



Roman Nestorowicz, Chairman
Paul Jerzy, Secretary
Charles Anglin, Asst. Secretar
William Clift
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester
David Sophiea

Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
Ph. (586)258-2060
Fax: (586)268-0606

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, October 12, 2022 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

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

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meeting of September 28, 2022.**

6. PUBLIC HEARING: **APPLICANT: Anthony Bogedin -USE-**
(Rescheduled from 9/14/2022)

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.

7. PUBLIC HEARING: **APPLICANT: Aver Sign Company -USE-**
(Rescheduled from 9/28/2022)

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:

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.

- 8. PUBLIC HEARING: **APPLICANT: 13 Mile & Mound LLC**
- REPRESENTATIVE: Nick Shango
- COMMON DESCRIPTION: 31101 Mound
- LEGAL DESCRIPTION: 13-05-476-006
- ZONE: MZ, C-2, P

VARIANCES REQUESTED: Permission to

Erect 2, 2' 1" x 19' 6" = 40.63 square ft. wall signs (one on the east elevation, one on the east elevation, one on the south elevation) and one design element 7' x 30' = 210 square ft. on the south elevation. Total wall signage = 291.26 square ft.

ORDINANCES and REQUIREMENTS:

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

- 9. PUBLIC HEARING: **APPLICANT: Joseph Smith -USE-**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 7500 Tank
- LEGAL DESCRIPTION: 13-16-426-023
- ZONE: AD

VARIANCES REQUESTED: Permission to

Allow 2,100 square ft. of outdoor storage under a 28' x 75" steel awning in an Arsenal District.

ORDINANCES and REQUIREMENTS:

Section 21D.01 – Intent and Purpose: The intent and purpose of the Arsenal Industrial District ("Arsenal District") is to insure that development in this area is consistent with the reuse plan adopted by the Mayor and City Council in their capacity as the local redevelopment authority ("LRA"), designated pursuant to the base realignment and closure ("BRAC 95") of the Detroit Arsenal tank plant property. It is further intended that the "arsenal district" provide special land

use and development regulations to promote the following objectives: 1) The creation of high quality industrial and manufacturing jobs: 2) Site plan design flexibility and uniformity based on coordinated planning the district: 3) Design criteria to ensure the most effective reuse of this area; 4) Coordinated planning and development with shared use of parking facilities.

Section 21D.06 – Principal Uses Prohibited: The following uses are prohibited as principal uses: warehouses. Commercial and wholesale establishments. All residential and residentially related uses. Industrial/manufacturing uses which create excessive or unusual danger because of fire, explosion, toxicity, radiation or other noxious, offensive, unhealthy and harmful odors, fumes, dust, smoke, light, form, to be used in an industrial or commercial operation at another location. Those uses intended primarily for the outside storage of materials, equipment or vehicles.

Section 21D.07 – Accessory Uses Permitted: All uses customarily accessory to the principal uses are permitted. Certain prohibited uses, such as warehouses, may be permitted if the planning commission determines that these are incidental and necessary as an accessory use to the principal permitted use to which they are associated.

Section 21D.14 – Development Plan: In the “arsenal District”, no building shall be erected, constructed or reconstructed, nor shall any additions be made to the existing buildings, nor shall any commission as hereinafter specifically provided.

Section 21D.05 – Development Approval: A. Development plan approval shall be required in an “arsenal district” for each of the following: 1. The erection of construction of a building. 2. The moving of a building onto the property, or the relocation of a building or structure from one area to another. 3. A structural alternation which would change the exterior appearance of a structure. 4. The erection, construction, installation or alteration of a sign, wall, or fence. 5. The installation or alteration of outdoor lighting equipment which would change the exterior appearance of the use or structure. 6. Whenever an outdoor use is established, altered or changed to another use. B. Application for development plan approval shall be made to the planning commission by the Actual or prospective property owner or the authorized agent of either. Such application shall be accompanied by: 1. Accurately drawn maps showing the subject property, showing all existing and proposed buildings and uses, if any, within the zone and adjacent roadways. 3. Architectural drawings and elevations of the proposed use. 4. All plans and information required for site plan review pursuant to Section 22.16. 5. Any other data or exhibits deemed necessary by the Planning Director to adequately present the matter to the commission. It is the intent of this ordinance that in any application for development plan approval, the petitioner shall present to the commission how the building or use in the development plan relates and complements the reuse plan as to the balance of the property within the “Arsenal District”. Prior to submitting a development plan, the applicant, if he so desires, may submit to the commission, for its review, a sketch plan showing the standards, design and layout of his proposed development for determining conformance to the reuse plan and the design criteria for the “arsenal district” C. In other pertinent factors: 1. The general exterior appearance of buildings, including height, bulk, size and shape. 2. Relationships to existing and proposed buildings and structures in the area, based on the reuse plan. 3. The setbacks and landscaping plan of yard and other open areas. 4. The design type and location of signs, walls, fences and outdoor storage. 5. The illumination of buildings, grounds, parking areas and signs. 6. Any other feature or item having a direct relationship to the general appearance of the buildings and premises. D. The commission shall recommend to the City Council approval, modification or disapproval of any proposed use, building or structure, or any change in an existing use, building or structure. The commission may recommend disapproval when, in its sound judgement, the development would substantially affect the appearance of functionality of the area under consideration in a manner materially detrimental to

the Arsenal District. The commission may require changes in the architectural treatment of buildings or structures, may require additional landscaping and development improvements, and may impose conditions of development when, in its sound judgement, it determines that such is necessary to conform to the requirements shall not specify a particular style or [of] architecture or particular design features but shall permit the applicant the maximum freedom of architectural design, compatible to the "Arsenal District" and the design guideline in this article. E. The City Council, after receiving a written report of the findings and determination of the Commission, shall approve, disapprove, or modify the decisions of the commission. Any disapproval or modification of any decision of the commission shall require a majority vote of all the members of the City Council, except that no public hearing shall be required and the decision of the city council may be made by motion or by resolution.

10. NEW BUSINESS

11. 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.

Rescheduled from 9/14/2022

b

CITY OF WARREN

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

\$45 SW Pd 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 Bogedir

Address: _____ Telephone: _____

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 Bogedir 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 Bognoin

Name(s) of Person(s)

OF _____

Address, City, State

Zip

Telephone

THE _____ OF _____

Title of Officer

Name of Company

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

I/We/It

_____/RECORDED LAND CONTRACT PURCHASER(S) _____/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT 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 NO!

SIGNED Anthony J Bognoin 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 Bognoin, 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

Acquiring 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 8,677 sqft. 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



5020 Chicago Road, applicant Anthony Bogedin

In re: Item # 11

Caren Burdi

Mon 9/12/2022 11:40 AM

To: Nicole Jones <njones@cityofwarren.org>

Hello Ms. Jones,

Per our conversation to day, I am out of town on another matter on September 14, 2022 and am requesting that the above noted item be rescheduled to October 12, 2022. I appreciate your assistance on this matter. If you do not mind please send me a quick email back to let me know that you received this email.

Sincerely,

Caren M. Burdi

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

OF

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

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

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

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, I GAVE
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". The signature is written in a cursive style with a large initial "J".

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 AMMISLES, INCORPORATED, 4040 Fourteen Mile Road, also known as
Plate Nos. N1214201 to N1214201 and N1214202 to N1214202 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 blank up 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,

Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, Swisstopo, GeoTechnologies, Inc, METI/WASA, USGS, EPA, NPS, US Census Bureau, USCA, NITRC, Parks Canada | Southeast ArcGIS Web AppBuilder



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 Livernois
 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 signs 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.

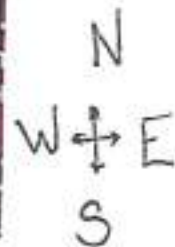
CUSTOMER SIGNATURE
 07/25/22
 DATE

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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: 13 MILE & MOUND LLC

REPRESENTATIVE: NICK SHANGO

COMMON DESCRIPTION: 31101 MOUND

PARCEL NUMBER: 12-13-05-476-006

ZONED DISTRICT: MZ, C-2, P

REASON: Petitioner seeks sign variance for new business.

ORDINANCES and REQUIREMENTS:

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

VARIANCES REQUESTED: Permission to:

Erect 2, 2' 1" x 19'6"=40.63 sf wall signs (one on the east elevation, one on the south elevation) and one design element 7' x 30'=210 sf on the south elevation. Total wall signage =291.26 sf.

Previous Variance Requested: None.

dwenson, Zoning Inspector 09/15/2022 09/16/2022 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: 13 MILE & MOUND 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 4A.35 SIGNS PERMITTED IN COMMERCIAL BUSINESS DISTRICTS

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

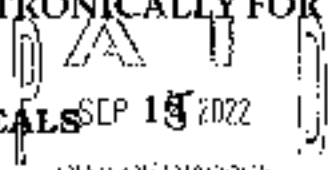
dwenson, Zoning Inspector

\$365 SW

9/15/22

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



CITY OF WARREN
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: 13 MILE & MOUND, LLC - VILLAGE PLAZA S.C.

