



Zoning Board of Appeals

Office of the City Council

5460 Arden, Ste. 505

Warren, MI 48092

Ph. (586)258-2060

Fax: (586)268-0606

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

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, September 14, 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 -NONE-

6. PUBLIC HEARING: **APPLICANT: NP Mound Road Industrial, LLC**
(Rescheduled from 8/10/2022)
REPRESENTATIVE: Mound Road LLC / Mark Werner
COMMON DESCRIPTION: 23500 Mound
LEGAL DESCRIPTION: 13-28-300-018
ZONE: MZ, M-4, M-2

VARIANCES REQUESTED: Permission to

- 1) Allow a structure to be erected no less than 84 ft. from the south property line (Bid #3).
- 2) Allow a structure to be erected no less than 114 ft. from the south property line (Bid #4).
- 3) Allow parking no less than 39 ft. from the south property line.
- 4) Waive the requirement for depressed parking in the front setbacks.
- 5) Construct a 47 ft. tall building (Bid #3).
- 6) Construct a 49 ft. tall building (Bid #4).

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards (A): Front yards, M-4 200 ft. 3. In M-3 and M-4 zones, front yards may be utilized for parking or vehicles provided that the front fifty (50) feet of a lot or

tract in an M-3 District and the front seventy-five (75) feet of a lot or tract in an M-4 District shall be landscaped and the balance shall be depressed at least two (2) feet so as to have all parked vehicles therein, completely out of sight or view of the roadway.

(D) Height of Buildings. Two stories, 40 feet.

7. PUBLIC HEARING: **APPLICANT: Dan Trombley**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 30740 Lorraine
LEGAL DESCRIPTION: 13-10-202-002
ZONE: R-1-B

VARIANCES REQUESTED: Permission to

Expand the existing driveway into the front yard. Expansion is 16 ft. x 16 ft. = 256 square ft.

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.

8. PUBLIC HEARING: **APPLICANT: Stephanie Thuemmel**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 11556 Fisher
LEGAL DESCRIPTION: 13-34-483-009
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow petitioner to finish construction of an upper deck no less than 23 ft. 9 inches from the front property line and retain front porch 24 ft. from the front property line.

ORDINANCES and REQUIREMENTS:

Section 7.05 – Front Yard: Each lot in R-1-C districts shall have a front yard of not less than twenty-five (25) feet.

9. PUBLIC HEARING: **APPLICANT: Bazo Construction-USE-**
REPRESENTATIVE: Sarah Mheisen
COMMON DESCRIPTION: 11610 Thirteen Mile
LEGAL DESCRIPTION: 13-11-101-001
ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to-USE-

Allow the following related to signage:

1. Allow the following signage on a gas canopy 172' x 31" = 444.33 square ft. plus 1.6 square ft. (tri-mark extending above canopy) = 446 total square ft. of gas canopy #1.
 - A. North elevation: illuminated "Citgo" sign 21" x 88 5/8" = 12.92 square ft. and one illuminated tri-mark logo at 14.31 square ft.
 - B. West elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.

C. East elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.
Total of 53.07 square ft. of signage on canopy and the remainder of 392.93 square ft. of decorative design.

2. Allow the following signage on a gas canopy 52' x 31" = 392.66 square ft. plus 1.6 square ft. (tri-mark extending above canopy) = 394.26 total square ft. of gas canopy #2.

A. West elevation: illuminated "Citgo" sign 21" x 88 5/8" = 12.92 square ft. and one illuminated tri-mark logo at 14.31 square ft.

B. North elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.

C. South elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.

Total 53.07 square ft. of signage on canopy and the remainder 341.19 square ft. of decorative design.

3. Allow re-imaging of 5 gas pumps on both sides at 38.94 per pump for 194.7 square ft. on the pumps.

Previous variances granted on 6/28/1978 and 4/22/1987 related to canopy signage will be relinquished.

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.

10. PUBLIC HEARING:	APPLICANT: Tom LaCross, PE/HRC
REPRESENTATIVE:	Greg Combs / General Motors, LLC
COMMON DESCRIPTION:	6400 Twelve Mile
LEGAL DESCRIPTION:	13-16-126-001
ZONE:	M-3

VARIANCES REQUESTED: Permission to allow:

- 1) A security guard booth no less than 66 ft. from the front property line. (West security booth.)
- 2) A security guard booth no less than 69 ft. from the front property line. (East security booth.)
- 3) A 6 ft. high black vinyl chain link fence that extends past the front building line.

ORDINANCES and REQUIREMENTS:

Section 17.02 Industrial Standards (A): Front yards M-3 150 ft.

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

11. PUBLIC HEARING:	APPLICANT: Anthony Bogedin -USE-
REPRESENTATIVE:	Caren M. Burdi, Attorney
COMMON DESCRIPTION:	5020 Chicago
LEGAL DESCRIPTION:	13-05-401-015

ZONE:

R-1-C

VARIANCES REQUESTED: Permission to ~~USE~~

Allow a multi-family (4 unit) dwelling in a single family zone in which one unit is complete and the remaining units have been roughed and constructed without permits.

ORDINANCES and REQUIREMENTS:

Section 7.01 – Uses Permitted: Multi-family dwellings are not permitted in a single family district.

12. NEW BUSINESS

13. ADJOURNMENT

Paul Jerzy
Secretary of the Board

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

Rescheduled from 8/10/2022

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CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: NP MOUND ROAD INDUSTRIAL, LLC

REPRESENTATIVE: MOUND ROAD LLC-MARC WERNER

COMMON DESCRIPTION: 23500 MOUND

PARCEL NUMBER: 12-13-28-300-018

ZONED DISTRICT: MZ, M-4, M-2

REASON: Petitioner seeks variances related to re-development of the property.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 - INDUSTRIAL STANDARDS. (A) Front yards, M-4 200ft. 3. In M-3 and M-4 zones, front yards may be utilized for parking or vehicles provided that the front fifty (50) feet of a lot or tract in an M-3 District and the front seventy-five (75) feet of a lot or tract in an M-4 District shall be landscaped and the balance shall be depressed at least two (2) feet so as to have all parked vehicles therein, completely out of sight or view of the roadway.

(D) Height of Buildings. Two stories, 40 feet.

VARIANCES REQUESTED: Permission to:

1. Allow a structure to be erected no less than 84 ft. from the south property line (Bld. #3).
2. Allow a structure to be erected no less than 114 ft. from the south property line (Bld. #4)
3. Allow parking no less than 39 ft. from the south property line.
4. Waive the requirement for depressed parking in the front setbacks.
5. To construct a 47 ft. tall building (Bld. #3).
6. To construct a 49 ft. tall building (Bld. #4).

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 06/23/2022 06/27/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: NP MOUND ROAD INDUSTRIAL, 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 (A) 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

Fw: Removal from Wednesday 8/10 Zoning Board Metting

Steven Watripont

Fri 8/5/2022 2:35 PM

To: Nicole Jones <njones@cityofwarren.org>

This will have to be reposted I will get with Debbie next week.

Steven M. Watripont

Zoning Inspector

City of Warren



Notice: This message is intended only for use by the person or entity to which it is addressed. Because it may contain confidential information intended solely for the addressee, you are notified that any disclosing, copying, downloading, distributing, or retaining of this message, and any attached files, is prohibited and may be a violation of state or federal law. Please notify the sender and delete this message and all attached files if you have received this message in error.

From: Daniel Holstein**Sent:** Friday, August 5, 2022 12:20 PM**To:** Steven Watripont**Subject:** Removal from Wednesday 8/10 Zoning Board Metting

Good Afternoon Steve and the members of the zoning board,

In light of us pushing our associated planning commission meeting to the middle of September I would like to request that we push being heard by the zoning board until the September 14th meeting. Hopefully this helps to save everyone a little time. We look forward to presenting to each of you in September.

Best Regards,

--

Danny Holstein

Development Associate



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

\$440 SW
6/23/22
Planning Aug 6

CITY OF WARREN ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: NP Mound Road Industrial, LLC - Contact: Danny Holstein

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) same as applicant

Name of Representative: Mound Road LLC. - Marc Werner Telephone: _____

Representative's Address: _____

Representative's Email Address _____ ☐ prefer email communication

Address of Property: 23500 Mound Road, Warren, MI 48091

Parcel I.D. No. (as shown on tax bill): 13-28-300-018 and 13-28-176-010

Purpose of Request: _____

Front setback variance (9 Mile Road) - 84' setback requested, 200' required = 116' variance requested (Bldg 3)

Front setback variance (9 Mile Road) - 114' setback requested, 200' required = 86' variance requested (Bldg 4)

Parking setback variance (9 Mile Road) - 39' setback requested, 75' required = 36' variance requested

Please explain the nature of your hardship:

Due to tenant requirements for the proposed redevelopment, 2 larger buildings are necessary along the

southern side of the site. The building sizes are based on tenant needs.

Building and parking setbacks at adjacent sites along 9 Mile Road are comparable and in some cases much

closer to the property line.

Signature: _____

Date: 6-23-22

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 Nathaniel Hagedorn
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE Manager of NPD Management, LLC, the Manager OF NP Mound Road Industrial, LLC
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
I/We/It
 /RECORDED LAND CONTRACT PURCHASER(S) 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 Marcus Werner
Name(s) of Person(s)

THE Regional VP OF NorthPoint Development, LLC agents for NP Mound Road Industrial, 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.

NP MOUND ROAD INDUSTRIAL, LLC
a Delaware limited liability company

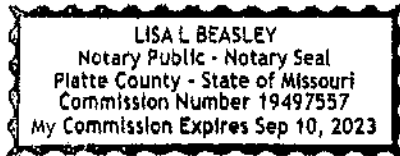
By: NPD Management, LLC
a Missouri limited liability company, its manager

By: 
Nathaniel Hagedorn, Manager

STATE OF MISSOURI

COUNTY OF Clay

ON THIS 8th DAY OF June, 20 22, BEFORE ME PERSONALLY CAME
Nathaniel Hagedorn, 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.



Lisa Beasley
NOTARY PUBLIC, Platte COUNTY, MISSOURI
MY COMMISSION EXPIRES: 9-10-23

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 proposed use is industrial warehouse to replace a large manufacturing plant that is in the process of being demolished. The ordinance required setbacks are significantly more than most buildings in this area along 9 Mile Road. Strict compliance to the current setbacks limit the available parking to proposed tenants, limiting the number of light manufacturing tenants that can be accommodated.

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

Due to ordinance changes over the years, the setback requirements have been significantly increased.

The building and parking setbacks are much more than adjacent properties in the area and the existing GM facility

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

The property is of significant size - 123 acres and is unique due to being occupied by military and automotive factory use for decades. Due to past uses, the site has features that make it a difficult and costly site for redevelopment and reuse is impractical. In addition, the site is bordered on 3 sides by rail lines, ITC transmission lines and 2 main public roadways

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 site is located in an industrial area and the proposed building and parking setbacks will be comparable if not significantly better than the existing conditions and neighboring properties along 9 Mile Road.

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

The variance requests are due to the unique existing conditions of the site and surrounding properties. Due to the rail and ITC lines along the eastern portion of the site and the requirement to meet current County storm water standards, the setbacks along 9 Mile are needed to be reduced.

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

The variances are necessary to meet tenants' needs for the proposed redevelopment. Due to the rail and ITC lines along the eastern portion of the site and the requirement to meet current County stormwater standards, the setbacks along 9 Mile are needed to be reduced. The proposed setbacks are still significantly more than most properties in the vicinity along 9 Mile Road.

Chevrolet Motor Division, Warren Plant
23500 Mound Road
Warren, Michigan
Rep: M.K. Saul

Request approved at meeting of June 26, 1963

- ② retain 3 way sign 23' high in front yard 15' from 9 Mile & 15' from Mound
- ③ erect guard house canopy 170' from Mound
- ④ erect another guard house with canopy 61' 4" from 9 Mile R.

23500 Mound Road

Chevrolet Motor Division
GM Corporation
Warren Plant
758-4500 ext. 381
Rep: R.H. Goodes

Request denied at meeting of June 22, 1966

TO USE THE FRONT YARD FOR
PARKING TO WITHIN 48 FT
OF THE FRONT ~~PL~~
DENIED

23500 Mound Road

Chevrolet Motor Div. GMC

23500 Mound Road
Warren, Michigan

Rep: R.H. Goodes, Plt. Mgr.

