



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, July 12, 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 Meetings of June 14, 2023 and June 28, 2023.**

- | | |
|---------------------|-----------------------------------|
| 6. PUBLIC HEARING: | APPLICANT: Macomb Ventures |
| REPRESENTATIVE: | Najah McCoy |
| COMMON DESCRIPTION: | 25600 Schoenherr |
| LEGAL DESCRIPTION: | 13-24-302-018 |
| ZONE: | PB |

VARIANCES REQUESTED: Permission to

Retain a 5 ft. high monument sign with 39.46 square ft. in signage, setback 4 ft. from the front property line. This is in addition to a 40 square ft. wall sign in which a variance was granted for on 5/24/2023. Total signage 79.46 square ft.

ORDINANCES and REQUIREMENTS:

Section 4A.33 – Signs Permitted in Professional Business and Special Service Districts

(PB, 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.

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

7. PUBLIC HEARING: **APPLICANT: NP Mound Road Industrial, LLC – Contact Daniel Holstein**

REPRESENTATIVE: Mark Warner
COMMON DESCRIPTION: 23500 Mound
LEGAL DESCRIPTION: 13-28-300-018
ZONE: MZ, M-4, M-2

VARIANCES REQUESTED: Permission to

- 1) Retain a building (bldg. #1) no less than 7.42 ft. from the east (rear) property line.
- 2) Waive 129 required off-street parking spaces for building #2.
- 3) Waive 31 required off-street parking spaces for building #4.

ORDINANCES and REQUIREMENTS:

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

Section 4.32 – Off-street Parking Requirements: (H) The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use. (23) Industrial establishments, including manufacturing, research and testing laboratories, creameries, bottling works, printing and engraving shops, warehouse and storage buildings. One (1) parking space for each one thousand two hundred (1,200) square feet of gross floor area.

8. PUBLIC HEARING: **APPLICANT: 14 Mack LP / Ian Quint**

REPRESENTATIVE: Derek Kosicki, P.S.
COMMON DESCRIPTION: 6500 Fourteen Mile
LEGAL DESCRIPTION: 13-04-126-021
ZONE: M-2

VARIANCES REQUESTED: Permission to

Allow the following related to a lot split:

- 1) Related to parcel “A”:
 - A. Retain existing parking spaces of 9’ x 20’ along the adjacent property line (south property line of proposed property B).
 - B. Waive the required curb along the adjacent property line (south property line of proposed property B).
- 2) Related to parcel “B”:
 - A. Retain existing parking spaces, 9’ x 20’ along the proposed south property line.
 - B. Waive the required curb along the proposed south property line.
 - C. Retain an existing building 5’ from the proposed side (west) property line.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-street Parking Requirements: (I) All spaces that abut a continuous curb required in accordance with Section 16.07 of this ordinance or a common property line shall be laid out in the following dimensions, including off-street maneuvering lanes: type: 90-degree, width: 9’, length: 22’.

Section 16.07 – Curb: Necessary curbs, or other protection against damage to adjoining properties, streets, sidewalks and greenbelts shall be provided and maintained.

Section 17.02 – Industrial Standards: (B) Side yards, and rear yards. M-2, 20’ each.

- 9. NEW BUSINESS**
- 10. ADJOURNMENT**

Paul Jerzy
Secretary of the Board

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



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 seeks variance regarding existing 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.

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

VARIANCES REQUESTED: Permission to:

Retain a 5 ft. high monument sign with 39.46 sf in signage, setback 4 ft. from the front property line. This is in addition to a 40 sf wall sign in which a variance was granted for on 5/24/23. Total signage 79.46 sf.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 06/08/2023 06/20/2023 (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 - SIGNS PERMITTED IN PROFESSIONAL BUSINESS AND SPECIAL SERVICE DISTRICTS (P.B., S.S.).
SECTION 4A.17 SETBACKS

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

dwenson, Zoning Inspector

\$250
6/8/2023
\$250

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

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

P
A
JUN 08 2023
CITY OF WARREN
BUILDING DIVISION

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: Retain ground monument sign for refacing.

Request for more than the allowed 12sq ft sign on monument ground sign

Please explain the nature of your hardship:

This is important for our brand recognition, & so our patients know this is the same Urgent Care. Same service and patients know, trust, and depend on. Same Urgent Care they are registered with and know their insurance is accepted. The 12sq. ft allowed signage is not conducive to our logo or the signage type used on all of our locations.

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

2. 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.

Signature: _____ Date: 6/8/23

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 Ali Hassan
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone
THE Owner OF Macomb Ventures, LLC

Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT 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 Najih McCoy *
Name(s) of Person(s)

THE Operations Manager 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 8th DAY OF June, 2023, 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.

MANAL A MCHEIK-SAAD
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires Dec. 05, 2028
Acting in the County of Wayne

[Signature]
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN
MY COMMISSION EXPIRES: Dec 05, 2028

NOTICE TO OWNER

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

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

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

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

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

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

~~This is important for our brand recognition & so our patients know this is the same Urgent Care. Same services patients know, trust, and depend on. Same urgent care they are registered in and know their insurance is accepted.~~

~~The 12sq. ft allowed signage is not conducive to our logo or the signage type used on all our other locations. This will cause hardship difficulty with our brand company, identification, and patient of also since we are an urgent care it is imperative that our signage be visible from patients in need for Urgent Care. A 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 for a monument ground sign. It will not negatively impact any surrounding businesses in the area.

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 acknowledgement of the facility.

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

25699 Schoenherr

Najah McCoy

Tue 6/20/2023 9:43 AM

To: Deborah Wenson

Good morning Deborah, I'm including in this email dimensions of the monument sign at our Warren location. The monument sign is 5Ft tall, and 4 ft from the property line. If you need anything further please let me know.

Thanks

Najah McCoy

Management and HR

Your Occupational Health and Safety Experts

Open 365 Days A Year

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

PUBLIC HEARING 5/24/2023 APPLICANT: Macomb Ventures LLC
REPRESENTATIVE: Najah McCoy
COMMONG DESCRIPTION: 2500 Schoenherr
LEGAL DESCRIPTION: 13-24-302-018
ZONE: PB

VARIANCES REQUESTED: Permission to:

