

7. PUBLIC HEARING: **APPLICANT: Lynn Eastin**
 REPRESENTATIVE: Timothy Clark
 COMMON DESCRIPTION: 3631 Chicago
 LEGAL DESCRIPTION: 13-06-280-010
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain horseshoe driveway in front yard.
- 2) Retain existing dwelling and allow an addition to said dwelling no less than 20 ft. from the right-of-way line.
- 3) Erect an attached 576 square ft. of garage and a 600 square ft. detached garage for a total of 1,176 square ft. of accessory structures.

ORDINANCES and REQUIREMENTS:

Section 2.58 – Yard Front: A front yard is an open space extending the full width of an interior lot and/or full length of all sides bordering upon a street or streets of a corner lot and of a uniform depth measured horizontally at right angles to the street lot line, unoccupied from the ground upward, except as hereinafter specified.

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.

Section 7.01 – Uses Permitted: (l) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

8. PUBLIC HEARING: **APPLICANT: Erisa Caka**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 30704 Glenwood
 LEGAL DESCRIPTION: 13-12-230-014
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow a 7' x 7' = 49 square ft. shed to be erected outside the side building lines of the dwelling.

ORDINANCES and REQUIREMENTS:

Section 4.20 – Detached Accessory Buildings: (A) All detached accessory buildings shall not exceed one (1) story or ten (10) feet in height measured to the eaves and shall not occupy more than thirty (30) percent of the rear yard. Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot and shall be one (1) foot from the edge of any easement.

9. PUBLIC HEARING: **APPLICANT: Dianne Clark**
 REPRESENTATIVE: Same as above.

COMMON DESCRIPTION: 11574 Meadowbrook
 LEGAL DESCRIPTION: 13-10-428-018
 ZONE: R-1-B

VARIANCES REQUESTED: Permission to

1) Allow a 20' x 20' = 400 square ft. three season room in addition to an existing 456 square ft. attached garage for a total of 856 square ft. of accessory structures.

ORDINANCES and REQUIREMENTS:

Section 6.08 – Rear Yards: Each lot in R-1-B Districts shall have a rear yard depth of not less than thirty-five (35) feet.

Section 6.01 – Uses Permitted: (l) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

10. PUBLIC HEARING: **APPLICANT: Brian Lee**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 11247 Chicago
 LEGAL DESCRIPTION: 13-03-260-006
 ZONE: R-1-A

VARIANCES REQUESTED: Permission to allow:

Erect a new home with a 784.48 square ft. attached garage, a 151.5 square ft. rear covered porch and a 295.66 square ft. rear covered porch for a total of 1,231.64 square ft. of accessory structures.

ORDINANCES and REQUIREMENTS:

Section 5.01 – Uses Permitted: (l) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same of an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is houses not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages, All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

11. PUBLIC HEARING: **APPLICANT: Brian Lee**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 11239 Chicago
 LEGAL DESCRIPTION: 13-03-260-005
 ZONE: R-1-A

VARIANCES REQUESTED: Permission to

Erect a new home with a 786.6 square ft. attached garage, a 240 square ft. front covered porch and a 240 square ft. rear covered porch for a total of 1,266.6 square ft. of accessory structures.

ORDINANCES and REQUIREMENTS:

Section 5.01: (I) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

12. PUBLIC HEARING:	APPLICANT: Aver Sign Company -USE-
REPRESENTATIVE:	Jennifer Glover / Aver Sign
COMMON DESCRIPTION:	4040 Fourteen Mile
LEGAL DESCRIPTION:	13-05-101-001
ZONE:	MZ, C-1, P

VARIANCES REQUESTED: Permission to -USE-

Erect a 15' 1-1/16" x 5' 4" = 85.36 square ft. ground sign, 20' 4" high, with a 4' 10-15/16" under clearance no less than 6' from public sidewalks on Fourteen Mile and Ryan, in a P zone.

NOTE: If granted, the variances related to ground signs granted on 2/11/1970 and 1/11/1994 will be relinquished.

ORDINANCES and REQUIREMENTS:

Section 4A.18 – Height: The height of all signs, unless provided otherwise in this ordinance, shall comply with the following: b) Freestanding signs. The height of all freestanding signs shall not exceed twenty (20) feet.

Section 4A.19 – Clearance: All freestanding, projecting, and marquee signs shall have a clearance of ten (10) feet beneath the sign structure, excluding monument signs.

Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): (B) One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

Section 16.01 – Uses Permitted: Ground signs are not permitted in a P zone.

- 13. NEW BUSINESS
- 14. ADJOURNMENT

Paul Jerzy
Secretary of the Board

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



CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: GORDON PALNAU
REPRESENTATIVE: GORDON PALNAU
COMMON DESCRIPTION: 29105 GILBERT
PARCEL NUMBER: 12-13-10-455-030
ZONED DISTRICT: R-1-C

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:
 Expand the existing driveway in the front yard as follows:
 1. North side of the driveway 2 ft. x 25 ft. =50 sf.
 2. South side of the driveway 31.5 ft. x 8 ft. =252 sf
 Total driveway expansion 302 sf.

Previous Variance Requested: None.

dwenson, Zoning Inspector 08/23/2022 08/24/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: GORDON PALNAU

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

DW
8/25/22
#95

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

AUG 23 2022

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

CITY OF WARREN
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: GORDON PALNAY

Address: 29105 GILBERT DR. Telephone: _____

Applicant's Email Address: _____ I prefer email communication

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

Name of Representative: SAME Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ I prefer email communication

Address of Property: 29105 GILBERT DR.

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

Purpose of Request: HARD SCRAPING IN FRONT YARD.

Please explain the nature of your hardship:

CURRENTLY THE GRADE OF THE LANDSCAPING
AGAINST MY HOUSE IS VERY LOW, AND DOES NOT
ALLOW RAW WATER TO RUN OFF, CAUSING WATER & ICE
TO BUILD UPON THE SIDE WALK

Signature: Gordon Palnay Date: 8-15-22

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 ^X GORDON PATNAU
Name(s) of Person(s)

OF _____
Address, City, State ZIP Telephone

THE _____ OF _____
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____
_____/RECORDED LAND CONTRACT PURCHASER(S) ^{W/mt} 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 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 NO!
SIGNED Gordon Patnau L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF macomb

ON THIS 23 DAY OF August, 2020 BEFORE ME PERSONALLY CAME
Gordon Herbert Patnau, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT I DID SO OF my OWN FREE WILL AND DEED.

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

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data ^{person} to your request. Failure to answer any question from the Board could result in your request ^{Crystal Pagan, Notary Public, Macomb County, MI, Commission Expires: 12/18/2023} 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 unreasonably burdensome.

I'm ASKING FOR AN ADDITION ON THE NORTH SIDE OF MY DRIVEWAY OF 8 FEET.

THE MAIN REASON FOR THIS ADDITION MY DAUGHTER IS DEAF, AND I WOULD LIKE FOR HER TO BE ABLE TO PARK IN MY DRIVEWAY FOR SAFETY.

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

ON THE NORTH SIDE OF MY HOUSE THERE ARE SHIFTING PAVEMENT BLOCKS CAUSING A DANGEROUS TRIP HAZARD SINCE WE MOVED IN 9 YRS AGO.

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.

CURRENTLY THE GRADE OF THE LANDSCAPING AGAINST MY HOUSE IS VERY LOW, AND DOES NOT ALLOW RAIN WATER TO RUN OFF, CAUSING WATER & ICE BUILDUP ON THE SIDEWALK.

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.

BY REPLACING THE SIDEWALK WILL NOT EFFECT THE ADJACENT PROPERTY NOR ITS VALUE.

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.

BY REPLACING MY SIDEWALK THIS WILL CREATE A SAFE ACCESS TO THE BACK YARD AND THE SHED.

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.

WE HAVE WITNESSED OTHER PROPERTIES IN OUR ZONING AREA, THAT ENHANCED THE SAFETY AND APPEARANCE OF THE AREA.

