday, September 18, 2010 from 12:00 noon to 11:30 p.m. Sunday, September 19, 2010 from 12:00 noon to 10:00 p.m. WITH THE FOLLOWING CONDITIONS: #1. The music from the carnival rides, music from any D.J.s or bands, and beer sales, cease at 11:00 p.m. each event that the festival is in operation. #2. The park that is being used for parking Eckstein Park, be cleaned up immediately with whatever provision necessary to ensure clean up. #3. There be no tear down on Sunday night passed 11:30 p.m., no earlier than 7:30 a.m. the next morning and as lighting be situated in such a manner that is not intrusive to the surrounding neighbors.

10/28/09

32000 Mound

St. Anne Catholic Community, 32000 Mound Rd., Also Known As 13-04-151-001, 003, 004 & 005, GRANTED request to conduct a seasonal outdoor sales operation of Christmas trees and related items on residential, church, property from November 24, 2009 through December 24, 2009, and to waive the required five (5) day waiting period. Hours of operation from 3:00 p.m. to 9:00 p.m. Monday through Friday and from 9:00 a.m. to 9:00 p.m. Saturday and Sunday, with the condition that a letter from Fr. Bondy be turned in to the Council Office by 5:00 p.m. tomorrow (Thurs., Oct. 29, 2009) that indicates Mr. Nick Sherevan may represent the Church regarding this item.

**32000 Mound****7/8/09**

FATHER ALBERTO P. BONDY - 32000 Mound Rd., Also Known As 13-04-151-001, 13-04-151-003, 13-04-151-004, 13-04-151-005, GRANTED request to conduct annual church festival (sausage festival) on the church property on September 18, 2009 from 5:00 p.m. to 11:30 p.m., September 19, 2009 from 12:00 noon to 11:30 p.m. & September 20, 2009 from 12:00 noon to 10:00 p.m. With the condition that music emitting from the carnival rides, music from the D.J. and/or bands, and beer sales cease at 11:00 p.m. each evening the festival is in operation.

**32000 Mound****11/13/08**

ST. ANNE CATHOLIC COMMUNITY, 32000 Mound, Also Known As 13-04-151-001, 13-04-151-003, 13-04-151-004 and 13-04-151-005 - GRANTED request to conduct a seasonal outdoor sales operation of Christmas trees and related items on residential, church, property from November 26, 2008 through December 24, 2008 hours of operation will be 3 p.m. to 9 p.m. Monday through Friday and 9 a.m. to 9 p.m. Saturday and Sunday and to waive the required five (5) day waiting period.

**32000 Mound****5/28/2008**

ST. ANNE CATHOLIC COMMUNITY, 32000 Mound Road, Also Known As 13-04-151-001, 13-04-151-003, 13-04-151-004 and 13-04-151-005 - GRANTED request to conduct the annual Parish Festival on the Church property as follows: Friday, September 12, 2008 from 5 p.m. to 11:30 p.m., Saturday, September 13, 2008 from Noon to 11:30 p.m. and Sunday, September 14, 2008 from Noon to 10 p.m.

**4/25/2007****32000 Mound**

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP, AC CARDINAL MAIDA, 32000 Mound, Also Known As 13-151-001, 13-04-151-003, 13-04-151-004 & 13-04-151-005 GRANTED request to conduct annual Parish Festival on Church property as follows: Friday, September 14, 2007 from 5 p.m. to 11:30 p.m., Saturday, September 15, 2007 from Noon to 11:30 p.m., and Sunday, September 16, 2007 from Noon to 10 p.m.

**6/28/06****32000 Mound**

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP MAIDA, 32000 Mound, Also Known As 13-04-151-001 - GRANTED request to conduct a parish Festival on the Church property as follows: Friday, September 15, 2006 from 5 p.m. to 11:30 p.m., Saturday, September 16, 2006 from 12 Noon to 11:30 p.m. and Sunday, September 17, 2006, from 12 Noon to 10 p.m.

32000 Mound Rd.

6/8/05

ST. ANNE CATHOLIC COMMUNITY; 32000 Mound Road, Also Known As 13-04-151-001 - **GRANTED** request to conduct a Parish festival on the Church property as follows: Friday, September 16, 2005 from 5 p.m. to 11:30 p.m., Saturday September 17, 2005 from 12 noon to 11:30 p.m. and Sunday September 18, 2005 from 12 noon to 10 p.m.

32000 Mound

6/9/2004

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP MAIDA, 32000 Mound, Also Known As 13-04-151-001 - **GRANTED** request to conduct a Parish Festival on the church property during the following: Friday September 17, 2004 from 5:00 p.m. to 11:30 p.m., Saturday, September 18, 2004 from 12 noon to 11:30 p.m. and Sunday, September 19, 2004 from 12 noon to 10:00 p.m.

32000 Mound

4/30/2003

ST. ANNE CATHOLIC COMMUNITY, 32000 Mound, Also Known As 13-04-151-001 - **GRANTED** request to conduct a Parish Festival on the church property as follows: Friday, September 12, 2003 from 5:00 p.m. to 11:30 p.m., Saturday, September 13, 2003 from 12 noon to 11:30 p.m. and Sunday, September 14, 2003, from 12 noon to 10:00 p.m.

6/26/2002

32000 Mound Rd.

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP MAIDA, 32000 Mound Road, Also Known As 13-04-151-001 - **GRANTED** request to conduct a Parish Festival on the Church property Friday, September 2002 from 5:00 p.m. to 11:30 p.m., Saturday, September 14, 2002 from 12 noon to 11:30 p.m. and Sunday, September 15, 2002 from 12 noon to 10:00 p.m.

5/22/2002

32000 Mound

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP MAIDA, 32000 Mound Road, Also Known As - 13-04-151-001 - **TABLED** request to the meeting of June 26, 2002.