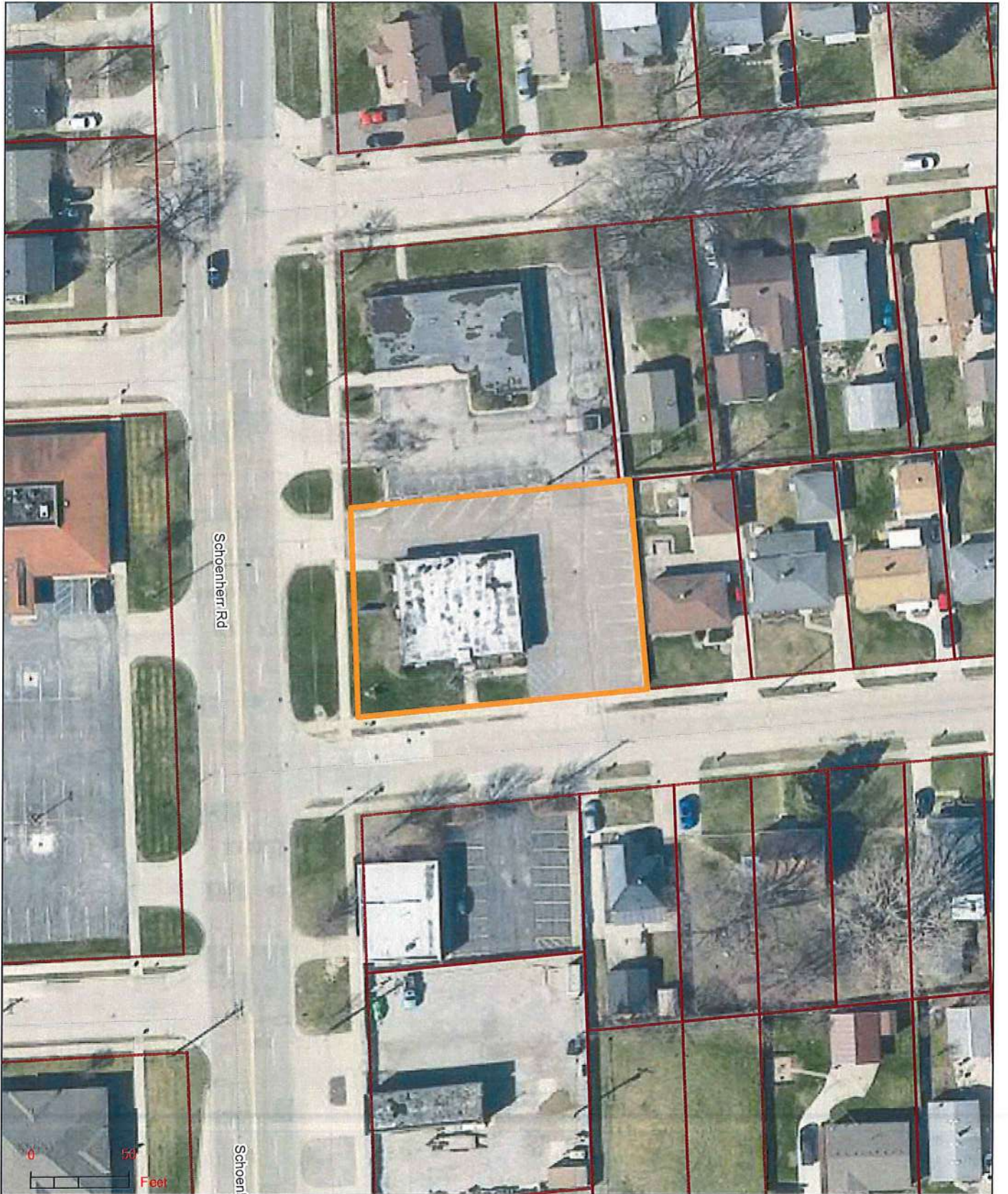
Allow the following signage:

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

The petitioner's request was **APPROVED** with the following changes:

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

2023 WARREN



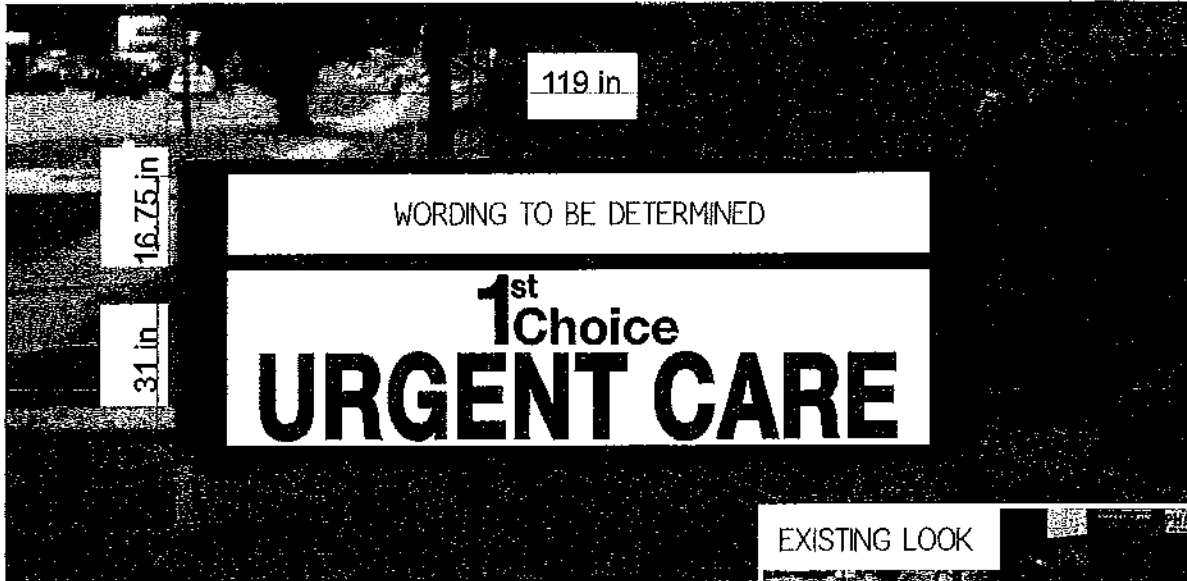
52
112



SCALE 1" = 1'-0"

c Square Feet

FACE CHANGE

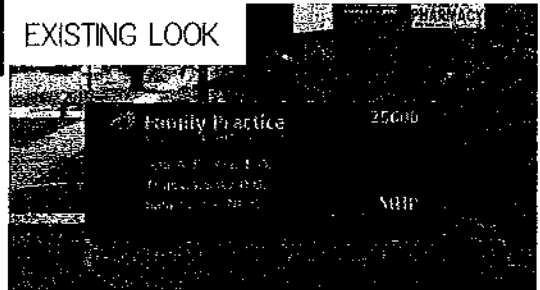


FACE CHANGE ONLY – DOUBLE SIDED

EXISTING MONUMENT SIGN

top face: 16.75' x 119' = 13.83 sq.ft

bottom face: 31' x 119' = 25.6 sq.ft *4 ft setback*





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: JULY 12, 2023 at 7:30 P.M.

Applicant: MACOMB VENTURES LLC
Common Description: 25600 SCHOENHERR

VARIANCE(S) REQUESTED: Permission to:

Retain a 5 ft. high monument sign with 39.46 square ft. in signage, setback 4 ft. from the front property line. This is in addition to a 40 square ft. wall sign in which a variance was granted for on 5/24/2023. Total signage 79.46 square ft.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: NP MOUND ROAD INDUSTRIAL, LLC-CONTACT DANIEL HOLSTEIN

REPRESENTATIVE: MARK WARNER

COMMON DESCRIPTION: 23500 MOUND

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

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

REASON: Additional variances needed for lot split.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 - INDUSTRIAL STANDARDS. (B) Side yards, and rear yards, M-2, 20 ft.

SECTION 4.32 - OFF-STREET PARKING REQUIREMENTS. (H) The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use. (23) Industrial establishments, including manufacturing, research and testing laboratories, creameries, bottling works, printing and engraving shops, warehouse and storage buildings. One (1) parking space for each one thousand two hundred 1,200 square feet of gross floor area

VARIANCES REQUESTED: Permission to:

1. Retain a building (bld. #1) no less than 7.42 ft. from the east (rear) property line.
2. Waive 129 required off street parking spaces for building #2.
3. Waive 31 required off street parking spaces for building #4.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

**NAME OF APPLICANT: NP MOUND ROAD INDUSTRIAL, LLC CONTACT
DANIEL HOLSTEIN**

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

SECTION 17.02 INDUSTRIAL STANDARDS
SECTION 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

4440 SW 6/12/23

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

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

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

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

Name of Representative: Marc Warner Telephone: _____

Representative's Address: same as applicant

Representative's Email Address: same as applicant prefer email communication

Address of Property: 23500 Mound Road, Warren, MI 48091

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

Purpose of Request: _____

Allow a setback of 7.42' from the Warren/Centerline Boundary that falls within the site (BLDG 1)

Please explain the nature of your hardship:

No adjustments to the previously approved site layout is proposed. Due to tenant requirements, the parcel must be subdivided. NP Mound Road Industrial, LLC intends to maintain ownership of all parcels with lease agreements defined by each new parcel. One parcel to remain unchanged is the existing land-locked parcel within the City of Centerline at the NE corner of the property. Due to the technicality of separate parcels at this location, Building 1 has 7.42 feet of space from the building to the property line which requires a setback variance. This parcel is land-locked and could not be sold/developed. To ensure this, the owner intends to create a no-build easement over the Centerline parcel.

