



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, May 24, 2023 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

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

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meeting of May 10, 2023.**

6. PUBLIC HEARING: **APPLICANT: 32800 Mound LLC -USE-**
(Rescheduled from 4/12/2023 and 5/10/2023)
- REPRESENTATIVE: Paul Weisberger
COMMON DESCRIPTION: 32800 Mound
LEGAL DESCRIPTION: 13-04-102-007
ZONE: C-1

VARIANCES REQUESTED: Permission to -USE-

Allow indoor storage in a C-1 property.

ORDINANCES and REQUIREMENTS:

Section 1301 – Uses Permitted: Warehouse and storage buildings are not a permitted use in a C-1 zone.

7. PUBLIC HEARING: **APPLICANT: Macomb Ventures LLC**
(Rescheduled from 5/10/2023)
REPRESENTATIVE: Najah McCoy
COMMON DESCRIPTION: 25600 Schoenherr
LEGAL DESCRIPTION: 13-24-302-018
ZONE: PB

VARIANCES REQUESTED: Permission to

Allow the following signage:

- 1) Two wall signs when one is allowed.
- 2) Two 40 square ft. wall signs, one on the front (west) elevation and the second on the side (south) elevation.

ORDINANCES and REQUIREMENTS:**Section 4A.33 – Signs Permitted in Professional Business and Special Service Districts**

(P.B., S.S.): B) One on premise sign or advertising display of a size not exceeding twelve (12) square feet in area for each business on the premises shall be allowed in Professional Business Districts and Special Service Districts.

8. PUBLIC HEARING: **APPLICANT: St. Anne Catholic Community**
REPRESENTATIVE: Rev. John Kopson
COMMON DESCRIPTION: 32000 Mound
LEGAL DESCRIPTION: 13-04-151-001
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Conduct an annual parish festival on the church property during the following:

- 1) September 22, 2023 (Friday) from 5:00 p.m. to 11:00 p.m.
- 2) September 23, 2023 (Saturday) from noon to 11:00 p.m.
- 3) September 24, 2023 (Sunday) from noon to 10:00 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.35: Festivals require the approval of the Zoning Board of Appeals.

9. PUBLIC HEARING: **APPLICANT: Damon Jones -USE-**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 31731 Schoenherr
LEGAL DESCRIPTION: 13-02-427-035
ZONE: R-1-C

VARIANCES REQUESTED: Permission to -USE-

Allow a childcare and preschool to be operated out of the building at this address. (This is a separate business not related to the church that owns the property.)

ORDINANCES and REQUIREMENTS:

Section 7.01 – Uses Permitted: A childcare center is not permitted use in an R-1-C district.

Section 4C.09 – Child Care Centers: Permitted zoning districts. A. Districts. A state licensed child care center generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, before- or after-school program, or drop-in center shall be a permitted use in the following districts: C-1, Local Business District, SS, Special

Service District, C-2, General Business District, C-3, Wholesale and Intensive Business District, the non-residential uses within a PUD, Planned Unit Development District, DD, Downtown District.

- 10. PUBLIC HEARING:** **APPLICANT: Aver Sign Company**
REPRESENTATIVE: Jennifer Glover
COMMON DESCRIPTION: 11660 Eleven Mile
LEGAL DESCRIPTION: 13-23-101-022
ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to

Retain an existing pole sign as follows:

- 1) Overall height of sign: 21' 2".
- 2) Under clearance of sign is 8' 8".

If approved the portion of the variance related to the height of the sign granted on March 12, 1986 will be relinquished.

ORDINANCES and REQUIREMENTS:

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

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

- 11. PUBLIC HEARING:** **APPLICANT: Winston Balmaceda -USE-**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 5430 Nine Mile
LEGAL DESCRIPTION: 13-32-206-018
ZONE: C-1

VARIANCES REQUESTED: Permission to -USE-

Allow a single-family dwelling in a C-1 zone.

If approved, the previous variances granted on 5/9/1979 and 8/14/1985 will be relinquished.

ORDINANCES and REQUIREMENTS:

Section 13.01 – Uses Permitted: In all C-1 Districts no building or land, except as otherwise provided in this ordinance shall be erected or used except for one (1) or more of the following uses: (a) all uses permitted in R-1-A, R-1-B, R-1-C, R-2, R-3, R-1-P and office districts except residential dwellings, hospitals, sanitoriums, and rest and convalescent homes.

- 12. PUBLIC HEARING:** **APPLICANT: Daniel Blake**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 6855 Miller
LEGAL DESCRIPTION: 13-04-401-004
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Retain a building and construct a building addition in the side yard setback, no closer than 9' 9" from the east (side) property line.
- 2) Retain a building and construct an addition in the side street/side yard setback, no closer than 16' from the west (side) property line.
- 3) Allow parking in the front yard setback.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: (a) Front yards M-2, 25 feet. (b) Side yards M-2, 20 feet.

13. PUBLIC HEARING:	APPLICANT: CC Shadylane Property LLC
REPRESENTATIVE:	Atwell, LLC / Eric Lord or Atwell Rep.
COMMON DESCRIPTION:	2709 Capital
LEGAL DESCRIPTION:	13-30-376-004
ZONE:	MZ, R-1-C, R-4

VARIANCES REQUESTED: Permission to

- 1) Allow various sized individual home sites with the smallest provided, 29' x 67' = 1,943 square ft.
- 2) Waive 41 required parking spaces.
- 3) Allow 16' in length parking spaces in the 60-degree angled parking area.
- 4) Allow an 11' maneuvering lane.

ORDINANCES and REQUIREMENTS:

Section 11.03 – Space Requirements: (A) The minimum unit area of premises used or occupied by each trailer shall be two thousand five hundred (2,500) square feet, clearly defined on the ground by stakes, posts, or other markers, except that where a separate parking area is provided on the trailer camp lot for motor vehicles and no motor vehicles are parked on the trailer unit area, that the minimum unit area of the premises used or occupied by each trailer shall be two thousand (2,000) square feet, and in such event there shall be provided one (1) parking stall for each trailer unit.

(D) One passenger motor vehicle may be parked on the private street in front of the trailer coach site, provided it complies with the schedule of road widths, in Article XI, of this ordinance, and provided further additional off-street parking space of one-half (1/2) parking stall per trailer unit is provided within the trailer coach park for additional private passenger vehicles which belong to the occupants of the trailers and for visitors' cars.

Section 4.32 – Off-Street Parking Requirements: (I) All spaces that do not abut a continuous curb required in accordance with Section 16.07 or a common property line shall be laid out in the following dimensions: 60-degree parking: length 18 ft. maneuvering lane: 20".

14. NEW BUSINESS

15. ADJOURNMENT

Paul Jerzy
Secretary of the Board

Rescheduled from 4/12/23, 5/10/23

6

CITY OF WARREN

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: 32800 MOUND LLC
REPRESENTATIVE: PAUL WEISBERGER
COMMON DESCRIPTION: 32800 MOUND
PARCEL NUMBER: 12-13-04-102-007
ZONED DISTRICT: C-1

REASON: Petitioner seeks variance related to indoor storage.

ORDINANCES and REQUIREMENTS:

SECTION 13.01 USES PERMITTED. Warehouse and storage buildings are not a permitted use in a C-1 Zone.

VARIANCES REQUESTED: Permission to:
Allow indoor storage in a C-1 property.

Previous Variance Requested: None.

dwenson, Zoning Inspector 02/14/2023 03/17/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: 32800 MOUND LLC

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

SECTION 13.01 USES PERMITTED

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

dwenson, Zoning Inspector

2/14/23
#2

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: 32800 Mound, LLC

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) N/A

Name of Representative: Paul Weisberger Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

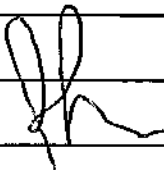
Address of Property: 32800 Mound Rd., Warren, MI 48092

Parcel I.D. No. (as shown on tax bill): 12-13-04-102-005; 12-13-04-102-006; 12-13-04-102-007

Purpose of Request: To allow for indoor storage which is normally only allowed for properties in C-3. This property is currently zoned C-1. We ask for this variance only for as long as we own the property.

Please explain the nature of your hardship:

We originally attempted to use the property as a hydrostore. However, in order to do so, it would have required extensive improvements which made the project cost-prohibitive. The only other use is for indoor storage of fixtures from the Owner's Wild Bill's Tobacco locations.

Signature:  Date: 2/8/23

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 Mazin Samona
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE Member OF 32800 Mound, LLC
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 Paul Weisberger *
Name(s) of Person(s)
THE General Counsel OF 32800 Mound, LLC *
Title of Officer _____ Name of Company _____
OF _____
Address, City, State _____ Zip _____ Telephone _____

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

FURTHER, DEPONENT SAYS NOT.

SIGNED *Mazin Samona* L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Michigan

ON THIS 8TH DAY OF February, 2023, BEFORE ME PERSONALLY CAME
Mazin Samona, 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.

DEREK PUTRUS
NOTARY PUBLIC - MICHIGAN
OAKLAND COUNTY
ACTING IN THE COUNTY OF Oakland
MY COMMISSION EXPIRES SEPTEMBER 29, 2026

[Signature]
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 9.29.26

NOTICE TO OWNER

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

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

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

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

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

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

Property has been vacant since prior to current Owner's ownership in 2021, but due to having to replace and put in underground storm detention, it has made nearly every other use (except indoor storage) cost-prohibitive to the Owner.

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

The design standards are ordinance requirements. The condition was not created by the Owner as he did not draft the ordinance. Again, the cost of underground storm detention installation is cost prohibitive.

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 old, vacant, and unique. It needs a significant expense as stated above in order to meet the ordinance standard which makes it cost prohibitive for nearly every other use but indoor storage.

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.

We are asking for indoor storage in a self-contained facility. We will have very little traffic except 2-3x per month. This will not be indoor storage for compensation; it will be indoor storage for the principle Owner of Wild Bill's Tobacco for storage of fixtures and related items.

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

The variance is necessary because the Owner wants to put the property to use and the property cannot be used for anything else besides indoor storage. This is the only use which is financially feasible.

2021 WARREN



Enforcement | E22-04808**Property Information**

12-13-04-102-007	32800 MOUND	Subdivision:	
	WARREN MI, 48092	Lot:	Block:

Name Information

Owner:	32800 MOUND LLC	Phone:	
Occupant:		Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	11/04/2022	Date Closed:	Status:
Complaint:	COC REQUIRED		
Last Action Date:		Last Inspection:	03/16/2023
Last Action:			

COURT Inspection | DAVID PODESZWIK

Status:	Scheduled	<i>Court date</i>	Result:	
Scheduled:	04/19/2023		Completed:	

TICKET Inspection | DAVID PODESZWIK

Status:	Completed	Result:	Violation(s)	<i>TICKET ISSUED</i>
Scheduled:	03/16/2023	Completed:	03/16/2023	

ZONING Inspection | DEBORAH WENSON

Status:	Completed	Result:	Violation(s)
Scheduled:	11/04/2022	Completed:	11/04/2022

Violations:

Uncorrected SECTION 22.10(K) - OPERATING A BUSINESS WITHOUT A CERTIFICATE OF COMPLIANCE. SUBMIT APPLICATION TO THE BUILDING DIVISION WITHIN 10 DAYS AND SCHEDULE REQUIRED INSPECTIONS.

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Rescheduled from 5/10/2023

7

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: MACOMB VENTURES LLC

REPRESENTATIVE: NAJAH MCCOY

COMMON DESCRIPTION: **25600 SCHOENHERR**

PARCEL NUMBER: 12-13-24-302-018

ZONED DISTRICT: PB

REASON: Petitioner wishes to erect new signage.

ORDINANCES and REQUIREMENTS:

SECTION 4A.33 - SIGNS PERMITTED IN PROFESSIONAL BUSINESS AND SPECIAL SERVICE DISTRICTS (P.B., S.S.). B) One on premise sign or advertising display of a size not exceeding twelve (12) square feet in area for each business on the premises shall be allowed in Professional Business Districts and special service districts.

VARIANCES REQUESTED: Permission to:

Allow the following signage:

1. Two wall signs when one is allowed.
2. Two 40 sf wall signs, one on the front (west) elevation and the second on the side (south) elevation.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 03/28/2023 04/18/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: MACOMB VENTURES 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.33 SIGNAGE

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

dwenson, Zoning Inspector

3/28/23
Pd \$250
SW rad

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: Macomb Ventures LLC

Address: _____ Telephone _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) SAME

Name of Representative: Najah McCoy Telephone _____

Representative's Address: _____

Representative's Email Address: _____ ☒ prefer email communication

Address of Property: 25600 Schoenherr Rd, Warren, MI

Parcel I.D. No. (as shown on tax bill): 12-13-24-302-018

Purpose of Request: Request (qty 2) wall signs at 40sq.ft on the building as provided in the signage renderings
and sign permit applicaiton that was submitted to the City of Warren for review.

Please explain the nature of your hardship:

1) To match our other 7 locations. All our locations have the same signage on the building. This is important
for our brand recognition, & so our patients know this is the same Urgent Care. Same service patients know,
trust, and depend on. Same Urgent Care they are registered in and know their insurance is accepted.

The 12 sq.ft allowed signage is not conducive to our logo or the signage type used on all of our other locations.

This will cause hardship and difficulty with our brand, company, identification, and patient acknowledgment of the facility.

2) Also since we are an Urgent Care it is imprative that our signage be visable for patients in need and looking
for our urgent care. At 12.sq.ft visability will be impaired to patients looking for the care center.

Signature: Najah McCoy Date: 3.29.23

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 Ordlnances, or other applicable
State or Federal regulations

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Ali Hassan/ Macomb Ventures, LLC
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE Member OF Macomb Ventures, LLC
Title of Officer _____ Name of Company _____
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Ali Hassan/ Macomb Ventures, LLC
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 Najah McCoy *
Name(s) of Person(s)

THE Member OF Macomb Ventures, LLC *
Title of Officer _____ Name of Company _____

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Wayne

ON THIS 3rd DAY OF April, 20 23, BEFORE ME PERSONALLY CAME
Ali Hassan, 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.

ALYSSA BERTRAM
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires Sept. 03, 2024
Acting in the County of Wayne

[Signature]
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 9/3/2024

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 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.

To match our other 7 locations. All our locations have the same signage on the building. This is important for our brand recognition, & so our patients know this is the same Urgent Care. Same service patients know, trust, and depend on. Same urgent care they are registered in and know their insurance is accepted. The 12 sq.ft allowed signage is not conducive to our logo or the signage type used on all of our other locations. This will cause hardship and difficulty with our brand, company, identification, and patient of. Also since we are an urgent care it is imperative that our signage be visible for patients in need and looking for our Urgent Care. At 12sq.ft visibility will be impaired to patients looking for the care center.

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.

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.

The signage requested is very reasonable in size and only 40 sq ft. It will not negatively impact any surrounding

businesses in the area. It is a wall sign and will not impair any visibility to surrounding businesses.

It will look proportional to the building and help provide visibility as an Urgent Care to patients who are looking for the business.

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

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

The variance is necessary for the preservation of the 1st Choice Urgent Care brand, company, identification,

and patient acknowledgment of the facility.

It is important for patients to see the Urgent Care sign and recognize the facility as a care center.

25600 Schoenherr

M AND T INVESTMENT COMPANY

Granted permission at the meeting of 11-9-83 to operate an apothecary in an existing building in a PB zone, with the condition that it only applies to the length of the lease. The apothecary is to have no direct outside entrance

25600 Schoenherr
13-24-302-018

52



ILLUMINATED CHANNEL LETTER SIGN

SCALE: T=1'-0"

* Square Feet

132 in

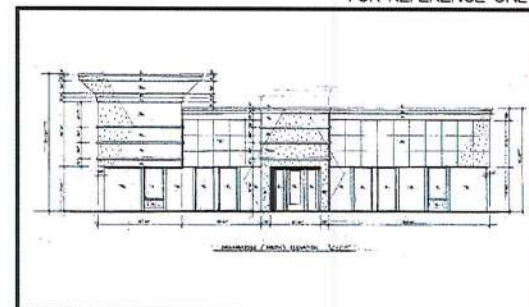
43.63 in

1st Choice URGENT CARE

BRAINBRIDGE AVE

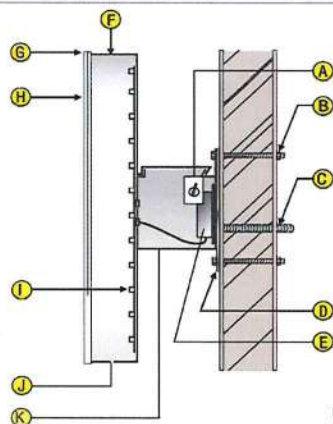
EXISTING CONDITIONS

FOR REFERENCE ONLY

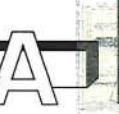
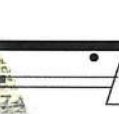


40 sq.ft

RACEWAY MOUNTED LETTER - CROSS SECTION DETAIL



- A** UL LISTED DISCONNECT SWITCH
- B** FASTENER MOUNTING DETAIL
- C** PRIMARY ELECTRICAL SOURCE
- D** RACEWAY 080 MOUNTING PLATE
- E** UL LISTED POWER SUPPLY
- F** ALUMINUM RETURN
- G** T JEWELITE TRIM CAP
- H** 1/8" ACRYLIC FACE
- I** UL LISTED LOW VOLTAGE LED MODULES
- J** 1/4" WEEP HOLES
- K** ALUMINUM RACEWAY



PROPOSED SIGNAGE

SCALE: 3/16" = 1'-0"



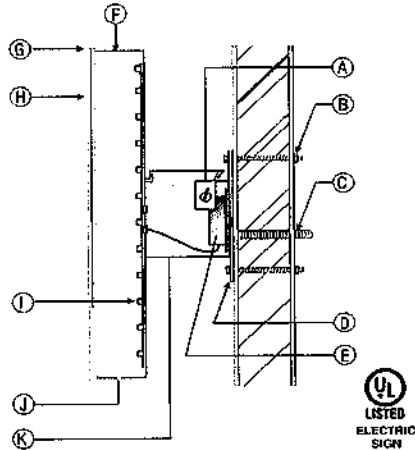
132 in.