32000 Mound

7/11/2001

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP MAIDA, 32000 Mound Road, Also Known As 13-04-151-001 -- GRANTED request to conduct a parish festival on the church property during the following: Friday, September 14, 2001 from 5:00 p.m. to 11:30 p.m., Saturday, September 15, 2001 from 12:00 noon to 11:30 p.m. and Sunday, September 16, 2001 from 12:00 noon to 10:00 p.m. **WITH THE CONDITION THAT** the festival be closed down at 11:00 p.m. and the property is cleared by 11:30 p.m. Friday and Saturday and that on Sunday the Festival will close at 9:30 p.m. and everyone is to be off of the property by 10:00 p.m. That the concerns of Mr. Vandervlucht be addressed. That security guards be used and that the conditions discussed with the applicant at the meeting to protect the surrounding neighbors property be taken care of prior to the festival. The parish is to use snow fencing around the property and clean up the property each morning.

32000 Mound-Page 1

7/11/2001

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP MAIDA, 32000 Mound Road, Also Known As 13-04-151-001 -- GRANTED request to conduct a parish festival on the church property during the following: Friday, September 14, 2001 from 5:00 p.m. to 11:30 p.m., Saturday, September 15, 2001 from 12:00 noon to 11:30 p.m. and Sunday, September 16, 2001 from 12:00 noon to 10:00 p.m. **WITH THE CONDITION THAT** the festival be closed down at 11:00 p.m. and the property is cleared by 11:30 p.m.

32000 Mound-Page 2

7/11/2001

Friday and Saturday and that on Sunday the Festival will close at 9:30 p.m. and everyone is to be off of the property by 10:00 p.m. That the concerns of Mr. Vandervlucht be addressed. That security guards be used and that the conditions discussed with the applicant at the meeting to protect the surrounding neighbors property be taken care of prior to the festival. The parish is to use snow fencing around the property and clean up the property each morning.

5/14/00

13-04-151-001

32000 Mound

ST. ANNE CATHOLIC COMMUNITY, 32000 Mound Road, Also Known as 13-04-151-001 -- GRANTED request to hold annual church festival as follows: September 14 from 4:00 p.m. to 11:30 p.m., September 15 from 12:00 p.m. to 11:30 p.m., September 16 from 12:00 p.m. to 10:00 p.m.

4-28-99

32000 Mound Road

Also known as 13-04-151-001

St. Anne Catholic Community - GRANTED request to conduct annual church festival from September 17, 1999 to September 19, 1999.

Also known as 13-04-151-001

ST. ANNE CATHOLIC COMMUNITY-  
GRANTED permission to operate annual Church Festival  
from September 18-September 20, 1998, WITH THE  
STIPULATION that there be no signs in the right  
of way and there be no moonwalks.

32000 Mound Road

St. Anne Catholic Community

Granted permission to hold a Parish Festival on the  
church grounds on September 12, 13, and 14, 1997,  
with the following conditions:

1. There are to be no moonwalks.
2. There are to be no lawn signs throughout the city.
3. They must abide by all other city requirements.

May 28, 1997

32000 Mound Road

St. ANne Catholic Community

Granted permission to hold annual Church festival  
from September 13-15, 1996, with the condition  
they do not have a moonwalk or have any small signs  
scattered around town advertising their festival.

July 10, 1996

32000 Mound Rd.

5-10/97

St. Anne Catholic Community-also known as  
13-04-151-001, 13-04-151-003, 13-04-151-004  
13-04-151-005- and 13-04-153-022 -Granted  
permission to hold annual Church Festival  
on September 15, 16, and 17 1995, with the  
condition they do not have a moonwalk and  
not tack up signs advertising their festival  
or place them in the right-of-way.

May 10, 1995

32000 Mound Road

St. Anne Catholic Community

GRANTED permission to hold the church festival on  
September 16 through September 18, 1994.

May 11, 1994

St. Anne Catholic Community

GRANTED permission to hold a church festival from  
September 17 through September 19, 1993.

May 12, 1993

32000 Mound Road  
ST. ANNE CATHOLIC COMMUNITY

GRANTED PERMISSION AT THE MEETING: 5-13-92  
To hold a church festival from September  
18 through September 20, 1992.

5-13-92

32000 Mound Rd.

St. Anne Catholic Community

At the meeting held on Wednesday, March 13, 1991  
permission was granted to hold a church festival  
from September 13 through September 15, 1991.

3-13-91

32000 Mound

St. Anne Catholic Community

GRANTED permission at the meeting of 5/10/89  
to hold a church festival from Sept. 15  
through Sept. 17, 1989.

5-10-89

32000 Mound Rd..

St. Anne's Catholic Community

GRANTED permission at the meeting of 4-11-90 to hold  
church festival from September 14 through September  
1990, with the condition they do not have a moonwalk  
was agreed to by their representative, Mr. Thom Hage

St. Anne Catholic Community

Granted eprmission at the meeting of 5-25-88  
to hold a church festival from Sept. 16 thru  
Sept. 18, 1988.

32000 Mound Road

St. Anne Catholic Community

Granted permission at the meeting of 4-8-87 to  
hold a church festival from September 18 through  
September 20, 1987.

4-8-87

32000 Mound Road

St. Anne Church

GRANTED permission at the meeting held  
on Wednesday February 8, 1978 to erect a 30" x  
9" sign, 4' 8" high, to within 8' of the front  
property line. Permission to erect a 34" x  
42" sign, 4' 8" high, to within 8' of the  
front property line was DENIED.

32200 Mound Rd.

Edward Binkowski

Tabled at the Meeting of April 24, 1974 until the Mee  
of May 8, 1974.

request denied at the Meeting of May 8, 1974.