Signature:  Date: 6/12/23

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

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

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

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

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

The setback is internal to the development on a land-locked parcel which was created due to the proposed lot split and existing city boundaries

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 setback was created due to the proposed lot split and existing city boundaries on an existing land-locked parcel

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 parcel is unique because it's within the City of Centerline, but land-locked by land in Warren and the adjacent Railroad

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.

No changes to the previously approved site layout is proposed. This request would have no impact on adjacent properties as the setback is against a land-locked parcel that is part of this development

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

The variance request is due to the unique existing conditions of the city boundary lines between Warren and Centerline

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 to maintain the previously approved site layout and meet tenant requirements for separate parcel ID numbers for each building on the overall development

2440.
6/12/23 SW

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: NP Mound Road Industrial, LLC - Contact: Daniel Holstein

Address: _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

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

Name of Representative: Marc Warner Telephone: _____

Representative's Address: same as applicant

Representative's Email Address: same as applicant prefer email communication

Address of Property: 23500 Mound Road, Warren, MI 48091

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

Purpose of Request: ~~Building height variance request - 50 feet requested~~

~~Light pole height variance requested - 40 feet requested~~

~~Fence height variance requested - 8 feet requested~~

Parking lot area less than building floor area as required per ordinance - request for variance:

Waive 129 required parking spaces for Parcel 2 (BLDG 2) & 31 required parking spaces for Parcel 4 (BLDG4)

Please explain the nature of your hardship:

See attached letter

Signature:  Date: 6/12/23

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

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.

See attached letter

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

See attached letter

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.

See attached letter

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.

See attached letter

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.

See attached letter

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.

See attached letter

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Nathaniel Hagedorn
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE Manager of NPD Management, LLC, the Manager OF NP Mound Road Industrial, LLC
Title of Officer Name of Company

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

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

THE Regional VP OF NorthPoint Development, LLC agents for NP Mound Road Industrial, 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.

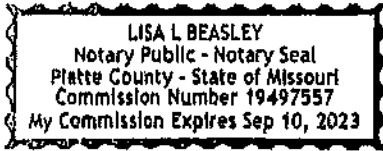
NP MOUND ROAD INDUSTRIAL, LLC
a Delaware limited liability company

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

By: 
Nathaniel Hagedorn, Manager

STATE OF MISSOURI
COUNTY OF Clay

ON THIS 8th DAY OF June, 20 22, BEFORE ME PERSONALLY CAME
Nathaniel Hagedorn, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.



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

NOTICE TO OWNER

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

PEA Project No.: 2021-0235

City of Warren
Zoning Board of Appeals

**NP Mound Road Development
NEC 9 Mile and Mound Roads
Zoning Board of Appeals Application**

Below is a list of requested variances:

- 1) Building height variance – 50 feet requested (10' above ordinance allowed 40' in M-4 district and 20' above ordinance allowed 30' in M-2 district)
- 2) Light pole height variance -- 40 feet requested (20' above ordinance allowed 20')
- 3) Fence height variance -- 8 feet requested (ordinance allows 6')
- 4) Proposed parking lot area for all three buildings are less than the building floor area as required by ordinance -- request to provide number of parking spaces needed

Please explain the nature of your hardship:

The proposed development involves demolition of the existing GM Warren Transmission Plant and construction of four (4) new industrial warehouse buildings. Due to clearances required inside of the buildings, the new buildings will need to be a maximum of 50 feet in height which exceeds the current zoning ordinance allowance of 40 feet for the M-4 zoning district and 30 feet for the M-2 zoning district. In addition, the current ordinance requires a maximum of 20-foot light pole height. This would require a significant number of light poles on the site to provide adequate lighting levels on the site for safety. Due to the proposed site layout, including truck maneuvering lanes and docks, it is not feasible to provide this number of light poles. A more common height of 40 feet is requested for this use which would also compliment the 50-foot building height and is a significant reduction from the current light pole heights on the site. The proposed 8' fencing would only be provided around the Building 2 outdoor storage and truck-trailer parking areas (internal to the site) as required by the tenant. This fencing will be screened from public view. All other fencing on the site would be 6' in height meeting ordinance. The ordinance requirement for the parking lot area is unnecessarily large and would require significant amount of additional parking and impervious surface that is not needed for these buildings.

Non-use variance criteria

Unreasonable impact/burden:

The proposed use is industrial warehouse with tenants requiring additional height clearances. A 50' building height is required to meet the tenants' needs. The existing buildings vary in height up to 83 feet. The existing site has light pole heights approximately 50' or more in height. Due to the current ordinance requirements, a maximum of 20' pole height is allowed. Due to the size of the property, a significant number of additional poles would be required to meet safe lighting levels using this pole height. The ordinance requirement for the parking lot area is unnecessarily large and would require significant amount of additional parking and impervious surface that is not needed for these buildings.

Not self-imposed:

Due to ordinance changes over the years reducing allowable building and light pole heights, the current standards are significantly less than the existing conditions on the site. The existing building height is approximately 83 feet and the existing light poles are approximately 50 feet or more in height which is significantly more than the current ordinance allowances. The fence height request is only for interior storage areas for Building 2 to provide additional security for the area.

Property Unique:

The property is of significant size - 123 acres and is unique due to being occupied by military and automotive factory use for decades. The most recent use of a GM Transmission plant was closed in 2019. Some Covid-related production was completed in 2020, but the factory has since been closed. Due to past military and automotive uses, the site has features that make it a difficult and costly site for redevelopment. In addition, the site is bordered on 3 sides by rail lines, ITC transmission lines and 2 main public roadways providing additional buffering to neighboring properties.

Not a Detriment:

The site is located in an industrial area and the proposed building and light pole heights will be significantly less than the current conditions on the site. In addition, the lighting will be shielded so as not to affect adjacent properties. The proposed redevelopment will improve an existing closed automotive plant site. This will improve property values and public safety for the area. A landscape buffer will be provided along both 9 Mile and Mound Roads and the existing railroad and ITC transmission lines border the eastern property line providing additional buffer to the neighbors. The proposed 8' fencing would only be provided around the Building 2 outdoor storage and truck-trailer parking areas (internal to the site) as required by the tenant. This fencing will be screened from public view. All other fencing on the site would be 6' in height meeting ordinance.

Not personal or economic:

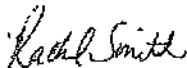
The variance requests are due to the significant size of the property and unique existing conditions of the site. The proposed redevelopment will be a significant improvement to the area. The proposed building and light pole heights will be much less than existing conditions.

Necessary:

The variance requests are in line with surrounding properties and uses and are much less than the current conditions on the site. The proposed redevelopment use is industrial warehouse with tenants requiring additional clearance heights which a 50' building height can provide. Due to the size of the site, a pole height of 20' would require a significant number of poles which would be difficult to provide while still meeting the parking and truck storage needs of the tenants. The 40' height requested would also be more complimentary with the 50' building height. The proposed 8' fencing would only be provided around the Building 2 outdoor storage and truck-trailer parking areas (internal to the site) as required by the tenant. All other fencing on the site would be 6' in height meeting ordinance. The ordinance requirement for the parking lot area is unnecessarily large and would require significant amount of additional parking and impervious surface that is not needed for these buildings.

