

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 27, 2022 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

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

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES OF the **Regular Meetings of June 22, 2022 and July 13, 2022.**

- | | |
|---------------------|----------------------------------|
| 6. PUBLIC HEARING: | APPLICANT: Dashia Edwards |
| REPRESENTATIVE: | Same as above. |
| COMMON DESCRIPTION: | 13732 Hobart |
| LEGAL DESCRIPTION: | 13-36-102-015 |
| ZONE: | R-1-P |

VARIANCES REQUESTED: Permission to

Allow a porch to be erected to less than 20 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.

7. PUBLIC HEARING: **APPLICANT: 21001 Groesbeck Hwy, LLC**
REPRESENTATIVE: Paul Weisberger
COMMON DESCRIPTION: 21001 Groesbeck
LEGAL DESCRIPTION: 13-35-352-013
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Parcel A retain a building no less than 39 ft. from the front (east) property line.
- 2) Parcel A retain a building to the side (west) property line.
- 3) Parcel A waive 5 required off-street parking spaces.
- 4) Parcel B retain a building to the side (east) property line.
- 5) Parcel B retain a building no less than .9 ft. to the side (west) property line.
- 6) Parcel B waive 49 required off-street parking spaces.

ORDINANCES and REQUIREMENTS:

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

(B) Side Yards: M-2 20 ft.

Section 4.32 – Off-street Parking Requirements (H): The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use. (23) Industrial establishments, including manufacturing, research and testing laboratories, creameries, bottling works, printing and engraving shops, warehouse and storage buildings. One (1) parking space for each one thousand two hundred 1,200 square feet of gross floor area.

8. **NEW BUSINESS**
9. **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.

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: DASHIA EDWARDS

REPRESENTATIVE: DASHIA EDWARDS

COMMON DESCRIPTION: 13732 HOBART

PARCEL NUMBER: 12-13-36-102-015

ZONED DISTRICT: R-1-P

REASON: Petitioner wishes to replace their front porch.

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:

Allow a porch to be erected to less than 20 ft. from the front property line.

Previous Variance Requested: None.

dwenson, Zoning Inspector 07/05/2022 07/07/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: DASHIA EDWARDS

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

\$95 SW 7/5/22
16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED
A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR
COMMERCIAL SUBMISSIONS

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: DASHIA EDWARDS

Address: 13732 HOBART AVE Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) same

Name of Representative: Same Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 13732 Hobart Ave Warren MI 48089

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

Purpose of Request: front deck/porch (5' by 12.5')

Please explain the nature of your hardship:

The hardship is only having 16 inches per zoning
allotment to build front porch. It's 21ft in
between the sidewalk and front porch according
to our plans.

Signature: Dashia Edwards Date: 7/5/22

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 Dashia Edwards
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE _____ OF _____
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) ✓/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 Same *
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 Dashia Edwards L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 5th DAY OF July, 20 12, BEFORE ME PERSONALLY CAME
Dashia Mayne Edwards, 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.

Dan Heppel
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 9/24/27

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.

COMPLIANCE GIVES ONLY 16"
TO BUILD PORCH.

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 DESIGN IS THE SAME
SIZE AS THE EXISTING
PREVIOUS PORCH.

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 porch was ~~once~~ existing, but was
damaged and beyond repair, so it was
removed.

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.

THIS PORCH WOULD MAKE
MY HOME SAFER & STOP
POTENTIAL BLIGHT.

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.

WE DO NOT CURRENTLY

HAVE A FRONT PORCH.
(DOOR IS 2' OFF THE GROUND...)

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.

THIS IS NECESSARY TO GRANT.

(FIRE HAZARD)

2021 WARREN



11/5



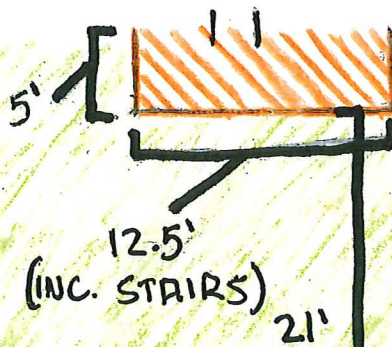
Site Address Point [

Building

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

GARAGE

13732



(BLUEPRINT #3)

HOBERT AVE.

James H. Clark

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 27, 2022 at 7:30 P.M.

