



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 26, 2023 at 7:30 p.m. in the Warren Community Center  
Auditorium, 5460 Arden, Warren, Michigan 48092.**

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

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meetings of June 14, 2023 and June 28, 2023.**

6. PUBLIC HEARING: **APPLICANT: 11777 Eight Mile**  
*(Rescheduled from 6/14/2023)*  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 11177 Eight Mile  
LEGAL DESCRIPTION: 13-34-401-006  
ZONE: M-3

**VARIANCES REQUESTED: Permission to**

- 1) Waive the masonry wall requirement and retain the existing chain link fence along the north 135.75' of the west property line, and
  - a. Attach new corrugated metal to the existing chain link fence on the park side.

**ORDINANCES and REQUIREMENTS:**

**Section 4D.36 – Obscuring Walls:** Where a non-residential land use abuts a residential district and a wall is used to obscure the non-residential property from the abutting property, the wall shall be constructed of masonry material. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Required walls shall be similarly finished on all sides and structurally sound.

**Section 4D.38 – Height:** Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

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

**Section 4D.12 – Posts or Foundation:** All fences shall be a self-supporting structure.

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

7.	PUBLIC HEARING: REPRESENTATIVE: COMMON DESCRIPTION: LEGAL DESCRIPTION: ZONE:	<b>APPLICANT: Ronald Takala</b> Same as above. 24660 Panama 13-29-226-019 R-1-C
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**VARIANCES REQUESTED: Permission to**

- 1) Erect a 160 square ft. shed.
- 2) Erect a shed no less than 4” from the rear easement.

**ORDINANCES and REQUIREMENTS:**

**Section 4.20 – Detached Accessory Buildings:** (A) All detached accessory buildings shall not exceed one (1) story or ten (10) feet in height measured to the eaves and shall not occupy more than thirty (30) percent of the rear yard. Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot and shall be one (1) foot from the dge of any easement. The construction of all such accessory structures shall be subject to the following conditions: 5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

8.	PUBLIC HEARING: REPRESENTATIVE: COMMON DESCRIPTION: LEGAL DESCRIPTION: ZONE:	<b>APPLICANT: Kevin and Karen Carrier</b> Same as above. 2232 Irma 13-06-351-009 R-1-A
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**VARIANCES REQUESTED: Permission to**

Construct a second garage 30’ x 40’ = 1,200 square ft. in addition to a 21.7’ x 24’ = 521 square ft. attached garage for a total of 1,721 square ft. (If approved new concrete to the overhead garage door will be added.)

**ORDINANCES and REQUIREMENTS:**

**Section 5.01 – Uses Permitted:** (l) All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

**9. PUBLIC HEARING:** **APPLICANT: Haidar Badreddine**  
**REPRESENTATIVE:** Same as above.  
**COMMON DESCRIPTION:** 4001 Twelve Mile  
**LEGAL DESCRIPTION:** 13-08-351-013  
**ZONE:** C-1

**VARIANCES REQUESTED: Permission to**

Allow the following related to signage:

1) Allow the following signage on a 122' x 3' = 366 square ft. canopy (12 Mile canopy):

A. South elevation, "Marathon sign", 27 square ft.

B. East elevation, "Marathon logo", 15.25 square ft.

Total of 42.25 square ft. of signage on canopy and the remainder 323.75 square ft. of design element.

2) Allow the following signage on a 122' x 3' = 366 square ft. canopy (Ryan canopy):

A. North elevation, "Marathon logo", 15.2 square ft.

B. South elevation, "Marathon logo", 15.2 square ft.

Total of 30.5 square ft. of signage on canopy and the remainder 335.55 square ft. of design element. Total of 72.75 square ft. of signage and 659.3 square ft. of design element on both canopies combined.

3) Allow re-imaging of 4 gas pumps on both sides at 27.06 square ft. per pump for a total of 108.24 square ft. of pump signage.

If approved the portion of the variance granted on 3/13/1985 regarding canopy signs will be relinquished.

**ORDINANCES and REQUIREMENTS:**

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

**10. NEW BUSINESS**

**11. ADJOURNMENT**

Paul Jerzy  
Secretary of the Board

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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: NAJIB ATISHA
REPRESENTATIVE: NAJIB ATISHA
COMMON DESCRIPTION: 11177 EIGHT MILE
PARCEL NUMBER: 12-13-34-401-006
ZONED DISTRICT: M-3

REASON: Petitioner seeks variances related to site plan

ORDINANCES and REQUIREMENTS:

SECTION 4D.36. - OBSCURING WALLS. Where a non-residential land use abuts a residential district and a wall is used to obscure the non-residential property from the abutting property, the wall shall be constructed of masonry material. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Required walls shall be similarly finished on all sides and structurally sound.

SECTION 4D.38. - HEIGHT. Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

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

SECTION 4D.12. - POSTS OR FOUNDATION. All fences shall be a self-supporting structure.

