



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, April 26, 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, 3<sup>rd</sup> Floor, Warren, 48093.  
Please call: (586) 574 - 4504

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meetings of March 8, 2023 and April 12, 2023.**

6. PUBLIC HEARING: **APPLICANT: Aver Sign Company -USE-**  
(Rescheduled from 4/12/2023)  
REPRESENTATIVE: Jennifer Glover  
COMMON DESCRIPTION: 11610 Thirteen Mile  
LEGAL DESCRIPTION: 13-11-101-001  
ZONE: MZ, C-1, P

**VARIANCES REQUESTED: Permission to -USE-**

Allow a pylon sign in a 'P' zone with the following specifications:

- 1) Located in a 'P' zone.
- 2) Height of 27' 2-1/2".
- 3) Total square ft. of sign 145.79.
- 4) Under clearance of 6' 6-1/2".
- 5) Leading edge of sign no closer than 48" from property line.

If approved all previous variances related to the pylon sign with be relinquished.

**ORDINANCES and REQUIREMENTS:**

**Section 16.02 Limitation of the Use:** E) No sign shall be erected upon such parking area, except not more than one (1) sign at each entrance to indicate the operator, the purpose for which it is

operated and/or parking rates. All signs shall not exceed fifteen (15) square feet in area, shall not extend more than ten (10) feet in height above the nearest curb elevation and shall be located entirely upon the premises, with no part of such sign extending beyond the property line.

**Section 4A.17 – Setbacks:** The following setback regulations shall apply to signs located in all zoning districts: B) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

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

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

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

**VARIANCES REQUESTED: Permission to**

Retain a 10' 3" x 7" 3" = 74.3 square ft. shed which projects beyond the side building line of the dwelling, no less than one foot from the side property line.

**ORDINANCES and REQUIREMENTS:**

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

8. PUBLIC HEARING: **APPLICANT: Warren Lions Club**  
REPRESENTATIVE: Al Lindsey  
COMMON DESCRIPTION: 3001 Thirteen Mile  
LEGAL DESCRIPTION: 13-06-402-002  
ZONE: R-1-A

**VARIANCES REQUESTED: Permission to**

Conduct the 2023 Warren City Fair as follows:

|           |         |              |
|-----------|---------|--------------|
| Wednesday | June 14 | 3pm to 11pm  |
| Thursday  | June 15 | 3pm to 11pm  |
| Friday    | June 16 | 3pm to 11pm  |
| Saturday  | June 17 | 12pm to 11pm |
| Sunday    | June 18 | 12pm to 10pm |

**ORDINANCES and REQUIREMENTS:**

**Section 4.35 – Circuses, Fairs, Carnivals and Similar Uses:** Fairs require the approval of the Zoning Board of Appeals.



9. PUBLIC HEARING: **APPLICANT: Thrifty Florist of Warren #1 -USE-**  
REPRESENTATIVE: Nicole Agbay  
COMMON DESCRIPTION: 29010 Schoenherr  
LEGAL DESCRIPTION: 13-12-353-010  
ZONE: MZ, C-1, P

**VARIANCES REQUESTED: Permission to -USE-**

Conduct a seasonal outdoor sales operation in a P District from March 31, 2023 through January 31, 2024 (788 square ft.) to no less than 16 ft. from the Schoenherr Road property line and 50 ft. from the north property line per site plan and same as last year.

**ORDINANCES and REQUIREMENTS:**

**Section 4.4 Paragraph (A):** The goods, items or articles sold or activities conducted as part of any outdoor retail sale must be consistent with zoning district where the parcel is located.

**Section 16.01 – Uses Permitted:** In all P districts, no land shall be used for any other use than automobile parking of private passenger vehicles.

10. PUBLIC HEARING: **APPLICANT: Thrifty Florist of Warren #2**  
REPRESENTATIVE: Nicole Agbay  
COMMON DESCRIPTION: 30975 Ryan  
LEGAL DESCRIPTION: 13-07-227-013  
ZONE: C-1

**VARIANCES REQUESTED: Permission to**

Conduct a seasonal outdoor sales operation 20' x 30' (600 square ft.) from March 31, 2023 through January 31, 2024 to no less than 45 ft. from the Ryan Road property line and 45 ft. from the Thirteen Mile property line.

**ORDINANCES and REQUIREMENTS:**

**Section 4.52 – Paragraph (D):** No sales activity or display of shall be permitted in the area designated for required off-street parking for the existing or temporary use.

11. PUBLIC HEARING: **APPLICANT: Global Signs & Awning -USE-**  
REPRESENTATIVE: Ayad Sitto  
COMMON DESCRIPTION: 8201 Thirteen Mile  
LEGAL DESCRIPTION: 13-03-352-007  
ZONE: MZ, C-2, P

**VARIANCES REQUESTED: Permission to -USE-**

- 1) Erect a monument sign 15.23 ft. in height, 12.5 ft. in width, no closer than 3.6 ft. from the front (south) property line, with 75 square ft. of signage including 18 square ft. EMC in a "P" zone. If approved the previous ground sign variance will be relinquished and no signage will be allowed on the base of the sign under the EMC.
- 2) Erect a 118.6 square ft. wall sign.

**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.17 – Setbacks:** B) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

**Section 16.01 – Uses Permitted:** Signs are not allowed in a “P” zone.

**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.

|                                                                                                                                 |                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>12. PUBLIC HEARING:</b><br><b>REPRESENTATIVE:</b><br><b>COMMON DESCRIPTION:</b><br><b>LEGAL DESCRIPTION:</b><br><b>ZONE:</b> | <b>APPLICANT: Carea Inc dba Auto &amp; Truck Accessories</b><br>Michael Zito<br>8154 Fourteen Mile<br>13-03-102-039<br>C-1 |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

**VARIANCES REQUESTED: Permission to**

Retain the following signage:

- 1) Wall signage on the north elevation closest to Fourteen Mile, 9 banner type signs 10' x 2.5' = 25 square ft. each, total of 225 square ft.
- 2) Banner type wall sign on the north elevation adjacent to front entrance, 10' x 2.5' = 25 square ft.
- 3) Checkered stiped design element consisting of 235.75 square ft. as follows:
  - A. North elevation by front door & west elevation by overhead doors, 42' x 29.5" = 103.25 square ft.
  - B. North elevation by Fourteen Mile 53' x 30" = 132.5 square ft.
- 4) Retain projecting sign on the face of the building 10' from the northwest corner with changeable copy 8' x 9' = 72 square ft., 18 ft. high with a 9' under clearance no less than 6' of the front property line. \*

Total wall signage = 532.75 square ft. (including 72 square ft. projecting sign on the northwest corner of building.)

\*This sign was granted with a variance on 4/13/2005, however, there was a condition that the “petitioner will remove the existing block lettering on the north and west face of the building.” Therefore, if variance is granted, the variance of 4/13/2005 will be relinquished.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.11 – Specific Sign Definitions:** 5. Banner Signs. A temporary sign made of fabric or other non-rigid material with no enclosing framework. 32. Projecting sign. A sign that is affixed to any building or part thereof, or to any structure and projects out by more than eighteen (18) inches.

**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: NP Mound Road Industrial, LLC**  
**REPRESENTATIVE:** Same as above.  
**COMMON DESCRIPTION:** 23500 Mound  
**LEGAL DESCRIPTION:** 13-28-300-018  
**ZONE:** MZ, M-4, M-2

**VARIANCES REQUESTED: Permission to**

Erect two (2) 9 ft. high monument signs.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.36 – On-Premise Signs Permitted in Industrial Districts (M-3 and M-4):** B) One freestanding on premise sign or advertising display of a size not to exceed one hundred and fifty (150) square feet shall be allowed in industrial districts zoned M-3 and M-4.

**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.

- 14. PUBLIC HEARING:** **APPLICANT: Public Service Credit Union**  
**REPRESENTATIVE:** Gary Perelli  
**COMMON DESCRIPTION:** 2000 Twelve Mile  
**LEGAL DESCRIPTION:** 13-18-101-003  
**ZONE:** C-2

**VARIANCES REQUESTED: Permission to**

Allow 4 wall signs as follows:

A. 103" x 56" = 40.05 square ft. north elevation.

B. 72" x 41" = 20.5 square ft. west elevation.

C. 60" x 20" = 8.3 square ft. west elevation, above ATM.

D. 144" x 36" = 36 square ft. south elevation.

Total wall signage = 104.85 square ft.

**ORDINANCES and REQUIREMENTS:**

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

- 15. PUBLIC HEARING:** **APPLICANT: Oksana Urban**  
**REPRESENTATIVE:** Same as above.  
**COMMON DESCRIPTION:** 5460 Arden  
**LEGAL DESCRIPTION:** 13-05-251-004  
**ZONE:** MZ, C-1, R-1-C

**VARIANCES REQUESTED: Permission to**

1. Erect a 6 ft. high monument sign.

2. Erect a monument sign setback 4 ft. from the property line.

3. Erect a monument sign with a 21.1 square ft. EMC, when 8 square ft. EMC is allowed.

**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.17 – Setbacks:** The following setback regulations shall apply to signs located in all zoning districts: B) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

**Section 4A.27 – Electronic Message Center:** In addition to other applicable zoning requirements, a responsible party shall comply with all of the following electronic message center requirements: B) Except a property where a business has a valid State of Michigan motor fuels retail outlet license, the digital display area of an electronic message center does not exceed 25% of the total permitted free standing sign area.

**16. NEW BUSINESS**

**17. 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 - USE**

**SUMMARY OF VARIANCE REQUEST**

**APPLICANT:** AVER SIGN COMPANY

**REPRESENTATIVE:** JENNIFER GLOVER

**COMMON DESCRIPTION:** 11610 13 MILE

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

**ZONED DISTRICT:** MZ, C-1, P

**REASON:** Petitioner wishes to change their signage due to a brand change.

**ORDINANCES and REQUIREMENTS:**

**SECTION 16.02 - LIMITATION OF THE USE. (E)** No sign shall be erected upon such parking areas, except not more than one (1) sign at each entrance to indicate the operator, the purpose for which it is operated and/or the parking rates. All signs shall not exceed fifteen (15) square feet in area, shall not extend more than ten (10) feet in height above nearest curb elevation and shall be located entirely upon the premises, with no part of such sign extending beyond the property line.

**SECTION 4A.17 - SETBACKS.** The following setback regulations shall apply to signs located in all zoning districts: B) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

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

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

**VARIANCES REQUESTED:** Permission to:

Allow a pylon sign in a 'P' zone with the following specifications:

1. Located in a "P" zone.
  2. Height of 27' 2 1/2".
  3. Total sf of sign 145.79.
  4. Under clearance of 6' 6 1/2".
  5. Leading edge of sign no closer than 48" from property line.
- If approved all previous variances related to the pylon sign will be relinquished.

**Previous Variance Requested:** See attached sheet

**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 16.02 USE**  
**SECTION 4A.17 SETBACKS**  
**SECTION 4A.18 HEIGHT**  
**SECTION 4A.19 CLEARANCE**

**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: Aver Sign Co.

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☒ prefer email communication

Name and Address of Property Owner (if different) 134 Hower Sp LLC 42450 FLis

Sterling Heights 48314

Name of Representative: Jennifer Glover Telephone: \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_ ☒ prefer email communication

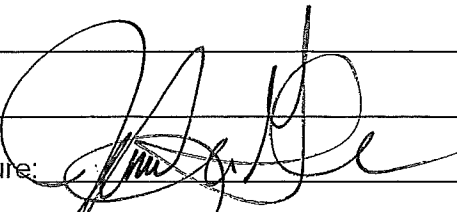
Address of Property: 11610 13 Mile

Parcel I.D. No. (as shown on tax bill): 12-13-11-101-001

Purpose of Request: Allow 27' 2 1/2" 97.44 sq ft gas price sign  
w/ EMC in current location

Please explain the nature of your hardship:

Allow non-Compliant gas price Sign. Allow 7' 2 1/2" increase  
in height and 22.44 increase in size. In same location

Signature:  Date: 1-31-23

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

I, WE Namer George Kastar

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

## ZBA Application.DOC 11/29/17





January 30, 2023

City of Warren

One City Square

Warren, MI 48092

Re: answers for Nonuse variance for 11610 Thirteen Mile Rd.

Unreasonable impact/burden:

The intersection at Thirteen Mile and Hoover is a busy intersection with many stores, gas stations, and restaurants. In order for the Station Owner at 11610 Thirteen Mile to have the same competitive edge as all other retail and gas stations at this corner. The Valero, Walgreens, and Marathon all have gone to ZBA for their signage. It appears they were all awarded. We are requesting the same as any other business at this intersection.

Not Self-imposed:

The sign ordinance changes over the years and granting the variance's requested by the neighbors is what has caused this burden/impact.

Not a detriment:

The intersection and along 13 Mile are multiple retail and restaurant frontages with many tall signs. Our sign would blend in with the aesthetics of this intersection and adjacent businesses. If our sign would be considered a detriment that all the signage in this intersection should be considered the same.

Not personal or economic:

The station owner only wants to be able to display his products and prices so he/she can have the same competitive edge as the Chillbox or Marathon across the street.

Necessary:

The sign is absolutely necessary to provide the public with price options and let them know what products are offered at this station. Previously the sign did not allow for Cash/Credit options for fuel and diesel. Changing the sign to the current proposal will allow the station to recover the 5% upcharge for credit card purchase. The previous sign did not allow for cash/credit options causing the station to lose money daily. The station owner feels the 5% upcharge for credit card purchase is dishonest if not displayed on the sign. They have been at this site for many years and have gained the trust of the local residents. They would like to keep their reputation as it stands.

**11610 THIRTEEN MILE****09/14/202**

LEGAL DESCRIPTION: 13-11-101-001

**1 of****VARIANCES REQUESTED: Permission to****- USE**

- 1) Allow the following signage on a gas canopy 172' x 31" = 444.33 square ft. plus 1.6 square ft. (tri-mark extending above canopy) = 446 total square ft. of gas canopy #1.
    - a. North elevation: illuminated "Citgo" sign 21" x 88 5/8" = 12.9 square ft. and one illuminated tri-mark logo at 14.31 square ft.
    - b. West elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.
    - c. C.East elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.
- Total of 53.07 square ft. of signage on canopy and the remainder of 392.93 square ft. of decorative design.

**11610 THIRTEEN MILE****09/14/202**

LEGAL DESCRIPTION: 13-11-101-001

**2 of****VARIANCES REQUESTED: Permission to****- USE -**

- 2) Allow the following signage on a gas canopy 52' x 31" = 392.66 square ft. plus 1.6 square ft. (tri-mark extending above canopy) = 394.26 total square ft. of gas canopy #2.
    - a. West elevation: illuminated "Citgo" sign 21" x 88 5/8" = 12.9 square ft. and one illuminated tri-mark logo at 14.31 square ft.
    - b. North elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.
    - c. South elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.
- Total 53.07 square ft. of signage on canopy and the remainder 341.11 square ft. of decorative design.

**11610 THIRTEEN MILE****09/14/202**

LEGAL DESCRIPTION: 13-11-101-001

**3 of****VARIANCES REQUESTED: Permission to****- USE -**

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

The petitioner's request was APPROVED as written.

11610 Thirteen Mile Road

Amoco Oil Co.

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

**11610 Thirteen Mile****5/9/2012**

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

11610 E. Thirteen Mile Road

Donald Weisenbach

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

11610 Thirteen Mile Road

Standard Oil Company

Request denied at the meeting on Wednesday August 31, 1977

TO CONSTRUCT A 24' x 48' CANOPY TO WITHIN 4' 6" OF THE FRONT ~~PROPERTY~~ PROPERTY LINE ALONG 13 MILE

11610 E. Thirteen Mile Rd.

Randall Sign Erection, Inc.

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

11610 Thirteen Mile Rd.

Randall Sign Co.  
23544 Hoover Rd.

Rep: E. J. Cannon

Request granted at Meeting of June 25, 1969.

to erect a 12 # sign, 11' high to 1' of front ~~FE~~ @ conditions that all Standard Stations eliminate A-Frame Signs

11610 13 Mile

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

Request adjourned at meeting of Oct 20, 1965

Request tabled at meeting of Nov 17, 1965

11610 13 Mile Rd

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

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

Request approved w/conditions at mtg of Jan 12, 1966. To Erect 4 light poles, two pump islands # sign 60 #, 23' high in a 1/2 zone to the property line # stand surface the green belt