2021 WARREN



29105 GILBERT DR. WARREN, MICH

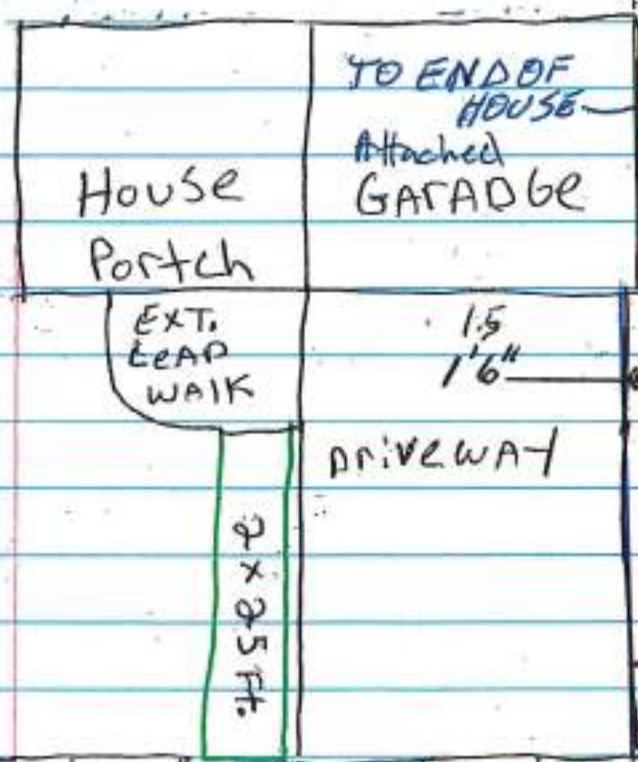
8-23-2022

Required Easment Distance will Be met

10 X 12 with RAT WALL
Green - New concrete
Red - Property Line

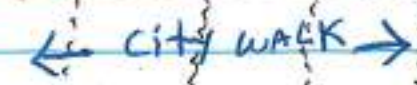


8'6"
8.5



6'6"
6.5
2'

PROPERTY LINE



Approach

Street



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

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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: SEPTEMBER 28, 2022 at 7:30 P.M.

Applicant: GORDON PALNAU
Common Description: 29105 GILBERT

VARIANCE(S) REQUESTED: Permission to:

Expand the existing driveway in the front yard as follows:

- 1) North side of the driveway 2 ft. x 25 ft. = 50 square ft.
 - 2) South side of the driveway 31.5 ft. x 8 ft. = 252 square ft.
- Total driveway expansion 302 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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: LYNN EASTIN
REPRESENTATIVE: TIMOTHY CLARK
COMMON DESCRIPTION: 3631 CHICAGO
PARCEL NUMBER: 12-13-06-280-010
ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to erect two garages.

ORDINANCES and REQUIREMENTS:

SECTION 2.58 - YARD-FRONT. A front yard is an open space extending the full width of an interior lot and/or full length of all sides bordering upon a street or streets of a corner lot and of a uniform depth measured horizontally at right angles to the street lot line, unoccupied from the ground upward, except as hereinafter specified.

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.

SECTION 7.01 USES PERMITTED. (I) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. one (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

VARIANCES REQUESTED: Permission to:

1. Retain horseshoe driveway in front yard.
2. Retain existing dwelling and allow an addition to said dwelling no less than 20 ft. from the right-of-way line.
3. Erect an attached 576 sf garage and a 600 sf detached garage for a total of 1176 sf of accessory structures.

Previous Variance Requested: None.

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: LYNN EASTIN

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 2.58 YARD-FRONT.
SECTION 7.05 FRONT YARD.
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

9/5/22
9/6/22
MAK

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: Lynn Eastin

Address _____ Telephone: _____

Applicant's Email Address: _____ I prefer email communication

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

Name of Representative: Tim Clark Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ I prefer email communication


Address of Property: 3031 Chicago Rd Warren, MI 48092

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

Purpose of Request: 3 non-use variances ① Retain existing house/porch to 20' from the front property line. ② Allow an addition within 20' of the front property line. ③ Allow a second garage

Please explain the nature of your hardship:

The house and proposed west addition are less than 20' to the front property line. Granting the variance will allow for upgrading the integrity of the house where needed and improving the usefulness, aesthetics and value of both the house and neighborhood. Granting the variance for the 2nd garage will allow for the home to be less hazardous by limiting the use of the basement. The primary use of the 2nd garage is for the storage of household goods and equipment and outdoor equipment.

Signature:  Date: 9/6/22

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 Lynn Eastin
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE _____ OF _____
Title of Officer Name of Company

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

_____/RECORDED LAND CONTRACT PURCHASER(S) /RECORDED DEED HOLDER(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 Tim Clark
Name(s) of Person(s)

THE Owner/Builder OF Tim Clark Building Co
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  _____ L.S.
SIGNED _____ L.S.

*I leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 13TH DAY OF JUNE, 2022, BEFORE ME PERSONALLY CAME
LYNN EASTIN 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.



Gary Leger
NOTARY PUBLIC MACOMB COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 2/11/25

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 original house likely dates to the 1800s. Prior additions were no closer to the front property line. The proposed addition will be no closer. The attached garage is for vehicles. The second garage is for the storage of household goods and equipment as well as outdoor equipment and a car.

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

Currently the home is less than 20 feet to the front property line. The proposed addition will be no closer. The basement has a low clearance and is hazardous by modern standards. As basements are used for the storage of household goods and equipment, so will the second garage.

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 proposed addition will be no closer to the front property line. The attached garage is for vehicles and measures 24.5' x 24' = 588 sq. ft. The second garage measures 20' x 20' = 600 sq. ft. totaling 1188 sq. ft. The lot is greater than 0.7 acres.

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

There is no detriment in granting the variances. To the contrary, granting them will improve the neighborhood by updating the house's integrity, increase neighborhood housing values and improve neighborhood aesthetics.

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.

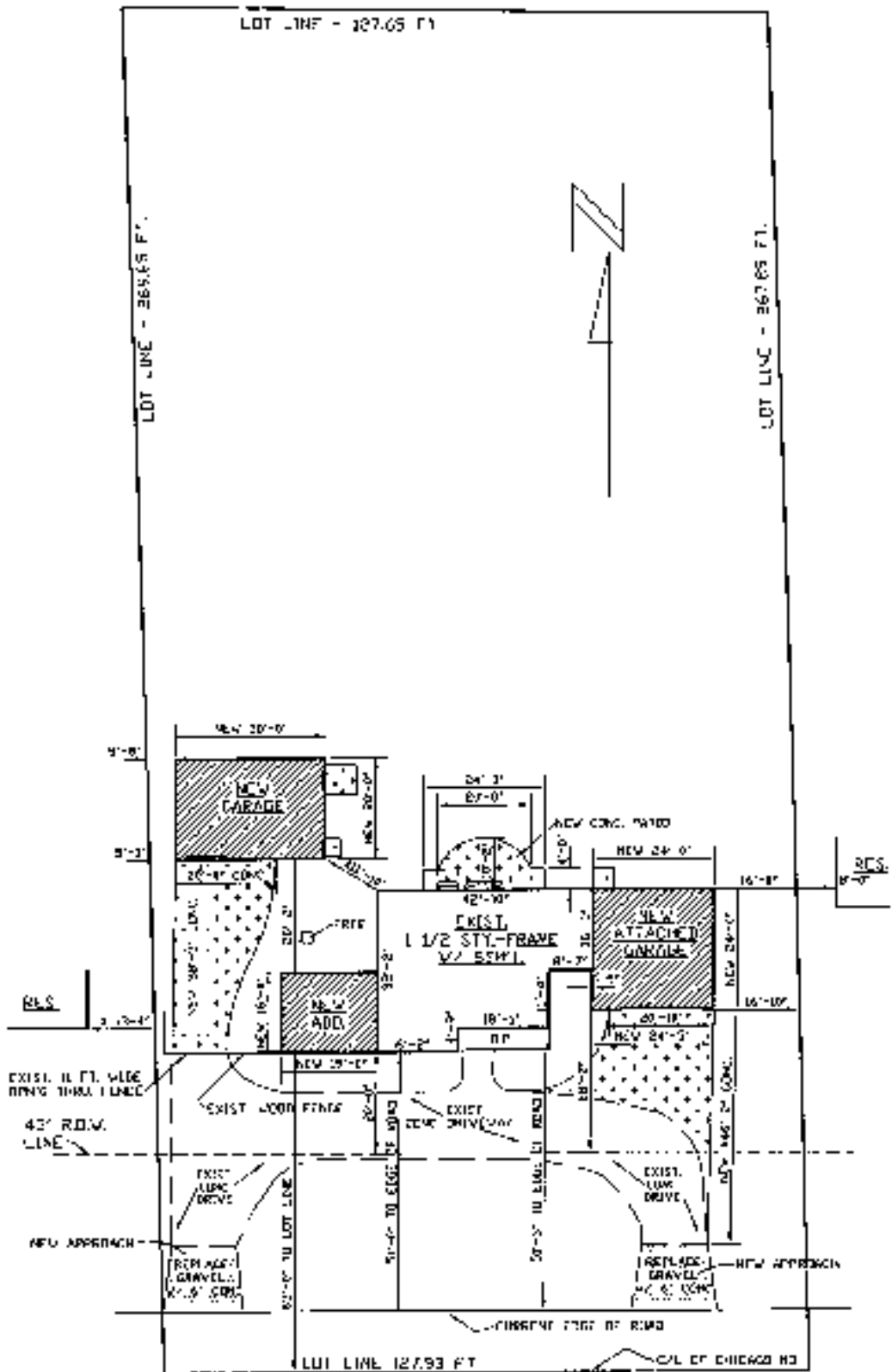
True. This request is not related to personal or economic hardship.