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:

- 1. Allow a decorative wall set back 20' from the south property line which:
A. Is 9' high, with 6' being the wall and with a 3' corrugated panel on top.
B. Will extend past the front building line, 20' from the front property line along 8 Mile that will extend from the east property line west for approximately 124'.
2. Waive the masonry wall requirement and retain the existing chain link fence along the north 135.75 'of the west property line, and
A. Attach new corrugated metal to the existing chain link fence on the park side.
3. Construct a directional ground sign that is 12 sf, 7 ' high, with a 4' under clearance, 20' from front property line.

Previous Variance Requested: See attached sheet

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: NAJIB ATISHA**

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

**SECTION 4D.36 OBSCURING WALLS**  
**SECTION 4D.38 HEIGHT**  
**SECTION 4D.39 LOCATION**  
**SECTION 4D.12 POSTS OR FOUNDATIONS**  
**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

200mm  
#440  
5-1-23

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

**A**  
**MAY 1 2023**  
CITY OF WARREN  
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: NAJIB ATISHA

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

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

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

Name of Representative: NAJIB ATISHA Telephone: \_\_\_\_\_

Representative's Address: 11177 E. 8 MILE ROAD, WARREN MI

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

Address of Property: 11177 E. 8 MILE ROAD, WARREN MI

Parcel I.D. No. (as shown on tax bill): 12-13-34-401-006

Purpose of Request: 1. REQUEST FOR VARIANCE CONCRETE WALL ALONG EAST PORTION OF LOT @ 8 MILE RD. REQUEST FOR 6' CONCRETE WALL WITH 3' CORRIGATED PANEL. (9' TOTAL HEIGHT) SKETCH ATTACHED

2. REQUEST FOR VARIANCE OF WEST FENCE TO REMAIN EXISTING AND NEW CORRIGATED METAL TO BE ATTACHMENTED ON PARK SIDE OF FENCE. SKETCH ATTACHED

3. REQUEST FOR VARIANCE ADDITION SIGNAGE (3'x4') @ EAST ENTRANCE ALONG 8 MILE RD. SKETCH ATTACHED

**Please explain the nature of your hardship:**

1. THIS AREA FACES 8 MILE RD WHERE INCREASED THEFT AND VANDILISM HAVE OCCURED. TO HELP SECURITY AND AVOID VANDALISM THE 3' CORRIGATED PANEL WOULD BE ATTACHED TO A 6' CONCRETE WALL. 9' TOTAL. THIS ADDITIONAL HEIGHT WILL HELP CONCEAL OUR PARKING LOT FROM 8 MILE.

2. FENCE HAS EXISTING ATTACHED PIPING -HIGH VOLTAGE, LOW VOLTAGE, AND POSSIBLY UNDERGROUND WIRES AND PIPING . TO HELP SECURITY AND AVOID VANDALISM THE CORRIGATED PANEL WOULD BE ON THE PARK SIDE OF THE FENCE PREVIOUS VARIANCE SHOULD ALLOW EXISTING FENCE TO REMAIN

3. REQUEST FOR VARIANCE ADDITION DIRECTIONAL SIGNAGE FOR INCREASED WAYFINDING FOR TENANTS(3'x4') @ EAST ENTRANCE ALONG 8 MILE RD.

Signature: *Najib Atisha* Date: 4-24-2023

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE NAJIB ATISHA  
Name(s) of Person(s)  
OF 1177 E. GUMMEL ROAD, WARREN MI \_\_\_\_\_  
Address, City, State Zip Telephone  
THE \_\_\_\_\_ OF \_\_\_\_\_  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT \_\_\_\_\_  
I/We/It  
\_\_\_\_\_/RECORDED LAND CONTRACT PURCHASER(S) \_\_\_\_/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT SELF \_\_\_\_\_ \*  
Name(s) of Person(s)

THE MEMBER 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 Najib Atisha L.S.  
SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Macomb

ON THIS 24 DAY OF April, 2023, BEFORE ME PERSONALLY CAME  
Najib mansour Atisha, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.

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

andrea gjokaj  
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 6/8/2028

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**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.

**11177 Eight Mile**

**6/12/2019**

LEGAL DESCRIPTION: 13-34-401-006

**VARIANCES REQUESTED: Permission to**  
Waive 70,829 square feet of required off-street parking.

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

**11177 Eight Mile Road**

**5/10/2017**

LEGAL DESCRIPTION: 13-34-401-006

**VARIANCES REQUESTED: Permission to**  
Allow a medical marihuana facility and open storage on the same parcel. The open storage is not related to the medical marihuana facility.

The petitioner's request was **REMOVED** from the agenda.

**11177 Eight Mile Road**

**4/11/2017**

LEGAL DESCRIPTION: 13-34-401-006

**VARIANCES REQUESTED: Permission to**  
Allow open storage on a parcel occupied by a Medical Marihuana Facility. The open storage is not related to the Medical Marihuana Facility.

The petitioner's request was **TABLED** to an indefinite date.