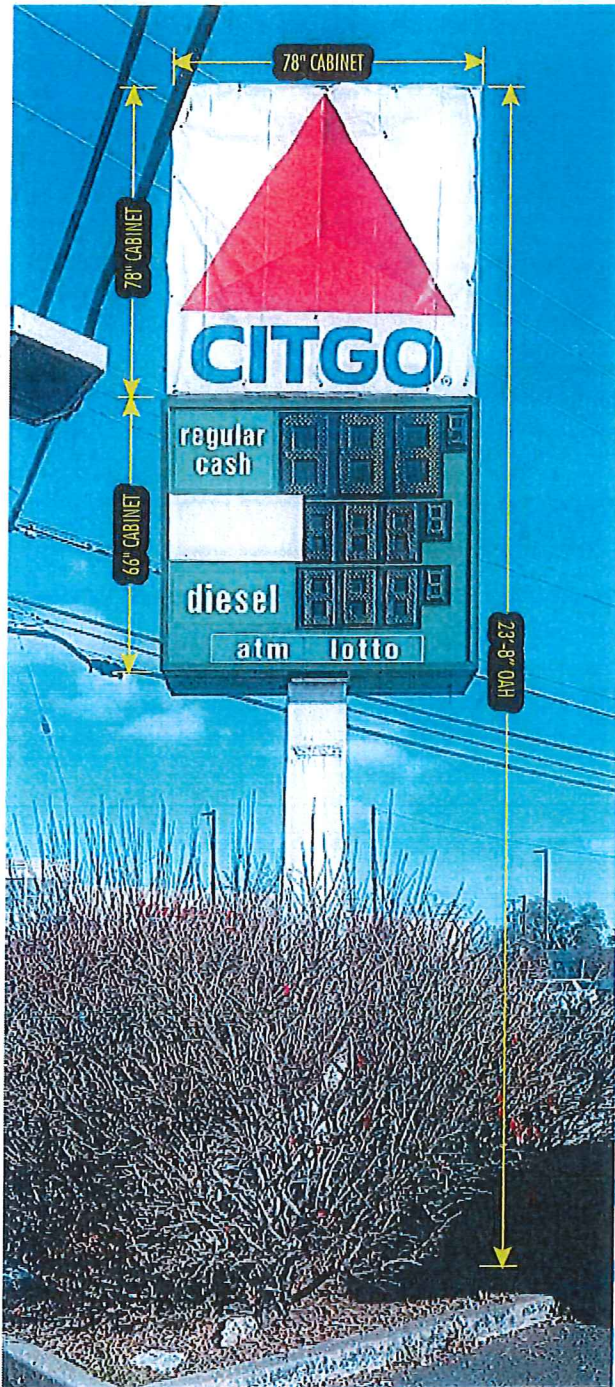


# 2021 WARREN

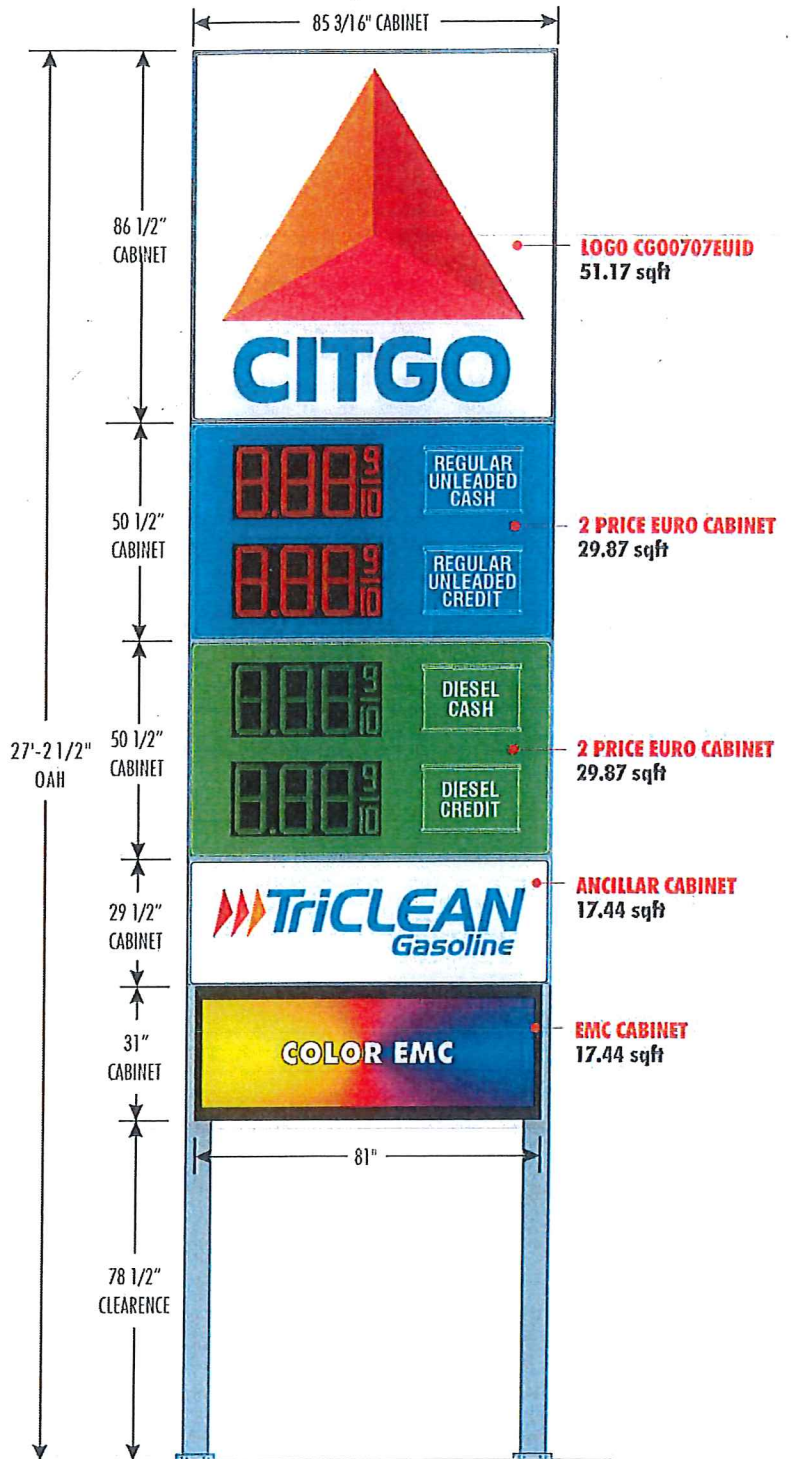




78.0 Total SqFt



145.79 Total SqFt



**Aver**  
SIGN COMPANY

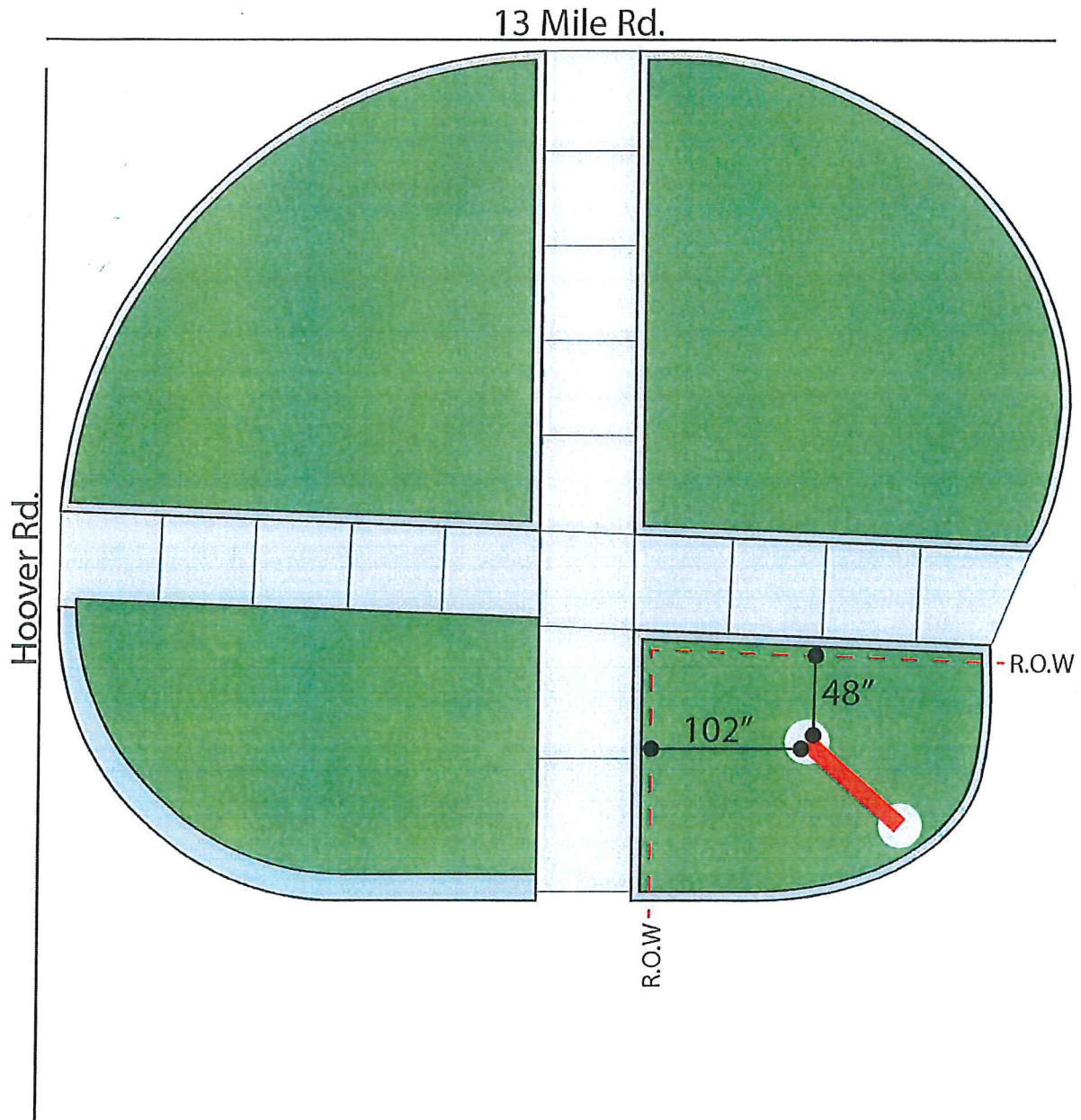
Customer: Citgo

Site Address: 11610 E 3 Mile  
Warren, MI 48093

WO#: 25847 Rev Date: 3/15/23

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





**Aver**  
SIGN COMPANY

## New Sign Setback

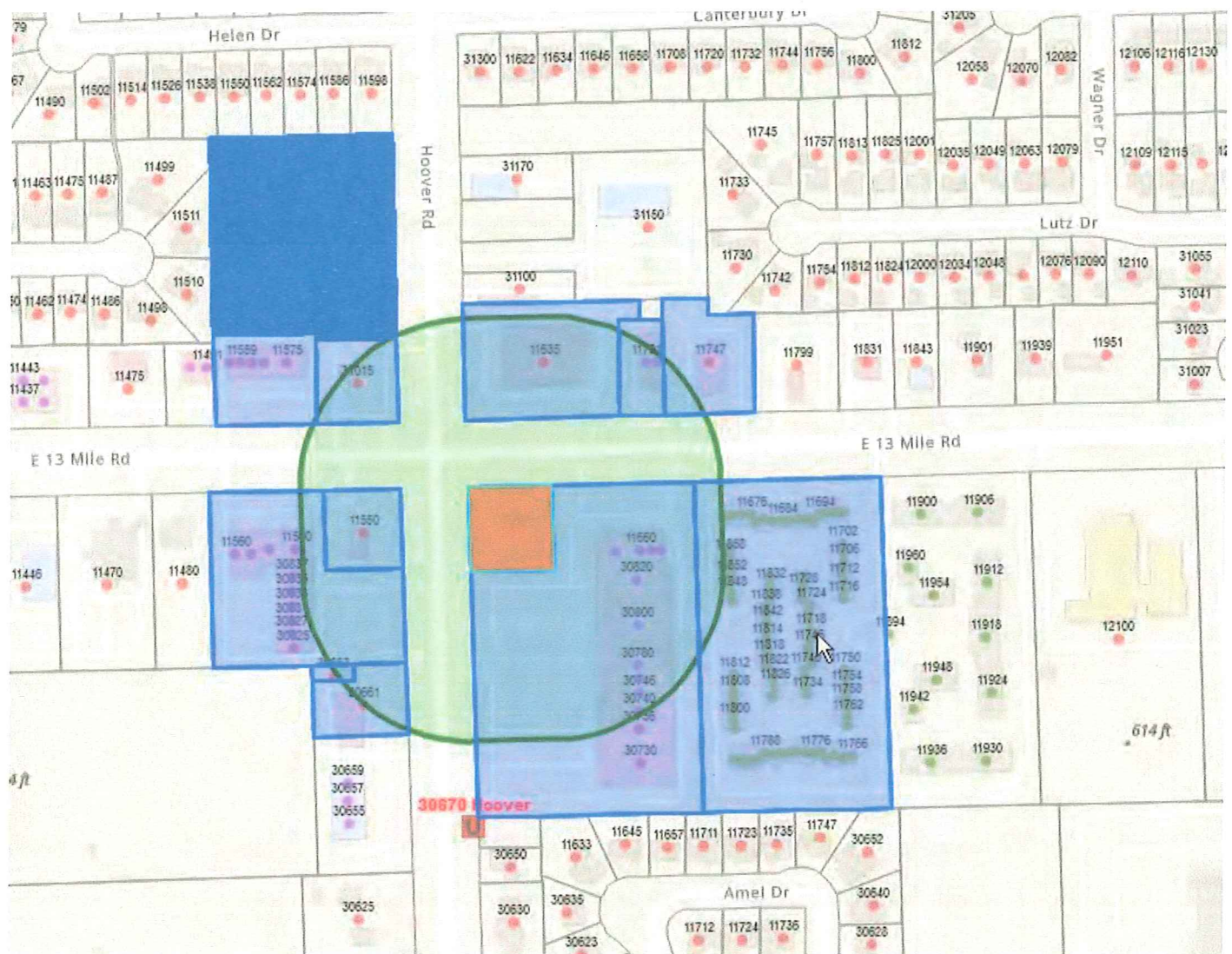
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Customer:

Site Address:

WO#:  Rev Date:

12





## CITY OF WARREN

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

**APPLICANT:** STEPHANIE THUEMMEL

**REPRESENTATIVE:** STEPHANIE THUEMMEL

**COMMON DESCRIPTION:** 11556 FISHER

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

**ZONED DISTRICT:** R-1-C

**REASON:** Petitioner seeks variance for existing shed.

**ORDINANCES and REQUIREMENTS:**

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

**VARIANCES REQUESTED:** Permission to:

Retain a 10' 3" x 7' 3" = 74.3 sf shed which projects beyond the side building line of the dwelling, no less than one foot from the side property line.

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 03/07/2023 03/24/2023 (M) (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT: STEPHANIE THUEMMEL**

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

**SECTION 4.20 DETACHED ACCESSORY BUILDINGS**

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

dwenson, Zoning Inspector

\$95 SW 3/7/23

Paid  
3/7/23

**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**

PLEASE PRINT OR TYPE

Name of Applicant: Stephanie Thiemmel

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☐ prefer email communication

Name and Address of Property Owner (if different) \_\_\_\_\_

Same

Name of Representative: \_\_\_\_\_ Telephone: Same

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_ ☐ prefer email communication

Address of Property: 11556 Fisher Ave Warren Mi 48089

Parcel I.D. No. (as shown on tax bill): 17-13-34-483-009

Purpose of Request: \_\_\_\_\_

Request to leave shed not entirely behind house

Please explain the nature of your hardship:

When I bought the house a 10x7 slab of concrete  
already existed as if a shed had been there  
before. I built my shed on this slab and the  
slab is not 100% behind the house

Signature: [Signature] Date: 02-22-23

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 Stephanie Thummel

OF \_\_\_\_\_

Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_

THE Owner OF \_\_\_\_\_

Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT \_\_\_\_\_

\_\_\_\_\_/RECORDED LAND CONTRACT PURCHASER(S) \_\_\_\_\_/RECORDED DEEDHOLDER(S)

\_\_\_\_\_/RECORDED LAND CONTRACT PURCHASER(S) \_\_\_\_\_/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Same \*  
Name(s) of Person(s)

THE \_\_\_\_\_ OF \_\_\_\_\_ \*  
Title of Officer Name of Company

OF \_\_\_\_\_  
Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_

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

FURTHER, DEPONENT SAYS NOT.

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

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF macomb

ON THIS 7 DAY OF March, 2023, BEFORE ME PERSONALLY CAME  
Stephanie Irene Thummel TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT 1 DID SO OF my OWN FREE WILL AND DEED.

**CRYSTAL PIERSON**  
Notary Public, Macomb County, MI  
My Commission Expires: 12/18/2023  
Crystal Pierson  
NOTARY PUBLIC, macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 12-18-23

\*\*\*\*\*

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



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

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

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

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

10x7 Slab of Concrete was already existing but not 100% behind house. It makes most sense for the Shed to be placed in this location of the houses yard

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

10x7 Slab of Concrete was there from previous owner Sidewalk leading to shed is there

**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 house is quite close to the Neighbors the Shed helps provide privacy

**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.

Shed increases value of neighboring properties Shed can be seen from Hoover Road Driving and looks very well built

**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.

Shed is needed so occupant does not have to store belongings in the yard with the main house so close to the Neighbors

**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 house does not have a basement and there is no way to build a garage with driveway on this lot so this shed is great for resident to store yard tools etc to keep the city looking well kept.

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.

Shed is most enjoyable in current location

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

house was built close to property line  
slab for shed already existed with sidewalk  
going to it

**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.

Best set up for this property's yard  
is the shed's current location.

**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.

Not a detriment. Increases value of  
neighborhood properties

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

Necessary for storage to keep yard kept clean  
and free of "stuff"

PUBLIC HEARING: 9/14/22

APPLICANT: Stephanie Thuemmel

REPRESENTATIVE:

Same as above.

COMMON DESCRIPTION:

11556 Fisher

LEGAL DESCRIPTION:

13-34-483-009

ZONE:

R-1-C

VARIANCES REQUESTED: Permission to

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

ORDINANCES and REQUIREMENTS:

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

The petitioner's request was APPROVED as written.



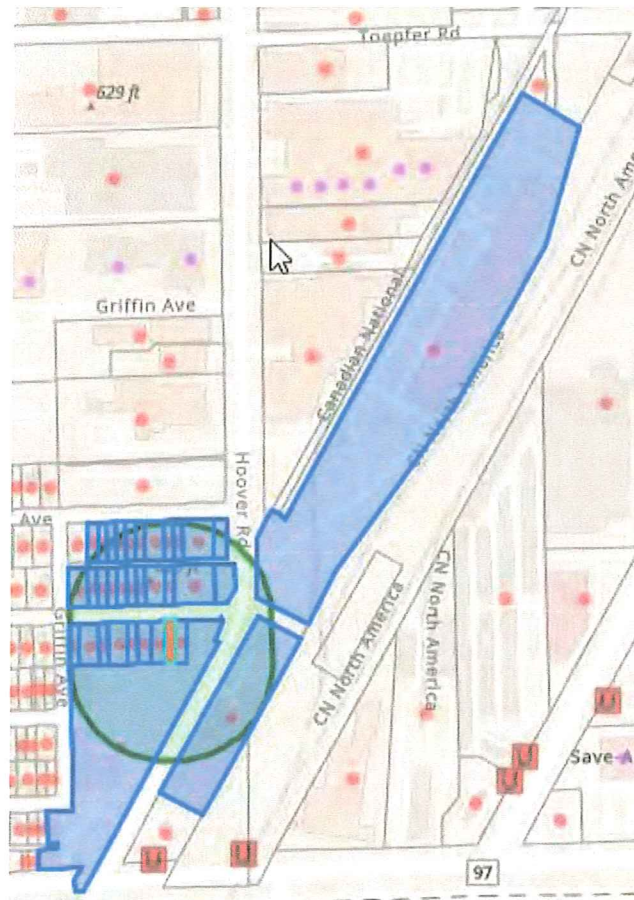
# 2021 WARREN





11556 Fisher  
13-34-483-009

25  
11





11556 Fisher Ave  
Warren Mi 48089

Omaha 1x2

5ft  
6in

30ft 5in

5 ft

laundry  
Addition

5ft

11 ft  
4in

main  
house

22 ft 4in

Deck/porch

25 ft

65 ft

58 ft 8in

48 ft 5in

16 ft 3in

7 ft 3in

\* Shed \*

1 ft

chain  
fence

Neighbors

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: APRIL 26, 2023 at 7:30 P.M.**

**Applicant: STEPHANIE THUEMMELE**  
**Common Description: 11556 FISHER**

**VARIANCE(S) REQUESTED: Permission to:**

Retain a 10' 3" x 7' 3" = 74.3 square ft. shed which projects beyond the side building line of the dwelling, no less than one foot from the side 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](mailto: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:** WARREN LIONS CLUB

**REPRESENTATIVE:** AL LINDSEY

**COMMON DESCRIPTION:** 3001 13 MILE

**PARCEL NUMBER:** 12-13-06-402-002

**ZONED DISTRICT:** R-1-A

**REASON:** Petitioner seeks to conduct their annual Warren City Fair.

**ORDINANCES and REQUIREMENTS:**

**SECTION 4.35:** Carnivals, fairs, circuses, and similar uses require the approval of the Zoning Board of Appeals.

**VARIANCES REQUESTED:** Permission to:  
CONDUCT THE 2023 WARREN CITY FAIR AS FOLLOWS:

|           |         |                    |
|-----------|---------|--------------------|
| WEDNESDAY | JUNE 14 | 3 P.M. TO 11 P.M.  |
| THURSDAY  | JUNE 15 | 3 P.M. TO 11 P.M.  |
| FRIDAY    | JUNE 16 | 3 P.M. TO 11 P.M.  |
| SATURDAY  | JUNE 17 | 12 P.M. TO 11 P.M. |
| SUNDAY    | JUNE 18 | 12 P.M. TO 10 P.M. |

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 03/09/2023 03/29/2023 (M) (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT: WARREN LIONS CLUB**

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 4.35: CARNIVALS, FAIRS, CIRCUSES, AND SIMILAR USES.**

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



\$195 SW 3/9/23

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

P A #195 106  
MAR 9 2023  
CITY OF WARREN  
BUILDING DIVISION

PLEASE PRINT OR TYPE

WARREN LIONS CLUB

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☒ prefer email communication

Name and Address of Property Owner (if different) \_\_\_\_\_  
CITY OF WARREN  
ONE CITY SQUARE, WARREN, MI 48093

Name of Representative: AL LINDSEY Telephone: \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_ ☐ prefer email communication

Address of Property: 3001 13 MILE ROAD, WARREN MI, 48092

Parcel I.D. No. (as shown on tax bill): 13-06-402-002 PLOT #N15382- WARREN

Purpose of Request: TO CONDUCT THE WARREN CITY FAIR FROM WEDNESDAY

JUNE 14, 3PM – 11PM, THURSDAY JUNE 15, 3PM – 11PM, FRIDAY JUNE 16,

3PM – 11PM, SATURDAY JUNE 17, 12PM – 11 PM, SUNDAY JUNE 18, 12PM – 10PM

TO AID THE WARREN LIONS CLUB IN THEIR CHARITABLE WORK.

Please explain the nature of your hardship:

ARTICLE #4 SECTION 4.35 OF THE CITY OF WARREN ZONING ORDINANCE

#30 . WE REQUIRE THE BOARDS APPROVAL TO OPERATE THE WARREN

CITY FAIR FOR OUR 62<sup>TH</sup> YEAR

Signature: Al Lindsey Date: 3/9/23

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

WE City of Warren  
Name(s) of Person(s)  
OF One City Square, Warren, MI 48093 (586) 574-4519  
Address, City, State Zip Telephone  
THE Economic Development OF City of Warren  
Title of Officer Director Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT City of Warren  
~~XX~~ We ~~XX~~  
/RECORDED LAND CONTRACT PURCHASER(S) X /RECORDED DEEDHOLDER(S)

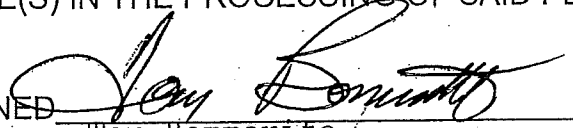
OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN,  
MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Tom Bommarito \*  
Name(s) of Person(s)  
THE Economic Development OF City of Warren \*  
Title of Officer Director Name of Company  
OF One City Square, Warren, MI 48093 (586) 574-4519  
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.  
Tom Bommarito  
SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Macomb

ON THIS 16<sup>th</sup> DAY OF March, 20 22, BEFORE ME PERSONALLY CAME  
Tom Bommarito, 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.

VALERIE LYONS TACK  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires Sept. 16, 2024  
Acting in the County of Macomb

Valerie Lyons Tack  
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 9/16/2024

\*\*\*\*\*

NOTICE TO OWNER

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

### 3001 Thirteen Mile

4/12/06

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 – **GRANTED** request 1) To conduct the Warren City Fair as follows: Wednesday, June 14, 2006 from 3 p.m. to 11 p.m., Thursday June 15, 2006 from 3 p.m. to 11 p.m., Friday, June 16, 2006 from 3 p.m. to 12 Midnight, Saturday, June 17, 2006 from 12 Noon to 12 Midnight, and Sunday, June 18, 2006 from 12 noon to 11 p.m. 2) To operate a video game tent the same as operated for the last 24 years.

### 3001 Thirteen Mile

4/13/05

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 – **GRANTED** request 1) To conduct the Warren City Fair as follows: Tuesday, June 14, 2005 from 3 p.m. to 11 p.m., Wednesday, June 15, 2005 from 3 p.m. to 11 p.m., Thursday June 16, 2005 from 3 p.m. to 11 p.m., Friday, June 17, 2005 from 3 p.m. to Midnight, Saturday, June 18, 2005 from 12 p.m. to Midnight and Sunday, June 19, 2005 from 12 p.m. to 11 p.m. 2) To operate a video game tent the same as operated for the last 24 years. **WITH CONDITION** that they will stop selling tickets and turn off the music at 11 p.m. on the nights that they are open until midnight.

### 3001 Thirteen Mile

4/21/2004

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 – **GRANTED** request to 1) To conduct the Warren City Fair as follows: Tuesday, June 15, 2004, from 3 p.m. to 11 p.m., Wednesday, June 16, 2004, from 3 p.m. to 11 p.m., Thursday, June 17, 2004, from 3 p.m. to 11 p.m., Friday, June 18, 2004, from 3 p.m. to 12 midnight, Saturday, June 19, 2004, from 12 noon to 12 midnight and Sunday, June 20, 2004, from 12 noon to 11 p.m. 2) To operate a video game tent the same as operated the last 24 years.

4/14/2004

3001 Thirteen Mile

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 – **TABLED** to the meeting of April 21, 2004.

4/9/2003

3001 Thirteen Mile

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 – **GRANTED** 1) To conduct the Warren City Fair as follows: Tuesday, June 10, 2003 from 3:00 p.m. to 11:00 p.m., Wednesday, June 11, 2003 from 3:00 p.m. to 11:00 p.m., Thursday, June 12, 2003 from 3:00 p.m. to 11:00 p.m., Friday, June 13, 2003 from 3:00 p.m. to 12 Midnight, Saturday, June 14, 2003 from 12 Noon to 12 Midnight, and Sunday June 15, 2003 from 12 Noon to 11:00 p.m. 2) To operate a video game tent the same as operated for the last 24 years.

### 3001 13 Mile

4/13/2011

Warren Lions Club, 3001 13 Mile Road, Also Known As 13-06-402-001 & 13-06-402-002, GRANTED the following request: Permission to conduct the Warren City Fair as follows: #1 Wednesday, June 15, 2011 from 3:00 p.m. to 11:00 p.m.; Thursday, June 16, 2011, from 3:00 p.m. to 11:00 p.m.; Friday, June 17, 2011, from 3:00 p.m. to 11:00 p.m.; Saturday, June 18, 2011, from 12:00 noon to 11:00 p.m.; Sunday, June 19, 2011 from 12:00 noon to 11:00 p.m. #2. To operate the video game tent the same as operated for the last 25 years.

### 3001 Thirteen Mile

5/12/10

Warren Lions Club, 3001 13 Mile Road, Also Known As 13-06-402-001 & 13-06-40-002, GRANTED the following request: 1) To conduct the Warren City Fair as follows: Wednesday, Thursday, & Friday June 16<sup>th</sup>, 17<sup>th</sup>, & 18<sup>th</sup> from 3:00 p.m. to 11:00 p.m.; Saturday and Sunday June 19<sup>th</sup> and 20<sup>th</sup> from 12:00 p.m. to 11:00 p.m. 2) To operate a video game tent the same as operated for the last 25 years. WITH THE FOLLOWING CONDITION: As offered and agreed upon by the Petitioner, all music from the rides, bands, etc. will cease at 10:00 p.m. each evening the fair is in operation.

### 3001 Thirteen Mile

4/22/09

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-001 and 13-06-402-002 – GRANTED request 1) To conduct the warren City fair as follows: Wednesday, June 17, 2009 from 3 p.m. to 11 p.m., Thursday, June 18, 2009 from 3 p.m. to 11 p.m., Friday June 19, 2009 from 3 p.m. to 11 p.m., Saturday, June 20, 2009 from 12 noon to 11 p.m. and Sunday, June 21, 2009 from 12 noon to 11 p.m. 2) To operate a video game tent the same as operated for the last 25 years.

### 3001 Thirteen Mile 5/14/2008

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 – GRANTED request 1) To conduct the Warren City Fair as follows: Wednesday, June 11, 2008 from 3 p.m. to 11 p.m., Thursday, June 12, 2008 from 3 p.m. to 11 p.m., Friday June 13, 2008 from 3 p.m. to Midnight, Saturday, June 14, 2008 from Noon to Midnight and Sunday, June 15, 2008 from Noon to 11 p.m. 2) To operate a video game tent the same as operated for the last 25 years.

4/11/2007

### 3001 Thirteen Mile

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 – GRANTED request 1) To conduct the Warren City Fair as follows: Wednesday, June 13, 2007 from 3 p.m. to 11 p.m., Thursday, June 14, 2007 from 3 p.m. to 11 p.m., Friday June 15, 2007 from 3 p.m. to Midnight, Saturday, June 16, 2007 from noon to Midnight, and Sunday, June 17, 2007 from noon to 11 p.m. 2) To operate a video game tent the same as operated for the last 25 years.