Request granted with condition at meeting of
August 24, 1966

extend parking lot to within 99' of front R.
with condition that the blue spruce be
extended in the front with the blue spruce that is
EQUAL IN SIZE & QUALITY to that which is existing.

23500 Mound Road

General Motors Hydramatic

Granted at the meeting of 12-10-80 permission to erect a 4'10" x 21'4" (103 sq. ft.) sign, 10'8" high to not less than 11'6" of the property line along Mound Road.

23500 Mound Road

General Motors Hydramatic Div.
Warren Plant

Granted permission at the meeting of 2-11-81 to construct a 20' x 20' canopy and gas pumps to no less than 7' of the rear property line.

23500 Mound Rd.

GMC, Hydra-Matic, Warren Plant

GRANTED permission at the meeting of 7-25-90 to locate one (1) canopy 7 ft. from the east property line; two (2), underground, fuel tanks 10 ft. from the east property line; two (2), contained loading gocks to no less than 28 ft. of the east property line; and two (2) above-ground, fuel-tank farms to no less than 55 ft. of the east property line.

23500 MOUND

11/10/2021

LEGAL DESCRIPTION: 13-28-300-018

VARIANCES REQUESTED: Permission to

- 1) Allow a building with a height of 50 feet.
- 2) Allow an 8 foot fence.
- 3) Allow fencing to within 70 feet of the front property line along Mound and to enclose the DTE energy solar array up to the property lines along Mound and 9 Mile.
- 4) Waive 1,169,156 square feet of required off-street parking.

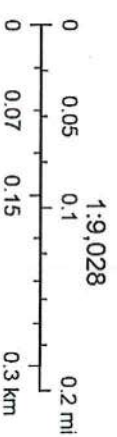
The petitioner's request was **APPROVED** as written.

ArcGIS Web Map



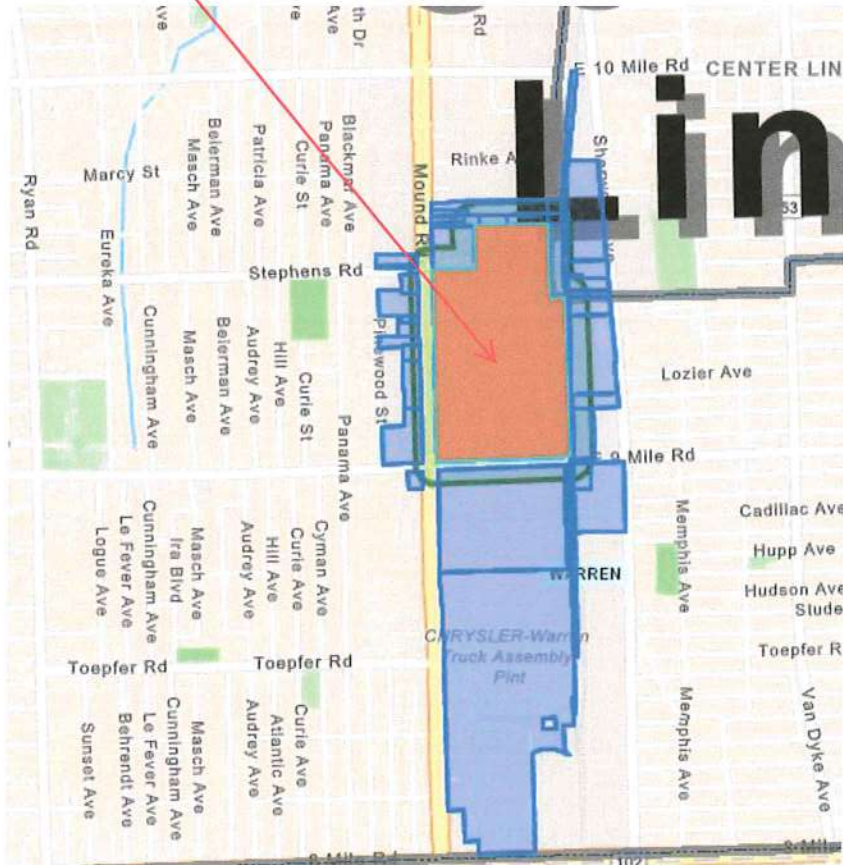
6/27/2022, 5:07:27 PM

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



23500 MOUND
13-28-300-018

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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

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: SEPTEMBER 14, 2022 at 7:30 P.M.

Applicant: NP MOUND ROAD INDUSTRIAL, LLC

Common Description: 23500 MOUND

VARIANCE(S) REQUESTED: Permission to:

- 1) Allow a structure to be erected no less than 84 ft. from the south property line (Bid #3).
- 2) Allow structure to be erected no less than 114 ft. from the south property line (Bid #4).
- 3) Allow parking no less than 39 ft. from the south property line.
- 4) Waive the requirement for depressed parking in the front setbacks.
- 5) Construct a 47 ft. tall building (Bid #3).
- 6) Construct a 49 ft. tall building (Bid #4).

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THIS NOTICE BE SENT TO THOSE PERSONS OWNING PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED. IF THE ADDRESS THIS NOTICE IS MAILED TO CONTAINS MORE THAN FOUR (4) DWELLING UNITS LEASED BY DIFFERENT PERSONS, THIS NOTICE SHALL BE POSTED AT THE PRIMARY ENTRANCE.

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: DAN TROMBLEY
REPRESENTATIVE: DAN TROMBLEY
COMMON DESCRIPTION: 30740 LORRAINE
PARCEL NUMBER: 12-13-10-202-002
ZONED DISTRICT: R-1-B

REASON: Petitioner wishes to expand their 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:

To expand the existing driveway into the front yard. Expansion is 16 ft. x 16 ft. =256 sf.

Previous Variance Requested: None.

dwenson, Zoning Inspector 08/09/2022 08/12/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: DAN TROMBLEY

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. 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

Name of Applicant: Dan Trombley

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) Trombley Family Trust

Name of Representative: Dan Trombley Telephone: _____

Representative's Address: 30740 Lorraine Blvd.

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 30740 Lorraine Blvd.

Parcel I.D. No. (as shown on tax bill): 12-13-70-202-002

Purpose of Request: Driveway extension in front of house for additional parking.

Please explain the nature of your hardship:

Two current residents have handicaps which make entering a vehicle parked on a busy
on street hazard at times. Limited space on property for vehicles to not be parked on
street.

Signature: Dan J. Smalley Date: 9 Aug 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 Maragret Trombley
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE Owner OF Trombley Family Trust
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 Dan Trombley *
Name(s) of Person(s)

THE Trustee OF Trombley Family Trust *
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 Margaret Cathy Trombley
SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 9th DAY OF August, 2022, BEFORE ME PERSONALLY CAME
Margaret Trombley, 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.

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.

Limited space on property for vehicles to not be parked on street.

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

My understanding is enforcement of a fairly recent code change and the limited space available on property for a better location is the reason for the need of a variance.

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.

Limited space on property for vehicles to not be parked on street.

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.

Grant of variance would provide addition parking of vehicles on property limiting need to park vehicles on street, lowering chance of accidents and allowing better traffic flow.

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.

Limited space on property for vehicles to not be parked on street.

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.

To provide space on property for vehicles to not be parked on street.

2021 WARREN



ZONING Enforcement | E22-03257**Property Information**

12-13-10-202-002

30740 LORRAINE

Subdivision:

WARREN MI, 48093

Lot:

Block:

Name Information

Owner: TROMBLEY FAMILY TRUST

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 07/29/2022

Date Closed:

Status:

Complaint:

FRONT YARD

Last Action Date:

Last Inspection: 07/29/2022

Last Action:

ZONING Inspection | STEVEN WATRIPONT

Status: Scheduled

Result:

Scheduled: 08/26/2022

Completed:

ZONING Inspection | STEVEN WATRIPONT

Status: Completed

Result: Violation(s)

Scheduled: 07/29/2022

Completed: 07/29/2022

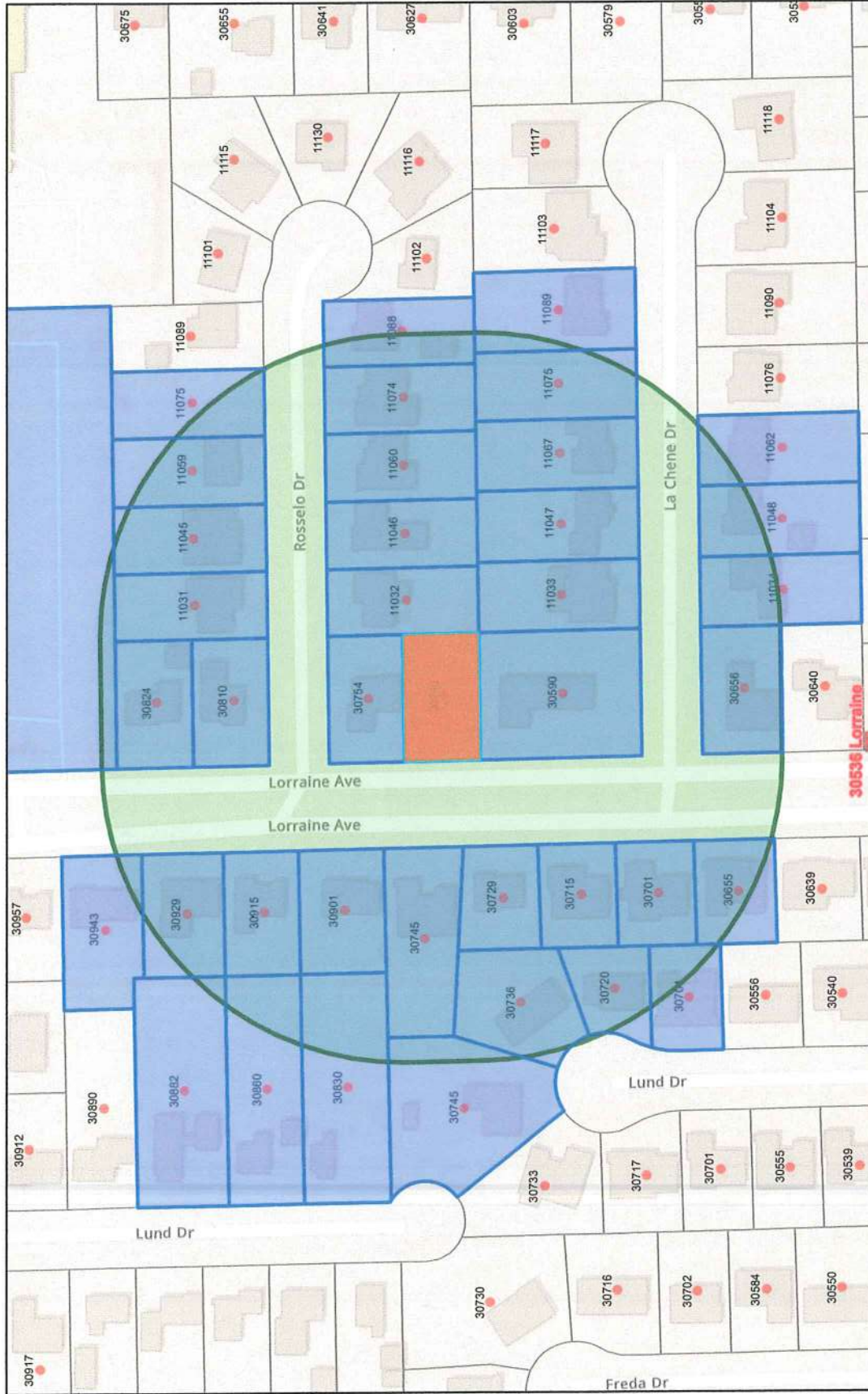
Violations:

Uncorrected

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.

30740 Lorraine - 13-10-202-002

39



8/25/2022, 3:09:27 PM

Utility Address Points Parcels

Site Address Point

Building

Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., MET/INASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada | Southeast

ArcGIS Web AppBuilder

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

1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

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: SEPTEMBER 14, 2022 at 7:30 P.M.