**11177 Eight Mile Road**

**4/11/2017**

LEGAL DESCRIPTION: 13-34-401-006

**VARIANCES REQUESTED: Permission to**

- 1) Waive the required green belt/wall and allow a fence to the east property line adjacent to M-2 Industrial zone, northernmost 275' and southernmost 88 feet.
- 2) Allow parking spaces to be 20' in length and install concrete bumper blocks set back 30" in lieu of a 5' integral walk and curb, on the east property line.
- 3) Allow 9-foot-tall pre cast wall/fence on the east property line along residential zoned property for 1,229'3 7/8", including 62' in the front setback.
- 4) Allow hard surface parking in front yard setback on the east and west sides of the property to within 20' of the south property line.
- 5) Waive the required hard surfacing and allow asphalt millings for the outdoor storage (parking) areas.
- 6) Allow open storage on a parcel occupied by a Medical Marihuana Facility. The open storage is not related to the Medical Marihuana Facility.

The petitioner's request for items number 1-5 were **GRANTED** as written. Request number 6 was moved to item 6a on the agenda.

**11177 Eight Mile Road**  
LEGAL DESCRIPTION: 13-34-401-006

9/28/2016

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

1. Allow hard surface parking in front yard setback on:
  - a. East side of property to within 20' of the south property line.
  - b. West side of property to within 18' of the south property line.
2. Waive 70,243 square feet of required off street parking.
3. Waive the required greenbelt and/or wall and allow a steel/metal fence on the east property line.
4. Allow parking spaces to be 20' in length on the east property line.
5. Waive the required hard surface and drainage and allow asphalt millings.
6. Allow an outdoor scrap metal processing.
7. Allow open storage of other waste products in an M-3 zone.
8. To allow a 12 foot greenbelt along the west property line.

The petitioner's request was **POSTPONED INDEFINITELY** until taxes are paid in full and receipts are given to the Building Department.

**11177 Eight Mile Road**  
LEGAL DESCRIPTION: 13-34-401-006

8/24/2016

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

1. Allow hard surface parking in front yard setback on:
  - a. East side of property to within 20' of the south property line.
  - b. West side of property to within 18' of the south property line.
2. Waive 70,243 square feet of required off street parking.
3. Waive the required greenbelt and/or wall and allow a steel/metal fence on the east property line.
4. Allow parking spaces to be 20' in length on the east property line.
5. Waive the required hard surface and drainage and allow asphalt millings.
6. Allow an outdoor scrap metal processing.
7. Allow open storage of other waste products in an M-3 zone.
8. To allow a 12 foot greenbelt along the west property line.

The petitioner's request was **RESCHEDULED** to September 28, 2016.

**11177 Eight Mile Road**  
LEGAL DESCRIPTION: 13-34-401-006

7/13/2016

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

1. Allow hard surface parking in front yard setback on:
  - a. East side of property to within 20' of the south property line.
  - b. West side of property to within 18' of the south property line.
2. To waive 70,243 square feet of required off street parking.
3. To waive the required greenbelt and/or wall and allow a steel/metal fence on the east property line.
4. To allow parking spaces to be 20' in length on the east property line.
5. To waive the required hard surface and drainage and allow asphalt millings.
6. To allow an outdoor scrap metal processing.
7. To allow a second hand goods business to within 172.3 feet from residential.
8. To allow a 12 foot greenbelt along the west property line.

This matter was **TABLED** to a date Uncertain, for further research.

11177 EAST EIGHT MILE ROAD

Carboloy, Incorporated

At the meeting held on Wednesday September 11, 1991, Permission was GRANTED to split an existing parcel of land into two(2) parcels. The proposed lot line to be 30.3 feet south of an existing building.

11177 E. Eight Mile Rd.

General Electric Co.

GRANTED permission at the meeting of 5-28-80 to raise the fence along the west property line (from Eight Mile to Toepfer) from 6' with 1' of barbed wire to 8' high with 1' of barbed wire (total 9' high). GRANTED permission to raise the internal fence between the parking lot and buildings (from main gate to Toepfer) from 6' with 1' barbed wire to 8' high with 1' barbed wire (total 9' high). GRANTED permission to install additional 6' cyclone-wire fence with 1' barbed wire along Toepfer 10' inside existing fence from west property line to the edge of the existing lot.

11177 E. Eight Mile Road

Naegele Outdoor Adv. Co., Inc.  
88 Custer  
Detroit  
Rep: Ken Palmer

Request approved at meeting of May 29, 1968

*44sq FT SIGN 7'-4" high - 5' FT FROM  
the FRONT R.*

11177 E. EIGHT MILE

GENERAL ELECTRIC CO.  
CARBOLOY SYSTEMS DEPT.

DENIED PERMISSION TO REPLACE AN EXISTING SIX (6) FOOT HIGH, CYCLONE FENCE WITH THREE (3) STRANDS OF BARBED WIRE WITH AN EIGHT (8) FOOT HIGH, CYCLONE FENCE WITH FOUR (4) STRANDS OF BARBED WIRE ON TOP.