### 3001 Thirteen Mile

4/13/2016

PUBLIC HEARING: APPLICANT: Warren Lions Club  
REPRESENTATIVE: Al Lindsey  
COMMON DESCRIPTION: 3001 Thirteen Mile  
LEGAL DESCRIPTION: 13-06-402-002 & 13-06-451-001  
ZONE: R-1-A

**VARIANCES REQUESTED: Permission to**

Conduct the Warren City Fair as follows:

|           |                |                    |
|-----------|----------------|--------------------|
| Wednesday | June 15, 2016, | 3 p.m. to 11 p.m.  |
| Thursday  | June 16, 2016, | 3 p.m. to 11 p.m.  |
| Friday    | June 17, 2016, | 3 p.m. to 11 p.m.  |
| Saturday  | June 18, 2016, | 12 p.m. to 11 p.m. |
| Sunday    | June 19, 2016, | 12 p.m. to 11 p.m. |

The Petitioner's request was **GRANTED** as written, with the Condition: that all music is to be turned off at 10:00 p.m.

4/10/2013

### 3001 Thirteen Mile

Warren Lions Club, 3001 Thirteen Mile, 13-06-402-002 & 13-06-451-001, petitioner was **GRANTED** permission to:

1. Conduct the Warren City Fair as follows:

|               |           |                          |
|---------------|-----------|--------------------------|
| June 12, 2013 | Wednesday | 3:00 p.m. to 11:00 p.m.  |
| June 13, 2013 | Thursday  | 3:00 p.m. to 11:00 p.m.  |
| June 14, 2013 | Friday    | 3:00 p.m. to 11:00 p.m.  |
| June 15, 2013 | Saturday  | 12:00 noon to 11:00 p.m. |
| June 16, 2013 | Sunday    | 12:00 noon to 11:00 p.m. |

2. Operate the video game tent the same as operated for the last 25 years.

WITH THE FOLLOWING CONDITION: The music will be turned off at 10:00 p.m. each night.

### 3001 13 Mile

March 11, 2015

PUBLIC HEARING APPLICANT: Warren Lions Club  
REPRESENTATIVE: Al Lindsey  
COMMON DESCRIPTION: 3001 Thirteen Mile  
LEGAL DESCRIPTION: 13-06-402-002 & 13-06-451-001  
ZONE: R-1-A

**VARIANCES REQUESTED: Permission to**

1. Conduct the Warren City Fair as follows:

|           |               |                    |
|-----------|---------------|--------------------|
| Wednesday | June 17, 2015 | 3 p.m. to 11 p.m.  |
| Thursday  | June 18, 2015 | 3 p.m. to 11 p.m.  |
| Friday    | June 19, 2015 | 3 p.m. to 11 p.m.  |
| Saturday  | June 20, 2015 | 12 p.m. to 11 p.m. |
| Sunday    | June 21, 2015 | 12 p.m. to 11 p.m. |

2. Operate the video game tent the same as operated for the last 25 years.  
The petitioner's request was **GRANTED**, with condition that all loud noises and band are done by 10 p.m.

4/25/2010

### 3001 Thirteen Mile

Warren Lions Club, 3001 Thirteen Mile, also known as 13-06-402-001 & 002, **GRANTED** permission to: 1. Conduct the Warren City Fair as follows:

|            |                |                    |
|------------|----------------|--------------------|
| Wednesday- | June 13, 2012, | 3 p.m. to 11 p.m.  |
| Thursday-  | June 14, 2012, | 3 p.m. to 11 p.m.  |
| Friday-    | June 15, 2012, | 3 p.m. to 11 p.m.  |
| Saturday-  | June 16, 2012, | 12 p.m. to 11 p.m. |
| Sunday-    | June 17, 2012, | 12 p.m. to 11 p.m. |

2. To Operate the video game tent the same as operated for the last 25 years.

Also, with the condition that the music will be off by 10:00 p.m.

### 3001 13 Mile

5/14/14

PUBLIC HEARING APPLICANT: Warren Lions Club  
REPRESENTATIVE: Al Lindsey  
COMMON DESCRIPTION: 3001 Thirteen Mile  
LEGAL DESCRIPTION: 13-06-402-002 & 13-06-451-001  
ZONE: R-1-A

**VARIANCES REQUESTED: Permission to:**

1) Conduct the Warren City Fair as follows:

|           |                |                    |
|-----------|----------------|--------------------|
| Wednesday | June 11, 2014, | 3 p.m. to 11 p.m.  |
| Thursday  | June 12, 2014, | 3 p.m. to 11 p.m.  |
| Friday    | June 13, 2014, | 3 p.m. to 11 p.m.  |
| Saturday  | June 14, 2014, | 12 p.m. to 11 p.m. |
| Sunday    | June 15, 2014, | 12 p.m. to 11 p.m. |

2) To operate the video game tent the same as operated for the last 25 years.

Petitioner's request was **GRANTED**.

4/11/2018 PUBLIC HEARING:

APPLICANT: WARREN LIONS CLUB

REPRESENTATIVE: AL LINDSEY  
COMMON DESCRIPTION: 3001 THIRTEEN MILE  
LEGAL DESCRIPTION: 13-06-402-002  
ZONE: R-1-A

VARIANCES REQUESTED: PERMISSION TO  
CONDUCT THE WARREN CITY FAIR AS FOLLOWS:

WEDNESDAY JUNE 13 3 P.M. TO 11 P.M.  
THURSDAY JUNE 14 3 P.M. TO 11 P.M.  
FRIDAY JUNE 15 3 P.M. TO 11 P.M.  
SATURDAY JUNE 16 12 P.M. TO 11 P.M.  
SUNDAY JUNE 17 12 P.M. TO 11 P.M.

ORDINANCES AND REQUIREMENTS:

SECTION 4.35: CARNIVALS, FAIRS, CIRCUSES AND SIMILAR USES REQUIRE THE APPROVALS OF THE ZONING BOARD OF APPEALS.

4/26/2017 . PUBLIC HEARING: APPLICANT: WARREN LIONS CLUB

REPRESENTATIVE: LINDSEY ALLEN  
COMMON DESCRIPTION: 3001 THIRTEEN MILE  
LEGAL DESCRIPTION: 13-06-402-002  
ZONE: R-1-A

VARIANCES REQUESTED: PERMISSION TO  
CONDUCT THE WARREN CITY FAIR AS FOLLOW:

WEDNESDAY JUNE 14 3 P.M. TO 11 P.M.  
THURSDAY JUNE 15 3 P.M. TO 11 P.M.  
FRIDAY JUNE 16 3 P.M. TO 11 P.M.  
SATURDAY JUNE 17 12 P.M. TO 11 P.M.  
SUNDAY JUNE 18 12 P.M. TO 11 P.M.

ORDINANCES AND REQUIREMENTS:

SECTION 4.35: CARNIVALS, FAIRS, CIRCUSES AND SIMILAR USES -- REQUIRE THE APPROVAL OF THE ZONING BOARD OF APPEALS.

THE PETITIONER'S REQUEST WAS GRANTED AS WRITTEN WITH THE CONDITIONS: THAT ALL MUSIC WOULD BE SHUT OFF BY 10:00 P.M. QUEST WAS APPROVED WITH THE CONDITION THAT ALL MUSIC MUST BE TURNED OFF BY 10:00 P.M.

PUBLIC HEARING: 4/24/2019

APPLICANT: Warren Lions Club

REPRESENTATIVE: Allen Lindsey  
COMMON DESCRIPTION: 3001 Thirteen Mile  
LEGAL DESCRIPTION: 13-06-402-002  
ZONE: R-1-A

**VARIANCES REQUESTED: Permission to**

Conduct the Warren City Fair as follows:

Wednesday June 12 3:00 p.m. to 11:00 p.m.  
Thursday June 13 3:00 p.m. to 11:00 p.m.  
Friday June 14 3:00 p.m. to 11:00 p.m.  
Saturday June 15 Noon to 11:00 p.m.  
Sunday June 16 Noon to 11:00 p.m.

The petitioner's request was **APPROVED** with the condition that all must be shut off by 10:00 p.m. each night.

**3001 THIRTEEN MILE**

**04/27/2022**

LEGAL DESCRIPTION: 13-06-402-002

**VARIANCES REQUESTED: Permission to**

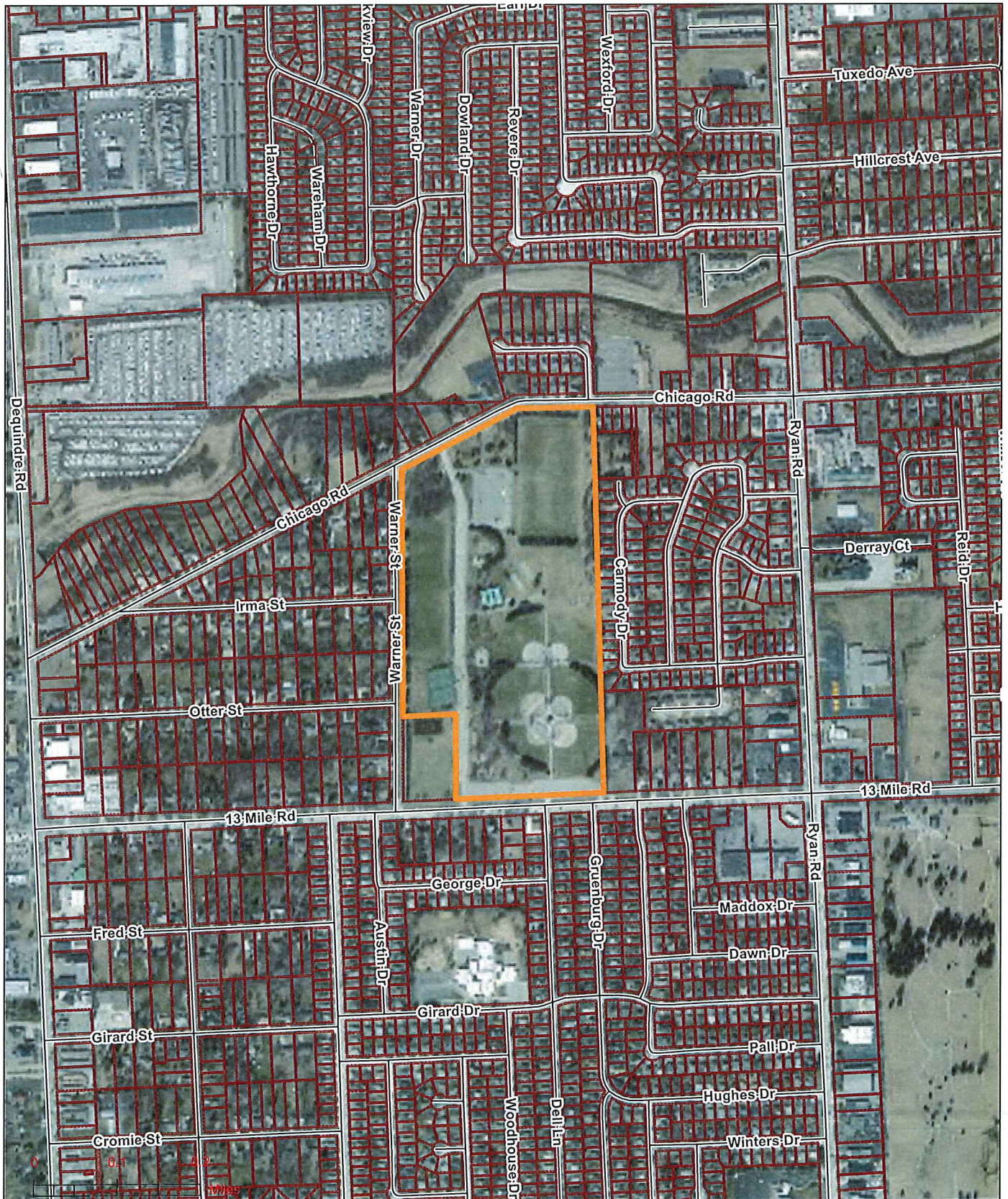
Conduct the Warren City Fair as follows:

- Wednesday June 15 3pm to 11pm
- Thursday June 16 3pm to 11pm
- Friday June 17 3pm to 11pm
- Saturday June 18 12pm to 11pm
- Sunday June 19 12pm to 11pm

The petitioner's request was **APPROVED** with the condition that all music be shut off by 10:00 pm.



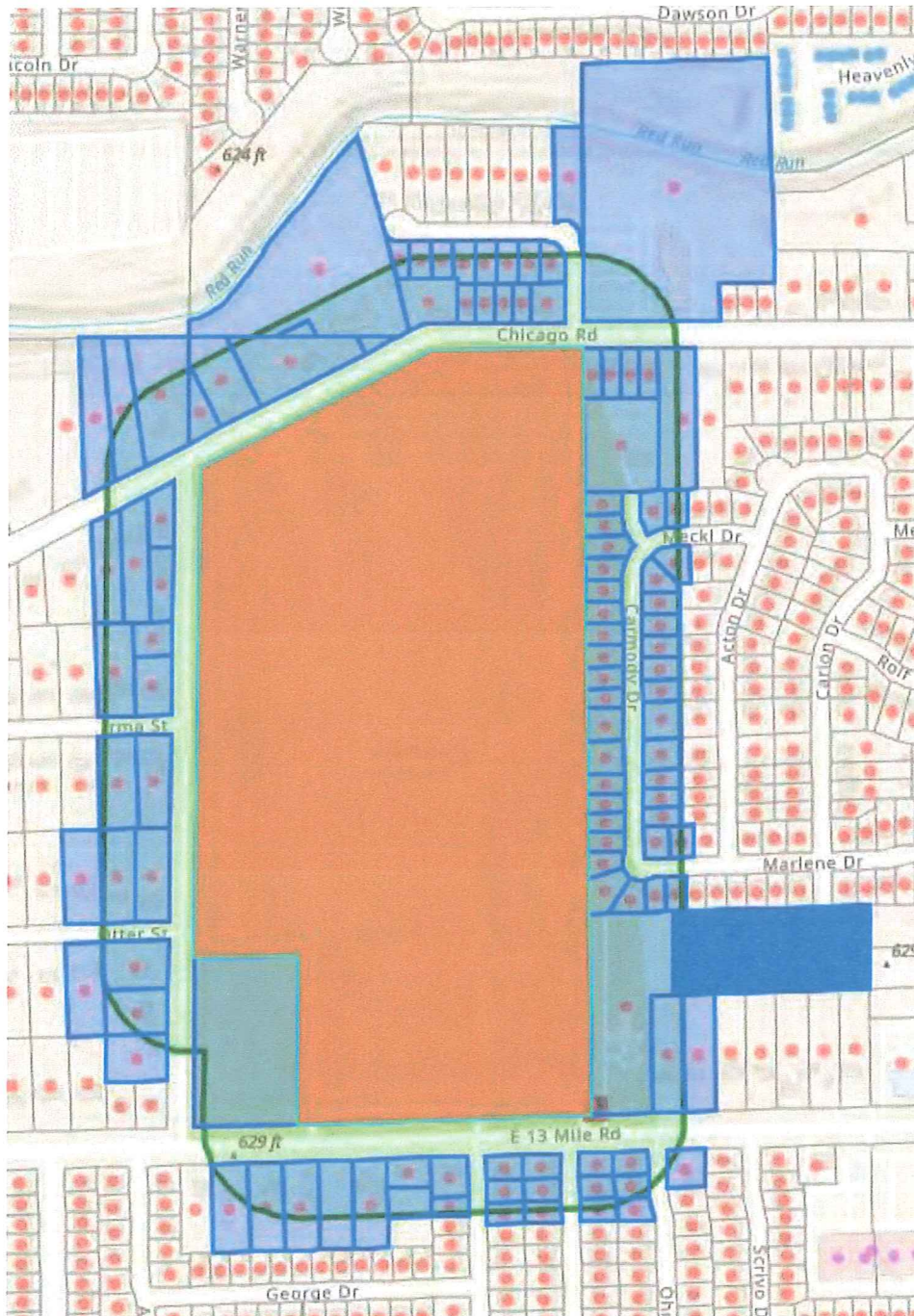
# 2021 WARREN



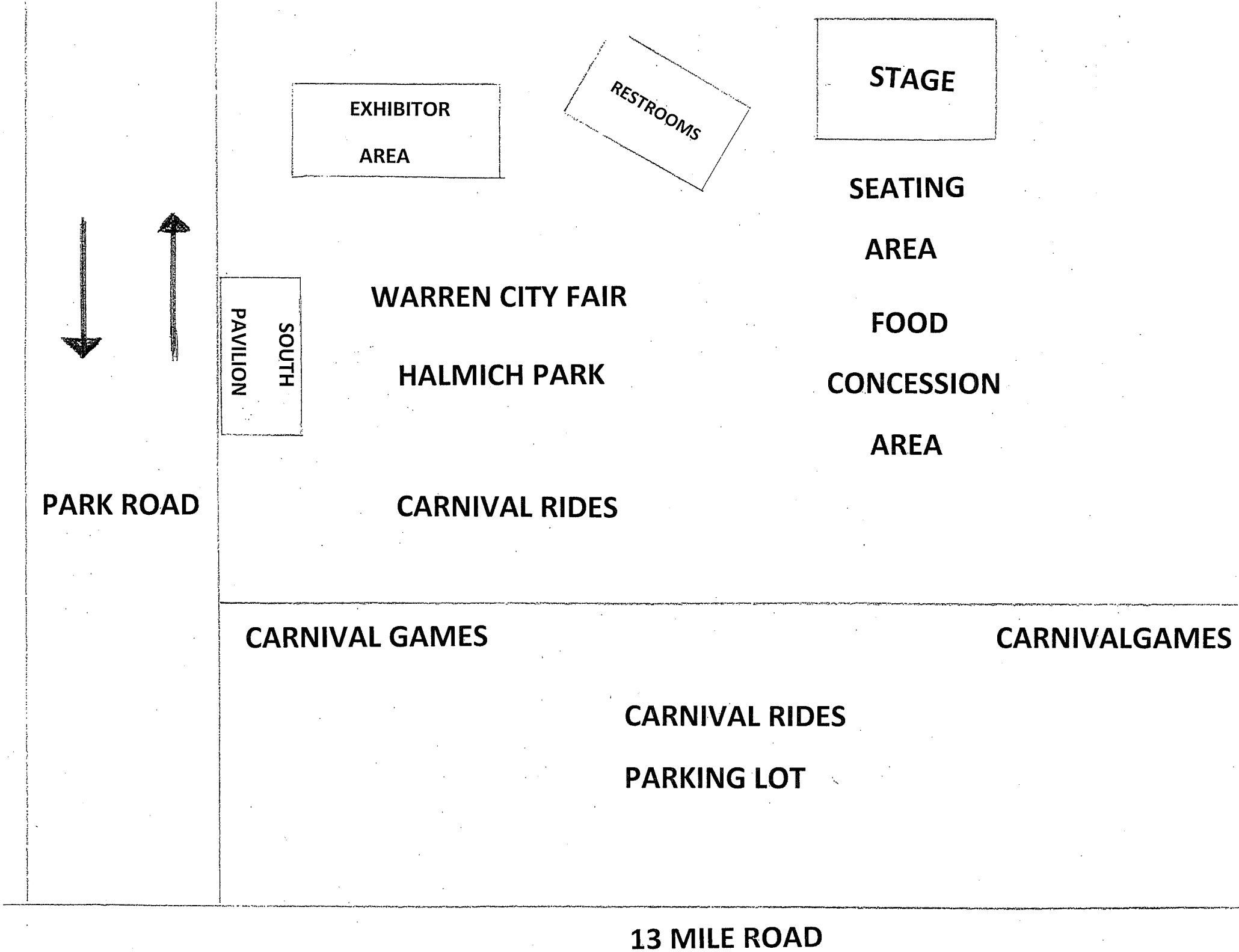


3001 Thirteen Mile  
13-06-402-002

107







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: APRIL 26, 2023 at 7:30 P.M.**

**Applicant:** WARREN LIONS CLUB  
**Common Description:** 3001 THIRTEEN MILE

**VARIANCE(S) REQUESTED: Permission to:**

Conduct the 2023 Warren city fair as follows: Wednesday, June 14: 3pm to 11pm; Thursday, June 15: 3pm to 11pm; Friday, June 16: 3pm to 11pm; Saturday, June 17: 12pm to 11pm; Sunday, June 18: 12pm to 10pm.

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](mailto:njones@cityofwarren.org) or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,  
Board of Appeals

---

**OFFICE OF THE CITY COUNCIL**

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

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

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

## CITY OF WARREN

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

**APPLICANT:** THRIFTY FLORIST OF WARREN #1

**REPRESENTATIVE:** NICOLE AGBAY

**COMMON DESCRIPTION:** 29010 SCHOENHERR

**PARCEL NUMBER:** 12-13-12-353-010

**ZONED DISTRICT:** MZ, C-1, P

**REASON:** Petitioner seeks to operate seasonal outdoor sales operation per site plan submitted and same as last year.

**ORDINANCES and REQUIREMENTS:**

**SECTION 4.4 PARAGRAPH (A):** The goods, items or articles sold or activities conducted as part of any outdoor retail sale must be consistent with the zoning district where the parcel is located.

**SECTION 16.01: USES PERMITTED.** In all P districts, no land shall be used for any other use than automobile parking of private passenger vehicles.

**VARIANCES REQUESTED:** Permission to:

Conduct a seasonal outdoor sales operation in a P District from March 31, 2023 through January 31, 2024, (788 sq. ft.) to no less than 16 ft. from the Schoenherr Rd. property line and 50 ft. from the north property line per site plan and same as last year.

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 03/09/2023 03/29/2023 (M) (P) (C).

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** THRIFTY FLORIST OF WARREN #1

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 4.46**  
**SECTION 16.01**

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



\$250 SW 3/9/23

Paid 3923

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: Thrifty Florist Warren I

Address: \_\_\_\_\_ Telephone: 586-1111

Applicant's Email Address: \_\_\_\_\_ ☐ prefer email communication

Name and Address of Property Owner (if different) Anthony C. Rea

Name of Representative: Nicole Agbay Telephone \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_ ☒ prefer email communication

Address of Property: 29010 Schoenherr Rd. Warren MI

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

Purpose of Request: To conduct seasonal outdoor sales  
in a "P" district from March 31, 2023-  
Jan. 31, 2024. (788 sq. ft.) to no less than  
16ft. from the Sch. property line + 50ft from the  
north property line per the site plan + same as  
last year.

Please explain the nature of your hardship:

We are asking for approval from the  
board for outdoor exposure to  
sell our seasonal items.

Signature: [Signature] Date: \_\_\_\_\_

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Anthony C. Rea  
Name(s) of Person(s)

OF

THE President OF Thrifty Florist Telephone  
Address, City, State Title of Officer Name of Company

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

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Nicole Agbay \*  
Name(s) of Person(s)

THE District Manager OF Thrifty Florist \*  
Title of Officer Name of Company

OF

Address, City, State

Zip

Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED [Signature] L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Oakland

ON THIS 3rd DAY OF March, 2023, BEFORE ME PERSONALLY CAME  
Nicole Agbay, 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.

MARIELLEN THOMAS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Nov 5, 2027  
ACTING IN COUNTY OF Oakland

Mariellen Thomas  
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 11-5-27

\*\*\*\*\*

**NOTICE TO OWNER**

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

**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.

Requires approval of the board.