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

As homeowners we want to improve our homes and make them more useful. We take pride in home ownership. Granting the variances will allow for needed updates as the home has not had any major improvements in more than 80 years.

2021 WARREN





CHICAGO ROAD

SITE PLAN & CEMENT SKETCH

REVISED 0 01-03 ME

SCALE 1" = 20' HORIZONTAL

OWNER	MR. LYNN EASTIN and NANCY	386-672-6170
ADDRESS	3631 CHICAGO ROAD, WARREN	

MORTGAGE SURVEY

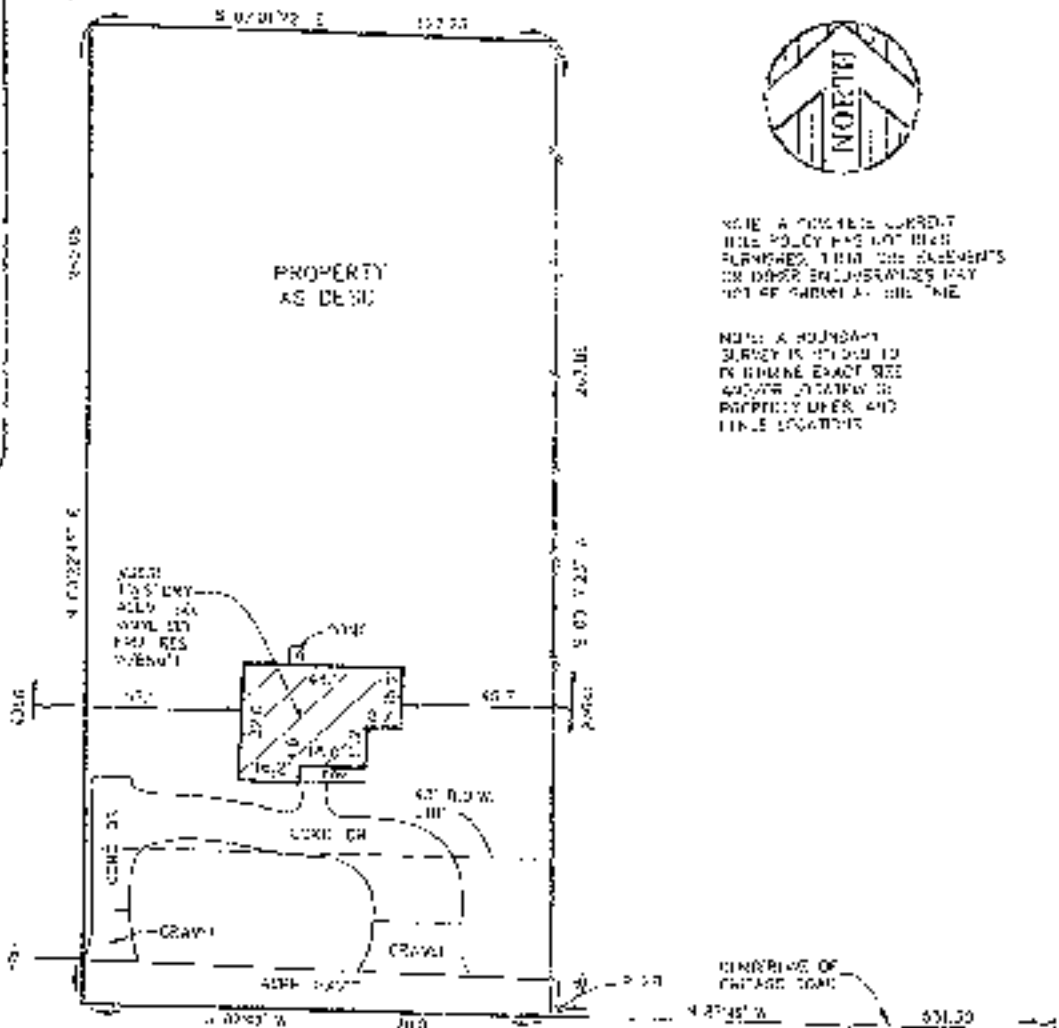
Definition: LYNN EASTIN

Applicant: LYNN EASTIN

Property Description:

Land in the City of Warren, Macomb County, Michigan, described as
 Town 4 North, Range 12 East, Section 6; Commencing at the East 1/4 east of Section
 6, thence North 57 degrees 49 minutes East 537.50 feet along the centerline of
 Chicago Road to the point of beginning; thence continuing North 67 degrees 48 minutes
 West 128.0 feet along said centerline; thence North 40 degrees 27 minutes 45 seconds
 East 269.65 feet; thence South 47 degrees 01 minutes 22 seconds East 127.85 feet;
 thence South 00 degrees 17 minutes 23 seconds West 267.00 feet to the point of
 beginning.

Note: The above description is as taken from Macomb County Tax Rolls
 Subject to any part taken, used or needed for street, road, or highway purposes.



CHICAGO ROAD 86' WD.

CERTIFICATE: We hereby certify that we have surveyed the above described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the herein named applicant, mortgagee and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings of the adjoining property encroach upon the property territories described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



E. 1/4 PLAT SECTION 6 - 12, 13, 14, 15

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN PLACE.

Lynn Eastin

JOB NO: 22-00174 SGA ID: 1-49
 DATE: 07/30/22 CR BY: DE

ONE TEAM - LLC PROFESSIONAL ENGINEERING, SURVEYING & PHOTOGRAMMETRIC SERVICES

A DIVISION OF COMMAGE

Eastonville	Detroit	Ann Arbor	Grand Rapids
(616) 722-7222	(313) 791-0377	(734) 330-0888	(248) 451-0001
WC (248) 772-4548	FLA (305) 771-4444	SAV (734) 254-0057	MI (248) 451-0001

www.oneteamllc.com or go to our company website



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 28, 2022 at 7:30 P.M.

Applicant: LYNN EASTIN
Common Description: 3631 CHICAGO
VARIANCE(S) REQUESTED: Permission to:

- 1) Retain horseshoe driveway in front yard.
- 2) Retain existing dwelling and allow an addition to said dwelling no less than 20 ft. from the right-of-way line.
- 3) Erect an attached 576 square ft. garage and a 600 square ft. detached garage for a total of 1,176 square ft. of accessory structures.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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



CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: ERISA CAKA
REPRESENTATIVE: ERISA CAKA
COMMON DESCRIPTION: 30704 GLENWOOD
PARCEL NUMBER: 12-13-12-230-014
ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to erect a shed.

ORDINANCES and REQUIREMENTS:

SECTION 4.20 - DETACHED ACCESSORY BUILDINGS. (A) All detached accessory buildings shall not exceed one (1) story or ten (10) feet in height measured to the eaves and shall not occupy more than thirty (30) percent of the rear yard. Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot and shall be one (1) foot from the edge of any easement.