11177 E. 8 Mile

General Electric Company]  
Rept. Eugene Kindig

Request approved at mtg of July 28, 1965

Request approved at mtg of Sept 29, 1965

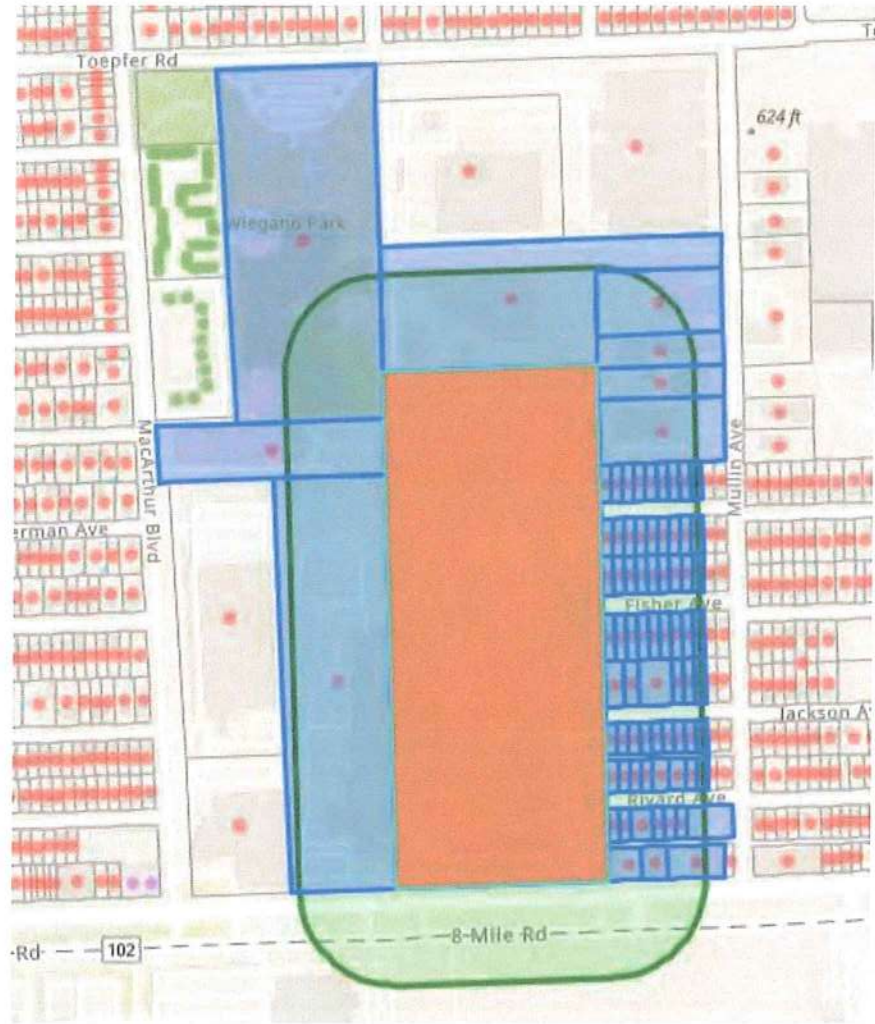
*GRANTED PERMISSION TO ERECT THREE  
③ STRANDS OF BREADED WIRE ON TOP OF  
EXISTING 6 FT. FENCE SUBJECT TO  
CONDITION THAT THE BREADED WIRE BE  
APPLIED BOTH WAYS ON THE FENCE ON TOEPPER  
AND ON THE NEW FENCE*

# 2023 WARREN



11177 EIGHT MILE  
13-34-401-006

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CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

**APPLICANT:** RONALD TAKALA

**REPRESENTATIVE:** RONALD TAKALA

**COMMON DESCRIPTION:** 24660 PANAMA

**PARCEL NUMBER:** 12-13-29-226-019

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

**REASON:** Petitioner wishes to erect a shed.

**ORDINANCES and REQUIREMENTS:**

**SECTION 4.20 - DETACHED ACCESSORY BUILDINGS. (A)** All detached accessory buildings shall not exceed one (1) story or ten (10) feet in height measured to the eaves and shall not occupy more than thirty (30) percent of the rear yard. Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot and shall be one (1) foot from the edge of any easement. The construction of all such accessory structures shall be subject to the following conditions: 5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

**VARIANCES REQUESTED:** Permission to:

1. Erect a 160 sf shed.
2. Erect a shed no less than 4" from the rear easement.

**Previous Variance Requested:** None.

dwenson, Zoning Inspector 06/23/2023 06/28/2023 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: RONALD TAKALA**

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

**SECTION 4.20 DETACHED ACCESSORY BUILDINGS.**

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

dwenson, Zoning Inspector

SW \$95  
6/23/2023

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

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

PLEASE PRINT OR TYPE

Name of Applicant: Ronald Takala

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

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

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

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

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

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

Address of Property: 24660 Panama Ave Warren, MI, 48091

Parcel I.D. No. (as shown on tax bill): 13-29-226-019

Purpose of Request: Please consider this request for a variance on maximum area of accessory structures (120FT<sup>2</sup>) and the 7' easement to the back of our lot for the construction of a shed behind our garage.

Please explain the nature of your hardship:

We were gifted a shed through a random drawing, whose dimensions are 14'9" x 10'10" (~160FT<sup>2</sup>). The area of the shed would be about 160FT<sup>2</sup>. Building the shed facing south behind our garage, would encroach the 7' easement by about 8", leaving ~6'4" for an easement.

Signature: [Signature] Date: 6-23-23

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 Ronald Takala  
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/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 \_\_\_\_\_ \*  
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 23 DAY OF June, 2023, BEFORE ME PERSONALLY CAME Ronald James Takala, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND ACKNOWLEDGED THAT 1 DID SO OF my OWN FREE WILL AND DEED.