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

Requires approval of the board.

**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.

Corner lot

**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.

It will not be a detriment to the area.

**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 is for annual sales.

**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

**29010 Schoenherr****1/11/2017**

LEGAL DESCRIPTION: 13-12-353-010, -027 &amp; -025

**VARIANCES REQUESTED: Permission to:**

Conduct a SEASONAL outdoor sales operation in a "P" District from March 31, 2017 through January 8, 2018, (788 sq. ft.) to no less than 16 feet from the Schoenherr Road property line and 50 feet from the north property line per site plan and same as last year.

The petitioner's request was GRANTED as written.

**4/8/15**

APPLICANT: Thrifty Florist of Warren  
Ms. Nicole Agbay  
29010 Schoenherr Road  
13-12-353-010, -027, -025  
C-1 & P

**VARIANCES REQUESTED: Permission to**  
Conduct a Seasonal outdoor sales operation in a "P" District from March 31, 201 through January 8, 2016 (788 sq. ft.) to no less than 16 ft. from the Schoenherr Rd property line and 50 ft. from the north property line per site plan and same as last year.

The petitioner's request was GRANTED.

**29010 Schoenherr****2/10/2016****PUBLIC HEARING:**

**APPLICANT: THRIFTY FLORIS**  
**of Warren**  
(Rescheduled from 1/13/2016)

REPRESENTATIVE:  
COMMON DESCRIPTION:  
LEGAL DESCRIPTION:  
ZONE:

Ms. Nicole Agbay  
29010 Schoenherr Road  
13-12-353-010, -027, & -025  
C-1 & P

**VARIANCES REQUESTED: Permission to:**

Conduct a SEASONAL outdoor sales operation in a "P" District from March 31, 2016 through January 8, 2017, (788 sq. ft.) to no less than 16 ft. from the Schoenherr Rd. property line and 50 ft. from the north property line per site plan and same as last year.

The Petitioner's request was GRANTED as written.

**29010 Schoenherr**

PUBLIC HEARING  
REPRESENTATIVE:  
COMMON DESCRIPTION:  
LEGAL DESCRIPTION:  
ZONE:

**VARIANCES REQUESTED: Permission to**

Conduct a Seasonal outdoor sales operation in a "P" District from March 31, 2014 through January 8, 2015, (788 sq. ft.) to no less than 16 ft. from the Schoenherr Road property line and 50 ft. from the north property line as per site plan and same as last year.

Petitioner's request was GRANTED as stated above.

**29010 Schoenherr****1/13/16**

**PUBLIC HEARING APPLICANT:** Thrifty Florist of Warren  
**REPRESENTATIVE:** Ms. Nicole Agbay  
**COMMON DESCRIPTION:** 29010 Schoenherr Road  
**LEGAL DESCRIPTION:** 13-12-353-010, -027 & -025  
**ZONE:** C-1 & P

**VARIANCES REQUESTED: Permission to:**

Conduct a Seasonal outdoor sales operation in a "P" District from March 31, 2016 through January 8, 2017 (788 sq. ft.) to no less than 16 ft. from the Schoenherr Road property line and 50 ft. from the north property line per site plan and same as last year.  
Petitioner's request was RESCHEDULED to February 10, 2016.

**29010 Schoenherr****2/12/2014**

PUBLIC HEARING  
REPRESENTATIVE:  
COMMON DESCRIPTION:  
LEGAL DESCRIPTION:  
ZONE:

**VARIANCES REQUESTED: Permission to:**

To conduct a SEASONAL outdoor sales operation in a "P" District from March 31, 2014 through January 8, 2015, (788 sq. ft.) to no less than 16 ft. from the Schoenherr Road property line and 50 ft. from the north property line as per site plan and same as last year.

Petitioner's request was GRANTED as stated above.



PUBLIC HEARING: 1/10/2018  
REPRESENTATIVE:  
COMMON DESCRIPTION:  
LEGAL DESCRIPTION:  
ZONE:

APPLICANT: THRIFTY FLORIST OF WARREN 1 -USE-  
NICOLE AGBAY OR LINDA GROGAN  
29010 SCHOENHERR  
13-12-353-010  
MZ, C-1, P

**VARIANCES REQUESTED: PERMISSION TO -USE-**

CONDUCT A SEASONAL OUTDOOR SALES OPERATION IN A P DISTRICT FROM MARCH 31, 2018 THROUGH JANUARY 8, 2019, (788 SQ. FT.) TO NO LESS THAN 16 FEET FROM THE SCHOENHERR ROAD PROPERTY LINE AND 50 FEET FROM THE NORTH PROPERTY LINE PER SITE PLAN AND SAME AS LAST YEAR.

**ORDINANCES AND REQUIREMENTS:**

SECTION 4.46 (A): THE GOODS, ITEMS OR ARTICLES SOLD OR ACTIVITIES CONDUCTED AS PART OF ANY OUTDOOR RETAIL SALE MUST BE CONSISTENT WITH THE ZONING DISTRICT WHERE THE PARCEL IS LOCATED.

SECTION 16.01: USES PERMITTED. IN ALL P DISTRICTS, NO LAND SHALL BE USED FOR ANY OTHER USE THAN AUTOMOBILES PARKING OF PRIVATE PASSENGER VEHICLES.

THE PETITIONER'S REQUEST WAS APPROVED AS WRITTEN.

THE P9. PUBLIC HEARING: 2/13/2019  
REPRESENTATIVE:  
COMMON DESCRIPTION:  
LEGAL DESCRIPTION:  
ZONE:

APPLICANT: THRIFTY FLORIST OF WARREN #1-USE-  
NICOLE AGBAY OR LINDA GROGAN  
29010 SCHOENHERR  
13-12-353-010  
MZ, C-1, P

**VARIANCES REQUESTED: PERMISSION TO-USE-**

CONDUCT A SEASONAL OUTDOOR SALES OPERATION IN A "P" DISTRICT FROM MARCH 31, 2019 THROUGH JANUARY 8, 2020 (788 SQUARE FEET) TO NO LESS THAN 16 FEET FROM THE SCHOENHERR ROAD PROPERTY LINE AND 50 FEET FROM THE NORTH PROPERTY LINE PER SITE PLAN AND SAME AS LAST YEAR.

**ORDINANCES AND REQUIREMENTS:**

SECTION 4.46 PARAGRAPH (A): THE GOODS, ITEMS OR ARTICLES SOLD OR ACTIVITIES CONDUCTED AS PART OF ANY OUTDOOR RETAIL SALE MUST BE CONSISTENT WITH THE ZONING DISTRICT WHERE THE PARCEL IS LOCATED.

SECTION 16.01: USES PERMITTED. IN ALL "P" DISTRICTS, NO LAND SHALL BE USED FOR ANY OTHER USE THAN AUTOMOBILE PARKING OF PRIVATE PASSENGER VEHICLES.

THE PETITIONER'S REQUEST WAS APPROVED AS WRITTEN.

: 2/12/2020  
REPRESENTATIVE:  
COMMON DESCRIPTION:  
LEGAL DESCRIPTION:  
ZONE:

APPLICANT: Thrifty Florist Warren 1 -USE-  
Nicole Agbay  
29010 Schoenherr  
12-13-12-353-010, 025 & 027  
MZ, C-1, P

**VARIANCES REQUESTED: Permission to -USE-**

Conduct a seasonal outdoor sales operation in a P district from March 31, 2020 through January 31, 2021, (788 sq. ft.) to no less than 16 feet from the Schoenherr Road property line and 50 feet from the north property line per site plan and same as last year.

The Petitioner's request was Granted as written.

PUBLIC HEARING: 4/28/2021

**APPLICANT: Thrifty Florist of Warren**

**#1- USE -**

REPRESENTATIVE:

Nicole Agbay

COMMON DESCRIPTION:

29010 Schoenherr

LEGAL DESCRIPTION:

13-12-353-010. 025 and 027

ZONE:

MZ, C-1, P

**VARIANCES REQUESTED: Permission to - USE -**

Conduct a seasonal outdoor sales operation in a P district from March 31, 2021 through January 31, 2022 (788 square ft.) to no less than 16 feet from the Schoenherr Road property line and 50 feet from the north property line, per site plan and same as last year.

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

PUBLIC HEARING: 4/13/2022

**APPLICANT: Thrifty Florist of Warren**

**#1-USE-**

REPRESENTATIVE:

Nicole Agbay

COMMON DESCRIPTION:

29010 Schoenherr

LEGAL DESCRIPTION:

13-12-353-010

ZONE:

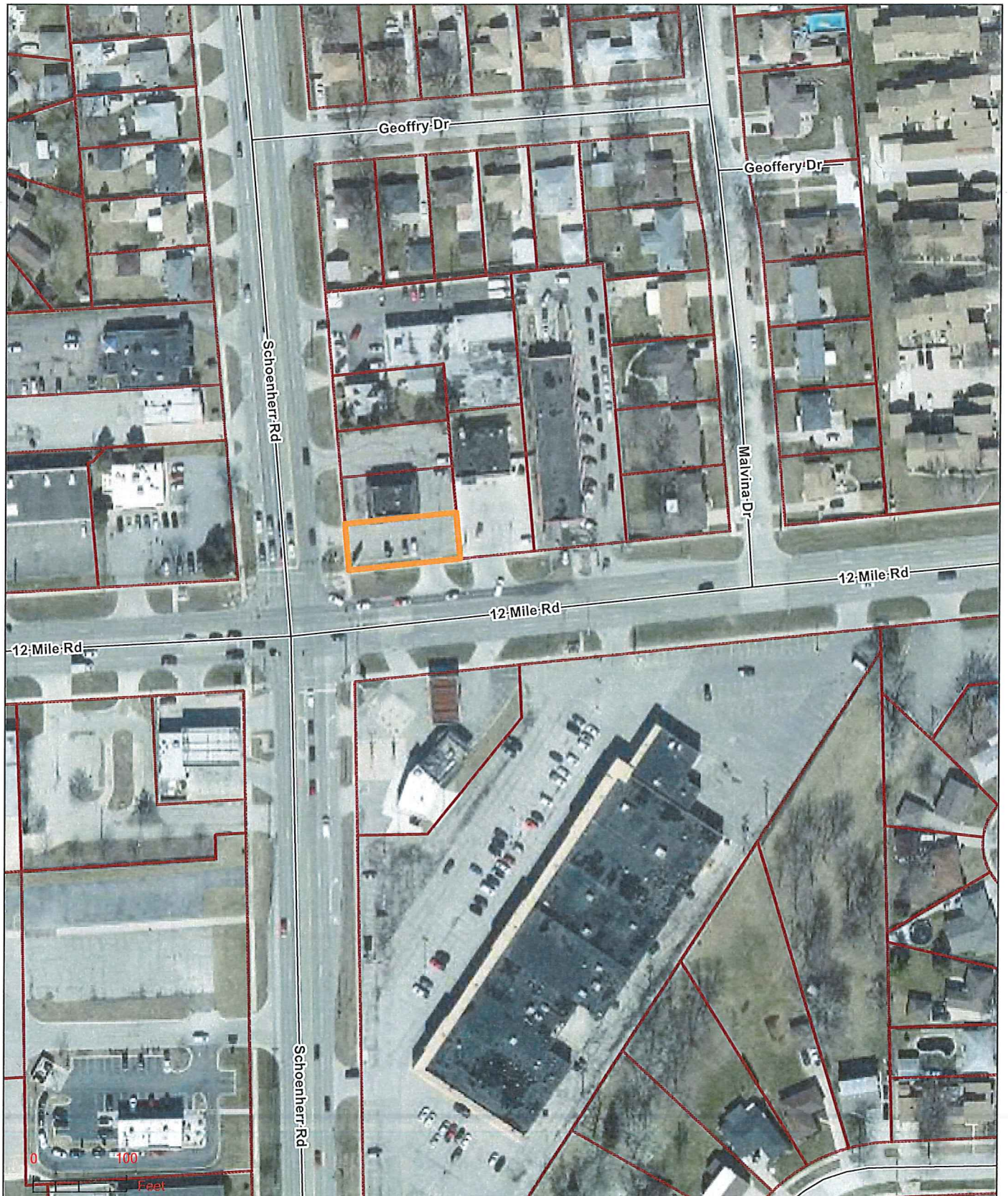
MZ, C-1, P

**VARIANCES REQUESTED: Permission to -USE-**

Conduct a seasonal outdoor sales operation in a P District from March 31, 2022 through January 31, 2023 (788 square ft.) to no less than 16 ft. from the Schoenherr Road property line and 50 ft. from the north property line per site plan and same as last year.

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

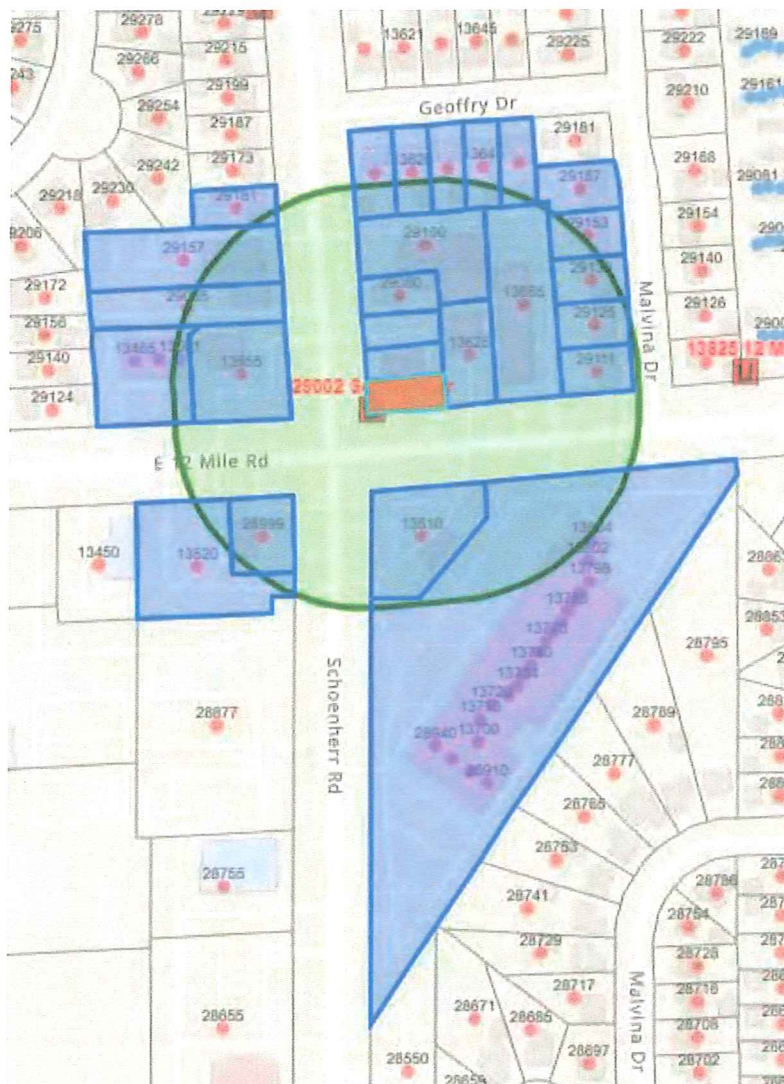
# 2021 WARREN





29010 Schoenherr  
13-06-402-002

es



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: APRIL 26, 2023 at 7:30 P.M.**

**Applicant:** THIRTY FLORIST OF WARREN #1 **-USE-**  
**Common Description:** 29010 SCHOENHERR

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

Conduct a seasonal outdoor sales operation in a P district from March 31, 2023 through January 31, 2024 (788 square ft.) to no less than 16 ft. from the Schoenherr Road property line and 50 ft. from the north property line per site plan and same as last year.

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](mailto: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:** THRIFTY FLORIST OF WARREN 2

**REPRESENTATIVE:** NICOLE AGBAY

**COMMON DESCRIPTION:** 30975 RYAN

**PARCEL NUMBER:** 12-13-07-227-013

**ZONED DISTRICT:** C-1

**REASON:** Petitioner seeks to operate a seasonal outdoor sales operation with insufficient parking per site plan, same as previous year.

**ORDINANCES AND REQUIREMENTS:**

**SECTION 4.52 PARAGRAPH (D):** No sales activity or display of shall be permitted in the area designated for required off-street parking for the existing or temporary use.

**VARIANCES REQUESTED:** Permission to:

Conduct a seasonal outdoor sales operation 20' X30' (600 SQ. FT.) From March 31, 2023 through January 31, 2024, to no less than 45 ft. from the Ryan road property line and 45 ft. from the 13 Mile property line.

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 03/09/2023 03/29/2023 (M) (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** THRIFTY FLORIST OF WARREN 2

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**

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

\$ 250 SW 3/9/23

Paid 3.9.23

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

PLEASE PRINT OR TYPE

Name of Applicant: Thrifty Florist Warren 2

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☐ prefer email communication

Name and Address of Property Owner (if different) Anthony C. Rea

\_\_\_\_\_

Name of Representative: Nicole Agbay Telephone: \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_ ☒ prefer email communication

Address of Property: 30975 Ryan Rd Warren MI 48092

Parcel I.D. No. (as shown on tax bill): 13-07-277-013

Purpose of Request: To conduct seasonal outdoor sales

20 x 30 = 600 sq. ft. From March 31, 20  
to Jan 31 20 to no less than 50ft  
from the Ryan property line + 45ft from 13 Mile  
Rd. property line. To waive parking spaces in connection  
Please explain the nature of your hardship: w/outdoor sales per site plan.

We are asking for approval from  
the board for outdoor exposure  
to sell our seasonal items.

Signature: [Signature] Date: 3-3-23

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 Anthony C. Rea  
OF \_\_\_\_\_  
THE President OF Thrifty Florist Telephone \_\_\_\_\_  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I  
\_\_\_\_\_/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 Nicole Agbay \*  
Name(s) of Person(s)  
THE District Manager OF Thrifty Florist \*  
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 [Signature] L.S.  
SIGNED [Signature] L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Oakland

ON THIS 3rd DAY OF March, 2023, BEFORE ME PERSONALLY CAME  
Nicole Agbay, 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.

MARIELLEN THOMAS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Nov 5, 2027  
ACTING IN COUNTY OF Oakland

[Signature]  
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 11-5-27

\*\*\*\*\*

NOTICE TO OWNER

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



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.

Requires approval of the board.

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

Requires approval of the board.

**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.

Corner lot

**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.

It will not be a detriment to the area.

**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 is for annual sales.

**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

30975 Ryan

3/13/2013

30975 Ryan

1/8/2014

- THRIFTY FLORIST of Warren, #2, Anthony C. Rea, 30975 Ryan Road, 13-07-227-013, petitioner was GRANTED permission to:
1. Conduct a SEASONAL Outdoor sales operation 20'x30' (600 sq. ft.) from March 31, 2013 through January 8, 2014, to no less than 58 ft. from the Ryan Road property line and 45 ft. from the 13 Mile property line.
  2. Waive five (5) parking spaces in connection with outdoor sales per site plan and same as last year.

PUBLIC HEARING  
REPRESENTATIVE:  
COMMON DESCRIPTION:  
LEGAL DESCRIPTION:  
ZONE:

APPLICANT: Thrifty Florist of Warren  
Ms. Linda Grogan  
30975 Ryan Road  
13-07-227-013  
C-1 & P

VARIANCES REQUESTED: Permission to:  
To conduct a SEASONAL outdoor sales operation 20' x 30' (600 sq. ft.) from March 31, 2014 through January 8, 2015, to no less than 58 ft. from the Ryan Road property line and 45 ft. from the 13 Mile property line. To waive five (5) parking spaces in connection with outdoor sales per site plan and same as last year.

Petitioner's request was GRANTED as stated above.

30975 Ryan

LEGAL DESCRIPTION: 13-07-227-013

1/11/2017

**VARIANCES REQUESTED: Permission to:**

Conduct a SEASONAL outdoor sales operation 20' X 30' (600 sq. ft.) from March 31, 2017 through January 8, 2018, to no less than 58 ft. from the Ryan Road property line and 45 feet from the 13 Mile property line. To waive five (5) parking spaces in connection with outdoor sales per site plan and same as last year.

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

30975 Ryan

PUBLIC HEARING:

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:

**VARIANCES REQUESTED: Permission to:**

Conduct a SEASONAL outdoor sales operation 20'X30' (600 sq. ft.) from March 31, 2016 through January 8, 2017, to no less than 58 ft. from the Ryan Road property line and 45 ft. from the 13 Mile property line. To waive five (5) parking spaces in connection with outdoor sales per site plan and same as last year.

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

2/10/2016

APPLICANT: THRIFTY FLORIS  
of Warren, #2

(Rescheduled from 1/13/2016)

Ms. Nicole Agbay

30975 Ryan Road

13-07-227-013

C-1 & P

30975 Ryan

4/8/15

PUBLIC HEARING

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:

APPLICANT: Thrifty Florist of Warren #2

Ms. Nicole Agbay

30975 Ryan Road

13-07-227-013

C-1 & P

**VARIANCES REQUESTED: Permission to**

Conduct a seasonal outdoor sales operation 20' x 30' (600 sq. ft.) from March 3 2015 through January 8, 2016 to no less than 58 ft. from the Ryan Road property line and 45 ft. from the 13 Mile property line. To waive five (5) parking spaces in connection with outdoor sales per site plan and same as last year.

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

PUBLIC HEARING: 1/10/2018

APPLICANT: THRIFTY FLORIST OF WARREN 2

REPRESENTATIVE:

LINDA GROGAN OR NICOLE AGBAY

COMMON DESCRIPTION:

30975 RYAN

LEGAL DESCRIPTION:

13-07-227-013

ZONE:

C-1

VARIANCES REQUESTED: PERMISSION TO

1. CONDUCT A SEASONAL OUTDOOR SALES OPERATION 20 X 30 (600 SQ. FT.) FROM MARCH 31, 2018 THROUGH JANUARY 8, 2019, TO NO LESS THAN 58 FT. FROM THE RYAN ROAD PROPERTY LINE AND 45 FT. FROM THE 13 MILE PROPERTY LINE.

2. WAIVE FIVE (5) PARKING SPACES IN CONNECTION WITH OUTDOOR SALES PER SITE PLAN AND SAME AS LAST YEAR.

ORDINANCES AND REQUIREMENTS:

SECTION 4.32 (H) 22: OFF-STREET PARKING. ONE (1) PARKING SPACE REQUIRED FOR EACH 150 SQ. FT. OF BUILDING AND OUTDOOR SALES AREA COMBINED.

SECTION 4.53 (C): NO SALES ACTIVITY OR DISPLAY OF SHALL BE PERMITTED. IN THE AREA DESIGNATED FOR REQUIRED OFF-STREET PARKING FOR THE EXISTING OR TEMPORARY USE.

PUBLIC HEARING: 2/13/2019

APPLICANT: THRIFTY FLORIST OF WARREN #2

REPRESENTATIVE:

NICOLE AGBAY OR LINDA GROGAN

COMMON DESCRIPTION:

30975 RYAN

LEGAL DESCRIPTION:

13-07-227-013

ZONE:

C-1

VARIANCES REQUESTED: PERMISSION TO

1) CONDUCT SEASONAL OUTDOOR SALES OPERATION 20 FEET X 30 FEET (600 SQUARE FEET) FROM MARCH 31, 2019 THROUGH JANUARY 8, 2020, TO NO LESS THAN 58 FEET FROM THE RYAN ROAD PROPERTY LINE AND 45 FEET FROM THE THIRTEEN MILE PROPERTY LINE.