Applicant: DASHIA EDWARDS
Common Description: 13732 HOBART

VARIANCE(S) REQUESTED: Permission to:

Allow a porch to be erected to less than 20 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 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: 21001 GROESBECK HWY, LLC

REPRESENTATIVE: PAUL WEISBERGER

COMMON DESCRIPTION: 21001 GROESBECK

PARCEL NUMBER: 12-13-35-352-013

ZONED DISTRICT: M-2

REASON: Petitioner seeks variances related to splitting an existing lot into two lots. (Lot split is pending; Lot split will create a non-frontage parcel—Parcel B).

ORDINANCES and REQUIREMENTS:

SECTION 17.02 - INDUSTRIAL STANDARDS.

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

(B) SIDE YARDS, M-2 20 ft.

SECTION 4.32 - OFF-STREET PARKING REQUIREMENTS. (H) The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use. (23) Industrial establishments, including manufacturing, research and testing laboratories, creameries, bottling works, printing and engraving shops, warehouse and storage buildings. One (1) parking space for each one thousand two hundred 1,200 square feet of gross floor area

VARIANCES REQUESTED: Permission to:

1. Parcel A retain a building no less than 39 ft. from the front (east) property line.
2. Parcel A retain a building to the side (west) property line.
3. Parcel A waive 5 required off street parking spaces.
4. Parcel B retain a building to the side (east) property line.
5. Parcel B retain a building no less than .9 ft. to the side (west) property line.
6. Parcel B waive 49 required off street parking spaces.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: 21001 GROESBECK HWY, LLC

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

SECTION 17.02 INDUSTRIAL STANDARDS
SECTION 4.32 OFF-STREET PARKING REQUIREMENTS

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

Paul Weisberger
MAY 20 2022

CITY OF WARREN
BUILDING DIVISION

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: 21001 Groesbeck Hwy, LLC

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) Jeniya Investments, LLC,

Name of Representative: Paul Weisberger Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 21001 Groesbeck Hwy., Warren, MI 48089

Parcel I.D. No. (as shown on tax bill): 12-13-35-352-013

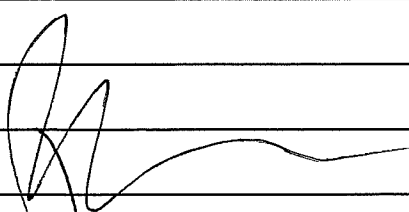
Purpose of Request: Split 2.23 acre parcel along Groesbeck Hwy. \ Prospect Ave. from 7.964 acre parent parcel.

Reciprocal Ingress \ Egress and shared parking easements shall be granted between the newly created parcels.

Seeking dimensional setback variances (please refer to site plan) and parking variance (please refer to site plan).

Please explain the nature of your hardship:

The current owner desires to split the property described above in order to sell a portion of said property.
There are no planned structural changes improvements other than as set forth in the approved site plan. Rather, current owner is unable to sell said portion of property without the required non-land use variance and related applications for the lot split and new site plan.

Signature:  Date: 5/16/22

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 Safa Dabish

Name(s) of Person(s)

OF

Address, City, State

Zip

Telephone

THE Member

OF Jeniya Investments, LLC

Title of Officer

Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I

 /RECORDED LAND CONTRACT PURCHASER(S) I/We/It
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 Paul Weisberger

*

Name(s) of Person(s)

THE General Counsel

OF 21001 Groesbeck Hwy, LLC

*

Title of Officer

Name of Company

OF

Address, City, State

Zip

Telephone

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

FURTHER, DEPONENT SAYS NOT.

X SIGNED [Signature] L.S.

SIGNED L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 12 DAY OF May, 2022, BEFORE ME PERSONALLY CAME
Safa Dabish, 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.

DEREK PUTRUS
NOTARY PUBLIC - MICHIGAN
OAKLAND COUNTY
ACTING IN THE COUNTY OF Oakland
MY COMMISSION EXPIRES SEPTEMBER 29, 2026

[Signature]
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 9-29-24

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.

Owner wishes to split the property described above for the purpose of selling the portion of property described within the site plan. Without the Board's approval for the related variances, owner would be unreasonably impacted by being prevented from selling only the portion of land that the owner wishes to sell. Owner would be forced to sell the entire parent parcel or forgo their right to transfer property interests.

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

Through no fault of the owner, said owner is unable to sell a portion of the property described above without the requested variances being granted by the Board. Owner simply desires to split and sell a portion of their land, which should otherwise be a permissible use but for the need to obtain required approvals for the lot split and zoning variances that are required to effect the sale.