VARIANCES REQUESTED: Permission to:

Allow a 7' x 7'=49 sf shed to be erected outside the side building lines of the dwelling.

Previous Variance Requested: NONE.

dwenson, Zoning Inspector 09/02/2022 09/06/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: ERISA CAKA

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 4.20 DETACHED ACCESSORY BUILDINGS

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

\$45 SW 9/2/22

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

PAID
SEP 12 2022
CITY OF WARREN
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: ERISA CAKA

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

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

Name of Representative: SAME Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

Address of Property: _____

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

Purpose of Request: To allow a 7' x 7' shed in the side yard.

Please explain the nature of your hardship:

I received a shed violation earlier this week. I am appealing the violation for a couple of reasons. As the property never had a garage built, the shed is allowing for at least some storage. The shed is sitting on an already established concrete driveway, where a garage would have originally been.

Signature: [Signature] Date: 9/2/2022

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 ERISA CARKA
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE _____ OF _____
Title of Officer Name of Company

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT SAME
Name(s) of Person(s)

THE _____ OF _____
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 2 DAY OF September, 2022, BEFORE ME PERSONALLY CAME
ERISA CARKA, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT she DID SO OF her OWN FREE WILL AND DEED.

ANDREA GJORAJ
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires June 8, 2028
Acting in the County of Macomb

Andrea Gjoraj
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES 6/8/2028

NOTICE TO OWNER

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

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.

As the house stands, it has a driveway running up the right side without a garage. The shed is currently sitting on the already established driveway.

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 house has never had a garage on its premises since it was built. I am the second owner of the property & the previous family told me the husband would buy tools & lawn equipment to the basement. Being a single female household, I cannot maintain it.

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

The driveway sat empty for 4 years of my ownership & I finally ~~was able to purchase~~ was able to purchase a shed for storage. Being the house on a circle, a majority of my backyard is already exposed to the 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.

Many of my neighbors currently have sheds on their properties, the addition of my shed would not be a detriment. The shed is placed next to my house in the side yard, allowing for more than adequate light, air, etc to adjacent properties.

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

The shed placement is not related to economic hardship or reasons. I do not have a garage or any other accessory buildings on the property for the shed to be placed against.

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.

Since there is currently no outside storage on the property, this shed is serving as my lawn & tools storage, comparable what my neighbors their garages for.

COMPLAINT Enforcement | E22-02630**Property Information**

12-13-12-230-014	30704 GLENWOOD	Subdivision:	
	WARREN MI, 48098	Lot:	Block:

Name Information

Owner:	CAKA ERISA	Phone:	
Occupant:		Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	06/28/2022	Date Closed:		Status:	
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Complaint:

UTILITY SHED PUT UP WITH OUT PERMIT AND YOU CAN SEE SHED FROM THE STREET

Last Action Date:		Last Inspection:	08/23/2022
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Last Action:

FOLLOW-UP Inspection | SUZANNE RUTKOWSKI

Status:	Scheduled	Result:	
Scheduled:	09/07/2022	Completed:	

ZONING Inspection | SUZANNE RUTKOWSKI

Status:	Completed	Result:	Violation(s)
Scheduled:	08/22/2022	Completed:	08/23/2022

Violations:

Uncorrected ZONING ORDINANCE #30 SECTION 4.20 - DETACHED ACCESSORY BUILDINGS PARAGRAPH A:

SHEDS SHALL CONFORM TO, AND SHALL NOT PROJECT BEYOND, THE EXISTING SIDE BUILDING LINES OF THE PRINCIPAL BUILDING ON THE LOT AND SHALL BE ONE (1) FOOT FROM THE EDGE OF ANY EASEMENT. THE CONSTRUCTION OF ALL SUCH ACCESSORY STRUCTURES SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

(1) A BUILDING PERMIT IS REQUIRED BEFORE CONSTRUCTION.
 (2) SHALL BE FIXED TO A PERMANENT FOUNDATION OF THE TYPE REQUIRED FOR DETACHED GARAGES IN THE BUILDING CODE.
 (3) SHALL BE PLACED AGAINST ANY OTHER ACCESSORY STRUCTURE, ONLY ONE (1) DETACHED ACCESSORY STRUCTURE SHALL BE PERMITTED IN THE YARD.
 (4) SHALL BE A MINIMUM TEN (10) FEET FROM THE DWELLING IF FLAMMABLE SUBSTANCE IS TO BE STORED.
 (5) SHALL BE LIMITED TO 120 SQ. FT.

THE SHED IN THE REAR YARD DOES NOT COMPLY WITH THE ORDINANCE AND DOES NOT HAVE A BUILDING PERMIT.

FAILURE TO OBTAIN A BUILDING PERMIT OR REMOVE SHED BY _____ WILL RESULT IN A CIVIL INFRACTION WITH FINES UP TO \$1,000.00 FOR EACH VIOLATION AND REQUIRE YOU TO APPEAR IN 37TH DISTRICT COURT.

Uncorrected SECTION 4.20 - PERMIT REQUIRED FOR ALL ACCESSORY BUILDINGS.

REMOVE IL: FGA: SHED OR OBTAIN A PERMIT AND COMPLY WITH ALL CODES.

Comments:

CAN SEE SHED FROM THE STREET

2021 WARREN



BACK YARD

HOUSE

SHED

7'

30764 GLENWOOD CIR.

FRONT YARD

DRIVEWAY

Neighb.

STREET

Neighb.



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



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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 28, 2022 at 7:30 P.M.

Applicant: ERISA CAKA
Common Description: 30704 GLENWOOD

VARIANCE(S) REQUESTED: Permission to:

Allow a 7' x 7' = 49 square ft. shed to be erected outside the side building lines of the dwelling.

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: DIANNE E CLARK
REPRESENTATIVE: DIANNE E CLARK
COMMON DESCRIPTION: 11574 MEADOWBROOK
PARCEL NUMBER: 12-13-10-428-018
ZONED DISTRICT: R-1-B

REASON: Petitioner wishes to erect a three season room.

ORDINANCES and REQUIREMENTS:

SECTION 6.08 - REAR YARDS. Each lot in R-1-B Districts shall have a rear yard depth of not less than thirty-five (35) feet.

SECTION 6.01 USES PERMITTED. (I) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation.. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

VARIANCES REQUESTED: Permission to:

1. Allow a 20' x 20'=400 sf three season room in addition to an existing 456 sf attached garage for a total of 856 sf of accessory structures.
2. Erect a three season room no less than 27.5 ft. from the rear property line.

Previous Variance Requested: None.

dwenson, Zoning Inspector 09/06/2022 09/06/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: DIANNE E CLARK

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 6.08 REAR YARDS
SECTION 6.01 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

#9510
Diana
9/16/22

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

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

PLEASE PRINT OR TYPE

Name of Applicant: Dianne E. Clark

Address: _____ Telephone: _____

Applicant's Email Address: _____ I prefer email communication

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

Name of Representative: Self Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ I prefer email communication

Address of Property: 1574 Meadowbrook Dr, Warren, MI 48093

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

Purpose of Request: Addition on rear that does not meet rear setback.

Please explain the nature of your hardship:

It will serve as additional work space to save on electrical from cooling. I work from home this will allow separation of work from home.

Signature: Dianne E. Clark Date: Sept 6, 2022

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does NOT affect or remove 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 Dianne E. Clark

OF _____
Address, City, State Zip Telephone

THE _____ OF _____
Title of Officer Name of Company

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT _____
Name(s) of Person(s)

THE _____ OF _____
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT. SIGNED Dianne E. Clark L.S.

SIGNED _____ L.S.^a

^aLeave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 6th DAY OF September, 2022, BEFORE ME PERSONALLY CAME
Dianne Clark, 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
..... Agency to 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, setbacks, frontage, height, bulk or density requirements would unreasonably prevent the applicant from using the property for a permitted purpose, or would be unnecessarily burdensome.