Address: _____ Telephone _____

Applicant's Email Address: _____ I prefer email communication

Name and Address of Property Owner (if different) NICK SHANGO = SAHE

Name of Representative: NICK SHANGO Telephone _____

Representative's Address: _____

Representative's Email Address _____ I prefer email communication

Address of Property: VILLAGE PLAZA - 31101 MOUND RD.

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

Purpose of Request: IN A SHOPPING CENTER - THE CITY SIGN CODE ALLOWS ONLY ONE WALL SIGN W/ A TOTAL OF 40 FT OF WALL SIGNAGE PER BUSINESS. DAVE'S HOT CHICKEN HAS A STAND-ALONE BUILDING LOCATED AT THE CORNER OF MOUND RD & 13 MILE. * SEE ATTACHED SUMMARY-DETAIL, * OF PROPOSED SIGNAGE *

Please explain the nature of your hardship:
THIS IS A NEWLY CONSTRUCTED BUILDING AT THE NW CORNER OF MOUND RD & 13 MILE RD. THIS REQUIRING TRAFFIC VISIBILITY TO BOTH ROADWAYS. SPEED LIMIT ON MOUND RD IS 50MPH, SPEED LIMIT ON 13 MILE IS 40MPH. ADDITIONAL SIGNAGE WOULD AID IN SAFETY OF FAST-MOVING TRAFFIC ON BOTH ROADS.

Signature: _____ Date: _____

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does NOT affect or rescind any requirement of the ordinance to obtain site plan approval. Building Division permit or to otherwise comply fully with the Code of Ordinances, or other applicable State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Masoud Shango
Name(s) of Person(s)

OF _____
Address, City, State _____ Zip _____ Telephone _____

THE president OF 13 mile & mound LLC
Title of Officer Name of Company

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

_____/RECORDED LAND CONTRACT PURCHASER(S) /RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT T. Michael Ansley
Name(s) of Person(s)

THE President OF Hot North Chicken Warren 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

G. J. MAXEY
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jan. 28, 2027
located in the County of Macomb

ON THIS 4TH DAY OF August, 2022, BEFORE ME PERSONALLY CAME
T. Michael Ansley & Masoud Shango TO ME KNOWN TO BE THE INDIVIDUAL(S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Both DID SO OF their OWN FREE WILL AND DEED.

[Signature]
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 1/28/2027

NOTICE TO OWNER

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

Worksheet #1 - Section 20.23 - Non-use variance; practical difficulty standard.

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

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

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

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

THE OWNER OF THE PLAZA IS ATTEMPTING TO UPGRADE AND BEAUTIFY THIS NORTHWEST CORNER OF MOUND RD AND 13 MILE RD. THIS NEW BUSINESS & SIGNAGE WILL ONLY SERVE TO IMPROVE THE OVERALL PREMISES.

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 OWNER DID NOT CREATE THE EXISTING PLAZA/CENTER, IT PRESENTLY EXISTS AT THE CORNER OF TWO PRIMARY ROADWAYS. THE OWNER IS ATTEMPTING TO IMPROVE THE AESTHETICS IN THE AREA.

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 AN EXISTING MULTI-USE SHOPPING CENTER. THE NEW DHC BUILDING IS NOT/WILL NOT BE READILY KNOWN & FAMILIAR TO DRIVERS ON THE 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.

ONE (ADDITIONAL) WALL SIGN WOULD IN NO WAY CAUSE PUBLIC SAFETY CONCERNS, AND THE ILLUMINATION WILL BE HALO-LIT CHANNEL LETTERS WITH SUBDUED AND UNOBTRUSIVE LIGHTING.

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 PERSONAL OR ECONOMIC IMPACT IS UNKNOWN. THIS VARIANCE + THIS NEW BUSINESS IS AN ATTEMPT TO SPRUCE UP THE CORNER. THE PAINTED ARTWORK WILL BEAUTIFY THE AESTHETIC CHARACTER.

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 UPGRADE, BEAUTIFY AND IMPROVE THE AESTHETICS OF THE EXISTING PLAZA, AND TO HELP THE NEW DHC BUSINESS TO THRIVE. IT'S A WIN-WIN FOR ALL.

Summary Detail

To: City of Warren – Zoning Board of Appeals

Re: Wall sign variance request for new franchise coming in Michigan
Dave's Hot Chicken, 31101 Mound Road, Village Plaza shopping center

Existing Code Reference:

Sign Code Section 4A.35 – commercial districts, allows total wall signage not to exceed 40 sq. ft. for each business in a commercial district.

Sign Code Section 4A.37 – shopping centers, C) allows only one wall sign of a size not to exceed 40 sq. ft. for each business in a shopping center

Variance Request

Property owner is asking that this new business be permitted to have two wall signs of 40 sq. ft. each for a total of 80 sq. ft. This business is location at the corner of two primary roads, front facing Mound Road and side facing 13 Mile Road for two elevations. In addition, a 210 sq. ft. artwork on the south elevation wall facing 13 Mile Road. Owner is asking for one wall sign on side wall, 13 Mile elevation, plus a 210 sq. ft. artwork on the same south elevation. Variance request is to allow two wall signs totaling 80 sq. ft. (40 sq. ft. each) for this building / new business and a third "sign" artwork that is 210 sq. ft. painted on area constructed for that purpose. Artwork does not contain any commercial message and no copy.
Total = three wall signs totaling 290 sq. ft.

Thank you,
John Maiuri

2021 WARREN



Dave's Hot Chicken | Warren, MI

NOTE: Renderings below utilize sample dimensions.

DAVE'S HOT CHICKEN SIGNAGE WARRANTY			
DESCRIPTION	WARRANTY	PARTS	LABOR
PAINT	10 YEARS	10 YEARS	10 YEARS
LED LIGHTING	7 YEARS	7 YEARS	7 YEARS
POWER SUPPLIES	7 YEARS	7 YEARS	7 YEARS
ACRYLIC / 2ND SURFACE 3M VINYL	7 YEARS	7 YEARS	7 YEARS
1ST SURFACE WINDOW VINYL	3 YEARS	3 YEARS	3 YEARS
WARRANTY EXCLUDES			
CONDITION, MALFUNCTIONS OR DAMAGE NOT RESULTING FROM DEFECTS IN MATERIAL OR WORKMANSHIP			
DAMAGE CAUSED BY EXTREME WEATHER CONDITIONS AND / OR BY OTHERS			

DHC INSURANCE REQUIREMENTS FOR SIGNAGE PROVIDERS

SIGN PROVIDER MUST CARRY A MINIMUM OF \$5,000,000 AGGREGATE FOR EACH OCCURRENCE



Client:



31101 Mound Rd
Warren, MI 48092

Date:

6/22/22

File:

Accounts/Mac/Dave's Hot Chicken/
Warren, MI

Designer:

IBB

Scale:

1:1

Job#

0000

Sheet#

1 of 7

Revision #

1

Date:

6-9-22

Revision Description:

Customer
Approval:

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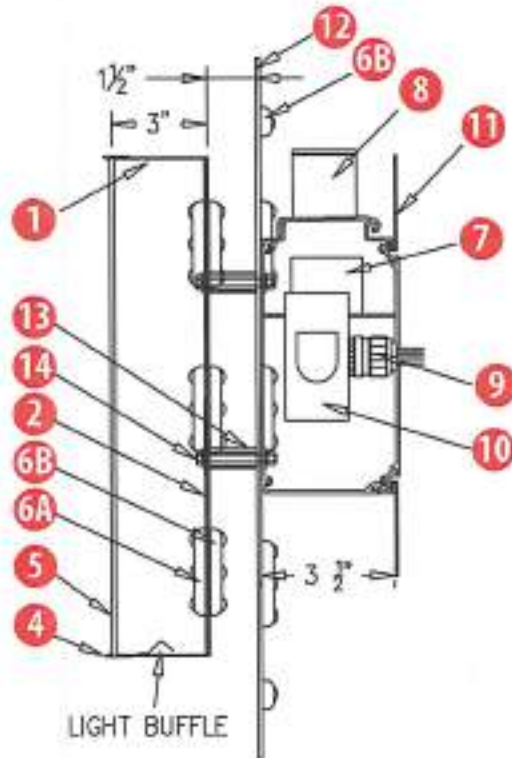
ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION

Dave's Hot Chicken | Warren, MI

NOTE: Renderings below utilize sample dimensions.



