



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

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, March 8, 2023 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 January 11, 2023 and February 8, 2023 and Special Meeting of February 15, 2023.**
6. PUBLIC HEARING:

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Italy American Construction
(Rescheduled from 2/8/2023)
John Cialone
5565 Chicago
13-05-278-015
R-1-C

VARIANCES REQUESTED: Permission to

Erect an oversized accessory structure, attached garage 711.25 square ft. with a 60 square ft. breezeway for a total of 771.25 square ft.

ORDINANCES and REQUIREMENTS:

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.

7. PUBLIC HEARING: **APPLICANT: Aver Sign Company**
(Rescheduled from 2/8/2023)
REPRESENTATIVE: Jennifer Glover
COMMON DESCRIPTION: 25700 Dequindre
LEGAL DESCRIPTION: 13-19-301-029
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Erect a 28 ft. high ground sign.
- 2) Erect a 93.77 square ft. ground sign.

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.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.

8. PUBLIC HEARING: **APPLICANT: Mike's Fruit & Flower & Family Fun**
Fireworks, Michael Kanakry and Jenna Nola
REPRESENTATIVE: Caren M. Burdi
COMMON DESCRIPTION: 5821 Thirteen Mile
LEGAL DESCRIPTION: 13-05-476-006
ZONE: MZ, C-2, P

VARIANCES REQUESTED: Permission to

- 1) Conduct seasonal outdoor sales in an area 40' x 60' = 2,400 square ft. from 3/10/2023 through 12/22/2023 (flower sales and Christmas tree sales prior to Christmas.)
- 2) Conduct a second seasonal outdoor sales operation (fireworks) in an area of 40' x 60' (2,400 square ft.) from June 15, 2023 through July 5, 2023 from 10:00 a.m. to 10:00 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.52 Standards for Temporary Outdoor Retail Sales Approval: (D) No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

9. PUBLIC HEARING: **APPLICANT: Family Fun Fireworks**
REPRESENTATIVE: Caren M. Burdi
COMMON DESCRIPTION: 26800 Dequindre
LEGAL DESCRIPTION: 13-19-101-017
ZONE: C-2

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent, from June 17, 2023 through July 7, 2023 from 10:00 a.m. to 10:00 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.52 – Standards for Temporary Outdoor Retail Sales Approval: D) No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

10. PUBLIC HEARING: **APPLICANT: 14 Mile Tent LLC**
REPRESENTATIVE: Eddie H Babbie
COMMON DESCRIPTION: 32800 Ryan
LEGAL DESCRIPTION: 13-05-101-039
ZONE: C-1

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20 x 20 = 400 square ft. from June 23, 2023 through July 5, 2023 from 10:00 a.m. to 10:00 p.m.
- 2) Waive 14 off-street parking spaces for the outdoor sale and where the tent is located.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-street Parking Requirements: (H) 22: One (1) parking space required for each 150 square ft. of floor space and outdoor sales areas combined.

Section 4.52 – Standards for Temporary Outdoor Retail Sales Approval: D) No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

11. PUBLIC HEARING: **APPLICANT: Compass Technology Solutions LLC**
REPRESENTATIVE: Steve Bretz
COMMON DESCRIPTION: 7400 Miller
LEGAL DESCRIPTION: 13-04-428-011
ZONE: M-2

VARIANCES REQUESTED: Permission to

Erect a 52.2 square ft. wall sign.

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.

12. PUBLIC HEARING: **APPLICANT: Bazo Construction**
REPRESENTATIVE: Sarah Mheisen
COMMON DESCRIPTION: 1950 Fourteen Mile
LEGAL DESCRIPTION: 13-06-101-016
ZONE: M-2

VARIANCES REQUESTED: Permission to

Allow the following signage on a gas canopy: 740 square ft. with a 3 BP helios @ 11.92 square ft. each (on three of the four elevations) and the remainder 704.24 square ft. of design element. If approved the variance granted on 4/24/2002 (#2 related to canopy signage) will be relinquished.

ORDINANCES and REQUIREMENTS:

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

- | | |
|----------------------------|---------------------------------|
| 13. PUBLIC HEARING: | APPLICANT: Flame Furnace |
| REPRESENTATIVE: | Gary F Marowski |
| COMMON DESCRIPTION: | 2200 Eleven Mile |
| LEGAL DESCRIPTION: | 13-19-126-001 |
| ZONE: | M-2 |

VARIANCES REQUESTED: Permission to

- 1) Conduct a parking lot no less than 14' 8" from the front (southeast) property line along the I-696 service drive.
- 2) Retain a building no less than 19.7' from the side (west) property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: (A) Front yards, M-2, 25 ft. (B) Side yards, and rear yards, M-2, 20' each.

- | | |
|----------------------------|---------------------------------------|
| 14. PUBLIC HEARING: | APPLICANT: Kalabat Engineering |
| REPRESENTATIVE: | Iden Kalabat |
| COMMON DESCRIPTION: | 8737 Nine Mile |
| LEGAL DESCRIPTION: | 13-27-385-038 |
| ZONE: | M-1 |

VARIANCES REQUESTED: Permission to

- 1) Waive 4 required parking spaces.
- 2) Allow a total of 13,620 square ft. of outdoor storage when 4,279.54 square ft. (50% of total square footage of primary structure) is allowed.
- 3) Retain open gravel area for maneuvering and storage purposes.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-Street Parking Requirements: In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for use of occupants, employees, and patrons of the buildings hereafter erected, altered or extended after the effective date of this ordinance, shall be provided and maintained as herein prescribed. (20) Furniture and appliance stores, personal service shops (not including beauty parlors and barber shops), household equipment or furniture repair shops, clothing or shoe repair or service shops, hardware stores, motor vehicle sales, wholesale stores and machinery sales. One (1) parking space for each five hundred (500) square feet of floor area.

Section 17.02 – Industrial Standards: (S) Open storage other than junk. The designated area shall always be hard surfaced and screened from the public street and any residentially zoned areas. The designated areas shall not be located in any area required for parking space and is

necessary to meet the minimum requirements of Section 4.32 of this ordinance. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site.

- 15. PUBLIC HEARING:** **APPLICANT: Jonathan Riechert**
REPRESENTATIVE: Jim Schreyer
COMMON DESCRIPTION: 25000 Guenther
LEGAL DESCRIPTION: 13-19-326-019
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Construct a 6 ft. high black aluminum fence that extends past the front building line in the front setback to approximately 2 ft. from the 10 Mile (south) property line for approximately 110 ft. parallel to 10 Mile Road and just north toward the parking lot (to approximately 54.75 ft. from the front property line) and runs parallel to the parking lot for 110 ft.
- 2) Construct a 6 ft. high black aluminum fence that extends past the building line no less than 20.5 ft. from the west property line along Guenther.

ORDINANCES and REQUIREMENTS:

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

Section 17.02 – Industrial Standards: M-2 (A) Front yards 25 ft. 2. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to setback further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards front on a major thoroughfare as defined by the master thoroughfare plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet.

- 16. PUBLIC HEARING:** **APPLICANT: Gumma Group, John Gumma**
REPRESENTATIVE: Frank Royce
COMMON DESCRIPTION: 21704 Hoover
LEGAL DESCRIPTION: 13-35-152-001
ZONE: M-3

VARIANCES REQUESTED: Permission to

- 1) Allow a permanent trailer with slide out no less than 9' 4" from the side (south) property line.
- 2) Allow a permanent trailer with slide out no less than 50' 7" from the side (north) property line.
- 3) Allow a utility trailer no less than 26' from the side (south) property line.
- 4) Allow a utility trailer no less than 38' 3" from the side (north) property line.
- 5) Allow a generator no less than 13' 10" from the side (south) property line.
- 6) Allow a generator no less than 52' 1" from the side (north) property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: (B) Side yards, and rear yards. M-3, 60' each.

17. PUBLIC HEARING:	APPLICANT: Mound Property Investments LLC
REPRESENTATIVE:	Ali Ajami
COMMON DESCRIPTION:	25010 Mound & 5949 Ten Mile
LEGAL DESCRIPTION:	13-21-353-010 and -011
ZONE:	M-2

VARIANCES REQUESTED: Permission to

- 1) Construct a building and adjoining parking no less than 40 ft. from the front (west) property line.
- 2) Construct a 108 ft. x 24 ft. gas canopy no less than 23 ft. from the front (west) property line.
- 3) Construct a building no less than 5 ft. from the side (north) property line.
- 4) Allow the minimum of 8 stacking spaces per bay and minimum dry off spaces equal to the stacking spaces in consideration of mechanical drying device(s).
- 5) Waive one required off-street parking space.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: (A) Front yards 25 ft. 2. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the master thoroughfare plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet. (B) Side yards, and rear yards. 20 ft. each.

Section 14.01 – Uses Permitted: (P) Auto wash uses as regulated in this section. A. Site design requirements: 4. Parking shall be provided to accommodate require stack spaces, dry-off spaces and employee parking defined as follows: b. an automatic drive-through auto wash shall have a minimum of ten (10) stack spaces per bay or one-half (1/2) of the maximum total output per hour, whichever is greater; the minimum dry-off spaces equal to the number of spaces required for stack spaces; and one (1) employee parking space for every employee during one (1) shift, when the maximum employees are employed.

Section 4.32 – Off-street Parking Requirements: In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for use of occupants, employees, and patrons of the buildings hereafter erected, altered or extended after the effective date of this ordinance, shall be provided and maintained as herein prescribed. (22) All retail stores, martial arts and yoga studios, except as otherwise specified herein. One (1) parking space for each three hundred (300) square feet of gross floor area.

18. NEW BUSINESS**19. 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: ITALY AMERICAN CONSTRUCTION

REPRESENTATIVE: JOHN CIALONE

COMMON DESCRIPTION: 5565 CHICAGO

PARCEL NUMBER: 12-13-05-278-015

ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to erect garage and breezeway.

ORDINANCES and REQUIREMENTS:

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:

Erect an oversized accessory structure, attached garage 711.25 sf with a 60 sf breezeway for a total of 771.25 sf.

Previous Variance Requested: None.

dwenson, Zoning Inspector 12/16/2022 01/09/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: ITALY AMERICAN CONSTRUCTION

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

SECTION 7.01 USES PERMITTED (I)

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

dwenson, Zoning Inspector

\$95 SW 12/16/22

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

DEC 16 2022
CITY OF WARREN
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: ITALY AMERICAN CONSTRUCTION

Address _____ Telephone _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) JEFF RICHARDS

5565 CHICAGO, WARREN MI 48092

Name of Representative: JOHN CIALONE Telephone _____

Representative's Address: _____

Representative's Email Address: _____ ☒ prefer email communication

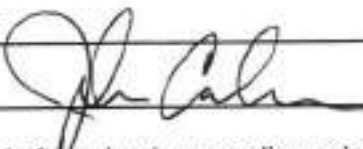
Address of Property: 5565 CHICAGO, WARREN MI 48092

Parcel I.D. No. (as shown on tax bill): 12-13-05-278-015

Purpose of Request: Mr. Richards would like to request a variance to build a garage and breezeway
that would exceed the allowable 700 sqft. The proposed garage is 30' x 23'-8.5" with a 2 ft overhang on the
front of the garage and the breezeway is 60 sqft.

Please explain the nature of your hardship:

Currently, there is no garage on this property. The homeowners have been parking in the area
where we propose to build the new garage because there is a garage floor and footing already
installed. There is also a foundation already installed for a breezeway. We propose to build on the
existing concrete so the homeowners can have the same enjoyment out of their home as their
neighbors.

Signature:  Date: 12/9/2022

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 Jeffrey and Tonya Richards
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 W E

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT JOHN CIALONE & PAUL SCHILLER *
Name(s) of Person(s)

THE SALESMEN _____ OF ITALY AMERICAN CONSTRUCTION *
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED [Signature] L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Wayne

ON THIS 2nd DAY OF December, 2022, BEFORE ME PERSONALLY CAME
Jeffrey and Tonya Richards, 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.

COLLEEN M FRIES
Notary Public, State of Michigan
County of Wayne

My Commission Expires 05-11-2023

Colleen M. Fries
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 05/11/2023

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.

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 homeowners are asking for a variance to build a garage and breezeway that would exceed the allowable square footage for accessory structures. There is an existing foundation for a garage and breezeway that was permitted by the city in 2006. The proposed breezeway is 6' x 10', and the proposed garage is 30' x 23'-8.5" with a 2' overhang on the front of the garage.

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

Italy American Construction and the homeowner, Mr. Richard's, viewed a permit on BS&A indicating that a garage floor and breezeway foundation was installed in 2006. The permit also states that a future garage and breezeway would be built on it. The sizing on the 2006 permit was for 732 sqft feet but we measured 770 sqft. Either way, the 2006 permit is still over the allowed 700 sqft and according to BS&A, the permit was finalized in 2012. Based on this info we thought there wouldn't be an issue to build the garage and breezeway.

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.

There was already an approval by the city to install the foundation for a garage and breezeway, which was done by a previous owner of the house. There is also no garage on this property.

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.

Where the foundation is now, the proposed garage would be around 28' off of the side yard property line, which is well within the allowable setback. The lot itself is about 28,218 sqft. The home and proposed garage will only take up around 6% of the lot area. We do not believe this will negatively impact the surrounding properties.

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

In 2006, the city approved work to be done to install a garage floor and footing and a breezeway foundation. No garage was ever built but the foundation is there.

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.

Currently, this property does not have a garage. The homeowners have been using the existing garage floor and foundation to park their cars, but they would like to have cover for their vehicles for protection. Other houses in this neighborhood benefit from having a garage so the homeowners would like to benefit as well.

ArcGIS Web Map



1/9/2023, 4:10:01 PM

- ☒ Platted Area Boundaries
- ☐ Property Area Boundaries
- ☐ Property Lines - Retired
- ☐ Property Lines - Drafting Detail
- ☐ 300 - TruckMark
- ☐ 301 - MiscUnknown
- ☐ 303 - TextOvals
- ☐ 304 - LandHooks
- ☐ 306 - TraversalLines
- ☐ 307 - LeaderLines
- ☐ 308 - ExtentTruckMark
- ☐ 314 - PrivateClaim
- ☐ Property Lines - Core
- ☐ 100 - Parcel



This layer is visible at all scales. | This layer is visible between the scale 1:1 - 1:20,000. |

ArcGIS Web AppBuilder

CITY OF WARREN

ZONING BOARD OF APPEALS REVISEDSUMMARY OF VARIANCE REQUEST

APPLICANT: AVER SIGN COMPANY

REPRESENTATIVE: JENNIFER GLOVER

COMMON DESCRIPTION: 25700 DEQUINDRE

PARCEL NUMBER: 12-13-19-301-029

ZONED DISTRICT: M-2

REASON: Petitioner seeks sign for a new business.

ORDINANCES and REQUIREMENTS:

SECTION 4A.11 - SPECIFIC SIGN DEFINITIONS. 22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

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..