43.63 in.

1st Choice URGENT CARE

40 sq.ft

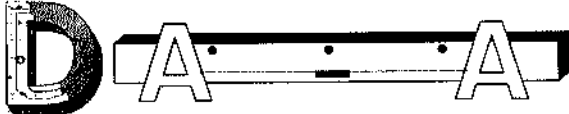
RACEWAY MOUNTED LETTER – CROSS SECTION DETAIL



A	UL LISTED DISCONNECT SWITCH
B	FASTENER MOUNTING DETAIL
C	PRIMARY ELECTRICAL SOURCE
D	RACEWAY OSB MOUNTING PLATE
E	UL LISTED POWER SUPPLY
F	ALUMINUM RETURN
G	T JEWELITE TRIM CAP
H	1/8" ACRYLIC FACE
I	UL LISTED LOW VOLTAGE LED MODULES
J	1/4" WEEP HOLES
K	ALUMINUM RACEWAY



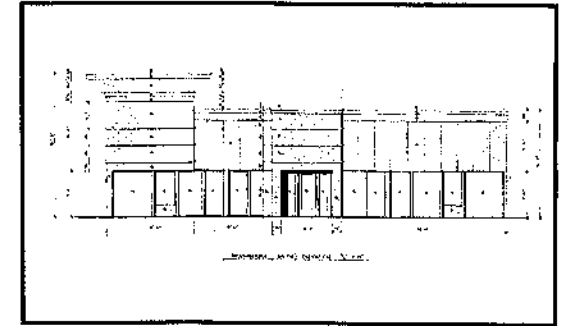
ALL ELECTRICAL COMPONENTS TO BE UL LISTED, APPROVED THROUGH N.E.C. 100-1
ALL TO BE ELECTRICAL CHANGES PER N.E.C. 200
ALL TYPING, CHANGES TO BE THROUGH N.E.C. 100-1
CHANGES, AND CHANGES PER N.E.C. 200 ON 10-10-10
SIGN TO MEET N.E.C. AND I.E.C. 100-1
STANDARDS FOR ELECTRICAL SIGN, CHANGES & CHANGES
AS PER N.E.C. 100-1 AND I.E.C. 100-1
E467439



SCHOENHERR AVE
FRONT OF BUILDING

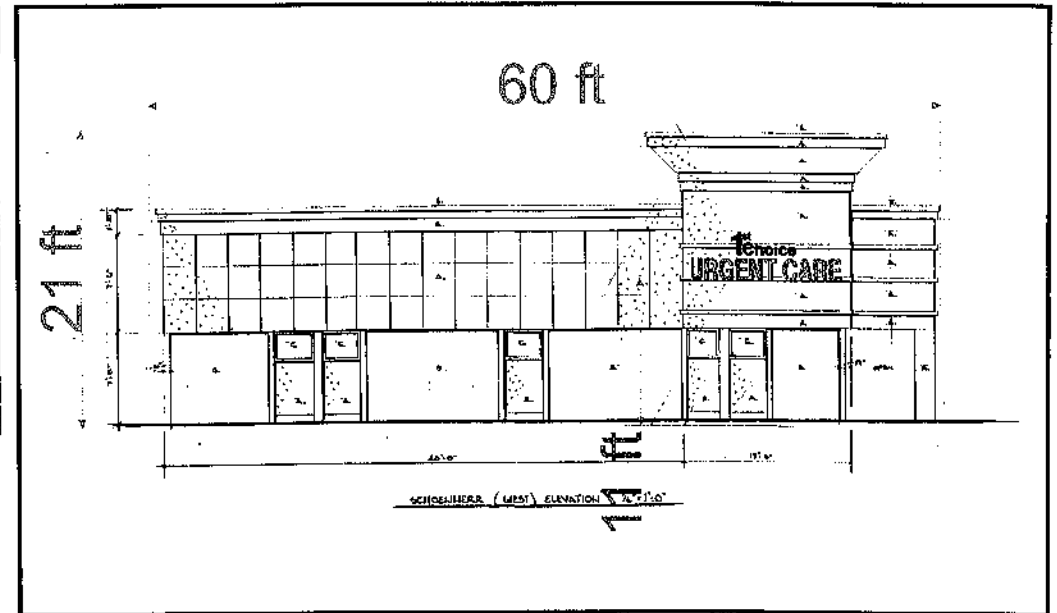
EXISTING CONDITIONS

FOR REFERENCE ONLY



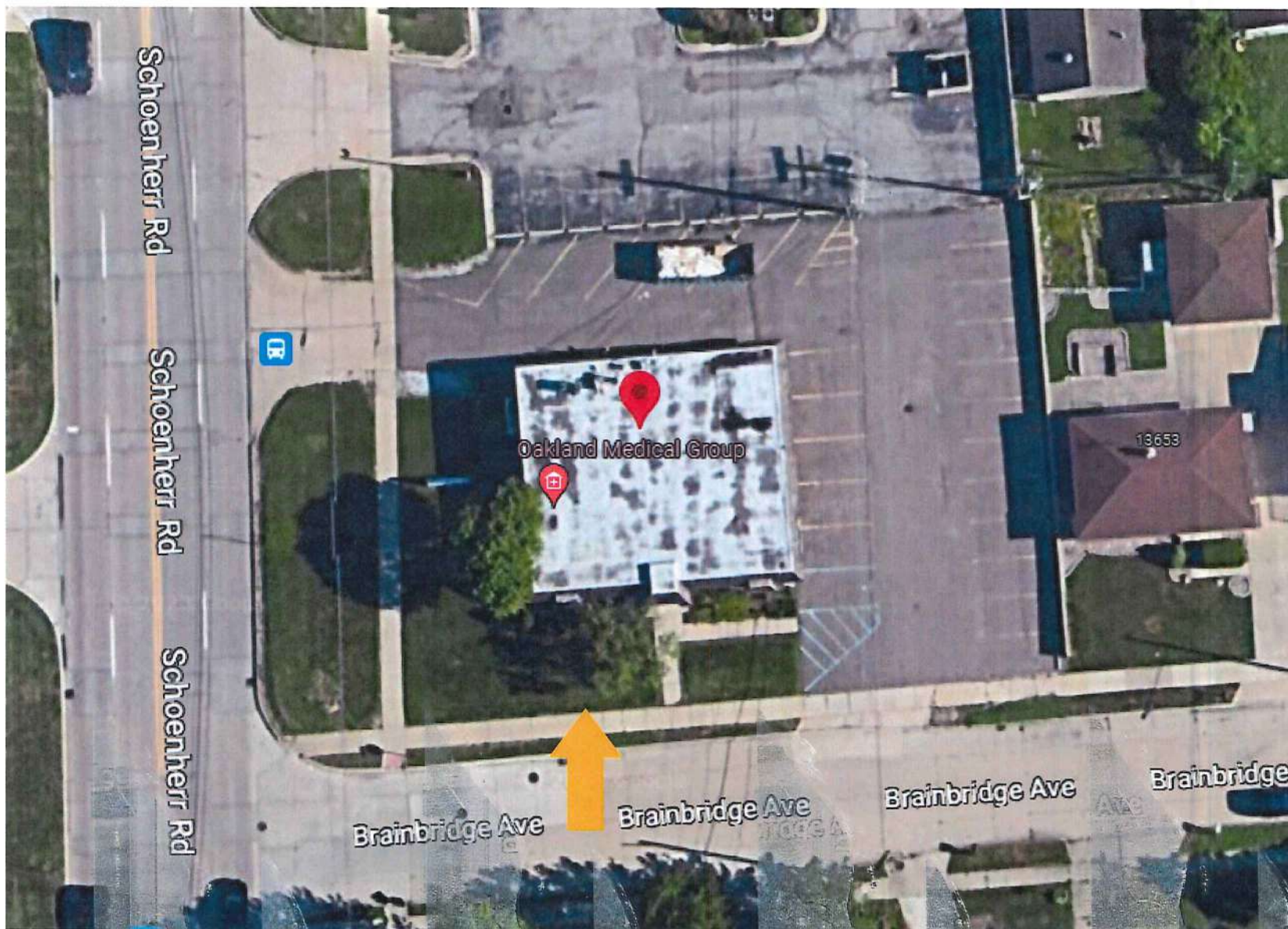
PROPOSED SIGNAGE

SCALE: 3/16" = T-0'



SCALE: 1" = 100'

Square Feet



ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: ST ANNE CATHOLIC COMMUNITY

REPRESENTATIVE: REV JOHN KOPSON

COMMON DESCRIPTION: **32000 MOUND**

PARCEL NUMBER: 12-13-04-151-001

ZONED DISTRICT: R-1-C

REASON: Permission to conduct annual church festival and requests an approval from the Zoning Board of Appeals.

ORDINANCES and REQUIREMENTS:

SECTION 4.35 Festivals require the approval of the Zoning Board of Appeals

VARIANCES REQUESTED: Permission to:

Conduct annual parish festival on the church property during the following:

- 1.) September 22, 2023, (Friday) from 5:00 p.m. to 11:00 p.m.
- 2.) September 23, 2023, (Saturday) from noon to 11:00 p.m.
- 3.) September 24, 2023, (Sunday) from noon to 10:00 p.m.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 04/27/2023 05/02/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: ST ANNE CATHOLIC COMMUNITY

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 FESTIVALS

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: St ANNE CATHOLIC COMMUNITY

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) ARCHDIOCESE OF DETROIT

Name of Representative: REV JOHN KOPSON Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: _____

Parcel I.D. No. (as shown on tax bill): 13-04-151-001

Purpose of Request: TO HOLD ANNUAL CHURCH FESTIVAL FROM SEPTEMBER
22-24, 2023, Time would be FRIDAY 9/22 from 5:00pm - 11:00pm,
SATURDAY 9/23 FROM 12:00 pm - 11:00 pm, AND SUNDAY 9/24 FROM
12:00pm - 10:00 pm

Please explain the nature of your hardship:

FESTIVAL REQUIRES ZONING BOARD APPROVAL

Signature: Rev. John Kopson Date: 4-25-23

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 ARCHBISHOP ALLEN N VIGNERON
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE ARCHBISHOP OF ARCHDIOCESE OF DETROIT
Title of Officer Name of Company

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

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT REV. JOHN KOPSON *
Name(s) of Person(s)

THE PASTOR OF ST. ANNE CATHOLIC Community *
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 Rev. John Kopson L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 25th DAY OF APRIL, 2023, BEFORE ME PERSONALLY CAME
REV. JOHN KOPSON, 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.

Joan M. Bonnie 4/25/2023
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 27-APR-2029

NOTICE TO OWNER

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

32000 Mound

LEGAL DESCRIPTION: 13-04-151-001

6/07/2017

VARIANCES REQUESTED: Permission to

Conduct annual parish festival on the church property during the following:

- 1) September 22, 2017 (Friday) from 5:00 p.m. to 11:00 p.m.
- 2) September 23, 2017 (Saturday) from 5:00 p.m. to 11:00 p.m.
- 3) September 24, 2017 (Sunday) from 12:00 noon to 10:00 p.m.

The petitioner's request was APPROVED with the correction that Saturday hours will be from 12:00 noon to 11:00 p.m. and that music will be shut off at 10:00 p.m.

PUBLIC HEARING: 6/13/2018

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:

APPLICANT: ST. ANNE CATHOLIC COMMUNITY

REV. ALBERTO BONDY

32000 MOUND

13-04-151-001

R-1-C

VARIANCES REQUESTED: PERMISSION TO

CONDUCT ANNUAL PARISH FESTIVAL ON THE CHURCH PROPERTY DURING THE FOLLOWING:

- 1) SEPTEMBER 21, 2018, FRIDAY FROM 5:00 P.M. TO 11:00 P.M.
- 2) SEPTEMBER 22, 2018, SATURDAY FROM NOON TO 11:00 P.M.
- 3) SEPTEMBER 23, 2018, SUNDAY FROM NOON TO 10:00 P.M.

THE PETITIONER'S REQUEST WAS GRANTED WITH THE CONDITIONS: THAT THERE IS NO MUSIC TO BE PLAYED AFTER 10:00 P.M.

PUBLIC HEARING: 4/10/2019

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:

APPLICANT: ST. ANNE CATHOLIC COMMUNITY

REV. PAUL COUTINHA

32000 MOUND

12-13-04-151-001

R-1-C

VARIANCES REQUESTED: PERMISSION TO

CONDUCT AN ANNUAL PARISH FESTIVAL ON THE CHURCH PROPERTY DURING THE FOLLOWING:

1. SEPTEMBER 20, 2019 (FRIDAY) FROM 5:00 P.M. TO 11:00 P.M.
2. SEPTEMBER 21, 2019 (SATURDAY) FROM NOON TO 11:00 P.M.
3. SEPTEMBER 22, 2019 (SUNDAY) FROM NOON TO 10:00 P.M.

THE PETITIONER'S REQUEST WAS GRANTED AS WRITTEN WITH THE CONDITION: ALL MUSIC IS TO BE TURNED OFF BY 10:00 P.M. ON ALL DAYS.

32000 Mound

LEGAL DESCRIPTION: 13-04-151-001, -003, 004 & 005

5/25/2010

VARIANCES REQUESTED: Permission to Conduct annual Parish Festival on the Church property during the following:

1. September 23, 2016 (Friday) From 5:00 p.m. to 11:00 p.m.
2. September 24, 2016 (Saturday) From 12:00 noon to 11:00 p.m.
3. September 25, 2016 (Sunday) From 12:00 noon to 10:00 p.m.

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

4/24/2013

32000 Mound

St. Anne Catholic Community, Rev. Alberto P. Bondy, 32000 Mound Road, 13-04-151-001, 003, 004, and 005, petitioner was **GRANTED** permission to conduct an Annual Parish Festival on the Church Property as follows:

1. September 13, 2013 Friday 5:00 p.m. to 11:00 p.m.
 2. September 14, 2013 Saturday 12:00 noon to 11 p.m.
 3. September 15, 2013 Sunday 12:00 noon to 10:00 p.m.
- WITH THE FOLLOWING CONDITION: The music will be turned off at 10:00 p.m. on Friday and Saturday nights, and around 8:00 p.m. Sunday night.

32000 Mound

5/27/15

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

APPLICANT: Rev. Alberto P. Bondy
Rev. Alberto P. Bondy, Pastor
32000 Mound Road
13-04-151-001, -003, -004, & -005
R-1-C

VARIANCES REQUESTED: Permission to: To conduct annual PARISH FESTIVAL on the Church property during the following:

1. September 25, 2015, (Friday) From 5:00 p.m. to 12:00 midnight,
2. September 26, 2015, (Saturday) From 12:00 noon to 12:00 midnight,
3. September 27, 2015, (Sunday) From 12:00 noon to 10:00 p.m.,

The Petitioner's request was **GRANTED**, with the Condition that the music is to be turned off by 10:30 p.m.

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

4/28/14

APPLICANT: Rev. Alberto Bondy
Same as above.
32000 Mound
13-04-151-001, -003, -004, & -005
R-1-C

VARIANCES REQUESTED: Conduct annual Parish Festival on the Church property during the following:

- 1) September 19, 2014 (Friday) From 5:00 p.m. to 11:00 p.m.
- 2) September 20, 2014 (Saturday) From 12:00 noon to 11:00 p.m.
- 3) September 21, 2014 (Sunday) From 12:00 noon to 10:00 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.35: Festivals require the approval of the Zoning Board of Appeals.

Petitioner's request was granted with condition that ride music be turned off at 10:00 p.m.

4/25/2010

32000 Mound

Fr. Alberto P. Bondy, Pastor, 32000 Mound Road, also known as 13-04-151-001, 003, 004 & 005, **GRANTED** permission to conduct annual parish festival (Sausage Festival) on the church property during the following: 1.) September 14, 2012, (Friday) from 5:00 p.m. to 11:00 p.m., 2.) September 15, 2012, (Saturday) from 12:00 noon to 11:00 p.m., 3.) September 16, 2012, (Sunday) from 12:00 noon to 10:00 p.m. With the condition the music for the rides, etc. be turned off each day at 10:00 p.m.