2) WAIVE FIVE (5) PARKING SPACES IN CONNECTION WITH OUTDOOR SALES PER SITE PLAN AND SAME AS LAST YEAR.

ORDINANCES AND REQUIREMENTS:

SECTION 4.32 PARAGRAPH (H) ITEM 22: OFF-STREET PARKING. ONE (1) PARKING SPACE REQUIRED FOR EACH 150 SQUARE FEET OF BUILDING AND OUTDOOR SALES AREA COMBINED.

SECTION 4.52 PARAGRAPH (D): NO SALES ACTIVITY OR DISPLAY OF SHALL BE PERMITTED IN THE AREA DESIGNATED FOR REQUIRED OFF-STREET PARKING FOR THE EXISTING OR TEMPORARY USE.

THE PETITIONER'S REQUEST WAS APPROVED AS WRITTEN. TIONER'S REQUEST WAS GRANTED AS WRITTEN.

2/12/2020

APPLICANT: Thrifty Florist Warren 2

REPRESENTATIVE:

Nicole Agbay

COMMON DESCRIPTION:

30975 Ryan

LEGAL DESCRIPTION:

12-13-07-227-013

ZONE:

C-1

VARIANCES REQUESTED: Permission to

1. Conduct a seasonal outdoor sales operation 20 x 30 (600 sq. ft.) from March 31, 2020 through January 31, 2021, to no less than 45 feet from the Ryan Road property line and 45 feet from the 13 Mile property line.

2. Waive five (5) parking spaces in connection with outdoor sales per site plan and same as last year.

The Petitioner's request was Granted as written.

PUBLIC HEARING: 4/28/2021

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:

**APPLICANT: Thrifty Florist Warren #2**

Nicole Agbay

30975 Ryan

13-07-227-013

C-1

**VARIANCES REQUESTED: Permission to**

- 1) Conduct a seasonal outdoor sales operation 20' x 30' (600 square ft.) from March 31, 2021 through January 31, 2022 to no less than 45 feet from the Ryan Road property line and 45 feet from the Thirteen Mile Road property line.
- 2) Waive five (5) parking spaces in connection with outdoor sales, per site plan and same as last year.

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

PUBLIC HEARING: April 13, 2022

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:

**APPLICANT: Thrifty Florist of Warren #2**

Nicole Agbay

30975 Ryan

13-07-227-013

C-1

**VARIANCES REQUESTED: Permission to**

Conduct a seasonal outdoor sales operation 20 ft. x 30 ft. (600 square ft.) from March 31, 2022 through January 31, 2023 to no less than 45 ft. from the Ryan Road property line and 45 ft. from the Thirteen Mile property line.

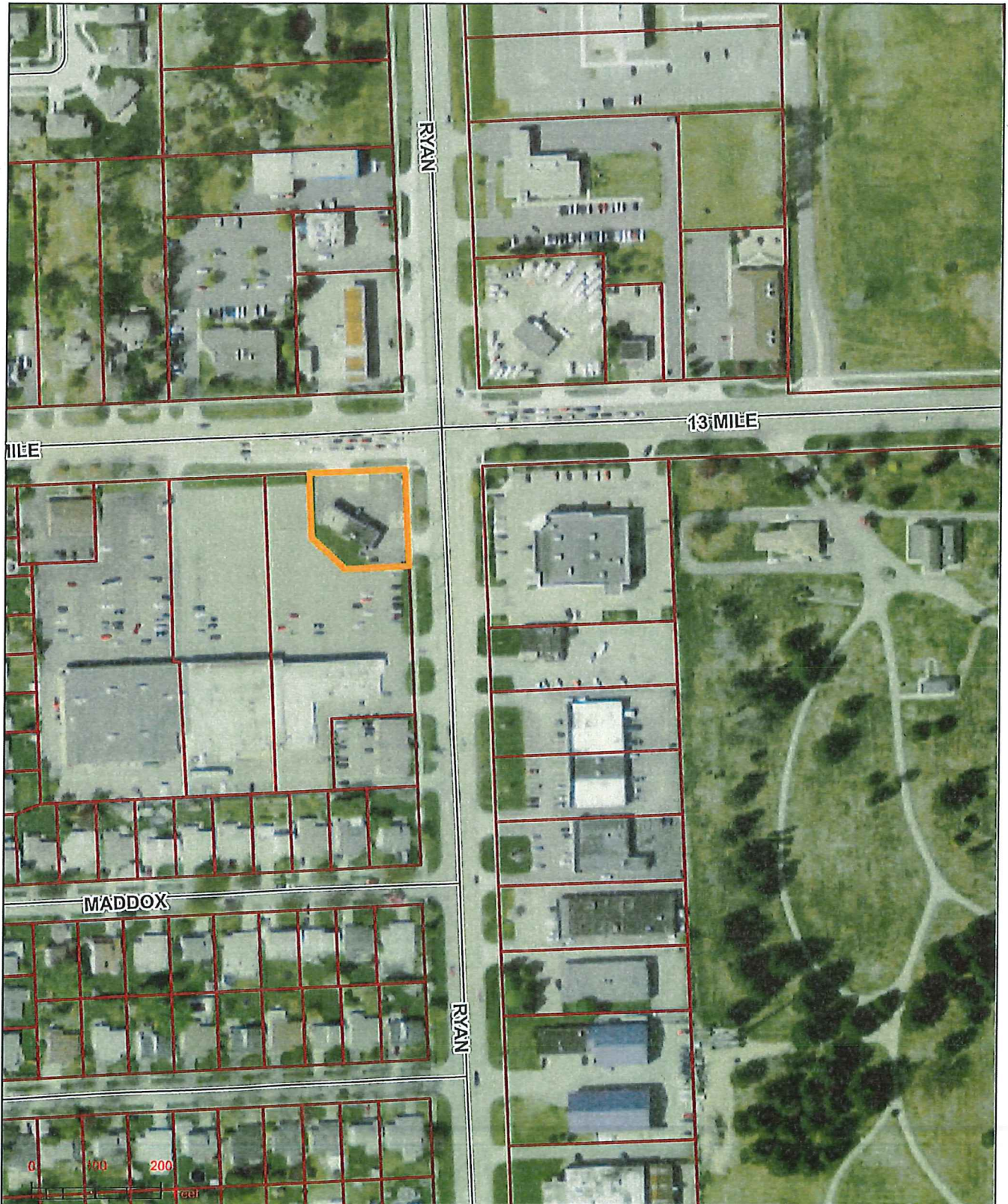
**ORDINANCES and REQUIREMENTS:**

**Section 4.5 Paragraph (D):** No sales activity or display of shall be permitted in the area designated for required off-street parking for the existing or temporary use.

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



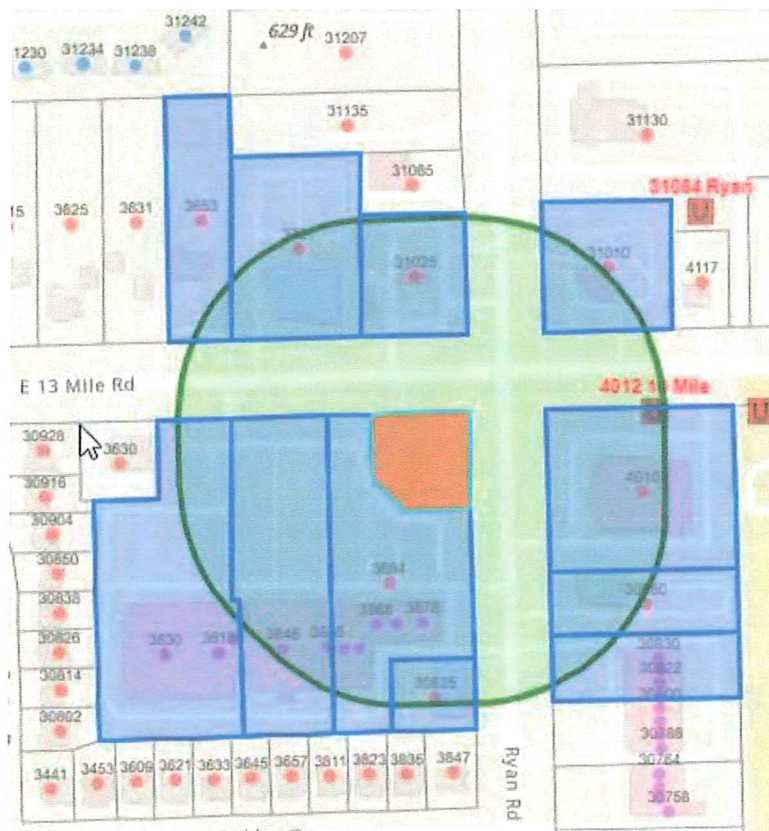
# WARREN





12

30975 Ryan  
13-07-227-013



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: APRIL 26, 2023 at 7:30 P.M.**

**Applicant: THIRTY FLORIST OF WARREN #2**  
**Common Description: 30975 RYAN**

**VARIANCE(S) REQUESTED: Permission to:**

Conduct a seasonal outdoor sales operation 20' x 30' (600 square ft.) from March 31, 2023 through January 31, 2024, to no less than 45 ft. from the Ryan Road property line and 45 ft. from the Thirteen Mile 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](mailto:njones@cityofwarren.org) or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,  
Board of Appeals

---

**OFFICE OF THE CITY COUNCIL**

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

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

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

## CITY OF WARREN

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

**APPLICANT:** GLOBAL SIGNS & AWNINGS

**REPRESENTATIVE:** AYAD SITTO

**COMMON DESCRIPTION:** 8201 13 MILE

**PARCEL NUMBER:** 12-13-03-352-007

**ZONED DISTRICT:** MZ, C-2, P

**REASON:** Petitioner wishes to install new signage.

**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.17 - SETBACKS.** B) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

**SECTION 16.01 - USES PERMITTED.** Signs are not allowed in a "P" zone.

**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:

1. Erect a monument sign 15.23 ft. in height, 12.5 ft. in width, no closer than 3.6 ft. from the front (south) property line, with 75 sf of signage including 18 sf EMC in a "P" ZONE. If approved the previous ground sign variance will be relinquished and no signage will be allowed on the base of the sign under the EMC.
2. Erect a 118.6 sf wall sign.

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 03/23/2023 04/05/2023 (M) (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** GLOBAL SIGNS & AWNINGS

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.17 SETBACKS**

**SECTION 16.01 USES**

**SECTION 4A.35 SIGNS PERMITTED**

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

dwenson, Zoning Inspector



2/22/23  
2/26/23

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

PLEASE PRINT OR TYPE

Name of Applicant: Global Signs & Awning

Address: 10000 E 13 Mile Rd Telephone:

Applicant's Email Address:  ☐ prefer email communication

Name and Address of Property Owner (if different) Faris Hermez

Name of Representative: Ayad Sitto Telephone:

Representative's Address:

Representative's Email Address:  ☐ prefer email communication

Address of Property: 8201 E Thirteen Mile Rd

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

Purpose of Request: Larger size of wall & pole signs

Please explain the nature of your hardship:

We would like to ask city members of granting us  
with a larger size sign up on the Building after being  
Refaced & Also getting a 75 sq ft of Pole Sign  
Our Building sits back off Road & not being visible  
We Appreciate your help in advance.

Signature: Ayad Sitto Date: 2-10-23

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 Faris Hermez  
Name(s) of Person(s)

OF \_\_\_\_\_  
Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_  
THE Owner OF Larsa Palace Banquet Facility 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 Ayad Sitto \*  
Name(s) of Person(s)

THE Owner OF Global Signs & Awning \*  
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 Ayad Sitto L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF MI

ON THIS 10<sup>th</sup> DAY OF February, 20 23, BEFORE ME PERSONALLY CAME  
Firas Hermez, 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, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 9/24/27

\*\*\*\*\*

NOTICE TO OWNER

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

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

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

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

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

Strict compliance with Area, setback, frontage, bulk or density requirements would unreasonably prevent the applicant from using the property for permitted purpose

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

The condition was not created by the applicant or 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.

The property has unique physical features or characteristics, or the plight is due to unique circumstances

**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 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 property value in the surrounding area & would not cause public safety concern

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

The variance request is not primarily related to personal or economic hardship, rather it is related to unique feature 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 variance is necessary for the preservation and enjoyment of substantial property right similar to that enjoyed by other properties

8201 Thirteen Mile Rd.

Royalty House

Rep: Ronald L. Johnson  
Warren Sign Co.

Request denied at Meeting of Nov. 12, 1969.  
TO ERRECT A 114 SF SIGN 26 FT. HIGH,  
TO WITHIN 2 FT OF THE FRONT PL.

8201 Thirteen Mile Rd.

Royalty House

Rep: Warren Sign Co.  
24220 Mound

✓ 17  
*GRANTED*

PUBLIC HEARING:

APPLICANT: Royalty House  
REPRESENTATIVE: Warren Sign Company  
COMMON DESCRIPTION: 8201 Thirteen Mile Road  
LEGAL DESCRIPTION: Plate No. N73B2C3  
ZONE: P

REQUEST: permission to erect a 95.5 square foot sign, 24 feet high, to within 2 feet of the front property line.

ORDINANCE REQUIREMENT: Section 4.06 - front yards to be used for ornamental purposes only.

Section 4.14 - all ground signs shall set back from the front property line a distance equal to their height.  
Section 16.02, para E - maximum size sign: 15 sq. ft.  
maximum height: 10 feet.

8201 E. THIRTEEN MILE

11/10/76

BRISTOL HOUSE-ROYALTY HOUSE OF WARREN, INC.

REQUEST WITHDRAWN BY PETITIONER FOR PERMISSION TO INSTALL A 43 CAR GRAVEL PARKING LOT WITHOUT INTERNAL DRAINAGE.

8201 Thirteen Mile

12/12/2012

Royalty House/Roula Kappas, 8201 Thirteen Mile, 13-03-352-007, petitioner was GRANTED permission to install a monument sign 13.6' in height, with an 8.5' under clearance to no less than 2' of the south property line, in a "P" zone, as per the plan WITH THE FOLLOWING CONDITION: To relinquish previous sign variance.

8201 Thirteen Mile

1/26/2000

Also known as 13-03-352-007

Royalty House/Ted Kappas - GRANTED request 1) To allow a monument sign in a "P" zone. 2) To construct a monument sign with an overall height of 6'7" from grade. 3) To construct a monument sign 6'7" x 10' (66.7 sq.ft.) to no less than one (1) ft. from the front property line. The petitioner agreed to relinquish the variance for the pole sign that this monument sign is replacing.



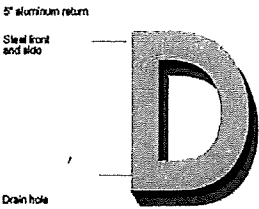
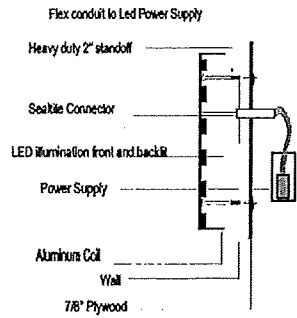
# 2021 WARREN





14





Sign Area: 118.6 Sqf

Project: Larsa Palace      Address: 8201 Old 13 mile rd

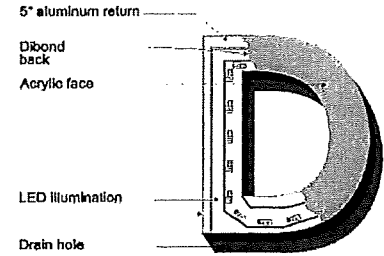
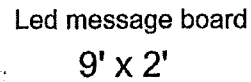
Customer Approval:      Date: 2-10-23

All signs and/or concepts here are confidential and the property of Global Signs and Awnings. Any reproduction is strictly prohibited without the written consent of Global Signs and Awnings. Violating these conditions may result in legal repercussions. This sign is intended to be installed in accordance with the requirements of Articles 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



BONDED - INSURED - LICENSED





**GLOBAL**  
SIGNS & AWNINGS

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: APRIL 26, 2023 at 7:30 P.M.**

**Applicant:** GLOBAL SIGNS & AWNINGS -USE-  
**Common Description:** 8201 THIRTEEN MILE

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

- 1) Erect a monument sign 15.23 ft. in height, 12.5 ft. in width, no closer than 3.6 ft. from the front (south) property line, with 75 square ft. of signage including 18 square ft. EMC in a P zone. If approved, the previous ground sign variance will be relinquished, and no signage will be allowed on the base of the sign under the EMC.
- 2) Erect a 118.6 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.

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You may e-mail: [njones@cityofwarren.org](mailto: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:** CAREA INC DBA AUTO & TRUCK ACCESSORIES

**REPRESENTATIVE:** MICHAEL ZITO

**COMMON DESCRIPTION:** 8154 FOURTEEN MILE

**PARCEL NUMBER:** 12-13-03-102-039

**ZONED DISTRICT:** C-1

**REASON:** Petitioner wishes to retain existing signage.

**ORDINANCES and REQUIREMENTS:**

**SECTION 4A.11 - SPECIFIC SIGN DEFINITIONS. 5. BANNER SIGN.** A temporary sign made of fabric or other non-rigid material with no enclosing framework.

**32. PROJECTING SIGN.** A sign that is affixed to any building or part thereof, or to any structure and projects out by more than eighteen (18) inches.

**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:

Retain the following signage:

1. Wall signage on the north elevation closest to 14 Mile, 9 banner type signs 10' x 2.5'=25 sf each, total of 225 sf.
  2. Banner type wall sign on the north elevation adjacent to front entrance, 10' x 2.5'=25 sf.
  3. Checkered striped design element consisting of 235.75 sf as follows:
    - A. North elevation by front door & west elevation by overhead doors, 42' x 29.5'=103.25 sf.
    - B. North elevation by 14 mile 53' x 30'=132.5 sf.
  4. Retain projecting sign on the face of the building 10' from the northwest corner with changeable copy 8' x 9'=72 sf., 18 ft. high with a 9' underclearance no less than 6' of the front property line.\*  
Total wall signage= 532.75 sf (including 72 sf projecting sign on the northwest corner of building)
- \*This sign was granted with a variance on 4/13/2005, however there was a condition that the "petitioner will remove the existing block lettering on the north and west face of the building". Therefore if variance is granted the variance of 4/13/2005 will be relinquished.

**Previous Variance Requested:** See attached sheet

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** CAREA INC DBA AUTO & TRUCK ACCESSORIES

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 SPECIFIC SIGN DEFINITIONS.**  
**SECTION 4A.35 SIGNS IN COMMERCIAL & 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

\$365 SW 3/6/23

1<sup>st</sup> \$ 250  
2<sup>nd</sup> \$ 145  
3<sup>rd</sup> 25  
Paid #365  
5/16/23  
91

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: Carea, INC. dba Auto & Truck Accessories

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☒ prefer email communication

Name and Address of Property Owner (if different) Carea Properties

Name of Representative: Michael Zito Telephone: \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_ ☒ prefer email communication

Address of Property: 8154 E. 14-mile Rd.

Parcel I.D. No. (as shown on tax bill): 12-13-03-102-039

Purpose of Request: See Attached

Please explain the nature of your hardship:

See Attached

Signature: M Zito Date: 2-26-23

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 Michael & Alexis Zito  
Name(s) of Person(s)

OF \_\_\_\_\_  
Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_  
THE members OF Carea Properties LLC  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT We  
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 Michael & Alexis Zito \*  
Name(s) of Person(s)

THE Shareholders OF Carea, 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.

X  
SIGNED Michael Zito L.S.

SIGNED Alexis Zito L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Macomb

SUSAN J HEYDEL  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires Sept. 24, 2027  
Acting in the County of Macomb

ON THIS 6th DAY OF March, 2023, BEFORE ME PERSONALLY CAME  
Alexis & Michael Zito, 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.

Susan Heydel  
NOTARY PUBLIC, \_\_\_\_\_ COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 9/24/27

\*\*\*\*\*

NOTICE TO OWNER

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



**Statement of Carea, Inc. (d/b/a Auto & Truck Accessories)**  
**In Support of Variance Application**

**Purpose Of Request:** By this application we are seeking permission to retain our business signs located on the north side of our building, facing 14 Mile Road. We are now in our fourth year of owning and operating this business, and those signs have existed on our building, unchanged, going back several years prior to our ownership.

We received a violation notice by letter dated 1-11-23, citing ordinance Section 4A.12, and referring to our signs as "*Temporary Banner Signs*." However, those signs do not meet the definition of "*Banner Signs*" because to do so they must be signs that are both "*temporary*" and made of fabric or other non-rigid material. Our signs are not, and were never intended to be "*temporary*". Rather, they meet the definition of "*Wall Signs*", and as such, would appear to be fully permitted under the applicable ordinances.

Section 4A.01 of the City's sign ordinances describes the necessity of the ordinances to, among other things, prevent restriction of light and air, prevent blight, avoid traffic hazards, and prevent any diminishment in property values. Section 4A.02 of the City's signs ordinances describes the purpose of the ordinances to, among other things, provide for the establishment of signs that promote viable commercial activity, but without endangering life or limb, confusing or misleading traffic, obstructing vision necessary for traffic safety, or otherwise endangering public health and safety.

The signs on our building are beautiful signs (see attached picture), and they are instrumental in directing business to us; they are, therefore, a perfect example of "*promoting a viable commercial business*". Furthermore, they do not result in any of the potential negative effects that the sign ordinances seek to prevent, such as posing traffic hazards, obstructing light or air, or otherwise endangering public health and safety. They have also been there for several years and we think should be grandfathered. Because of the importance of the signs to our business, it would be an extreme hardship to us to remove these signs, especially during these difficult economic times for small businesses, ours included.

The sole violation we received - and the sole ordinance provision cited in our letter - was for failure to obtain a permit for our signs under Section 4A.12. The signs were mounted on the outer wall of our building years ago by the prior owner of the business, and although she does not recall if she obtained a permit, we immediately sought a permit after receiving the 1-11-23 violation letter, but our attempt to apply for a permit was declined. The refusal to even allow us to apply for a permit was, we believe, done in error based on the mistaken belief that our signs should be denoted as banner signs. As explained above, these are not banner signs (such as you might see for a sale special or a Black Friday advertisement or other temporary display) since they were never intended to be temporary in nature, as further evidenced by the fact that the signs have been in place for many years. Since we sought to correct the only alleged violation (i.e. obtain a permit) it is not clear why we have been asked to seek a variance, or what provision of the ordinance we need a variance from.

As indicated above, our signs meet the definition of "*Wall Signs*" under the ordinance, and in particular, are permitted under Section 4A.35 of the ordinances. The only requirement to allow wall signs in our zoning district (which we believe to be a C-1 district), is that they not exceed 40 square feet. We do not know if our signs exceed, or are less than, 40 square feet. If less than 40 square feet, then the signs meet the existing requirements of the ordinance and permission to

retain those signs should be granted by the Board. If, and to the extent they exceed 40 square feet, then we would respectfully request a variance to that extent, as provided in section 4A.56.