VARIANCES REQUESTED: Permission to:

1. Erect a 16.6 ft. high monument sign.
2. Erect a 93.77 sf. Monument sign.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/05/2023 01/17/2023 (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.11 SIGN DEFINITIONS
SECTION 4A.35 SIGNS PERMITTED IN COMMERCIAL
BUSINESS& INDUSTRIAL 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

Submittal #365 1/5/23

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

06 JAN 05 2022
CITY OF WARREN
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: Aver Sign Co.

Address _____ Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) Bazco Holding

Name of Representative: Jennifer Glover Telephone: _____

Representative's Address: _____

Representative's Email Address _____ ☒ prefer email communication

Address of Property: 25700 Deguindre

Parcel I.D. No. (as shown on tax bill): 12-13-19-301-029

Purpose of Request: To allow relief of 13 sq ft, overage in signage
8' height overage for gas price pole sign.

Please explain the nature of your hardship:

Due to the BP brand specific Standards ^{that} are required,
the chillbox and invigorate panel take sq ft away
from the product display sq ft. The business should
be allowed to have the same competitive edge as any
other fueling station in Warren & Macomb County & display all
products offered

Signature: _____ Date: 1-5-22

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE ALY BAZZ
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE member OF BARCO HOLDINGS, LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
I/We/I
_____/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 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 [Signature] L.S.
SIGNED [Signature] L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 27 DAY OF December, 2022 BEFORE ME PERSONALLY CAME
ALY BAZZ, 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.

LEANNE M. PROVO
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jul 11, 2023
Acting in the County of Macomb

[Signature]
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 7-11-2023

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.



January 4, 2023

City of Warren

Zoning Board of Appeals

One City Square

Warren, MI 48092

Re: Answers to hardship for 25700 Dequindre

1. **Nature of Hardship:** Due to the BP brand specific standards that are required, the Chillbox and invigorate panels are a requirement for the brand. This station will be offering 4 different fuel types and as a business in the City of Warren they should be allowed to display the items they offer thus allowing this new station the same competitive edge as any other station in the City of Warren. The road is heavily trafficked and has a speed limit of 40 MPH. There doesn't appear to be a lot of residential dwellings. It's mostly industrial, machine shops, and retail.

Worksheet #1

Non-use variance; practical difficulty standard: Strict compliance with the height requirements would cause a safety issue for the public. Strict compliance with the height requirements, would reduce the product display to an unreadable size, thus causing potential accidents. Reducing the sign panels and digits could result in potential accidents from drivers trying to read the sign.

Not self-imposed: The condition is from the City's sign ordinance and the requirements the city imposes on the potential new business within the City of Warren.

Property unique: This property is located with in a 100' of the 696 exit ramp and within 300' of 696 itself. Due to the Hotel next door and the other high-rise style of buildings, our location is hidden behind and unable to be seen by the adjacent highway and surrounding buildings. Allowing the sign, we are requesting gives this new business the same vision as other business in the area. Our building/business will have the same opportunity as the other business within the zone/area.

Not a detriment: Granting the variance is not a detriment as this area is mostly industrial, manufacturing, and service. The closest residential area to the north is over 700' away and across the highway over 1000'. The safety concern is, if forced to reduce the size of the sign with the higher rate of speed in the area will cause a unsafe situation. According to the DMV the recommended stopping

distance when traveling at approx. 45 MPH the distance to stop safely is 124 feet. Dequindre road in front of the new business is 40 MPH a safe stopping distance is going to be approximately 100 feet. Small signage will be much harder to see causing the stopping distance to be hindered and causing a more safety concern.

Not personal or economic: The station sits much further back than most businesses in this area. This is not a personal or economic as the business owner is simply trying to have the same competitive edge as any other business in this area/zone. Fueling stations have the right to display their products and prices. But also, must comply with the brand imaging as a requirement to sell that brand of petrol.

Necessary: The product/price sign is a requirement in today's day for customers to be able to make the best decision for their needs, since this location will offer unique products and discounts. The owner is trying to open a nice new/clean station that will offer more than fuel but they will also be offering food products as well. The sign is necessary because of how far back the business sits. It is hard to see from the north and south direction of the Dequindre Road. And definitely won't/can't be seen from the I-75 highway.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Glover', with a long horizontal flourish extending to the right.

Jennifer Glover

Permit Agent

Aver Sign Company



PLANNING DEPARTMENT

ONE CITY SQUARE, SUITE 315
WARREN, MI 48093-5283
(586) 574-4687
FAX (586) 574-4645
www.cityofwarren.org

DATE: January 25, 2023

TO: Paul Jerzy, Secretary to the Board of Appeals
Everett Murphy, Chief Zoning Inspector
Deborah Wenson, Zoning Inspector

FROM: Ronald F. Wuerth, AICP, Planning Director 

RE: 25700 Dequindre Rd; Signage

As per Article XX, Board of Appeals, Section 20.29 Impact Statement from the Planning Director, I have been requested to review the above-mentioned item for its impact on the City's general planning principles and other related issues.

My responsibility is to consider the effect of the variance request on pedestrian and vehicular circulation, off-street parking, structural relationship, public utilities, landscaping, accessibility and other site design elements. When a petitioner requests a variance to a Zoning Ordinance regulation, it is my responsibility to consider the overall impact of the variance(s) on the abutting, local or general public as a factor to be considered.

After review of the request, the following issues were found to impact the abutting, local or general public:

Two factors exist. Sign height and square footage, both of which are more than the requirement. If the bottom three (3) panels (two green, one white) are removed then the height is lowered to approximately 25 ft. Also in removing the panels, the square footage is reduced to approximately 77.57 sq. ft. that almost meets the requirement of 75 sq. ft.

It is with this observation that I provide my opinion. Should you have any questions, please contact me at the Planning Department at 586-854-4687

/dwc

25700 Dequindre

PIED PIPER PIZZA PARLOR

GRANTED permission at ; he meeting of
6/14/78 to construct a 70' x 145' building to
within 25' of the front property line. *PARKING*
25' OF DEQ.

25700 Dequindre Road

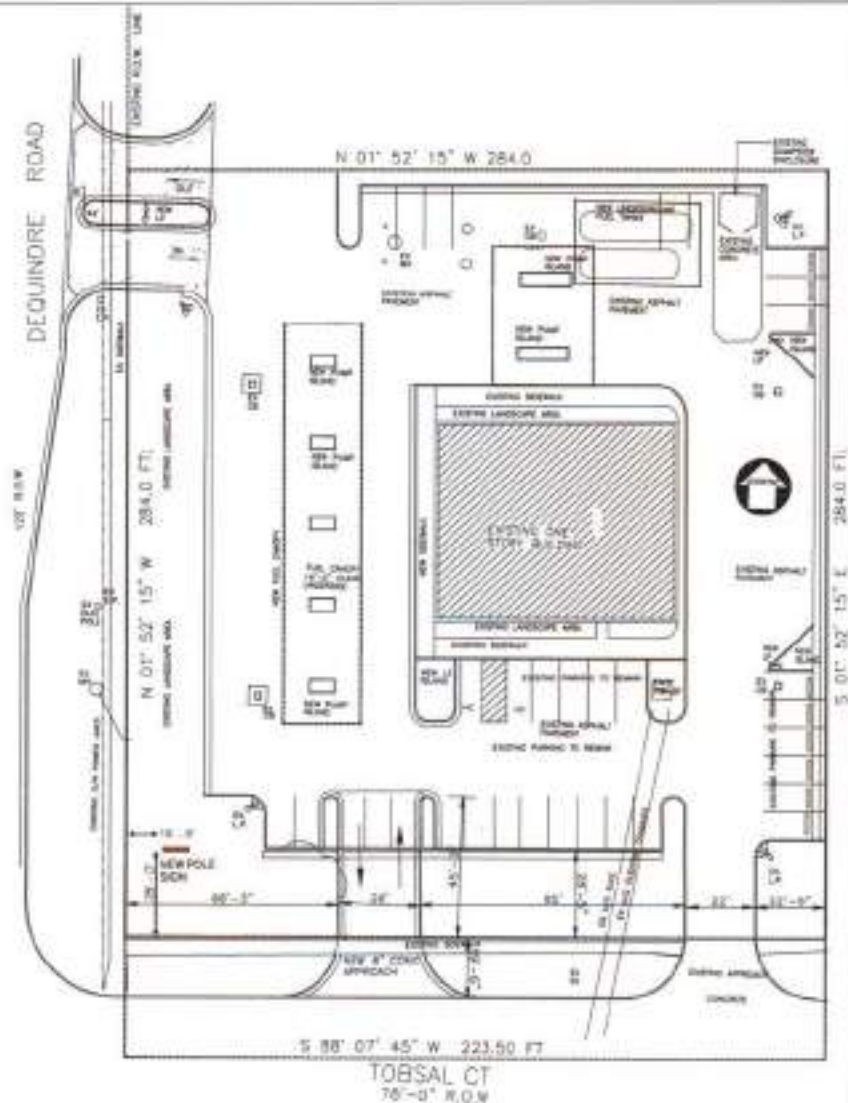
Bob Evans Farms, Inc.

Granted permission at the meeting of 1-14-87 to
erect a 4' x 6' (24 sq. ft.), ground sign,
indicating Bob Evans' entrance, no higher than
4' high including the sign, to no less than
28' of the property line along Dequindre Road.

25700 Dequindre

1/12/05

BOB EVANS RESTAURANT/STEPHEN WAREHIME,
SENIOR VICE PRESIDENT, 25700 Dequindre, Also Known
As 13-19-301-029 - **GRANTED** request to re-erect two (2)
wall signs, one (1) sign on the face of the building 14' x 4.7'
(66 sq. ft.) and one (1) sign 14' x 3.1' (44 sq. ft.) on the side
(south) of this renovated building on Dequindre. Additional
wall signage requested 110 sq. ft. total.



25700 DEQUINDRE WARREN, MI 48091 (Property Address)
 Parcel Number: 12-13-19-301-029 Account Number: 306920924
 SEC 19; COM AT W 1/4 POST SEC 19; TH S01°52'15"E
 502.21 FT ALG W SEC LINE; TH N88°07'45"E 60.0 FT TO POB;
 TH CONT N88°- 07'45"E 223.50 FT; TH S01°52'-15"E 284.0 FT;
 TH S88°07'45"W 223.50 FT ALG C/L TOBSAL CT;
 TH N01°52'15"W 284.0 FT ALG E R/W LINE OF
 DEQUINDRE RD TO POB. 1,257 A.

Aver
 SIGN COMPANY

88.0 sqft total signage



Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Agnlin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester

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: MARCH 8, 2023 at 7:30 P.M.

Applicant: AVER SIGN COMPANY
(Revised and Rescheduled from 2/8/2023)
Common Description: 25700 DEQUINDRE

VARIANCE(S) REQUESTED: Permission to:

- 1) Erect a 16.6 ft. high monument sign.
- 2) Erect a 93.77 square ft. monument sign.

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 APPEALSSUMMARY OF VARIANCE REQUEST

APPLICANT: MIKE'S FRUIT & FLOWER & FAMILY FUN FIREWORKS,
MICHAEL KANAKRY, JENNA & NOLA

REPRESENTATIVE: CAREN M BURDI

COMMON DESCRIPTION: **5821 THIRTEEN MILE**

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

ZONED DISTRICT: MZ, C-2, P

REASON: Petitioner seeks to conduct temporary outdoor sales of flowers, fireworks, and Christmas trees.

ORDINANCES and REQUIREMENTS:

SECTION 4.52 STANDARDS FOR TEMPORARY OUTDOOR RETAIL SALES APPROVAL. (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

VARIANCES REQUESTED: Permission to:

1. Conduct seasonal outdoor sales in an area 40' x 60'=2400 sq. ft. from 3/10/2023 thru 12/22/2023 (flower sales and Christmas tree sales prior to Christmas.)
2. Conduct a second seasonal outdoor sales operation (fireworks) in an area of 40' x 60' (2400 sf), from June 15, 2023 through July 5, 2023 from 10:00 A.M. to 10:00 P.M.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/25/2023 02/15/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

**NAME OF APPLICANT: MIKE'S FRUIT & FLOWER & FAMILY FUN
FIREWORKS, MICHAEL KANAKRY, JENNA & NOLA**

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 4.52 (D) TEMPORARY OUTDOOR SALES

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

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: MIKE'S FRUIT & FLOWER AND FAMILY FUN FIREWORKS, MICHAEL L. KANAKY & TASHA ANOLA

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different): MASOUD SHANGU

Name of Representative: CAREN M. BURDI Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: _____

Parcel I.D. No. (as shown on tax bill): 13-05476006

Purpose of Request: TO CONDUCT TEMPORARY FLOWERS

AND FIREWORKS TENT SALE OUTDOOR FLOWERS WILL

BE FROM MARCH TO DEC 22, 2023 WITH CHRISTMAS

TREES FIREWORKS FROM JUNE 15-JULY 5 BOTH TENT
40x60

Please explain the nature of your hardship:

TEMPORARY OUTDOOR SALES REQUIRE

THE APPROVAL OF THE BOARD, THE

VARIANCE REQUEST WILL NOT BE A

DETRIMENT TO ADJOINING PROPERTY OWNER

NEED VARIANCE FOR 2 CAR PARKING FOR FIREWORK TIME ONLY

Signature: [Signature] Date: 1-23-2023

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 13 mile mound LLC

OF

THE Managing Member OF 13 mile mound LLC
Address, City, State Zip Telephone
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 CAREN M. BURDI, Attorney
Name(s) of Person(s)

THE _____ OF _____
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

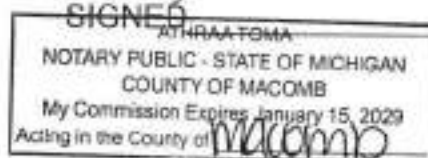
FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb



ON THIS 23rd DAY OF January, 2023 BEFORE ME PERSONALLY CAME
Makoud 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 he DID SO OF his OWN FREE WILL AND DEED.

athana Yana

NOTARY PUBLIC Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 01-15-2029

macomb

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.

LEGAL DESCRIPTION: 13-05-476-006

VARIANCES REQUESTED: Permission to

- 1) Conduct seasonal outdoor sales in an area of 40' x 60' = 2,400 square ft. from 4/1/2022 through 12/31/2022 (flower sales from 4/1/2022 through 11/30/2022 and Christmas trees sales from 11/15/2022 through 12/31/2022).
- 2) Conduct a second seasonal outdoor sales operation in an area of 40' x 60' (2,400 square ft.) from June 15, 2022 through July 5, 2022 from 10am to 10pm.