CRYSTAL PIERSON  
Notary Public, Macomb County, MI  
My Commission Expires: 12/18/2023

[Signature]  
NOTARY PUBLIC, macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 12-18-23

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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.

Unreasonable Impact/Burden

continued:

would not otherwise be able to afford at this time, but its size and possible encroachment into the easement, may hinder us from being able to accept the price that she has won.

# 2023 WARREN

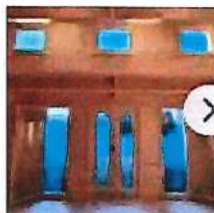


## **\$10195.00**

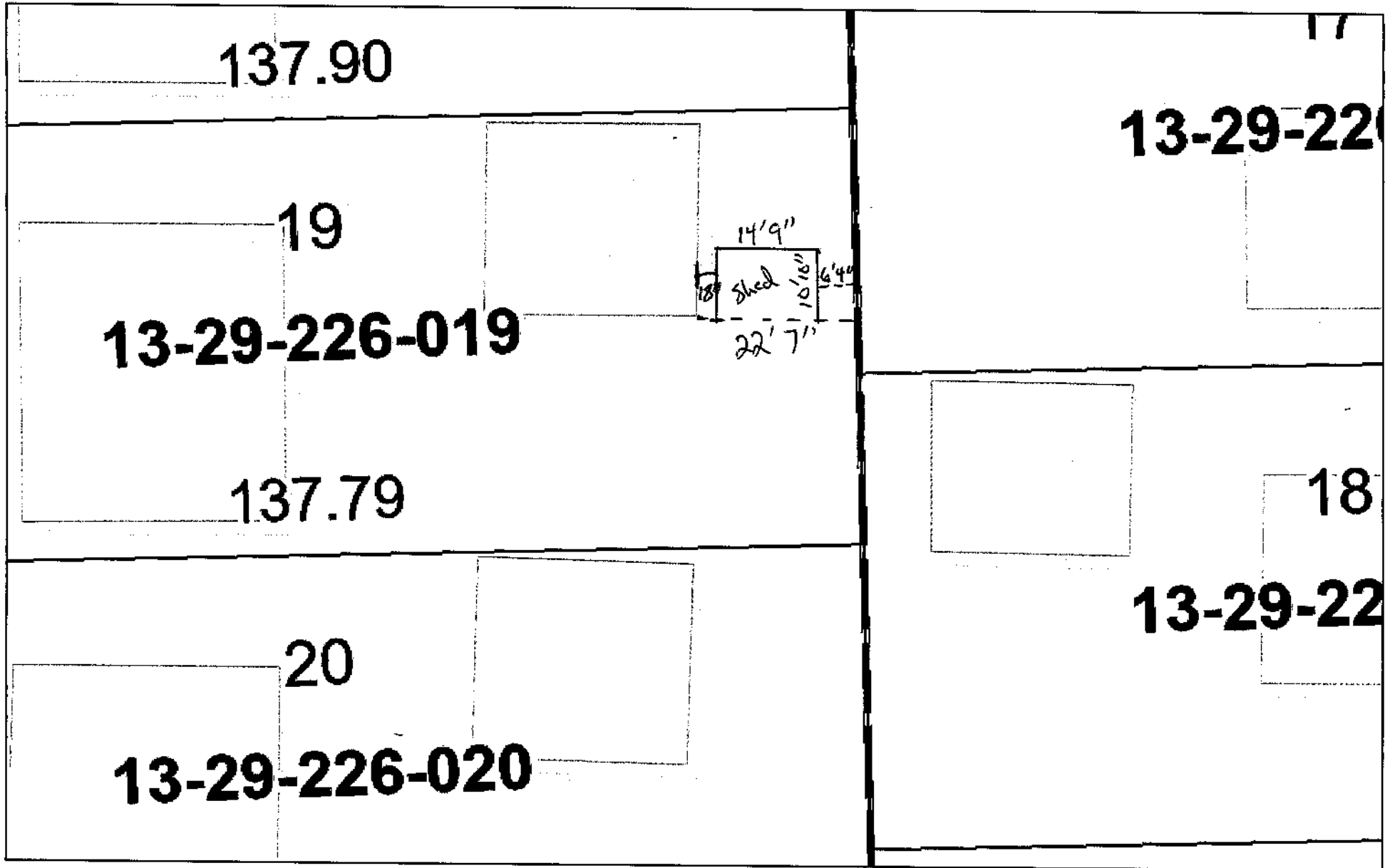
Do you need extra space at your home or cottage? This bunkie is 160 sq ft (14.9 sq metres) with extra tall windows and clean, sleek lines giving it a modern look. The extra tall ceiling and upper windows add to the spaciousness of this bunkie.