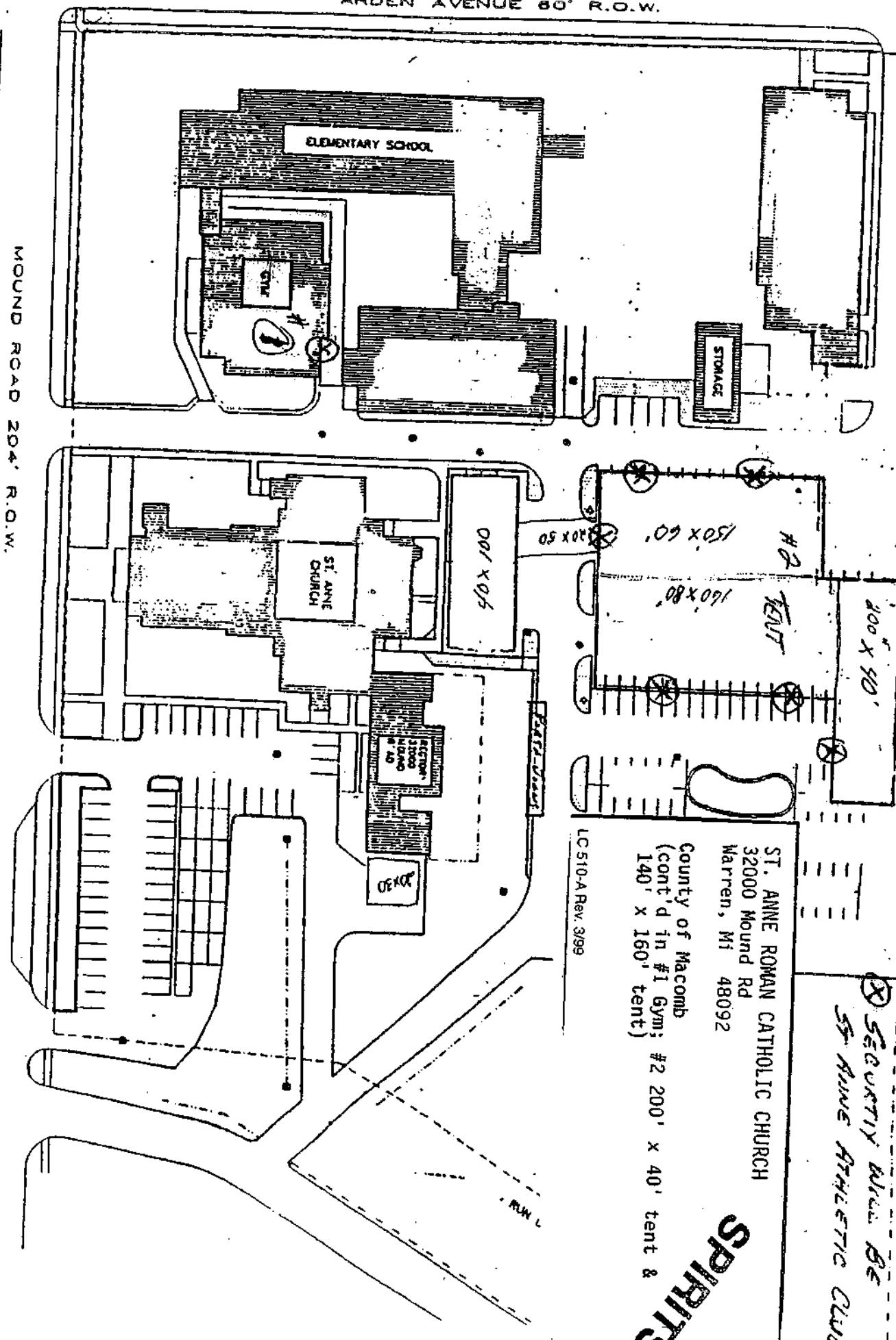
# WARREN



UE  
M.

ARDEN AVENUE 80' R.O.W.

MOUND ROAD 204' R.O.W.