Applicant: DAN TROMBLEY
Common Description: 30740 LORRAINE

VARIANCE(S) REQUESTED: Permission to:

Expand the existing driveway into the front yard. Expansion is 16 ft. x 16 ft. = 256 square ft.

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

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

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

You may e-mail: njones@cityofwarren.org 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

11032 Rosselo

Fence

SHED

0000

Cement

Cement

GATE

Cement

30740

Fence

8' →

39'

12'

20'

39'

25'

8' porch

21'

46'

New

Cement

Rock

SIDE WALK

Cement

GRASS

30590

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: STEPHANIE I THUEMMEL

REPRESENTATIVE: STEPHANIE I THUEMMEL

COMMON DESCRIPTION: 11556 FISHER

PARCEL NUMBER: 12-13-34-483-009

ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to finish construction of upper deck.

ORDINANCES and REQUIREMENTS:

SECTION 7.05 - FRONT YARD. Each lot in R-1-C districts shall have a front yard of not less than twenty-five (25) feet.

VARIANCES REQUESTED: Permission to:

To allow petitioner to finish construction of an upper deck no less than 23 ft. 9 inches from the front property line and retain front porch 24 ft. from front property line.

Previous Variance Requested: None.

dwenson, Zoning Inspector 08/09/2022 08/11/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: STEPHANIE I THUEMMEL

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 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 8/9/22

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

AUG 08 2022

CITY OF WARREN
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: Stephanie Thuemmel

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) _____

Self

Name of Representative: Self Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: _____

Parcel I.D. No. (as shown on tax bill): 12-13-34-483-009

Purpose of Request: Upper Deck built 1 foot 3 in too
Close to the sidewalk // Not exactly 26 ft

Please explain the nature of your hardship:

When I had bought the house I thought it would be a simple kitchen + bathroom
update, but then I discovered many other issues which turned into a complete
rehab. While I was redoing the windows and porch it made the most
sense to build this upper deck as an added feature to this house;
Since there is no possibility of a basement or garage.

Signature: [Signature] Date: 07-27-22

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

X
AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Stephanie Thuemmel
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE owner OF _____
Title of Officer Name of Company

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

_____/RECORDED LAND CONTRACT PURCHASER(S) X 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 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.
X SIGNED [Signature] L.S.
SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 9th DAY OF August, 2022, BEFORE ME PERSONALLY CAME
Stephanie Thuemmel, 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.

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

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

NOTICE TO OWNER

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

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

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

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

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

The house and front porch were only built so far back on the property. To cover the entire lower porch, the upper deck needs to be built this length. If it were built 1ft 3in further back, to be 26 ft from sidewalk, it would not protect lower porch from rain.

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

The condition was not created by myself or a previous owner, rather ~~the house~~ the house was built originally at this spot on the lot.

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

The property has unique physical characteristics such as the location of the house and front porch. The house does not have a basement or garage so an upper deck adds some of that value back.

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 upper deck is not a detriment. It is built to be safe. It looks great so it increases values of 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 variance request is not related to personal or economic hardship. This upper deck cost me more time and money but also increases value of the street. It is related to the fact the house was not built 1 foot 3in further back, unique to 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.

My primary residence, in Warren Michigan, was purchased by me in 2021 with an upper deck 10ft from the sidewalk. My house in the same neighborhood, is where I got the idea of this upper deck. The deck over looks the train and heavier road which creates enjoyment for whoever lives in the home.

COMPLAINT Enforcement | E19-03672**Property Information**

12-13-34-483-009

11556 FISHER

Subdivision:

WARREN MI, 48089

Lot:

Block:

Name Information

Owner: ADDENS RICHARD JR

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 07/25/2019

Date Closed: 08/22/2019

Status:

Complaint:

RUNNING LANDSCAPE COMPANY FROM HOME. ALWAYS HAS TON OF LANDSCAPE YARD BAGS AND DEBRIS ETC PLACED AT ROW ALL DURING WEEK AND GARBAGE DAY IS WEDNESDAY.

OPEN DPMI COMPLAINT Q-259996 FOR THE 31 BAGS OF REFUGE PLACED AT ROW TODAY..RB

Last Action Date:

Last Inspection: 08/22/2019

Last Action:

FIELD INSPECTION Inspection | SARA ZAYAS

Status: Completed

Result: No Violation

Scheduled: 08/22/2019

Completed: 08/22/2019

Comments:

NOTES

SIGNS OF BUSINESS?

FIELD INSPECTION Inspection | SARA ZAYAS

Status: Completed

Result: No Violation

Scheduled: 08/08/2019

Completed: 08/07/2019

FIELD INSPECTION Inspection | SARA ZAYAS

Status: Completed

Result: No Violation

Scheduled: 08/06/2019

Completed: 08/06/2019

BUILDING Enforcement | E22-02290**Property Information**

12-13-34-483-009

11556 FISHER

Subdivision:

WARREN MI, 48089

Lot:

Block:

Name Information

Owner: THUEMMEL STEPHANIE

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 06/06/2022

Date Closed:

Status:

Complaint:

6/6/22 EXTERIOR ALTERATIONS, SIDING, ROOF, PORCH OVERHANG, 2ND FLOOR DECK, ENTRY DOORS BLDG DJJ

Last Action Date:

Last Inspection: 07/22/2022

Last Action:

FOLLOW-UP Inspection | DON JARVIS

Status: Completed

Result: Violation(s)

Scheduled: 07/22/2022

Completed: 07/22/2022

FOLLOW-UP Inspection | DON JARVIS

Status: Completed

Result: Violation(s)

Scheduled: 06/07/2022

Completed: 06/07/2022

Comments:

POST STOP WORK

BUILDING Inspection | DON JARVIS

Status: Completed

Result: Violation(s)

Scheduled: 06/06/2022

Completed: 06/06/2022

2021 WARREN



25



Site Address Point Parcels

Building

Esri Community Maps Contributors, Province of Ontario, SEMCOG © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METLINASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada | Southeast 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: SEPTEMBER 14, 2022 at 7:30 P.M.

Applicant: STEPHANIE THUEMMEL
Common Description: 11556 FISHER

VARIANCE(S) REQUESTED: Permission to:

Allow petitioner to finish construction of an upper deck no less than 23 ft. 9 inches from the front property line and retain front porch 24 ft. from front property line.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: BAZO CONSTRUCTION

REPRESENTATIVE: SARAH MHEISEN

COMMON DESCRIPTION: 11610 THIRTEEN MILE

PARCEL NUMBER: 12-13-11-101-001

ZONED DISTRICT: MZ, C-1, P

REASON: Petitioner seeks variances related to re-imaging their signage.

ORDINANCES and REQUIREMENTS:

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

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 related to signage:

1, Allow the following signage on a gas canopy 172' x 31"= 444.33 sf plus 1.6 sf (tri mark extending above canopy) = 446 total sf of gas canopy #1.

A. North elevation: illuminated "Citgo" sign 21" x 88 5/8"=12.92 sf and one illuminated tri-mark logo at 14.31 sf.

B. West elevation: illuminated "Citgo" channel letters 21" x 88 5/8"=12.92 sf

C. East elevation: illuminated "Citgo" channel letters 21" x 88 5/8"=12.92 sf

Total of 53.07 sf of signage on canopy and the remainder of 392.93 sf of decorative design.

2. Allow the following signage on a gas canopy 52' x 31"=392.66 sf plus 1.6 sf (tri mark extending above canopy) =394.26 total sf of gas canopy #2.

A. West elevation: illuminated "Citgo" sign 21" x 88 5/8"=12.92 sf and one illuminated tri-mark logo at 14.31 sf.

B. North elevation: illuminated "Citgo" channel letters 21" x 88 5/8"=12.92 sf.

C. South elevation: illuminated "Citgo" channel letters 21" x 88 5/8"=12.92 sf

Total 53.07 sf of signage on canopy and the remainder 341.19 sf of decorative design.

3. Allow re-imaging of 5 gas pumps on both sides at 38.94 per pump for 194. 7 sf on the pumps. Previous variances granted on 6/28/1978 and 4/22/1987 related to canopy signage will be relinquished.

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:

SECTION 4A.35 SIGNS PERMITTED.
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

DW
8/10/22
4250

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: Bato 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

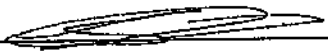
Address of Property: 11610 E. 13 Mile Rd., Warren, MI

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: 8/5/22

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 Nameer Kastaw
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE Owner OF 132 Hoover BP LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT It is the
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 Haider Badreddine / Sarah Mhuisen Collazo *
Name(s) of Person(s)

THE Supervisor OF Baro 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.

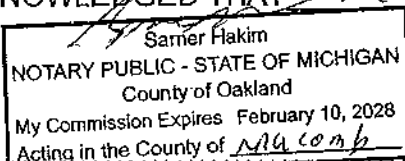
FURTHER, DEPONENT SAYS NOT.

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

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 29th DAY OF June, 2022, BEFORE ME PERSONALLY CAME
Nameer Kastaw, 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.



Samer Hakim
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 2-10-28

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.

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 Their 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

11610 E. Thirteen Mile Road

Donald Weisenbach

GRANTED permission at the meeting of 6/28/78 to construct a 24' x 48' canopy with four (4) sets of letters 1' x 8' each to within 8' of the property line along 13 Mile Rd.

11610 Thirteen Mile Road

Amoco Oil Co.

Granted permission at the meeting of 4-22-87 to erect a 32' x 50'10" canopy to no less than 8'7" of the north property line along Thirteen Mile Road and a 24' x 51'6" canopy to no less than 5' 2-1/2" of the west property line along Hoover Road. Also granted to erect three 19.5" x 86" signs on each canopy for a total of 70 sq. ft.

11610 Thirteen Mile

5/9/2012

Nameer Kastau, 11610 Thirteen Mile Road, also known as 13-11-101-001, GRANTED permission to install a 6' 6" x 5' 6" LED message center to an existing pylon sign approved by ZBA on 1/31/1973. (With the condition that the sign have no scrolling, blinking or flashing).

11610 13 Mile

Standard Oil Div, American Oil Co
16025 Northland Drive
Southfield, Mich
Rep: Charles H. Martin

Request adjourned at meeting of Oct 20, 1965

Request tabled at meeting of Nov 17, 1965

11610 13 Mile Rd

Standard Oil Div, American Oil Co
16025 Northland Dr
Southfield
Rep: Charles H. Martin

Request tabled at meeting of Nov 17, 1965,
until Jan 1966.

Request approved w/conditions at mtg of Jan
12, 1966. *TO ERRECT 4 light POLES, two pump
islands & sign 60 ft, 23' High in a 'P' zone
to the property line & Hard surface the
green belt*

11610 Thirteen Mile Rd.

Randall Sign Co.
23544 Hoover Rd.

Rep: E. J. Cannon

Request granted at Meeting of June 25, 1969.

*To erect a 12 ft sign, 11' high
to 1' of front ft @ Conditions
that all Standard Stations
eliminate A-Frame Signs*

11610 E. Thirteen Mile Rd.

Randall Sign Erection, Inc.

Request granted at the Meeting of January 31, 1973 to
attach a 6 ft. 6 in. x 5 ft. 6 in. sign onto an existing
pole, etc.