A1 A2 QTY 2: LED Illuminated Halo Lit Channel Letters on Halo Lit Aluminum Backing Panel- 40 Sq Ft



EXTERIOR CHANNEL LETTERS HALO LIT ON HALO LIT PANEL		
ITEM	DESCRIPTION	
1	RETURN	3" .040 PMS 186C RED FINISH OUTSIDE & WHITE INSIDE
2	BACK	.125 WHITE ALUCOBOND
3	HOLES	WEEP HOLES WITH LIGHT SHIELDS
FACE / DECORATION		
4	RETAINER	1" WHITE JEWELITE PAINTED TO MATCH PMS 186C RED
5	FACE	3/4" WHITE ACRYLIC #7328
LIGHTING / ASSEMBLY		
6A	WHITE LED	PRINCIPAL MOD 2 WHITE 71K LED MODULE
6B	RED LED	PRINCIPAL MOD 2 RED LED MODULE
6C	ALL LEADS	ATTACHED WITH SILICONE / CAULK APPROVED FOR OUTDOOR APPLICATIONS
7	POWER SUPPLY	PRINCIPAL 60W POWER SUPPLY PRPL-60-12-U
8		WEATHERPROOF BOX
9	WIRE FEED	LIQUIDTIGHT METALLIC CONNECTOR
10	SWITCH	WEATHERPROOF CUT OFF SWITCH
11	RACEWAY	.090 FABRICATED 3 1/2" X 3 1/2" RACEWAY PAINTED TO MATCH STRUCTURE- AS DETAILED
MOUNTING / SUPPORT		
12	B/G PANEL	.090 ALUMINUM CONTOUR BACKGROUND PAINTED AKZO NOBEL PMS #184 SATIN RED
13	STAND OFFS	1/4" DIA. 1 1/2" LONG PVC SPACER
14	BOLTS	1/4" DIA. 2 1/2" STEEL BOLT



31101 Mound Rd
Warren, MI 48092

Date:
6/22/22

Title:
Accounts (Bio) Dave's Hot Chicken/
Warren, MI

Designer:
FAB

Scale:
1/4"

Job#
00000

Sheet#
1 of 7

Revision #
1

Date:
6-9-22

Revision Description:

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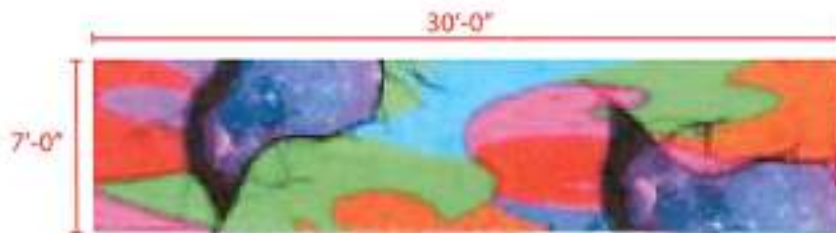
ALL DIMENSIONS TO BE
FIELD VERIFIED PRIOR TO
INSTALLATION

Dave's Hot Chicken | Warren, MI

NOTE: Renderings below utilize sample dimensions.



B C D QTY 3: Set of 2 Tenant Panel Replacement Faces- 8 Sq Ft



QTY 1: Artwork- 210 Sq Ft



Client:



31101 Mound Rd
Warren, MI 48092

Date:

6/22/22

Title:

Accessories (Sign) Dave's Hot Chicken/
Warren, MI

Designer:

ENB

Scale:

NA

Job#

00006

Sheet#

1 of 7

Revision #

1

Date:

6-9-22

Revision Description:

Customer

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ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION

Dave's Hot Chicken | Warren, MI

NOTE: Renderings below utilize sample dimensions.



Client:



31101 Mound Rd
Warren, MI 48092

Date: 6/22/22

File: Accounts (Mike/Dave's Hot Chicken) Warren, MI

Designer: JMB

Scale: 1/4"

Job:	Sheet:
0806	4 of 7
Revision #:	Date:
1	6-9-22

Revision Description:

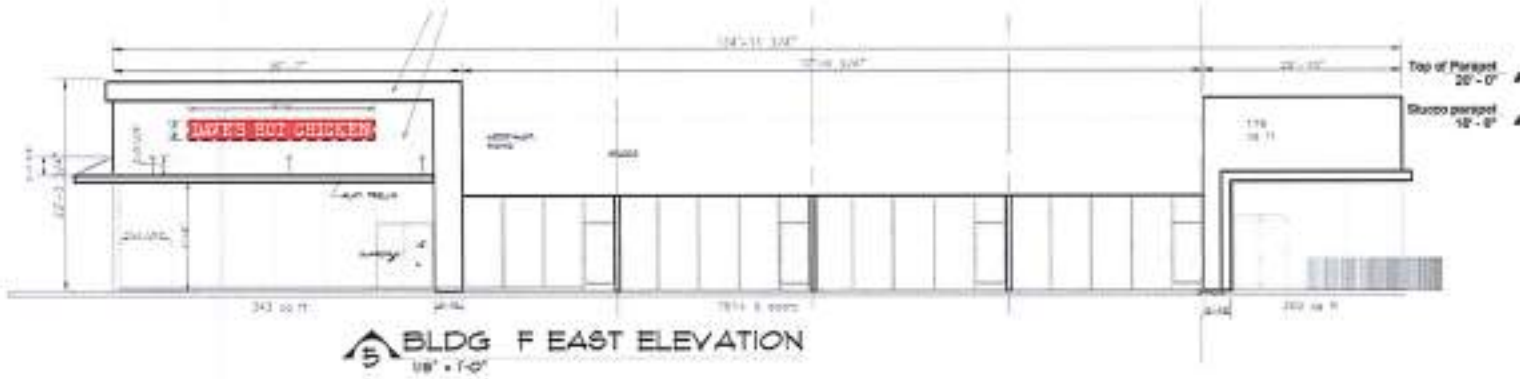
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Dave's Hot Chicken | Warren, MI

NOTE: Renderings below utilize sample dimensions.



A1 QTY 1: LED Illuminated Halo Lit Channel Letters on Halo Lit Aluminum Backing Panel- 40 Sq Ft



31101 Mound Rd
Warren, MI 48092

Date:
6/22/22

File:
Accounts/Mac/Dave's Hot Chicken/
Warren, MI

Designer:
TSS

Scale:
1/8"

Job# Sheet#
00080 5 of 7

Revisions # Date:
1 6-9-22

Revisions Description:

Customer
Approval

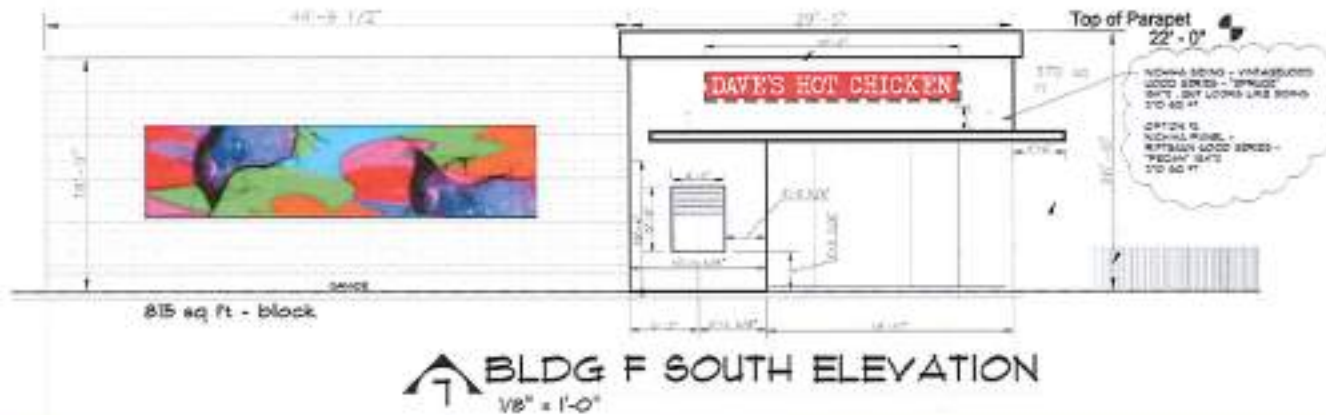
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Dave's Hot Chicken | Warren, MI

NOTE: Renderings below utilize sample dimensions.



A2 QTY 1: LED Illuminated Halo Lit Channel Letters on Halo Lit Aluminum Backing Panel- 40 Sq Ft



31101 Mound Rd
Warren, MI 48092

Date:
6/22/22

File:
Accounts/Misc/Dave's Hot Chicken/
Warren, MI

Designer:
JLB

Scale:
1/4"

Job# Sheet#
00080 6 of 7

Revision # Date:
1 9-9-22

Revision Description

Customer
Approval

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FIELD MEASUREMENTS, ALL DIMENSIONS PERMITTED AND NOTED OTHERWISE ONLY.

ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION

Dave's Hot Chicken | Warren, MI

NOTE: Renderings below utilize sample dimensions.