Addition will aide in the usage of this area, provide relief of hardship, provide comfort/luxury/happiness/calm/peace

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

I don't understand this statement or its intent

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 uniqueness is that many properties in this area have additions similar to this request, I am ^{asking} ~~granting~~ permission of which

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.

Will not block light and air, will increase value, usage, luxury, garden, happiness, peace, etc

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.

It is associated with personal and economic hardship. It is also related to the features of the property

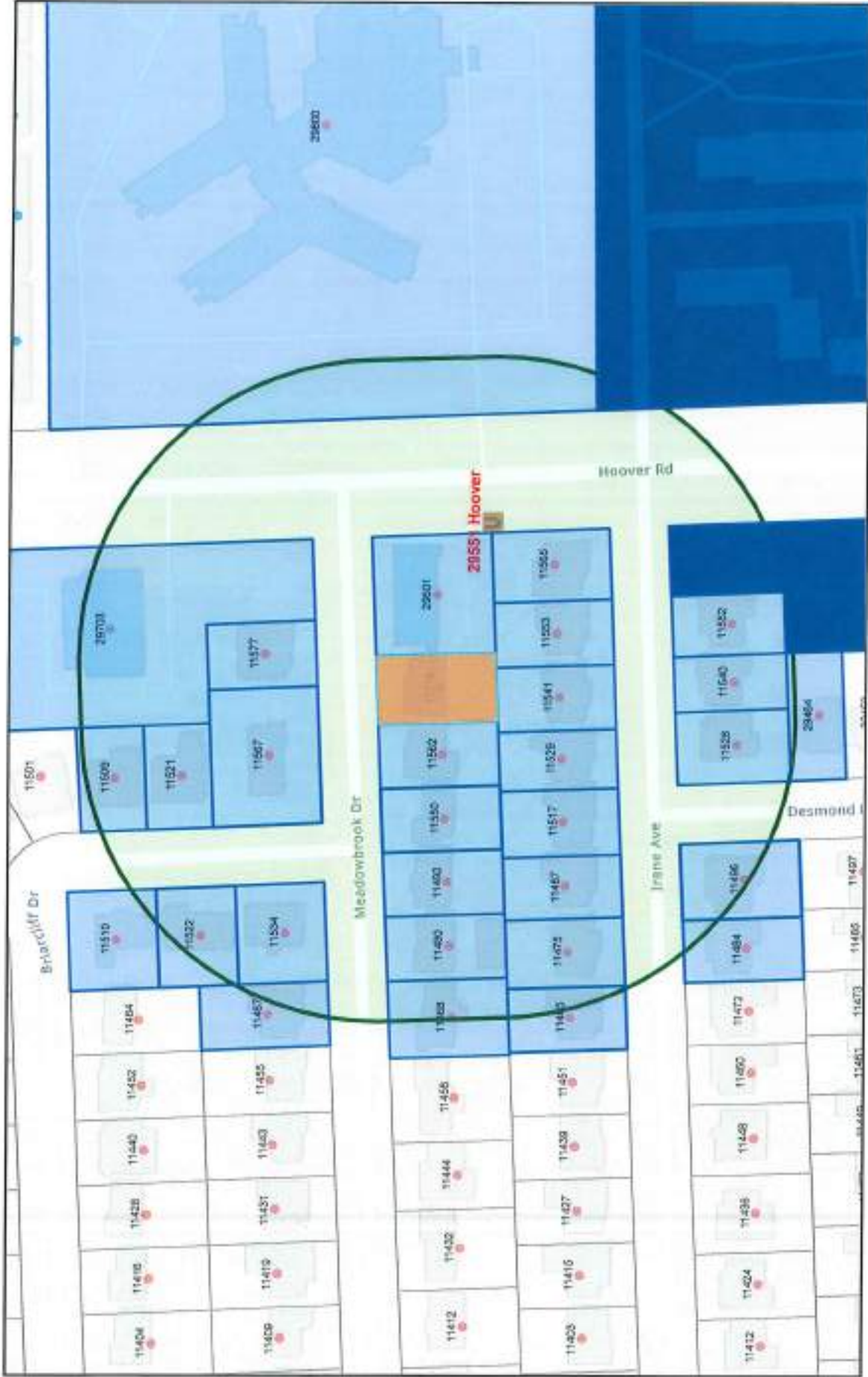
Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

I Agree with the above

2021 WARREN

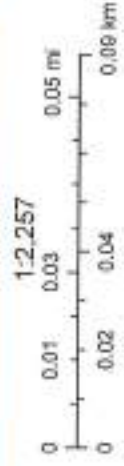


11574 Meadowbrook - 13-10-428-018



9/12/2022, 12:22:38 PM

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

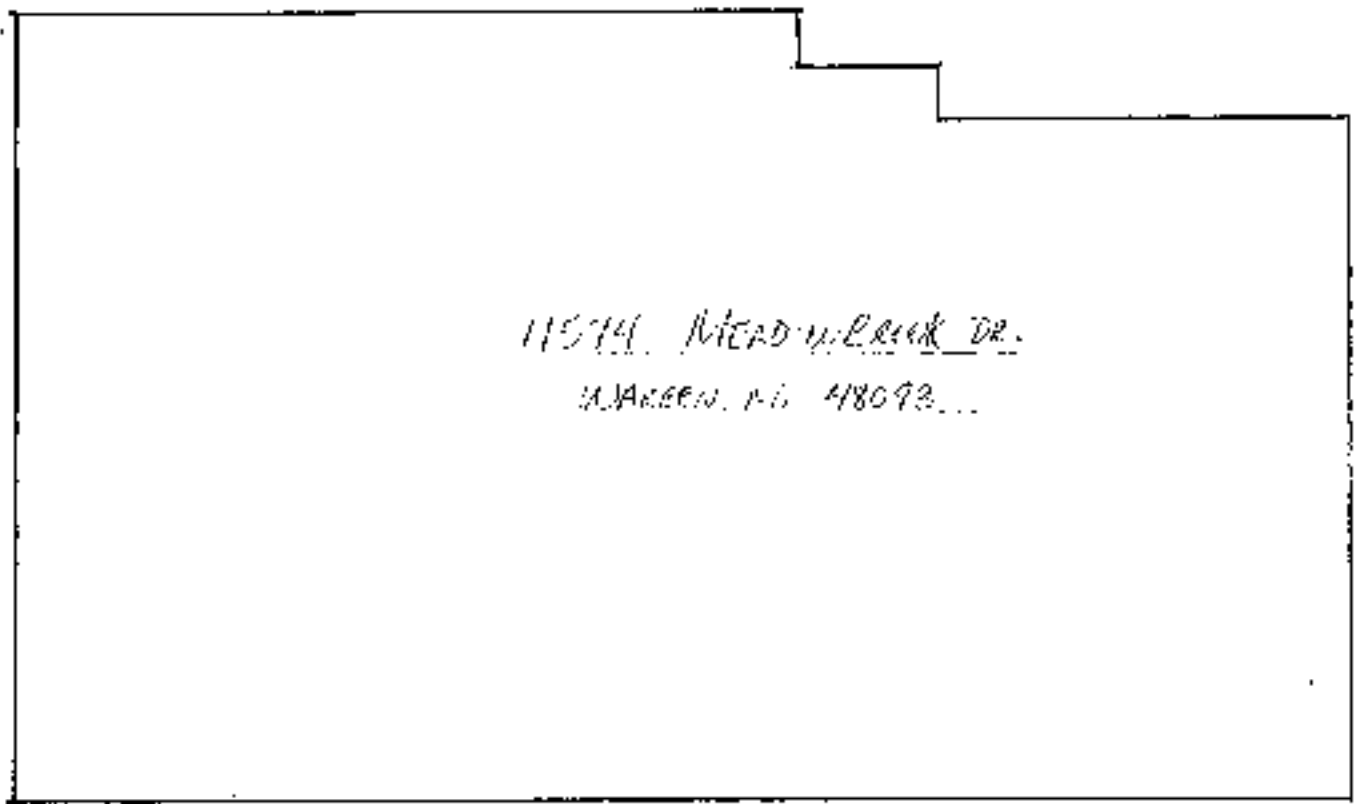


Sources: Esri, Airbus DS, USGS, NOAA, NASA, COJAR, N. Robinson, NCEAS, NLS, OS, MMA, Geobase/Hydrus, Rijkswaterstaat, GSA, Geoland, FEMA, AOCIS Web-Applicator