32000 Mound

9/28/2011

Nick Sherevan, 32000 Mound Road, Also Known As 13-04-151-001, 003, 004, 005, GRANTED the following request: To conduct a seasonal outdoor sales operation of Christmas trees and related items on residential, church, property from November 25, 2011 through December 20, 2011. Hours of operation: Monday - Friday 3:00 p.m. to 9:00 p.m. and Saturday - Sunday 9:00 a.m. to 9:00 p.m.

32000 Mound

4/13/2011

Alberto P. Bondy, Pastor, 32000 Mound Rd., Also Known As 13-04-151-001, -003, -004, & -005, GRANTED the following request: Permission to conduct annual PARISH FESTIVAL on the Church property during the following: #1. Friday, Sept. 16, 2011 from 4:00 p.m. to 11:00 p.m. #2. Saturday, Sept. 17, 2011 from 12:00 noon to 11:00 p.m. #3. Sunday, Sept. 18, 2011 from 12:00 noon to 10:00 p.m. WITH THE FOLLOWING CONDITIONS: #1. That Eckstein Park be cleaned up with a fine-tooth comb leaving it in better condition than found. #2. That in the southeast corner of the property where there is pavement, there be a setback with the orange fencing and all that grassy area not be used. That there be security personnel stationed back there that is identified as security; #3. That nothing be in that pavement area except for possibly children's rides or something innocuous; nothing that goes high up in the air or loud; #4. That the music on all the rides cease at 10:00 p.m. each day of the festival; #5. That there'd be no parties in the back tents on the set-up days. #6. During set-up on the day before, Thursday, that if not having school that day is not an option, then provide supervision for children crossing streets, being picked-up, etc. because the parking lot will be inaccessible.

32000 Mound

10/13/10

Nick Sherevan, St. Anne Catholic Community, 32000 Mound Road, Also Known As 13-04-151-001, 003, 004 & 005 GRANTED the following request: To conduct a seasonal outdoor sales operation of Christmas trees and related items on residential, church property from November 24, 2010 through December 23, 2010. Hours of operation: Monday - Friday 3:00 p.m. to 9:00 p.m. and Saturday - Sunday, 9:00 a.m. to 9:00 p.m.

7/28/10

32000 Mound

St. Anne Catholic Church, Fr. Alberto P. Bondy, 32000 Mound Road, Also Known As 13-04-151-001, 13-04-151-003, 13-04-151-004, 13-04-151-005 GRANTED the following request: To conduct annual PARISH FESTIVAL on church property during the following: Friday, September 17, 2010, from 4:00 p.m. to 11:30 p.m.; Saturday, September 18, 2010 from 12:00 noon to 11:30 p.m.; Sunday, September 19, 2010 from 12:00 noon to 10:00 p.m. WITH THE FOLLOWING CONDITIONS: #1. The music from the carnival rides, music from any D.J.s or bands, and bear sales, cease at 11:00 p.m. each event that the festival is in operation. #2. The park that is being used for parish Eckstein Park, be cleaned up immediately with whatever provisions necessary to ensure clean up. #3. There be no tear down on Sunday night passed 11:30 p.m., no earlier than 7:30 a.m. the next morning and as lighting be situated in such a manner that is not intrusive to the surrounding neighbors.

10/28/09

32000 Mound

St. Anne Catholic Community, 32000 Mound Rd., Also Known As 13-04-151-001, 003, 004 & 005, GRANTED request to conduct a seasonal outdoor sales operation of Christmas trees and related items on residential, church, property from November 24, 2009 through December 24, 2009, and to waive the required five (5) day waiting period. Hours of operation from 3:00 p.m. to 9:00 p.m. Monday through Friday and from 9:00 a.m. to 9:00 p.m. Saturday and Sunday, with the condition that a letter from Fr. Bondy be turned in to the Council Office by 5:00 p.m. tomorrow (Thursday, Oct. 29, 2009) that indicates Mr. Nick Sherevan may represent the Church regarding this item.

32000 Mound

7/8/09

FATHER ALBERTO P. BONDY - 32000 Mound Rd., Also Known As 13-04-151-001, 13-04-151-003, 13-04-151-004, 13-04-151-005, GRANTED request to conduct annual church festival (sausage festival) on the church property on September 18, 2009 from 5:00 p.m. to 11:30 p.m., September 19, 2009 from 12:00 noon to 11:30 p.m. & September 20, 2009 from 12:00 noon to 10:00 p.m. With the condition that music emitting from the carnival rides, music from the D.J. and/or bands, and beer sales cease at 11:00 p.m. each evening the festival is in operation.

32000 Mound

11/13/08

ST. ANNE CATHOLIC COMMUNITY, 32000 Mound, Also Known As 13-04-151-001, 13-04-151-003, 13-04-151-004 and 13-04-151-005 - GRANTED request to conduct a seasonal outdoor sales operation of Christmas trees and related items on residential, church, property from November 26, 2008 through December 24, 2008 hours of operation will be 3 p.m. to 9 p.m. Monday through Friday and 9 a.m. to 9 p.m. Saturday and Sunday and to waive the required five (5) day waiting period.

32000 Mound

5/28/2008

ST. ANNE CATHOLIC COMMUNITY, 32000 Mound Road, Also Known As 13-04-151-001, 13-04-151-003, 13-04-151-004 and 13-04-151-005 - GRANTED request to conduct the annual Parish Festival on the Church property as follows: Friday, September 12, 2008 from 5 p.m. to 11:30 p.m., Saturday, September 13, 2008 from Noon to 11:30 p.m. and Sunday, September 14, 2008 from Noon to 10 p.m.

4/25/2007

32000 Mound

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP, AC CARDINAL MAIDA, 32000 Mound, Also Known As 13-04-151-001, 13-04-151-003, 13-04-151-004 & 13-04-151-005 GRANTED request to conduct annual Parish Festival on Church property as follows: Friday, September 14, 2007 from 5 p.m. to 11:30 p.m., Saturday, September 15, 2007 from Noon to 11:30 p.m., and Sunday, September 16, 2007 from Noon to 10 p.m.

6/28/06

32000 Mound

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP MAIDA, 32000 Mound, Also Known As 13-04-151-001 - GRANTED request to conduct a parish Festival on the Church property as follows: Friday, September 15, 2006 from 5 p.m. to 11:30 p.m., Saturday, September 16, 2006 from 12 Noon to 11:30 p.m. and Sunday, September 17, 2006, from 12 Noon to 10 p.m.

32000 Mound Rd.

6/8/05

ST. ANNE CATHOLIC COMMUNITY; 32000 Mound Road, Also Known As 13-04-151-001 - **GRANTED** request to conduct a Parish festival on the Church property as follows: Friday, September 16, 2005 from 5 p.m. to 11:30 p.m., Saturday September 17, 2005 from 12 noon to 11:30 p.m. and Sunday September 18, 2005 from 12 noon to 10 p.m.

32000 Mound

6/8/2004

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP MAIDA, 32000 Mound, Also Known As 13-04-151-001 - **GRANTED** request to conduct a Parish Festival on the church property during the following: Friday September 17, 2004 from 5:00 p.m. to 11:30 p.m., Saturday, September 18, 2004 from 12 noon to 11:30 p.m. and Sunday, September 19, 2004 from 12 noon to 10:00 p.m.

32000 Mound

4/30/2003

ST. ANNE CATHOLIC COMMUNITY, 32000 Mound, Also Known As 13-04-151-001 - **GRANTED** request to conduct a Parish Festival on the church property as follows: Friday, September 12, 2003 from 5:00 p.m. to 11:30 p.m., Saturday, September 13, 2003 from 12 noon to 11:30 p.m. and Sunday, September 14, 2003, from 12 noon to 10:00 p.m.

6/26/2002

32000 Mound Rd.

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP MAIDA, 32000 Mound Road, Also Known As 13-04-151-001 - **GRANTED** request to conduct a Parish Festival on the Church property Friday, September 2002 from 5:00 p.m. to 11:30 p.m., Saturday, September 14, 2002 fr 12 noon to 11:30 p.m. and Sunday, September 15, 2002 from 12 noon to 10:00 p.m.

5/22/2002

32000 Mound

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP MAIDA, 32000 Mound Road, Also Known As - 13-04-151-001 - **TABLED** request to the meeting of June 26, 2002.

32000 Mound

7/11/2001

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP MAIDA, 32000 Mound Road, Also Known As 13-04-151-001 - GRANTED request to conduct a parish festival on the church property during the following: Friday, September 14, 2001 from 5:00 p.m. to 11:30 p.m., Saturday, September 15, 2001 from 12:00 noon to 11:30 p.m. and Sunday, September 16, 2001 from 12:00 noon to 10:00 p.m. **WITH THE CONDITION** THAT the festival be closed down at 11:00 p.m. and the property is cleared by 11:30 p.m. Friday and Saturday and that on Sunday the Festival will close at 9:30 p.m. and everyone is to be off of the property by 10:00 p.m. That the concerns of Mr. Vandervlucht be addressed. That security guards be used and that the conditions discussed with the applicant at the meeting to protect the surrounding neighbors property be taken care of prior to the festival. The parish is to use snow fencing around the property and clean up the property each morning.

32000 Mound-Page 1

7/11/2001

ST. ANNE CATHOLIC COMMUNITY/ARCHBISHOP MAIDA, 32000 Mound Road, Also Known As 13-04-151-001 - GRANTED request to conduct a parish festival on the church property during the following: Friday, September 14, 2001 from 5:00 p.m. to 11:30 p.m., Saturday, September 15, 2001 from 12:00 noon to 11:30 p.m. and Sunday, September 16, 2001 from 12:00 noon to 10:00 p.m. **WITH THE CONDITION** THAT the festival be closed down at 11:00 p.m. and the property is cleared by 11:30 p.m.

32000 Mound-Page 2

7/11/2001

Friday and Saturday and that on Sunday the Festival will close at 9:30 p.m. and everyone is to be off of the property by 10:00 p.m. That the concerns of Mr. Vandervlucht be addressed. That security guards be used and that the conditions discussed with the applicant at the meeting to protect the surrounding neighbors property be taken care of prior to the festival. The parish is to use snow fencing around the property and clean up the property each morning.

6/14/00

13-04-151-001

32000 Mound

ST. ANNE CATHOLIC COMMUNITY, 32000 Mound Road, Also Known as 13-04-151-001 - GRANTED request to conduct church festival as follows: September 14 from 4:00 p.m. to 11:30 p.m., September 15 from 12:00 noon to 11:30 p.m., September 16 from 12:00 noon to 10:00 p.m.

4-28-99

32000 Mound Road

Also known as 13-04-151-001

St. Anne Catholic Community - GRANTED request to conduct annual church festival from September 17, 1999 to September 19, 1999.

Also known as 13-04-151-001

ST. ANNE CATHOLIC COMMUNITY-
GRANTED permission to operate annual Church Festival
from September 18-September 20, 1998, WITH THE
STIPULATION that there be no signs in the right
of way and there be no moonwalks.

32000 Mound Road.

St. Anne Catholic Community

Granted permission to hold a Parish Festival on the
church grounds on September 12, 13, and 14, 1997,
with the following conditions:

1. There are to be no moonwalks.
2. There are to be no lawn signs throughout the city.
3. They must abide by all other city requirements.

May 28, 1997

32000 Mound Road

St. Anne Catholic Community

Granted permission to hold annual Church festival
from September 13-15, 1996, with the condition
they do not have a moonwalk or have any small signs
scattered around town advertising their festival.

July 10, 1996

32000 Mound Rd.

St. Anne Catholic Community

GRANTED permission to hold the church festival on
September 16 through September 18, 1994.

May 11, 1994

St. Anne Catholic Community-also known as
13-04-151-081, 13-04-151-003, 13-04-151-00
13-04-151-005- and 13-04-153-022 -Granted
permission to hold annual Church Festival
on September 15, 16, and 17 1995, with the
condition they do not have a moonwalk and
not tack up signs advertising their festi
or place them in the right-of-way.

May 10, 1995

St. Anne Catholic Community

GRANTED permission to hold a church festival from September 17 through September 19, 1993.

May 12, 1993

32000 Mound Road
ST. ANNE CATHOLIC COMMUNITY

5-13-92
GRANTED PERMISSION AT THE MEETING: 5-13-92
To hold a church festival from September 18 through September 20, 1992.

32000 Mound Rd.

3-13-91
St. Anne Catholic Community

At the meeting held on Wednesday, March 13, 1991
permission was granted to hold a church festival
from September 13 through September 15, 1991.

32000 Mound Rd.

St. Anne's Catholic Community

GRANTED permission at the meeting of 4-11-90 to hold church festival from September 14 through September 1990, with the condition they do not have a moonwalk was agreed to by their representative, Mr. Thom Engle

5-10-89

32000 Mound

St. Anne Catholic Community

GRANTED permission at the meeting of 5/10/89 to hold a church festival from Sept. 15 through Sept. 17, 1989.

St. Anne Catholic Community

Granted permission at the meeting of 5-25-88 to hold a church festival from Sept. 16 thru Sept. 18, 1988.

32000 Mound Road

St. Anne Catholic Community

Granted permission at the meeting of 4-8-87 to hold a church festival from September 18 through September 20, 1987.

4-8-87

Edward Pinkowski

32200 Mound Rd.

Tabled at the Meeting of April 24, 1974 until the Meeting of May 8, 1974.

request denied at the Meeting of May 8, 1974.

32000 Mound Road

St. Anne Church

GRANTED permission at the meeting held on Wednesday February 8, 1978 to erect a 30" x 9" sign, 4' 8" high, to within 8" of the front property line. Permission to erect a 34" x 42" sign, 4' 8" high, to within 8" of the front property line was DENIED.

32000 MOUND

07/14/2021

LEGAL DESCRIPTION: 13-04-151-001

VARIANCES REQUESTED: Permission to

Conduct an annual parish festival on the church property during the following"

1. September 24, 2021 (Friday) from 5:00 p.m. to 11:00 p.m.
2. September 25, 2021 (Saturday) from noon to 11:00 p.m.
3. September 26, 2021 (Sunday) from noon to 10:00 p.m.

The petitioner's request was APPROVED as written.

32000 MOUND

7/13/2022

LEGAL DESCRIPTION: 13-04-151-001

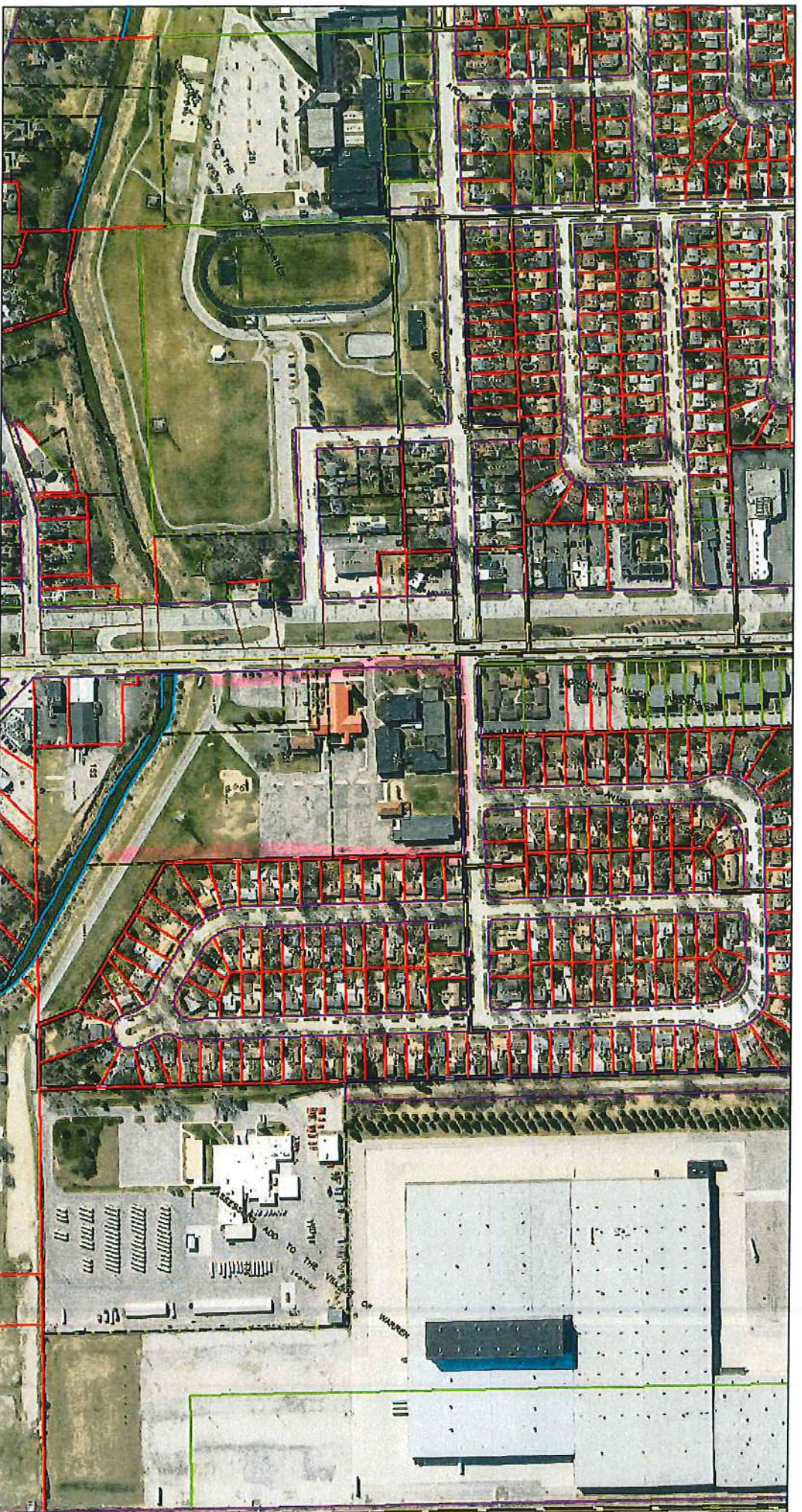
VARIANCES REQUESTED: Permission to

Conduct an annual parish festival on the church property during the following:

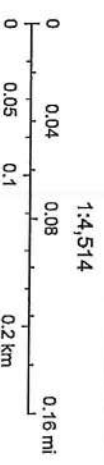
- 1) September 23, 2022 (Friday) from 5:00 pm to 11:00 pm.
- 2) September 24, 2022 (Saturday) from noon to 11:00 pm.
- 3) September 25, 2022 (Sunday) from noon to 10:00 pm.