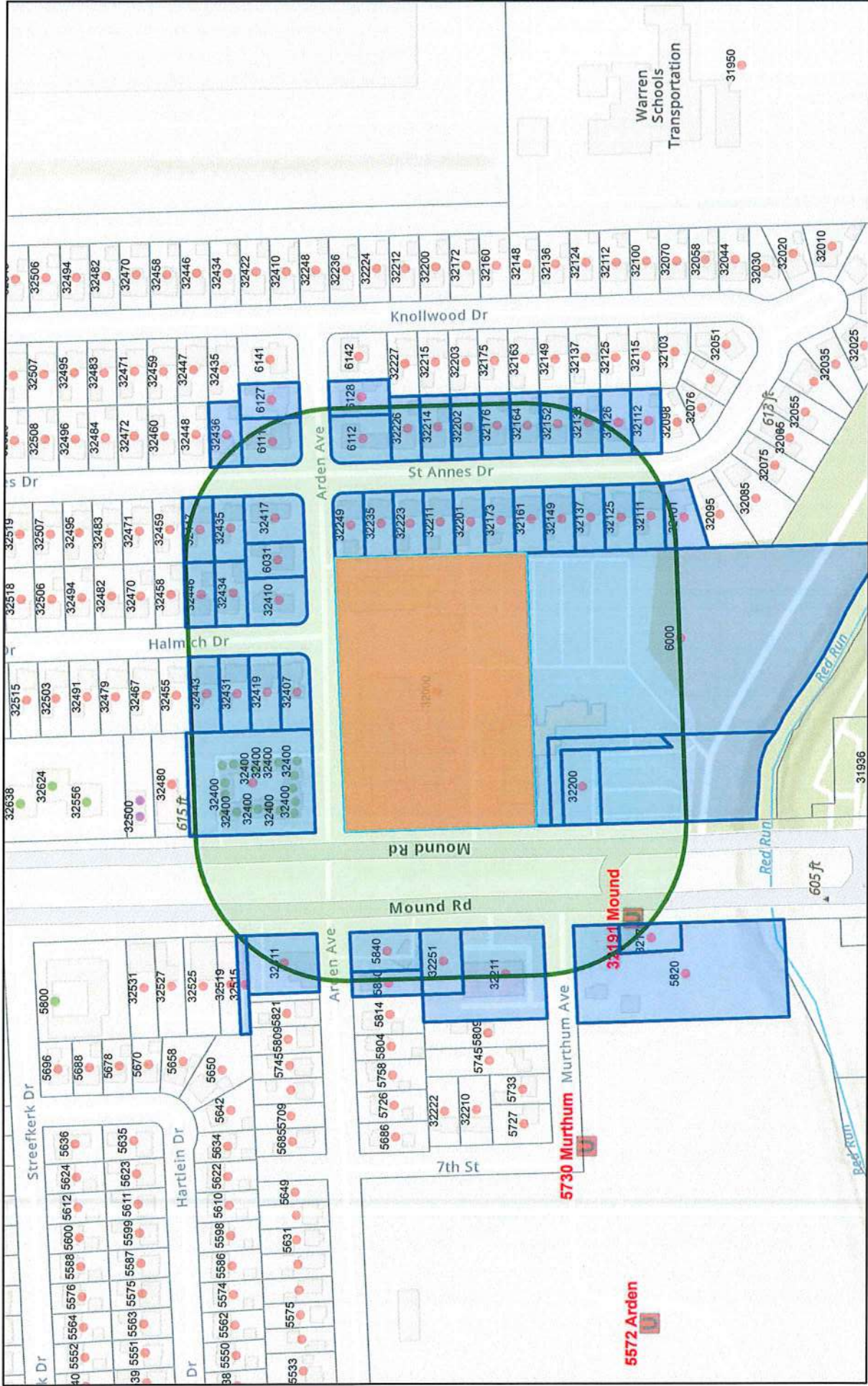


ST. ANNE ROMAN CATHOLIC CHURCH  
32000 Mound Rd  
Warren, MI 48092  
County of Macomb  
(cont'd in #1 Gym; #2 200' x 40' tent & 140' x 160' tent)  
LC510-A Rev. 3/99

SECURITY WILL BE ST. ANNE ATHLETIC CLUB



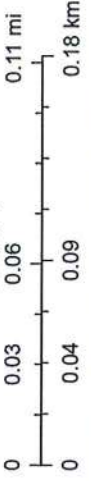
32000 Mound - 13-04-151-001



6/24/2022, 3:51:45 PM

- Utility Address Points
- Site Address Point
- Multi-Business
- Apartment
- Building
- Parcels

1:4,514



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA,

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



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: JULY 13, 2022 at 7:30 P.M.**

**Applicant:** ST. ANNE CATHOLIC COMMUNITY  
**Common Description:** 32000 MOUND

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

Conduct an annual parish festival on the church property during the following:

- 1) September 23, 2022 (Friday) from 5:00 pm to 11:00 pm.
- 2) September 24, 2022 (Saturday) from noon to 11:00 pm.
- 3) September 25, 2022 (Sunday) from noon to 10:00 pm.

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-USE**

**SUMMARY OF VARIANCE REQUEST**

**APPLICANT:** BAZO CONSTRUCTION

**REPRESENTATIVE:** SARAH MHEISEN

**COMMON DESCRIPTION:** 4040 FOURTEEN MILE

**PARCEL NUMBER:** 12-13-05-101-001

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

**REASON:** Petitioner wishes to update 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.

**SECTION 16.02 - LIMITATION OF THE USE.** (E) No sign shall be erected upon such parking areas, except not more than one (1) sign at each entrance to indicate the operator, the purpose for which it is operated and/or the parking rates. All signs shall not exceed fifteen (15) square feet in area, shall not extend more than ten (10) feet in height above nearest curb elevation and shall be located entirely upon the premises, with no part of such sign extending beyond the property line.

**VARIANCES REQUESTED:** Permission to:

Allow the following signage on two gas canopies as follows:

1. Canopy #1 (Faces Ryan.) 424.5 sf, with 3 BP helios @ 10.56 sf each, (one on three of the four elevations) and the remainder 302.82 sf of design element (on three of the four elevations).

Total signage on canopy #1 31.68 sf the remaining 302.82 sf will be decorative design.

2. Canopy #2 (Faces 14 Mile.) 424.5 sf, with 3 BP helios @ 10.56 sf each (one on three of the four elevations) and the remainder 302.82 sf of design element (on three of the four elevations).

Total signage on canopy #2 31.68 sf the remaining 302.82 sf will be decorative design.

Total signage on both canopies is 66.36 sf the remainder of decorative design is 605.64 sf

3. Allow 31.68 of signage and 302.82 sf of decorative design on canopy #1 in a "P" zone. **USE.**

**Previous Variance Requested:** See attached sheet

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: BAZO CONSTRUCTION**

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:

**4A.25 SIGNAGE**  
**SECTION 16.02 LIMITATION OF THE USE**

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

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

PLEASE PRINT OR TYPE

#28005  
MAY 20 2022  
CITY OF WARREN  
BUILDING DIVISION

Name of Applicant: Bazo Construction

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

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

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

Name of Representative: Sarah Mheisen Telephone: \_\_\_\_\_

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

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

Address of Property: 4040 E. 14 Mile Rd, Warren, MI 48092

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

Purpose of Request: To reimage existing gas station to different brand because owner signed a new supply agreement.

Please explain the nature of your hardship:

Site will have to display the new image for the brand otherwise they would cancel the supply agreement.

Signature: \_\_\_\_\_ Date: 5/17/2022

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 Ziad Michael

OF

Address, City, State OWA Zip 61614 Telephone BP  
THE owner OF Michael Line  
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Ziad Michael  
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 Sarah Mheisen / Haider Badreckline \*  
Name(s) of Person(s)

THE Supervisor OF Bazo Construction \*  
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.

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF MACOMB

SIGNED [Signature] L.S.

SIGNED [Signature] L.S.\*

**GLENN BRASCH**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires June 06, 2027  
Acting in the County of MACOMB

ON THIS 28<sup>th</sup> DAY OF April, 2022, BEFORE ME PERSONALLY CAME  
Ziad Michael, 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.

NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 06/06/2027

**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 requirements. 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.

They would be a burden for the owner

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

not self imposed fuel agreements typically run 7-10 years when the contract is up you need to renew

**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 improvements would improve the overall appearance of the neighborhood.

**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.

not a detriment

**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.

not economic

**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.

Necessary to maintain the overall use of the site

4040 Fourteen Mile Rd.

Leonard Refineries

Rep: Elton L. Tyson

Tabled - no future date, at Meeting of  
April 9, 1969.