Under section 4A.56 of the sign ordinances, a sign can be declared as a "*legal non-conforming sign*" if three things exist: First, that a building official determines the signs are properly maintained and do not endanger the public health and safety. As discussed above, and as shown in the picture, our signs have been properly maintained and they do not endanger the public health and safety. As a result, such a determination can and should be made. Second, the signs must have been installed pursuant to a valid permit. As mentioned, to the extent the prior owner, who installed the signs, did not obtain a permit, we attempted to immediately rectify that issue by making application, but we were denied the ability to do so. Since we promptly attempted to meet this requirement (to correct any failure to previously do so by the prior owner), this requirement should not be held against us. We remain ready, willing and able to submit such an application for a permit if it is determined that it is necessary to do so. And finally, the signs for which a "legal non-conforming sign" designation are sought cannot be a billboard sign. The signs in question are clearly not a billboard, but rather are on-premises, wall signs.

For these reasons, if and to the extent our wall signs exceed 40 square feet, we would ask that they be declared as "legal non-conforming signs" under Section 4A.56. We would note that wall signs in an industrial district are permitted up to 150 square feet of total wall signage (see Section 4A.36), and in a residential district, such as on a church, or library, or park, wall signs are permitted in a size of up to 32 square feet for each sign (see clause d) of Section 4A.31). As a result, granting a variance for our wall signs, if they do in fact exceed 40 square feet, would be consistent with those measurements in other zoning districts.

**Hardship:** We purchased this business in December of 2019, using everything we had, and then some. Three months later, the pandemic hit. We struggled like many small businesses just to survive. We did survive the pandemic, but our business changed drastically in the process. Before the pandemic, roughly 50% of our business came from car dealerships. Today, that is almost entirely gone. The car dealerships' sales models have changed completely, and there is no sign that they will ever return to pre-pandemic form. We also lost employees and struggle to find replacements. Combine all of this with inflation levels not seen in our lifetimes, and you can understand our struggles, like those of many small business owners. Our business is now largely dependent on retail sales to consumers, and our signs are a very material part of attracting that business.

We have been a good corporate citizen in Warren for several years, and certainly hope for many more. We seek a solution that reflects the city of Warren's stated objective of being a "*good home for business, industry, and manufacturing...*". We believe that based on the above, that objective would be served in this case by acknowledging that the signs in question are in fact wall signs, that they are permitted under the terms of the applicable ordinance, and that to the extent they exceed 40 square feet in total sign area, that they be declared as a legal non-conforming signs.

We greatly appreciate your consideration.

Below are the responses to the specific items contained on the form questionnaire in support of a non-use variance:

**Unreasonable impact/burden.** As discussed in the Statement that accompanies this Application, if we are unable to continue to have our signs on the wall of our building, it would, in our view, prevent us from having signs that we believe comply with the existing ordinances applicable to wall signs. In addition, given the impact on our business from the pandemic, the loss of car dealership business, staffing shortages, and inflation, the signs are a very material part of attracting retail consumer customers, which form the bulk of our remaining business.

**Not self-imposed.** As mentioned, the signs were installed by the prior owner. When she did so, she relied (rightfully so in our view) on the fact that the signs are wall signs. As a result, neither we nor the prior owner created the current condition because the wall signs were never intended to be temporary, as evidenced by the years during which they have been in place. To the extent the prior owner, who installed the signs, did not obtain a permit, we attempted to immediately rectify that issue by making application, but we were denied the ability to do so. Since we promptly attempted to meet this requirement (to correct any failure to previously do so by the prior owner), this requirement should not be held against us. We remain ready, willing and able to submit such an application for a permit if it is determined that it is necessary to do so.

**Property unique.** What is unique in this case is the need for these wall signs in order to continue to attract retail customers, which now form the large majority of our business.

**Not a detriment.** Granting the variance will not in any way impair an adequate supply of light and air to the adjacent properties, will not impair property values and will not cause any public safety concerns (as evidenced by the fact that there has never been any issue even though these wall signs have been on the building for years), Granting the variance will only support the surrounding area by allowing a small business like ours to have an opportunity to draw in more retail business and thrive, which is good for us, the community and the City of Warren.

**Not personal or economic.** As mentioned, the unique feature in this case is that the signs are actually wall signs and have been mistakenly treated as temporary banner signs by the zoning official who issued the 1-11-23 letter. Had the signs been properly viewed as wall signs, we would not be here unless the signs total more than 40 square feet, and then only to that extent, in which case our variance request would be limited a variance allowing the signs to exceed 40 square feet, as discussed above.

**Necessary.** A determination that the signs are in fact "wall signs", or at a minimum, a determination that the signs constitute legal non-conforming signs, will preserve our right to maintain these wall signs, which is a right enjoyed under the ordinances, based on the definition of "Wall Signs", and in order to be consistent with the rights enjoyed by other property owners in the same zoning district and those in the vicinity.

Submitted on behalf of Carea, Inc. (d/b/a Auto & Truck Accessories), of 8154 E. 14 Mile Road.

**8154 Fourteen Mile**

**3/9/05**

AUTO & TRUCK ACCESSORIES, BRUNO POLISONA,  
8154 Fourteen Mile, Also Known As 13-03-102-039 –  
**TABLED** request to the meeting of April 13, 2005.

**8154 Fourteen Mile**

**4/13/05**

AUTO & TRUCK ACCESSORIES, BRUNO POLISONA,  
8154 Fourteen Mile, Also Known As 13-03-102-039 –  
**GRANTED** request to install a projecting sign to the face of  
the building 10' from the northwest corner with changeable  
copy 8' x 9' (72 sq. ft.) eighteen (18) foot high with a nine (9)  
foot underclearance to no less than six (6) feet of the front  
(14 Mile Road) property line. **WITH THE CONDITION** that  
the petitioner will remove the existing block lettering on the  
north and west face of the building.



# ArcGIS Web Map



3/27/2023, 11:56:51 AM

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.02 0.04 km



28



**ZONING Enforcement | E23-00183****Property Information**

|                  |                    |              |        |
|------------------|--------------------|--------------|--------|
| 12-13-03-102-039 | 8154 FOURTEEN MILE | Subdivision: |        |
|                  | WARREN MI, 48093   | Lot:         | Block: |

**Name Information**

|           |                      |        |  |
|-----------|----------------------|--------|--|
| Owner:    | CAREA PROPERTIES LLC | Phone: |  |
| Occupant: |                      | Phone: |  |
| Filer:    |                      | Phone: |  |

**Enforcement Information**

|             |            |              |         |              |
|-------------|------------|--------------|---------|--------------|
| Date Filed: | 01/11/2023 | Date Closed: | Status: | WARNING SENT |
|-------------|------------|--------------|---------|--------------|

Complaint:  
(10) TEMP. BANNER SIGNS ON BUILDING

1/17/23 HAD A VM FROM MIKE (OWNER) (XXX) XXX-XXXX, FROM 1/16/23. TRIED CALLING 1/7/23 AND HE WAS UNAVAILABLE. HE ENDED UP COMING TO THE COUNTER 5 MINUTES LATER. DISCUSSED WARNING AND EXPLAINED TEMP SIGN PERMITS. HE SAID HE WILL BE TAKING THEM DOWN THEN. SAID HE MAY NEED A LITTLE MORE TIME. TOLD HIM TO CALL IF HE NEEDS EXTENSION AND I COULD GIVE HIM A LITTLE MORE TIME IF NEEDED.-BS

1/18/23 HAD EMAIL FROM ALEXIS ZITO ASKING FOR MEETING TO DISCUSS SIGN VIOLATIONS. FORWARDED EMAIL TO EM AND SET MEETING AT CITY HALL FOR 1/23/23 @11:00 WITH EM.-BS

1/23/23 MET WITH OCCUPANTS MICHAEL & ALEXIS ALONG WITH EM. DISCUSSED SIGNAGE AND THAT THEY DON'T HAVE A COC IN THEIR NAME SINCE PURCHASING THE BUSINESS. EM GAVE THEM COC APPLICATION AND ASKED TO HAVE IT SUBMITTED WITHIN 2 WEEKS. ALSO TOLD THEM WE WILL EXTEND OUT THE REINSPECTION FOR THE TEMP BANNERS AT THIS TIME.-BS

2/7/23 CHECKED AND COC WAS APPLIED FOR. SPOKE TO EM AND HE SAID EXTEND ANOTHER 2 WEEKS AND WE WILL LOOK AT INSPECTION REPORTS FROM COC INSPECTIONS.-BS

2/13/23 PER EM I GAVE BUSINESS OWNER MICHAEL A CALL. EM INFORMED ME TO TELL HIM THAT THEY SHOULD PUT IN A ZBA APPLICATION FOR THEIR SIGNAGE WITHIN THE NEXT 30 DAYS SO THEY CAN GET THAT PROCESS GOING SINCE THEY HAD THEIR COC INSPECTIONS LAST WEEK AND THERE WERE'NT ANY MAJOR ISSUES THAT THEY NEED TO ADDRESS WITH THAT.-BS

Last Action Date: Last Inspection: 03/21/2023

Last Action:

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

|            |            |            |  |
|------------|------------|------------|--|
| Status:    | Scheduled  | Result:    |  |
| Scheduled: | 04/21/2023 | Completed: |  |

**Comments:**

Scheduling Comment ZBA APPLIED FOR 3/9/23. FOLLOW-UP STATUS-AUTO & TRUCK ACCESSORIES

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

|            |            |            |                    |
|------------|------------|------------|--------------------|
| Status:    | Completed  | Result:    | Partially Complied |
| Scheduled: | 03/21/2023 | Completed: | 03/21/2023         |

**Comments:**

Scheduling Comment AUTO & TRUCK ACCESSORIES-CHECK IF ZBA APP ENTERED

ZBA APPLIED FOR 3/9/23. FOLLOW-UP STATUS IN 1 MONTH.-BS

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

|            |            |            |            |
|------------|------------|------------|------------|
| Status:    | Canceled   | Result:    | Canceled   |
| Scheduled: | 01/26/2023 | Completed: | 01/26/2023 |

**Comments:**

Scheduling Comment AUTO & TRUCK ACCESSORIES

1/23/23 MET WITH OCCUPANTS MICHAEL & ALEXIS ALONG WITH EM. DISCUSSED SIGNAGE AND THAT THEY DON'T HAVE A COC IN THEIR NAME SINCE PURCHASING THE BUSINESS. EM GAVE THEM COC APPLICATION AND ASKED TO HAVE IT SUBMITTED WITHIN 2 WEEKS. ALSO TOLD THEM WE WILL EXTEND OUT THE REINSPECTION FOR THE TEMP BANNERS AT THIS TIME.-BS

Status: Completed

Result: Violation(s)

Scheduled: 01/10/2023

Completed: 01/10/2023

**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.

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### Dimensions of Wall Signs

When we attempted to submit our Application for a variance, we were asked to provide 16 copies of our "Plan". However, no Plans exist because we are not seeking to erect any new signs or make any modifications – the signs in question have been in place for many years – we were then asked to provide the dimensions of our wall signs. Below is the requested information, along with other pertinent facts. This is provided along with our Application and related information:

- We have 10 wall signs, all identical in size. Each measures 10 ft. x 2.5 ft. See photo provided.
- Nine of the signs are on the northern most wall of our building, as depicted in the photo; the tenth is on the west side of our building, on a separate wall that also faces north.
- We were also asked to provide the dimensions of the painted checkered stripe that runs along toward the bottom third of the building's exterior walls. That decorative painted stripe (also depicted in the photo), which we do not believe falls within the definition of a sign because it does not contain "words, graphics, symbols, numbers, lights, or letters to communicate a message or attract attention", has been on the building, exactly as it is today, for approximately 8 years. Prior to the current decorative stripe, there was another decorative stripe on the building that goes back to 2008. In other words, the building has had a decorative stripe for at least the past 15 years. (Photos depicting these stripes are attached). The height of the current stripe is 30 inches; the dimensions are attached. **This stripe was not the subject of any notice of violation, and in fact we were told it would not be the subject of any notice of violation, but we have been asked to include this information so we are doing so.**
- A comment was made by a city official that this information is being required because this is a new business. That is not correct. The business has been here in the same place in the City of Warren for 15 years. We purchased it from the former owner and are now in our 4th year of owning and operating this business. The signs, the painted stripe, and the business operations are all exactly the same as they were under the former owner.
- A separate comment was made by a city official that the wall signs in question were taken down some time ago and put back up during the COVID lockdowns, during our ownership. That is not correct. Those signs have been in place for many years (including several years prior to our ownership), and have never been taken down, certainly not during COVID or at any other time during our ownership which began in 2019.

Google Maps 8154 14 Mile Rd

Warren, Michigan

Google Street View

Oct 2009 - See latest date

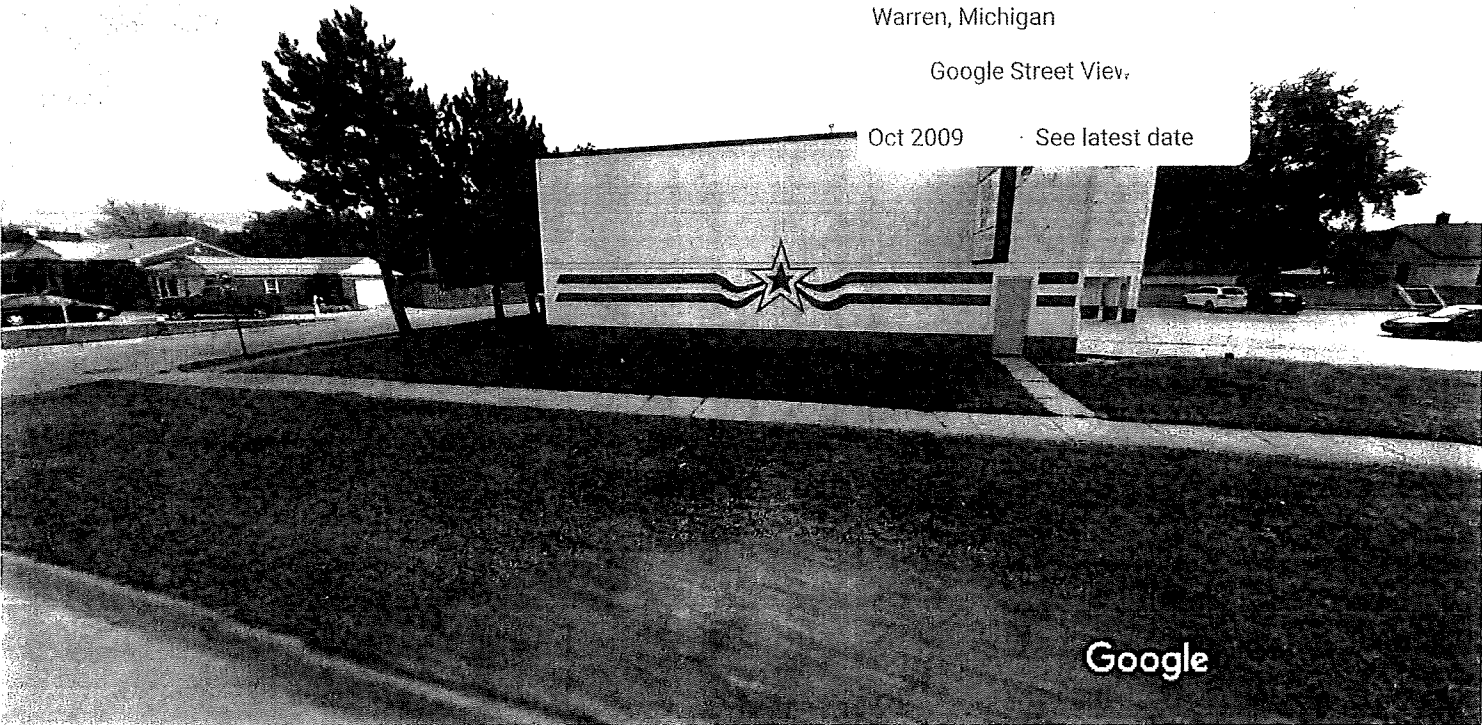
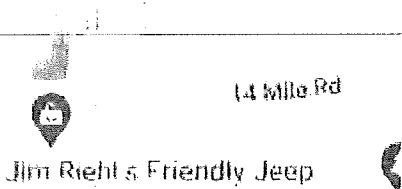