The petitioner's request was APPROVED with the condition that all music on the grounds be off by 10:00 pm each night.

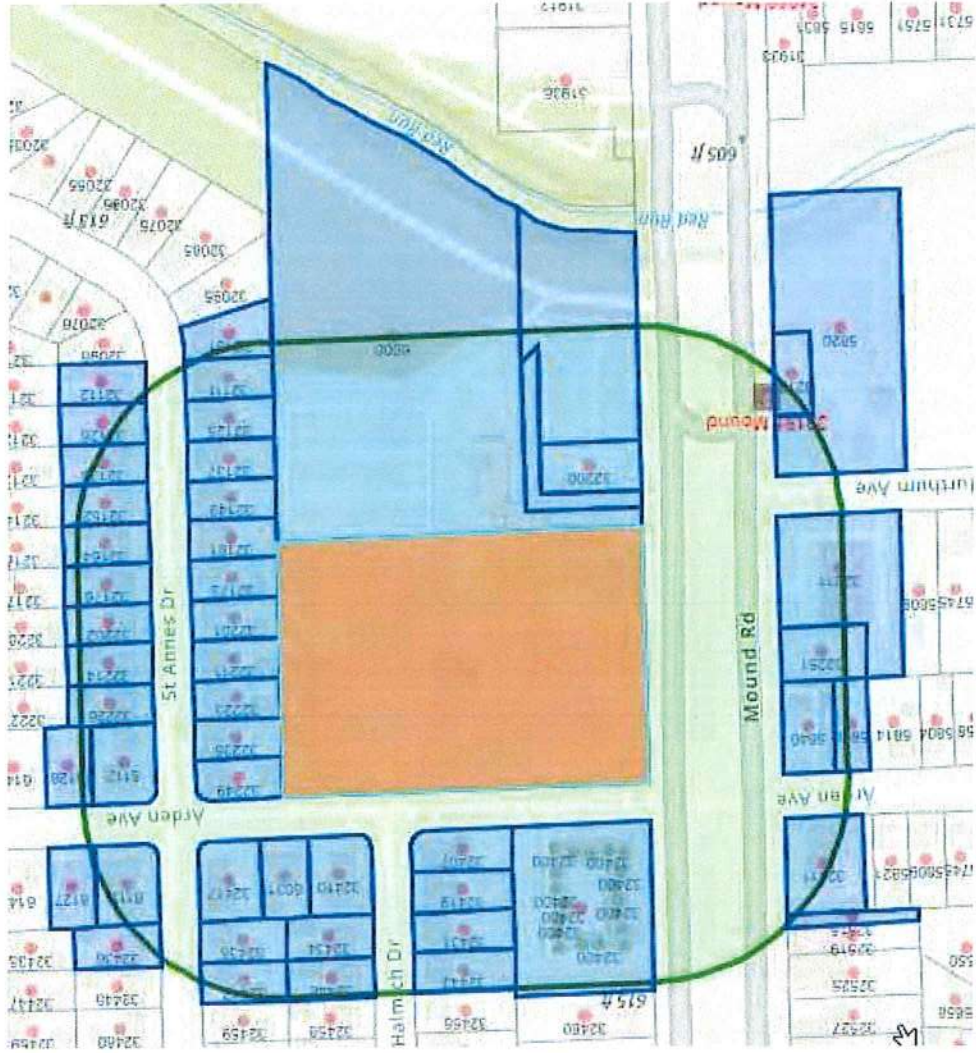
ArcGIS Web Map



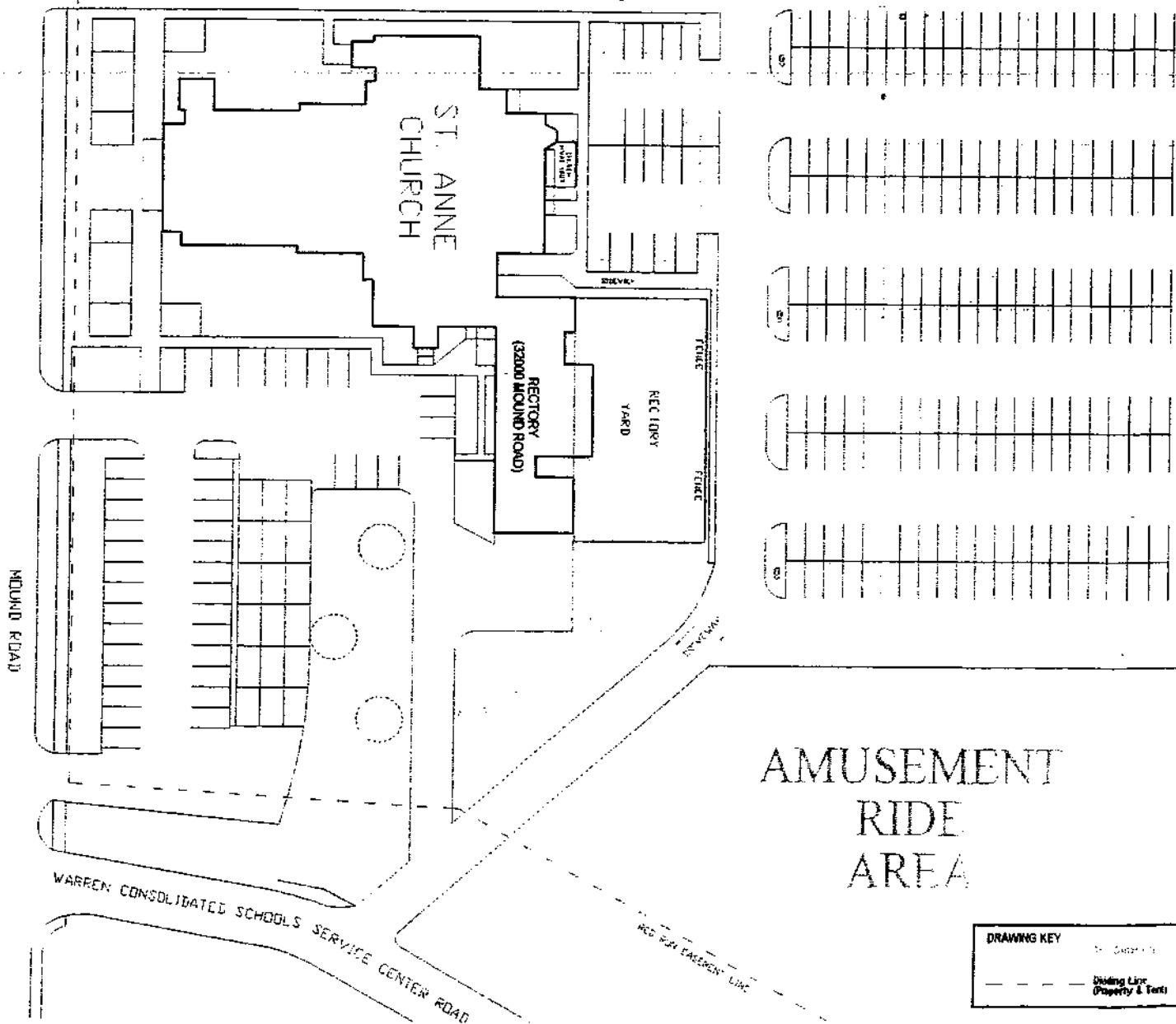
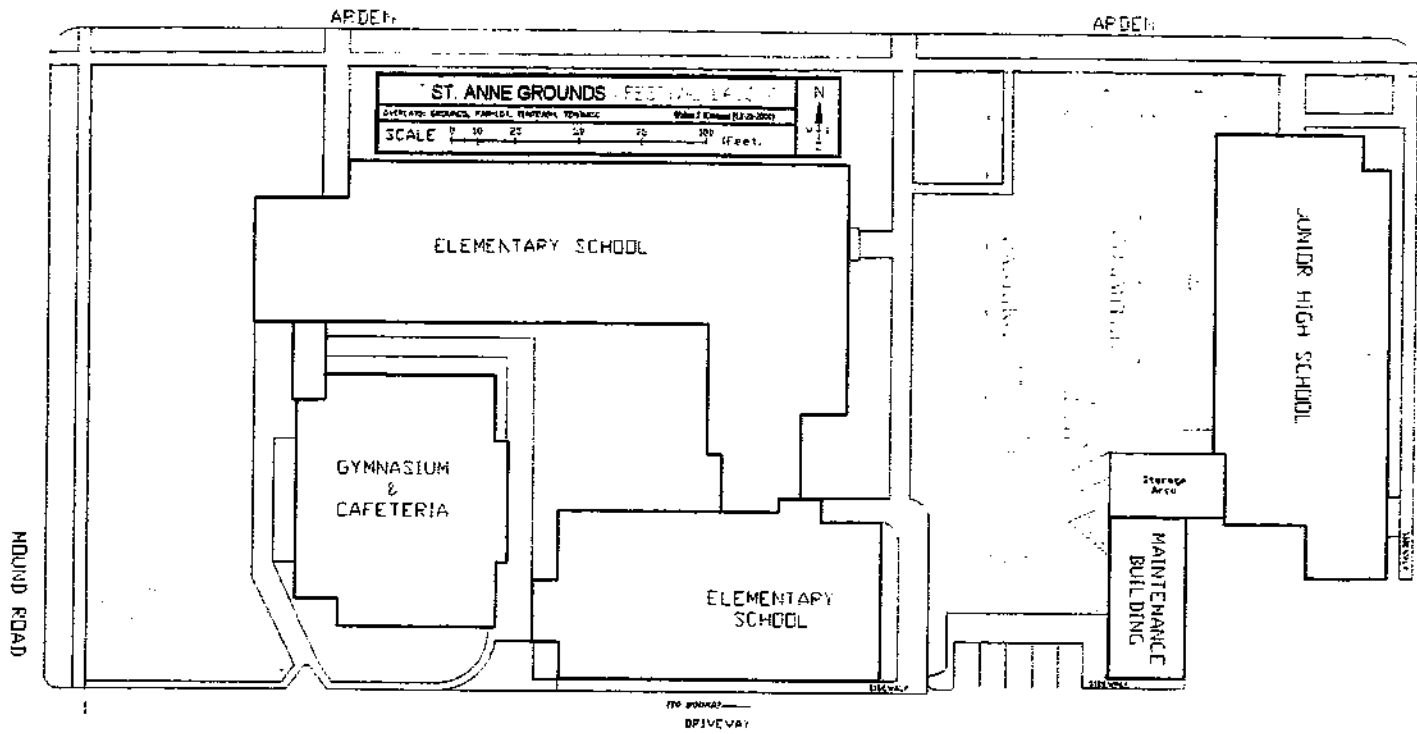
5/2/2023, 3:12:39 PM



32000 MOUND
13-04-151-001

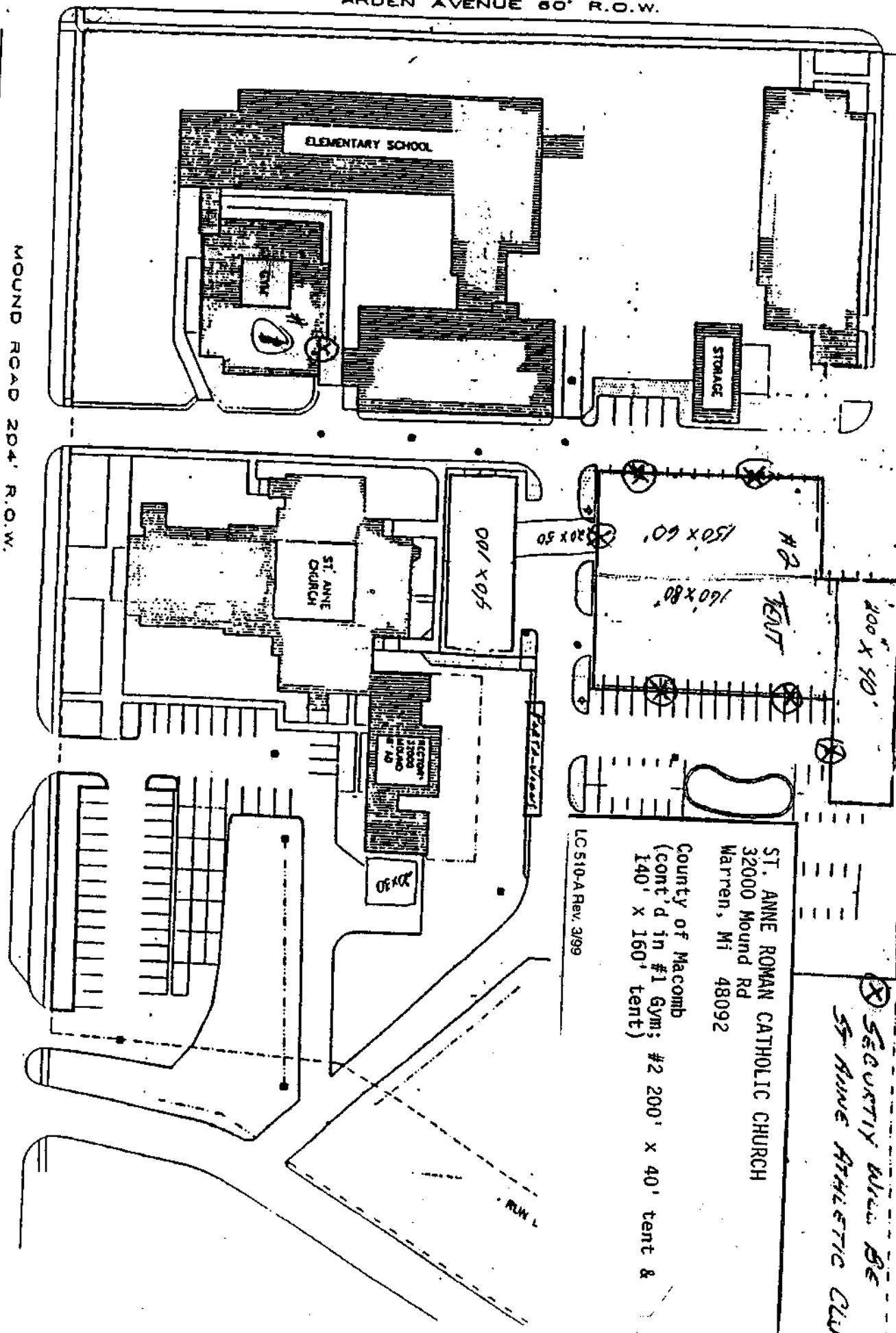


47



ARDEN AVENUE 60' R.O.W.

MOUND ROAD 204' R.O.W.