4040 Fourteen Mile Road

Amoco Oil

GRANTED THE FOLLOWING:

1. Permission to erect a one, 6-foot x 10-foot (42.6 square feet) sign with a 5-foot 6-inch x 6-foot 6-inch (35.7 square feet), Food Shop and Gas Price sign, for a total of 78.3 square feet, 22-feet high, with an 8-foot 4-inch underclearance, to no less than 1 foot of the property lines along Fourteen Mile and Ryan Rd., in a P zone.
2. Permission to erect one, 24.5-inch x 121 inch (20.6 square feet), wall sign.

3. Permission to erect six, 19.5 inch x 99-inch (13.4 square feet each), Amoco signs on the canopies, located 8 feet from the property lines along Fourteen Mile Rd. And Ryan Rd. with the canopy along Ryan Rd. encroaching 17 feet into a P zone.

The total signage is to be - 199.9 square feet.

January 12, 1994

4040 Fourteen Mile Rd.

Leonard Refineries, Inc.  
Alma, Michigan 48801

Granted (Re-worded) at the meeting of  
February 11, 1970.

LEONARD REFINERIES, INCORPORATED, 4040 Fourteen Mile Road, also known as Plate Nos. N121A2C1 to N121A4C1 and N121A2A to N121A4A - GRANTED permission to locate two light poles to the front property line on Fourteen Mile Road and two light poles to the front property line on Ryan Road. Also, permission was GRANTED to locate one pump island 18 feet inside the front property line on Fourteen Mile Road and one pump island 22 feet inside the front property line on Ryan Road. Also, permission was GRANTED to blacktop to the front property lines on Fourteen Mile and Ryan Roads. Also, permission was GRANTED to erect a 56.5 square foot sign, 25 feet high, to the front property line.

# 2021 WARREN



## CANOPY SITE INFO

JOBBER: RPF OIL COMPANY  
ADDRESS: 4040 14 MILE ROAD,  
WARREN, MI 48092

SVB: 6894273

FASCIA HEIGHT: 30"

HELIOS SIZE: 39"

DATE: 02.07.2022

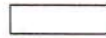
DESIGNER: ERIC STARK

REVISION #: ORIGINAL

## CANOPY INSTALL SEQUENCE

- 1 Corners
- 2 Helios Base Panels
- 3 Tapered and Rounded End Cappanels
- 4 Bullnose Panels

## PLOT LEGEND

 FLAT PANEL WITHOUT DECAL  
FLAT ACM PANELS WITHOUT DECAL

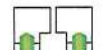
 FLAT PANEL WITH DECAL  
FLAT ACM PANELS WITH DECAL

 FLAT DECAL PANEL WITH LIGHTBAR  
FLAT ACM PANELS WITH DECAL & BLAIR LIGHTBAR

 BULLNOSE WITH LIGHTBAR  
BULLNOSE ACM PANELS WITH BLAIR LIGHTBAR

 BULLNOSE WITHOUT LIGHTBAR  
BULLNOSE ACM PANELS WITHOUT BLAIR LIGHTBAR

 COMBINED HELIOS W/ TAPERED END CAP PANELS

 ROUNDED END CAP W/ BLANK CORNER

 BUILDING

 COLUMN

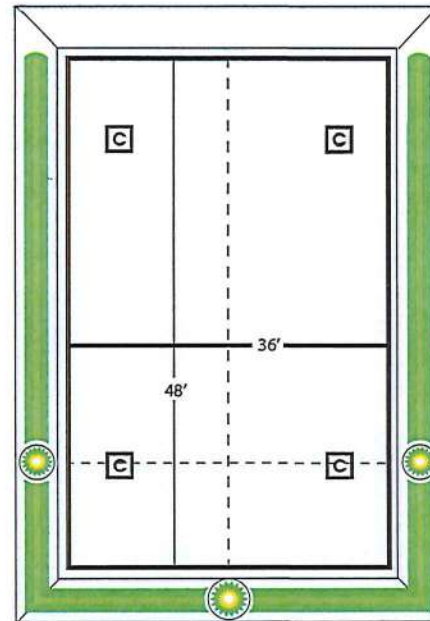
## CANOPY PLOT 1 OF 1



C-Store

D

FLAT PANEL WITHOUT DECAL



CENTER OVER THE COLUMNS

BULLNOSE WITH LIGHTBAR

Elevation A  $30'' \times 48' = 120 \text{ sq. ft.}$

Elevation B  $30'' \times 36' = 90 \text{ sq. ft.}$

Elevation C  $30'' \times 48' = 120 \text{ sq. ft.}$

Elevation D  $30'' \times 36' = 90 \text{ sq. ft.}$

Gas Canopy 1 total square footage  
= 420 sq. ft.

CENTER OVER THE COLUMNS

BULLNOSE WITH LIGHTBAR

CENTER OVER THE COLUMNS

BULLNOSE WITH LIGHTBAR

B

## APPROVAL SIGNATURE

APPROVED BY

Signoff indicates that the above product has been permitted with any municipalities involved. By signing this document, the product will be manufactured to these specifications

## CANOPY SITE INFO

JOBBER: RPF OIL COMPANY  
ADDRESS: 4040 14 MILE ROAD,  
WARREN, MI 48092

SVB: 6894273

FASCIA HEIGHT: 30"

HELIOS SIZE: 39"

DATE: 02.07.2022

DESIGNER: ERIC STARK

REVISION #: ORIGINAL

## PLOT LEGEND



COMBINED HELIOS W/ TAPERED END CAP PANELS



ROUNDED END CAP W/ BLANK CORNER

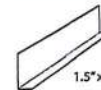


BUILDING



C COLUMN

## CANOPY PLOT 2 OF 2



.04 White Alum. Angle  
1.5" x 4.5" x 8" (bottom rail bracing)



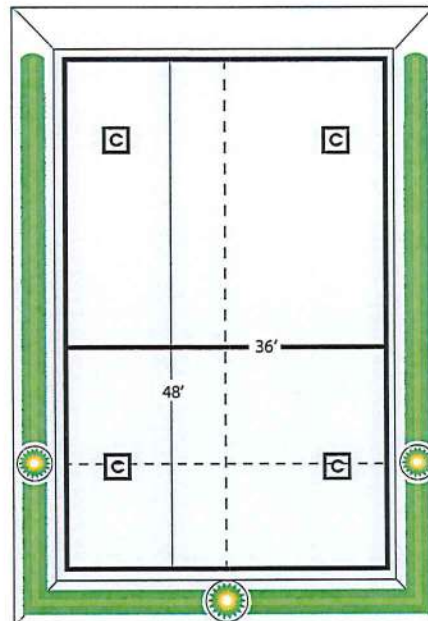
16 Gauge Gal. Steel angle  
1-1/2" x 2" x 8" (top rail bracing)