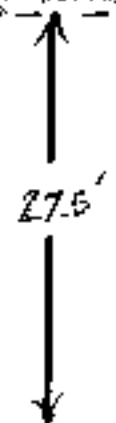
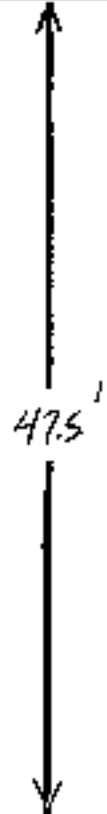
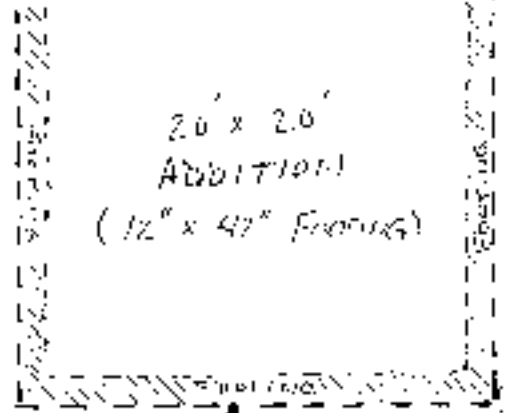
F RONT

67.70'

11574 MEADOWBROOK DR.
MAREW. P.G. 48093
13-10-428-018



11574 MEADOWBROOK DR.
MAREW. P.G. 48093...



67.47'

10' LEAD



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
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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 28, 2022 at 7:30 P.M.

Applicant: DIANNE CLARK
Common Description: 11574 MEADOWBROOK

VARIANCE(S) REQUESTED: Permission to:

- 1) Allow a 20' x 20' = 400 square ft. three season room in addition to an existing 456 square ft. attached garage for a total of 856 square ft. of accessory structures.
- 2) Erect a three season room no less than 27.5 ft. from the rear property line.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: BRIAN S. LEE

REPRESENTATIVE: BRIAN S. LEE

COMMON DESCRIPTION: 11247 CHICAGO

PARCEL NUMBER: 12-13-03-260-006

ZONED DISTRICT: R-1-A

REASON: Petitioner seeks variances related to new construction.

ORDINANCES and REQUIREMENTS:

SECTION 5.01 USES PERMITTED (I) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. one (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

VARIANCES REQUESTED: Permission to:

Erect a new home with a 784.48 sf attached garage, a 151.5 sf rear covered porch and a 295.66 sf rear covered porch for a total of 1231.64 sf of accessory structures.

Previous Variance Requested: None.

dwenson, Zoning Inspector 08/25/2022 09/08/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: BRIAN S. LEE

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

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

\$ 95 SW
8/25/22

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: BRIAN LEE

Address: _____ Telephone: _____

Applicant's Email Address: TL I prefer email communication

Name and Address of Property Owner (if different): PATRICK GENTONY

Name of Representative: BRIAN LEE Telephone: _____

Representative's Address _____

Representative's Email Address: _____ I prefer email communication

Address of Property: 11247 CHICAGO RD WARREN MICH 48093

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

Purpose of Request: TO CONSTRUCT (2) COVERED PORCHES ONTO NEW HOME
Build

Please explain the nature of your hardship:

OUR PROPERTY WE ARE BUILDING ON EXCEEDS 1 ACRE AND SHOULD NOT
BE A DETRIMENT. WE ARE ASKING TO BE ABLE TO CONSTRUCT (2) COVERED
PORCHES ONTO NEW BUILD

Signature: Brian Lee Date: 8-23-22

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 Patrick Gearty
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 Patrick Gearty

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 Brian Lee
Name(s) of Person(s)

THE OWNER OF Metric Home Improvements
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

IS/AM/AMY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED Patrick Gearty L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 23 DAY OF August, 2022, BEFORE ME PERSONALLY CAME
Brian Lee TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Brian Lee DID SO OF HIS OWN FREE WILL AND DEED.

[Signature]
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 4-20-26

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 VARIANCE WE ARE REQUESTING WON'T NEGATIVELY IMPACT OR BURDEN THE SITE AS OUR LOTS ARE DEEP LOTS

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 REASON FOR VARIANCE IS NARROW CORSE DESIGN BY ADJACENT STRUCTURES PER THE INSPECTIONS

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

THIS PROPERTY IS LARGE LOTS THAT ARE VERY DEEP AND DON'T HAVE SIDEWALKS, THE HOMES ALSO ARE SET WAY BACK ON THE LOTS

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 VARIANCE IF GRANTED WOULD EXEMPLIFY THE WONDERFUL TASTEFUL HOMES WE ARE CONSTRUCTING

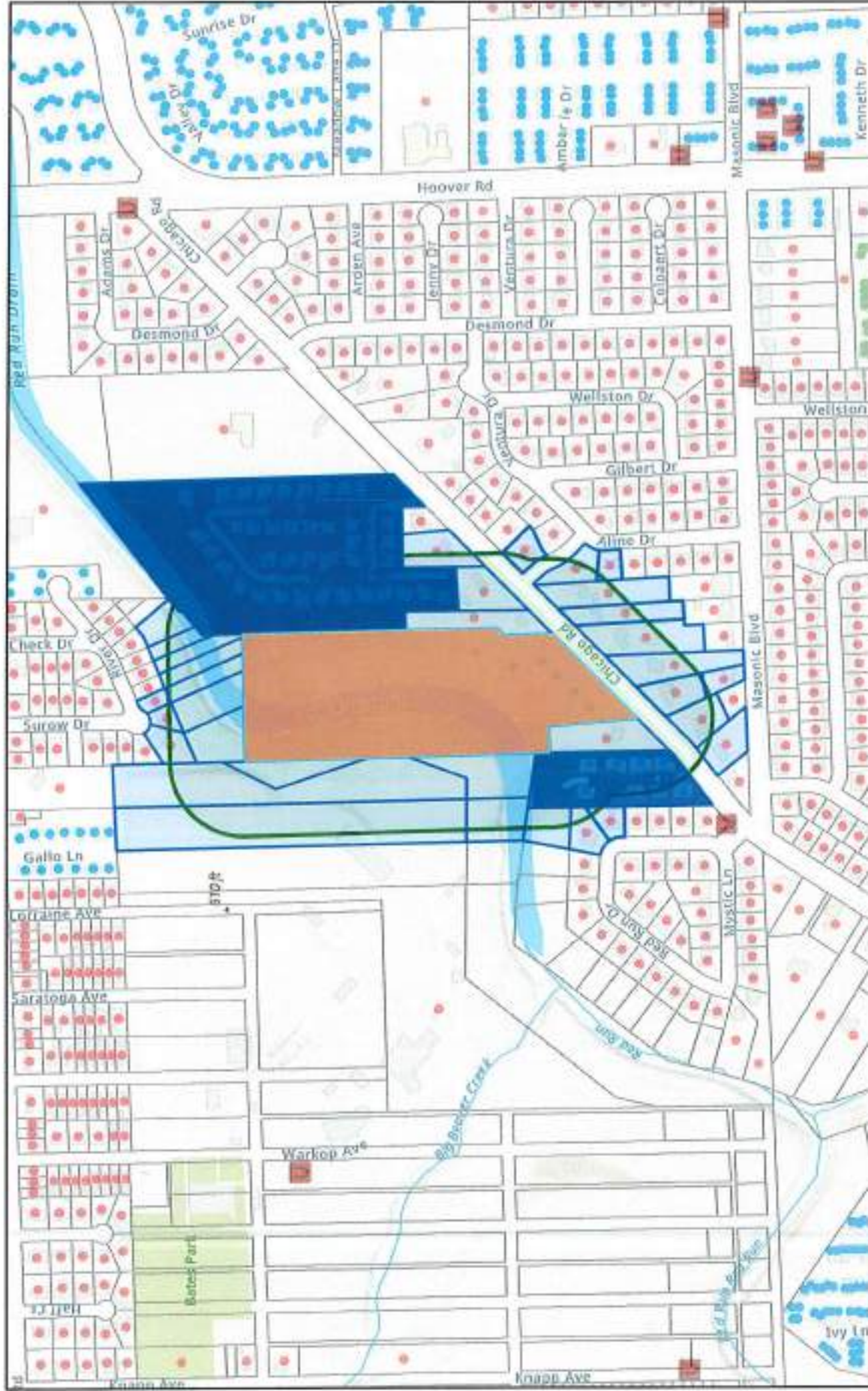
Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

YES THESE PORCHES MAKE THE HOME VERY ATTRACTIVE

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.