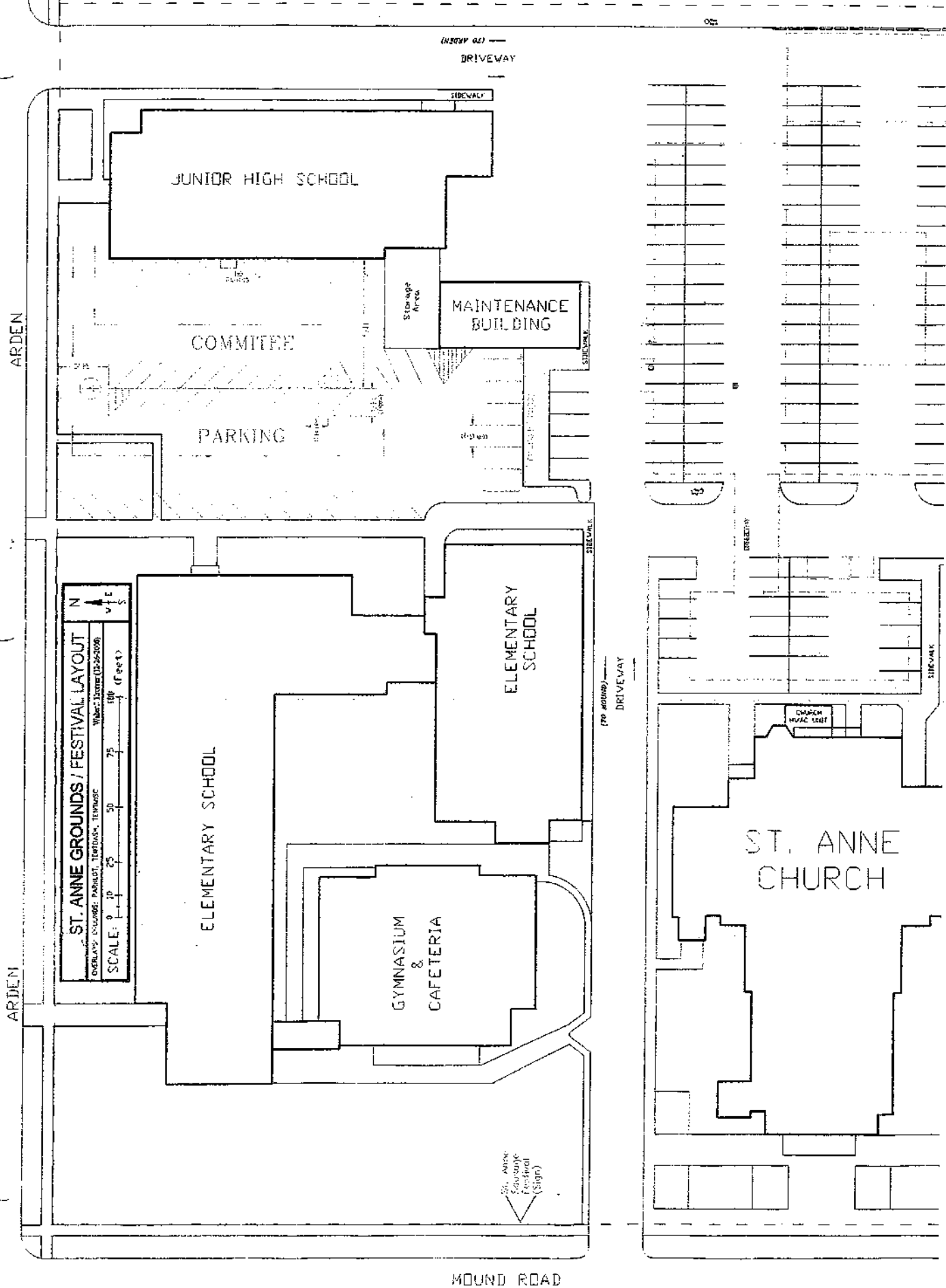


SECURITY WILL BE ST ANNE ATHLETIC CLUB

ST. ANNE ROMAN CATHOLIC CHURCH
32000 Mound Rd
Warren, MI 48092

County of Macomb
(cont'd in #1 Gym; #2 200' x 40' tent &
140' x 160' tent)

LC510-A Rev. 3/99



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: MAY 24, 2023 at 7:30 P.M.

Applicant: ST. ANNE CATHOLIC COMMUNITY
Common Description: 32000 MOUND

VARIANCE(S) REQUESTED: Permission to:

Conduct annual parish festival on the church property during the following:

- 1) September 22, 2023 (Friday) from 5:00 p.m. to 11:00 p.m.
- 2) September 23, 2023 (Saturday) from noon to 11:00 p.m.
- 3) September 24, 2023 (Sunday) from noon to 10:00 p.m.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS - USESUMMARY OF VARIANCE REQUEST

APPLICANT: DAMON JONES
REPRESENTATIVE: DAMON JONES
COMMON DESCRIPTION: 31731 SCHOENHERR
PARCEL NUMBER: 12-13-02-427-035
ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to operate a daycare center and preschool out of this address.

ORDINANCES and REQUIREMENTS:

SECTION 7.01 USES PERMITTED. A child care center is not permitted use in an R-1-C district.

SECTION 4C.09 - CHILD CARE CENTERS; Permitted zoning districts. A. Districts. A state licensed child care center generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, before- or after-school program, or drop-in center shall be a permitted use in the following districts: C-1, Local Business District, SS, Special Service District, C-2, General Business District, C-3, Wholesale and Intensive Business district, the non-residential uses within a PUD, Planned Unit Development District, DD, downtown District.

VARIANCES REQUESTED: Permission to:

Allow a childcare and preschool to be operated out of the building at this address. (This is a separate business not related to the church that owns the property.)

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 04/24/2023 05/01/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: DAMON JONES

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

SECTION 7.01 USES PERMITTED.
SECTION 4C.09 CHILD CARE CENTER DISTRICTS 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

Denise
4/24/23
#9500

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

P
APR 24 2023
CITY OF WARREN
BUILDING DIVISION

Name of Applicant: Damon Jones

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) Adolphus L. East Life Application Ministries

Name of Representative: Damon Jones Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 31731 Schenberr Rd Warren, MI 48088

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

Purpose of Request: To allow daycare center and preschool
at above address.

SEE Attachment

Please explain the nature of your hardship:

See Attachment

Signature: [Signature] Date: 4/4/23

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 John Hill
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE Head Deacon OF LAM Christian Church
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT LAM Christian Church
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 Damon Jones *
Name(s) of Person(s)

THE Owner OF Lavelee Care 3 *
Title of Officer Name of Company

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED _____ L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 18th DAY OF April, 20 23, BEFORE ME PERSONALLY CAME
John Hill, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT John Hill DID SO OF Own OWN FREE WILL AND DEED.

KIMBERLY GADIE-MARTIN
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 15, 2024
Acting in the County of Wayne

Kimberly Gadie-Martin
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN
MY COMMISSION EXPIRES: April 15, 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.

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.

Based on the zoning code originally created for this property, a daycare center does not permit use. The building is suited to operate a daycare center as is. No changes will need to be made to this property.

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

This property was originally zoned for a school and a church.

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

This property is suitable and ready to use as is. No changes need to be made to the property.

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

There will be no detriment to the nearby properties or business. This building is a stand alone building and will not impair the property value or surrounding area. There will be no public safety concerns.

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

This land use variance will allow families to attend a safe, fun, and educational environment. It will provide jobs to the community, and bring a loving family environment to the community.



Letter of Intent for Zoning Variance/Special Exception

To: City of Warren Appeals

Address: 31731 Schoenherr Warren, MI 48088

Zone: R1C

Dear Planning & Zoning Members we are writing to request a use variance for the property listed above zoned as R1C (Church and educational facility).

As a nation we are continuously learning daily how to navigate a new normal in our local communities since the pandemic. Granting this variance would only have a positive impact on what the City of Warren has to offer its community of families. There will be no structural change to the facility, only to use the educational portion of this facility for a childcare and a preschool program. We asking for a use variance for Childcare services. Families all around the world including the great city of Warren are hoping for change and anticipating new opportunities in their own backyard.

LoveLee Care is an experienced day care provider for the State of Michigan that is currently operating in the city of Mount Clemens and Clinton Township, Michigan. We understand the impact that the pandemic has had on communities because we went through it and successful survived in both cities. We partnered with the state and local city government to maintain an educational facility for kids, to prevent continued hardship within the community, by creating jobs, a chance to return to the workforce, and resources within the community during a tough time.

LoveLee Care Day Care provides childcare and educational services to children from age 6 weeks to 12 years old. In this facility we will also open a Great Start Readiness Program, (GSRP) which is a Michigan state-funded preschool program. The program is administered by the Michigan Department of Education, Office of Great Start To Quality. We will offer a free Child and Adult Care Food Program (CACFP). This promotes good nutrition during the years when children are developing eating habits that can continue into adulthood.

LoveLee Care believes we can add great value to this location with this use variance. It is our desire to only use the education portion of the facility to provide educational services. We believe our goals are linked to the goals of the city which is to "Serve the community while working tirelessly to make this city prosper." Thank you for your consideration.

Sincerely,

Damon Jones

Owner: LoveLee Care

31731 Schoenherr Rd.

Wesley United Methodist Church

Granted at the meeting of February 11, 1970.

*Permission to erect a "V" shaped sign
each face 20 sq. ft., to no less
than 15' of the front property line*

31731 Schoenherr

5/11/2011

Adolphus L. Cast, Pastor, 31731 Schoenherr, Also Known As 13-02-427-035, GRANTED the following request: Permission to: #1. Allow hard surfacing to no less than 19.70' of the north (Masonic) property line, as per plan. #2. Waive the required greenbelt/wall along the south property line. #3. Waive 20 required hard surfaced parking spaces.

31731 Schoenherr

11/13/2002

WESLEY UNITED METHODIST CHURCH, 31731 Schoenherr, Also Known As 13-02-427-035 - **TABLED** request to the meeting of November 25, 2002.

31731 Schoenherr

11/14/2002

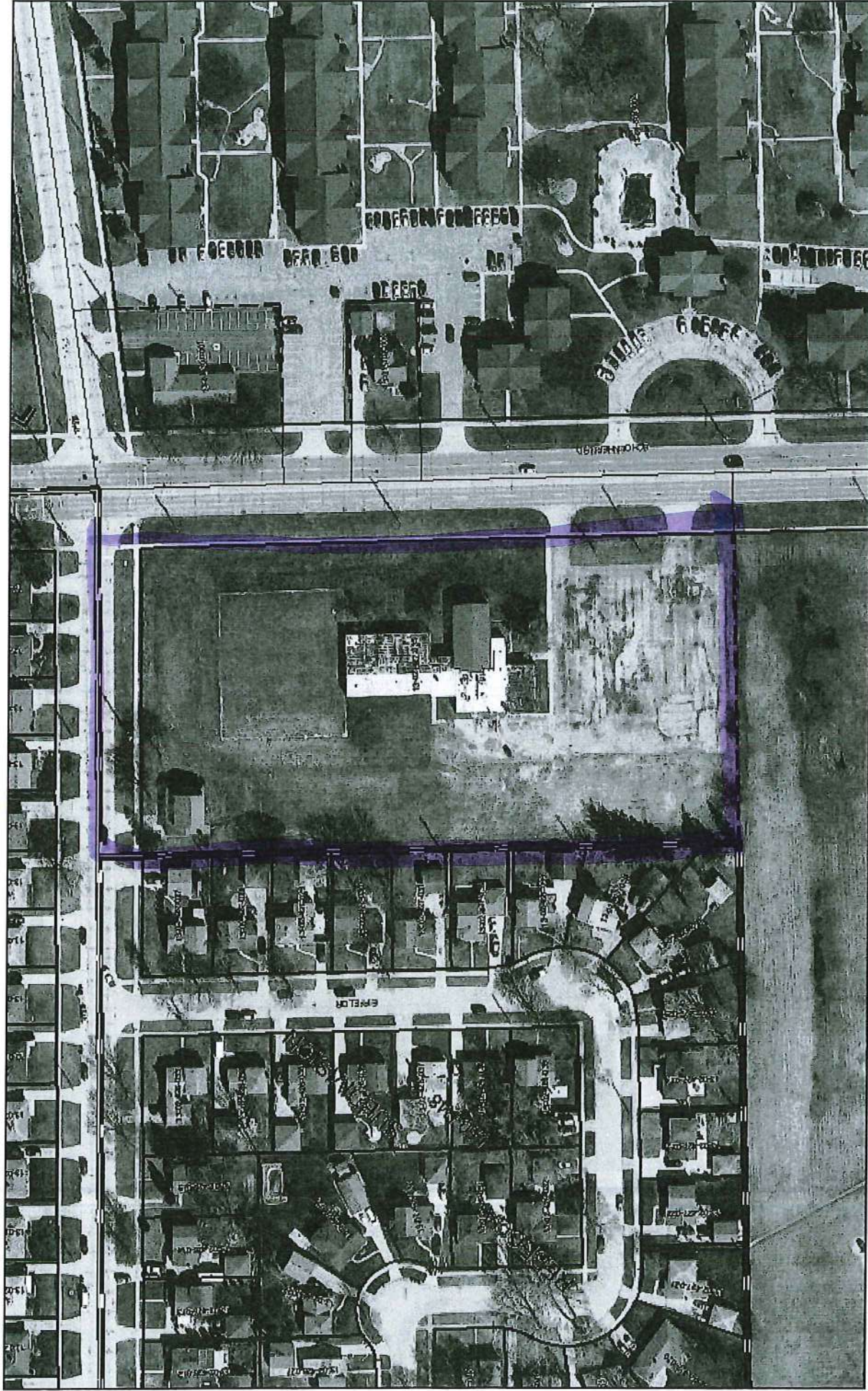
WESLEY UNITED METHODIST CHURCH, 31731 Schoenherr, Also Known As 13-02-427-035 - **GRANTED** request 1) To conduct a seasonal outdoor sales operation of Christmas trees, grave blankets, wreaths and related Christmas items on church property (Zoned R-1-C) from November 15, 2001 through December 25, 2001. 2) To waive the required five (5) day waiting period.

31731 Schoenherr

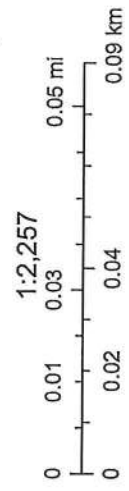
2/9/11

Adolphus L. Cast, Pastor, 31731 Schoenherr, Also Known As 13-02-427-035, **RE-SCHEDULED** request to the meeting of March 23, 2011, **WITH THE UNDERSTANDING** that the Petitioner will have the drawings and everything turned in no later than March 7, 2011.

ArcGIS Web Map

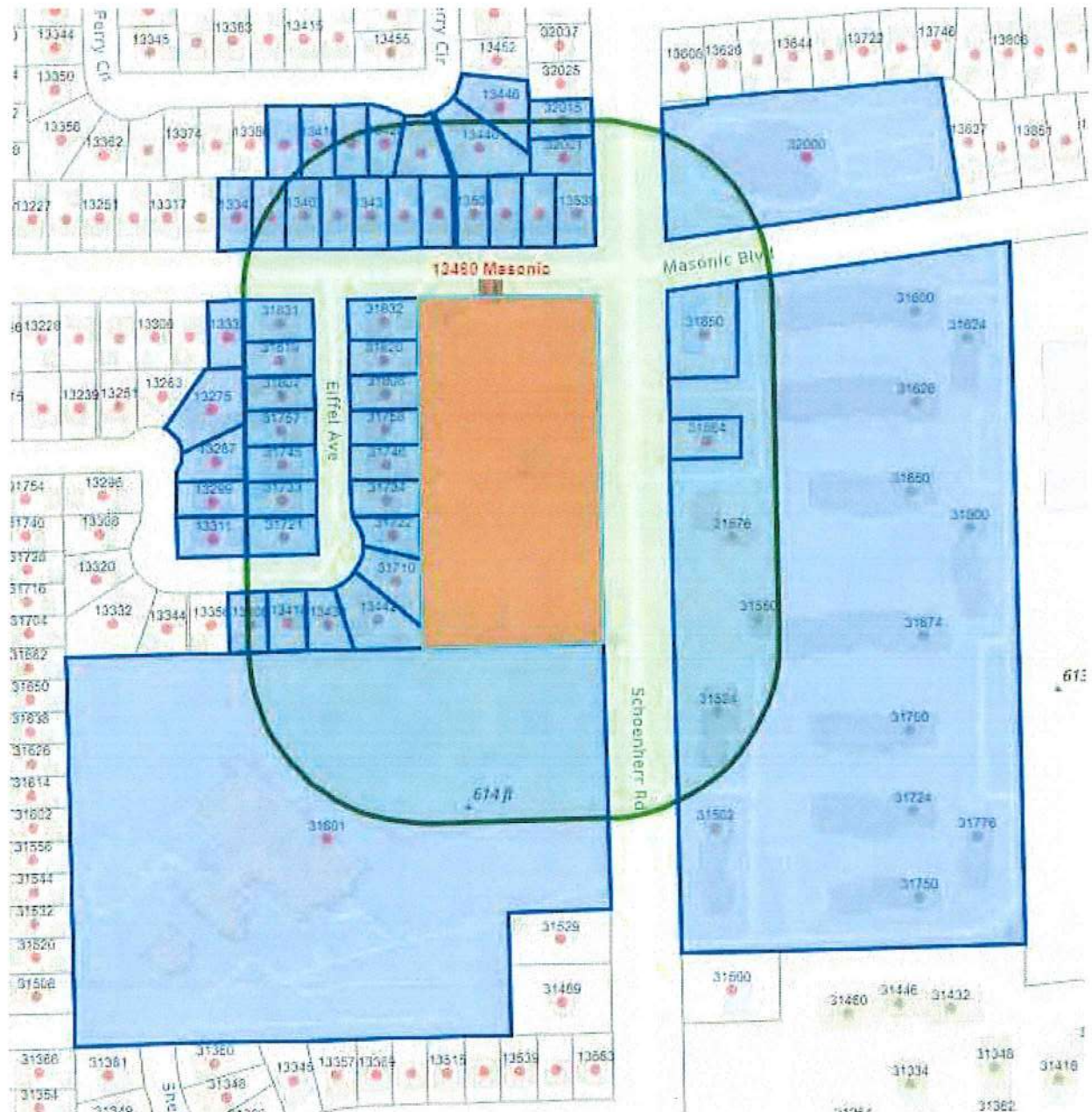


4/24/2023, 4:29:57 PM



31731 SCHOENHERR
13-02-427-035

49



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: MAY 24, 2023 at 7:30 P.M.