## CANOPY INSTALL SEQUENCE

- 1 Corners
- 2 Helios Base Panels
- 3 Tapered and Rounded End Cappanels
- 4 Bullnose Panels

C-Store  
D

FLAT PANEL WITHOUT DECAL



CENTER OVER THE COLUMNS

BULLNOSE WITH LIGHTBAR

Elevation A 30" x 48' = 120 sq ft

Elevation B 30" x 36' = 90 sq ft

Elevation C 30" x 48' = 120 sq ft

Elevation D 30" x 36' = 90 sq ft

= 420 sq ft.

CENTER OVER THE COLUMNS

BULLNOSE WITH LIGHTBAR

CENTER OVER THE COLUMNS

BULLNOSE WITH LIGHTBAR

B

## APPROVAL SIGNATURE

APPROVED BY

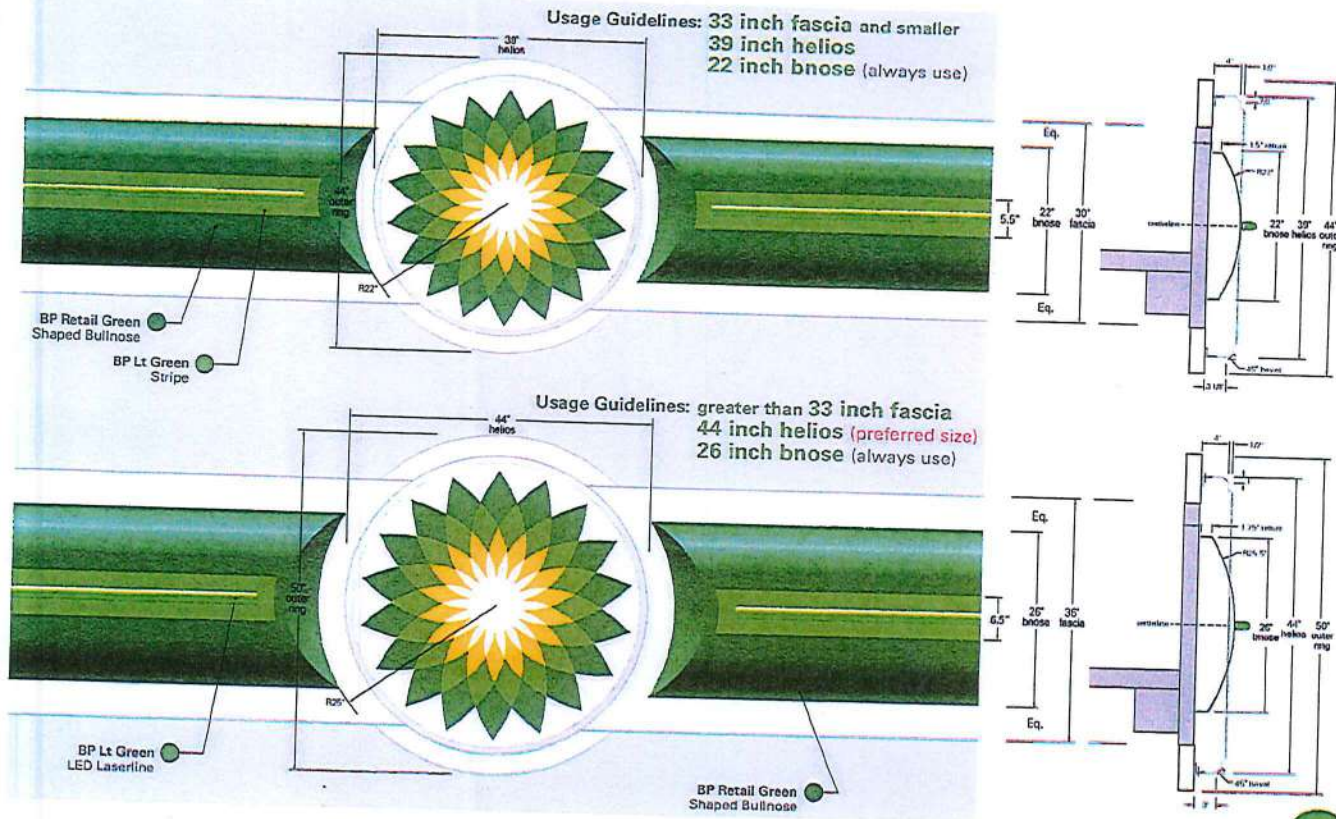
Signoff indicates that the above product has been permitted with any municipalities involved. By signing this document, the product will be manufactured to these specifications