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

LEGAL DESCRIPTION: 13-05-476-006

VARIANCES REQUESTED: Permission to

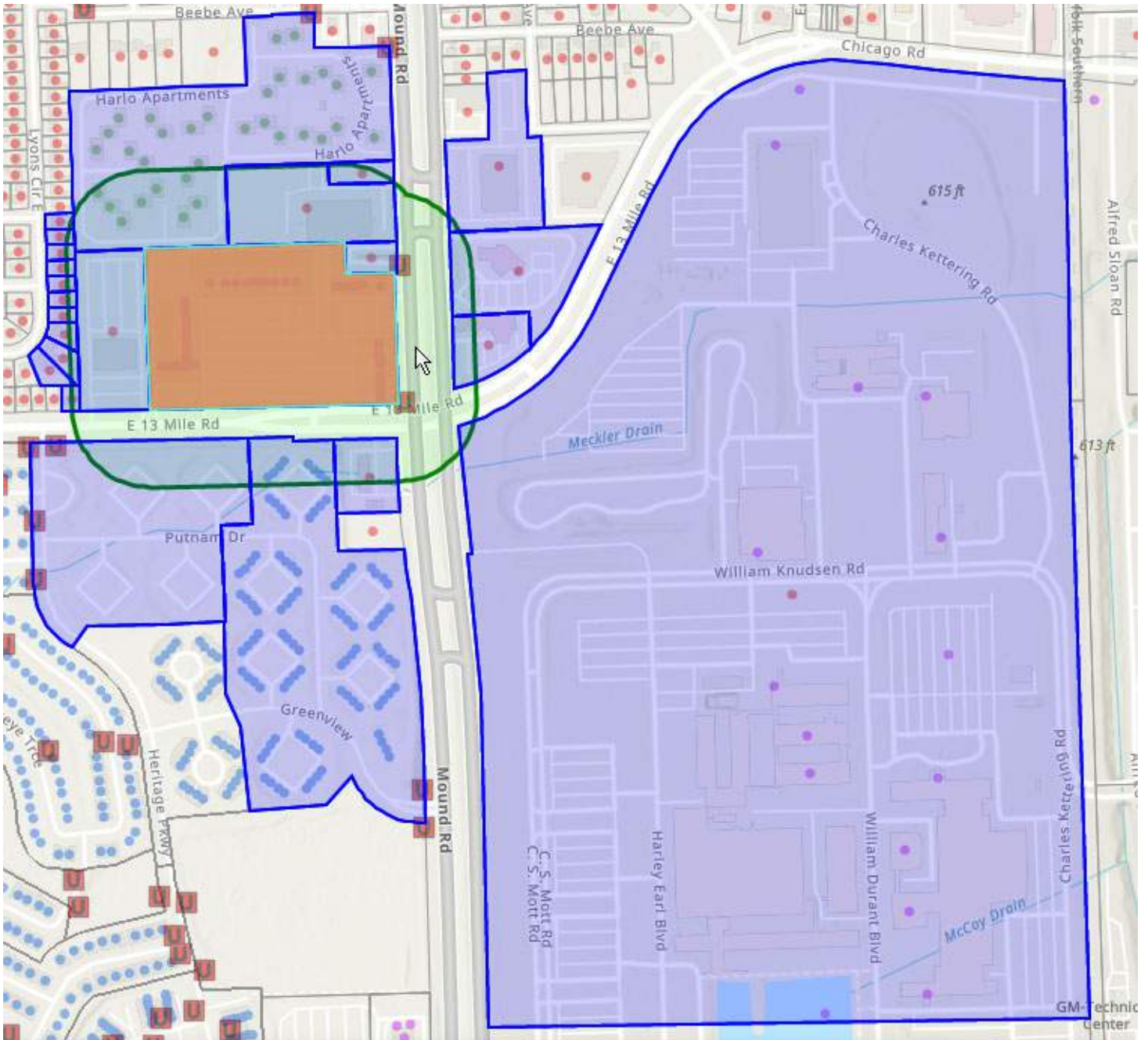
- 1) Conduct seasonal outdoor sales in an area 40' x 60' = 2,400 square ft. from 4/1/2022 through 12/31/2022 (flower sales from 4/1/2022 through 11/30/2022 and Christmas trees sales from 11/15/2022 through 12/31/2022).
- 2) Conduct a second seasonal outdoor sales operation in an area of 40' x 60' (2,400 square ft.) from June 15, 2022 through July 5, 2022 from 10am to 10pm.

The petitioner's request was **RESCHEDULED** to May 11, 2022.

2021 WARREN



5821 THIRTEEN MILE
13-05-476-006





Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Agnlin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester

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: MARCH 8, 2023 at 7:30 P.M.

Applicant: MIKE'S FRUIT & FLOWER and FAMILY FUN FIREWORKS,
MICHAEL KANAKRY and JENNA NOLA
Common Description: 5821 THIRTEEN MILE

VARIANCE(S) REQUESTED: Permission to:

- 1) Conduct seasonal outdoor sales in an area 40' x 60' = 2,400 square ft. from 3/10/2023 through 12/22/2023 (flower sales and Christmas tree sales prior to Christmas).
- 2) Conduct a second seasonal outdoor sales operation (fireworks) in an area of 40' x 60' (2,400 square ft.) from June 15, 2023 through July 5, 2023 from 10:00 a.m. to 10:00 p.m.

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: FAMILY FUN FIREWORKS

REPRESENTATIVE: CAREN M. BURDI

COMMON DESCRIPTION: 26800 DEQUINDRE

PARCEL NUMBER: 12-13-19-101-017

ZONED DISTRICT: C-2

REASON: Petitioner seeks to conduct temporary outdoor sales of fireworks, same as last year.

ORDINANCES and REQUIREMENTS:

SECTION 4.52 STANDARDS FOR TEMPORARY OUTDOOR RETAIL SALES APPROVAL. (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

VARIANCES REQUESTED: Permission to:

To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent, from June 17, 2023 through July 7, 2023 from 10:00 A.M. TO 10:00 P.M.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/25/2023 02/15/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: FAMILY FUN FIREWORKS

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 4.52 TEMPORARY OUTDOOR RETAIL SALES

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

2023

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

Dated
1/25/2023

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: FAMILY FUN FIREWORKS

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) ELEREN DEQUINDE ASSO

Name of Representative: CAREN BURDI Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: _____

Parcel I.D. No. (as shown on tax bill): 13-19-101-017

Purpose of Request: TO CONDUCT TEMPORARY OUTDOOR
SALE OF FIREWORKS FROM JUNE 17 TO JULY 7
2023 WITH 20x50 TENT 10 FEET BUTTER
AROUND TENT

Please explain the nature of your hardship:

TEMPORARY OUTDOOR SALE REQUIRE
THE APPROVAL OF THE BOARD. THE VARIANCE
REQUEST WILL NOT BE A DETERIMENT
TO ADJOINING PROPERTY OWNER

Signature: [Signature] Date: 1-24-2023

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

v024

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Penny Wilamowski
Name(s) of Person(s)

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

THE AGENT OF Eleven Deguire Associates
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT It's is The
I/We/It _____

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Jenna Nola or Michael Karakry
Name(s) of Person(s)

THE PRsident OF Family Fun Fireworks
Title of Officer Name of Company

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

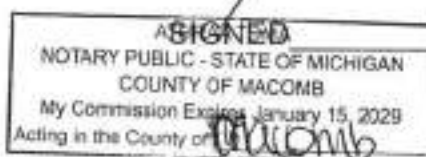
IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

FURTHER, DEPONENT SAYS NOT.

SIGNED Penny Wilamowski

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb



L.S.*

macomb

ON THIS 25th DAY OF January, 2023, BEFORE ME PERSONALLY CAME
Masoud Shariq, 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.

Athraa Yara
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 01-15-2029

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.

03/09/2022

26800 Dequindre

LEGAL DESCRIPTION: 13-19-101-017

VARIANCES REQUESTED: Permission to

1 OF 2

1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent from June 15, 2022 through July 6, 2022 from 10:00 am to 10:00 pm.

03/09/2022

26800 Dequindre

LEGAL DESCRIPTION: 13-19-101-017

VARIANCES REQUESTED: Permission to

2 OF 2

2) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

The petitioner's request was **APPROVED** with the condition to have additional weights to prevent the collapse of the tent if high winds.

03/10/2021

26800 Dequindre

LEGAL DESCRIPTION: 12-13-19-101-017

VARIANCES REQUESTED: Permission to

1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent from June 15, 2021 through July 6, 2021 from 10:00 a.m. to 10:00 p.m.

Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000

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

26800 Dequindre

LEGAL DESCRIPTION: 13-19-101-017

3/13/2019

VARIANCES REQUESTED: Permission to -

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square feet) with a 10' buffer around the tent, from June 18, 2019 through July 8, 2019 from 10:00 a.m. to 10:00 p.m.
- 2) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

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

26800 Dequindre

LEGAL DESCRIPTION: 13-05-476-006

6/10/2020

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent from June 15, 2020 through July 7, 2020 from 10:00 a.m. to 10:00 p.m.
- 2) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the four-four (44) spaces waived 3/22/2000.

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

4/11/2017

26800 Dequindre

LEGAL DESCRIPTION: 13-19-101-017

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) with a 10' buffer around the tent, from June 1 2017 through July 8, 2017; from 10:00 a.m. to 10:00 p.m.
- 2) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

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

26800 Dequindre

6/13/2012

Skyway Inc., (Representative: Mr. John Guzzardo) 26800 Dequindre Road, also known as 13-19-101-017, **GRANTED** permission to 1. Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent, from June 25, 2012 through July 5, 2012, from 9:00 a.m. to 9:00 p.m. 2. To Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

4/13/2016

26800 Dequindre

PUBLIC HEARING:

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Z & Z Fireworks, LLC
Eleven - Dequindre Associates
Ms. Caren M. Burdi
26800 Dequindre
13-19-101-017
C-2

VARIANCES REQUESTED: Permission to

- 1.) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent from June 18, 2016 through July 8, 2016 from 10:00 a.m. to 10:00 p.m.
- 2.) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) space waived 03/22/2000.

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

26800 Dequindre

PUBLIC HEARING

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Z & Z Fireworks, LLC and
Eleven-Dequindre Associates
Mr. Charles Earl Jr.
26800 Dequindre
13-19-101-017
C-2

12/11/2013

VARIANCES REQUESTED: Permission to:

1. To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent, from June 26, 2014 through July 7, 2014 from 10:00 a.m. to 10:00 p.m.
2. To waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) space waived 3/22/2000.

Petitioner's request was **GRANTED**.

4/8/15

26800 Dequindre

PUBLIC HEARING

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Z & Z Fireworks/11-Dequind
Associates
Ms. Caren M. Burdi
26800 Dequindre
13-19-101-017
C-2

VARIANCES REQUESTED: Permission to:

1. Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) with a 10' buffer around the tent, from June 18, 2015 through July 13, 2015 from 10:00 a.m. to 10:00 p.m.
2. Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) space waived 3/22/2000.

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

26800 Dequindre**6/8/2011**

Skyway, Inc. Richard Rosenbaum, 26800 Dequindre, Also Known As 13-19-101-017, **GRANTED** the following request: #1. To conduct a temporary outdoor sales operation in an area of 20' x 40' (800 sq. ft.) June 25, 2011 through July 5, 2011 from 9:00 a.m. to 9:00 p.m. #2. To temporarily waive five (5) additional off-street parking spaces where the outdoor sales area is.

26800 Dequindre**4/28/10**

Skyway Inc., Richard A. Rosenbaum, 26800 Dequindre, Also Known As 13-19-101-010, **GRANTED** variance request: 1) To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) May 1, 2010 through July 5, 2010 from 9:00 a.m. to 9:00 p.m. 2) To waive five (5) additional off-street parking spaces where the outdoor sales area is.

26800 Dequindre**5/23/2012**

Skyway, Inc., Richard A. Rosenbaum, 26800 Dequindre, also known as 13-19-101-017, (representative: John Guzzardo) re-scheduled this item until June 13, 2012.

26800 Dequindre**3/25/09**

PARKVIEW PLAZA ASSOCIATES - RICHARD ROSENBAUM, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request 1) To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) April 6, 2009 to June 22, 2009 for flowers and June 25, 2009 to July 6, 2009 for fireworks from 9 a.m. to 9 p.m. 2) To waive five (5) required off-street parking spaces where the outdoor sales area will be placed. 3) To waive the five (5) day waiting period if request is approved and if necessary.

26800 Dequindre**4/23/2008**

PARKVIEW PLAZA ASSOCIATES - RICHARD ROSENBAUM, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request 1) To conduct seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) from May 1, 2008 through July 5, 2008 from 9 a.m. to 9 p.m. 2) To waive five (5) required off-street parking spaces where the outdoor sales area will be placed. 3) To waive the five (5) day waiting period, if request is approved, and if necessary.

26800 Dequindre**3/28/2007**

PARKVIEW PLAZA ASSOCIATES - RICHARD ROSENBAUM, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request 1) To conduct seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) April 3, 2007 through July 6, 2007 from 9 a.m. to 9 p.m. 2) To waive five (5) required off-street parking spaces where the outdoor sales area will be placed. 3) To waive the five (5) day waiting period, if request is approved and if necessary.

26800 Dequindre

3/22/2006

BIG LOTS, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request 1) To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) from April 7, 2006 through July 6, 2006. 2) To waive five (5) required off street parking spaces where the outdoor sales area will be placed. 3) To waive the five (5) day waiting period, if request is approved and if necessary.

26800 Dequindre

2/23/05

AMY GUZZARDO, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request 1) To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) May 1, 2005 through July 5, 2005. 2) To waive five (5) additional off-street parking spaces for the outdoor sales area.

26800 Dequindre

4/21/2004

AMY GUZZARDO, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request to 1) Conduct seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) April 22, 2004 through May 31, 2004 from 9 a.m. to 9 p.m., and again from June 14, 2004 through July 5, 2004, from 9 a.m. to 9 p.m. 2) To waive five (5) additional off-street parking spaces where the outdoor sales area is located. 3) To waive the 5 day waiting period, if request is granted.

26800 Dequindre

4/14/2004

AMY GUZZARDO, 26800 Dequindre, Also Known As 13-19-101-010 - **TABLED** to the meeting of April 21, 2004.

26800 Dequindre

4/9/2003

BIG LOTS, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request 1) To conduct seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) April 14 through May 26 and June 27 through July 5, 2003. 2) To waive five (5) additional off-street parking spaces where the outdoor sales area will be placed. 3) To waive the five (5) day waiting period if request is approved.