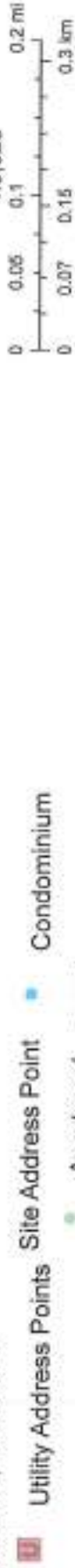
THE PORCHES MAKE THE HOME DESIGN A VERY DISTINCT AND UNIQUE BUILD THAT HELPS ELEVATE THE HOMES VALUE

11247 Chicago - 13-03-260-006



9/12/2022, 12:08:05 PM

1:9,028



- Utility Address Points
- Site Address Point
- Condominium
- Apartment
- Parcels
- Building

Source: Esri, Airbus DS, USGS, NOAA, NASA, COIAR, N Robinson, NCBAS, NLS, CG, NMA, GeoAnalytics, Pivotal, GSA, Decadent, FEMA, Esri, NABA, NOAA, USGS, FEMA | Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SwireGraph, GeoTechnology, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, 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 Sophia



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: SEPTEMBER 28, 2022 at 7:30 P.M.

Applicant: BRIAN LEE
Common Description: 11247 CHICAGO

VARIANCE(S) REQUESTED: Permission to:

Erect a new home with a 784.48 square ft. attached garage, a 151.5 square ft. rear covered porch and a 295.66 square ft. rear covered porch for a total of 1,231.64 square ft. of accessory structures.

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

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

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

You may e-mail: njones@cityofwarren.org 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: BRIAN S. LEE
REPRESENTATIVE: BRIAN S. LEE
COMMON DESCRIPTION: 11239 CHICAGO
PARCEL NUMBER: 12-13-03-260-005
ZONED DISTRICT: R-1-A

REASON: Petitioner seeks variances related to new construction.

ORDINANCES and REQUIREMENTS:

SECTION 5.01 (I) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. one (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

VARIANCES REQUESTED: Permission to:

Erect a new home with a 786.6 sf attached garage, a 240 sf front covered porch and a 240 sf rear covered porch for a total of 1266.6 sf of accessory structures.

Previous Variance Requested: None.

dwenson, Zoning Inspector 08/25/2022 09/08/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: BRIAN S. LEE

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 5.01 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

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED

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

SW \$95
8/25/22

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: BRAND LEE

Address: _____ Telephone: _____

Applicant's Email Address: _____ I prefer email communication

Name and Address of Property Owner (if different) CHRISTOPHER - JENNIFER STRALBERG

Name of Representative: BRAND LEE Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ I prefer email communication

Address of Property: 11239 CHRYSLER RD WARREN MI 48093

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

Purpose of Request: TO CONSTRUCT (2) COVERED PORCHES ONTO NEW HOME BUILD AND GARAGE FOR A TOTAL OF 1254.40 S-Q FT

Please explain the nature of your hardship:
OUR PROPERTY WE ARE BUILDING ON EXCEEDS 1 ACRE AND SHOULD NOT BE A DETRIMENT BY BUILDING THESE 2 PORCHES. WE ARE ASKING TO CONSTRUCT (2) COVERED PORCHES ONTO THIS NEW BUILD

Signature: [Signature] Date: 08/23/2022

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 CHRISTOPHER STRACKBEIN
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

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

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I, CHRISTOPHER STRACKBEIN
I/We/It

_____/RECORDED LAND CONTRACT PURCHASER(S) X /RECORDED DEED HOLDER(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 BRIAN S. LEE
Name(s) of Person(s)

THE OWNER OF Metro Home Improvements LLC
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

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

SIGNED [Signature] L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 25th DAY OF August, 2022, BEFORE ME PERSONALLY CAME Brian S. Lee
Christopher Alan Strackbein, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT They DID SO OF Their OWN FREE WILL AND DEED.

BETTY J GILBERT
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
MY COMMISSION EXPIRES 01/16/2025
ACTING IN _____ COUNTY

Betty J Gilbert
NOTARY PUBLIC, macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 01-16-2025

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 VARIANCE WE ARE REQUESTING WON'T NEGATIVELY IMPACT OR BURDEN THE SITE AS OUR LOTS ARE DEEP/LARGE

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 REASON FOR VARIANCE IS WARREN CODE DRIVEN BY ADJAC STRUCTURES NEAR THE INSPECTORS

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

THIS PROPERTY IS 1/4 AC LOTS THAT ARE VERY DEEP AND DON'T HAVE SIDEWALKS. THE HOMES ALSO ARE SET WAY BACK ON THE LOTS.

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 VARIANCE IF GRANTED WOULD EXEMPLIFY THE WONDERFUL TASTEFUL HOMES WE ARE CONSTRUCTING

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

YES THESE PORCHES MAKE THE HOME VERY ATTRACTIVE

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 PORCHES MAKE THE HOME DESIGN A VERY DISTINCT AND UNIQUE BUILDING THAT HELPS ELEVATE THE HOME'S VALUE

11239 Chicago - 13-03-260-005



9/12/2022, 12:03:05 PM

1:9,028



- Utility Address Points
- Site Address Point
- Condominium
- Apartment
- Parcels
- Building

Esri, NASA, NOAA, USGS, FEMA | Esri Community Maps Contributions, Province of Ontario, SEI/COG, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SwggGraph, GeoTechnology, Inc, METINKASA, USGS, EPA, NPS, US Census Bureau, USDA, ArcGIS Web AppBuilder
Source: Esri, Airbus DS, USGS, NOAA, NASA, NOAA, N Robinson, NCEAS, NLS, CG, NOAA, GeoDataSystem, Rijksgeografisch, GSA, Geotitles, FEMA, ArcGIS Web AppBuilder

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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: SEPTEMBER 28, 2022 at 7:30 P.M.

Applicant: BRIAN LEE
Common Description: 11239 CHICAGO

VARIANCE(S) REQUESTED: Permission to:

Erect a new home with a 786.6 square ft. attached garage, a 240 square ft. front covered porch and a 240 square ft. rear covered porch for a total of 1,266.6 square ft. of accessory structures.

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

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

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

You may e-mail: njones@cityofwarren.org 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: AVER SIGN COMPANY
REPRESENTATIVE: JENNIFER GLOVER/AVER SIGN
COMMON DESCRIPTION: 4040 FOURTEEN MILE
PARCEL NUMBER: 12-13-05-101-001
ZONED DISTRICT: MZ, C-1, P

REASON: Petitioner wishes to update their signage.

ORDINANCES and REQUIREMENTS:

SECTION 4A.18 - HEIGHT. The height of all signs, unless provided otherwise in this ordinance, shall comply with the following b) Freestanding signs. The height of all freestanding signs shall not exceed twenty (20) feet.

SECTION 4A.19 - CLEARANCE. All freestanding, projecting, and marquee signs shall have a clearance of ten (10) feet beneath the sign structure, excluding monument signs.

SECTION 4A.35 - SIGNS PERMITTED IN COMMERCIAL BUSINESS AND INDUSTRIAL DISTRICTS (C-1, C-2, C-3, M-1 AND M-2). B) One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

SECTION 16.01 USES PERMITTED. Ground signs are not permitted in a p zone.

VARIANCES REQUESTED: Permission to:

ERECT A 15' 1 1/16" x 5' 4"=85.36 sf ground sign, 20' 4" high, with a 4' 10 15/16" under clearance no less than 6' from public sidewalks on 14 Mile & Ryan, in a P zone.