2021 WARREN



13/11



Building • Multi-Business
Condominium ☐ Parcels

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Canopy #1

(Faces 13 Mile Rd)

Canopy Work

✓ Canopy Layout

✓ Pack list

☐ Tony Edit☐ Tony edit 2☐ Individual Section

New? or Revision? Canopy1 NEW

Fascia Height 31

Canopy Length 34

Canopy Width 52

Canopy1 Description [JUN-20-22 Zona Smith] LIGHT 4 SIDES
 NO CORNER KIT NEEDED
 (1) 34' PRIMARY W/ EXTENDED TRIMARK & BLUE LETTERS
 (1) 34' PRIMARY W/ TRIFORM
 (2) 52' PRIMARY W/ WHITE LETTERS



CANOPY FASCIA SURVEY



SITE INFORMATION

Marketer Name GPM Empire
 Site Location # Contact Z
 Address 11610 E Thirteen Mile Rd Phone
 City Warren State MI Zip 48093 Email
 Phone Fax Photographs Included ☐ Yes ☐ No

INSTALLER OR SHIP TO

Name Bazo Construction Contact Kam
 Address 12645 Della Phone 313-584-8842
 City Taylor State MI Zip 48180 Email Bazoconstruction1@gmail.com

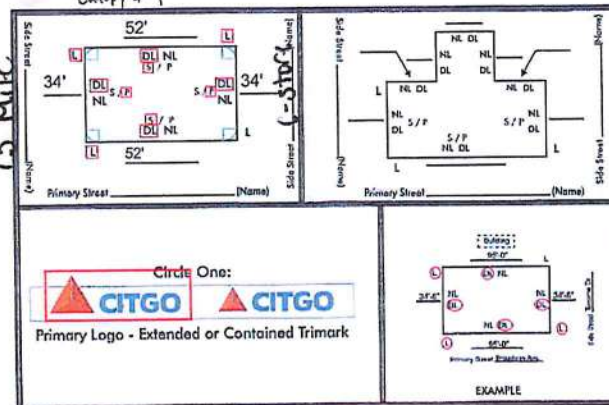
SURVEY PROVIDED BY

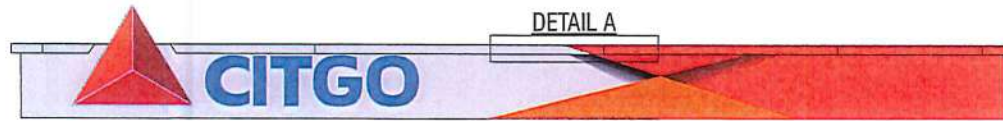
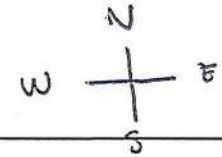
Name Contact
 Phone Email

Marketer: GPM Empire Existing Fascia Height: 31"
 Site Address: 11610 E Thirteen Mile Rd Minimum Clearance: 14'
 Canopy Condition: Poor Layers of ACM:

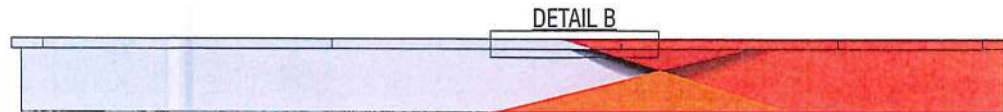
Provide accurate and exact measurements to the fraction of the half inch on the canopy sides.
 Please circle the applicable "L" to indicate where the canopy logos are/will be located.
 Please note building location in relation to canopy + street.
 Please circle the applicable DL or NL to specify as NON-ILLUMINATED or DOWNLIGHTING.
 Please circle the applicable S or P to specify as SECONDARY or PRIMARY BRANDING.
 Please indicate if canopy has RADIUS OR SQUARE CORNERS. For radius corner canopies, measure diagonals
 from the end corners of the gop-up at elevation left to end square of radius at elevation right.
 RADIUS CORNERS DO NOT RECEIVE DOWNLIGHTING

Canopy #1





North elevation



South elevation

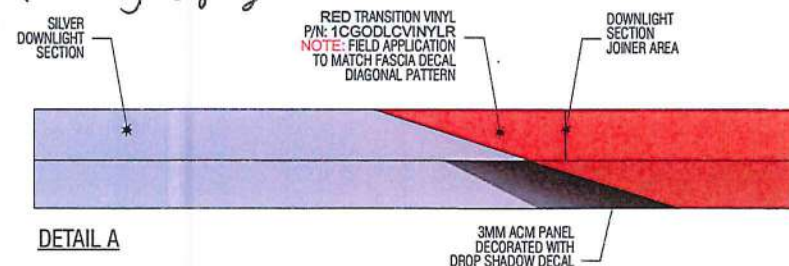


West elevation

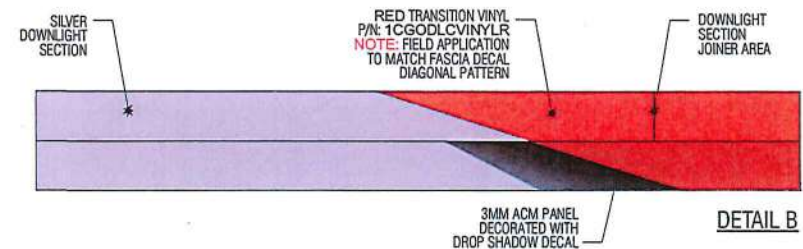


East Elevation

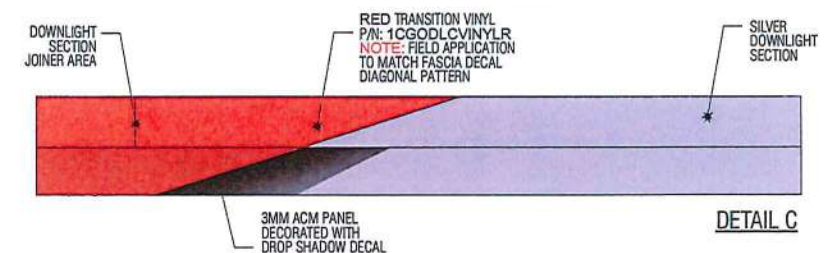
North Elevation $31'' \times 34' = 87.83 \text{ sq ft}$
 South Elevation $31'' \times 34' = 87.83 \text{ sq ft}$
 West Elevation $31'' \times 50' = 134.33 \text{ sq ft}$
 East Elevation $31'' \times 50' = 134.33 \text{ sq ft}$
 Total canopy signage: 444.32 sq ft



DETAIL A

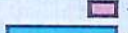


DETAIL B



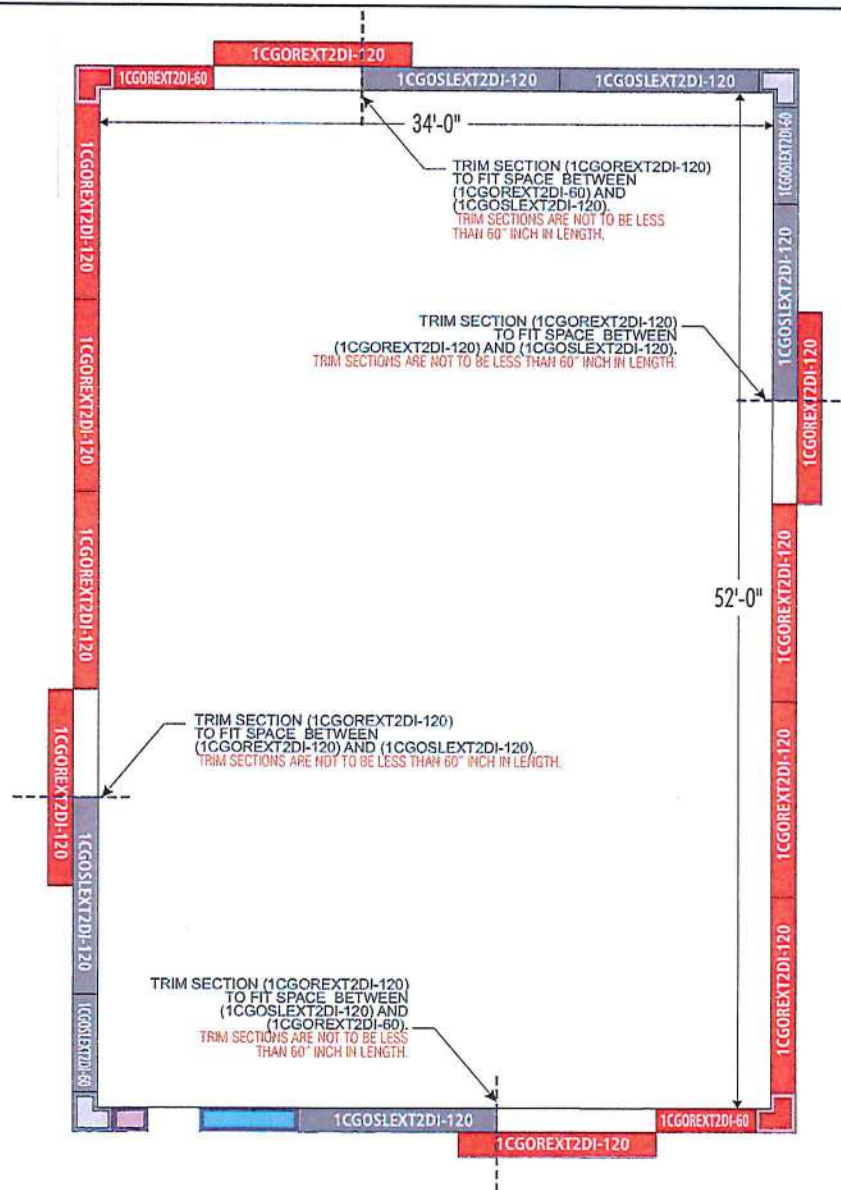
DETAIL C

CITGO FASCIA DOWNLIGHT COMPONENTS

	MITER SECTION AT TRIMARK LEFT
	MITER SECTION AT TRIMARK RIGHT
	DL CORNER SECTION - RED
	DL CORNER SECTION - SILVER
	120" DL SECTION - SILVER
	120" DL SECTION - RED
	60" DL SECTION - SILVER
	60" DL SECTION - RED
	ENDCAP - SILVER
	ENDCAP - RED

Sign Here :

By signing, you are validating the dimensions and graphic provided to Sign Resource and/or you are handling your own installation



CANOPY KIT PART

CG0DLCPY-1694

PART NUMBER	DESCRIPTION	QTY
1CGOACM36R	RED ACM PANEL	0
1CGOACM36S	SILVER ACM PANEL	0
DOWNLIGHT COMPONENTS		
1CGOREXT2DI-120	D.L. ASSEMBLY 120in RED	10
1CGOSLEXT2DI-120	D.L. ASSEMBLY 120in SILVER	5
1CGOREXT2DI-60	D.L. ASSEMBLY 60in RED	2
1CGOSLEXT2DI-60	D.L. ASSEMBLY 60in SILVER	2
1CGOSLEXT2DI-LTMR	SILVER D.L. ASSEMBLY @ TRIMARK LEFT	1
1CGOSLEXT2DI-RTMR	SILVER D.L. ASSEMBLY @ TRIMARK RIGHT	1
1CGOREXT2DI-CNR	D.L. CORNER 13in X 13in RED	2
1CGOSLEXT2DI-CNR	D.L. CORNER 13in X 13in SILVER	2
1CGOREXTENDCAPL	CANOPY D.L. LEFT END CAP RED	0
1CGOSLEXTENDCAPL	CANOPY D.L. LEFT END CAP SILVER	0
1CGOREXTENDCAPR	CANOPY D.L. RIGHT END CAP RED	0
1CGOSLEXTENDCAPR	CANOPY D.L. RIGHT END CAP SILVER	0
1CGOOLCVNYLR	8in x 60in TRANSITION VINYL - RED	4
1CGOOLCVNYLS	8in x 60in TRANSITION VINYL - SILVER	0
CG048CNRKR	RADIUS CORNER BUILDOUT - RED	0
CG048CNRKS	RADIUS CORNER BUILDOUT - SILVER	0
1CGOOLPSBOX	2 P.S. POWER SUPPLY ENCLOSURE BOX	11
0FSC0875ER	#8 X 3/4in RED PAINTED SCREW	0
0FSC000075	#10 X 3/4in HEX WASHER HEAD	120
0FSC0875SL	#8 X 3/4in PHILLIPS SILVER TEC SCREW	0
CG02DIAMANUAL	INSTALLATION GUIDE	1

SignResource
IDENTITY GROUP

6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

SECTION 2 / CANOPY/ISLAND IMAGE STANDARDS

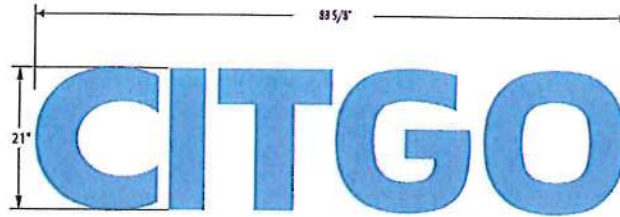
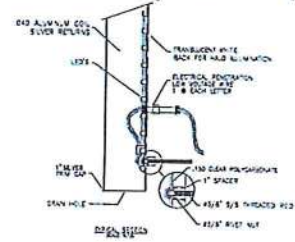
1 Blue sign to be installed per canopy