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 parent property contains unique structures that necessitate a lot split and related variances in order to sell the aforementioned parcel.

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.

There are no proposed improvements or new structures that may otherwise impact surrounding properties. The requested lot split is merely dependent on the requested variances in order to proceed. As a result, there is no expected impact or detriment of any kind upon surrounding properties.

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

The owner merely desires to exercise their right to sell the aforementioned portion of land. There exists no personal financial hardship or economic issue forming the basis for this desire or the related request for variances.

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 property right of transferability is generally enjoyed by any owner of property. The owner merely wishes to exercise their right to sell a portion of the parent property while retaining ownership rights for the remaining portion of property.

21001 Groesbeck Hwy - Variance Request

Kevin Barbieri

Thu 6/23/2022 11:34 AM

To: Deborah Wenson

Cc: Mark Gorbett ;Paul Weisberger

 2 attachments (4 MB)

Variance App.pdf; I057-01_Parcel Split.pdf;

Debbie,

It was great speaking with you this morning. Regarding the above-referenced variance request, please find:

- Variance Application
- Parcel Split Plan

Specifically, the variances requested as indicated in the Parcel Split Plan are:

Proposed Parcel A

- Setbacks
 - Required: Front – 50', Sides – 20' each, Rear – 20'
 - Existing/Proposed: Front – 39', Side (E) - 28.2', Side (W) – 0, Rear – 155.52'
- Parking
 - Required: 28
 - Proposed: 23 including 1 ADA Parking Space

Proposed Parcel B

- Setbacks
 - Required: Front – 50', Sides – 20' each, Rear – 20'
 - Existing/Proposed: Front – 119', Side (E) - 0, Side (W) – 0.9, Rear – 124.8'
- Parking
 - Required: 99
 - Proposed: 50 including 1 ADA Parking Space

Additionally, Kevin Navaroli of Nowak and Fraus Engineers will be mailing the requested copies of the Parcel Split Plan to you. He is also copied on this email.

If you have any questions or need anything else to process our variance request, please let me know.

Thank you,

KEVIN BARBIERI*

21001 Groesbeck

Schonsheck, Inc.

GRANTED permission at the meeting of 4/26/89 to retain the existing, hardsurfaced parking to the front property line along Groesbeck. Permission was also GRANTED to erect a 51,940 sq.ft. addition, 45 ft. high, to the north property line and to no less than 12 ft. of the west side property line. Also, permission was GRANTED to waive 315, required, off-street parking spaces. The Board stipulated that the remaining vacant area/ (the triangular shape at the north of the

property which is approx. 24,000 sq.ft.) is to ~~remain~~ remain vacant for parking just in case the need for additional parking arises in the future.

20999, 21001 and 21003 Groesbeck

4-14-99

Also known as 13-35-352-008 and 13-35-352-009

Groesbeck Land Company - GRANTED request 1) To construct a 38,110 square foot building addition to the property lines as shown on the site plan. 2) To waive 145,601 square feet of required off-street parking.

21001, 21033 Groesbeck

5/13/15

PUBLIC HEARING
REPRESENTATIVE:
Weiss PC

APPLICANT: Groesbeck Land Company LLC
George A. Sumnik, Esq./Jaffe, Raitt, Heuer &

COMMON DESCRIPTION: 21001 & 21033 Groesbeck Hwy
LEGAL DESCRIPTION: 13-35-352-008 and 13-35-352-009
ZONE: M-2

VARIANCES REQUESTED: Permission to

1. Continue a commercial building to no less than 39' of the front property line, to the south property line and hard surfacing to the front property line for parking.
2. Waive 87,607.05 sq. ft. of required parking spaces for warehouse.