Image capture: Oct 2009 © 2023 Google



8154 14 Mile Rd



Google Maps 8154 14 Mile Rd

Warren, Michigan

Google Street View

Jul 2015

See latest date

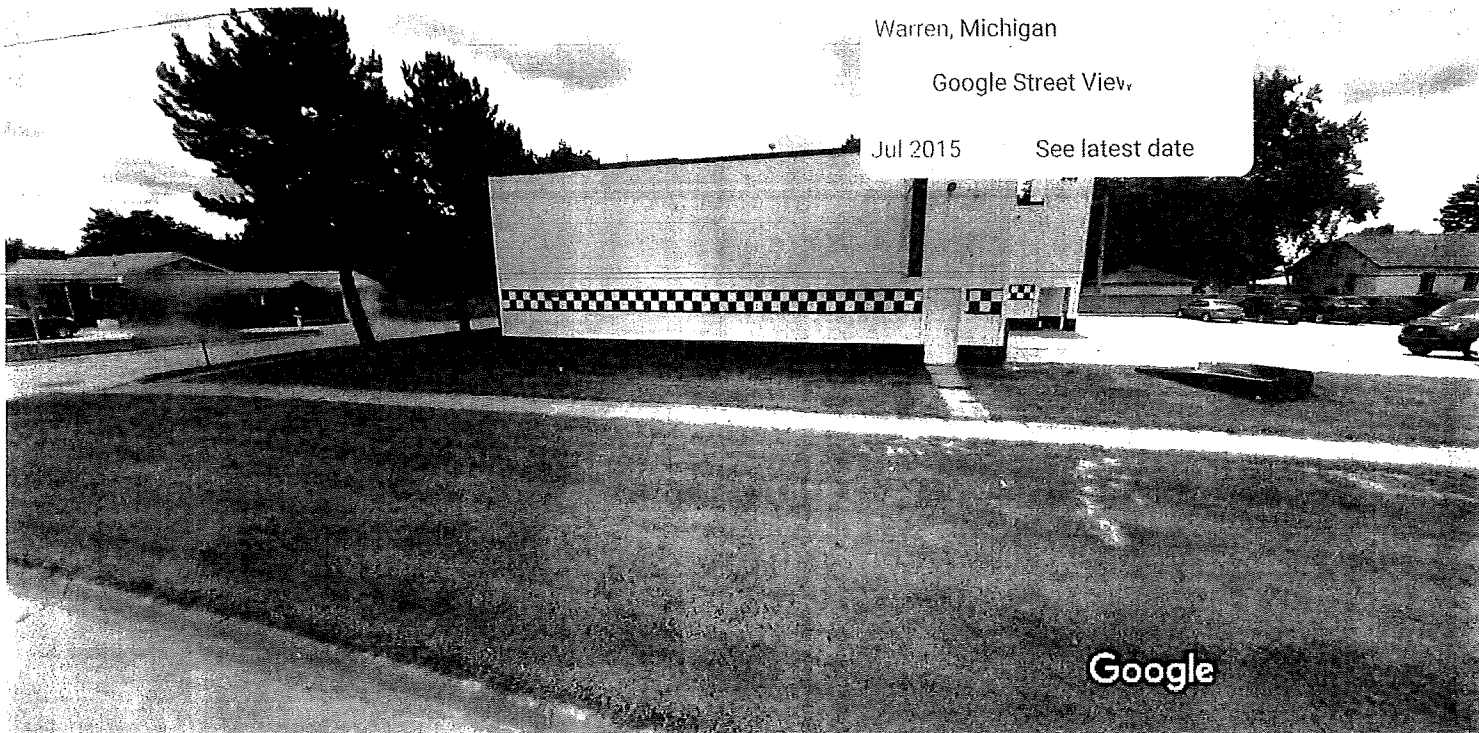


Image capture: Jul 2015 © 2023 Google



8154 14 Mile Rd

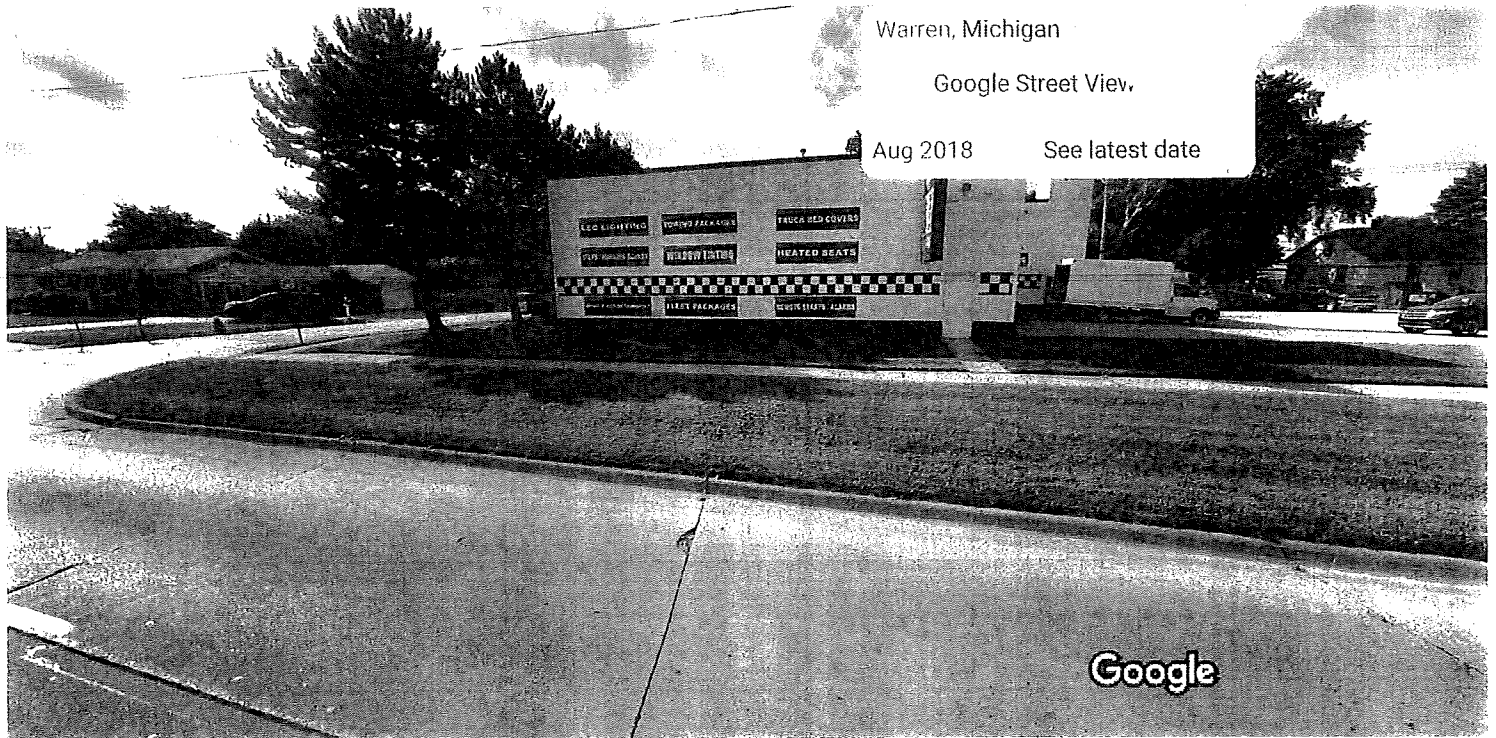


14 Mile Rd

Jim Riehl's Friendly Jeep



# Google Maps 8154 14 Mile Rd



Warren, Michigan

Google Street View

Aug 2018

See latest date

Image capture: Aug 2018 © 2023 Google



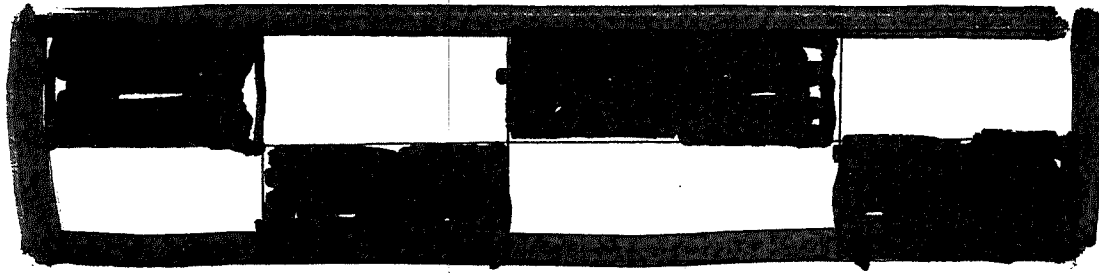
8154 14 Mile Rd



14 Mile Rd

Jim Riehl's Friendly Jeep

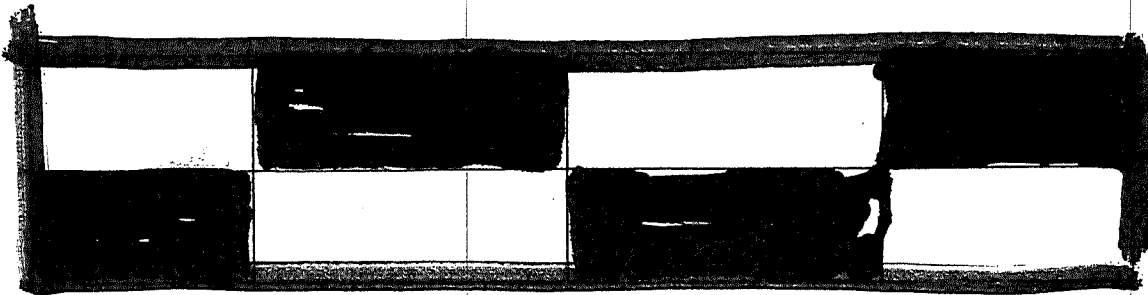




28Fe

29 1/2 inches

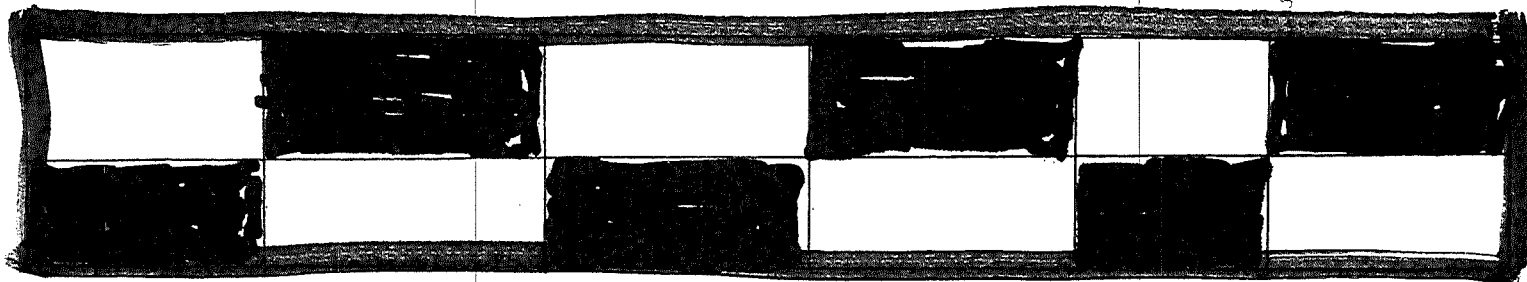
By Front Door



14Fe

29 1/2

By Garage side



53Fe

30 inches

By signs 14 Mile side

All TEN signs are same size

29 1/2 = 2.5Fe

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: APRIL 26, 2023 at 7:30 P.M.**

**Applicant:** CAREA INC dba AUTO & TRUCK ACCESSORIES  
**Common Description:** 8154 FOURTEEN MILE

**VARIANCE(S) REQUESTED: Permission to:**

Retain the following signage:

- 1) Wall signage on the north elevation closest to Fourteen Mile, 9 banner type signs 10' x 2.5' = 25 square ft. each, total of 225 square ft.
- 2) Banner type wall sign on the north elevation adjacent to front entrance, 10' x 2.5' = 25 square ft.
- 3) Checkered stiped design element consisting of 235.75 square ft. as follows:
  - A. North elevation by front door & west elevation by overhead doors, 42' x 29.5" = 103.25 square ft.
  - B. North elevation by Fourteen Mile 53' x 30" = 132.5 square ft.
- 4) Retain projecting sign on the face of the building 10' from the northwest corner with changeable copy 8' x 9' = 72 square ft, 18 ft. high with a 9' under clearance no less than 6' of the front property line. \*

Total wall signage = 532.75 square ft. (including 72 square ft. projecting sign on the northwest corner of building.)

\*This sign was granted with a variance on 4/13/2005, however, there was a condition that the "petitioner will remove the existing block lettering on the north and west face of the building." Therefore, if variance is granted, the variance of 4/13/2005 will be relinquished.

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**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

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](mailto:njones@cityofwarren.org) or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,  
Board of Appeals

## CITY OF WARREN

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

**APPLICANT:** NP MOUND ROAD INDUSTRIAL, LLC

**REPRESENTATIVE:** NP MOUND ROAD INDUSTRIAL, LLC

**COMMON DESCRIPTION:** **23500 MOUND**

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

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

**REASON:** Petitioner wishes to erect two monument signs.

**ORDINANCES and REQUIREMENTS:**

**SECTION 4A.36 - ON-PREMISE SIGNS PERMITTED IN INDUSTRIAL DISTRICTS (M-3 AND M-4).**

**B)** One freestanding on premise sign or advertising display of a size not to exceed one hundred and fifty (150) square feet shall be allowed in industrial districts zoned M-3 and M-4.

**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.

**VARIANCES REQUESTED:** Permission to:

Erect two 9 ft. high monument signs.

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 03/13/2023 04/03/2023 (M) (P) (C)



**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** NP MOUND ROAD INDUSTRIAL, LLC

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

**SECTION 4A.36 SIGNAGE.**  
**SECTION 4A.11 SIGN DEFINITIONS.**

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

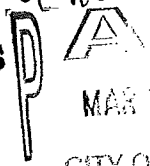
22500  
24000  
3/13/2023

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

pd \$250.00



MAR 13 2023  
CITY OF WARREN  
BUILDING DIVISION

PLEASE PRINT OR TYPE

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

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☐ prefer email communication

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

Name of Representative: Mound Road LLC - Danny Holstein Telephone: Marcus 1120 Mound Road Indst LLC

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_ ☐ prefer email communication

Address of Property: 23500 Mound Rd, Warren, MI 48091 Main

Parcel I.D. No. (as shown on tax bill): 12-13-28-300-018

Purpose of Request: \_\_\_\_\_

Requesting a variance to have two ground signs on our parcel to better control traffic on Mound Road

Please explain the nature of your hardship:

With two separate entries to the property, we would like to ensure that trucks know where best to  
enter as well as where employees/guests know where to enter. Per the M-4 zoning ordinance, we may  
only have one ground sign. We would like two ground signs.

Signature: Danny H. Date: 3-10-23

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 Nathaniel Hagedorn  
Name(s) of Person(s)

OF 5010 N. San Francisco, Kansas City, Missouri 64116 816-734-1111  
Address, City, State Zip Telephone

| THE <u>Manager of NPD Management, LLC, the Manager</u> | OF <u>NP Mound Road Industrial, LLC</u> |
|--------------------------------------------------------|-----------------------------------------|
| Title of Officer                                       | Name of Company                         |
|                                                        |                                         |

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Marcus Werner  
Name(s) of Person(s)

|                  |                    |                 |                                                                             |
|------------------|--------------------|-----------------|-----------------------------------------------------------------------------|
| THE              | <u>Regional VP</u> | OF              | <u>NorthPoint Development, LLC agents for NP Mound Road Industrial, LLC</u> |
| Title of Officer |                    | Name of Company |                                                                             |

OF \_\_\_\_\_  
Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_

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

FURTHER, DEPONENT SAYS NOT.

**NP MOUND ROAD INDUSTRIAL, LLC**  
a Delaware limited liability company

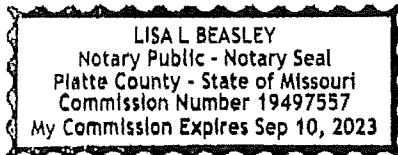
By: NPD Management, LLC  
a Missouri limited liability company, its manager

By: Nathaniel Hagedorn, Manager

STATE OF MISSOURI

COUNTY OF Clay

ON THIS 8<sup>th</sup> DAY OF June, 2022, BEFORE ME PERSONALLY CAME  
Nathaniel Hagedorn, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.



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

\*\*\*\*\*

#### NOTICE TO OWNER

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



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

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

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

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

With a 414,000 Square foot building on a 47 acre lot with 250 trailer parking spots and 216 car parking spots, we would like to ensure that traffic is properly controlled.

**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.

We are requesting an additional 34 Square Foot sign to assist in directing traffic properly.

We have two entrances to the property and would like to make sure adequate traffic control is displayed.

**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.

We are requesting an additional 34 Square Foot sign to assist in directing traffic properly.

We have two entrances to the property and would like to make sure adequate traffic control is displayed.

**23500 MOUND**

09/14/2021

LEGAL DESCRIPTION: 13-28-300-018

**VARIANCES REQUESTED: Permission to**

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

The petitioner's request was **APPROVED** as written.**23500 MOUND**

11/10/2021

LEGAL DESCRIPTION: 13-28-300-018

**VARIANCES REQUESTED: Permission to**

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

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

23500 Mound Road

General Motors Hydramatic

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

23500 Mound Road

General Motors Hydramatic Div.  
Warren Plant

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

23500 Mound Rd.

GMC, Hydra-Matic, Warren Plant

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

23500 Mound Rd.

GMC, Hydra-Matic, Warren Plant

TABLED at the meeting of 7-11-90 until Wednesday July 25, 1990.

23500 Mound Road

Chevrolet Motor Div. GMC

23500 Mound Road  
Warren, Michigan

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

Request granted with condition at meeting of  
August 24, 1966

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

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

Request approved at meeting of June 26, 1963

- ① retain 3 way sign 23' high in front yard 15' from 9 Mile & 15' from Mound
- ② erect guard house canopy 170' from Mound
- ③ erect another guard house with canopy 61'4" from 9 Mile P.

23500 Mound Road

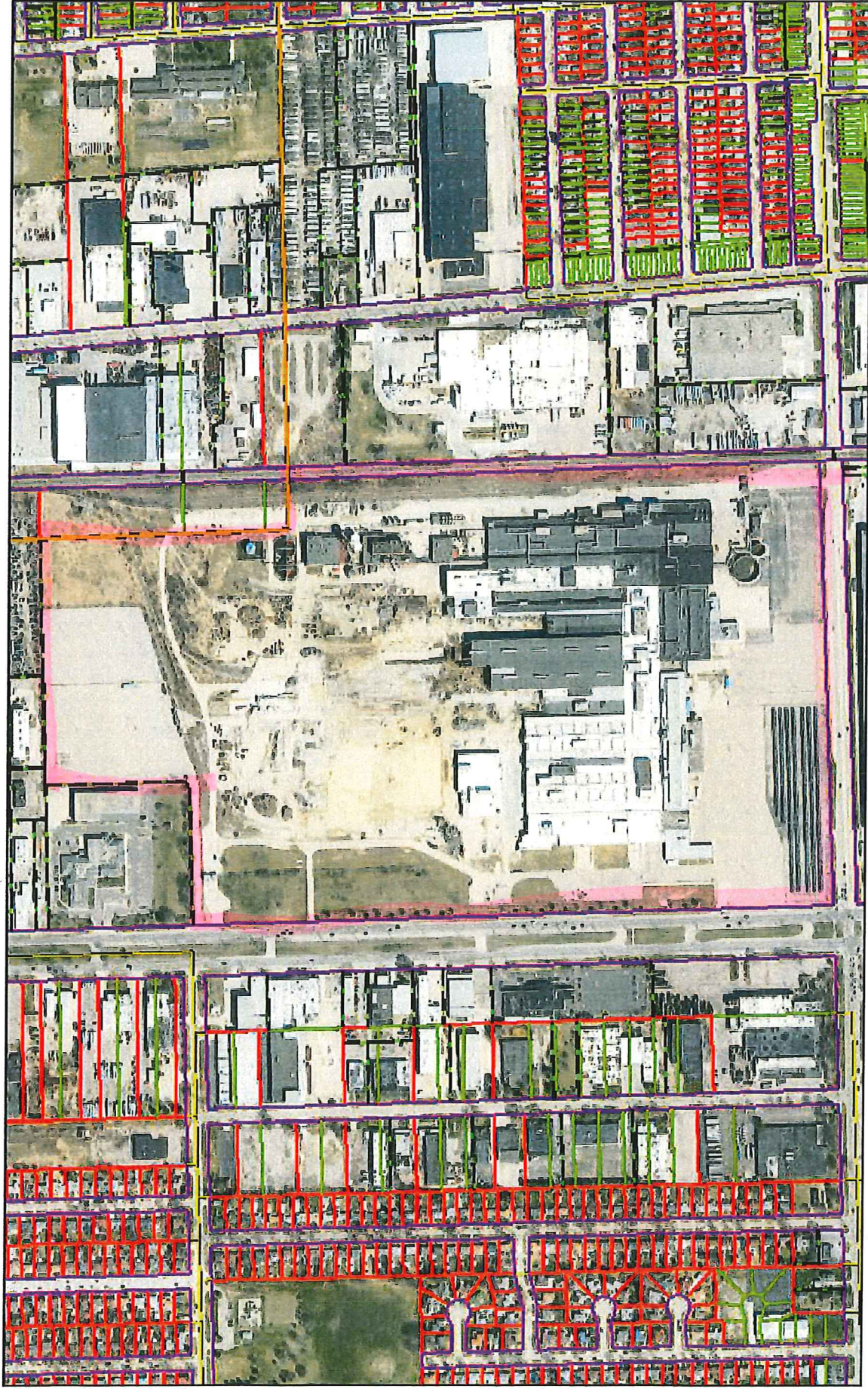
Chevrolet Motor Division  
GM Corporation  
Warren Plant  
758-4500 ext. 381  
Rep: R.H. Goodes

Request denied at meeting of June 22, 1966

*TO USE THE FRONT YARD FOR  
PARKING TO WITHIN 40 FT  
OF THE FRONT PL  
DENIED*

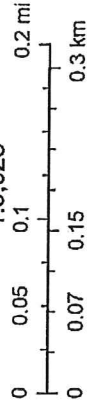


# ArcGIS Web Map



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26





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: APRIL 26, 2023 at 7:30 P.M.**

**Applicant:** NP MOUND ROAD INDUSTRIAL, LLC  
**Common Description:** 23500 MOUND

**VARIANCE(S) REQUESTED:** Permission to:  
Erect two (2) 9 ft. high monument signs.

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](mailto: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:** PUBLIC SERVICE CREDIT UNION

**REPRESENTATIVE:** GARY PERELLI

**COMMON DESCRIPTION:** 2000 12 MILE

**PARCEL NUMBER:** 12-13-18-101-003

**ZONED DISTRICT:** C-2

**REASON:** Petitioner wishes to install new signage.

**ORDINANCES and REQUIREMENTS:****SECTION 4A.35 - SIGNS PERMITTED IN COMMERCIAL BUSINESS AND INDUSTRIAL**

**DISTRICTS (C-1, C-2, C-3, M-1 AND M-2).** C) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

**VARIANCES REQUESTED:** Permission to:

Allow 4 wall signs as follows:

"A" 103" X 56"=40.05 sf north elevation.

"B" 72" X 41"=20.5 sf west elevation.

"C" 60" X 20"=8.3 sf west elevation, above ATM.

"D" 144" X 36"=36 sf south elevation.

Total wall signage= 104.85 sf

**Previous Variance Requested:** None.

dwenson, Zoning Inspector 03/23/2023 04/05/2023 (M) (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** PUBLIC SERVICE CREDIT UNION

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**

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: PUBLIC SERVICE CREDIT UNION

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☐ prefer email communication

Name and Address of Property Owner (if different) PUBLIC SERVICE CREDIT UNION

Name of Representative: GARY PERELLI Telephone: \_\_\_\_\_

Representative's Address \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_ ☐ prefer email communication

Address of Property: 2000 12 MILE ROAD

Parcel I.D. No. (as shown on tax bill): 12-13-18-101-003

Purpose of Request: INSTALLATION OF 104.88 SF OF SIGNAGE WHICH  
EXCEEDS THE ALLOWABLE 40 SF.

Please explain the nature of your hardship:

WITH A BUS STOP SHELTER IN THE FRONT OF THE BUILDING

A POLE SIGN WOULD BE SOMEWHAT OBSTRUCTED.

SUBSEQUENTLY WE WOULD LIKE TO PUT ALL THE SIGNAGE ON

THE BUILDING. POLE SIGN 75 SF + BUILDING SIGN 40 SF = 115 SF

REQUESTED BUILDING SIGNAGE 104.88 SF

Signature: [Signature] Date: 3/22/23

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 DONNA FOLLBAUM

OF

THE EXECUTIVE VICE PRESIDENT OF PUBLIC SERVICE CREDIT UNION Zip Telephone  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT DONNA FOLLBAUM / PUBLIC SERVICE CU.  
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 GARY PERELLI  
Name(s) of Person(s) \*

THE PRESIDENT OF G.J. PERELLI COMPANY \*  
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 Donna Follbaum L.S.

SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF \_\_\_\_\_

ON THIS 3 DAY OF MARCH, 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 \_\_\_\_\_ DID SO OF \_\_\_\_\_ OWN FREE WILL AND DEED.

SUZANNE KUECKEN  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Oct 8, 2027  
ACTING IN COUNTY OF

Suzanne Kuecken  
NOTARY PUBLIC, \_\_\_\_\_ COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: \_\_\_\_\_

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.

FRONT YARD IS NOT LARGE ENOUGH TO ACCOMMODATE  
A FREE STANDING SIGN AND MAINTAIN SETBACK REQUIREMENTS

**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.

A BUS SHELTER IN FRONT OF THE BUILDING

**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.

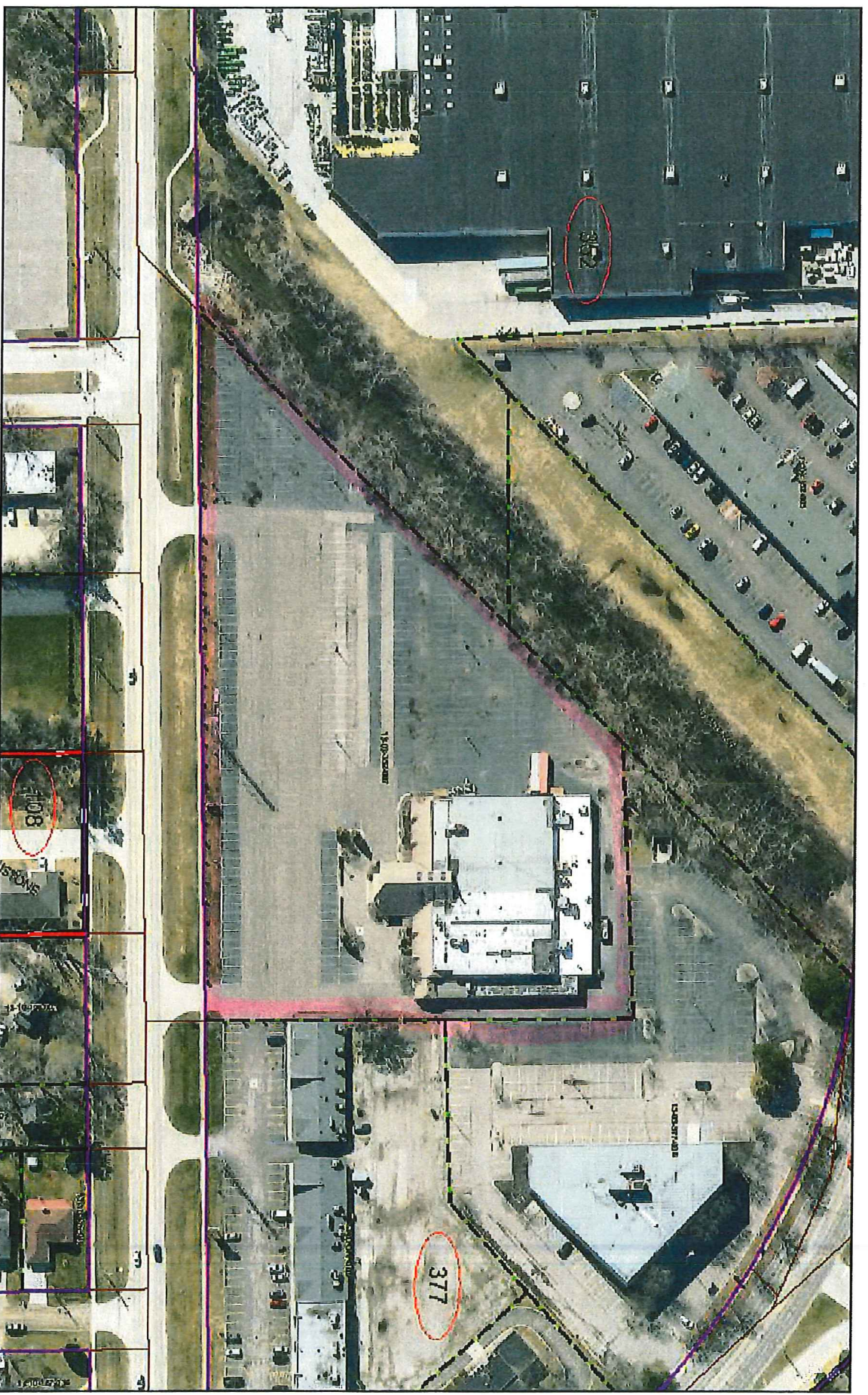
BUILDING MOUNTED SIGNAGE WILL NOT EFFECT THE  
SURROUNDING PROPERTIES.

**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.

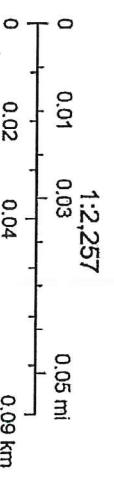
**Necessary.** The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.