Sincerely,

PEA Group



Rachel L. Smith, PE, LEED AP, CFM
Associate | Senior Project Manager

23500 MOUND

09/14/2021

LEGAL DESCRIPTION: 13-28-300-018

VARIANCES REQUESTED: Permission to

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

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

23500 MOUND

11/10/2021

LEGAL DESCRIPTION: 13-28-300-018

VARIANCES REQUESTED: Permission to

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

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

23500 Mound Rd.

GMC, Hydra-Matic, Warren Plant

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

23500 Mound Rd.

GMC, Hydra-Matic, Warren Plant

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

23500 Mound Road

General Motors Hydramatic

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

23500 Mound Road

General Motors Hydramatic Div.
Warren Plant

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

23500 Mound Road

Chevrolet Motor Div. GMC

23500 Mound Road
Warren, Michigan

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

Request granted with condition at meeting of
August 24, 1966

*extend parking lot to within 99' of front P.
with condition that the blue spruce be
extended in the front with the blue spruce that is
equal in size + quality to that which is existing*

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

Request approved at meeting of June 26, 1963

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

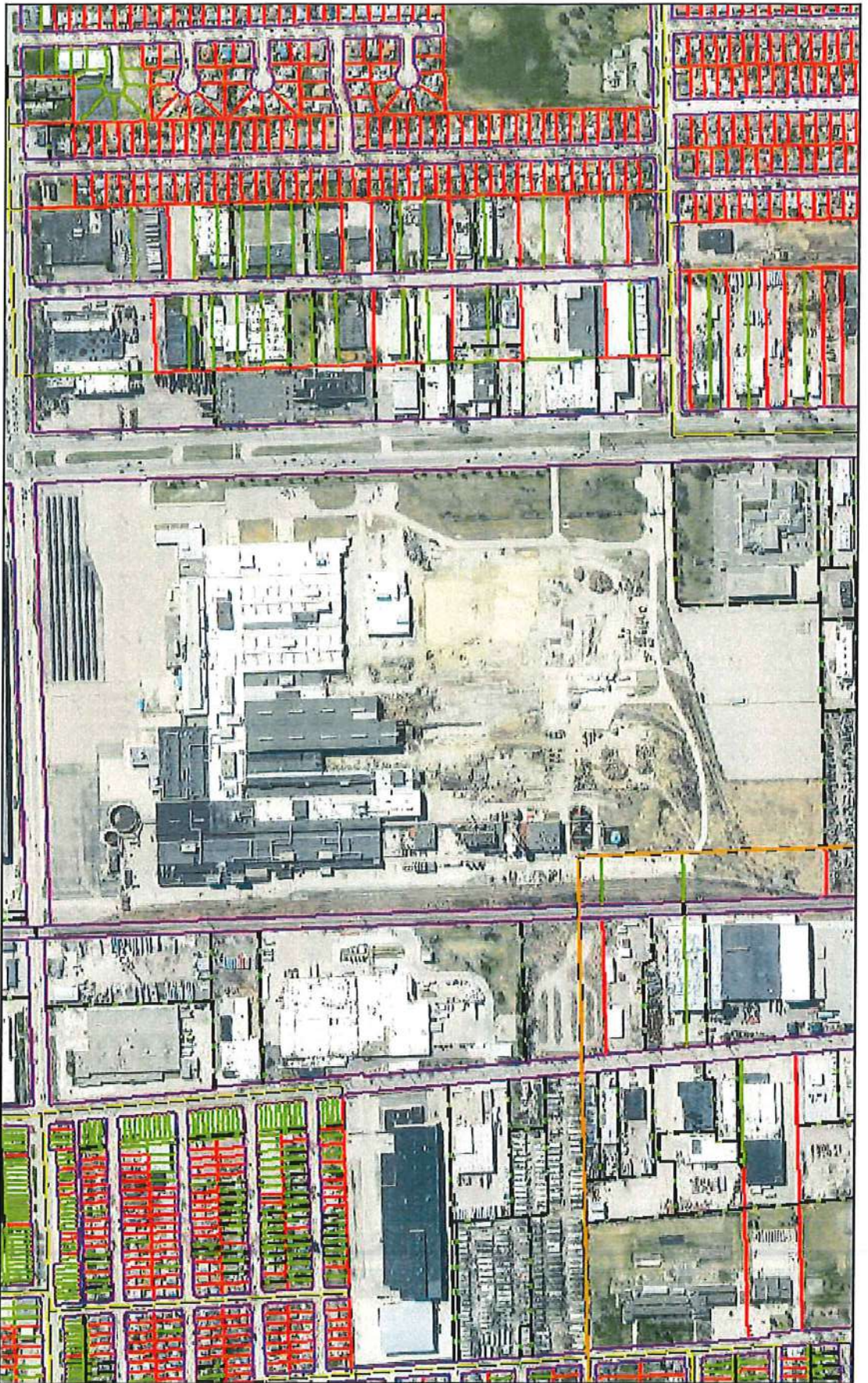
23500 Mound Road

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

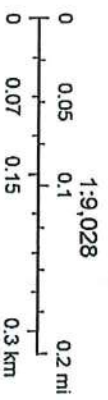
Request denied at meeting of June 22, 1966

TO USE THE FRONT YARD FOR
PARKING TO WITHIN 48 FT
OF THE FRONT ~~PL~~
DENIED

ArcGIS Web Map



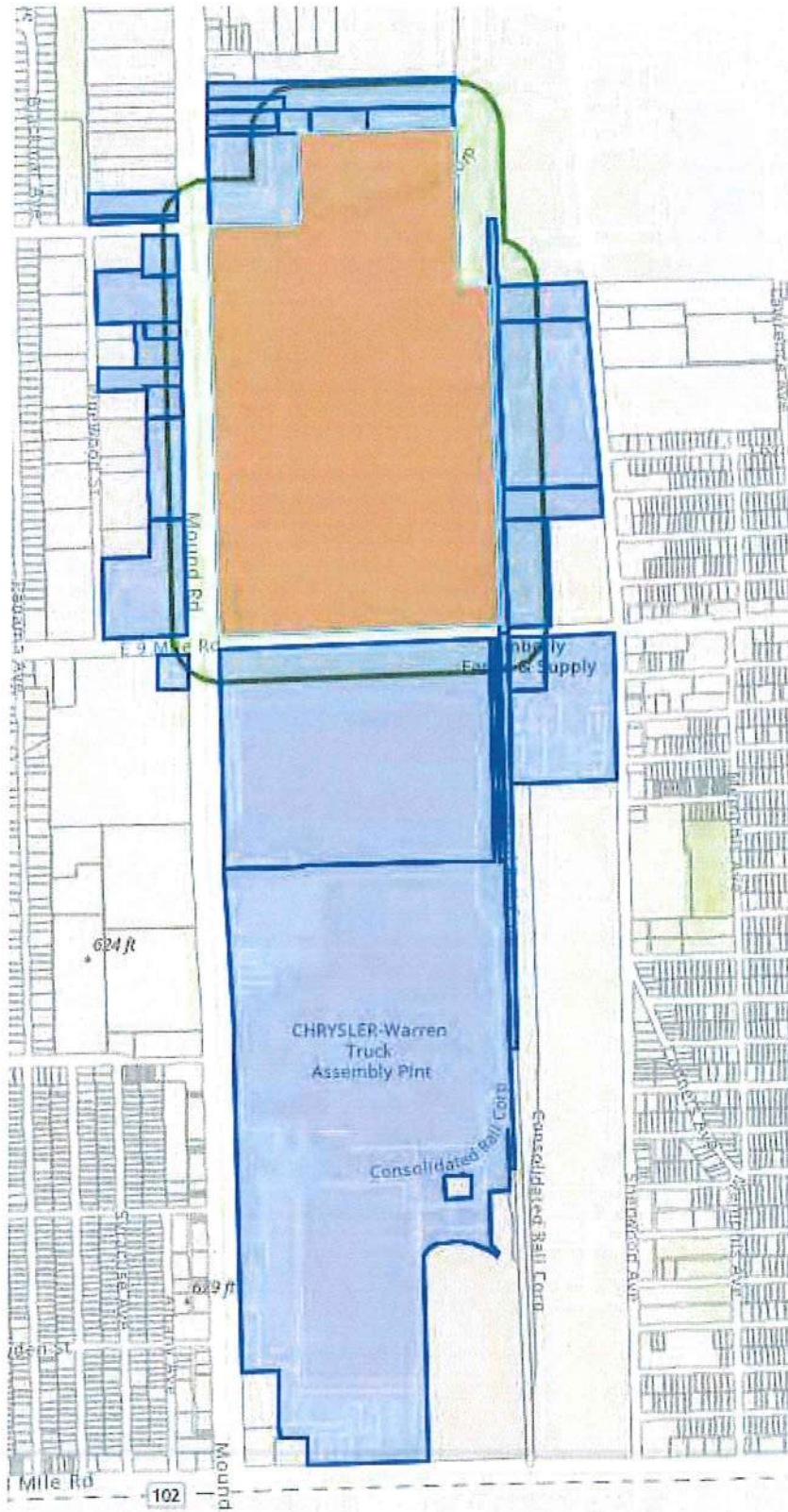
4/3/2023, 12:17:03 PM



ArcGIS Web AppBuilder
This layer is visible at all scales. | This layer is visible between the scale 1:1 - 120,000. |

23500 MOUND ROAD
13-28-300-018

26
11





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: JULY 12, 2023 at 7:30 P.M.