Applicant: DAMON JAMES ~~-USE-~~
Common Description: 31731 SCHOENHERR

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

Allow a childcare and preschool to be operated out of the building at this address. (This is a separate business not related to the church that owns the property.)

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: AVER SIGN COMPANY

REPRESENTATIVE: JENNIFER GLOVER

COMMON DESCRIPTION: 11660 ELEVEN MILE

PARCEL NUMBER: 12-13-23-101-022

ZONED DISTRICT: MZ, C-1, P

REASON: Petitioner wishes to alter and retain an existing sign.

ORDINANCES and REQUIREMENTS:

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

SECTION 4A.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:

Retain an existing pole sign as follows:

1. Overall height of sign: 21' 2".
2. Under clearance of sign is 8' 8".

If approved the portion of the variance related to the height of the sign granted on March 12, 1986 will be relinquished.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 04/19/2023 04/21/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: AVER SIGN COMPANY

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

SECTION 4A.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: 734-555-1234

Applicant's Email Address _____

☒ prefer email communication

Name and Address of Property Owner (if different) Hoover Detroit Donut Inc.

Name of Representative: Jennifer Glover

Telephone: _____

Representative's Address: _____

Representative's Email Address _____

☒ prefer email communication

Address of Property: 11660 Eleven Mile

Parcel I.D. No. (as shown on tax bill): 12-13-23-101-022

Purpose of Request: _____

Please explain the nature of your hardship

Attached

Signature: _____

Date: 4-14-23

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 NEHABEN PATEL

OF _____
Address, City, State Zip Telephone

THE Permit Agent OF Aver Sign Co.
Title of Office 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 Jennifer Glover *
Name(s) of Person(s)

THE Permit Agent OF Aver Sign Co. *
Title of Office 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 12th DAY OF APRIL, 2023, BEFORE ME PERSONALLY CAME
NEHABEN PATEL, 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 WITHOUT COERCION.

ROBIN THOMAS
NOTARY PUBLIC, MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 11, 2024
ACTING IN COUNTY OF MACOMB

NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN
MY COMMISSION EXPIRES: JUNE 11th 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.



April 5, 2023

City of Warren
One City Square
Warren, MI 48092

Re: ZBA answers for 11660 E. 11 Mile Rd.

Allow a 21'1" high sign with an under clearance of 8'8" sign to have the price portion re-faced. We are asking for an approval of a 1'1" additional height and an under clearance 1'2" less than ordinance.

Allow the re-facing of the bottom portion of the existing pole/pylon sign. The existing pylon/pole sign was granted ZBA on 3-12-86 with a 10' under clearance and over all height of 20'. In 2009 Aver Sign Company re-faced this sign with a city issued permit. We submitted to re-face only the bottom portion of the existing sign and were told we must come to ZBA because the dimensions don't match what is on file from 1986 ZBA. The only other option is to have a completely new sign erected. Unreasonably costing the station owner thousands of dollars to have a new sign manufactured.

We do not feel this was created by the property owner, rather it was caused by the city by not allowing the refacing of the bottom portion of the sign. Through normal means of permitting. As this sign has been permitted in the past for re-facing.

The current property has a gas station and strip mall along 11 mile road adjacent to 696. The current location of the pole sign is the only location on the property where the sign can be located and seen. Not allowing a re-face of the lower portion of the sign will result in an entire new sign being purchased. Compliance also will challenge sign location on the property. Thus causing the price sign to be unseen by potential fuel customers.

This sign has been in place for 37 years. Has not been a safety concern or a detriment in the 37 years it has been in place.

The property has a second tall pylon style sign on the property closer to the sidewalk which would/will over tower any smaller price sign. The BP gas station at this corner should be allowed the same competitive edge as any other retailer or service provider at this corner.

The variance is necessary for the station owner to properly provide fuel products and prices to it's potential customers.

11660 Eleven Mile
LEGAL DESCRIPTION: 13-23-101-022

VARIANCES REQUESTED: Permission to

Allow the following sign package:

- 1) Retain a 5' x 10' = 50 square foot wall sign on the north elevation "Detroit Donut".
- 2) Allow a face change 46.25" x 60.75" = 19.51 square foot wall sign on the north elevation "Come Get Your Smokes" and relocate to the west elevation.
- 3) Allow a 2' x 5' = 10 square foot wall sign on the west elevation "Beer".

The petitioner's request was **APPROVED** as written with the condition of relinquishing the previous wall signage variance.

11660 Eleven Mile**7/12/2017**

LEGAL DESCRIPTION: 13-23-101-022

VARIANCES REQUESTED: Permission to

Allow the following sign package:

- 1) Retain a 5' x 10' = 50 square foot wall sign on the north elevation "DETROIT DONUT"
- 2) Allow a face change 46.25" x 60.75" = 19.51 square feet wall sign on the north elevation "COME GET YOUR SMOKES"
- 3) Allow a face change 4' x 10' = 40 square feet wall sign on the west elevation "DETROIT DONUTS/COME GET YOUR SMOKES"

For a total of 109.51 square feet of wall signs.

This item was **RESCHEDULED** to August 9, 2017 at the request of the petitioner.

11660 Eleven Mile**4/9/2003**

KIRIT PATEL, NEW DETROIT DONUT MANAGEMENT LLC, 11660 Eleven Mile, Also Known As 13-23-101-022 – **GRANTED** request to remove the existing changeable copy sign 4' x 10' (40 sq. ft.) and install one new sign 5' x 10' (50 sq. ft.) with a seven (7) foot under clearance. Total signage of 130 sq. ft.

11660 Eleven Mile**3/12/2003**

KIRIT PATEL, NEW DETROIT DONUT MANAGEMENT LLC, 11660 Eleven Mile, Also Known As 13-23-101-022 – **TABLED** request to the meeting of April 9, 2003.

11660 Eleven Mile Road

Ad Art Signs/Dawn Donuts

Granted permission at the meeting of 2-25-87 to erect an 8' x 10' (80 sq. ft.) identification sign and a 4' x 10' (40 sq. ft.) changeable-copy sign, for a total of 120 sq. ft.; 23' high to no less than 1'6" of the property line along Hoover Road.

11660 Eleven Mile Road

Dawn Donuts

Granted permission at the meeting of 3-12-86 to erect an 89 sq. ft. sign, no more than 20' in height, to no less than 15' of the property line along Eleven Mile Road and to no less than 36' of the property line along Hoover Road with the condition the sign is non-rotating. The Board also granted to erect two wall signs one 45 sq. ft. and one 50 sq. ft. The total signage is to be 184 sq. ft. The Board stipulated that there are to be no free-standing signs allowed on the property.

2021 WARREN



26





Existing Panel Dimensions

- E1 - Cabinet(s) Width**
5' - 4"
- E2 - Logo Cabinet Height**
5' - 4 7/8"
- E3 - Pricer Cabinet Height**
6' - 6 1/8"
- E4 - Under Clearance**
8' - 8"
- E5 - O.A.H.**
21' - 1"

Total SQFT - 66.22

Proposed Panel Dimensions

- P1 - Cabinet(s) Width**
5' - 4"
- P2 - Logo Cabinet Height**
5' - 4 7/8"
- P3 - Pricer Cabinet Height**
6' - 6 1/8"
- P4 - Under Clearance**
8' - 8"
- P5 - O.A.H.**
21' - 1"

Total SQFT - 66.22

Existing



Proposed



Notes

- Reface: Price Section,
- Detroit Donuts panel,
- and invigorate panel.
- Top 11' to remain



11660 Eleven Mile

Current price sign location
No Change. to location or Setback

* No Scope of work for 2nd pole sign

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: MAY 24, 2023 at 7:30 P.M.

Applicant: AVER SIGN COMPANY

Common Description: 11660 ELEVEN MILE

VARIANCE(S) REQUESTED: Permission to:

Retain an existing pole sign as follows:

- 1) Overall height of sign: 21' 2".
- 2) Under clearance of sign is 8' 8".

If approved, the portion of the variance related to the height of the sign granted on March 12, 1986 will be relinquished.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: WINSTON BALMACEDA

REPRESENTATIVE: WINSTON BALMACEDA

COMMON DESCRIPTION: **5430 9 MILE**

PARCEL NUMBER: 12-13-32-206-018

ZONED DISTRICT: C-1

REASON: Petitioner wishes to build a dwelling on a property that is zoned commercial.

ORDINANCES and REQUIREMENTS:

SECTION 13.01 - USES PERMITTED. In all C-1 Districts no building or land, except as otherwise provided in this ordinance shall be erected or used except for one (1) or more of the following uses:
(a) all uses permitted in R-1-A, R-1-B, R-1-C, R-2, R-3, R-1-P, and office districts except residential dwellings, hospitals, sanitoriums, and rest and convalescent homes.

VARIANCES REQUESTED: Permission to:
Allow a single family dwelling in a C-1 zone.

If approved the previous variances granted on 5/9/1979 and 8/14/1985 will be relinquished.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 04/20/2023 04/27/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: WINSTON BALMACEDA

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 13.01 USES PERMITTED

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

dwenson, Zoning Inspector

\$95 SW 4/20/23

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

APR 20 2023

CITY OF WARREN
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: Winston Balmaceda

Address: _____ Telephone: _____

Applicant's Email Address _____ ☐ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: Same Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 5430 Nine mile

Parcel I.D. No. (as shown on tax bill): 12-13-32-206-018

Purpose of Request: I am waiting to express my interest
in building a house on empty lot located at 5430 9 mile
As a resident of this city, I believe the building a house on
this lot will not only benefit me, but also contribute to the development
of the local community

Please explain the nature of your hardship:

Having lived in the neighborhood for over 20 years, I have
grown attached to the community. Additionally, all three of my oldest
children have graduated from local school district. Building a house
in this neighborhood would not only allow me to remain close to my
friends and neighbors, but also provide my younger children to attend the
same district as the older siblings.

Signature: [Signature] Date: 4/20/2023

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Winston Balmaceda
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE _____ OF _____
Title of Officer Name of Company

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

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT 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 20 DAY OF April, 2023, BEFORE ME PERSONALLY CAME
Winston Balmaceda - who 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: 3/29/28

NOTICE TO OWNER

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

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.

being on a corner lot surrounded by houses. I don't see the value in building a commercial structure

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

zone of on 9 mile but city permitted houses to build on zone -

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.

Houses on both side of the property

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

I plan to build a house consistent with the surrounding houses

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

I believe that a new home would enhance the appearance of the neighborhood

Dear City Council Members,

I am writing to express my interest in building a house on an empty lot located at 5430 Nile Mile. Having lived in the neighborhood for over 20 years, I have grown attached to the community and have established many valuable relationships with my neighbors. Additionally, all three of my oldest children have graduated from the local school district, which has provided them with a quality education and a strong foundation for their future.

Building a house in this neighborhood would not only allow me to remain close to my friends and neighbors, but also provide my younger children with the opportunity to attend the same school district as their older siblings. I am committed to building a house that will be a comfortable and safe place for my family to call home, and one that will allow us to continue to be a part of this wonderful community for years to come.

In addition to my personal reasons for building on the empty lot, I believe that a new home would enhance the appearance of the neighborhood and increase property values for the entire community. I plan to build a house that will be consistent with the surrounding homes and meet all city building codes and regulations.

I understand that I will need to obtain the necessary permits and approvals from the city in order to build on the empty lot. I am committed to following all necessary procedures and requirements to ensure that the building process is carried out in a safe and responsible manner.

Thank you for considering my request to build on the empty lot. I am excited about the prospect of contributing to the growth and development of our community. Please let me know if you require any additional information or if there are any questions or concerns.

Sincerely,



Winston Balmaceda

5430 NINE MILE ROAD

PHIL FAZIO & AUGUST GOOSSENS

TABLED at the meeting of 4-11-79 until
4-25-79

TABLED at the meeting of 4-25-79 until
Wednesday, May 9, 1979.

GRANTED-permission to construct a 40' X 100' comm.
bldg. to within 13' of rear P.L. Also
GRANTED to hardsurface to front P.L. along
Nine Mile & Panama for parking. Also
GRANTED to waive two required off-street
parking spaces. MEETING OF -5-9-79.

5430 and 5466 Nine Mile Road

John Tolic

Granted permission at the meeting of 8-14-85 to
operate a fitness and martial arts center in a
C-1 zone and to waive the requirements for
Planning Commission and City Council approvals
for a period of two years from the date of the
C/O. After the two years are up he must come
back for review by the Board of Appeals.

5430 Nine Mile

7/26/2000

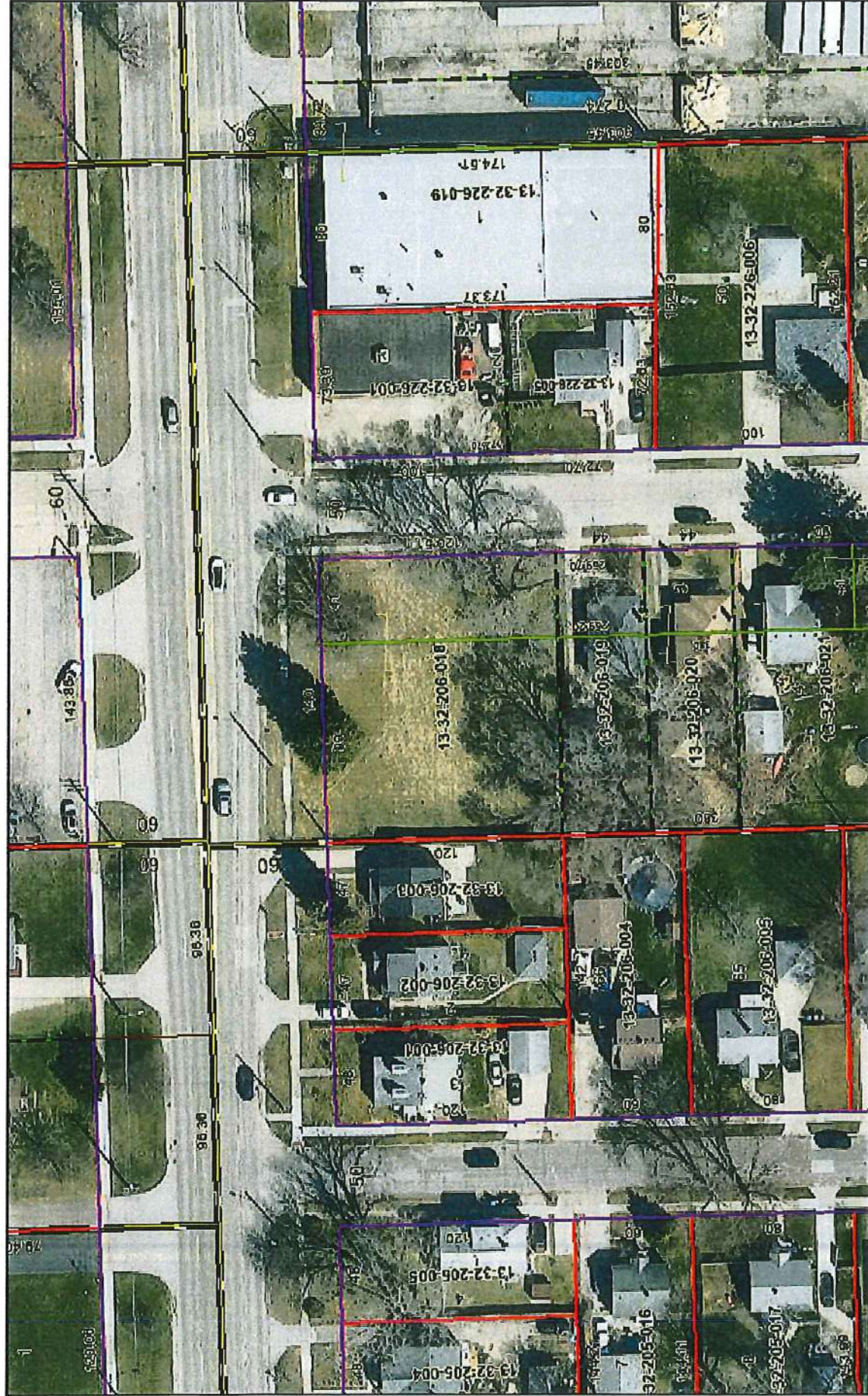
RAFID I. MAROGI, 5430 Nine Mile, Also known as 13-32-206-018
- TABLED to the meeting of September 13, 2000.

5430 Nine Mile

9/13/2000

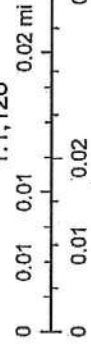
RAFID I. MAROGI, 5430 Nine Mile, Also known as 13-32-206-018 -
DENIED request 1) To hardsurface to no less than fifteen (15) feet of
the Nine Mile Road property line. 2) To hardsurface to no less than
nine (9) feet of the Panama Street property line. 3) To install a 8' x 10'
9" (87.2 sq. ft.) ground sign 20' high with a 8' 9" under-clearance, to no
less than five (5) feet from the Panama Street property line, and to no
less than five (5) feet from the Nine Mile Road property line. 4) To
install wall signs as follows: a) Two (2) canopy signs 15" x 96" @ 10-
sq. ft. each = 20 sq. ft. b) One (1) food center sign on the building
fascia, 15" x 120" = 12.5 sq. ft. c) Eight (8) pump display signs 14" x
21" @ 2.09 sq. ft. ea. = 16.72 sq. ft. d) Eight (8) Marathon top of pump
signs @ 4.66" x 21" = 4.8 sq. ft. Total wall signage to be 54.02 sq. ft.