### **Rockwood Bunkie includes:**

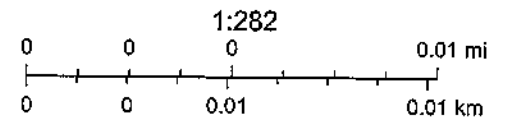
- Footprint: 177" x 130"
- Square Footage: 160 ft<sup>2</sup>
- Height of Bunkie: 145.1"
- Made from premium grade kiln-dried Northern Spruce
- All wood is pre-cut, notched and interlocking
- 7 Double Pane Windows for energy efficiency: 2 Full Length Windows on either side of the door (25" x 80") + 3 windows in the upper wall + 2 Full Length Windows in the Door
- Number of operating windows: 2 (include screens)
- Extra windows can be added to the side wall or back wall (purchase separately)
- Door: 48" x 80", Window in Door: 12 1/16" x 71"
- Pressure-treated floor sleepers
- Tongue and groove wooden floor boards and roof deck boards
- Premium window and door hardware, including keyed door handle
- Kit includes screws and nails
- Snow load rated for the northernmost parts of Ontario



ArcGIS Web Map



5/2/2023, 9:40:55 AM



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





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

**Applicant:** RONALD TAKALA  
**Common Description:** 24660 PANAMA

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

- 1) Erect a 160 square ft. shed.
- 2) Erect a shed no less than 4" from the rear easement.

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

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

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

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

Sincerely,  
Board of Appeals

---

**OFFICE OF THE CITY COUNCIL**

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

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

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



CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

**APPLICANT:** KEVIN & KAREN CARRIER  
**REPRESENTATIVE:** KEVIN & KAREN CARRIER  
**COMMON DESCRIPTION:** 2232 IRMA  
**PARCEL NUMBER:** 12-13-06-351-009  
**ZONED DISTRICT:** R-1-A

**REASON:** Petitioner wishes to erect an oversized detached garage.

**ORDINANCES and REQUIREMENTS:**

**SECTION 5.01 - USES PERMITTED. (I)** All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

**VARIANCES REQUESTED:** Permission to:

Construct a second garage 30' x 40'=1200 sf in addition to a 21.7' x 24'=521 sf attached garage for a total of 1721 sf. (If approved new concrete to the overhead garage door will be added.)

**(NOTE: THE TWO EXISTING NON-PERMITTED SHEDS MUST BE REMOVED.)**

**IF APPROVED THE VARIANCE APPROVED ON 11/17/2004 WILL BE RESCINDED.**

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 05/23/2023 06/22/2023 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: KEVIN & KAREN CARRIER**

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 5.01 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

Deny  
5/23/2023  
#29500

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED

**A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR COMMERCIAL SUBMISSIONS**

MAY 23 2023

**CITY OF WARREN ZONING BOARD OF APPEALS**

CITY OF WARREN  
BUILDING DIVISION

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: KEVIN C. CARRIER

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

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

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

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

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

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

Address of Property: 2232 IRMA ST WARREN, MI 48092

Parcel I.D. No. (as shown on tax bill): 12-13-06-351-009

Purpose of Request: BUILD AN ADDITIONAL GARAGE DETACHED

FROM DWELLING FOR VEHICLE & PROPERTY

MAINTENANCE EQUIPMENT. APPROXIMATELY 30'x40'

EXISTING ATTACHED GARAGE IS ~~20x20~~ <sup>KCS</sup> 21.7'x24' (520.8 SQ.F.)

Please explain the nature of your hardship:

SIZE OF PROPERTY REQUIRES LARGER EQUIPMENT

TO MAINTAIN. CURRENT GARAGE IS INSUFFICIENT

AND CAN NOT CURRENTLY BE USED FOR

VEHICLE PARKING.

Signature: Kevin Carrier Date: 5-23-23

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 KEVIN + KAREN CARRIER  
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/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 \_\_\_\_\_ \*  
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 23 DAY OF May, 2023, BEFORE ME PERSONALLY CAME  
Kevin Carrier, 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.

MANDY WELLS  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires March 24, 2028  
Acting in the County of Macomb

Mandy Wells  
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 3/24/28

\*\*\*\*\*

NOTICE TO OWNER

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

Non-use 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 SIZE OF THIS PROPERTY WARRENTS THE ADDITION  
GARAGE SPACE FOR EQUIPMENT & VEHICLE STORAGE IN  
ORDER TO MAINTAIN AN OPEN & CLEAN ENVIRONMENT

**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 IS A NEED THAT HAS GROWN THE LONGER  
I HAVE LIVED HERE

**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.

BIG PROPERTY - BIG 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; and will not cause public safety concerns.

SIZE OF PROPERTY & LOCATION OF PROPOSED  
BUILD WILL NOT BE A DETRIMENT

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

SIZE

**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.

SIMILAR BUILDING ARE PERMITTED & HAVE  
BEEN BUILT IN THE COMMUNITY SURROUNDING  
THIS ADDRESS

2232 Irma

Alex Hilewsky

Request denied at the Meeting of March 26, 1975  
to construct 20' x 22' second garage.

**2232 Irma**

11/17/2004

**KEVIN & KAREN CARRIER, 2232 Irma, Also Known As 13-06-351-009 – GRANTED** request to construct a second garage 18' x 22' (396 sq. ft.) in addition to an existing attached garage 21.7' x 24' (520.8 sq. ft.) to no less than 10' of the side (east) property line for a total of 916.8 sq. ft. of accessory building floor area. **WITH THE CONDITION** that the pitch of the garage not exceed the pitch of the house as it is presently constructed and that the shed be removed.