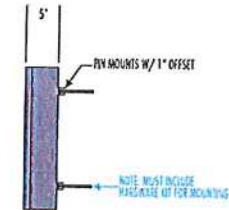
21" ILLUMINATED CITGO Channel Letters
Halo Illum w/1" Offset /Blue Option

PARTS COMPONENT LIST :			
ITEM	PART NUMBER	DESCRIPTION	QTY
1		3/8" 5/8" THREADED ROD	23
2		1" SPACER	23
3		3/8" NUT	23
4		MOUNTING PATTERN	1

LED ILLUMINATION



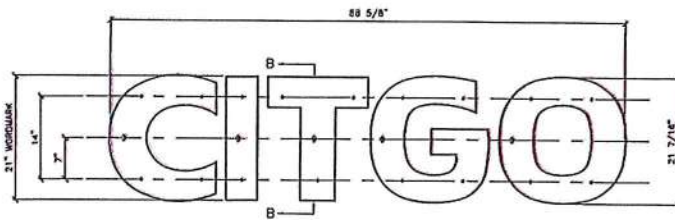
FRONT VIEW



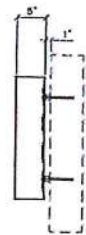
SIDE VIEW

SAP # 2190299

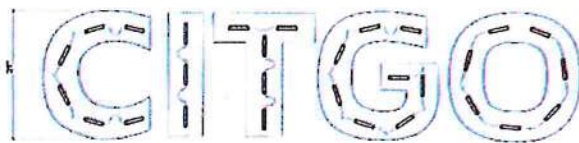
21HCL-LED-BLUE



FACE LETTER DETAIL

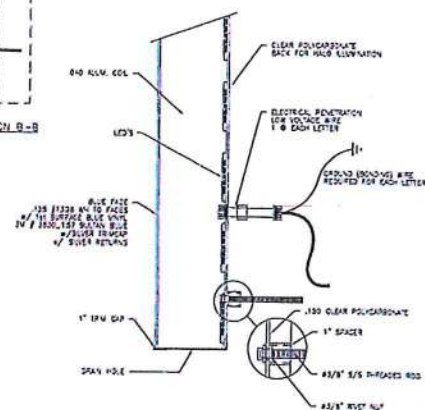


SECTION B-B



Can Depth	Power Input Location	Mounting	Total Amps Per Letter	Total Watts Per Letter	Total Area	Power Usage
5"	REMOTE	FACE AND HALO	0.3 Amps	21.63 Watts	7.23 Sq Ft	2.04 Watts/Sq. Ft.

ELECTRICAL LED LAYOUT



TYPICAL SECTION
SCALE: N.T.S.

NOTE 1: 5/8\"/>

INSTALLATION NOTES
1. ALL WIRE MOUNTING MUST BE ELECTRICAL CODE COMPLIANT & GROUND (GND OR PE).

$$21" \times 88 \frac{5}{8}" = 7.23 \text{ sq ft.}$$

SAP # 2190299

21HCL-LED-BLUE

21HCL-LED-BLUE F 2 OF 2

2 white signs to be installed per canopy.

CITGO

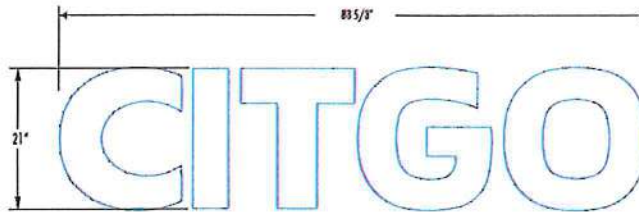
ILLUMINATION VIEW

INSTALL COMPONENT LIST :

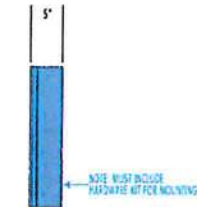
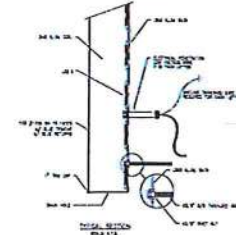
ITEM	PART NUMBER	DESCRIPTION	QTY
1		3/8" 5/8" THREADED ROD	37
2		1" SPACER	0
3		3/8" NUT	34
4		LOCK WASHER	34
5		MOUNTING PATTERN	1

21" ILLUMINATED Citgo Channel Letters
Flush Mount / White Option

LED ILLUMINATION



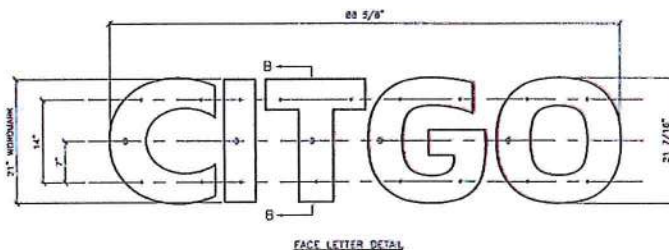
FRONT VIEW



SIDE VIEW

SAP # 2190297

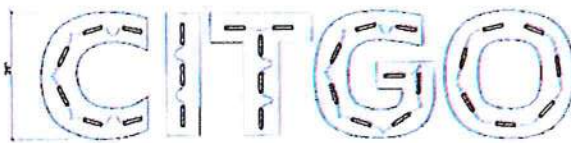
21ILCL-LED- WHITE

21" ILLUMINATED Citgo Channel Letters
Flush Mount / White Option

FACE LETTER DETAIL

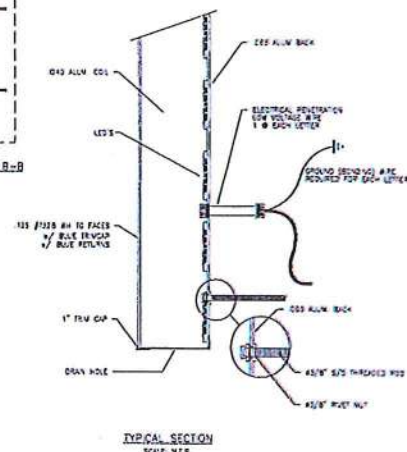


SECTION B-B



Gas Depth	Face Depth Location	Dimension	Total Length (mm)	Total Width (mm)	Total Area	Surface Area
5"	ADAPTE	FACE	0.37 mps	21.53 Width	2.23 Sq Ft	2.86 Width Sq Ft

ELECTRICAL LED LAYOUT

TYPICAL SECTION
SCALE: 1/8"

$$21" \times 88 \frac{5}{8}" = 7.23 \text{ sq ft.}$$

SAP # 2190297

21ILCL-LED- WHITE

NOTE: 1. Use 3/8" diameter bolts on face.
2. Face bolts in center of face.
3. Face bolts in center of face on face only.
4. Face bolts in face only.
5. Face bolts in face only.
6. Face bolts in face only.

INSTALLATION NOTES
1. All wall mounting hardware electrical
connections to be made in face of face.

DATE: 1/1/2017

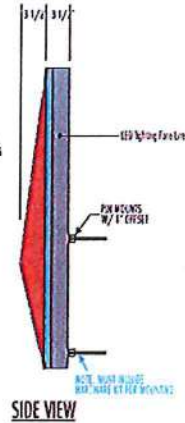
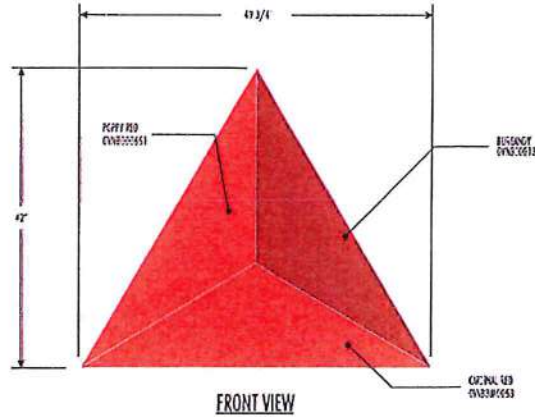
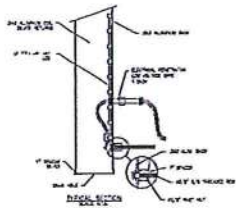
1 Trimark to be installed per canopy.



42" TRI MARK (Illuminated)
SILVER RETURNS

PARTS COMPONENT LIST			
ITEM	PART NUMBER	DESCRIPTION	QTY
1		1" SPACER	2
2		Ø 3/8" 5/8" THREADED ROD	2
3		Ø 3/8" NUT	2

LED ILLUMINATION

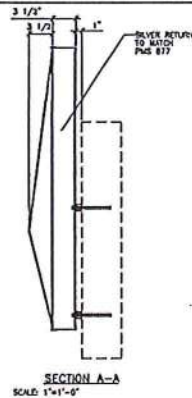
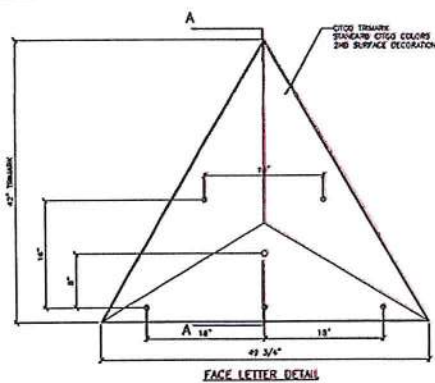


FRONT VIEW

SIDE VIEW

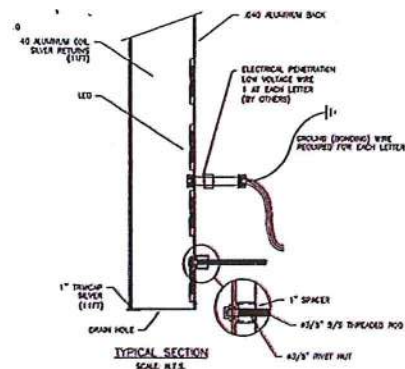
2190305

42WMTRIMARK-ILL



SIGN SPECIFICATIONS:

SIGN SIZE:
COPY BOX AREA - 14.3104 SQ FT
ACTUAL SIZE - 42" H x 43 3/4" W
APPROXIMATE WEIGHT - 120 LB.
DESIGNED WIND LOAD - 1.80 LBN (1-SEC. GUST EXPOSURE C)
COMPLIANT w/ NATIONAL BUILDING CODES & STANDARDS
(ICC, IBC, BOCA, ASCE, ACI, & ALUM. DESIGN MANUALS)
ELECTRICAL:
TOTAL AMPS - 8.0 AMPS
CIRCUITS - (1) 20 AMPS CIRCUIT
VOLTS - 120
COLOR SPECIFICATIONS:
CABINET - SILVER TO MATCH PMS # 877
TRIM CAP - SILVER
FACE-PLATE PETER TO COLOR PENDING
FOR COLOR AND GRAPHIC SPECS



TYPICAL SECTION

42" h x 43 3/4" w = 14.31 sq ft.

LED LAYOUT PENDING FROM G.E.

ELECTRICAL LED LAYOUT

2190305

42WMTRIMARK-ILL

INSTALLATION NOTES

1. ALL WALL MOUNTING HARDWARE, ELECTRICAL CONNECTIONS & CONDUIT (PENDING ON FILE)

NOTE 1: Use 3/8" diameter bolts on faced. Bolted bolts in concrete or brick. Supply bolts in concrete block or pour walls. Use bolts in metal stud walls. Use bolts in wood stud walls. All drilled bolts with blocking in ACM facade.

42WMTRIMARK 11 8 2 OF 2

Canopy #2

(Faces Hoover Rd.)