Applicant: NP MOUND ROAD INDUSTRIAL, LLC – DANIEL HOLSTEIN
Common Description: 23500 MOUND

VARIANCE(S) REQUESTED: Permission to:

- 1) Retain a building (bldg. #1) no less than 7.42 ft. from the east (rear) property line.
- 2) Waive 129 required off-street parking spaces for building #2.
- 3) Waive 31 required off-street parking spaces for building #4.

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: 14 MACK LP/IAN QUINT

REPRESENTATIVE: DEREK KOSICKI, P.S.

COMMON DESCRIPTION: 6500 FOURTEEN MILE

PARCEL NUMBER: 12-13-04-126-021

ZONED DISTRICT: M-2

REASON: Petitioner seeks variances related to lot split.

ORDINANCES and REQUIREMENTS:

SECTION 4.32 - OFF-STREET PARKING REQUIREMENTS. (I) All spaces that abut a continuous curb required in accordance with section 16.07 of this ordinance or a common property line shall be laid out in the following dimensions, including off-street maneuvering lanes: type: 90 degree, width: 9', length: 22'.

SECTION 16.07 - CURB. Necessary curbs, or other protection against damage to adjoining properties, streets, sidewalks and greenbelts shall be provided and maintained.

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

VARIANCES REQUESTED: Permission to:

Allow the following related to a lot split:

1. Related to parcel "A":
 - A. Retain existing parking spaces of 9' x 20' along the adjacent property line (south property line of proposed property B).
 - B. Waive the required curb along the adjacent property line (south property line of proposed property B).
2. Related to parcel "B":
 - A. Retain existing parking spaces, 9' x 20' along the proposed south property line.
 - B. Waive the required curb along the proposed south property line.
 - C. Retain an existing building 5' from the proposed side (west) property line.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: 14 MACK LP/IAN QUINT

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

SECTION 4.32 PARKING.
SECTION 16.97 CURB.
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

\$440 SW

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

JUN 7 2023
CITY OF WARREN
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: 14 Mack LP / Ian Quint

Address _____ Telephone: _____

Applicant's Email Address: _____ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: Derek Kosicki, P.S. Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ prefer email communication

Address of Property: 6500 E 14 Mile Rd, Warren, MI 48092

Parcel I.D. No. (as shown on tax bill): 12-13-04-126-021

Purpose of Request: Per the Planning Commission's Recommendation report for Parcel A: (1) Retain the existing parking

spaces at 9 ft. x 20 ft. along the adjacent property line (south property line of Proposed Property B). (2) Waive the required curb along

the adjacent property line (south property of Proposed Property B). For Parcel B: (1) Retain the portion of the building located

in the required setback along the west property line.

Please explain the nature of your hardship:

The current bylaw with respect to the necessary setback requirements would unreasonably restrict the owner's (tenants')

access to Parcel A. More specifically, the current setback bylaws would require Parcel B's property line to unnecessarily

divide the driveway on the west side of Parcel B. In addition, the current bylaws on the curb requirement would result

in the elimination of necessary parking spaces to the occupants of the properties. In granting these minor variances,

there will be no change in density of use, no direct effect on surrounding properties, and no detriment to the public welfare.

Signature: _____ Date: 2023-05-30

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 Ian Quint / 14 Mack LP
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE President OF Warren Roseville GP, Inc., general partner of 14 Mack LP
Title of Officer Name of Company

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

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Derek Kosicki, P.S. *
Name(s) of Person(s)

THE President OF Michigan Surveying *
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.

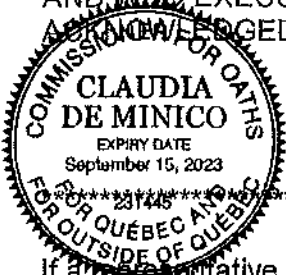
SIGNED _____ L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

~~STATE OF MICHIGAN~~ Province of Quebec
~~COUNTY OF _____~~ City of Montreal

ON THIS 30th DAY OF May, 2023, BEFORE ME PERSONALLY CAME
_____, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
AFFIRMED THAT Ian Quint DID SO OF his OWN FREE WILL AND DEED.



C. De Minico
NOTARY PUBLIC, _____ COUNTY, MICHIGAN
MY COMMISSION EXPIRES: Sept. 15, 2023

NOTICE TO OWNER

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

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

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

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

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

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

Variences to the current setback requirements are necessary to allow for equitable use of both proposed properties once they are split, per our split proposal. These variance requests for the building, parking, and curb are minimal. Specifically, granting these variances would allow continued access to proposed Parcel A by eliminating proposed Parcel B's property line running through a key access point.

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 parent parcel of the 2 proposed parcels is 66+ acres of developed commercial property. The condensed site conditions pose a challenge to make an equitable parcel split proposal while maintaining logical property lines without the need for some minor, minimal, non-impactful variances.

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 driveway mostly benefits 6500 14 Mile and will remain on the same parcel as that property. The variance is needed to ensure the driveway isn't split in half.

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 variance will not change the built environment, the building abuts a driveway and the variance will not have any impact on neighbors.

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 condensed nature of the site containing several operating, or potentially operating business, have made it difficult to present a logical parcel split without the need for 3 minor, non-detrimental variances to achieve our goal.

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.

Our split proposal has passed through the Warren City Planning Commission, and is contingent on the approval of the three small variances we are requesting. Large parcels often split into smaller ones for a variety of reasons, and the conditions at this location require these variances to achieve that end.

March 13, 2019
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Art Van Furniture Inc
Eric Cherget
6500 Fourteen Mile
13-04-126-021
M-2

VARIANCES REQUESTED: Permission to

- 1) ~~Conduct an outdoor tent sales operation in an area with two (2) tents 40' x 60', (2,400 square feet/4,800 square feet total) as per the plan, in the front parking area of the store, from April 28th through May 15, 2019.~~
- 2) Waive fifty-seven (57) parking spaces in the front parking lot of the store in order to operate the outdoor tent sales operation. Twenty-five (25) spaces for the placement of the tents and thirty-two (32) spaces required for the outdoor sales area, in addition to the previous parking spaces (610) that were waived by the ZBA July 14, 1993 and November 8, 1995 and 256 spaces waived 10/16/2013.

The petitioner's request was APPROVED as written.

6500 Fourteen Mile

3/11/2020

LEGAL DESCRIPTION: 13-04-126-021

VARIANCES REQUESTED: Permission to

Conduct annual spring fair in the parking lot from Friday, May 15 to Sunday, May 17, 2020 from:

Friday 4:00 p.m. to 12:00 a.m.
Saturday Noon to 12:00 a.m.
Sunday Noon to 11:00 p.m.

The petitioner's request was POSTPONED INDEFINITELY.