# 2023 WARREN



2232 IRMA  
13-06-351-009

26





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

**Applicant:** KEVIN & KAREN CARRIER  
**Common Description:** 2232 IRMA

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

Construct a second garage 30'x40' = 1,200 square ft. in addition to a 21.7'x24' = 521 square ft. attached garage for a total of 1,721 square ft. (If approved new concrete to the overhead garage door will be added.)

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

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

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

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

Sincerely,  
Board of Appeals

---

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: Haidar Badreddine

REPRESENTATIVE: Haidar Badreddine

COMMON DESCRIPTION: 4001 12 Mile

PARCEL NUMBER: 12-13-08-351-013

ZONED DISTRICT: C-1

REASON: Petitioner seeks variances regarding re-imaging of brand signage.

ORDINANCES and REQUIREMENTS:

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

VARIANCES REQUESTED: Permission to:

Allow the following related to signage:

1. Allow the following signage on a 122' x 3'=366 sf canopy (12 Mile canopy):

- A. South elevation, "Marathon sign," 27 sf.
B. East elevation "Marathon logo," 15.25 sf.

Total of 42.25 sf of signage on canopy and the remainder 323.75 sf of design element.

2. Allow the following signage on a 122' x 3'=366 sf canopy (Ryan canopy).

- A. North elevation "Marathon logo," 15.2 sf.
B. South elevation "Marathon logo," 15.2 sf.

Total of 30.5 sf of signage on canopy and the remainder 335.55 sf. of design element.

Total of 72.75 sf of signage and 659.3 sf. of design element on both canopies combined.

3. Allow re-imaging of 4 gas pumps on both sides at 27.06 sf per pump for a total of 108.24 sf of pump signage.

If approved the portion of the variance granted on 3/13/1985 regarding canopy signs will be relinquished.

Previous Variance Requested: See attached sheet

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: Haidar Badreddine**

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.25 SIGNS PERMITTED IN A C-1 ZONE**

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

dwenson, Zoning Inspector

\$250 SW 6/28/23

Paid

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: HAIDAR BADREDDINE

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

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

Name and Address of Property Owner (if different) NAMEER KASTAW

Name of Representative: HAIDAR BADREDDINE Telephone: \_\_\_\_\_

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

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

Address of Property: 4001 12 MILE RD

Parcel I.D. No. (as shown on tax bill): 12-13-08-351-013

Purpose of Request: To Request Approval of MARATHON Brand Signs on gas canopy, Replace existing signs and MARATHON Branded canopy to new image guidelines

Please explain the nature of your hardship:

Part of being a branded gasoline Dealer we must comply with the MARATHON Brand Guidelines. Currently the GAS STATION Has Displayed the old MARATHON image. which has been upgraded. we have To Comply and install new image.

Signature: [Signature] Date: 6/27/23

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 NAMEER KASTAW  
Name(s) of Person(s)

OF \_\_\_\_\_  
Address, City, State Zip Telephone  
THE OWNER OF 12 & RYAN MARATHON SERVICE, INC.

Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT 12 & RYAN SERVICE, INC.

\_\_\_\_\_/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 Haidar Badreddine \*  
Name(s) of Person(s)

THE owner OF Image 1 Contracting INC  
Title of Officer Name of Company

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

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

\*Leave blank if not applicable.

Samer Hakim L.S.\*  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Oakland  
My Commission Expires February 10, 2028  
Acting in the County of Macomb

STATE OF MICHIGAN  
COUNTY OF Oakland

ON THIS 8<sup>TH</sup> DAY OF May, 2022, BEFORE ME PERSONALLY CAME  
Nameer Kastaw, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT of DID SO OF my OWN FREE WILL AND DEED.

[Signature]  
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 2-10-28 Acting in the County of Mich

\*\*\*\*\*

NOTICE TO OWNER

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

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

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

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

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

We are asking for a variance to comply with new Branding for the gas station signs.

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

not self imposed

**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 image and signs on the canopy are old and have to be updated

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

not a detriment but will be an improvement to the nearby properties.

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

yes the site is a gas station and we are requesting permission to update the site.

**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.

yes we must comply with our fuel brand in order to stay an open business

4001 Twelve Mile Rd.

Charles M. Newton  
Tabled at the Meeting of April 11, 1973

Tabled at the Meeting of April 25, 1973.

Tabled at the Meeting of May 9, 1973, until May 30, 1973.

Tabled at the Meeting of May 30, 1973 until June 13, 1973

Tabled at the Meeting of June 13, 1973 until July 25th.

Tabled at the Meeting of July 25, 1973 until August 22nd

Tabled at the Meeting of August 22, 1973 until Sept. 12.

Tabled at the Meeting of Sept. 12, 1973 until Sept. 26.

Request denied at the Meeting of Sept. 26, 1973.