EXISTING SIGNAGE- PYLON 1



PROPOSED SIGNAGE- PYLON 1



EXISTING SIGNAGE- PYLON 2



PROPOSED SIGNAGE- PYLON 2



EXISTING SIGNAGE- PYLON 3



PROPOSED SIGNAGE- PYLON 3

B C D QTY 3: Set of 2 Tenant Panel Replacement Faces- 8 Sq Ft



Client:



31101 Mound Rd
Warren, MI 48092

Date:

6/22/22

File:

Accounts/Mkt/Dave's Hot Chicken'
Warren, MI

Designer:

BSB

Scale:

1:1

Job:

03008

Sheet:

7 of 7

Revision #:

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Date:

8-6-22

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ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION.

ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION.

VILLAGE PLAZA RETAIL OUTLOT ADDITION

PROPOSED RETAIL AND RESTAURANT DEVELOPMENT

NORTHWEST CORNER - 13 MILE & MOUND ROAD, WARREN MI. 48093

ORDINANCE NOTES - OLD PARKING CALCULATION

PROPERTY ZONING:
 20' PARKING DISTRICT: 20'-0" PERIMETER
 ALONG MOUND RD. & 13 MILE RD.
 "C-2" GENERAL BUSINESS - REMAINDER
 OF PROPERTY (SHOWN ON
 EXIST'G SITE PLAN, SEE SHEET C-2)

EXIST'G BUILDING AREA:

BUILDING A	44,440 S.F.
BUILDING B	46,895 S.F.
BUILDING C	4,193 S.F.
BUILDING D	2,197 S.F.
TOTAL	118,525 S.F.

OUTDOOR SEATING AREA:
 30,000 S.F.

OUTDOOR SEATING AREA:
 30,000 S.F.

EXIST'G BUILDINGS @ 1 PER 150 S.F.
 (118,525 S.F. / 150) = 790 SPACES

PROVIDED:

790 SPACES

15 BARRIERS FREE SPACES
 TOTAL EXISTING PROVIDED TOTAL SPACES
 790 SPACES

8 CALCULATED WITH TEMPORARY
 OUTDOOR SEATING AREA:
 EXIST'G BUILDINGS @ 1 PER 150 S.F.
 (118,525 S.F. / 150) = 790 SPACES

TEMP. OUTDOOR SEATING @ 1 PER 150 S.F.
 (20,000 S.F. / 150) = 133 SPACES

TOTAL PARKING REQUIRED = 923 SPACES
 790 SPACES PROVIDED, SHORT 133 SPACES

SITE SUMMARY: PROPOSED SITE PLAN - NEW PARKING CALCS

PROPERTY ZONING:
 20' PARKING DISTRICT: 20'-0" PERIMETER
 ALONG MOUND RD. & 13 MILE RD.
 "C-2" GENERAL BUSINESS - REMAINDER
 OF PROPERTY (SHOWN ON
 PROPOSED SITE PLAN, SEE SHEET C-2)

EXIST'G BUILDING AREA:

BUILDING A	44,440 S.F.
BUILDING B	46,895 S.F.
BUILDING C	4,193 S.F.
BUILDING D	2,197 S.F.

PROPOSED BUILDING AREA:

BUILDING E	3,843 S.F.
BUILDING F	3,828 S.F.

TOTAL: 118,525 (EXIST'G) + 7,671 (PROPOSED) = 126,196 S.F.

PARKING COUNT:
 EXIST'G BUILDINGS @ 1 PER 200 S.F.
 (118,525 S.F. / 200) = 593 SPACES

PROPOSED BUILDINGS
 BLDG E (RETAIL RESTAURANT) @ 1 PER 200 S.F.
 (3,843 S.F. / 200) = +19 SPACES

BLDG F (RETAIL RESTAURANT) @ 1 PER 200 S.F.
 (3,828 S.F. / 200) = +19 SPACES

EMPLOYEE PARKING: 1 CAR PER 4 EMPLOYEES,
 ASSUME 1 PARKING SPACE FOR 12 NEW TENANTS,
 12 SPACES REQ'D

OUTDOOR SEATING: 1,000 SQ FT = 4 PARKING SPACES

TOTAL PARKING REQUIRED: 641 REQ'D
 790 SPACES PROVIDED

EXCESS 149 SPACES

BARRIER FREE SPACE CALCULATION:
 790 SPACES X 2% = 15.8 BARRIERS SPACES REQ'D
 15 SPACES PROVIDED



VICINITY MAP

NO SCALE

LEGAL DESCRIPTION

PARCEL LABELED: 13-05-479-031
 OCCUPANCIES AT SOUTHWEST CORNER SECTION 8
 T4N12R26: THENCE N45 23'00" W 171.00 FEET; THENCE S80
 00'00" W 80.00 FEET TO POINT OF BEGINNING; THENCE N45
 23'40" W 96.50 FEET ALONG NORTH LINE OF 13 MILE
 ROAD, 1/2 FEET WIDE; THENCE N 81.67 FEET; THENCE
 S89 43'35" W 76.28 FEET; THENCE S30 04'10" W 120.00 FEET;
 THENCE S89 43'35" W 80.00 FEET TO 1/2 FEET LINE OF
 MOUND ROAD; THENCE S00 00'00" W 87.00 FEET ALONG
 SAID WEST LINE TO POINT OF BEGINNING.

BUILDING CODE SUMMARY

THIS BUILDING AND ITS AREA SHALL CONFORM TO CHAPTER
 3 OF THE MICHIGAN BUILDING CODE, INTERNATIONAL FIRE
 CODE, NFPA 13-2001, MICHIGAN PLUMBING CODE, AND THE
 MICHIGAN MECHANICAL CODE, AS DESCRIBED BELOW:

- MICHIGAN BUILDING CODE 2012
- MICHIGAN PLUMBING CODE 2012
- INTERNATIONAL FIRE CODE 2011
- MICHIGAN MECHANICAL CODE 2012
- NATIONAL ELECTRIC CODE 2011 W/ M. AMENDMENTS
- ANSI 117.1-2003 (ACCESSIBILITY)
- ASHRAE 90.1 - 1999
- AMERICANS WITH DISABILITIES ACT (ACCESSIBILITY
 GUIDELINES-AGAG)

BUILDING AREA LIMITATION: 3,307

ADDITIONAL AREA BUILDINGS WITH ONE FLOOR FULL
 SPRINKLER SYSTEM ACCORDANCE WITH SECTION 905.5.1.1

FIRE SUPPRESSION SYSTEM: 5,303.1.1

THERE IS NO EXISTING SPRINKLER SYSTEM
 IN THE EXISTING BUILDING, NONE ARE REQ'D

EXITS: 9,100

- EXIT ACCESS TRAVEL DISTANCE 150 FEET

- INSTALL EXIT SIGN WITH ILLUMINATION TO EACH EXIT
 DOOR

- INSTALL TACTILE SIGN STATING "EXIT" AND
 COMPLYING WITH A117.1 TO EACH EXIT DOOR

- INSTALL AUTOMATIC PUSH-BAR TO EACH EXIT DOOR

DRAWING INDEX

- GENERAL
 C-1 CODE DATA, EXIST'G ELEVATIONS,
 ENLARGED EXIST'G SITE PLAN
 C-2 ALTA SURVEY
 C-3 EXIST'G SITE PLAN
 C-4 PROPOSED SITE PLAN
 L-1 LANDSCAPE PLAN