26800 Dequindre

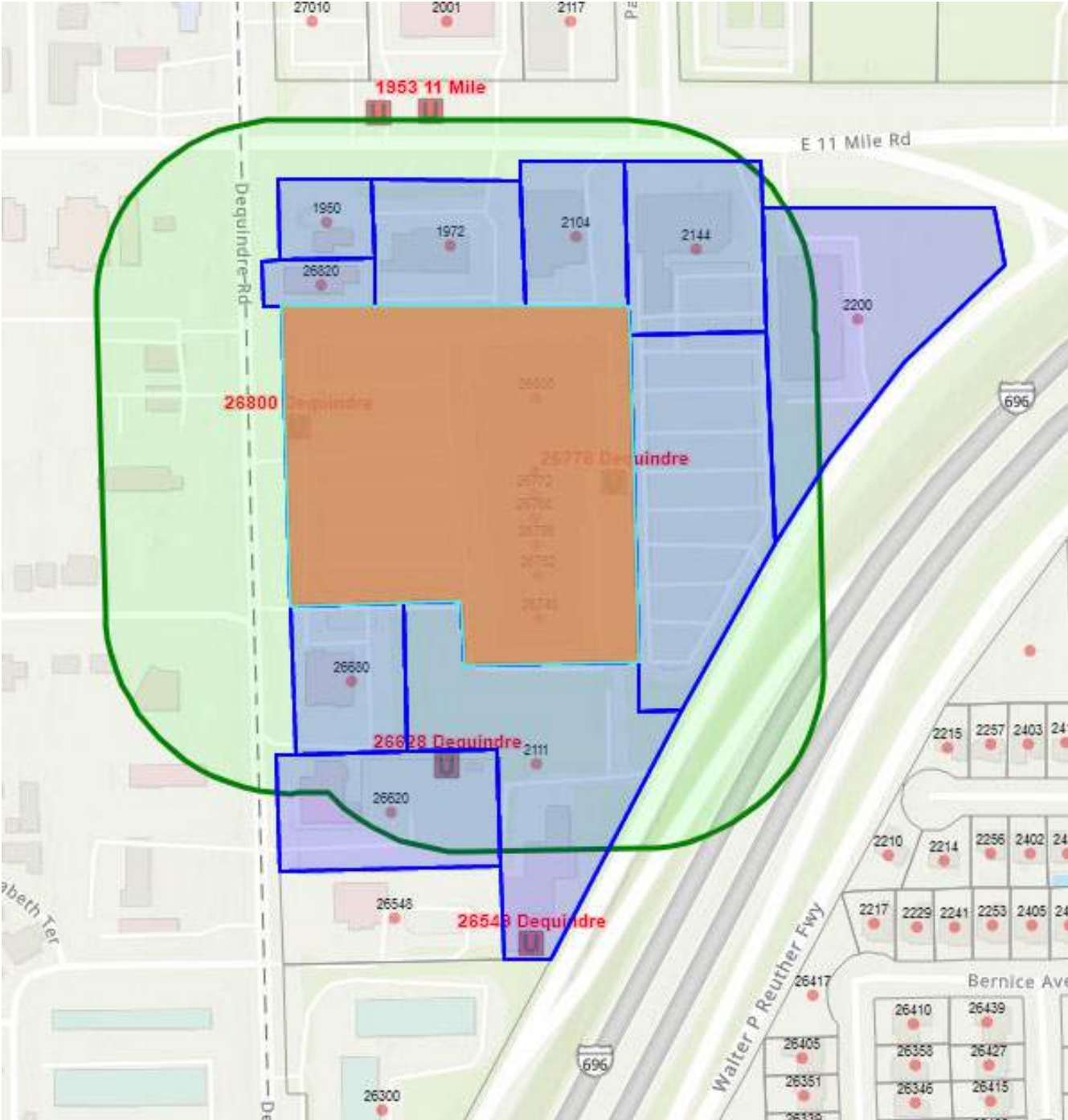
6/12/2002

BIG LOTS, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request 1) To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) June 25, 2002 through July 5, 2002 from 9:00 a.m. to 9:00 p.m. 2) To waive five (5) additional off-street parking spaces where the outdoor sales area will be placed. 3) To waive the 5 day waiting period if request is granted.

2021 WARREN



26800 DEQUINDRE
13-19-101-017



Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Agnlin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester



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: MARCH 8, 2023 at 7:30 P.M.

Applicant: FAMILY FUN FIREWORKS
Common Description: 26800 DEQUINDRE

VARIANCE(S) REQUESTED: Permission to:

Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent, from June 17, 2023 through July 7, 2023 from 10:00 a.m. to 10:00 p.m.

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 APPEALSSUMMARY OF VARIANCE REQUEST

APPLICANT: 14 MILE TENT LLC

REPRESENTATIVE: EDDIE H BABBIE

COMMON DESCRIPTION: 32800 RYAN

PARCEL NUMBER: 12-13-05-101-039

ZONED DISTRICT: C-1

REASON: Petitioner seeks to operate a seasonal outdoor sales of fireworks for which there is insufficient parking.

ORDINANCES and REQUIREMENTS:

SECTION 4.32 OFF STREET PARKING REQUIREMENTS (H) 22: One (1) parking space required for each 150 sf of floor space and outdoor sales areas combined.

SECTION 4.52 STANDARDS FOR TEMPORARY OUTDOOR RETAIL SALES APPROVAL. (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

VARIANCES REQUESTED: Permission to:

- 1) Conduct a seasonal outdoor sales operation in an area of 20 x 20 =400 sq. ft.), From June 23, 2023 through July 5, 2023 from 10 a.m. to 10 p.m.
- 2) Waive 14 off-street parking spaces for the outdoor sale and where the tent is located.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/23/2023 02/07/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: 14 MILE TENT 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 4.52 (D): SALES ACTIVITY OR DISPLAY OF
MERCHANDISE**

SECTION 4.32 (H) 22: OFF-STREET PARKING REQUIREMENTS

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

dwenson, Zoning Inspector

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

JAN 23 2022
CITY OF WARREN
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: 14 Mile Tent LLC

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) Babbie Enterprises, LLC

Name of Representative: Eddie Babbie Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 32800 Ryan Rd Warren MI

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

Purpose of Request: Outdoor Fire Works Sales, from June 23rd
till July 5th. 20 X 20 (Reduced) from approved 20 X 30
10 am - 10 pm

Please explain the nature of your hardship:

We have done a great job following all rules per city and state
300ft and all sign requirements, proper security daily, additional
lighting and security cameras. Tent is in a safe and secure
area of the Plaza away from shopping customers with proper
water tanks to keep drivers away from tent area, to include 300ft
signs

Signature: [Signature] Date: 1/19/2023

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 Eddie H. Bobbie
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE Manager OF 14 mile Tent LLC
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 _____
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 _____

ON THIS 23 DAY OF January, 2023, BEFORE ME PERSONALLY CAME
Eddie H. Bobbie 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.

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

Andrea Gjokaj
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.

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 plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

Only temporary tent used for 10 days and is removed!

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

Everything will remain as is this tent will be placed ~~on~~ in a designated area of the property as shown on plans and removed after.

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

32800-32790 Ryan

8/9/06

BABBIE ENTERPRISES LLC, EDDIE BABBIE, MANAGER, 32800-32790 Ryan, Also Known As 13-05-101-015, 13-05-101-006 and 13-05-101-007 – **TABLED** request to the meeting of August 23, 2006.

32800-32790 Ryan

8/23/06

BABBIE ENTERPRISES LLC, EDDIE BABBIE, MANAGER, 32800-32790 Ryan, Also Known As 13-05-101-015, 13-05-101-006 and 13-05-101-007 – **GRANTED** request to construct one (1) monument sign, 11' x 15' (165 sq. ft.) 13' high, on a 2' brick pedestal base and frame, to no less than 3' of the front property line on Ryan for the new strip shopping center.

32800 RYAN

06/09/2021

LEGAL DESCRIPTION: 13-05-101-039

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 30' (600 square ft.) from June 21, 2021 through July 5, 2021 from 10:00 a.m. to 9:00 p.m.
- 2) Waive 14 off-street parking spaces for the outdoor sale and where the tent is located.

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

32800 RYAN

04/13/2022

LEGAL DESCRIPTION: 13-05-101-039

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation in an area of 20 ft. x 30 ft. (600 square ft.) from June 21, 2022 through July 5, 2022 from 10am to 9pm.

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

WARREN



32800 RYAN
13-05-101-039



Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Agnlin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester



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: MARCH 8, 2023 at 7:30 P.M.

Applicant: 14 MILE TENT LLC
Common Description: 32800 RYAN

VARIANCE(S) REQUESTED: Permission to:

- 1) Conduct a seasonal outdoor sales operation in an area of 20 x 20 = 400 square ft.) from June 23, 2023 through July 5, 2023 from 10:00 a.m. to 10:00 p.m.
- 2) Waive 14 off-street parking spaces for the outdoor sale and where the tent is located.

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 APPEALSSUMMARY OF VARIANCE REQUEST

APPLICANT: COMPASS TECHNOLOGY SOLUTIONS LLC

REPRESENTATIVE: STEVE BRETZ

COMMON DESCRIPTION: 7400 MILLER

PARCEL NUMBER: 12-13-04-428-011

ZONED DISTRICT: M-2

REASON: Petitioner wishes to install a larger than allowed wall sign.

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 a 52.2 sf wall sign.

Previous Variance Requested: None.

dwenson, Zoning Inspector 01/26/2023 02/15/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: COMPASS TECHNOLOGY SOLUTIONS 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 AN M-2 DISTRICT

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

2/25/23
1/26/23
#250

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: Compass Technology Solutions, LLC

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) Kemp and Company

Name of Representative: Steve Bretz Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

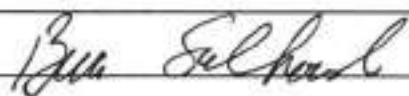
Address of Property: 7400 Miller, Warren, MI 48092

Parcel I.D. No. (as shown on tax bill): 12-12-04-428-011

Purpose of Request: Utilize existing sign from previous building

Please explain the nature of your hardship:

We would like to utilize the existing 50 sq. ft sign from our previous building in Mt. Clemens
instead of purchasing a new sign that meets the 42 sq. ft sign requirment.

Signature:  Date: January 18, 2023

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 Thomas R. Kemp
Name(s) of Person(s)

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

THE President OF Kemp & Company, Inc.
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Kemp & Company, Inc.

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Steve Bretz *
Name(s) of Person(s)

THE Salesman OF Phillips Sign & Lighting *
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 Oakland

ON THIS 18th DAY OF January, 2023, BEFORE ME PERSONALLY CAME
_____, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.



Lori Smith
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 12-21-2028

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.

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 cost for a new sign is approximately \$6,500, the sign from our previous building is only 5 years old.

Since the building sits back approximately 100' from the road it and the increase size is 8 sq. ft it would not have any impact on the aesthetics of the area since it is an industrial park.

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

Correct

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.

We believe the sign fits within the environment.

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.

Correct

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.

Correct

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.

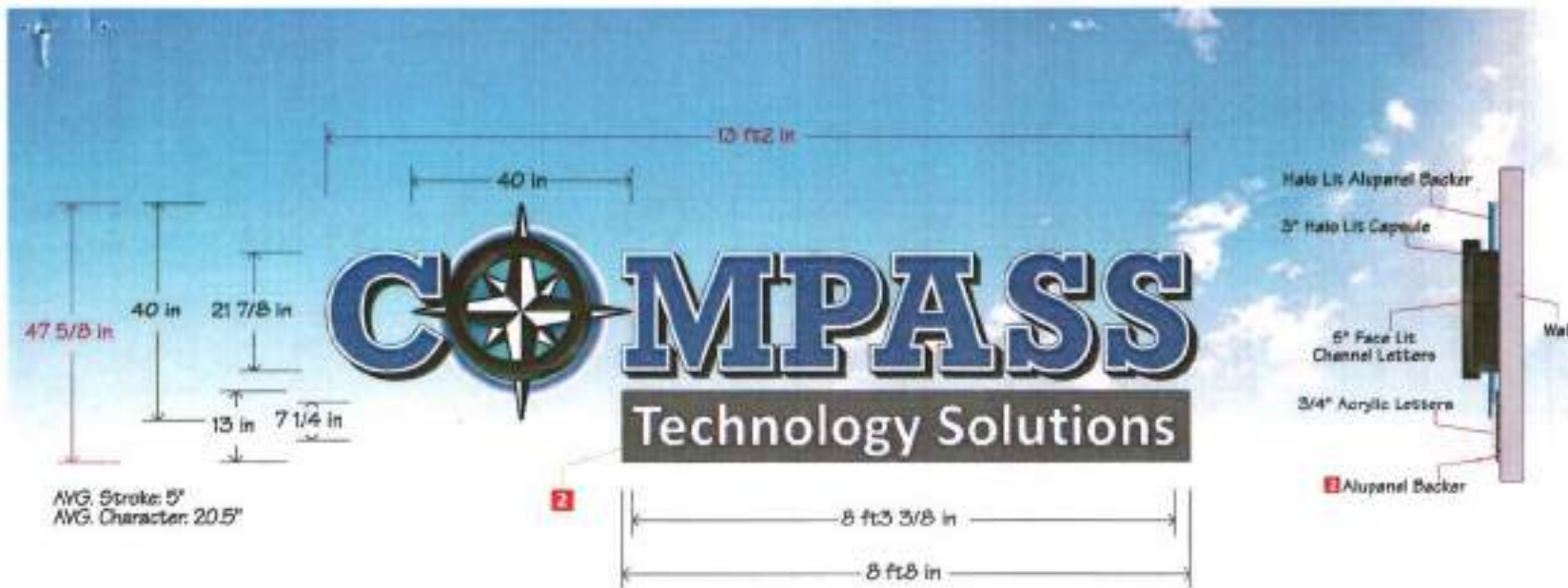
Correct

2021 WARREN

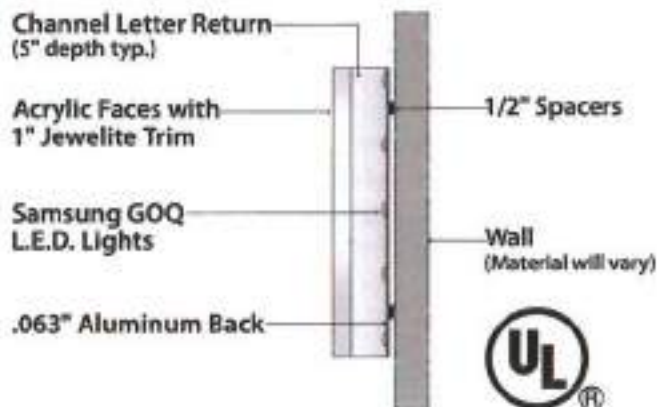


7400 MILLER
13-04-428-011

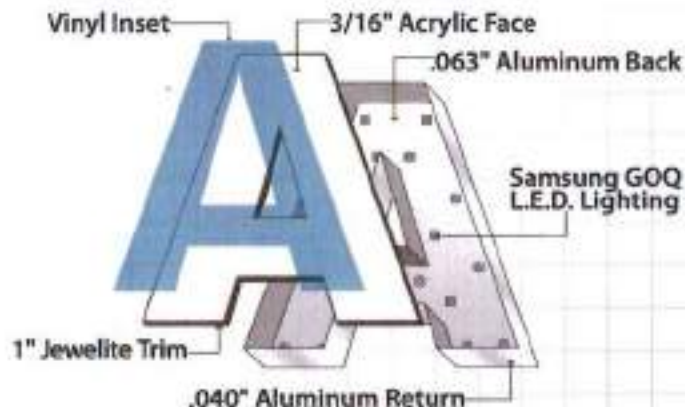




ENLARGED SIDE VIEW



CONSTRUCTION VIEW



ALUPANEL BACKER
Paint: MP15661 Compass-Satin

Item #1

TOTAL SIGN AREA: 52.3 Sq. Ft.