3 Helios (BP signs) 39" x 44" = 11.92 sq ft per sign

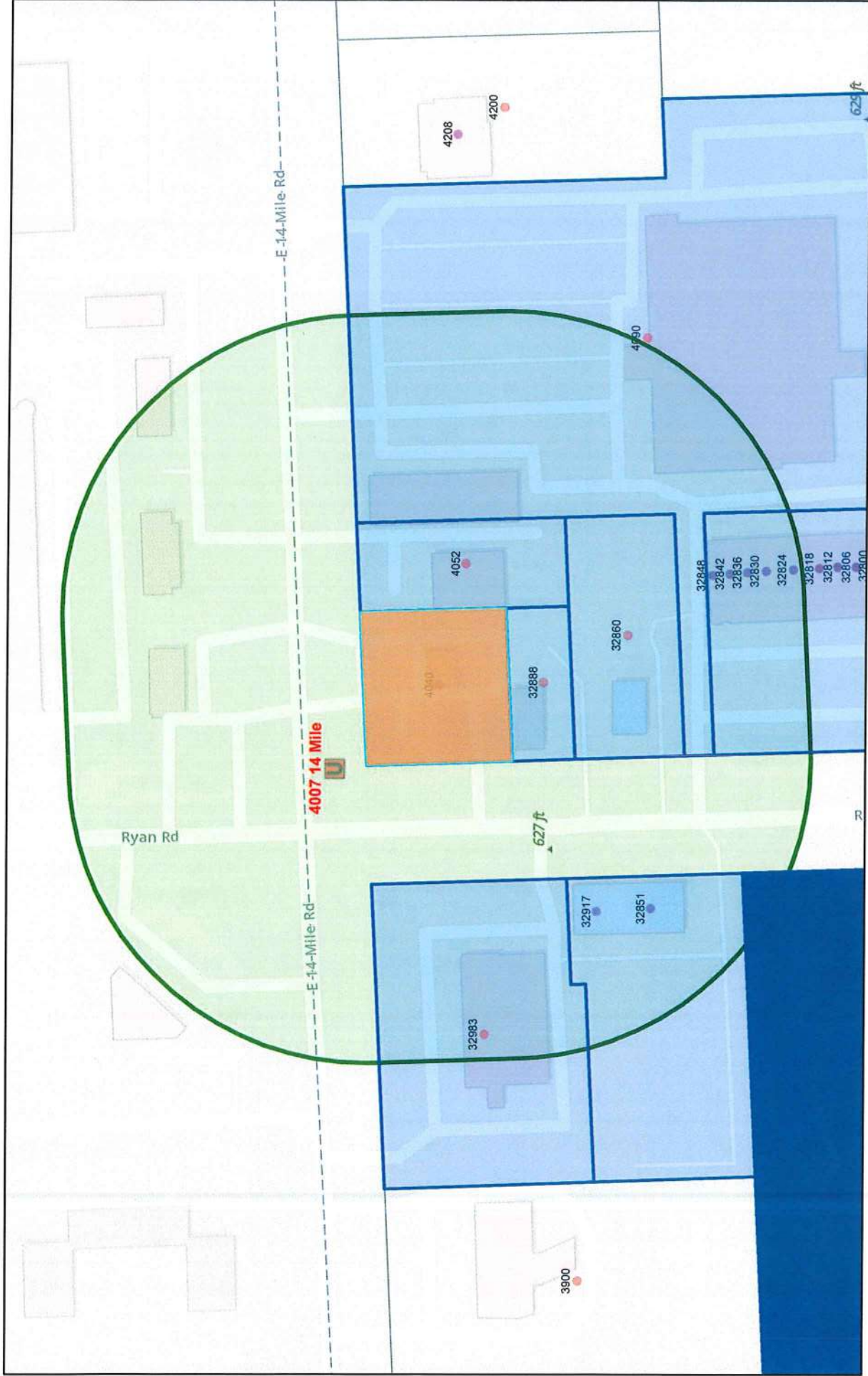
3 x 11.92 sq ft = 35.76 sq ft of signage on canopy.

## Level B - Helios and Bullnose Guidelines

### SHAPED CANOPY BULLNOSE



# 4040 Fourteen Mile - 13-05-101-001



6/24/2022, 4:05:04 PM

- Utility Address Points
- Site Address Point
- Multi-Business
- Building
- Parcels
- Condominium

1:2,257

0 0.01 0.03 0.05 mi  
0 0.02 0.04 0.09 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA,

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ArcGIS Web AppBuilder

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



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: JULY 13, 2022 at 7:30 P.M.**

**Applicant:** BAZO CONSTRUCTION-USE-

**Common Description:** 4040 FOURTEEN MILE

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

Allow the following signage on two gas canopies as follows:

- 1) Canopy #1 (Faces Ryan) 424.5 square ft., with 3 BP helios @ 10.56 square ft. each, (one on three of the four elevations) and the remainder 302.82 square ft. of design element (on three of the four elevations).

Total signage on canopy #1 31.68 square ft. the remaining 302.82 square ft. will be decorative design.

- 2) Canopy #2 (Faces Fourteen Mile) 424.5 square ft., with 3 BP helios @ 10.56 square ft. each (one on three of the four elevations) and the remainder 302.82 square ft. of decorative design element (on three of the four elevations).

Total signage on canopy #2 31.68 square ft. remaining 302.82 square ft. will be decorative design.

Total signage on both canopies is 66.36 square ft. the remainder of decorative design is 605.64 square ft.

- 3) Allow 31.68 of signage on 302.82 square ft. of decorative design on canopy #1 in a "P" zone. Use

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:** AMEL SOFTIC/MEDIROUTES LLC

**REPRESENTATIVE:** AMEL SOFTIC/MEDIROUTES LLC

**COMMON DESCRIPTION:** **3229 NINE MILE**

**PARCEL NUMBER:** 12-13-30-453-021

**ZONED DISTRICT:** C-1

**REASON:** Petitioner seeks variances related to new construction.

**ORDINANCES and REQUIREMENTS:**

**SECTION 13.07 REAR YARD:** Twenty (20) ft. rear setback.

**SECTION 13.04 FRONT YARD:** Fifteen (15 foot) front yard setback.

**SECTION 4D.07. - SETBACK REQUIRED.** Walls, fences and landscape screens shall conform to the setback requirements for the zoning district, unless otherwise provided in this article.

**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 an existing garage 6 ft. from the rear property line.
2. Retain an existing 6 ft. chain link fence, past the front building line, along the front of the property, in the front setback, 13.5 ft. from the front property line.

**Previous Variance Requested:** None.

dwenson, Zoning Inspector 05/25/2022 06/03/2022 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** AMEL SOFTIC/MEDIROUTES 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 13.07 REAR YARD**  
**SECTION 13.04 FRONT YARD**  
**SECTION 4D.07 SETBACK REQUIRED**  
**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

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: Amel Softic / Medicus LLC

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

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

Name and Address of Property Owner (if different) Amel Softic 2335 Pulaski St Hamtramck MI 48212

Name of Representative: Amel Softic / Medicus LLC Telephone: \_\_\_\_\_

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

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

Address of Property: 3229 E 9 Mile rd Warren MI 48091

Parcel I.D. No. (as shown on tax bill): 12-13-30-453-021

Purpose of Request: Requesting 2 variances on setbacks. The current fence is 13.5 feet from the front of the building. The second variance is the existing building is in the rear 6 ft from the property line.