ARCHITECTURE

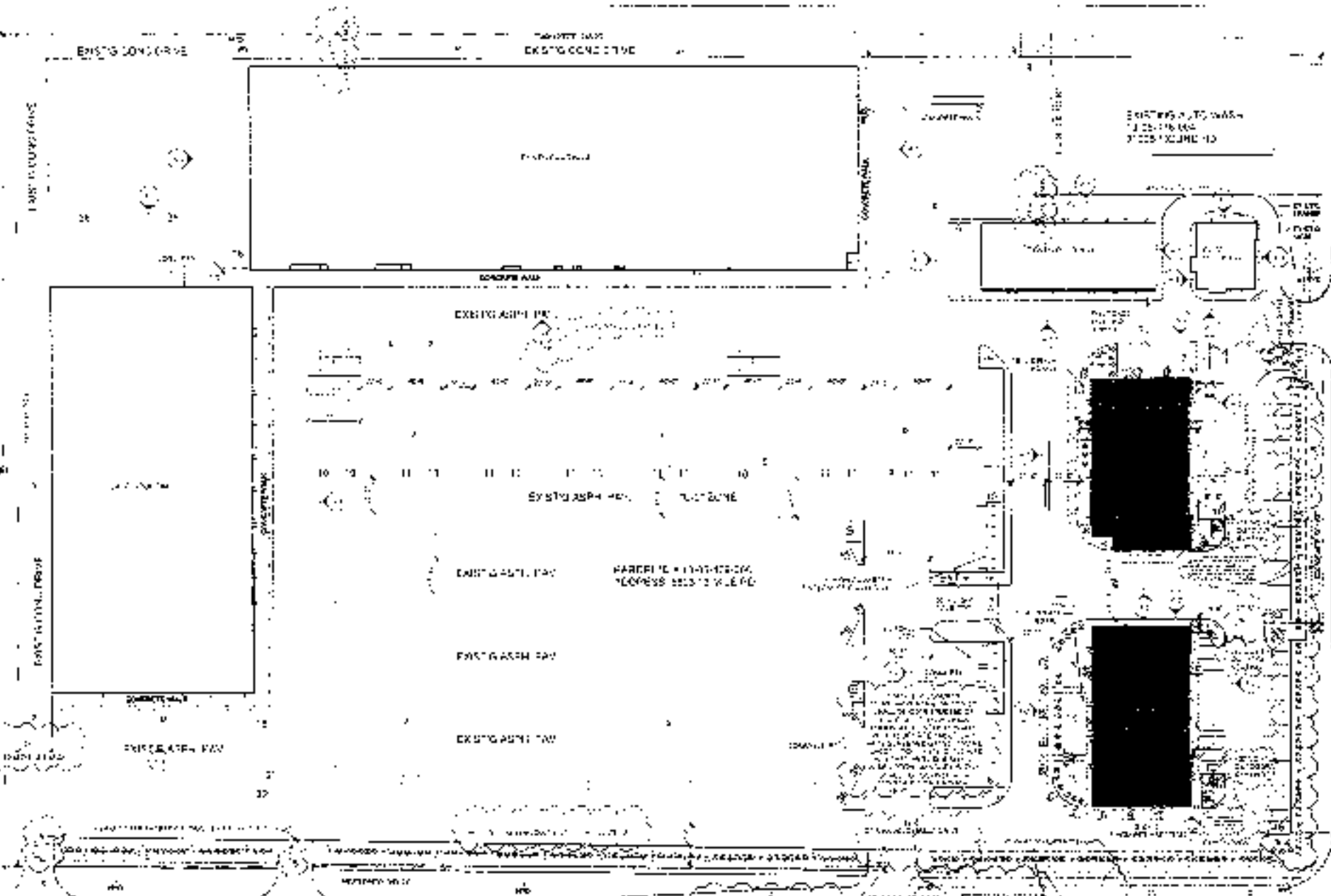
- A-2 PROPOSED ELEVATIONS



VILLAGE PLAZA OUTLOT ADDITION
 NORTHWEST CORNER 13 MILE & MOUND RD.
 WARREN MI 48093

DATE: 08/14/2013
PROJECT: VILLAGE PLAZA OUTLOT ADDITION
CLIENT: HARGO ARCHITECTURE & ENGINEERING
SCALE: AS SHOWN
DATE: 08/14/2013

C-1



PROPOSED SITE PLAN

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. THE PROPOSED SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.

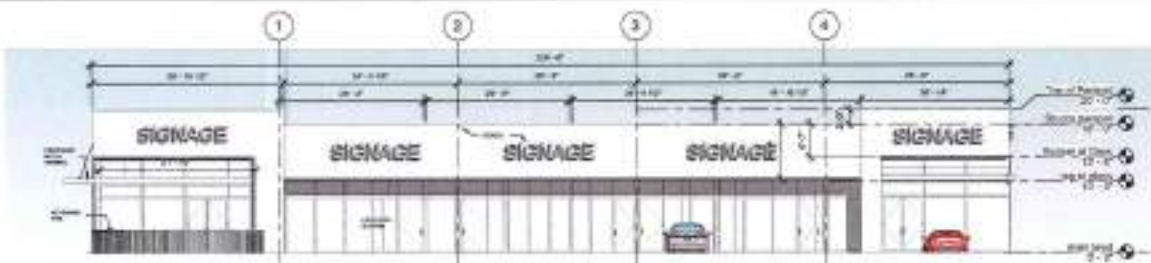
3. THE PROPOSED SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.

4. THE PROPOSED SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.

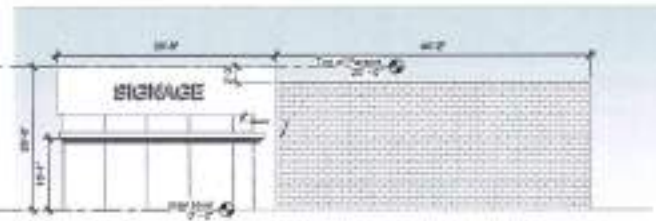
5. THE PROPOSED SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.



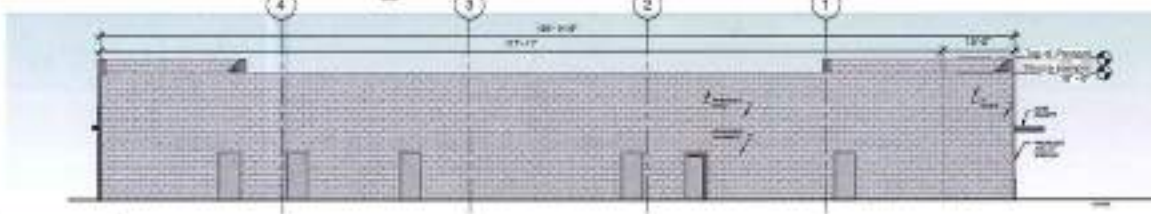
VILLAGE PLAZA OUTLINE ADDITION
 NORTHWEST CORNER OF WELLS STREET AND
 W. 10TH STREET



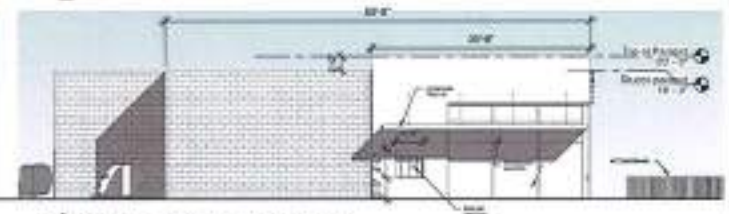
1 BLDG E EAST ELEVATION
1/8" = 1'-0"



2 BLDG E NORTH ELEVATION
1/8" = 1'-0"



4 BLDG E WEST ELEVATION
1/8" = 1'-0"

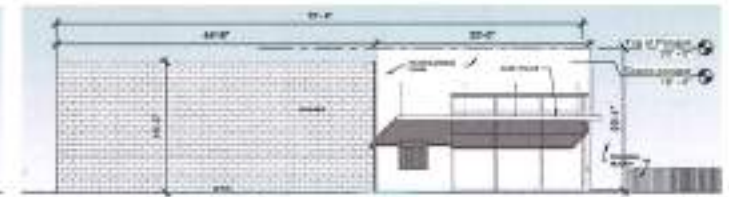


3 BLDG E SOUTH ELEVATION
1/8" = 1'-0"

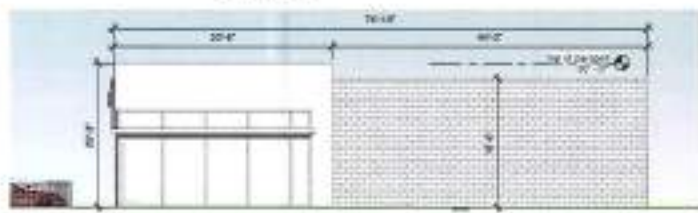
NOTE: ELEVATIONS SHOWN FOR BUILDING F & G ARE FOR CONCRETE FLOORS ONLY. ACTUAL ELEVATIONS WILL BE QUANTIFIED WHEN A TYPICAL IS SUBMITTED.



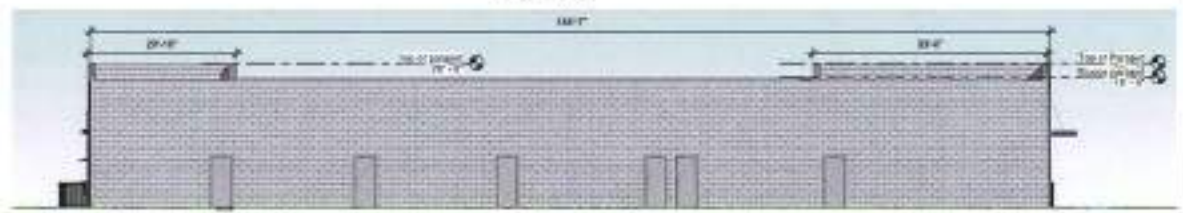
5 BLDG F EAST ELEVATION
1/8" = 1'-0"



7 BLDG F SOUTH ELEVATION
1/8" = 1'-0"



6 BLDG F NORTH ELEVATION
1/8" = 1'-0"



8 BLDG F WEST ELEVATION
1/8" = 1'-0"



10 DUMPSTER ELEVATION (TYP.)
3/8" = 1'-0"

DESIGNED BY
ARCHITECTURE
CONSULTANTS
INCORPORATED
10000 W. 10TH AVE.
DENVER, CO 80202
TEL: 303.733.1100
WWW.HARGREAVES-AND-ANDERSON.COM