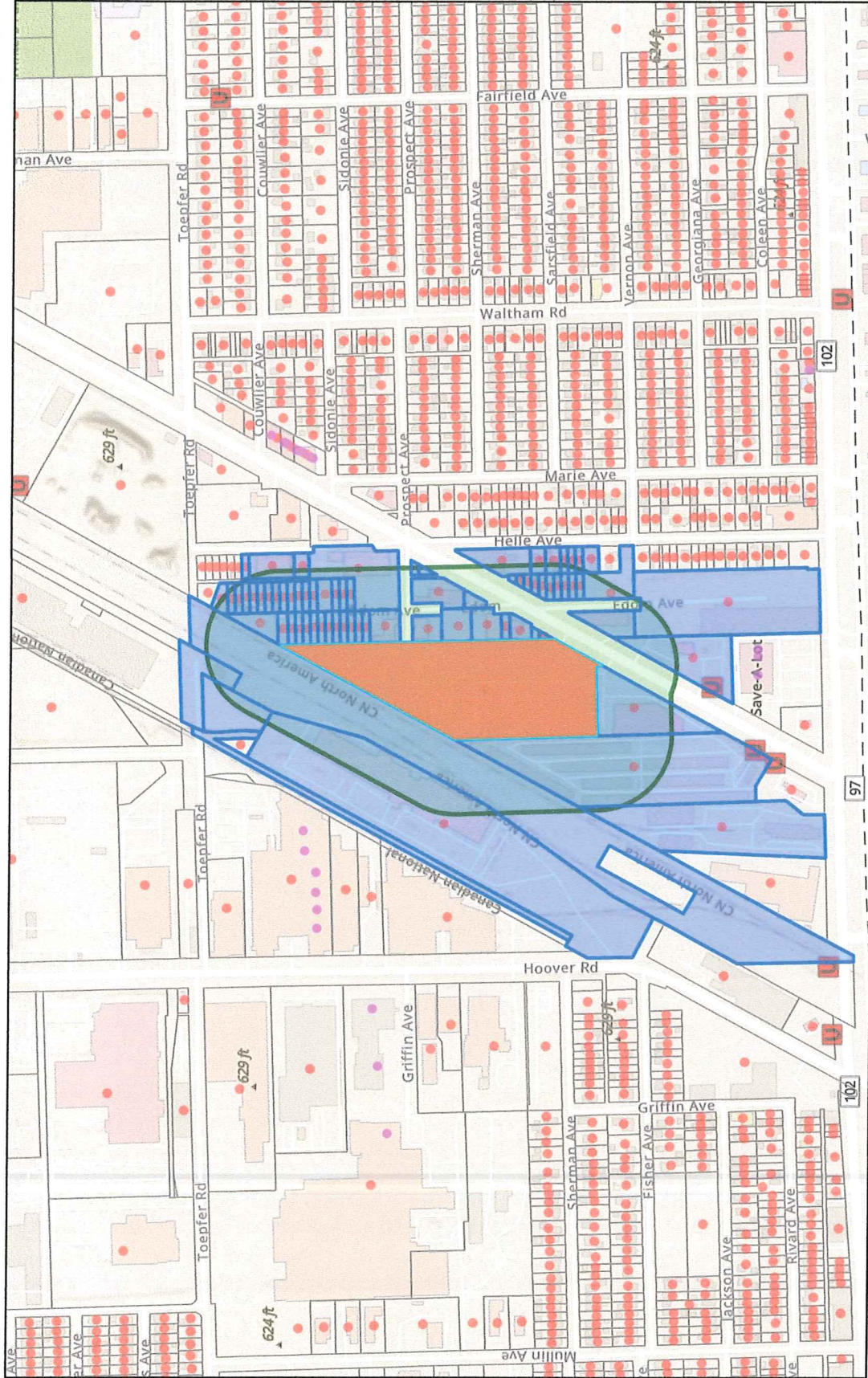
The Petitioner's request was **GRANTED**.

2021 WARREN



21001 Groesbeck - 13-35-352-013

28/



7/11/2022, 8:14:45 AM

U

Utility Address Points

•

Site Address Point

•

Multi-Business

□

Building

□

Parcels

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

AtGIS 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 Sophia

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 27, 2022 at 7:30 P.M.

Applicant: 21001 GROESBECK HIGHWAY, LLC

Common Description: 21001 GROESBECK

VARIANCE(S) REQUESTED: Permission to:

- 1) Parcel A retain a building no less than 39 ft. from the front (east) property line.
- 2) Parcel A retain a building to the side (west) property line.
- 3) Parcel A waive 5 required off-street parking spaces.
- 4) Parcel B retain a building to the side (east) property line.
- 5) Parcel B retain a building no less than .9 ft. to the side (west) property line.
- 6) Parcel B waive 49 required off-street parking spaces.

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

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

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

You may e-mail: njones@cityofwarren.org 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. 3
Mindy Moore, Secretary, Dist. 3

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

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