Sign Re-Location
Qty: 1

Lead #: P21001779-41705

Notes: Compass Technologies

LEADS: SB

LAYOUT: CG

Date:
9-15-22

REVISION:
DM 10-28-22

1 Remove Existing Sign from: 233 Church Street Mt. Clemens and Return to PS & L

2 Return to PS&L to Clean and add 3mm alupanel backer behind existing acrylic letters. Painted per client approved color.

3 Install Sign @ New Location:
7400 Miller Drive,
Warren, MI.

Designs, details and plans represented herein are the sole property of Phillips Signs & Lighting, Inc. All other components of these designs are not registered trademarks and protected. All rights reserved. No reproduction without written consent may result in Legal Repercussions.

phillips SIGN & LIGHTING Inc.

PS&L

Ph: 586.468.7110

visit us at: **phillipssign.com**

Approved: *Bretz*

Date: 10/31/22

Permit: DM1-10-28-22

NORTH ELEVATION 50'+- LINEAR BUILDING FRONTAGE

Simulated Perspective View is Approximate

3 Install Sign @ New Location: 7400 Miller Drive, Warren

*PAINTING BY OTHERS



Simulated Night View



Item #1

TOTAL SIGN AREA: 52.2 Sq. Ft.

Sign Re-Location
Qty: 1

Lead #: P21001779-41705

PROJECT: Compass Technologies

LEAD: SB

LAYOUT: CG

DATE:
9-15-22

REVISION
DM 10-28-22

1 Remove Existing Sign
from: 233 Church Street
Mt. Clemens and
Return to PS & L

2 Return to PS&L to
Clean and add
3mm alupanel backer
behind existing acrylic
letters. Painted per
client approved color.

3 Install Sign @ New
Location:
7400 Miller Drive,
Warren, MI.

Designs, details and plans represented herein are
the sole property of Phillip Signs & Lighting, Inc.
All or any part of these designs, layout, equipment, trademarks
and/or services, registered or unregistered, shall remain
the property of Phillip Signs & Lighting, Inc.

phillips SIGN & LIGHTING Inc.

PS&L

Ph: 586.468.7110

visit us at:

phillipssign.com

Approved: *[Signature]*

Date: 10/31/22

Permit: DM1-10-28-22



SITE PLAN

Lead #: P21001779-41705

Project: Compass Technologies

LEAD: SB

REVISION:

APPROV: DM

Date:
10-28-22

1
Location of existing wall
sign to be relocated to

2
Location of existing
monument sign to
receive proposed new
faces

Design, draft and plans represented herein are the sole property of Phillip Sign & Lighting, Inc. All other parts of these designs (except registered trademarks and protected attempts to duplicate designs without written consent) may result in legal repercussions.

phillips SIGN & LIGHTING INC.

PS&L

Ph: 586.468.7110

visit us at: **phillipssign.com**

Approved:

[Signature]

Date:

10/31/22

Permit: DM 10-28-22

Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Agnlin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester



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: MARCH 8, 2023 at 7:30 P.M.

Applicant: COMPASS TECHNOLOGY SOLUTIONS LLC
Common Description: 7400 MILLER

VARIANCE(S) REQUESTED: Permission to:
Erect a 52.2 square ft. wall sign.

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 APPEALSSUMMARY OF VARIANCE REQUEST

APPLICANT: BAZO CONSTRUCTION

REPRESENTATIVE: SARAH MHEISEN

COMMON DESCRIPTION: **1950 14 MILE**

PARCEL NUMBER: 12-13-06-101-016

ZONED DISTRICT: M-2

REASON: Petitioner seeks variance for new branding of signs.

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:

Allow the following signage on a gas canopy: 740 sf, with 3 BP helios @ 11.92 sf each, (on three of the four elevations) and the remainder 704.24 sf of design element. If approved the variance granted on 4/24/2002 (#2 related to canopy signage) will be relinquished.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/19/2023 02/02/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: BAZO CONSTRUCTION

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

SECTION 4A.35 SIGNAGE

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: Baza Construction

Address _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

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

Name of Representative: Sarah Mhelisen Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 1950 E. 14 Mile, Warren, MI

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

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

Please explain the nature of your hardship:

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

Signature: _____ Date: 1/18/2023

The approval of any land use or dimensional variance from the regulations of the Warren Zoning Ordinance does NOT affect or restrict 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 Khalida Hormitz Kesto
Name(s) of Person(s)

OF _____
Address, City, State _____ Zip _____ Telephone _____
THE Sole Member OF 1950 Fourteen Mile Property, LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) X/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Bazo Construction / Sarah Mhaissen
Name(s) of Person(s)

THE Project Manager OF Bazo Construction
Title of Officer Name of Company

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

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.
FURTHER, DEPONENT SAYS NOT.

SIGNED Khalida Hormitz Kesto L.S.
SIGNED [Signature] L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 12th DAY OF January, 20 23, BEFORE ME PERSONALLY CAME
Khalida Hormitz Kesto TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT she DID SO OF her OWN FREE WILL AND DEED.

[Signature] Michael S. Holmes
NOTARY PUBLIC Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 3/25/28

NOTICE TO OWNER

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

Non use variance refers to the dedication or approval upon, conditional or statutory regulations. The minimum two of the (8) members of the Board shall be required to approve a non-use variance. No violation 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 Imposition. 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 unduly costly or burdensome.

They would be a burden for the owner

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

Not self imposed fuel agreements typically run 7-12 years when the contract is up you need to renew

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

The improvements would improve the overall appearance of the neighborhood

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

Not a detriment

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

Not Economic

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

Necessary to maintain the overall use of the site

Shell Oil Company
18601 W. Eight Mile
Detroit, Michigan
Rep: Guy Allen

Request tabled at meeting of Nov. 8, 1967

Request approved at meeting of Dec. 20, 1967

Granted permission to construct a 12 ft 8" x 29 ft 4" addition to an existing sign within 10 ft of side R

Shell Oil Co.
18601 W. eight Mile Road
Detroit 19, Michigan
Rep: T.G. Kirkpatrick

M-2
Re: 1950 Fourteen

Request approved at meeting of August 14, 1963

Perm to erect a 64 # sign 20 feet from 14 Mile R and 20 ft from Dequindre - Sign will be erected on applicant's property but will encroach proposed R.O.W. by 10 feet.

5. Permission to install two (2), 30-inch x 10-foot (25 square feet each), shell signs, for a total of 50 square feet.

These signs are in addition to an existing, 64-square-foot, ground sign approved by the Board of Appeals on August 14, 1963. Therefore, the signage for this site is to be 139 square feet.

While granting these variances, the Board stipulated that they must remove their 3-foot 6-inch x 7-foot (24.5 square feet) sign, 15-foot high, to the property line along Dequindre Road and to no less than 11 feet north of the south property line.

January 8, 1997

5. Permission to install two (2), 30-inch x 10-foot (25 square feet each), shell signs, for a total of 50 square feet.

These signs are in addition to an existing, 64-square-foot, ground sign approved by the Board of Appeals on August 14, 1963. Therefore, the total signage for this site is to be 139 square feet.

While granting these variances, the Board stipulated that they must remove their 3-foot 6-inch x 7-foot (24.5 square feet) sign, 15-foot high, to the property line along Dequindre Road and to no less than 11 feet north of the south property line.

January 8, 1997

1950 Fourteen Mile

5/28/2003

SUPER K LLC-MARK KESTO, 1950 Fourteen Mile, Also Known As 13-06-101-016 - **GRANTED** request to modify prior variance granted on 1/24/01 by expanding the existing canopy 55' x 34' (1,870 sq. ft.) and adding 3 pump islands to no less than 29' of the front property line on Fourteen Mile. Total canopy is approximately 5,060 sq. ft. with seven (7) pump islands.

1950 Fourteen Mile

01/24/2001

SUPER K L.L.C. – MR. MARK KESTO & MR. MICHAEL FELL, 1950 Fourteen Mile, Also known as 13-06-101-016 – **GRANTED** request to erect a canopy 55' x 58' (3,190 sq. ft.) and related pump stands to no less than 29' of the front property line on Fourteen Mile Road.

1950 Fourteen Mile

4/24/2002

SUPER K L.L.C. – MARK KESTO, 1950 Fourteen Mile, Also Known As 13-06-101-016 – **GRANTED** request 1) To install two dual pylon lighted ground signs: a) One 20' high dual pylon sign 12' x 6' (72 sq. ft.) with an 8' under clearance to no less than two (2) feet from the Fourteen Mile property line and to no less than two (2) feet from the east side property line. B) One 20' high dual pylon sign 12' x 6' (72 sq. ft.) with an 8' under clearance to no less than two (2) feet from the Dequindre property line and to no less than two (2) feet from the south side property line. Total ground signage of 144 sq. ft. 2) To install four (4) channel letter signs on the canopy 9.5' x 2' (19 sq. ft. each) totaling 76 sq. ft. and 200 linear feet of 28" high standard striping around the canopy. 3) To install eight (8) pump logos 7 1/2" x 7 1/2" (56.25 sq. in.) for a total of 25 sq. ft. of logo signage on the pump dispensers. Total wall signage requested 101 sq. feet, total wall signage including previously granted signs to be 176 sq. ft.

1950 Fourteen Mile

10/9/02

MARK KESTO-SUPER K LLC, 1950 Fourteen Mile, Also Known As 13-06-101-016 – **GRANTED** request to demolish the existing station and erect a new commercial building 35' x 100' (3500 sq. ft.) to the south and east property lines. Also to waive eight (8) required off-street parking spaces according to the site plan presented to the Board.

1950 Fourteen Mile

9/11/2002

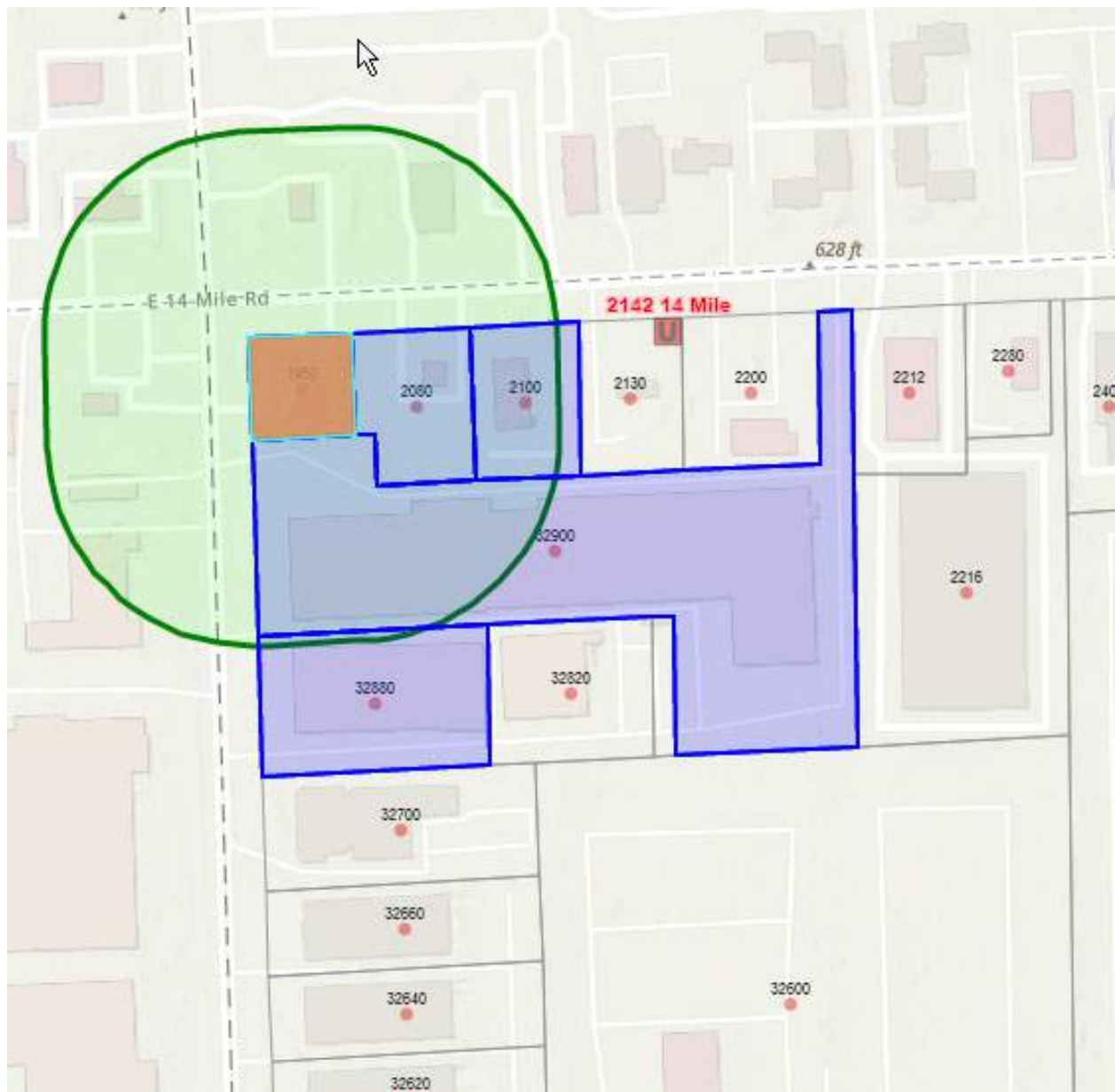
MARK KESTO-SUPER K LLC, 1950 Fourteen Mile, Also Known As 13-06-101-016 – **TABLED** request to the meeting of October 9, 2002.

1950 Fourteen Mile

9/24/2003

SUPER K, LLC, 1950 Fourteen Mile, Also Known As 13-06-101-016 – **GRANTED** request to modify previous variance granted October 9, 2002, to omit three (3) additional parking spaces to the previously waived eight (8) for a total of eleven (11) required off-street parking spaces waived.