NOTE: If granted the variances related to ground signs granted on 2/11/1970 and 1/11/1994 will be relinquished.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 09/06/2022 09/09/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: AVER SIGN COMPANY

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.18 HEIGHT
SECTION 4A.19 CLEARANCE
SECTION 4A.35 SIGNS PERMITTED.
SECTION 16.01 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

9/16/22
Darius
#440

**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: Aver Sign Co.

Address: _____ Telephone: _____

Applicant's Email Address: Jennifer Glover I prefer email communication

Name and Address of Property Owner (if different): Ziad Michail

Name of Representative: Aver Sign Co. / Jennifer Glover phone: _____

Representative's Address: _____

Representative's Email Address: _____ I prefer email communication

Address of Property: 4040 14 Mile Rd. Warren 48092

Parcel I.D. No. (as shown on tax bill): 312940143 12-13-05-101-001

Purpose of Request: Allow a new sign on existing footing.

Please explain the nature of your hardship

Current placement of existing pole sign is ideal with current layout of property. To move 20' from property line will put sign in to traffic flow of station parking lot.

Ordinance says size 75 sq ft. We are asking for 80.47 sq ft. The additional 5.47 sq ft is dead space on sign. Just the background color.

Signature: [Signature] Date: 8-9-22

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 Ziad Michael
Name(s) of Person(s)

OF _____
Address, City, State

THE OWNER OF Michael Inc Telephone _____
Title of Officer Name of Company

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

_____/RECORDED LAND CONTRACT PURCHASER(S) I/We/It _____/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

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

THE Permit Agent OF Aver Sign Co.
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 _____ L.S.
SIGNED _____ L.S.

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb



ON THIS 15th DAY OF August, 2022, BEFORE ME PERSONALLY CAME Ziad Michael, TO ME KNOWN TO BE THE INDIVIDUAL(S) NAMED IN AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED AND ACKNOWLEDGED THAT _____ DID SO OF _____ OWN FREE WILL AND DEED.

RADA SINGH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires July 12, 2023
Residing in the County of Macomb

Rada M. Singh
NOTARY PUBLIC Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 07/12/2023

NOTICE TO OWNER

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



August 9, 2022

City of Warren
One City Square
Warren, MI 48093

Re: Worksheet #1 Non-use Variance: practical difficulty standard

Unreasonable impact/burden. Strict compliance with the set back places the sign into the flow of traffic in the parking lot of the station. This will cause a safety hazard for customers entering and exiting the station parking lot.

Not self-imposed. The cities ordinance has caused this burden.

Property Unique. The current layout of the property with the existing gas canopy, existing diesel canopy, and the store there is no where else safely to place the price sign on the property for it to be seen by motorists.

Not a detriment. This sign has existed and been in place for many years. It has not caused a problem, yet I can't see it causing a problem in the near to distant future

Not personal or economic. Again, there is not anywhere else to place the gas price sign. Its current location is ideal for the property layout.

Necessary. The necessity for the replacement sign is to provide this dealer with the same competitive edge as the Sunoco across the street and any other retailers in this zone.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Glover", written over a faint circular stamp or watermark.

Jennifer Glover
Permit Agent



August 4, 2022

Continuation of hardship:

Solid **1** color not a sign. Example: top "logo" the Heilm "logo" is 13.16 sq ft with approx. 16sq ft of dead space. This is just the top of the sign and does not include any other dead space within the sign. If we remove just the dead space at the top "logo" of the sign our square footage is 64.47.

Under clearance the current layout is brand approved and can not be adjusted

4040 Fourteen Mile Rd.

Leonard Refineries, Inc.
Alma, Michigan 48801

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

WARD AMMIS, INCORPORATED, 4040 Fourteen Mile Road, also known as
Plate Nos. N121A201 to N121A201 and N121A2A to N121A2A GRANTED
permission to locate two light poles to the front property line on
Fourteen Mile Road and two light poles to the front property line on
Ryan Road. Also, permission was GRANTED to locate one pump island
17 feet inside the front property line on Fourteen Mile Road and one
pump island 12 feet inside the front property line on Ryan Road. Also,
permission was GRANTED to blanket to the front property line on
Fourteen Mile and Ryan Roads. Also, permission was GRANTED to erect a
96.5 square foot sign, 25 feet high, to the front property line

4040 Fourteen Mile Road

Amoco Oil

GRANTED THE FOLLOWING:

1. Permission to erect one, 6-foot x 10-foot (42.4 square feet) sign with a 5-foot 6-inch x 6-foot 6-inch (35.7 square feet), Food Shop and Gas Price sign, for a total of 78.3 square feet, 22-foot high, with an 8-foot 4-inch underclearance, so no less than 1 foot of the property lines along Fourteen Mile and Ryan Rd., in a P zone.
2. Permission to erect one, 24.5-inch x 121-inch (20.6 square feet), wall sign.

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

The total signage is to be - 199.9 square feet.

January 12, 1994.

4040 FOURTEEN MILE

07/13/2022

LEGAL DESCRIPTION: 13-05-101-001

– USE –

VARIANCES REQUESTED: Permission to

1 of 3

Allow the following signage on two gas canopies as follows:

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

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

4040 FOURTEEN MILE

07/13/2022

LEGAL DESCRIPTION: 13-05-101-001

– USE –

VARIANCES REQUESTED: Permission to

2 of 3

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

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

4040 FOURTEEN MILE

07/13/2022

LEGAL DESCRIPTION: 13-05-101-001

– USE –

VARIANCES REQUESTED: Permission to

3 of 3

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

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

– USE –

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

2021 WARREN



4040 Fourteen Mile - 13-05-101-001



9/12/2022, 12:13:33 PM

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

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

Sources: Esri, Airbus DS, USGS, NOAA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, MMA, Geostatsystems, Rijkswaterstaat, GSA, Geoland, FEMA, ArcGIS Web AppBuilder

Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METWASA, USGS, EPA, NPS, US Census Bureau, USCA, NITRC, Parks Canada | Southeast



DETAILS

Existing - Dimensions

- E1 - Cabinet Width
5' - 4"
- E2 - Cabinet Height
11' - 3"
- E3 - Under Clearance
9' - 1"
- E4 - OAH
20' - 4"

SQFT - 60.0

Proposed - Dimensions

- P1 - Cabinet Width
5' - 4"
- P2 - Cabinet Height
15' - 1 1/16"
- P3 - Under Clearance
4' - 10 15/16"
- P4 - OAH
20' - 0"

SQFT - 80.47

Scope of Work

- 1. New MID on Existing Foundation
- * Paint to match Brand Standards

NOTES

EMC: 5'4" x 2'7 1/2"
 • 14.85 Sq Ft.
 •
 •

Existing



Proposed



359 Livonia
 Ferndale, MI 48220
 tel: 248-542-0878
 fax: 248-542-2023

BP
 4040 E 14 Mile
 Warren, MI 48092

Rendering is conceptual only. Variations of size, colors and finished sign can occur. Layouts are property of Aver Sign Co. Sales or Copying of the renderings are not permitted without written consent of Aver Sign Co. Trademarked Logos are used for visual representation only.

CUSTOMER SIGNATURE
 07/25/22
 DATE

BP 4040 14 Mile Rd Warren, MI 48092

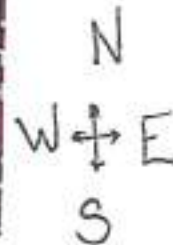
Current Sign Placement
6' N to Sidewalk
6' W to Sidewalk

Set back Compliance
puts sign in parking
lot.

* No other placement
on lot, signs cars move
to be compliant or
safely out of the way
of traffic.



30W- New sign on existing
footing





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

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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: SEPTEMBER 28, 2022 at 7:30 P.M.

Applicant: AVER SIGN COMPANY ~~-USE-~~
Common Description: 4040 FOURTEEN MILE

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

Erect a 15' 1 1/16" x 5' 4" = 85.36 square ft. ground sign, 20' 4" high, with a 4' 10 15/16" under clearance no less than 6' from public sidewalks on 14 Mile and Ryan, in a P zone.

NOTE: If granted the variances related to ground signs granted on 2/11/1970 and 1/11/1994 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

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