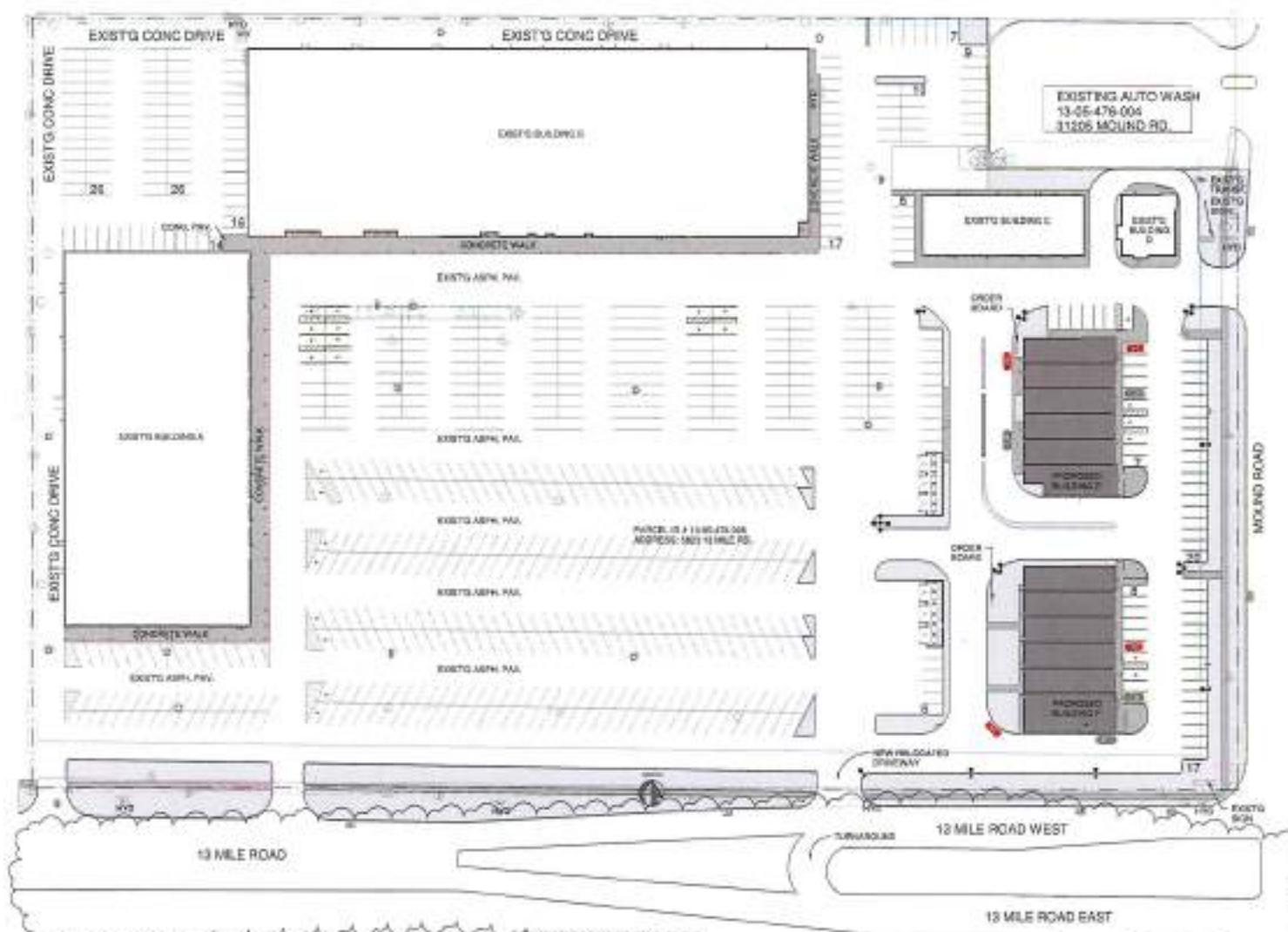


VILLAGE PLAZA OUTLOT ADDITION
NORTHWEST CORNER 13 MILE & MOUND RD.
GARDEN CITY, MISSOURI

NO.	DATE	DESCRIPTION

PROJECT NO. 10000
SHEET NO. A-2
DATE: 10/1/10

A-2



NOTE: DETAILED LANDSCAPE PLAN TO BE APPROVED BY CITY OF WARREN PLANNING DEPARTMENT.

LIGHTING LEGEND.	
1	NEW QUAD LIGHTPOLE
2	NEW DOUBLE LIGHTPOLE
3	NEW SINGLE LIGHTPOLE
10	EXIST'G DOUBLE LIGHTPOLE

COMMENT 10 - SHOW EXIST'G 13-MILE TURNAROUND
PROPOSED LANDSCAPE PLAN
 11-2019

NOTE: FINAL LANDSCAPE PLAN TO BE DISCUSSED WITH AND APPROVED BY RON WEURTH & MICHELLE

PROJECT: VILLAGE PLAZA OUTLOT ADDITION
 ADDRESS: NORTHWEST CORNER 13 MILE & MOUND RD.
 WARREN, MI 48090

PREPARED BY: R. WEURTH & M. MICHELLE
 DATE: 11-2019

SCALE: AS SHOWN
 SHEET: L-1

PROJECT NO.: 19-001
 SHEET NO.: 1 OF 1

APPROVED BY: [Signature]
 DATE: 11-2019

PROJECT NO.: 19-001
 SHEET NO.: 1 OF 1



Roman Nestorowicz, Chairman
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: OCTOBER 12, 2022 at 7:30 P.M.

Applicant: 13 MILE & MOUND LLC
Common Description: 31101 MOUND

VARIANCE(S) REQUESTED: Permission to:

Erect 2, 2' 1" x 19' 6" = 40.63 square ft. wall signs (one on the east elevation, one on the south elevation) and one design element 7' x 30' = 210 square ft. on the south elevation. Total wall signage = 291.26 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 - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: JOSEPH SMITH

REPRESENTATIVE: JOSEPH SMITH

COMMON DESCRIPTION: 7500 TANK

PARCEL NUMBER: 12-13-16-426-023

ZONED DISTRICT: AD

REASON: Petitioner wishes to expand their outdoor storage.

ORDINANCES and REQUIREMENTS:

SECTION 21D.01 - INTENT AND PURPOSE. The intent and purpose of the Arsenal Industrial District ("Arsenal District") is to insure that development in this area is consistent with the reuse plan adopted by the Mayor and City Council in their capacity as the local redevelopment authority ("LRA"), designated pursuant to the base realignment and closure ("BRAC 95") of the Detroit Arsenal tank plant property, it is further intended that the "arsenal district" provide special land use and development regulations to promote the following objectives: 1) The creation of high quality industrial and manufacturing jobs; 2) Site plan design flexibility and uniformity based on coordinated planning in the district; 3) Design criteria to ensure the most effective reuse of this area; 4) Coordinated planning and development with shared use of parking facilities.

SECTION 21D.06 - PRINCIPAL USES PROHIBITED. The following uses are prohibited as principal uses: warehouses. Commercial and wholesale establishments. All residential and residentially related uses. Industrial/manufacturing uses which create excessive or unusual danger because of fire, explosion, toxicity, radiation or other noxious matter, industrial/manufacturing uses which cause excessive or unusually noxious, offensive, unhealthy and harmful odors, fumes, dust, smoke, light, waste, noise or vibration. Those uses involving the processing of raw materials for shipment in bulk form, to be used in an industrial or commercial operation at another location. Those uses intended primarily for the outside storage of materials, equipment or vehicles.

SECTION 21D.07 - ACCESSORY USES PERMITTED. All uses customarily accessory to the principal uses are permitted. Certain prohibited uses, such as warehouses, may be permitted if the planning commission determines that these are incidental and necessary as an accessory use to the principal permitted use to which they are associated.

SECTION 21D.14 - DEVELOPMENT PLAN. In the "Arsenal District", no building shall be erected, constructed or reconstructed, nor shall any additions be made to the existing buildings, nor shall any building or land be used for any purpose, unless the development plan is approved by the commission as hereinafter specifically provided.