# ArcGIS Web Map



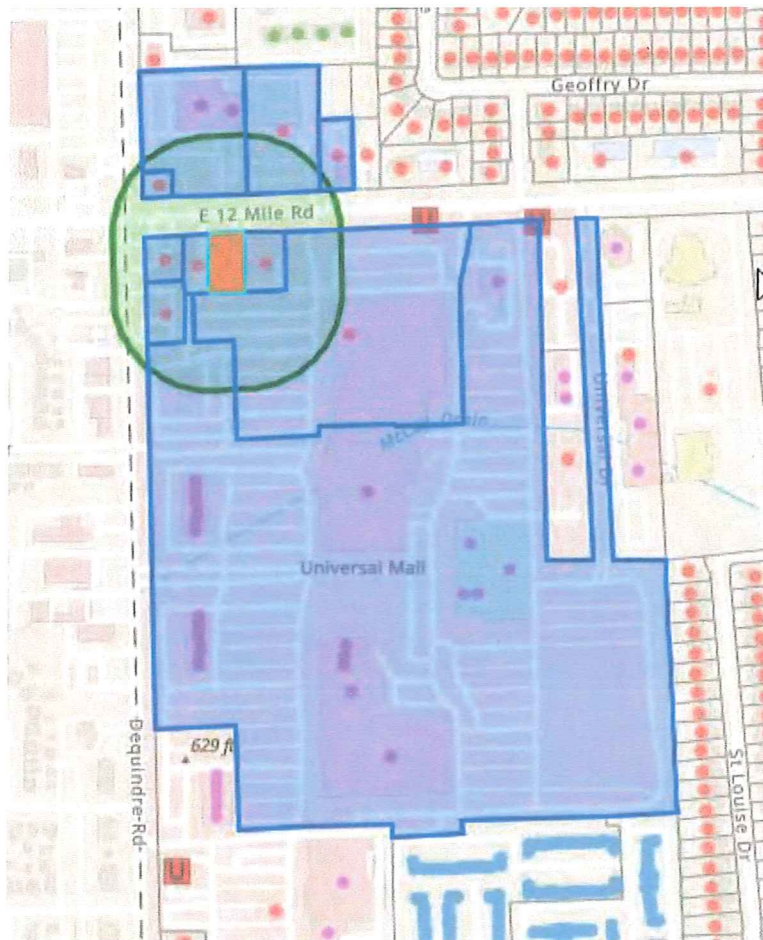
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2000 Twelve Mile  
13-18-101-003





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: APRIL 26, 2023 at 7:30 P.M.**

**Applicant:** PUBLIC SERVICE CREDIT UNION  
**Common Description:** 2000 TWELVE MILE

**VARIANCE(S) REQUESTED: Permission to:**

Allow 4 wall signs as follows:

- A. 103" x 56" = 40.05 square ft. north elevation.
- B. 72" x 41" = 20.5 square ft. west elevation.
- C. 60" x 20" = 8.3 square ft. west elevation, above ATM.
- D. 144" x 36" = 36 square ft. south elevation.

Total wall signage = 104.85 square ft.

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

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

You may e-mail: [njones@cityofwarren.org](mailto: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:** OKSANA URBAN

**REPRESENTATIVE:** OKSANA URBAN

**COMMON DESCRIPTION:** 5460 ARDEN

**PARCEL NUMBER:** 12-13-05-251-004

**ZONED DISTRICT:** MZ, C-1, R-1-C

**REASON:** Petitioner wishes to erect a new sign.

**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.17 - SETBACKS.** The following setback regulations shall apply to signs located in all zoning districts: **(B)** All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

**SECTION 4A.27 - ELECTRONIC MESSAGE CENTER.** In addition to other applicable zoning requirements, a responsible party shall comply with all of the following electronic message center requirements: **(B)** Except a property where a business has a valid State of Michigan motor fuels retail outlet license, the digital display area of an electronic message center does not exceed 25% of the total permitted free standing sign area;

**VARIANCES REQUESTED:** Permission to:

1. Erect a 6 ft. high monument sign.
2. Erect a monument sign setback 4 ft. from property line.
3. Erect a monument sign with a 21.1 sf EMC, when 8 sf EMC is allowed.

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 03/21/2023 04/04/2023 (M) (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT: OKSANA URBAN**

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.17 SETBACKS**

**SECTION 4A.27 ELECTRONIC MESSAGE CENTER**

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

dwenson, Zoning Inspector

DW  
3/21/2023  
no fee

**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: Oksana Urban

Address: 1 City Square, Suite 100 Telephone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_ ☐ prefer email communication

Name and Address of Property Owner (if different) \_\_\_\_\_

Name of Representative: ~~Tom Bommarito~~ Oksana Urban Telephone: \_\_\_\_\_

Representative's Address: 1 City Square

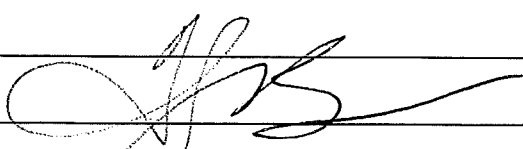
Representative's Email Address: \_\_\_\_\_ ☐ prefer email communication

Address of Property: 5460 Arden Ave, Suite 303-100

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

Purpose of Request: Marquee will provide program information, hours, alerts to unexpected closures, and library resources

Please explain the nature of your hardship:

Signature:  Date: 03/15/23

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 Tom Bommarito  
Name(s) of Person(s)  
OF 1 City Square Warren, MI 48092<sup>3</sup>  
Address, City, State Zip Telephone  
THE DDA Director OF City Of Warren  
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 Oksana Urban \*  
Name(s) of Person(s)

THE Library Director OF Warren Public Library \*  
Title of Officer Name of Company

OF 1 City Square, Suite 100 Warren, MI 48093  
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Oksana Urban L.S.

SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF macomb



ON THIS 20th DAY OF March, 2023, BEFORE ME PERSONALLY CAME  
Oksana Urban, 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.

Lisa Martin  
NOTARY PUBLIC, macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: February 7, 2024

\*\*\*\*\*

**NOTICE TO OWNER**

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

## 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 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.

**Adequate identification is key to making this a successful community outreach center.**

**Marquee will provide program information, hours, alerts to unexpected closures, and library resources.**

*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 zoning ordinance limits signage area and placement which would impact the unique identification requirements of this facility.**

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

**The property is unique when compared to properties. It would be easier to miss this facility monument sign if required to be set back further than currently indicated due to added height.**

*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 enhancement to building signage and identification pose no detriment to nearby properties or the surrounding area. The modest proposed increase in sizes would offer greater visibility resulting in better service to the area.**

*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.

**Personal or economic hardships have no influence on the variances requested.**

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

**The variances are necessary to afford the facility a level of recognition. It would add a degree of emphasis due to the nature of the services being provided to the community.**

**5460 Arden**

**9/28/05**

CINGULAR WIRELESS, CITY OF WARREN, HENRY BOWMAN, PARKS & RECREATION DIRECTOR, 5460 Arden, Also Known As 13-05-251-004 – **GRANTED** request 1) To allow the expansion of an existing non-conforming light tower (110' high) located in an R-1-C zoned district by replacing the existing light tower (plus cellular antenna array) located to no less than 665 feet from a residential dwelling. 2) To allow the expansion by locating 4' high antennas at the centerline of the tower or 110 feet and placing the proposed equipment cabinets at the base of the tower. WITH THE CONDITION that this approval is conditional upon approval of the City Council for the use of the land and the lease and Planning Commission site plan approval

**5460 Arden**

**4/12/06**

METRO P.C.S. MICHIGAN, INC., CITY OF WARREN/HENRY BOWMAN, DIRECTOR, PARKS & RECREATION, 5460 Arden and Cell Tower Also Known As 5572 Arden, Also Known As 13-05-251-004 – **REMOVED** request from the agenda.

**5460-5572 Arden Ct.**

**3/8/06**

METRO P.C.S. MICHIGAN, INC., CITY OF WARREN/HENRY BOWMAN, DIRECTOR, PARKS & RECREATION, 5460 Arden and Cell Tower Also Known As 5572 Arden, Also Known As 13-05-251-004 – **TABLED** request to the meeting of April 12, 2006.

**5460 Arden**

**8/24/05**

CINGULAR WIRELESS, CITY OF WARREN, HENRY BOWMAN, PARKS & RECREATION DIRECTOR, 5460 Arden, Also Known As 13-05-251-004 – **TABLED** request to the meeting of September 28, 2005.

**5460 Arden**

**6/22/05**

CINGULAR WIRELESS, CITY OF WARREN, HENRY BOWMAN, PARKS & RECREATION DIRECTOR, 5460 Arden, Also Known As 13-05-251-004 – **TABLED** request to the meeting of July 27, 2005.

**5460 Arden**

**7/27/05**

CINGULAR WIRELESS, CITY OF WARREN, HENRY BOWMAN, PARKS & RECREATION DIRECTOR, 5460 Arden, Also Known As 13-05-251-004 – **TABLED** request to the meeting of August 24, 2005.

5460 Arden

12/12/2001

SPRINT PCS, SPRINT SPECTRUM, L.P., 5460 Arden, Also Known As 13-05-251-004 - **GRANTED** request 1) To allow the expansion of an existing non-conforming light (105' high) tower located in a R-1-C zoned district by replacing the existing light tower (plus cellular antenna array) located to no less than 550 feet from a residential dwelling. 2) To allow the expansion by locating antennas at the centerline of the tower or 100 feet and placing the proposed equipment cabinets at the base of the tower.

5460 Arden

Haunted Gallery Enterprised

GRANTED permission to operate a Haunted House from October 19 through October 31, 1993, with the following stipulations:

1. They provide adequate security.
2. They close the Haunted House no later than 11:00 p.m. on weekdays and no later than midnight on weekends.

October 13, 1993

Warren Consolidated Schools

11044 Common Road

Re: 5460 Arden

Warren, Michigan

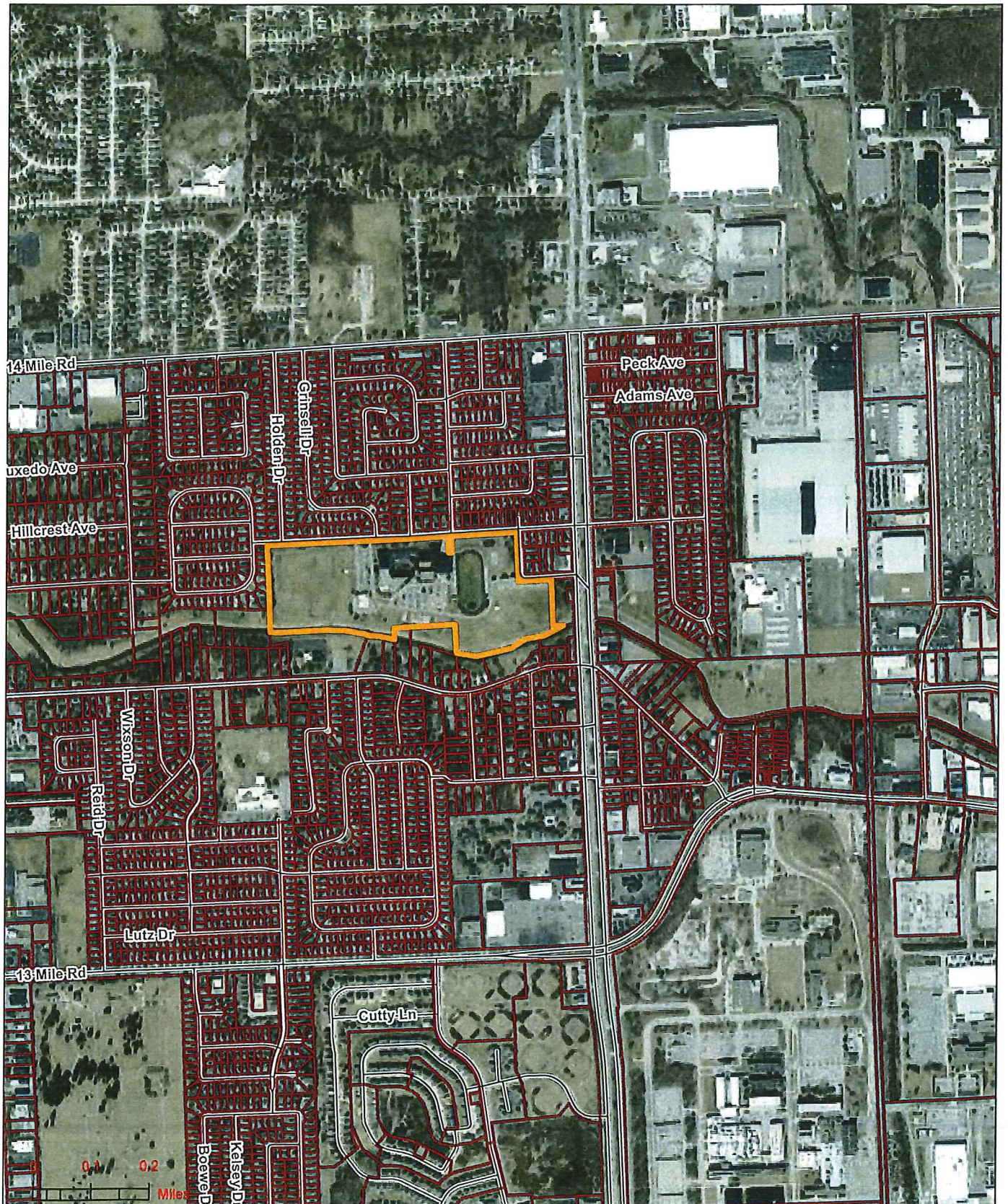
Rep: C.M. Herring

Request approved at meeting of Oct. 9, 1963

*Permission to erect 3 strands Barbed wire around Bus parking area and at Both ends of pedestrian Bridge over Red Run Drain, on Condition that the Barbed wire be removed when buses are no longer parked in this area -*



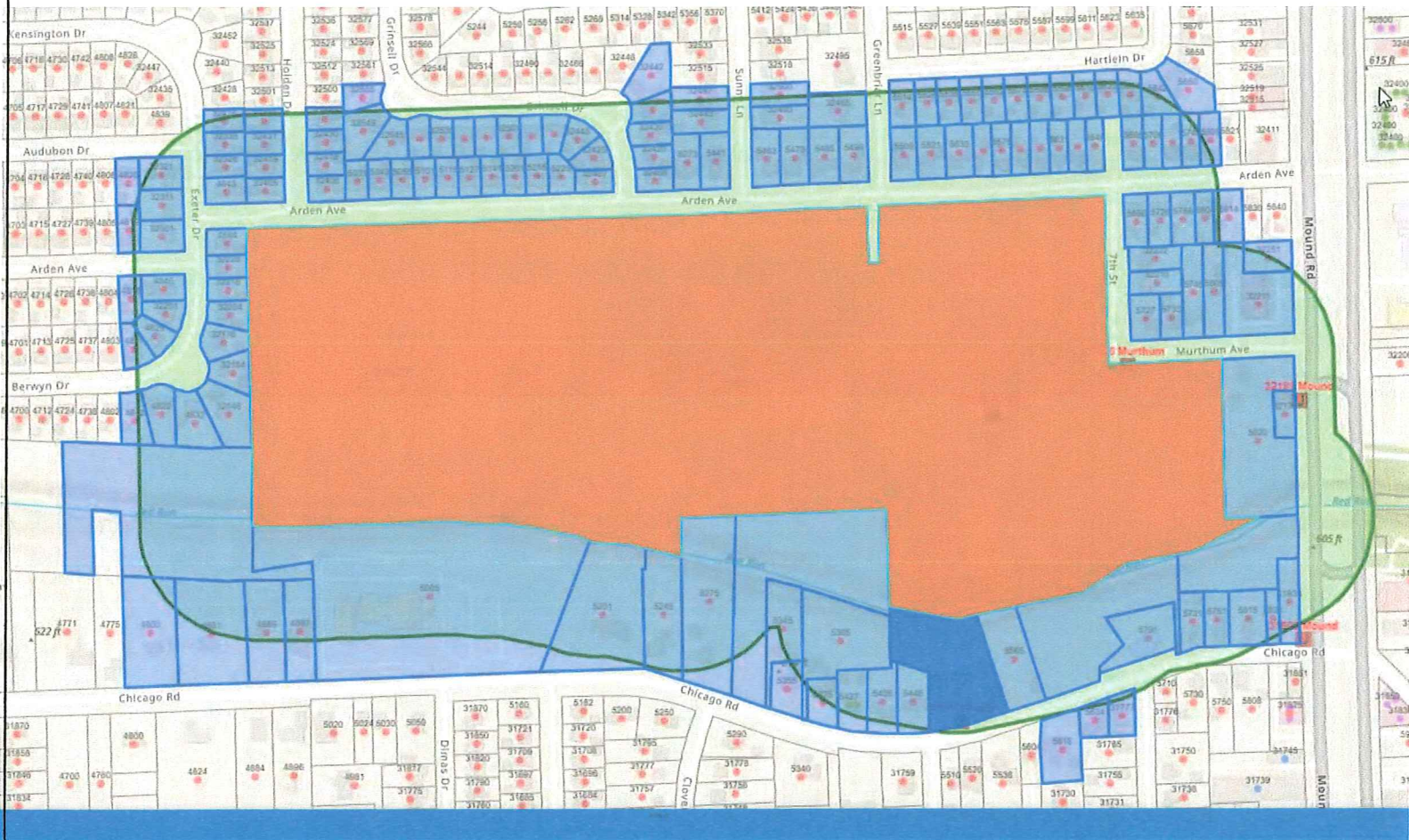
# 2021 WARREN

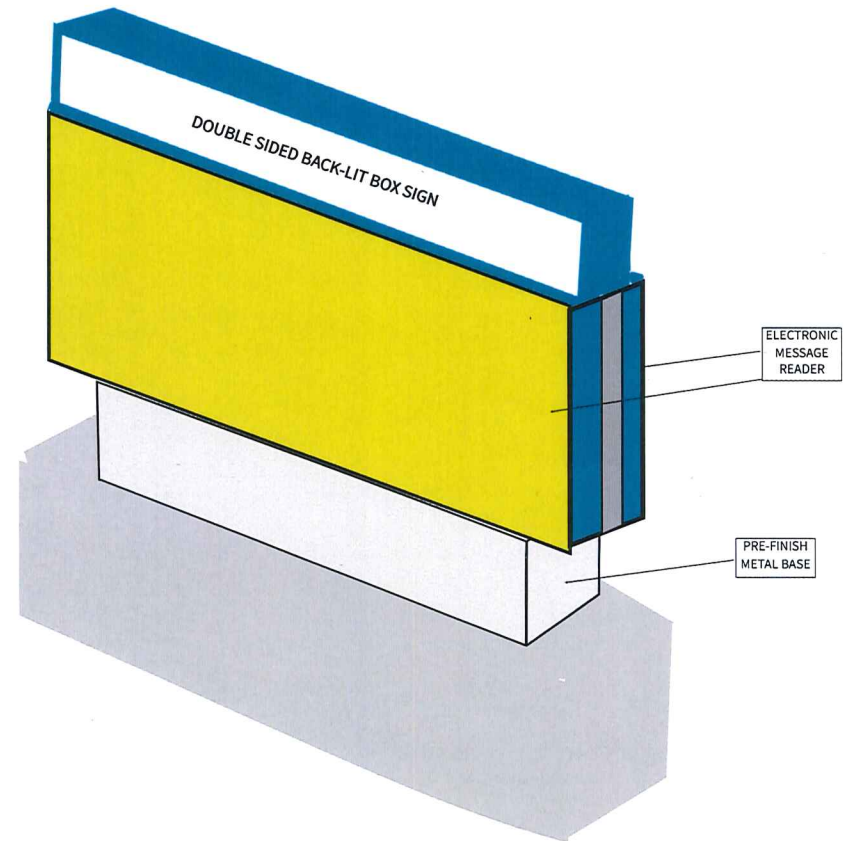
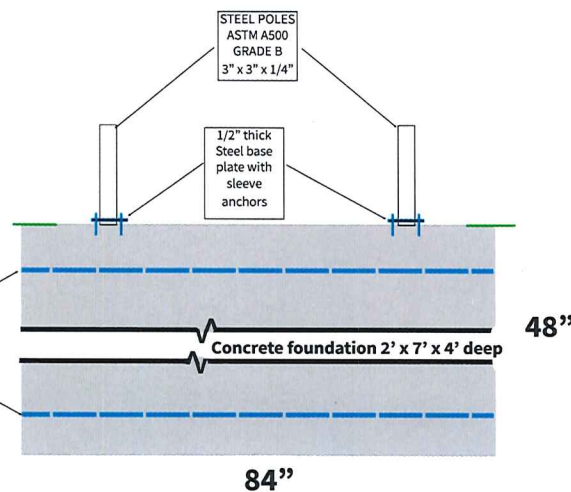
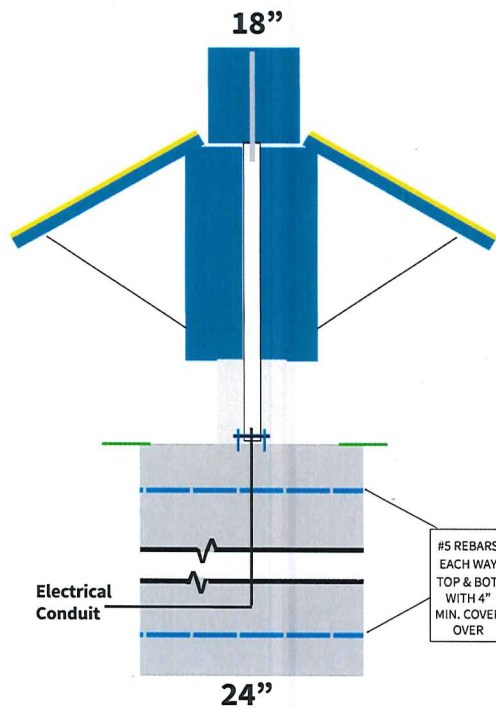
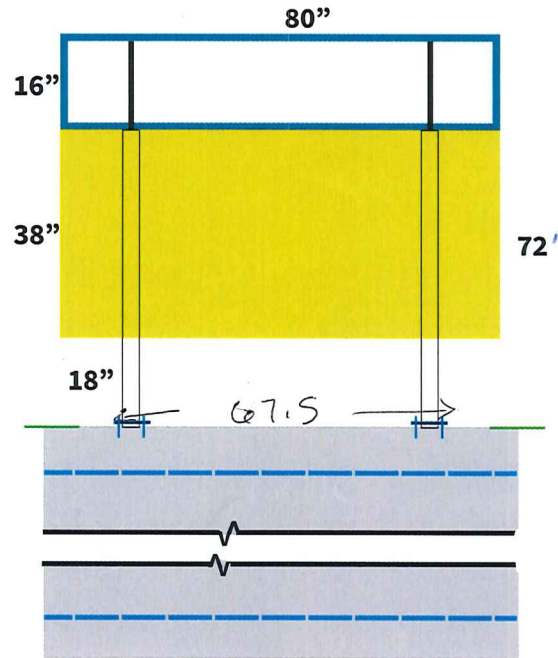
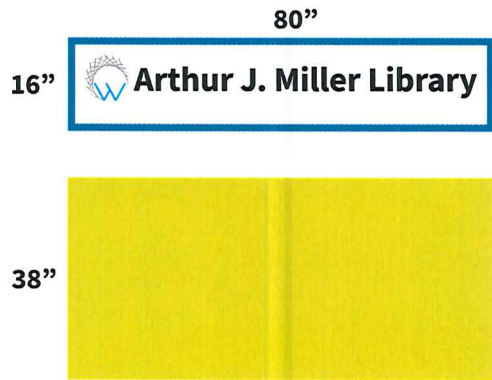




5460 Arden  
13-05-251-004

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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: APRIL 26, 2023 at 7:30 P.M.**

**Applicant:** OKSANA URBAN  
**Common Description:** 5460 ARDEN

**VARIANCE(S) REQUESTED: Permission to:**

- 1) Erect a 6 ft. high monument sign.
- 2) Erect a monument sign setback 4 ft. from property line.
- 3) Erect a monument sign with a 21.1 square ft. EMC, when 8 square ft. EMC is allowed.

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](mailto: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

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**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