▼ Canopy Work

✓ Canopy Layout

✓ Pack list

☐ Tony Edit☐ Tony edit 2☐ Individual Section

2nd Canopy? New

Fascia Height 2 31

Length c2 24

Width c2 52

Canopy2 Description

[JUN-20-22 Zona Smith] LIGHT 4 SIDES
NO CORNER KIT NEEDED
(1) 24' PRIMARY W/ EXTENDED TRIMARK & BLUE LETTERS
(1) 24' PRIMARY W/ TRIFORM
(2) 52' SECONDARY W/ WHITE LETTERS



CANOPY FASCIA SURVEY



SITE INFORMATION

Marketer Name GPM Empire
Site Location # Contact Z
Address 11610 E Thirteen Mile Rd Phone
City Warren State MI Zip 48093 Email
Phone Fax Photographs Included ☐ Yes ☐ No

INSTALLER OR SHIP TO

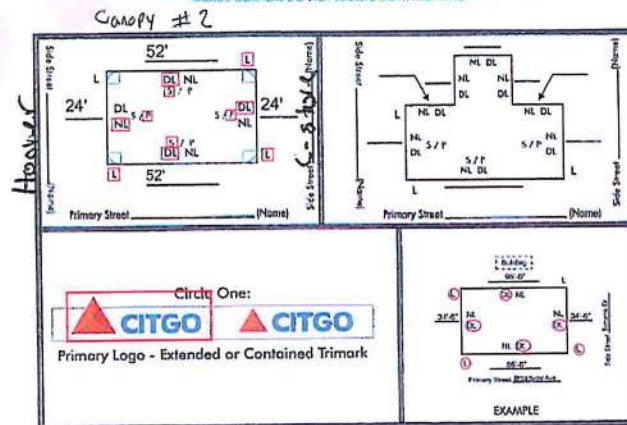
Name Bazo Construction Contact Kam
Address 12645 Delta Phone 313-584-8842
City Taylor State MI Zip 48180 Email Bazoconstruction1@gmail.com

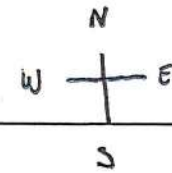
SURVEY PROVIDED BY

Name Contact
Phone Email

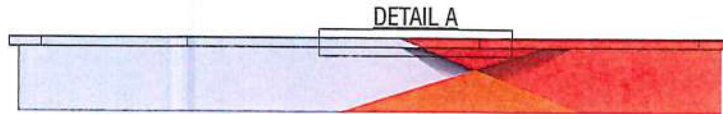
Marketer: GPM Empire Existing Fascia Height: 31"
Site Address: 11610 E Thirteen Mile Rd Warren, MI 48093 Minimum Clearance: 14'
Canopy Condition: Canopy #2 Layers of ACM:

Provide accurate and exact measurements to the fraction of the half inch on the canopy sides.
Please circle the applicable 'L' to indicate where the canopy logos are/will be located.
Please note building location in relation to canopy + street.
Please circle the applicable DL or NL to specify as NON-ILLUMINATED or DOWNLIGHTED.
Please circle the applicable S or P to specify as SECONDARY or PRIMARY BRANDING.
Please indicate if canopy has RADIIUS OR SQUARE CORNERS. For radius corner canopies, measure elevations from the end corner of the radius at elevation left to end corner of radius on elevation right.
RADIUS CORNERS DO NOT RECEIVE DOWNLIGHTING





west elevation



East Elevation



North Elevation



South elevation

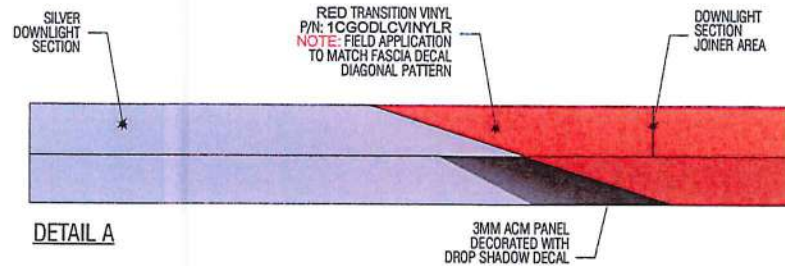
North elevation $31'' \times 52' = 134.33 \text{ sq ft}$

South elevation $31'' \times 52' = 134.33 \text{ sq ft}$

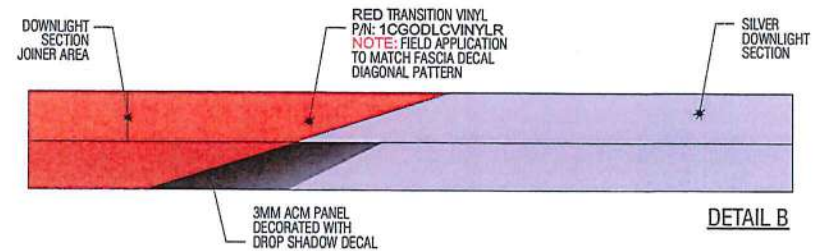
East elevation $31'' \times 24' = 62 \text{ sq ft}$

West elevation $31'' \times 24' = 62 \text{ sq ft}$

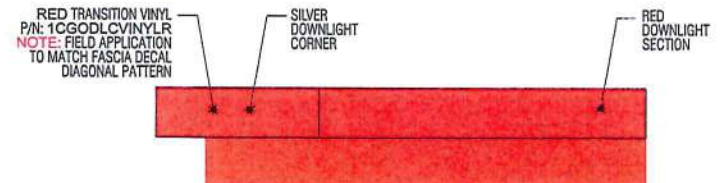
Total canopy signage = 392.66 sq ft



DETAIL A



DETAIL B



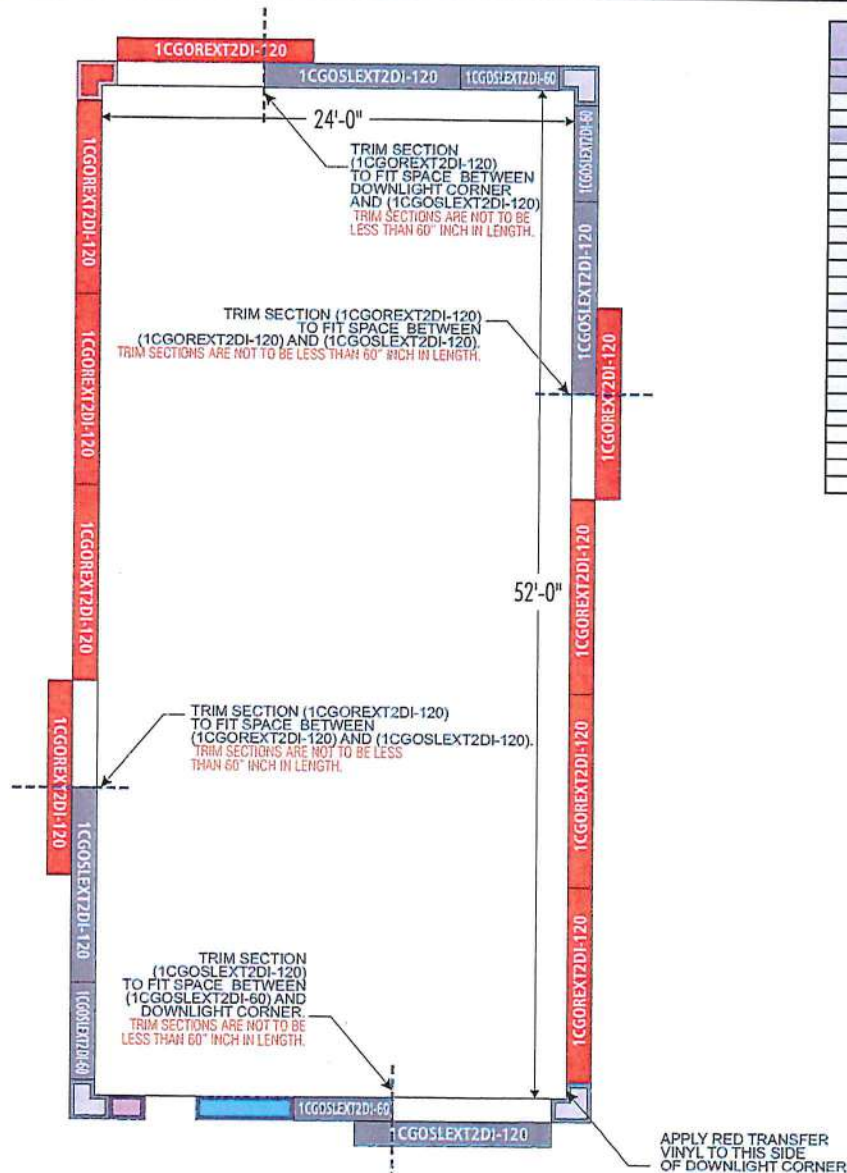
DETAIL C

CITGO FASCIA DOWNLIGHT COMPONENTS

	MITER SECTION AT TRIMARK LEFT
	MITER SECTION AT TRIMARK RIGHT
	DL CORNER SECTION - RED
	DL CORNER SECTION - SILVER
	120° DL SECTION - SILVER
	120° DL SECTION - RED
	60° DL SECTION - SILVER
	60° DL SECTION - RED
	ENDCAP - SILVER
	ENDCAP - RED

Sign Here :

By signing, you are validating the dimensions and graphic provided to Sign Resource and/or you are handling your own installation



CANOPY KIT PART

CG0DLCPY-1695

PART NUMBER	DESCRIPTION	QTY
ACM PANELS		
1CGOACM36R	RED ACM PANEL	0
1CGOACM36S	SILVER ACM PANEL	0
DOWNLIGHT COMPONENTS		
1CGOREXT2DI-120	D.L. ASSEMBLY 120in RED	9
1CGOSLEXT2DI-120	D.L. ASSEMBLY 120in SILVER	4
1CGOREXT2DI-60	D.L. ASSEMBLY 60in RED	0
1CGOSLEXT2DI-60	D.L. ASSEMBLY 60in SILVER	4
1CGOSLEXT2DI-LTMM	SILVER D.L. ASSEMBLY @ TRIMARK LEFT	1
1CGOSLEXT2DI-RTMM	SILVER D.L. ASSEMBLY @ TRIMARK RIGHT	1
1CGOREXT2DI-CNR	D.L. CORNER 13in X 13in RED	1
1CGOSLEXT2DI-CNR	D.L. CORNER 13in X 13in SILVER	3
1CGOREXTENDCAPL	CANOPY D.L. LEFT END CAP RED	0
1CGOSLEXTENDCAPL	CANOPY D.L. LEFT END CAP SILVER	0
1CGOREXTENDCAPR	CANOPY D.L. RIGHT END CAP RED	0
1CGOSLEXTENDCAPR	CANOPY D.L. RIGHT END CAP SILVER	0
1CGOOLCWINYL	8in x 60in TRANSITION VINYL - RED	4
1CGOOLCWINYL	8in x 60in TRANSITION VINYL - SILVER	0
CG048CNRKR	RADIUS CORNER BUILDOUT - RED	0
CG048CNRKS	RADIUS CORNER BUILDOUT - SILVER	0
1CGOOLP58BX	2 P.S. POWER SUPPLY ENCLOSURE BOX	10
OFSC0875ER	#8 X 3/4in RED PAINTED SCREW	0
OFSC000075	#10 X 3/4in HEX WASHER HEAD	108
OFSC0875SL	#8 X 3/4in PHILLIPS SILVER TEC SCREW	0
CG020IMANUAL	INSTALLATION GUIDE	1

SignResource
IDENTITY GROUP

6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

PART NUMBER CG0DLCPY-1695	LOCATION 19092029 - CANOPY 2	DRAWN BY T. COHOON	REVISION A	UPDATED BY TC	REVISION DESCRIPTION INITIAL DRAWING RELEASE	DATE 6/21/22	CHECKED BY	PAGE 2 OF 6
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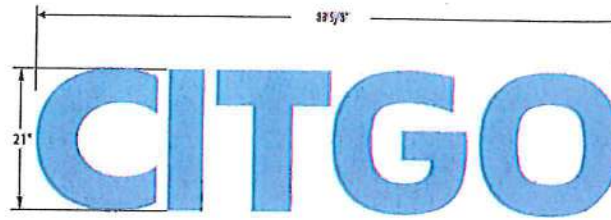
1 Blue sign to be installed per canopy



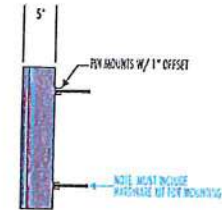
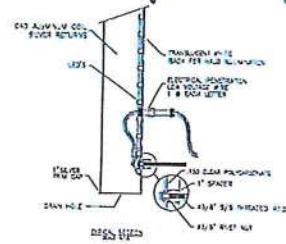
21" ILLUMINATED CITGO Channel Letters
Halo Illum w/1" Offset /Blue Option