ArcGIS Web Map

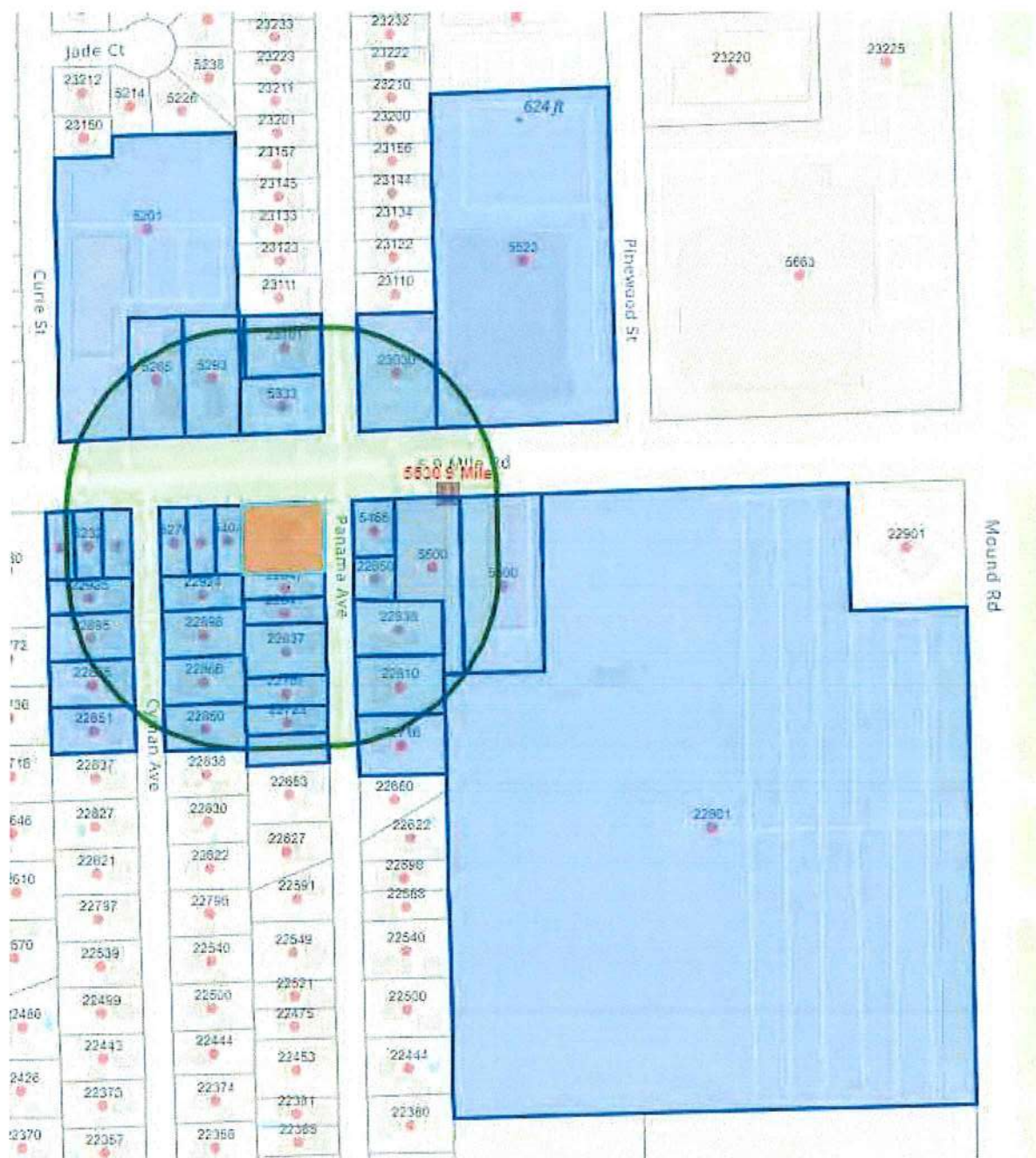


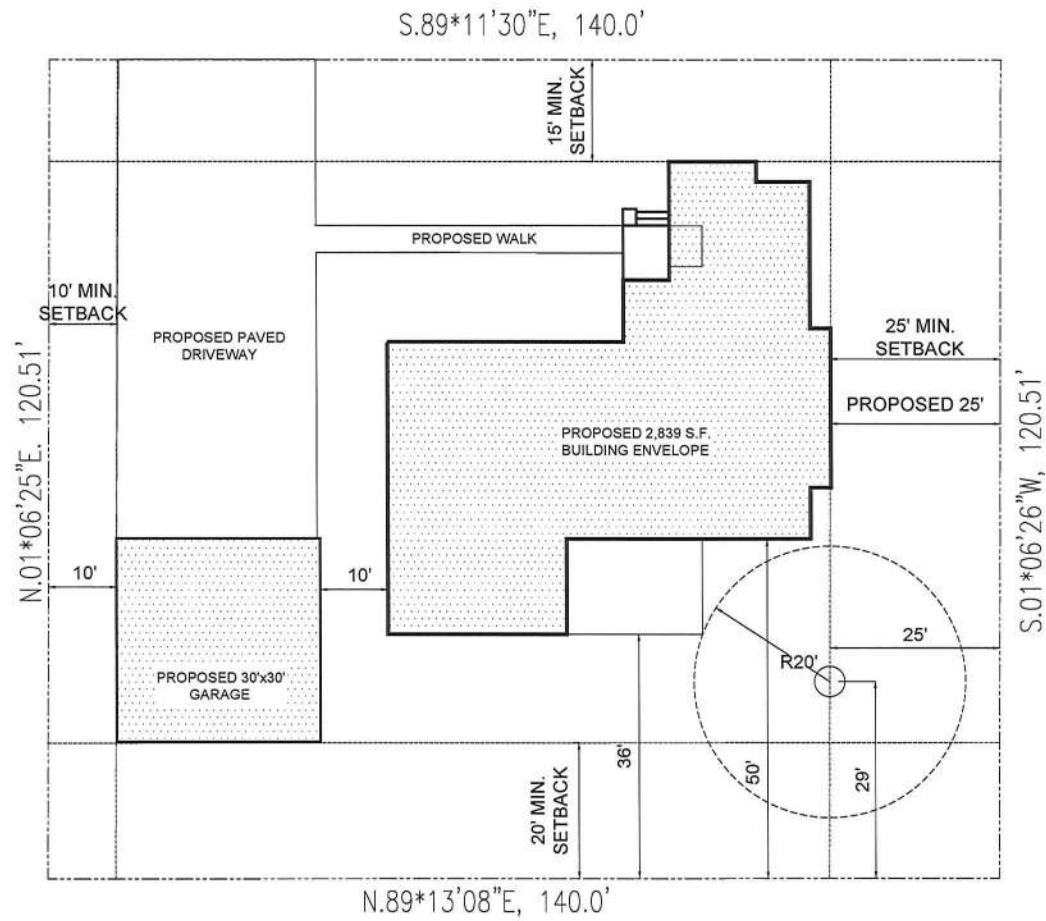
4/27/2023, 12:38:09 PM

1:1,128



3v





ALTERNATE PLOT PLAN

SCALE: 1/16" = 1'-0"

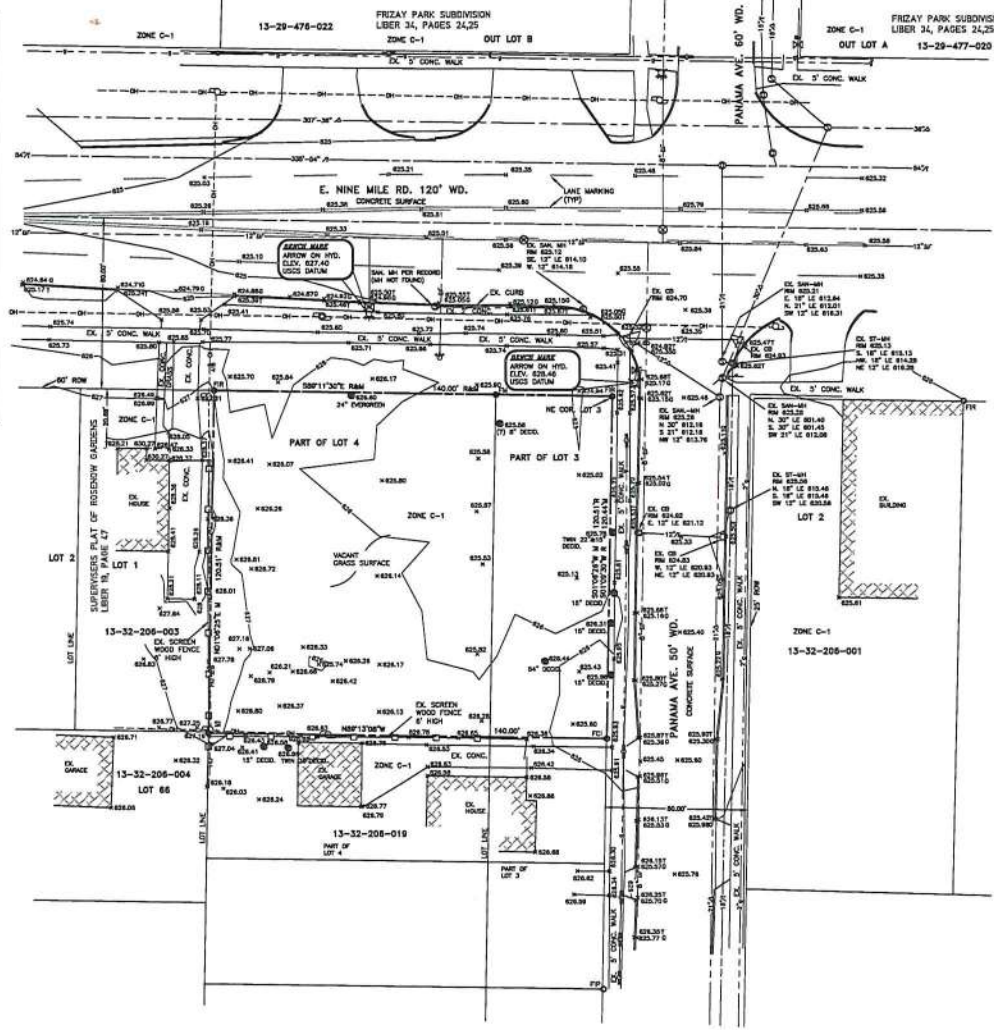
ZONING: C-1

SETBACKS: FRONT: 15'

SIDES: 10', SIDE ABUTTING A STREET: 25'

REAR: 20'

- EXISTING**
- STORM
 - SANITARY
 - WATER
 - OVERHEAD LINES
 - GAS
 - TELEPHONE
 - UNDERGROUND ELECTRIC
 - CONTOUR LINE
 - HYDRAUNT
 - UTILITY POLE
 - UTILITY POLE WITH LIGHT
 - UTILITY POLE BASE
 - GATE VALVE IN WELL
 - WOOD FENCE
 - PRIVACY FENCE
 - WALL
 - SPOT ELEVATION
 - TOP OF CURB GRADE
 - CUTTER GRADE
 - WALL TOP OF WALL
 - LANDSCAPE AREA
 - WATER SHUTOFF VALVE
 - GAS VALVE
 - CLEAN OUT
 - FOUND MONUMENT
 - FOUND IRON PIPE
 - FOUND IRON ROD
 - FOUND CAPPED IRON
 - FOUND IRON
 - SET CAPPED IRON
 - RECORD
 - SURVEY CONTROL STATION
 - MAIL BOX
 - WATERMARKER FLAG
 - DATA MARKER



Legal Description: PARCEL 13-32-208-018
 Situated in the Township of WARREN, WACONIA County, State of Michigan
 Part of the lots 3 and 4 "Superior Plot No. 5" according to the plat thereof, as recorded in the 17th of page 41, Wacoma County Record, more particularly described as beginning at the Northwest corner of said lot 3, thence S20°10'20"W 122.64 feet (RECORD 201109307W 120.51 feet); thence N88°13'08"W 140.00 feet to the west line of said lot 4; thence N61°06'25"E 122.31 feet thence along the north line of lot 3 and 4 S20°11'30"E 140.00 feet to the point of beginning.
 CONTAINING 16.871 SQ. FT. OR 0.387 ACRES NET, SUBJECT TO RIGHT-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.
 More commonly known as: 5430 E Nine Mile Road, Warren MI 48091

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY that I have surveyed the property described herein and that the property lines are as shown.
 HASAN M. ODDI, P.E., P.S. No. 48280

SITE DATA
 CURRENT ZONING: C-1 LOCAL BUSINESS DISTRICT
 SITE AREA 16,871 SQ. FT. OR 0.387 ACRES
 SETBACKS:
 FRONT - 13 FT.
 SIDE YARD ON INTERIOR LOT LINED 0 FT. FOR NO WINDOWS AND 10 FEET IF WINDOWS OR OPENING ARE PROVIDED
 SIDE YARDS ON THE STREET SIDE OF CORNER LOT 15' IF THE REAR YARD ADJUTS A REAR YARD, HOWEVER IN CASE OF A REAR YARD ADJUTS A SIDE YARD OF A SANGUET RECREATION LOT, THE SIDE YARD ADJUTS THE STREET SHALL BE NOT LESS THAN 25 FEET
 REAR - 20 FT.
 MAX. BLDG. HT.: 30 FT. OR 2 1/2 STORES

Boundary Note:
 Boundary surveys are based upon the recorded subdivision plat in cases of regular subdivision lots.
 Boundary surveys of irregular lots are based upon the information provided by the party requesting the survey.
 Boundary survey reflects information discovered by the surveyor in the normal course of work and does not necessarily show any possible condition affecting the property. Easements, encroachments, building addresses, zoning, and other legal encumbrances may exist. Surveyor will only show any encumbrances that show on the 100' policy provided to him. Contact the client if you wish to discover all legal encumbrances attached to any property.

TITLE NOTE:
 SINCE UP TO DATE TITLE POLICY HAS NOT BEEN PROVIDED BY THE CLIENT, THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES WHICH ARE NOT SHOWN ON THIS PLAN.

FLOOD HAZARD NOTE:
 THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT MAP NO. 26099C03830, 403666 (NOT PRINTED)

NOTICE:
 3 FULL WORKING DAYS BEFORE YOU DIG OR MORE NEAR OVERHEAD WIRES CALL MISS DIG 1-800-485-7171 FOR THE LOCATION OF UNDERGROUND FACILITIES
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. WITHIN THE SCOPE OF THE CONTRACT, NO GUARANTEE IS OTHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE VARIOUS UTILITY LINES SHOWN HEREIN ARE BASED UPON FIELD DATA AND/OR POSSIBLE ADDITIONAL INFORMATION REGARDING UNDERGROUND UTILITIES HAS NOT BEEN AVAILABLE TO US.

LANDMARK ENGINEERING CO.
 Civil Engineering - Land Surveying
 9401 Grand Dr. Suite 101
 Plymouth, Michigan 48170
 Tel: 248-557-0000
 Fax: 248-557-0009
 Email: landmark@landmarkengineering.com

SECTION 34 TOWNSHIP 1 NORTH, RANGE 12 EAST
 JACOB COUNTY, MICHIGAN
 SCALE 1 INCH = 20 FEET

CLIENT: WINSTON & SON HOME IMPROVEMENT, LLC
BOUNDARY & TOPOGRAPHIC SURVEY
 5430 E. NINE MILE ROAD
 PART OF THE NE 1/4 OF

CAD NO. 12397501.DWG
 The is an unrecorded drawing created by a Landmark Engineering Co. employee. It is not a legal document and should not be used for legal purposes. It is the property of Landmark Engineering Co. and is not to be distributed outside of the company without the written consent of the company.

PROFESSIONAL SURVEYOR
 HASAN M. ODDI
 P.E., P.S. No. 48280

REVISIONS
 10/13/2021
 DR. BY: H.M.O.
 CH. BY: H.M.O.
 BOOK NO.:
 JOB NO.: 1238
 FILE NO.: TS-1

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: MAY 24, 2023 at 7:30 P.M.

Applicant: WINSTON BALMACEDA ~~-USE-~~
Common Description: 5430 NINE MILE

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

Allow a single-family dwelling in a C-1 zone.

If approved, the previous variances granted on 5/9/1979 and 8/14/1985 will be relinquished.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: DANIEL BLAKE

REPRESENTATIVE: DANIEL BLAKE

COMMON DESCRIPTION: **6855 MILLER**

PARCEL NUMBER: 12-13-04-401-004

ZONED DISTRICT: M-2

REASON: Petitioner seeks variances related to building addition.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 INDUSTRIAL STANDARDS. (a) Front yards M-2, 25 feet. (b) Side yards M-2, 20 feet.