1950 FOURTEEN MILE
13-06-101-016



CANOPY SITE INFO

JOBBER: BARRICK INT INC

ADDRESS: 1950 E. 14 Mile, Warren, MI

SUB: 972948

FASCIA HEIGHT: 37"

HELIOS SIZE: 44"

DATE: 11.1.2022

DESIGNER: ERIC STARK

REVISION: ORIGINAL

CANOPY INSTALL SEQUENCE

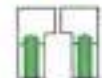
- 1 Corners
- 2 Helios Base Panels
- 3 Tapered and Rounded End Cap panels
- 4 Bullnose Panels

PLOT LEGEND

-  FLAT PANEL WITHOUT DECAL
FLAT HELIOS PANELS WITHOUT DECAL
-  FLAT PANEL WITH DECAL
FLAT HELIOS PANELS WITH DECAL
-  FLAT DECAL PANEL WITH LIGHTBAR
FLAT HELIOS PANELS WITH DECAL & LIGHTBAR
-  BULLNOSE WITH LIGHTBAR
BULLNOSE HELIOS PANELS WITH DECAL & LIGHTBAR
-  BULLNOSE WITHOUT LIGHTBAR
BULLNOSE HELIOS PANELS WITHOUT DECAL & LIGHTBAR



COMBINED HELIOS W/ TAPERED END CAP PANELS



ROUNDED END CAP W/ BLANK CORNER

 BUILDING

 COLUMN

CANOPY PLOT 1 OF 1



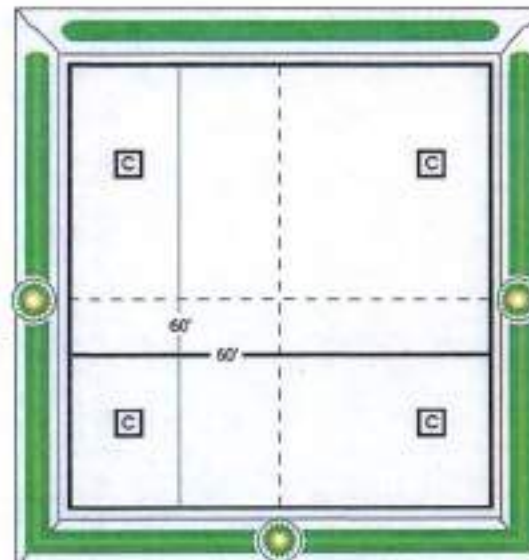
1/2 White Alum. Angle
1.5" x 4.5" x 8' (bottom rail bracing)



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

14 Mile Rd

C-store



- Elevation A $37'' \times 60' = 185 \text{ sq ft.}$
- Elevation B $37'' \times 60' = 185 \text{ sq ft.}$
- Elevation C $37'' \times 60' = 185 \text{ sq ft.}$
- Elevation D $37'' \times 60' = 185 \text{ sq ft.}$

C Total Square Feet of Signage
on canopy: 740 sq ft

APPROVAL SIGNATURE

APPROVED BY

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

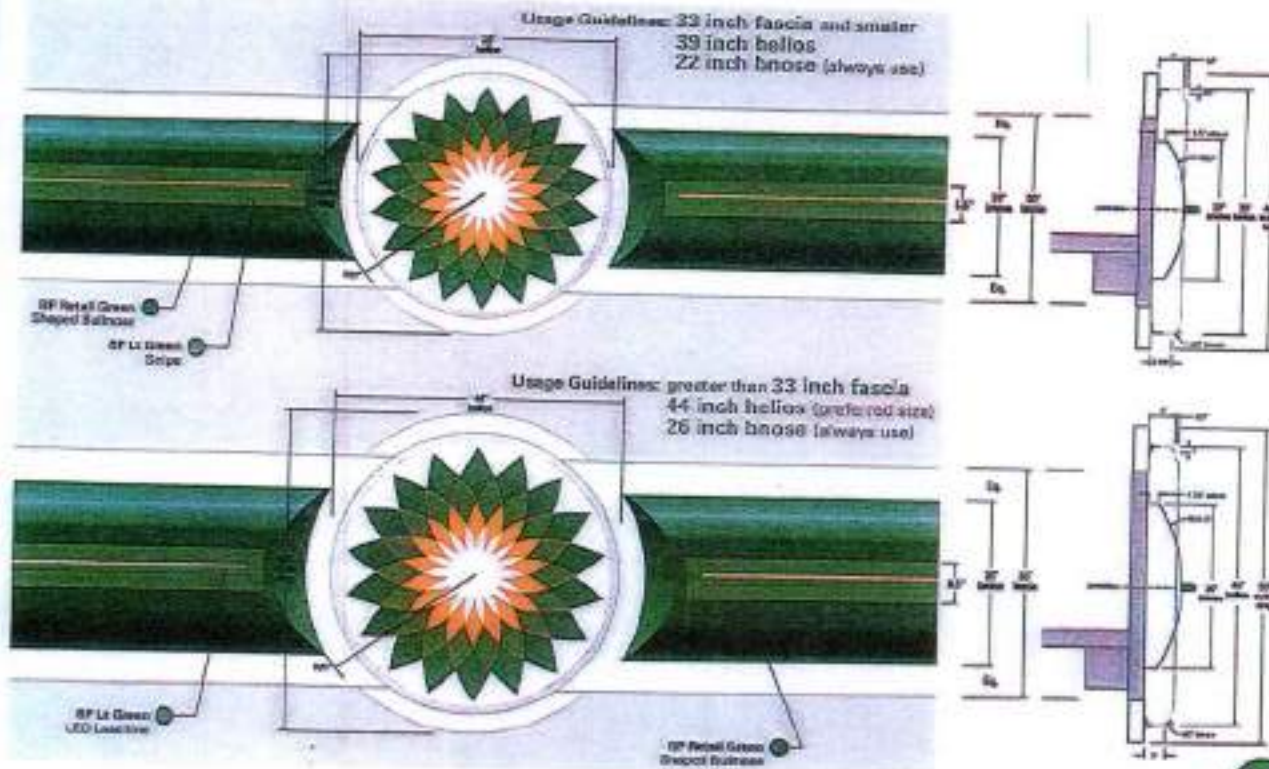
Dequindue

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

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

Level B - Helios and Bullnose Guidelines

SHAPED CANOPY BULLNOSE



Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Agnlin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester



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: MARCH 8, 2023 at 7:30 P.M.

Applicant: BAZO CONSTRUCTION
Common Description: 1950 FOURTEEN MILE

VARIANCE(S) REQUESTED: Permission to:

Allow the following signage on a gas canopy: 740 square ft., with 3 BP helios @ 11.92 square ft. each, (on three of the four elevations) and the remainder 704.24 square ft. of design element. If approved the variance granted on 4/24/2002 (#2 related to canopy signage) will be relinquished.

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

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

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

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

Sincerely,
Board of Appeals

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 APPEALSSUMMARY OF VARIANCE REQUEST

APPLICANT: FLAME FURNACE
REPRESENTATIVE: GARY F MAROWSKI
COMMON DESCRIPTION: 2200 11 MILE
PARCEL NUMBER: 12-13-19-126-001
ZONED DISTRICT: M-2

REASON: Petitioner seeks variances related to parking lot expansion.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 - INDUSTRIAL STANDARDS. (A) Front yards, M-2, 25 FT. (B) Side yards, and rear yards, M-2, 20' each.

VARIANCES REQUESTED: Permission to:

1. Construct a parking lot no less than 14' 8" from the front (southeast) property line along the I-696 service drive.
2. Retain a building no less than 19.7 ' from the side (west) property line.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 12/05/2022 02/08/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: FLAME FURNACE

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

SECTION 17.02 INDUSTRIAL STANDARDS

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: Flame Furnace

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different) RB Investments L.L.C.

Name of Representative: Gary Nowak Telephone: _____

Representative's Address: _____

Representative's Email Address: _____

Address of Property: 2200 E. Bleeker M. Le Union

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

Purpose of Request: Prachy Lot Expansion & Resurface

Please explain the nature of your hardship:

Lot is Currently Too Small.

Signature: _____ Date: 12/1/22

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 Gary Marowski / RG Investment LLC
OF _____
THE Pres OF Flame Furnace Zip _____ Telephone _____
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT We
_____/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 Gary Marowski
Name(s) of Person(s)
THE Mgr OF RG Investment 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 _____ L.S.
SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 1 DAY OF December, 20 22, BEFORE ME PERSONALLY CAME
Gary Marowski, 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.

M. L. Oth
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 8-1-24

NOTICE TO OWNER

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

2200 Eleven Mile Road - Site Plan Recommendation Responses
Process #PSP220042 – Letter dated November 7, 2022
NFE Job # N133

1. Five (5) copies of revised site plans must be submitted indicating the following:

a) The following dimensions shall be provided on the site plan:

1) Dimensions between the building and the north, south, and west property lines.

Dimensions have been added from the existing buildings to the property lines.

2) Dimensions between the parking areas and the north, south, and west property lines.

Dimensions have been added from the parking areas to the property lines.

3) Dimensions of the widths of the driveways as measured at the north and south property lines. Driveway width dimensions have been added.

4) Dimensions of the existing parking areas, spaces, and maneuvering lanes. Dimensions of parking spaces and maneuvering lanes have been added.

b) Indicate the doorways and overhead service doors on the building. Doorways and overhead doors for the existing building are labeled on all sheets.

c) Add the square footage of the existing building on the site plan. Building square footage has been added to all sheets.

d) The accessible (ADA) spaces were proposed to be relocated north from their original location on the site. This location would be further away from the front entrance to the facility and the doorway entrance to the parts department. The site plan indicated that the greenbelt area next to the east side of the building is to be removed and hard surfaced with asphalt. The common rule is that the accessible parking spaces shall be near to the main entrance of the facility as close as possible. Therefore, the accessible parking spaces shall be located where the greenbelt area is proposed to be removed. The retaining wall shall be removed, and the accessible ramp shall be reconstructed to accommodate persons with disabilities. The retaining wall noted is part of the building architecture for the front entry. See screenshot below. The existing wall and ramp are shown to remain in place. Barrier-free parking has been relocated near this ramp.



e) Provide the parking calculation per Section 4.32 (20) of the Zoning Ordinance,

1 parking space for each five hundred (500) square feet of floor area. Parking calculation has been added to the site data on Sheet SP-2.

f) A note shall be provided stating "All lighting on the site shall be shielded and not encroach upon abutting properties. The light poles shall be no higher than 20 ft. All glare shall be eliminated from all light fixtures. Upward directed lighting shall not be permitted". Lighting note has been added to Sheet SP-2.

g) A note must be provided stating "All landscaped areas shall be automatically irrigated". Irrigation note has been added to Sheet SP-2.

h) A trash enclosure must be provided on the site with the following note stating "A trash enclosure, measuring a minimum 10 ft. x 10 ft. shall be constructed of six (6) ft. high brick embossed poured concrete walls with 45° angle cap, have screened gates and be placed upon a minimum 10 ft. x 18 ft. concrete pad that provides an 8 ft. wide apron. Masonry block shall not be used as a construction material" Trash enclosure note has been added to Sheet SP-2.

2. Per an inspection of the site, staff identified property maintenance issues. There were piles of cardboard boxes and other materials surrounding the metal containers. How do we want to respond to this?

3. The following variances may need to be obtained from the Board of Appeals prior to the release of the site plan to the Building Division:

a) To construct the parking lot 30ft. from the 1-696 Service Dr. Application to be completed and plans to be submitted for review

b) To locate open storage within the front (Eleven Mile Rd.) set back. There appears to be two (2) metal containers. Add the square footage of open storage in the site data chart. Per planning comments, containers are to be enclosed in new poured concrete enclosure. This should eliminate the need for an open storage variance.

4. A performance bond in the amount of \$2,080 be posted according to the estimated cost of \$69,360 by the petitioner. Cash bond form from email needs to be completed and payment needs to be made to City of Warren.

2200 East Eleven Mile
Flame Furnace/R.G. Investment

Tabled until Wednesday, January 8, 1997.

December 11, 1996

2200 East Eleven Mile Road
Flame Furnace/ R.G. Investment

Granted permission to erect a 248-square-foot, illuminated, double-face, pole-sign, 50-feet high from grade, to no less than 50 feet of the I-696 service drive and 50 feet from ELEven Mile Road.

January 8, 1997

2200 Eleven Mile Road

Detroit Tap and Tool Co.

Granted permission at the meeting of 6-13-84 to hardsurface to no less than 25 ft. of the property line along Eleven Mile Road and to no less than 30 ft. of the property line along the I-696 Service Drive for parking purposes. Also granted to waive 2,400 sq. ft. of required, hardsurfaced, off-street parking.

2021 WARREN



2200 ELEVEN MILE
13-19-126-001



Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Agnlin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester



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: MARCH 8, 2023 at 7:30 P.M.

Applicant: FLAME FURNACE
Common Description: 2200 ELEVEN MILE

VARIANCE(S) REQUESTED: Permission to:

- 1) Construct a parking lot no less than 14' 8" from the front (southeast) property line along the I-696 service drive.
- 2) Retain a building no less than 19.7' from the side (west) property line.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUESTAPPLICANT: KALABAT ENGINEERINGREPRESENTATIVE: IDEN KALABATCOMMON DESCRIPTION: 8737 NINE MILEPARCEL NUMBER: 12-13-27-385-038ZONED DISTRICT: M-1REASON: Petitioner seeks variances related to outdoor storage and parkingORDINANCES and REQUIREMENTS:

SECTION 4.32 - OFF-STREET PARKING REQUIREMENTS. In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for use of occupants, employees, and patrons of the buildings hereafter erected, altered or extended after the effective date of this ordinance, shall be provided and maintained as herein prescribed. (20) Furniture and appliance stores, personal service shops (not including beauty parlors and barber shops), household equipment or furniture repair shops, clothing or shoe repair or service shops, hardware stores, motor vehicle sales, wholesale stores and machinery sales. One (1) parking space for each five hundred (500) square feet of floor area.

SECTION 17.02 - INDUSTRIAL STANDARDS. (S) Open storage other than junk. The designated area shall always be hard surfaced and screened from the public street and any residentially zoned areas. The designated areas shall not be located in any area required for parking space and is necessary to meet the minimum requirements of Section 4.32 of this ordinance. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site

VARIANCES REQUESTED: Permission to:

1. Waive 4 required parking spaces.
2. Allow a total of 13,620 sf. of outdoor storage when 4279.54 sf (50 % of total square footage of primary structure) is allowed.
3. Retain open gravel area for maneuvering and storage purposes.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/19/2023 01/30/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: KALABAT ENGINEERING

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 4.32 OFF-STREET PARKING
SECTION 17.02 INDUSTRIAL STANDARDS

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

Dulham
1/19/23
#4403

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: Kalabat Engineering

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) 8737 E 9 Mile Inc.

Name of Representative: ~~Simeria Zadorski~~ Iden Kalabat Telephone: _____

Representative's Address _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 8737 E 9 Mile Rd, Warren, MI 48089

Parcel I.D. No. (as shown on tax bill): 12-13-27-385-038 & -040

Purpose of Request: Requesting a variance to retain gravel in the open storage area. Requesting a
variance from the ordinance permitted area for outdoor storage. The historic use of
the property has utilized the entire property for outdoor storage. The proposed open storage
plan proposes an organized and structured outdoor storage component. Requesting a variance
of 4 parking spaces, 19 required, 15 provided.