6500 Fourteen Mile Rd.

Pinehurst Development Co.
31435 Stephenson Hwy.
Madison Hgts.

Rep: Henry J. Andries

Request granted - 20 ft. landscaped area inside property at Meeting of Feb. 26, 1969.

3/14/2018

6500 Fourteen Mile

LEGAL DESCRIPTION: 13-04-126-021

VARIANCES REQUESTED: Permission to

- 1) Conduct an outdoor tent sales operation in an area with two (2) tents 40' x 60', (24 sq. ft. / 4800 sq. ft. total) as per the plan, in front parking area of the store, from May 30 through May 17, 2018 and a second tent sale from July 23 through August 2018 with the same tent sizes and locations as per the plan.
- 2) Waive fifty-seven (57) parking spaces in the front parking lot of the store in order to operate the outdoor tent sales operation. Twenty-five (25) spaces for the placement of the tents and thirty-two (32) spaces required for the outdoor sales area. In addition to the previous parking spaces (610) that were waived by the ZBA July 14, 1993 a November 8, 1995 and 256 spaces waived 10/16/2013.

The petitioner's request was **GRANTED** as written with the condition that music and light system will not be allowed after 8:00 p.m.

4/11/2017

6500 Fourteen Mile

LEGAL DESCRIPTION: 13-04-126-021

VARIANCES REQUESTED: Permission to

- 1) Conduct an outdoor tent sales operation in an area with two (2) tents 40' x 60' (24 sq. ft. / 4800 sq. ft. total) as per the plan, in front parking area of the store, from May 18 through May 18, 2017 and a second tent sale from July 24 through August 17, 2017 with the same tent sizes and locations as per the plan.
- 2) Waive fifty-seven (57) parking spaces in the front parking lot of the store in order to operate the outdoor tent sales operation. Twenty-five (25) spaces for the placement of the tents and thirty-two (32) spaces required for the outdoor sales area. In addition to the previous parking spaces (610) that were waived by the ZBA July 14, 1993 a November 8, 1995 and 256 spaces waived 10/16/2013.

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

4/13/2016

6500 Fourteen Mile

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

APPLICANT: ART VAN FURNITURE Inc.
 Mr. Brian Lack / Store Manager
 6500 Fourteen Mile Road
 13-04-126-021
 M-2

VARIANCES REQUESTED: Permission to

- 1.) Conduct an OUTDOOR "TENT" SALES OPERATION in an area with two (2) tents 40' x 60', (2400 sq. ft. / 4800 sq. ft. total) as per the plan, in front parking area of the store, from May 16 through June 3, 2016 and a second tent sale from July 25 through August 18, 2016 with the same tent sizes and locations as per the plan.
- 2.) Waive fifty-seven (57) parking spaces in the front parking lot of the store in order to operate the outdoor "tent" sales operation. Twenty-five (25) spaces for the placement of the tents and thirty-two (32) spaces required for the outdoor sales area. In addition to the previous parking spaces (610) that were waived by the ZBA July 14, 1993 and November 8, 1995 and 256 spaces waived 10/16/2013.

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

6500 14 Mile

4/8/15

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

APPLICANT: Art Van Furniture Inc.
 Mr. Brian Lack/Store Manager
 6500 Fourteen Mile Road
 13-04-126-015
 M-2

VARIANCES REQUESTED: Permission to

1. Conduct an outdoor "tent" sales operation in an area with two (2) tents 40' x 60' (2800 sq. ft./4800 sq. ft. total) as per the plan, in front parking area of the store, from May 4 through May 20, 2015 and a second tent sale from July 27 through August 19, 2015 with the same tent sizes and locations as per the plan.
2. Waive fifty-seven (57) parking spaces in the front parking lot of the store in order to operate the outdoor "tent" sales operation. Twenty-five (25) spaces for the placement of the tents and thirty-two (32) spaces required for the outdoor sales area. In addition to the previous parking spaces (610) that were waived by the ZBA July 14, 1993 and November 8, 1995 and 256 spaces waived 10/16/2013.

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

6500 Fourteen Mile

2/12/14

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

APPLICANT: Art Van Furniture
 Mr. Danny Longo
 6500 Fourteen Mile
 13-04-126-015
 M-2

VARIANCES REQUESTED: Permission to

1. To conduct an OUTDOOR "TENT" sales operation in an area 40' x 80', (3,200 sq.ft., and 20' x 20' (400 sq. ft.) as per the plan, in front parking area of the store, from May 6 through May 21, 2014 and a second tent sale from July 30 through August 20, 2014 with the same tent sizes and locations.
2. To waive sixty-two (62) parking spaces in the front parking lot of the store in order to operate the outdoor "tent" sales operation. Thirty-five (35) spaces for the placement of the tent and twenty-seven (27) spaces required for the outdoor sales area. In addition to the previous parking spaces (610) that were waived by the ZBA July 14, 1993 and November 8, 1995.

Petitioner's request was **GRANTED** as stated above.

10/16/2013

6500 Fourteen Mile

Art Van Furniture: 6500 Fourteen Mile & west 516' of 31950 Mound; 13-04-126-015 & west 516' of 13-04-176-001: was GRANTED Permission to:

1. Waive 256 required off street parking for the new warehouse addition.
2. Allow a building warehouse addition to 40'2" in height. With the condition that the two properties be combined.

9/25/2013

6500 Fourteen Mile

Art Van Furniture, 6500 Fourteen Mile, & west 516' of 31950 Mound Road, 13-04-126-015 & west 516' of 13-04-176-001, was RESCHEDULED to October 16, 2013.

4/10/2013

6500 Fourteen Mile

Art Van Furniture, Danny Longo, 6500 Fourteen Mile Road, 13-04-126-015, petitioner was GRANTED permission to:

1. Conduct an Outdoor "TENT" SALES OPERATION in an area 40' x 80', (3200 sq. ft.), and 20' x 20' (400 sq. ft.) as per the plan, in front parking area of the store, from May 1 through May 24, 2013 and a second tent sale from July 29 through August 23, 2013 with the same tent sizes and locations.
2. Waive sixty-two (62) parking spaces in the front parking lot of the store in order to operate the outdoor "tent" sales operation. Thirty-five (35) spaces for the placement of the tent and twenty-seven (27) spaces required for the outdoor sales area. In addition to the previous parking spaces (610) that were waived by the ZBA July 14, 1993 and November 8, 1995.

5/9/2012

6500 Fourteen Mile

Art Van Furniture, Sara DeFour, 6500 Fourteen Mile Road, also known as 13-04-126-015, Permission 1. To Conduct an OUTDOOR "TENT" SALES OPERATION in an area 40' x 80', (3200 sq. ft.), and 20' x 20' (400 sq. ft.) as per the plan, in front parking area of the store, from May 11 through May 23, 2012, and a second tent sale from August 5 through August 19, 2012, with the same tent sizes and locations. 2. To Waive sixty-two (62) parking spaces in the front parking lot of the store in order to operate the outdoor "tent" sales operation. Thirty-five (35) spaces for the placement of the tent and twenty-seven (27) spaces required for the outdoor sales area. In addition to the previous parking spaces (610) that were waived by the ZBA July 14, 1993 and November 8, 1995.

6500 Fourteen Mile

Art Van Furniture, 6500 14 Mile Road, Also Known As 13-04-126-015, GRANTED the following request: #1. To conduct a temporary OUTDOOR "TENT" SALES OPERATION in an area 40' x 80' (3200 sq. ft.) in front parking area of the store, from May 13, through May 31, 2011 and #2. temporary variance granted for the period of the tent sale to waive sixty-two (62) parking spaces in the front parking lot of the store in order to operate the outdoor "tent" sales operation. Thirty-five (35) spaces for the placement of the tent and twenty-seven (27) spaces required for the outdoor sales area.