SECTION 21D.15 - DEVELOPMENT PLAN APPROVAL. A. Development plan approval shall be required in an "arsenal district" for each of the following: 1. The erection or construction of a building. 2. The moving of a building onto the property, or the relocation of a building or structure from one area to another. 3. A structural alternation which would change the exterior appearance of a structure. 4. The erection, construction, installation or alteration of a sign, wall, or fence. 5. The installation or alteration of outdoor lighting equipment which would change the exterior appearance of the use or

structure. 6. Whenever an outdoor use is established, altered or changed to another use. B. Application for development plan approval shall be made to the planning commission by the Actual or prospective property owner or the authorized agent of either. Such application shall be accompanied by: 1. Accurately drawn maps showing the subject property and other properties within the same zone. 2. Plot plans of the subject property, showing all existing and proposed buildings and uses, if any, within the zone and adjacent roadways. 3. Architectural drawings and elevations of the proposed use. 4. All plans and information required for site plan review pursuant to Section 22.16. 5. Any other data or exhibits deemed necessary by the Planning Director to adequately present the matter to the commission. It is the intent of this ordinance that in any application for development plan approval, the petitioner shall present to the commission how the building or use in the development plan relates and complements the reuse plan as to the balance of the property within the "Arsenal District". prior to submitting a development plan, the applicant, if he so desires, may submit to the commission, for its review, a sketch plan showing the standards, design and layout of his proposed development for determining conformance to the reuse plan and the design criteria for the "arsenal district". C. in reviewing any development plan, the Commission may consider the following elements, as well as other pertinent factors: 1. The general exterior appearance of buildings, including height, bulk, size and shape. 2. Relationships to existing and proposed buildings and structures in the area, based on the reuse plan. 3. The setbacks and landscaping plan of yard and other open areas. 4. The design type and location of signs, walls, fences, and outdoor storage. 5. The illumination of buildings, grounds, parking areas, and signs. 6. Any other feature or item having a direct relationship to the general appearance of the buildings and premises. D. the commission shall recommend to the City Council approval, Modification or disapproval of any proposed use, building or structure, or any change in an existing use, building or structure. The Commission may recommend disapproval when, in its sound judgment, the development would substantially affect the appearance or functionality of the area under consideration in a manner materially detrimental to the Arsenal District. The Commission may require changes in the architectural treatment of buildings or structures, may require additional landscaping and development improvements, and may impose conditions of development when, in its sound judgment, it determines that such is necessary to conform to the intent, purpose and requirements of the reuse plan and the "Arsenal District". Architectural requirements shall not specify a particular style or [of] architecture or particular design features but shall permit the applicant the maximum freedom of architectural design compatible to the "Arsenal District" and the design guidelines in this article. F. The City Council, after receiving a written report of the findings and determination of the Commission, shall approve, disapprove or modify the decisions of the commission. Any disapproval or modification of any decision of the commission shall require a majority vote of all the members of the City Council, except that no public hearing shall be required and the decision of the city council may be made by motion or by resolution.

VARIANCES REQUESTED: Permission to
Allow 2100 sf of outdoor storage under a 28' x 75" steel awning in an Arsenal District.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: JOSEPH SMITH

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 21D.01 INTENT & PURPOSE
SECTION 21D.06 PRINCIPAL USES PROHIBITED
SECTION 21D.07 ACCESSORY USES PERMITTED
SECTION 21D.14 DEVELOPMENT PLAN
SECTION 21D.15 DEVELOPMENT PLAN APPROVAL

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: FH MARTIN CONSTRUCTION

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different) STAG INDUSTRIAL INC Federal St PA 02110

Name of Representative: Joseph Smith Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

Address of Property: 7500 TURN AVE WARREN ME 04092

Parcel I.D. No. (as shown on tax bill): 13-16-426-023

Purpose of Request: we would like to install outdoor steel awnings
to store equipment neatly and organized in racking system

Please explain the nature of your hardship:

Need a proper storage area for equipment and materials
so that they are not being stored haphazardly on the
ground unprotected from the elements.

Signature:  _____ Date: 9/12/22

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

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

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

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

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

By installing these awnings it will enhance to yard appearance and make it's neat and clean.

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

We would like our property to remain clean and free of debris. We would like to keep all outdoor storage material organized and neat.

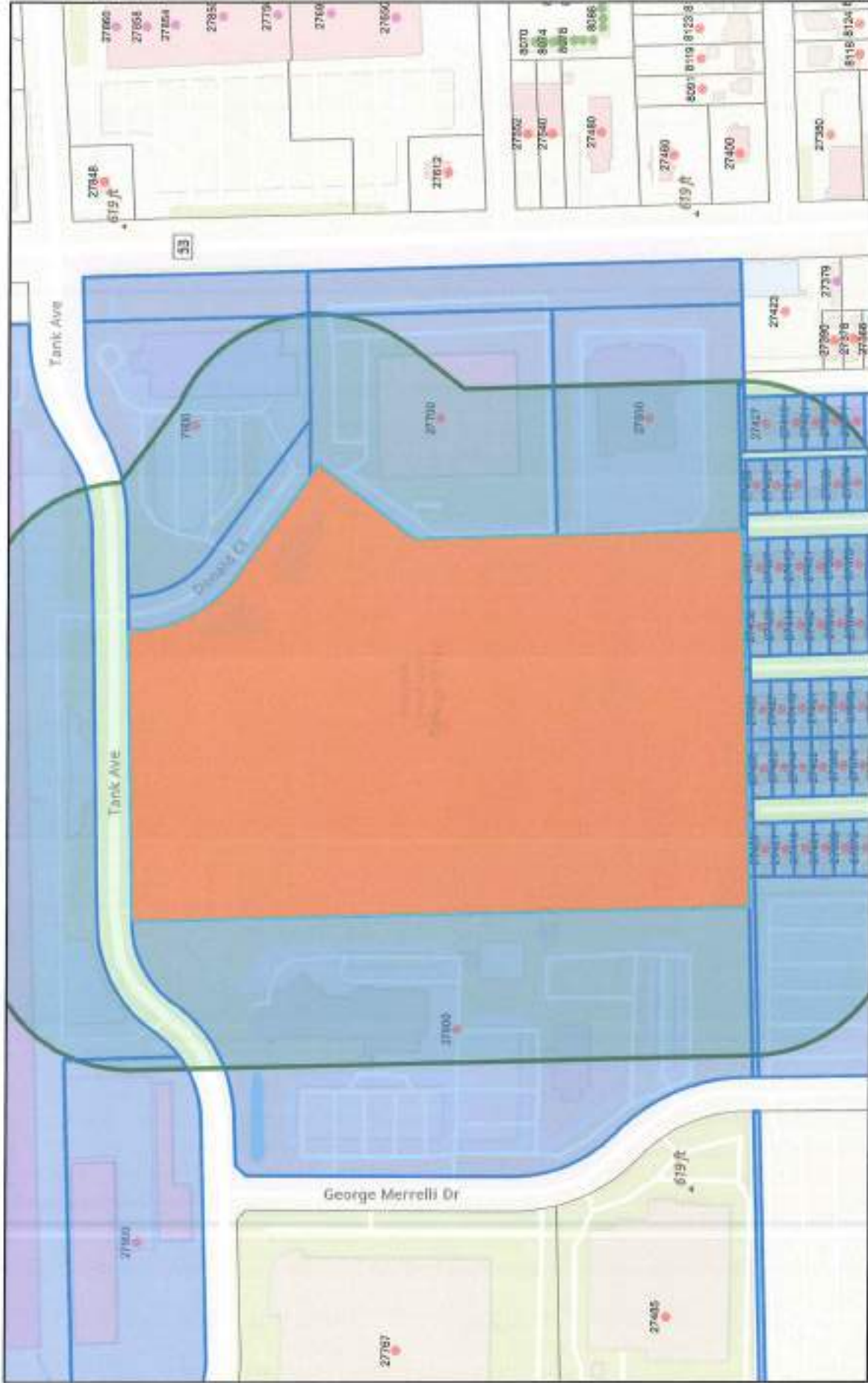
On July 27, 2021, the City Council by formal motion APPROVED the third minor amendment to the site plan for open storage of truck trailer parking. The minor amendment was for a building addition for expansion of the shipping bay and modification to fence and entrance.