PARTS COMPONENT LIST :			
ITEM	PART NUMBER	DESCRIPTION	QTY
1		3/8" 5/8" THREADED ROD	21
2		1" SPACER	21
3		3/8" RIVET NUT	21
4		MOUNTING PLATE	1

LED ILLUMINATION



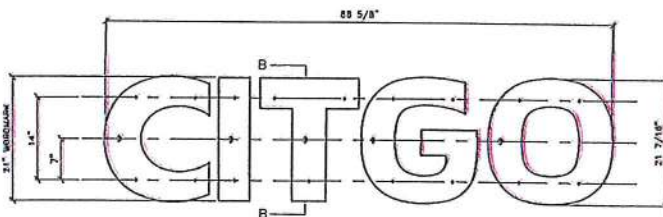
FRONT VIEW



SIDE VIEW

SAP #2190299

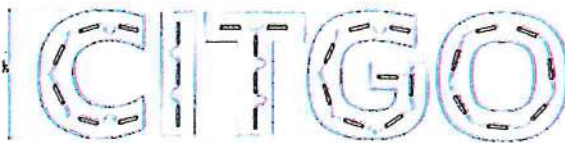
21HCL-LED-BLUE



FACE LETTER DETAIL

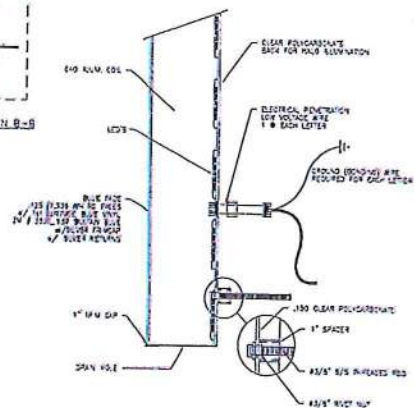


SECTION B-B



Est Item	Plant Type/Location	Reference	Test Temp (F)	Test Area (sq ft)	Est Area	Temp (F)
5	BRIDGE	FACE AND HALL	0.3 Amps	21.81 Watts	7.29 Sq ft	21.81 Watts, 7.29

ELECTRICAL LED LAYOUT



TYPICAL SECTION

NOTE: 1. 1/2" 3/8" SPACER MUST BE USED TO HOLD LEDS IN PLACE. 2. 1/2" 3/8" SPACER MUST BE USED TO HOLD LEDS IN PLACE. 3. 1/2" 3/8" SPACER MUST BE USED TO HOLD LEDS IN PLACE.

INSTALLATION NOTES
1. ALL WIRING MUST BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.

$$21" \times 88 \frac{5}{8}" = 7.23 \text{ sq ft.}$$

12.925K

SAP #2190299

21HCL-LED-BLUE

2 white signs to be installed per canopy.

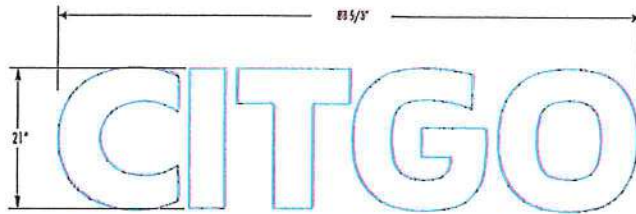


21" ILLUMINATED Citgo Channel Letters
Flush Mount / White Option

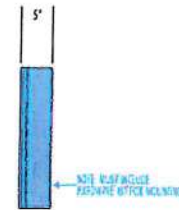
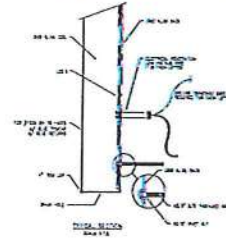
INSTALL COMPONENT LIST :

ITEM	PART NUMBER	DESCRIPTION	QTY
1		3/8" 5/8" THREADED ROD	27
2		1" SPACER	6
3		3/8" NUT	36
4		LOCK WASHER	36
5		MOUNTING PATTERN	2

LED ILLUMINATION



FRONT VIEW

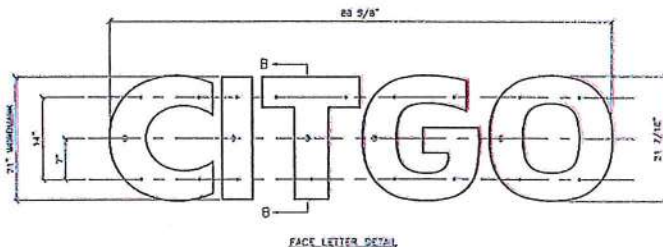


SIDE VIEW

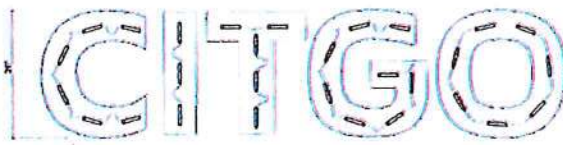
SAP # 2190297

21TCL-LED- WHITE

21" ILLUMINATED Citgo Channel Letters
Flush Mount / White Option



FACE LETTER DETAIL

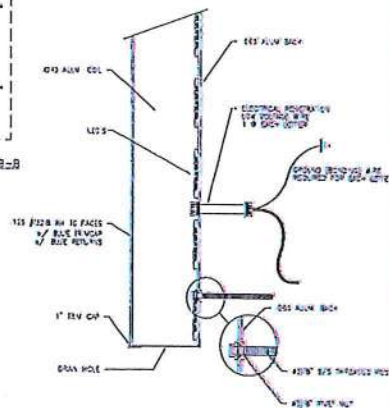


Letter	Face Height (inches)	Face Width (inches)	Face Depth (inches)	Face Length (inches)	Face Width (inches)	Face Depth (inches)	Face Length (inches)
C	21	14	1 3/4	21	14	1 3/4	21
I	21	2 1/2	1 3/4	21	2 1/2	1 3/4	21
T	21	14	1 3/4	21	14	1 3/4	21
G	21	14	1 3/4	21	14	1 3/4	21
O	21	14	1 3/4	21	14	1 3/4	21

ELECTRICAL LAYOUT



SECTION B-B



TYPICAL SECTION
SOLID VIEW

NOTE: Use 3/8" diameter bolts on faces.
Bolt heads in recessed areas of sign.
Bolt heads in recessed areas of sign.
Bolt heads in recessed areas of sign.
Bolt heads in recessed areas of sign.

INSTALLATION NOTES
1. ALL ELECTRICAL WIRING, ELECTRICAL
STRUCTURES & ELECTRICAL WIRING

OPTIONAL 1 201

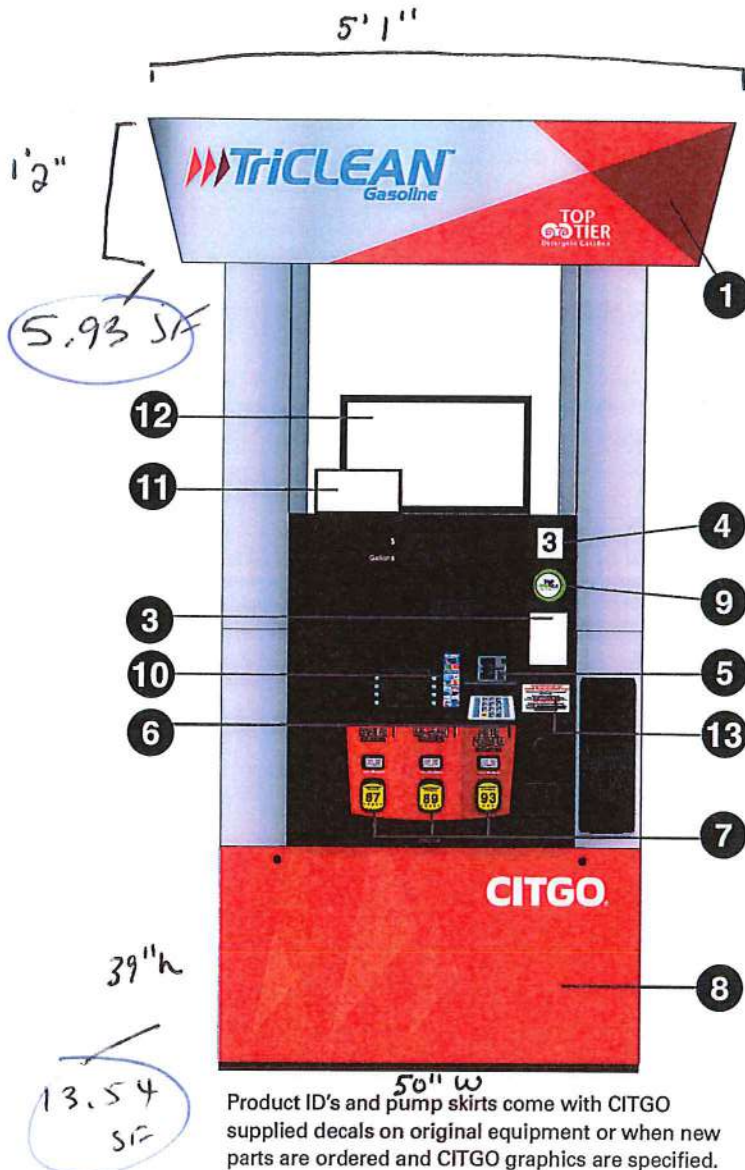
$$21" \times 88 \frac{5}{8}" = 7.23 \text{ sq ft.}$$

$$12.92 \text{ sq ft}$$

SAP # 2190297

21TCL-LED- WHITE

Dresser Wayne Ovation 2 - 3+0 Grade Model B 12/3, R 13/3



Product ID's and pump skirts come with CITGO supplied decals on original equipment or when new parts are ordered and CITGO graphics are specified.

- 1 VALANCE DECALS
MQPTC48VAL-OVA-SA
- 2 RISER SET DECALS
If the Ovation risers are not stainless steel, order riser kits
MOV2 RISER, 3+0 - SA
*one kit covers both sides of dispenser
- 3 SAFETY and INFORMATION DECALS
M537 Danger: Extremely Flammable 6.5" h x 4.625" w
- 4 PUMP NUMBER DECALS
M110 - 1 thru 14 (2" h x 2" w)
- 5 CRIND™ / CARD READER
Please see Crind selections for this model in Appendix A
- 6 PRODUCT ID's
9.77" h x 17.69" w
M314-TC Regular, Mid-Grade, Super
- 7 OCTANE CODES
2.31" h x 2" w
K108A 87 K108E 92
K108B 88 K108F 93
K108C 89
K108D 91
- 8 PUMP SKIRT DECAL
MQ201A-SA 39" h x 50" w (Trim to Fit)
- 9 TOP TIER™ SEAL
3" h x 3" w
MTOPTIER3"CIRCLE
- 10 CREDIT CARD DECAL
4.5" h x 1.5" w
M548C
- 11 CREDIT CARD APP HOLDER (MDU)
4.5" h x 9" w
KAPPHOLDER
- 12 PUMPTOPPER WITH INSERT
11.75" h x 19.75" w
PT-GOOD-I
- 13 DEBIT/ZIP DECAL
3" h x 5" w
M538

5 pumps to be installed
with this Citgo image.

5 x 18.54 sq ft of signage =
92.7 sq ft of signage

19.47 SF per side / 38.94 SF
per pump

194.7 SF of signage

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: SEPTEMBER 14, 2022 at 7:30 P.M.