5/11/2011

6500 Fourteen Mile

Art Van Furniture, 6500 14 Mile Road, Also Known As 13-04-126-015, GRANTED the following request: #1. To conduct a temporary OUTDOOR "TENT" SALES OPERATION in an area 40' x 80' (3200 sq. ft.) in front parking area of the store, from June 1, 2011, through August 20, 2011. #2. To temporarily waive sixty-two (62) parking spaces in the front parking lot of the store in order to operate the outdoor "tent" sales operation. Thirty-five (35) spaces for the placement of the tent and twenty-seven (27) spaces required for the outdoor sales area. In addition to the previous parking spaces (610) that were waived by the ZBA July 14, 1993 and November 8, 1995.

6/8/2011

5/11/2011

6500 Fourteen Mile

Art Van Furniture, 6500 14 Mile Road, Also Known As 13-04-126-015, GRANTED the following request: #1. To conduct a temporary OUTDOOR "TENT" SALES OPERATION in an area 40' x 80' (3200 sq. ft.) in front parking area of the store, from May 13, through May 31, 2011 and #2. temporary variance granted for the period of the tent sale to waive sixty-two (62) parking spaces in the front parking lot of the store in order to operate the outdoor "tent" sales operation. Thirty-five (35) spaces for the placement of the tent and twenty-seven (27) spaces required for the outdoor sales area.

7/14/10

6500 14 Mile

Art Van Furniture, 6500 14 Mile Road, Also Known As 13-04-126-015, GRANTED the following request: 1. To conduct an OUTDOOR "TENT" SALES OPERATION in an area 40' x 100' (4,000 sq. ft.) in front parking area of the store, from August 4, to August 17, 2010. 2. To waive sixty-two (62) parking spaces in the front parking lot of the store in order to operate the outdoor "tent" sales operation. Thirty-five (35) spaces for the placement of the tent and twenty-seven (27) spaces required for the outdoor sales area. With the understanding that once the outside tent sale has ceased, the waiver of the parking spaces is null and void. In addition to the previous parking spaces (610) that were waived by the ZBA July 14, 1993 and November 8, 1995.

12/10/08

6500 Fourteen Mile

ART VAN FURNITURE, INC., GARY VAN ELSLANDER, PRESIDENT, 6500 Fourteen Mile, Also Known As 13-04-126-015 - GRANTED request to install a temporary sign 38' x 47' (1,786 sq. ft.) on the face of the high-rise warehouse, 1,528 feet from the front lot line, from January 1 through December 31, 2009

6500 Fourteen Mile - Card 1

11/14/200/

2001

ART VAN FURNITURE, 6500 Fourteen Mile, Also Known As 13-04-126-015 - DENIED request 1) To continue an existing legal non-conforming wall sign 67' x 6.5' (435.5 sq. ft.) Permit #029777 issued 10/30/84. 2) To continue an existing legal non-conforming wall sign 62' x 7' (434 sq. ft.) Permit #02999 issued 1/4/85. 3) To update and enhance existing "Customer Pick-up" signage as follows: a) To continue a legal non-conforming 279 sq. ft. "Customer Pick-up" wall sign, Permit #04305 issued 9/18/91; and add one (1) "truck" graphic at 539 sq. ft. and add one (1) "man" graphic at 187 sq. ft. and add a 9.5 sq. ft. "logo" graphic for a total of 1,015 sq. ft. on the East elevation.

6500 Fourteen Mile - Card 2

11/14/200/

2001

b) To retain a 279 sq. ft. "Customer Pick-up" sign on the South elevation and add one (1) 246 sq. ft. "truck" graphic and add a 9.5 sq. ft. "logo" graphic for a total 534 sq. ft. 4) To continue an existing legal non-conforming wall sign 190' x 6' (1140 sq. ft.) on the front of the building. Permit #04350 issued 1/3/92. Total non-conforming signage requested to be continued: 2,567 sq. ft. Total new signage requested - verbiage and graphics: 991 sq. ft. Total Customer Pick-up and new requested graphics measured per Ordinance: 2,098 sq. ft. Total wall signage requested 3,942 sq. ft. + 24 banners at 384 sq. ft. = 3,942 sq. ft. Total wall signage as measured per ordinance requirement requested: 4,107.5 sq. ft. + 24 banners at 384 sq. ft. Total 4,491.5 sq. ft.

4/24/2002

6500 14 Mile

ART VAN FURNITURE, 6500 Fourteen Mile, Also Known As 13-04-126-015 - **GRANTED** request to waive the required hardsurfacing on a gravel lot 338' x 420' (141,960 sq. ft.) at the southeast corner of the property. **WITH THE CONDITION** that when the property is developed this area will be paved and when the construction is completed all of the ordinance requirements will be met as far as the paving and black topping of that area.

6500 Fourteen Mile Road
Art Van Furniture

Granted permission at the meeting of 4-30-86 to construct a 632' x 400' building addition, 48'8" in height at the highest point above the finish grade.

6500 Fourteen Mile 11-10-99

Also known as 13-04-126-015

Art Van Furniture - GRANTED request to permanently retwenty-four (24) banners (2 each on 12 interior light poles on traffic Islands) 2'x8' (16 sq.ft.each) total 384 square feet of banners. WITH THE STIPULATION that there br no verbiage on the banners and that they be scenic and graphic only and that they be of a decorati graphics and not furniture or appliance or any other *type of sales item.*

6500 East Fourteen Mile Road
Art Van Furniture, Incorporated

Granted permission to erect a 151,100-square-foot, 100-foot high, warehouse addition. Also, permission was granted to Waive 460, required, off-street parking spaces in addition to the 150 spaces waived by the Board of Appeals on July 14, 1993.

6500 E. Fourteen Mile Rd.

Art Van Furniture

Also known as 13-04-126-015 - Granted permission to erect a 20-ft X 44-ft (880 Sq Ft), monument sign, 44-ft high, including a six (6) ft base, to no less than 35 ft from the 14 Mile rd property line and to include a graphic display area with neon tubing with the stipulation the division of Buildings and Safety Engineering is not to release the final inspection until the berm and other restrictions and conditions that were imposed by Planning and the Board of Appeals have been complied with.

October 13, 1997

November 8, 1995

6500 E. 14 Mile

Art Van Furniture

GRANTED permission at the meeting of 5/24/78 to erect approximately 2,000 lin. feet of six (6) foot high cyclone fence with three strands of barbed wire on top.

6500 Fourteen Mile Rd.

Pinehurst Development Co.
31435 Stephenson Hwy.
Madison Hgts.

Rep: Henry J. Andries

Request granted - 20 ft. landscaped area inside property at Meeting of Feb. 26, 1969.

6500 Fourteen Mile Rd.

Art Van Furniture

DENIED permission at the meeting of 5-9-90 to construct a 36,500 sq. ft. addition, no higher than 45 ft. at the highest point above the finished grade, with two (2) mezzanines in the interior of the building. Also, permission to waive 400, required, off-street parking spaces was DENIED.