VARIANCES REQUESTED: Permission to:

- 1. Retain a building and construct a building addition in the side yard setback, no closer than 9' 9" from the east (side) property line.
- 2. Retain a building and construct an addition in the side street/side yard setback, no closer than 16' from the west (side) property line.
- 3. Allow parking in the front yard setback.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 04/18/2023 04/25/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: DANIEL BLAKE

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

SECTION 17.02 INDUSTRIAL STANDARDS

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

dwenson, Zoning Inspector

4/11/18 36500

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Daniel Blake

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

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

Name of Representative: Daniel Blake Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☒ prefer email communication

Address of Property: 6855 Miller Road Warren, MI. 48092

Parcel I.D. No. (as shown on tax bill): 13-04-401-004

Purpose of Request: Variance Request Number 1: Denton Front Yard Setback 16'-0" where 25' is required. Existing non-conformity is increased.

Variance Request Number 2: Site yard setback - 9.9' where 20' setback is required. Existing non-conformity is increased.

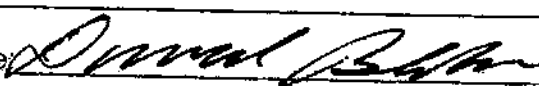
Please explain the nature of your hardship:

The proposed addition would match the dimensions of the existing building from the setback on

Denton Drive. We are not creating a detriment to the surrounding properties.

The proposed addition would match the dimensions of the existing building from the side yard

setback. We are not creating a detriment to the surrounding properties.

Signature:  Date: 3-21-23

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

WARREN

AFFIDAVIT OF OWNERSHIP OF LAND

I, (WE) 6855 Miller Rd LLC / Daniel Blake
Name(s) of Owner(s)

OF _

THE Agent OF 6855 Miller Rd LLC
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Daniel Blake
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 PLANNING COMMISSION

FURTHER, THAT Daniel Blake
Name(s) of Applicant(s)

THE Owner OF Dedicated Machine
Title of Officer

O

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

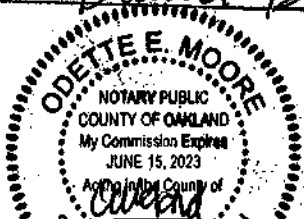
X SIGNED Daniel Blake
SIGNED _____

STATE OF MICHIGAN
COUNTY OF Clermont

ON THIS 28th DAY OF March, 2023, BEFORE ME PERSONALLY CAME

Daniel Blake, 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 his OWN FREE WILL AND DEED.



NOTARY PUBLIC Odetta E. Moore COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 6/15/23

NOTICE TO OWNER

IF A REPRESENTATIVE APPEARS ON YOUR BEHALF, THE REPRESENTATIVE/APPLICANT SHALL CONTACT THE PLANNING DEPARTMENT BY LETTER OR EMAIL AND MAKE THEMSELVES KNOWN. FAILURE TO ANSWER ANY QUESTION FROM THE COMMISSION MAY RESULT IN YOUR REQUEST BEING TABLED OR DENIED. IT IS 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.

Without the variance relief future expansion for new equipment would not be possible. Also, since this request is to extend the previous variance, it seems reasonable for its acceptance.

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

This request for the set-back variance is not self-imposed and is simply needed to be able to expand the building to accommodate new manufacturing equipment.

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.

Existing property is rectangular configurant and fronted on two sides by street access roads. Rear setback is an existing condition that was already existing on the property.

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

As the property has already received a front yard variance from past approval, current request is to extend the previous variance of 9'-0" in width by 40'-8" in length. This request will not be a detriment to nearby properties or the su

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 property is a rectangular lot and is fronted on two sides by Denton Drive and Miller Drive. This makes any addition challenging to achieve without variance relief.

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

As previously noted, the request is to extend the previously approved setback variance to allow for the needed space for new manufacturing equipment placement into the building.

6855 Miller Dr.

D and B Engineering, Inc.

Granted permission at the meeting of 11-14-84 to construct a 135' x 68' industrial building to no less than 10' of the east side property line.

6855 Miller

11/18/15

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

APPLICANT: Mr. Daniel Blake/
Mr. William Baldner, Architect
6855 Miller Drive
13-04-401-004
M-2

VARIANCES REQUESTED: Permission to:
Construct a building addition 60' x 6' = 360 sq. ft. addition to no less than 16' of the west property line as per the plan.

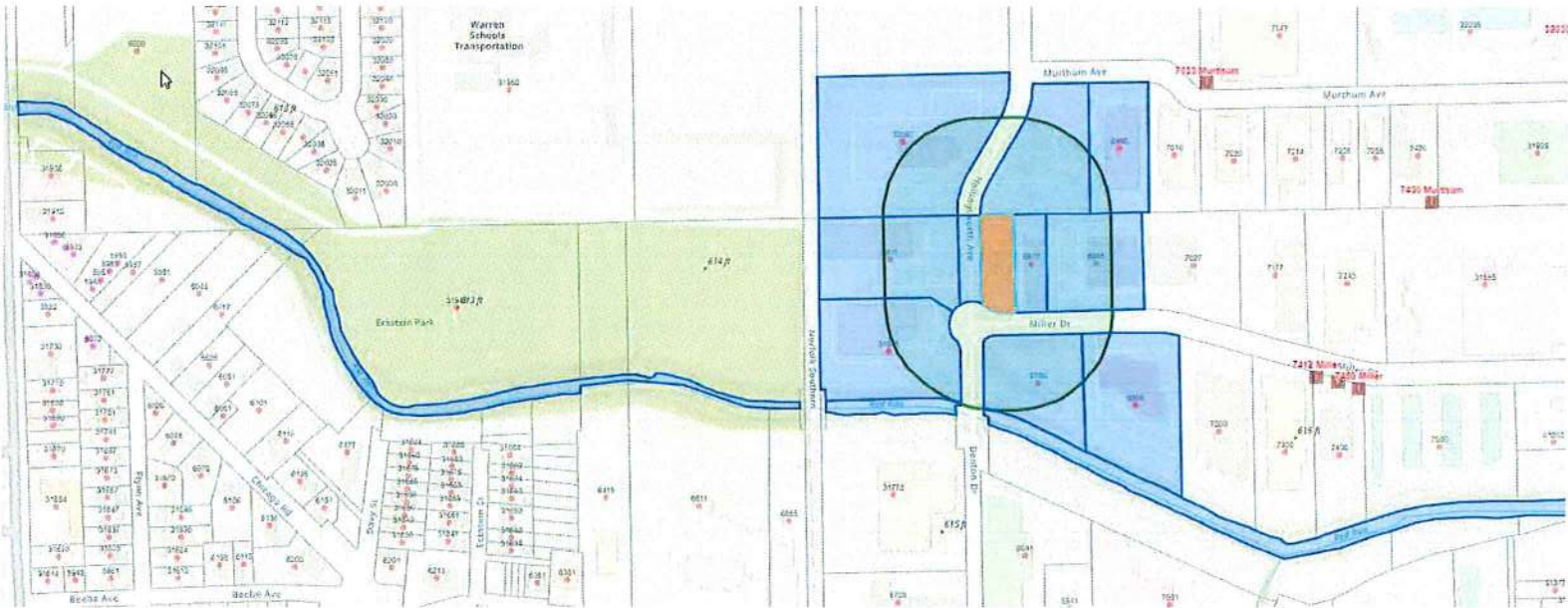
Petitioner's request was **GRANTED**.

2021 WARREN



6855 MILLER
13-04-401-004

9



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, 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: MAY 24, 2023 at 7:30 P.M.

Applicant: DANIEL BLAKE

Common Description: 6855 MILLER

VARIANCE(S) REQUESTED: Permission to:

- 1) Retain a building and construct a building addition in the side yard setback, no closer than 9' 9" from the east (side) property line.
- 2) Retain a building and construct an addition in the side street/side yard setback, no closer than '6' from the west (side) property line.
- 3) Allow parking in the front yard setback.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

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

APPLICANT: CC SHADYLANE PROPERTY LLC

REPRESENTATIVE: ATWELL, LLC/ERIC LORD OR ATWELL REP

COMMON DESCRIPTION: 2709 CAPITOL

PARCEL NUMBER: 12-13-30-376-004

ZONED DISTRICT: MZ, R-1-C, R-4

REASON: Petitioner seeks variances regarding manufactured home community.

ORDINANCES and REQUIREMENTS:

SECTION 11.03 - SPACE REQUIREMENTS. (A) The minimum unit area of premises used or occupied by each trailer shall be two thousand five hundred (2,500) square feet, clearly defined on the ground by stakes, posts, or other markers, except that where a separate parking area is provided on the trailer camp lot for motor vehicles and no motor vehicles are parked on the trailer unit area, that the minimum unit area of the premises used or occupied by each trailer shall be two thousand (2,000) square feet, and in such event there shall be provided one (1) parking stall for each trailer unit.

(D) One passenger motor vehicle may be parked on the private street in front of the trailer coach site, provided it complies with the schedule of road widths, in Article XI, of this ordinance, and provided further additional off-street parking space of one-half (1/2) parking stall per trailer unit is provided within the trailer coach park for additional private passenger vehicles which belong to the occupants of the trailers and for visitors' cars.

SECTION 4.32 - OFF-STREET PARKING REQUIREMENTS. (I) All spaces that do not abut a continuous curb required in accordance with section 16.07 or a common property line shall be laid out in the following dimensions: 60 degree parking: length 18 ft. maneuvering lane: 20"

VARIANCES REQUESTED: Permission to:

1. Allow various sized individual home sites with the smallest provided, 29' x 67'=1943 sf.
2. Waive 41 required parking spaces.
3. Allow 16' in length parking spaces in the 60 degree angled parking area.
4. Allow an 11' maneuvering lane.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: CC SHADYLANE PROPERTY 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 11.03 SPACE REQUIREMENTS
SECTION 4.32 OFF STREET PARKING

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: CC Shadylane Property LLC, contact: Kim Scott

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: Atwell, LLC, contact: Brian Styck, P.E. Telephone _____

Representative's Address: _____

Representative's Email Address: _____ ☒ prefer email communication

Address of Property: _____

Parcel I.D. No. (as shown on tax bill): 12-13-30-376-004, 12-13-30-380-003, 12-13-30-377-016, 12-13-30-377-017,
12-13-30-377-018, 12-13-30-377-019, and 12-13-30-377-045

Purpose of Request: _____

- 1.) Variance request to Section 11.03(A) requiring individual home site areas of 2,500 SF with on-site parking provided.
- 2.) Variance request to Section 11.03(D) requiring 1.5 parking spaces/home site for the overall community.
- 3.) Variance request to Section 4.32(i) requiring an off-street parking space dimension length of 18' and a maneuvering lane dimension length of 20' for 60 degree angled parking.

Please explain the nature of your hardship:

All three (3) variances requested are pre-existing conditions that were not created by the current property owner. The
proposed Site Plans improve each of these three (3) pre-existing conditions for which variances are requested and bring
the site closer to compliance with the City of Warren Zoning Ordinance Article XI - R4 Mobile Home Districts by increasing
the individual home site areas and increasing the parking.

Signature: [Signature] 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

I, WE CC Shadylane Property LLC
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE _____ OF CC Shadylane Property LLC
Title of Officer _____ Name of Company _____
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____
_____/RECORDED LAND CONTRACT PURCHASER(S) _____/RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/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 Eric Lord, P.E. *
Name(s) of Person(s)

THE Vice President OF Atwell, LLC *
Title of Officer _____ Name of Company _____

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 9 DAY OF March, 2023, BEFORE ME PERSONALLY CAME
Jeff Davidson, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Jeff Davidson DID SO OF his OWN FREE WILL AND DEED.

ASHLEY MCKENZIE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 08/21/2023
Acting in the County of Oakland

Ashley McKenzie
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 8-21-23

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.

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

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

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

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

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

Strict compliance with the site areas and parking requirements would be unnecessarily burdensome. The proposed Site Plans improve the pre-existing conditions for which the variances are requested. The variances are necessary to provide a site which has economic viability and can be operated safely with good access and parking.

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

All three (3) variances requested are pre-existing conditions that were not created by the current property 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 plight is due to unique circumstances of this property and not due to general neighborhood conditions. The community was permitted by the State of Michigan Licensing and Regulatory Affairs (LARA) Division which has jurisdiction over manufactured home communities in the State of Michigan and allowed to be constructed with multiple conditions that are no longer compliant with the current City Code.

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 variances 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. Rather, granting the variances will enhance the overall neighborhood and mitigate pre-existing public safety concerns.

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

The variances requested are related to the pre-existing unique features of the property, and are necessary to improve the existing community while utilizing existing access, roadways and parking areas.

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 for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the vicinity. Furthermore, variances are necessary to provide a site that can be operated safely with good access and parking.

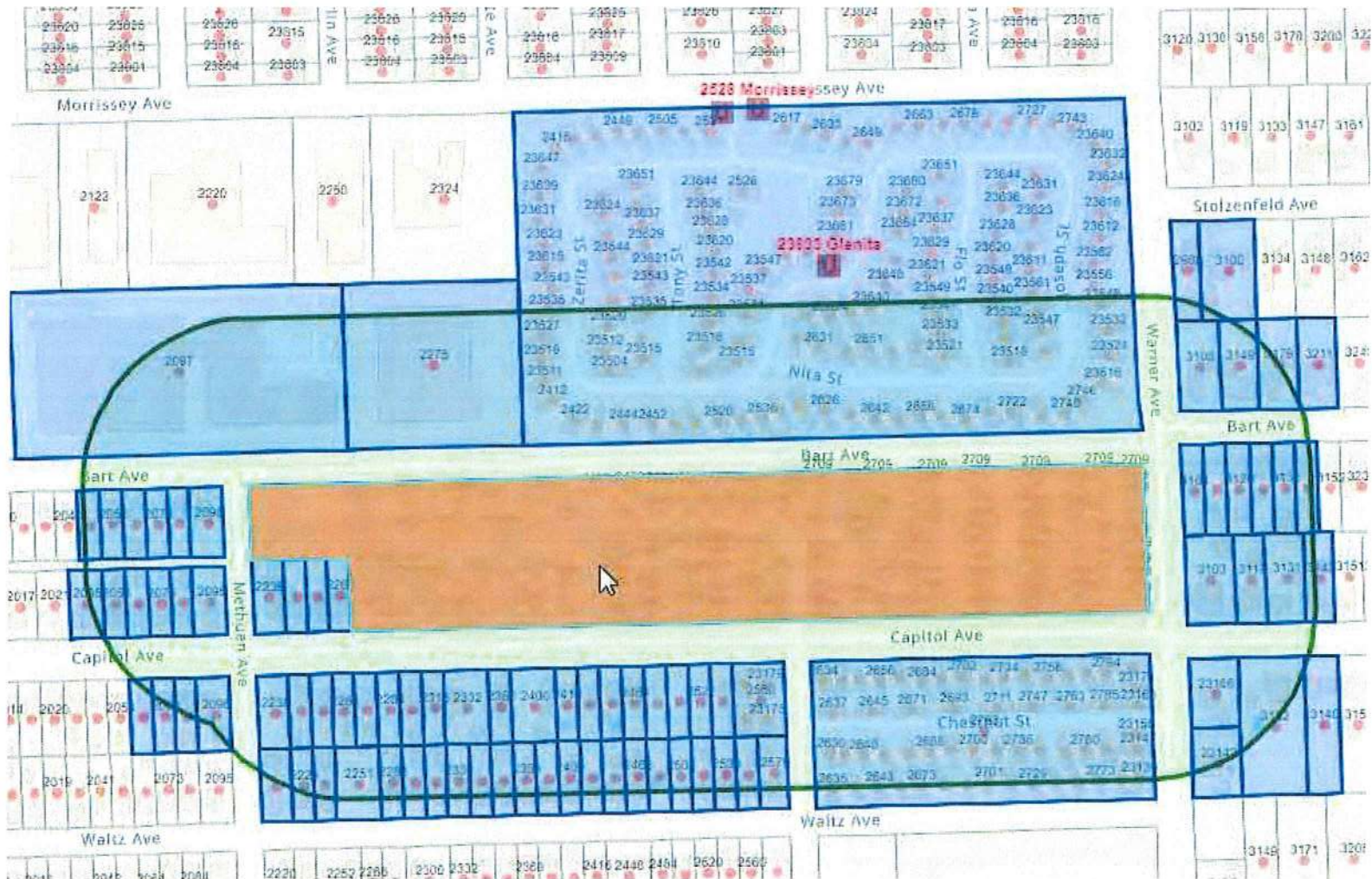
Klaas Knibee
2709 Capital F-5
Warren, Michigan

Re: 2702 Capital

Req. denied at meeting of May 8, 1963.

*Permission to sell mobile homes
set up on existing mobile
home sites.*

79



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: MAY 24, 2023 at 7:30 P.M.

Applicant: CC SHADYLANE PROPERTY LLC

Common Description: 2709 CAPITOL

VARIANCE(S) REQUESTED: Permission to:

- 1) Allow various sized individual home sites with the smallest provided, 29' x 67' = 1,943 square ft.
- 2) Waive 41 required parking spaces.
- 3) Allow 16' in length parking spaces in the 60-degree angled parking area.
- 4) Allow an 11' maneuvering lane.

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Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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Gary Watts, Vice-President, Dist. 4
Mindy Moore, Secretary, Dist. 3

Jonathan Lafferty, Asst. Sec'y, Dist. 2
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Ronald Papandrea, Dist. 1
Eddie Kabacinski, Dist. 5