Applicant: BAZO CONSTRUCTION-~~USE-~~
Common Description: 11610 THIRTEEN MILE

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

Allow the following related to signage:

1. Allow the following signage on a gas canopy $172' \times 31' = 444.33$ square ft. plus 1.6 square ft. (tri-mark extending above canopy) = 446 total square ft. of gas canopy #1.
 - A. North elevation: illuminated "Citgo" sign $21" \times 88 \frac{5}{8}" = 12.92$ square ft. and one illuminated tri-mark logo at 14.31 square ft.
 - B. West elevation: illuminated "Citgo" channel letters $21" \times 88 \frac{5}{8}" = 12.92$ square ft.
 - C. East elevation: illuminated "Citgo" channel letters $21" \times 88 \frac{5}{8}" = 12.92$ square ft.Total of 53.07 square ft. of signage on canopy and the remainder of 392.93 square ft. of decorative design.
2. Allow the following signage on a gas canopy $52' \times 31' = 392.66$ square ft. plus 1.6 square ft. (tri-mark extending above canopy) = 394.26 total square ft. of gas canopy #2.
 - A. West elevation: illuminated "Citgo" sign $21" \times 88 \frac{5}{8}" = 12.92$ square ft. and one illuminated tri-mark logo at 14.31 square ft.
 - B. North elevation: illuminated "Citgo" channel letters $21" \times 88 \frac{5}{8}" = 12.92$ square ft.
 - C. South elevation: illuminated "Citgo" channel letters $21" \times 88 \frac{5}{8}" = 12.92$ square ft.Total 53.07 square ft. of signage on canopy and the remainder 341.19 square ft. of decorative design.

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

3. Allow re-imaging of 5 gas pumps on both sides at 38.94 per pump for 194.7 square ft. on the pumps.

Previous variances granted on 6/28/1978 and 4/22/1987 related to canopy signage will be relinquished.

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

CITY OF WARREN

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

APPLICANT: TOM LACROSS, PE/HRC
REPRESENTATIVE: GREG COMBS/GENERAL MOTORS, LLC
COMMON DESCRIPTION: 6400 TWELVE MILE
PARCEL NUMBER: 12-13-16-126-001
ZONED DISTRICT: M-3

REASON: Petitioner seeks variances related to security issues.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 INDUSTRIAL STANDARDS: (A) Front yards M-3 150 ft.

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

VARIANCES REQUESTED: Permission to:

Allow:

1. A security guard booth no less than 66 ft. from the front property line. (West security booth.)
2. A security guard booth no less than 69 ft. from the front property line. (East security booth.)
3. A 6 ft. high black vinyl chain link fence that extends past the front building line.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 08/11/2022 08/19/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: TOM LACROSS, PE/HRC

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

SECTION 17.02 INDUSTRIAL STANDARDS.
SECTION 4D.39 LOCATION.

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

dwenson, Zoning Inspector

#365
DA
8/11

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: Tom LaCross, PE/ HRC

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) Greg Combs/ General Motors, LLC

Name of Representative: Greg Combs Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 6400 Twelve Mile Rd

Parcel I.D. No. (as shown on tax bill): 12-13-16-126-001

Purpose of Request: To obtain a variance to construct two guard booths, a
new six foot high black vinyl coated fence, and associated improvements
within the 12 Mile Road 150 foot front set back.

Please explain the nature of your hardship:

The existing building and drive aisles are located within the 150 foot set back

To make security improvements to the facility entrances is to work within
the 150 foot setback. The project has placed improvements as close to the
building as possible and still maintain a safe and efficient flow of
staff to and from facility. Security fencing is adjacent to the improvements.

Signature: Thomas LaCross, P.E. Date: 08/11/2022

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 Greg Combs
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE Sr. Facilities Engr OF General Motors LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Greg Combs/ General Motors, LLC
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 Thomas LaCross, PE *
Name(s) of Person(s)

THE Senior Associate OF Hubbell, Roth & Clark, 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 Greg Combs L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

JANICE STRINE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND

My Commission Expires April 14, 2024

Acting in the County of Oakland

ON THIS 11 DAY OF August, 2022, BEFORE ME PERSONALLY CAME
Greg Combs, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Greg DID SO OF his OWN FREE WILL AND DEED.

Janice Strine
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 4/14/2024

NOTICE TO OWNER

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

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

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

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

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

The existing building is within the 150 set back. To secure access to the site the installation of the proposed improvements can only be done within the 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.

The building existed prior to the setback rules established by the City of Warren.

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

The building existed prior to the 150 foot setback rules established by the City of Warren. The site is also constrained by the Bear Creek Drain on the West and the rail road on the East.

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 site has no adjacent property owners. GM is the owner of the property on the North side of 12 Mile Road. The improvements will improve the overall look of the facility and provide safety to the workers at the facility.

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 improvements are being constructed to provide for safety of the workers into and out of the property. The locations of the variance items were placed to allow for the safe and efficient flow of personnel.

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

The variance requested will not diminish the property rights of properties within the vicinity of this project.

6400 Twelve Mile Road

General Motors Corp

GRANTED permission at the meeting held on December 14, 1977, to install approximately 2,200 lin. ft. of barbed wire (3) strands on top of an existing 6' high chain link fence.

6400 Twelve Mile Rd

8/26/98

Also known as 13-16-126-001

General Motors-Frank Simone GRANTED permission to retain Building #2, General Service Building, to no less than 48'6" from the West property line. Permission to retain Parts Fab Building to no less than 148 ft. from the north property line. Permission to retain the maneuvering lane setback to no less than 78 ft. from the 12 Mile right of way. Permission to retain hardsurfacing to no less than 68 ft. from the 12 Mile rd right of way line; and to waive the required fifty (50) ft. front yard landscaping and the two (2) ft. depression. Permission to construct two (2) volleyball courts to no less than

ninety (90) feet of the Twelve Mile road property line. Permission to retain 130 feet of six (6) foot high fencing to no less than 105 ft. from the Twelve Mile Rd property line. Permission to waive 302,500 sq. ft. of required off street parking.

6400 12 Mile

8/12/15

PUBLIC HEARING

APPLICANT: General Motors / Todd Drouillard,
AIA Ghafari Assoc.

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

Dominic Gallia / Todd Drouillard
6400 12 Mile
13-16-126-001
M-3

VARIANCES REQUESTED: Permission to:
Build the addition to a height of 52 feet.

The Petitioner's request was GRANTED as written.

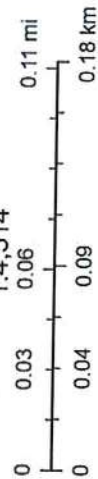
ArcGIS Web Map



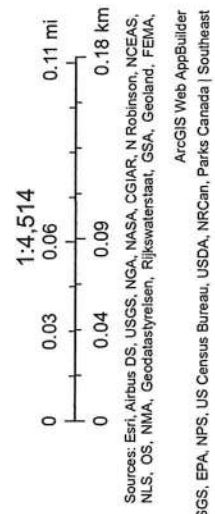
8/19/2022, 1:12:53 PM

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

1:4,514



01



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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

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: SEPTEMBER 14, 2022 at 7:30 P.M.

Applicant: TOM LACROSS, PE/HRC
Common Description: 6400 TWELVE MILE

VARIANCE(S) REQUESTED: Permission to allow:

- 1) A security guard booth no less than 66 ft. from the front property line. (West security booth.)
- 2) A security guard booth no less than 69 ft. from the front property line. (East security booth.)
- 3) A 6 ft. high black vinyl chain link fence that extends past the front building 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

11

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: ANTHONY BOGEDIN
REPRESENTATIVE: CAREN M BURDI, ATTORNEY
COMMON DESCRIPTION: 5020 CHICAGO
PARCEL NUMBER: 12-13-05-401-015
ZONED DISTRICT: R-1-C
REASON: Petitioner wishes to utilize this property as a 4 unit apartment building.

ORDINANCES and REQUIREMENTS:

SECTION 7.01 USES PERMITTED. Multi-family dwellings are not permitted in a single family district.

VARIANCES REQUESTED: Permission to:

Allow a multi-family (4 unit) dwelling in a single family zone in which one unit is complete and the remaining units have been roughed and constructed without permits.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 08/19/2022 08/23/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: ANTHONY J BOGEDIN

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

SECTION 7.01 USES PERMITTED

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 Ed MS
8/19/22

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: Anthony J Bogedin

Address: _____ Telephone: 2

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) same

Name of Representative: Caren M. Burdi, Attorney Telephone _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 5020 Chicago Road, Warren, Michigan 48092

Parcel I.D. No. (as shown on tax bill): 12-13-05-401-015

Purpose of Request: Applicant recently purchased the property on 3/10/2021. Property has a use
variance, granted on 5/12/1999 to R2. Currently there is one apartment upstairs that is 1,622sqft. that the owner
lives in. The remainder of the building is roughed out for 3 more apartments. This was done by the previous owner.
All units will be over 1,608sqft. To proceed owner needs a use variance for R-3.

Please explain the nature of your hardship:

Previous owner ran a business downstairs and had a use variance to have two apartments upstairs.

Previous owner closed the business downstairs and began to rough out 2 apartments on the lower level and
two apartments downstairs. He then sold the property. Petitioner went to the building department to ascertain
what he needed to do to proceed and learned that he did not have the proper zoning to proceed. In addition

The property is so large and has a huge garage and parking outside that it is impractical for another use.

Signature: Anthony J Bogedin Date: 8/19/22

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 Anthony J Bogedin

Name(s) of Person(s)

OF

Address, City, State

Zip

Telephone

THE

OF

Title of Officer

Name of Company

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

I/We/It

/RECORDED LAND CONTRACT PURCHASER(S)

X /RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Caren M. Burdi Attorney

Name(s) of Person(s)

THE

OF

Title of Officer

Name of Company

OF

Address, City, State

Zip

Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Anthony J Bogedin L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF MACOMB

ON THIS 19th DAY OF August, 2022, BEFORE ME PERSONALLY CAME
Anthony Bogedin, 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.

Caren M. Burdi Caren M. Burdi

NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN

MY COMMISSION EXPIRES: 5/22/2023

Acting in Macomb Co.

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 #2 - Section 20.24 - Land use variance; unnecessary hardship standard.

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

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

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

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

The property currently is zoned R-1-C with a use variance for R-2. The property was originally grandfathered in for a business on the lower level. The use variance allowed two apartments upstairs. Currently there is no business downstairs and as such there is a great deal of space. The building accommodates 4 apartments. Total sq footage of the building is 8,677sqft. No apartment would be less than 1,608sqft. Impractical for two units

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

Petitioner purchased the property in March of 2021. He did not create the size of the building or the zoning.

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

This building is huge 8,677 sq. ft. It is far too large for a property zoned R-2. Each unit would be over 4,300 sq ft.

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

The property will continue to be used as residential. The property has garage parking for two units and plenty of outdoor parking. This is a quiet use. Certainly quieter than when a business was run on the first floor.

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

As this large property is located in a residential area, I can think of no other use for a building that is 8,677sq ft.

5020 Chicago Rd.

Alexander J. Buchan

At the meeting on Wednesday, October 10, 1990, it was tabled until Wednesday, October 24, 1990.

5020 CHICAGO RD.

Alexander J. Buchan

At the meeting held on Wednesday, October 24, 1990, permission was denied to operate a sculpture studio in an existing building zoned R-1-C.

5020 Chicago Road

5-12-99

Also known as 13-05-401-015

Jeffrey C. Young & Shawn P. Young - GRANTED request to use property located in an R-1-C zone district as R-2.

2021 WARREN



Site Address Point Parcels

1:2,257

0 0.02 0.04 0.09 km

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3 bd 3 ba 1,600 sqft

5020 Chicago Rd, Warren, MI 48092

Sold: \$250,000 | Sold on 03/10/21 | Zestimate®: **\$301,100**

Est. refi payment: \$1,634/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)



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Sponsored

Overview

Rare Find! Builders, Developers, and Investors will be pleased to find this 3 unit multi-family property. 1 unit has been finished (approx. 1600 sq. ft). This property is a blank slate, the unfinished lower unit has an approx. 1400 sq. ft and unfinished second level unit has an approx. 1800-2000 sq. ft. The final finishes are up to you! The attached garage is connected to all 3 units with an approximate total of 1750 sq. ft. There is enough parking for 6 or more vehicles. Great opportunity for investment. Projected rent for all 3 units estimated at \$5,000 total per month. 24-hour notice for showings and no evening appointments due to lighting in unfinished units. Currently Approved as a 2 unit, will need city approval for 3rd unit.

[Hide](#)

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: SEPTEMBER 14, 2022 at 7:30 P.M.

Applicant: ANTHONY BOGEDINE-~~USE~~
Common Description: 5020 CHICAGO

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

Allow a multi-family (4 unit) dwelling in a single-family zone in which one unit is complete and the remaining units have been roughed and constructed without permits.

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