Please explain the nature of your hardship:

The existing property has a history of utilizing the entire outdoor storage area
as gravel which goes back to 2002. The outdoor storage area is completely screened
by continuous masonry screen walls on all sides. Strict adherence with the ordinance
will render a large portion of the site as functionally obsolete and have an adverse impact
on stormwater management. The parking provided is more than adequate for the Use.

Signature: Iden Kalabat  Date: 01/13/2023

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 Rami Kamil

OF _____

Address, City, State

Zip

Telephone

THE President

OF 8737 E 8 Mile Inc.

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 Ilden Kalabat

Name(s) of Person(s)

THE President

OF Kalabat Engineering

Title of Officer

Name of Company

O _____

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 _____

ON THIS 17 DAY OF January, 2023, BEFORE ME PERSONALLY CAME
_____, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Rami Kamil DID SO OF his OWN FREE WILL AND DEED.

BAHIR BAHOORA
Notary Public - State of Michigan
County of Oakland, MICHIGAN
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/29/24

NOTICE TO OWNER

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

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

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

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

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

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

Strict compliance with the ordinance would prevent the applicant from utilizing the property in a similar manner in which has been used for the past 20 years.

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

All Historic evidence shows that this property has been used in the manner proposed for the past 20 years. It cannot be reasonably discovered as to who imposed the condition.

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

The property is uniquely setup to facilitate the use of this portion of the property for staging of vehicles to be repaired.

The property is surrounded on all sides by Masonry or Concrete Screen Walls which conceals the outdoor storage/staging areas from public view. The property depth is shallow which makes it more difficult to comply with the ordinance.

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

Granting this variance will allow the current (New) owner to continue utilizing the property in a similar capacity that it has been used for the past 20 years. This would not result in any detriments or impairments and will not cause any public safety concerns. The applicant is proposing to bring the property further into compliance with some of the improvements proposed.

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.

This variance requested 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.

The variance is essential for the preservation and enjoyment of a substantial property right to continue to utilize the property consistent with it's historic and functional use. The denial of the variance will have a substantial and adverse impact on the property owners ability to function in a similar capacity as this property has functioned for the past 20 years.

8737 E, Nine Mile

Van Dyke Collision

DENIED permission at the meeting of 6/28/78 to construct a 60' x 70' addition to the front property line. Permission to hard-surface to the front property line for parking purposes was also DENIED. Also, permission to operate a bump and paint business to within 40' of a residential zone was DENIED.

8737 E.9 Mile

Van Dyke Collision

GRANTED permission at the meeting of 7/26/78 to construct a 60' x 140' addition to the front property line along Nine Mile Rd. Also, permission to hardsurface to the front property lines along Nine Mile Rd. and Lorraines for parking purposes was GRANTED. Also, permission was GRANTED to operate a bump and paint business to within 50' of a residential zone. These variances were granted with the condition the hours of operation are limited to 8:00 a.m. to 5:00 p.m.

8737 NINE MILE

LEGAL DESCRIPTION: 13-27-385-038

11/09/2022

VARIANCES REQUESTED: Permission to

- 1) Waive 11 off-street required parking spaces.
- 2) Allow 23,764.54 square ft. of outdoor storage when 4,279.54 square ft. (50% of total square footage of primary structure) is allowed.
- 3) Retain 19,485 square ft. of gravel surface for open storage.

The petitioner's request was RESCHEDULED to December 14, 2022.

8737 E. Nine Mile Road

Van Dyke Collision, Inc.

Granted permission at the meeting of 10-22-86 to use a gravel parking lot to the front property line along Nine Mile Road. Also granted to operate a bump and paint business directly adjacent to residential.

8737 Nine Mile Road

Van Dyke Collision, Inc.

Granted permission at the meeting of 11-25-87 to erect an additional 26" to the top of an existing, six (6) foot high, masonry wall and to add 720 lin. ft. of three strands of barbed wire on top of said masonry wall. Also granted to increase the height of the gate on the south side of the building by 26" with three strands of barbed wire on top of the gate.

8737 NINE MILE

LEGAL DESCRIPTION: 13-27-385-038

12/14/2022

VARIANCES REQUESTED: Permission to

- 1) Waive 11 off-street required parking spaces.
- 2) Allow 23,764.54 square ft. of outdoor storage when 4,279.54 square ft. (50% of total square footage of primary structure) is allowed.
- 3) Retain 19,485 square ft. of gravel surface for open storage.

The petitioner's request was DENIED for lack of attendance.

2021 WARREN



8737 NINE MILE
13-27-385-038





Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Agnlin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester

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: MARCH 8, 2023 at 7:30 P.M.

Applicant: KALABAT ENGINEERING

Common Description: 8737 NINE MILE

VARIANCE(S) REQUESTED: Permission to:

- 1) Waive 4 required parking spaces.
- 2) Allow a total of 13,620 square ft. of outdoor storage when 4,279.54 square ft. (50% of total square footage of primary structure) is allowed.
- 3) Retain open gravel area for maneuvering and storage purposes.

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: JONATHAN RIECHERT

REPRESENTATIVE: JIM SCHREYER

COMMON DESCRIPTION: 25000 GUENTHER

PARCEL NUMBER: 12-13-19-326-019

ZONED DISTRICT: M-2

REASON: Petitioner seeks variances related to new fence.

ORDINANCES and REQUIREMENTS:

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

SECTION 17.02 - INDUSTRIAL STANDARDS. M-2 (A) Front yards 25 ft. 2. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in m-2 zones, yards fronting on a major thoroughfare as defined by the master thoroughfare plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet.

VARIANCES REQUESTED: Permission to:

1. Construct a 6 ft. high black aluminum fence that extends past the front building line in the front setback to approximately 2ft. from the 10 Mile (south) property line for approximately 110 ft. parallel to 10 Mile Rd. and juts north toward the parking lot (to approximately 54.75 ft. from the front property line) and runs parallel to the parking lot for 110 ft.
2. Construct a 6 ft. high black aluminum fence that extends past the building line no less than 20.5 ft. from the west property line along Guenther.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/24/2023 02/14/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: JONATHAN RIECHERT

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 4D.39 LOCATION
SECTION 17.02 INDUSTRIAL STANDARDS

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: Jonathan Riechert

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: Jim Schreyer Telephone: _____

Representative's Address: _____

Representative's Email Address _____ ☒ prefer email communication

Address of Property: 25000 Guenther Warren, MI

Parcel I.D. No. (as shown on tax bill): 12-13-19-326-019

Purpose of Request: As requested by City under Planning Approval letter dated 12/19/2022 RE PSP 220049

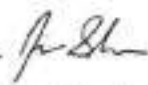
The following variances are recommended by the Planning Staff and may need to be obtained from the Board of Appeals prior to the

release of the site plan to the building division. 1) To construction the new black aluminum fence approximately 2 ft. from the south Ten

Mile rd. Property Line. 2) For the new aluminum fencing along the north 90' of the west property line along Guenther Dr.

Please explain the nature of your hardship:

Variances are requested at the suggestion of the City of Warren.

Signature:  Date: 1/4/2023

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 Jonathan Riechert

Name(s) of Person(s)

OF [REDACTED]

Address, City, State

Zip

Telephone

THE Engineer

OF Artisan Bread Co. LLC

Title of Officer

Name of Company

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

I/We/It

 /RECORDED LAND CONTRACT PURCHASER(S)

x /RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT James Schreyer

Name(s) of Person(s)

THE Project Manager

OF Hixson Incorporated

Title of Officer

Name of Company

OF [REDACTED]

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~~ Illinois
COUNTY OF ~~Dupage~~ Will

ON THIS 12th DAY OF January, 2022, BEFORE ME PERSONALLY CAME
Jonathan Riechert, 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.



[Signature]
NOTARY PUBLIC, Will COUNTY MICHIGAN IL
MY COMMISSION EXPIRES: 05/05/2023

NOTICE TO OWNER

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

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

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

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

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

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 plight 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; and will not cause public safety concerns.

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

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 building department has requested both variances listed in the application.

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 plight 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.

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

VARIANCES REQUESTED: Permission to

- 1) Waive 18,054 square ft. of required off-street parking, in addition to 48,346 square ft. of required off-street parking previously waived (ZBA 6/11/2014) for a total of 66,400 square ft. of waived required off-street parking.
- 2) Construction a building addition at a height of 38 feet.
- 3) Allow a 6 ft. chain link fence that extends past the front building line to no less than 22' from the public sidewalk.

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

25000 Guenther**7/9/2014****PUBLIC HEARING****APPLICANT: Bosco's Pizza Co.****REPRESENTATIVE:**

LeRoy J. Stevens, Architect

COMMON DESCRIPTION: 25000 Guenther Road**LEGAL DESCRIPTION:** 13-19-326-019**ZONE:**

M-2

VARIANCES REQUESTED: Permission to:

Allow a building addition with an overall height of forty (40) feet.

ORDINANCES and REQUIREMENTS:**Section 17.02 (d) height of buildings:** M-2: 2 stories or 30 feet.

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

25000 Guenther Rd.**6/11/14****PUBLIC HEARING****APPLICANT: Bosco's Pizza Co.****REPRESENTATIVE:**

Mr. LeRoy J. Stevens, Architect

COMMON DESCRIPTION:

25000 Guenther Road.

LEGAL DESCRIPTION:

13-19-326-019

ZONE:

M-2

VARIANCES REQUESTED: Permission to:

1. Waive 48,346 sq. ft. of required hard surfaced off street parking.
2. Hard surface to no less than fifteen (15) feet of the front (10 Mile) property line.
3. Allow a building addition with an overall height of thirty-five (35) feet.

Petitioner's request was GRANTED as listed above.

2021 WARREN



25000 GUENTHER
13-19-326-019





Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Agnlin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester

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: MARCH 8, 2023 at 7:30 P.M.

Applicant: JONATHAN RIECHERT

Common Description: 25000 GUENTHER

VARIANCE(S) REQUESTED: Permission to:

- 1) Construct a 6 ft. high black aluminum fence that extends past the front building line in the front setback to approximately 2 ft. from the Ten Mile (south) property line for approximately 110 ft. parallel to Ten Mile Road and juts north toward the parking lot (to approximately 54.75 ft. from the front property line) and runs parallel to the parking lot for 110 ft.
- 2) Construct a 6 ft. high black aluminum fence that extends past the building line no less than 20.5 ft. from the west property line along Guenther.

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 APPEALSSUMMARY OF VARIANCE REQUEST

APPLICANT: GUMMA GROUP, JOHN GUMMA

REPRESENTATIVE: FRANK ROYE

COMMON DESCRIPTION: **21704 HOOVER**

PARCEL NUMBER: 12-13-35-152-001

ZONED DISTRICT: M-3

REASON: Petitioner seeks variances related to setbacks for a permanent trailer, utility trailer and generator.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 - INDUSTRIAL STANDARDS. (B) Side yards, and rear yards. M-3, 60' each.

VARIANCES REQUESTED: Permission to:

1. Allow a permanent trailer with slide out no less than 9' 4" from the side (south) property line.
2. Allow a permanent trailer with slide out no less than 50' 7" from the side (north) property line.
3. Allow a utility trailer no less than 26' from the side (south) property line.
4. Allow a utility trailer no less than 38' 3" from the side (north) property line.
5. Allow a generator no less than 13' 10" from the side (south) property line.
6. Allow a generator no less than 52' 1" from the side (north) property line.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/23/2023 02/09/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: GUMMA GROUP, JOHN GUMMA

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

SECTION 17.02 INDUSTRIAL STANDARDS

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

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: GUMMA GROUP (JOHN GUMMA)

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) 3RDS INC.

Name of Representative: FRANK ROPYE Telephone: _____

Representative's Address: _____

Representative's Email Address _____ ☒ prefer email communication

Address of Property: 21704 HOOVER

Parcel I.D. No. (as shown on tax bill): 12-13-35-152-001

Purpose of Request: SEEKING VARIANCES OF PERMINANT TRAILER
ON PROPERTY. SET BACKS / Side Property Lines.

Please explain the nature of your hardship:

VERY NARROW PROPERTY. PROPERTY IS 74' IN WIDTH

Signature: [Signature] Date: 23 JAN. 2023

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 FRANK ROYE
Name(s) of Person(s)
OF 3RD
Address, City, State Zip Telephone
THE MEMBER OF 3RDS
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT FRANK ROYE
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 3RDS INC. (FRANK ROYE)
Name(s) of Person(s)

THE MEMBER OF 3RDS INC.
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

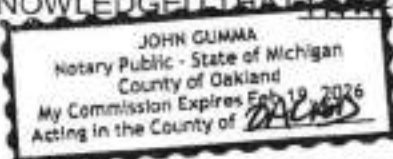
FURTHER, DEPONENT SAYS NOT.

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

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF OAKLAND

ON THIS 23RD DAY OF JANUARY, 20 23, BEFORE ME PERSONALLY CAME
FRANK ROYE, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT FRANK ROYE DID SO OF HIS OWN FREE WILL AND DEED.



[Signature]
NOTARY PUBLIC, OAKLAND COUNTY, MICHIGAN
MY COMMISSION EXPIRES: FEB 19, 2026

NOTICE TO OWNER

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

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

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

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

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

STRICT SETBACKS ON SIDES

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 plight is due to unique circumstances of this property and is not due to general neighborhood conditions.

PROPERTY SET BACKS ARE 60' EA. SIDE. THE WHOLE PROPERTY IS 74' WIDE.

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.

C WILL COMPLY.

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.

UNIQUE SETBACKS OF 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.

NA

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.

STRICT SET BACKS.

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.

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.

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

PUBLIC HEARING: 11/13/2019

APPLICANT: DONNA MONTGOMERY

REPRESENTATIVE:

SAME AS ABOVE.

COMMON DESCRIPTION:

21704 HOOVER

LEGAL DESCRIPTION:

13-35-152-001

ZONE:

M-3

VARIANCES REQUESTED: PERMISSION TO

- 1) RETAIN AN EXISTING NON-CONFORMING 3,000 SQUARE FT. BUILDING 29.15 FEET FROM THE WEST PROPERTY LINE, 0 FEET FROM THE SOUTH PROPERTY LINE, 44.66 FEET FROM THE NORTH PROPERTY LINE.
- 2) ALLOW A BUILDING ADDITIONAL OF 443 SQUARE FEET THAT IS NO LESS THAN 129.375 FEET FROM THE WEST PROPERTY LINE, .23 FEET FROM THE SOUTH PROPERTY LINE, 44.66 FEET FROM THE NORTH PROPERTY LINE.
- 3) WAIVE 2,681 SQUARE FEET OF REQUIRED OFF-STREET PARKING.

THE PETITIONER'S REQUEST WAS APPROVED AS WRITTEN.