Please explain the nature of your hardship:

The existing building has two operational Bathrooms at the North of the building 6 ft from the property line, full plumbing and forced air furnace. The electric box Panel is also located at the North of the building. The foundation is cinderblock and it is in excellent shape. The second variance is the existing fence line is 13.5 feet which is 1.5 ft away from the required setback. The fence is in great shape and has recently been restored.

Signature: Amel Softic Date: 5.25.2022

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 Amel Softic / Mediatel LLC  
Name(s) of Person(s)

OF \_\_\_\_\_  
Address, City, State Zip Telephone

THE Owner OF Mediatel LLC  
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Amel Softic / Mediatel LLC  
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 \_\_\_\_\_  
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 Amel Softic L.S.

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

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF macomb

ON THIS 25 DAY OF May, 2022 BEFORE ME PERSONALLY CAME  
Amel Softic, 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 my OWN FREE WILL AND DEED.

CRYSTAL PIERSON  
Notary Public, Macomb County, MI  
My Commission Expires: 12/18/2023

Crystal Pearson  
NOTARY PUBLIC, macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 12-18-2023

\*\*\*\*\*

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.

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 property has a Six-foot Setback. It has complete plumbing, electrical Box panels installed. The fence line is 13.5 foot Setback and is only 1.5 ft from the requirement. It Aligns with surrounding 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 pre existing and was already existing when the property was purchased.

**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 a 2 tax IDs addresses. It used to be a residential use before it changed to C1 commercial.

**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 result in a Increase in property Value for the surrounding area. Decrease blight and will not cause public 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.

If the variance is not permitted, the Approved planning would have to be redone and a new office would have to be built.

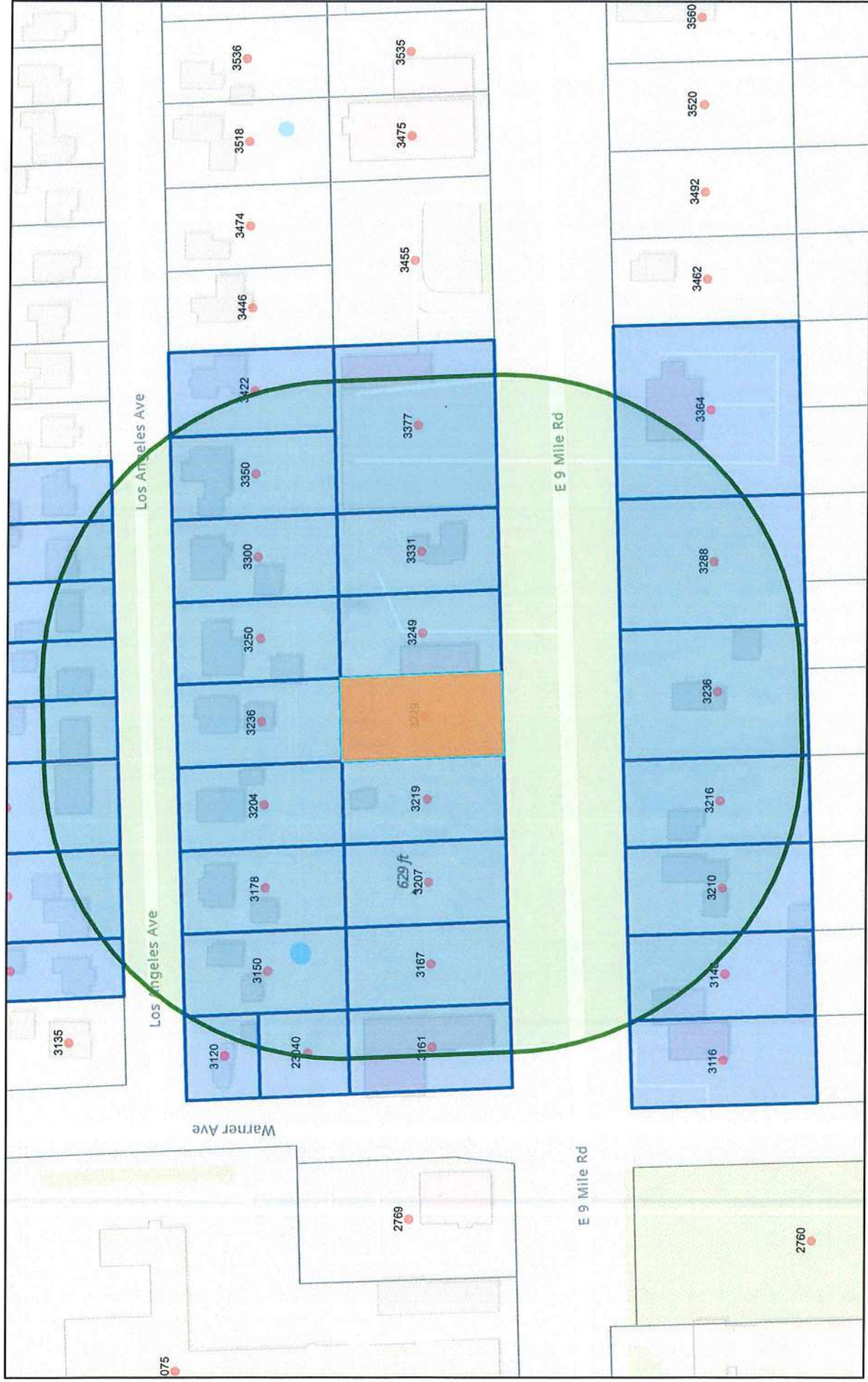
**Necessary.** The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

The variance would align with the existing properties in the area.

# 2021 WARREN



# 3229 Nine Mile - 13-30-453-021



6/24/2022, 3:29:48 PM

Site Address Point ☐ Parcels

● Building

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasys, Rijkswaterstaat, GSA, Geoland, FEMA, ArcGIS Web AppBuilder

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



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Board of Appeals

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