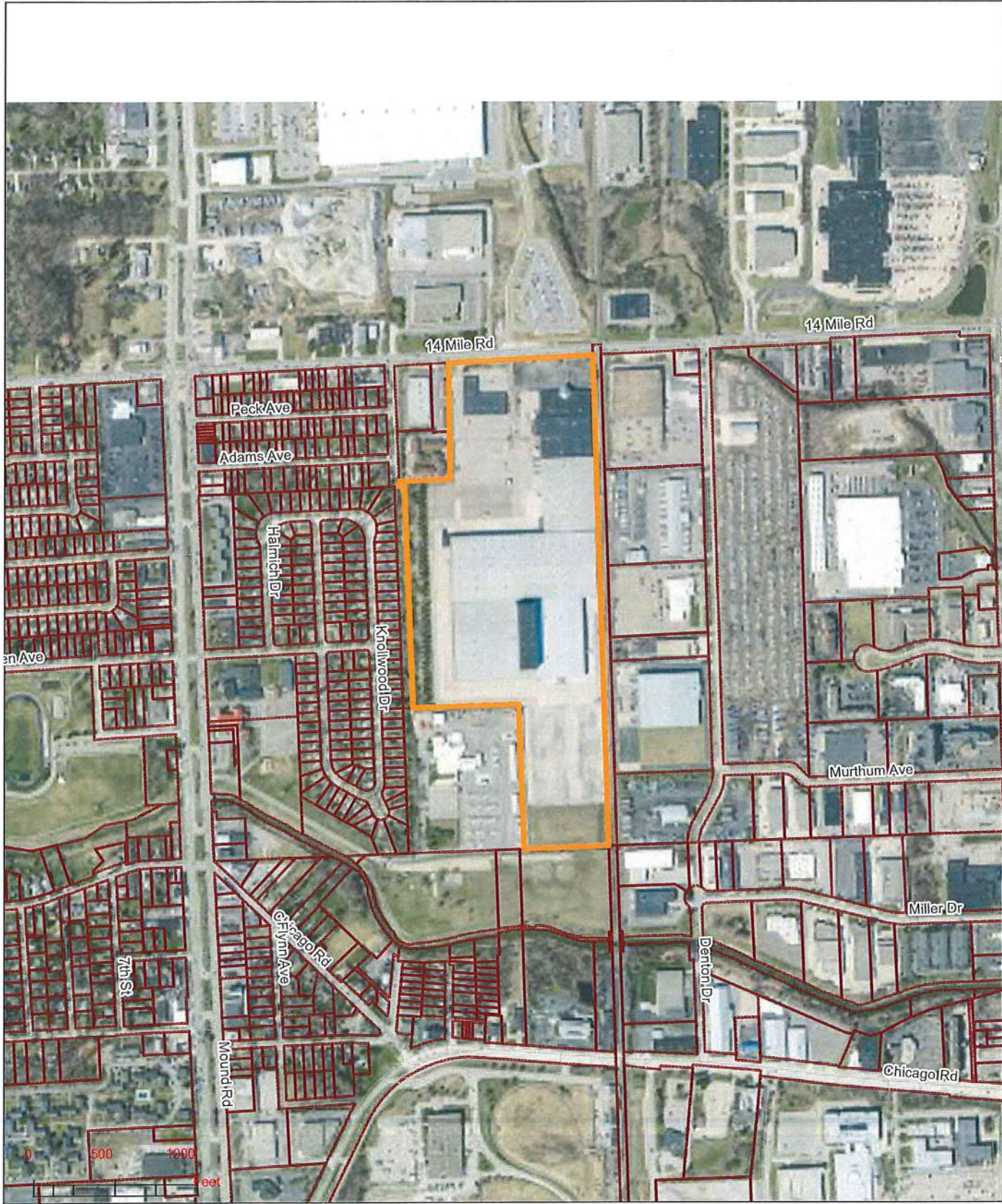
6500 Fourteen Mile Rd.

Federal's Inc.
1200 E. McNichols
Detroit, Mich. 48203

Request granted with condition at the Meeting of December 10, 1969.

Granted permission to erect a 336 square foot sign 50' high to within 20' of the front R.

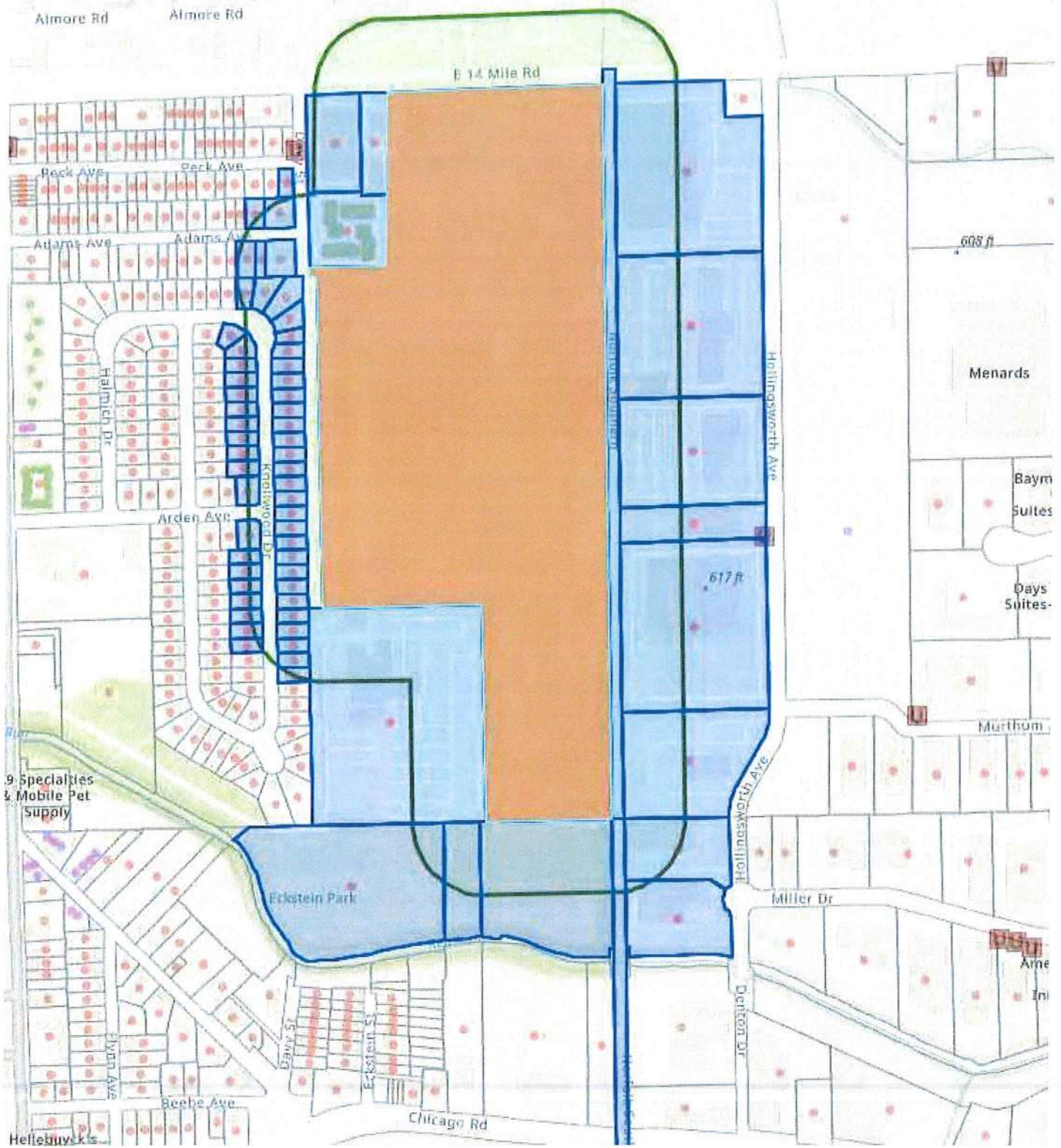
WARREN



3301 FOURTEEN MILE
13-04-126-021

WSDD Fourteen mile

606



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: JULY 12, 2023 at 7:30 P.M.

Applicant: 14 MACK LP / IAN QUINT

Common Description: 6500 FOURTEEN MILE

VARIANCE(S) REQUESTED: Permission to:

Allow the following related to a lot split:

- 1) Related to parcel "A":
 - A. Retain existing parking spaces of 9' x 20' along the adjacent property line (south property line of proposed property B).
 - B. Waive the required curb along the adjacent property line (south property line of proposed property B).
- 2) Related to parcel "B":
 - A. Retain existing parking spaces, 9' x 20' along the proposed south property line.
 - B. Waive the required curb along the proposed south property line.
 - C. Retain an existing building 5' from the proposed side (west) property line.

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

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

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

Sincerely, Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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