21704 Hoover

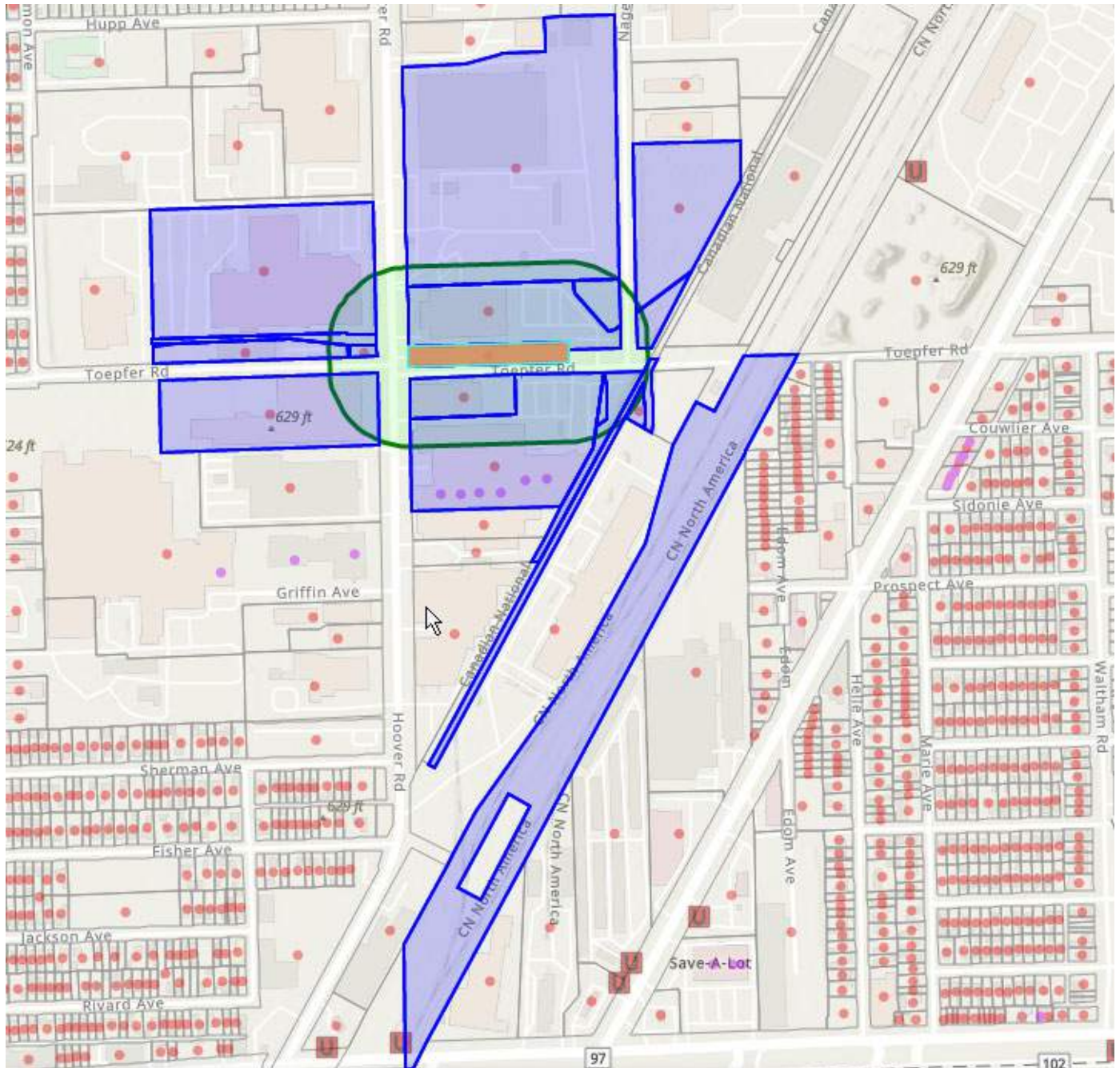
12/8/2004

KEY CARTAGE, STANLEY LIPINSKI/DBSL PROPERTIES, LLC, 21704 Hoover, Also Known As 13-35-152-001 - **GRANTED** request to replace a hazardous industrial building which was removed, with a 30' x 100' (3,000 sq. ft.) pre-engineered steel building at the previous location to the property line along Toepfer and to no less than 29.3' of the front property line, as per site plan.

2021 WARREN



21704 HOOVER
13-35-152-001





Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Agnlin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester

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: MARCH 8, 2023 at 7:30 P.M.

Applicant: GUMMA GROUP, JOHN GUMMA

Common Description: 21704 HOOVER

VARIANCE(S) REQUESTED: Permission to:

- 1) Allow a permanent trailer with slide out no less than 9' 4" from the side (south) property line.
- 2) Allow a permanent trailer with slide out no less than 50' 7" from the side (north) property line.
- 3) Allow a utility trailer no less than 26' from the side (south) property line.
- 4) Allow a utility trailer no less than 38' 3" from the side (north) property line.
- 5) Allow a generator no less than 13' 10" from the side (south) property line.
- 6) Allow a generator no less than 52' 1" from the side (north) property line.

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALSSUMMARY OF VARIANCE REQUEST

APPLICANT: MOUND PROPERTY INVESTMENTS LLC

REPRESENTATIVE: ALI AJAMI

COMMON DESCRIPTION: 25010 MOUND & 5949 10 MILE

PARCEL NUMBER: 12-13-21-353-010 & 011

ZONED DISTRICT: M-2

REASON: Petitioner seeks variances related to the building of a gas station/convenience store and car wash.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 INDUSTRIAL STANDARDS. (A) Front yards 25 ft. 2. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the master thoroughfare plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet. (b) side yards, and rear yards. 20 ft. each.

SECTION 14.01 - USES PERMITTED. (P) Auto wash uses as regulated in this section. A. Site design requirements: 4. parking shall be provided to accommodate required stack spaces, dry-off spaces and employee parking defined as follows: b. an automatic drive-through auto wash shall have a minimum of ten (10) stack spaces per bay or one-half (1/2) of the maximum total output per hour, whichever is greater; the minimum dry-off spaces equal to the number of spaces required for stack spaces; and one (1) employee parking space for every employee during one (1) shift, when the maximum employees are employed.

SECTION 4.32 - OFF-STREET PARKING REQUIREMENTS. In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for use of occupants, employees, and patrons of the buildings hereafter erected, altered or extended after the effective date of this ordinance, shall be provided and maintained as herein prescribed. (22) All retail stores, martial arts and yoga studios, except as otherwise specified herein. One (1) parking space for each three hundred (300) square feet of gross floor area.

VARIANCES REQUESTED: Permission to:

1. Construct a building and adjoining parking no less than 40 ft. from the front (west) property line.
2. Construct a 108 ft. x 24 ft. gas canopy no less than 23 ft. from the front (west) property line.
3. Construct a building no less than 5 ft. from the side (north) property line.
4. Allow the minimum of 8 stacking spaces per bay and minimum dry off spaces equal to the stacking spaces in consideration of mechanical drying device(s).
5. Waive one required off street parking space.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/13/2023 02/02/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: MOUND PROPERTY INVESTMENTS LLC

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

SECTION 17.02 INDUSTRIAL STANDARDS
SECTION 14.01 USES PERMITTED
SECTION 4.32 OFF-STREET PARKING REQUIREMENTS

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

dwenson, Zoning Inspector

4440
11/13/2023
Rind

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: WOUND PROPERTY INVESTMENTS, LLC.

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: ALI AJMAL Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☒ prefer email communication

Address of Property: 25010 WOUND ROAD + 5949 E 10 MILE ROAD

Parcel I.D. No. (as shown on tax bill): 13-21-353-010 + 12-13-21-353-011

Purpose of Request: 3 VARIANCE REQUESTS

1. CONSTRUCT WOUND GAS STATION/C-STORE WITH PUMP + CANOPY WITHIN 50 FT SETBACK OF WOUND

2. CONSTRUCT WOUND GAS STATION/C-STORE WITHIN 5 FT OF NORTH PROPERTY LINE.

3. WAIVE THE MINIMUM OF 10 STANDING SPACES PER BAY AND MINIMUM Bay OFF SPACES
EQUAL TO THE STANDING SPACES IN CONSTRUCTION OF MECHANICAL DRIVING DEVICES.

Please explain the nature of your hardship:

1. THE 50 FT SETBACK ON WOUND WOULD PREVENT THE EXISTENT DRIVE OFF
THE SITE AND PREVENTING THE OPPORTUNITY TO BUILD BOTH BUILDINGS PROPOSED.

2. THE 25 FT SETBACK ON NORTH PROPERTY LINE WOULD NOT ALLOW THE
SITE TO HAVE PROPER PARKING PROVISIONS

3. THE 600 WASH STANDING REQUIREMENT WOULD EXISTENT OUT OF THE PROPOSED LOT

Signature:  Date: 1-9-23

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 MAHMOUD AJAMI
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE PRESIDENT OF MAHMOUD PROPERTY INVESTMENTS, 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) AM/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 ALI AJAMI
Name(s) of Person(s)

THE VICE PRESIDENT OF MAHMOUD PROPERTY INVESTMENTS 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 Wayne

ON THIS 10th DAY OF January, 2023, BEFORE ME PERSONALLY CAME
Mahmoud Ajami, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Mr. Ajami DID SO OF Mr. Ajami's OWN FREE WILL AND DEED.

Mohamed Chaytor
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 1/26/2027

*****Wayne*****

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 CURRENT SETBACKS WOULD CAUSE LIMITATIONS AS TO THE SIZE OF THE BUILDINGS, THE ABILITY TO PROVIDE AMPLE PARKING AND TO PREVENT GOOD VEHICLE CIRCULATION ON SITE. THE CAR WASH STRUCTURE, ^{RESTAURANT} ~~SEWERAGE~~ FOR PACKAGING AND DRY SPACES WOULD NOT ALLOW SPACE FOR AN ADDITIONAL BUILDING.

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 CONDITIONS OF THE SITE HAVE REMAINED AFTER THE PROPERTY WAS COMBINED INTO ONE PARCEL. THESE CONDITIONS WERE NOT CAUSED BY THE OWNER OR PREVIOUS OWNER.

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

THE PROPERTY WAS 2 PARCELS THAT HAVE BEEN COMBINED INTO ONE PARCEL. THE NEW CHARACTERISTICS OF THE SITE CREATE A UNIQUE CIRCUMSTANCE IN RELATION TO PREVIOUS VARIANCES AND SETBACKS OF THE FORMER PARCELS.

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

THE REQUESTED VARIANCES WILL NOT BE A DETRIMENT TO THE SITE. THEY WILL ALLOW OPTIMAL VEHICLE CIRCULATION AND PARKING FOR CUSTOMERS AND THEY WILL NOT CAUSE ANY PROBLEMS FOR THE 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 VARIANCES RELATE TO THE UNIQUE FEATURES OF THE PROPOSED USE AND ALLOW FOR OPTIMAL CONDITIONS FOR PEOPLE.

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 REQUESTED VARIANCES ARE NECESSARY IN ORDER TO ALLOW THE SITE TO BE RE-BUILT IN A MANNER WHICH WILL HAVE A POSITIVE IMPACT FOR THE PROPERTY THAT IS INFERIOR OF OTHER ESTATES IN THE AREA.

Request granted at meeting of October 11, 1967 with conditions

Construct a 28'-0" x 75' ft building (a 4 bay coin operated self-service car wash) to the West property line, + 45 ft. from the front (is) property line (10 mile) + to hard-surface the front-yard for the purpose of using as a driveway.

Louis Dapor
5949 Ten Mile Road
Warren, Michigan
Rep: Kenneth J. Shampo

5949 Ten Mile Road

25010 Mound Road

Moustafa Salmassi

GRANTED permission to erect a 6-foot x 12-foot 6-inch (75 square feet), ground sign, 20-feet high, with 7-foot 6-inch underclearance, to no less than 6 feet of the property lines along Ten Mile Road and Mound Road.

March 9, 1994

25010 Mound Road

Jim Salmassi

GRANTED permission at the meeting of 1-11-89 to erect a 36 ft. x 54 ft. canopy over the existing pump islands to no less than 9.7 ft. of the property line along Mound Rd. Also, permission was GRANTED to retain the existing hardsurfaced parking to the property lines along Ten Mile and Mound Rd.

25010 Mound

10/11/06

BEST MINI MART GAS STATION, MOUSTAFA SALMASSI, PRESIDENT, 25010 Mound, Also Known As 13-21-353-010 - **TABLED** request to the meeting of December 13, 2006.

25010 Mound

12/13/06

BEST MINI MART GAS STATION, MOUSTAFA SALMASSI, PRESIDENT, 25010 Mound, Also Known As 13-21-353-010
GRANTED request to rework the existing sign and install 14 price panels 6' x 6.5' (39 sq. ft.) under the existing (ZI approved 3/9/94) ground sign for a total of 75 sq. ft., 20' high with a 7.5' underclearance to no less than 6' of the property lines along 10 Mile and Mound Roads. Also to erect three (3) 3' x 9' (27 sq. ft.) wall signs, one (1) sign on the face of the building and two (2) signs on the north and south faces of the canopy for a total of 81 sq. ft. of wall signs.

ZONING Enforcement | E23-00266**Property Information**

12-13-21-353-010

25010 MOUND
WARREN MI, 48091

Subdivision:

Lot:

Block:

Name Information

Owner: MOUND PROPERTY INVESTMENTS LLC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 01/17/2023

Date Closed:

Status: WARNING SENT

Complaint:

TEMP SIGNS ON PARKING/LIGHT POSTS

Last Action Date:

Last Inspection: 01/13/2023

Last Action:

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Scheduled

Result:

Scheduled: 02/01/2023

Completed:

Comments:

Scheduling Comment: SUNOCO

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Completed

Result:

Violation(s)

Scheduled: 01/13/2023

Completed:

01/13/2023

Violations:

Uncorrected

SECTION 4A.12 - OBTAIN PERMITS OR REMOVE ILLEGAL SIGNS.

A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.

2021 WARREN



25010 MOUND
13-21-353-010





Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Agnlin
Kevin Higgins
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester

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: MARCH 8, 2023 at 7:30 P.M.

Applicant: MOUND PROPERTY INVESTMENTS LLC

Common Description: 25010 MOUND and 5949 TEN MILE

VARIANCE(S) REQUESTED: Permission to:

- 1) Construct a building and adjoining parking no less than 40 ft. from the front (west) property line.
- 2) Construct a 108 ft. x 24 ft. gas canopy no less than 23 ft. from the front (west) property line.
- 3) Construct a building no less than 5 ft. from the side (north) property line.
- 4) Allow the minimum of 8 stacking spaces per bay and minimum dry off spaces equal to the stacking spaces in consideration of mechanical drying device(s).
- 5) Waive one required off-street parking space.

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