2021 WARREN



7500 Tank - 13-16-426-023

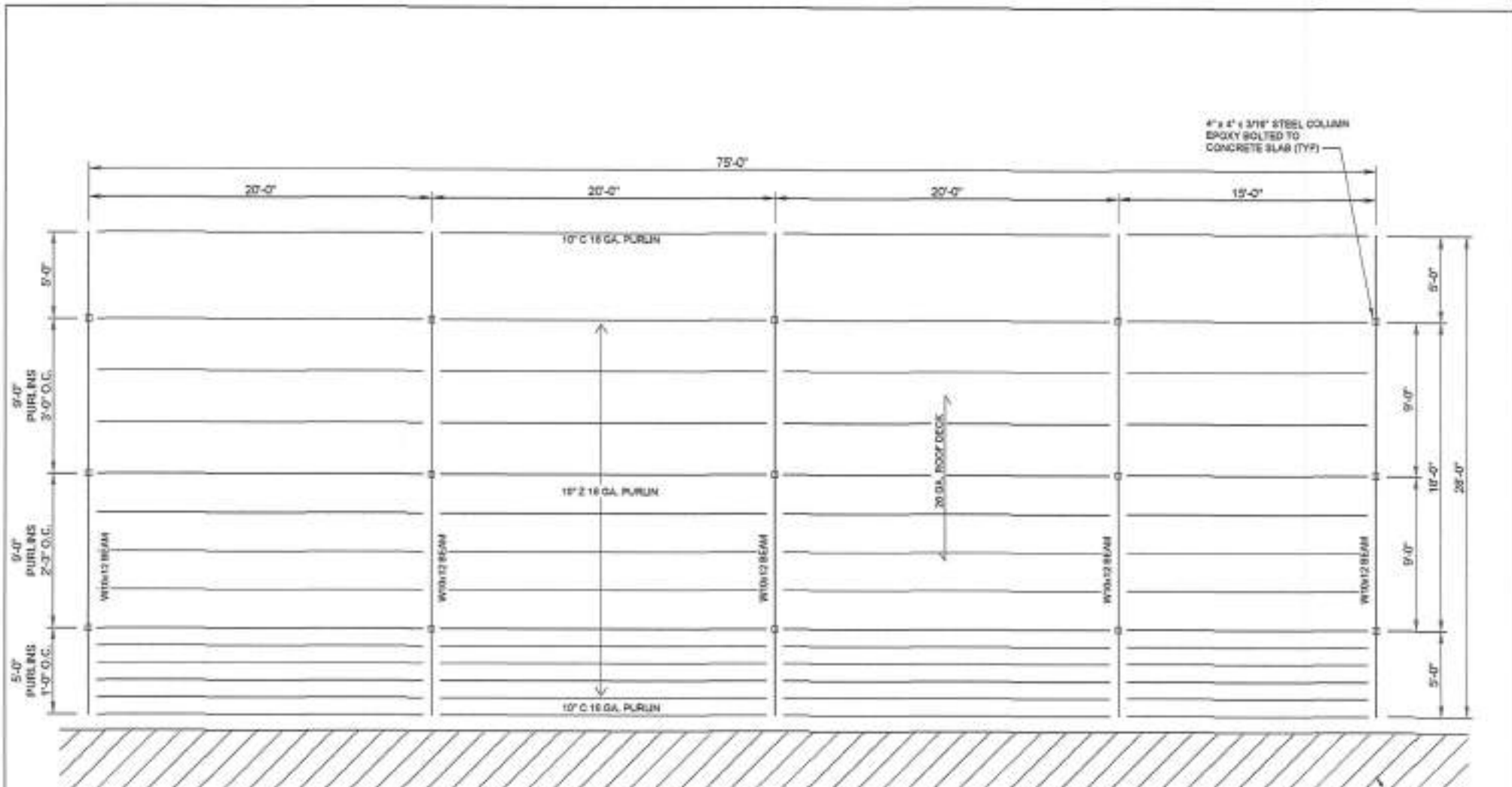
59



9/27/2022, 11:38:06 AM

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

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geobase/ryles, Rijswaterstaat, GSA, Geocast, FEMA,



FRAMING PLAN
SCALE 3/16" = 1'-0"



ROSS & BARR, INC.
11800 EAST NINE MILE ROAD
WARREN, MI 48099
PH: 586-754-2840 FAX: 586-754-8130

PROJECT:	Bridgewater Interiors 7500 Tank Ave. Warren, MI 48092
DRAWING:	(1) 28' x 75' Industrial Canopy

PROJECT:	2445
DRAWN BY:	RC
DATE:	4-9-21
SCALE:	AS SHOWN
SHEET:	2 of 2

DESIGN LOADS

GROUND SNOW LOAD: 25 PSF
 WIND: 115 MPH
 ASSUMED SOIL BEARING: 3,000 PSF

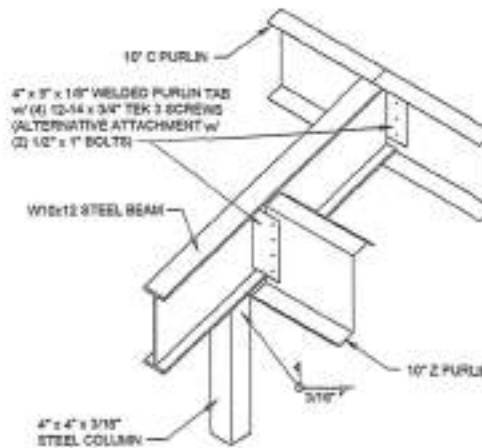
SPECIFICATIONS

COLUMNS: 3/16" THICK ASTM A-500 GRADE B TUBULAR STEEL (R K30, PRIMED WITH RUST PROHIBITIVE FINISH)

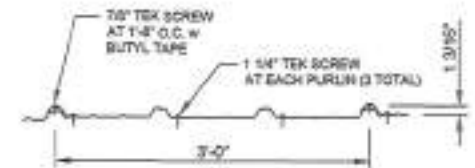
BEAMS: 1" DEEP A-992 GRADE 50 STEEL, PRIMED WITH RUST PROHIBITIVE FINISH

PURLINS: 16 GA. COLD ROLL GALVANIZED STEEL

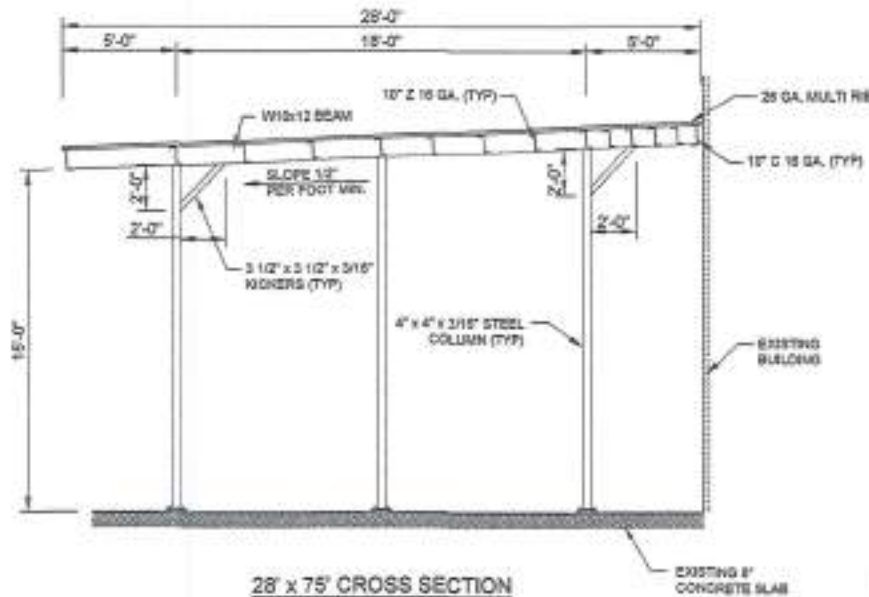
ROOF: ROLL-FORMED 26 GAUGE PROFILED STEEL PANELS WITH SILICONIZED POLYESTER FACTORY APPLIED FINISH IN A VARIETY OF COLORS WITH WHITE UNDERSIDE. ATTACHED TO PURLINS AND BEAMS WITH ZINC PLATED CARBON STEEL SCREWS WITH METAL AND NEOPRENE WASHERS.



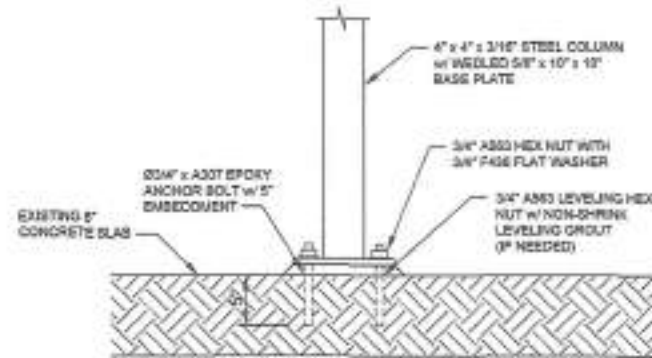
PURLIN ATTACHMENT DETAIL
 SCALE 3/4" = 1'-0"



TYPICAL FASTENING PATTERN
 SCALE NTS



28' x 75' CROSS SECTION
 SCALE 3/8" = 1'-0"



TYPICAL FOOTING DETAIL
 SCALE 1" = 1'-0"



ROSS & BARR, INC. 11800 EAST NINE MILE ROAD WARREN, MI 48090 PH. 586-754-2840 FAX. 586-754-0130	PROJECT	Bridgewater Interiors 7500 Tank Ave. Warren, MI 48092	PROJECT#	2445
	DRAWING	(1) 28' x 75' Industrial Canopy	SCALE	AS SHOWN
			DATE	4-9-21
			SHEET	1 of 2



Roman Nestorowicz, Chairman
Paul Jerzy, Secretary
Charles Anglin, Asst. Secretary
William Clift
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Michael Sylvester
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Zoning Board of Appeals
Office of the City Council
5460 ARDEN, SUITE 505
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P: (586) 258-2060
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WEDNESDAY: OCTOBER 12, 2022 at 7:30 P.M.

Applicant: JOSEPH SMITH ~~-USE-~~
Common Description: 7500 TANK

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

Allow 2,100 square feet of outdoor storage under a 28' x 75" steel awning in an Arsenal District.

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Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Patrick Green, (Mayor Pro Tem) President, At Large
Gary Walls, 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