*Denied permission to allow a 40sf sign  
9ft high to remain. 2ft from the front  
property line on 12 Mile & Ryan.*

4001 Twelve Mile Road

Wallace Russell

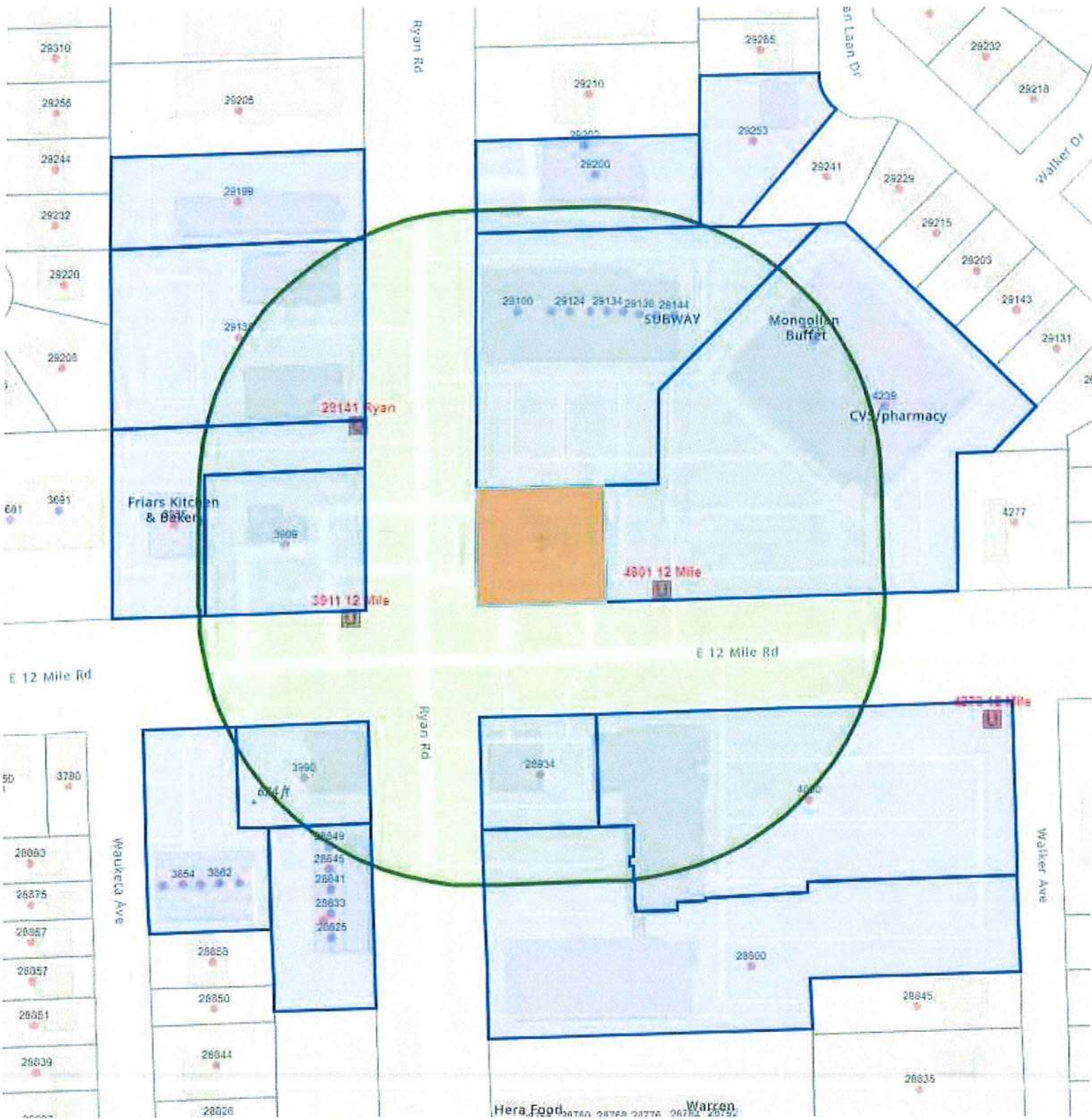
Granted permission at the meeting of 3-13-85 to erect an 8' x 12' (96 sq. ft.) sign, 21.5' high, to no less than 8' of the property lines along Twelve Mile Road and Ryan Road. Also granted to erect a 4' x 4' (16 sq. ft.) wall sign and two 1-1/2' x 1-1/2' (2.25 sq. ft. ea.) signs on the canopies - total signage to be 116.5 sq. ft.

# 2023 WARREN



4001 TWELVE MILE  
13-08-351-013

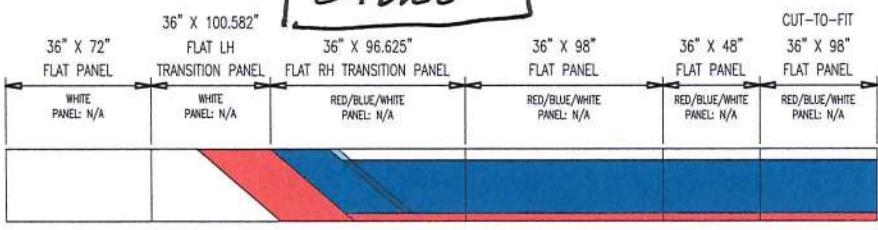
115





Imagery ©2023 Airbus, Maxar Technologies, Map data ©2023 20 ft

STORE

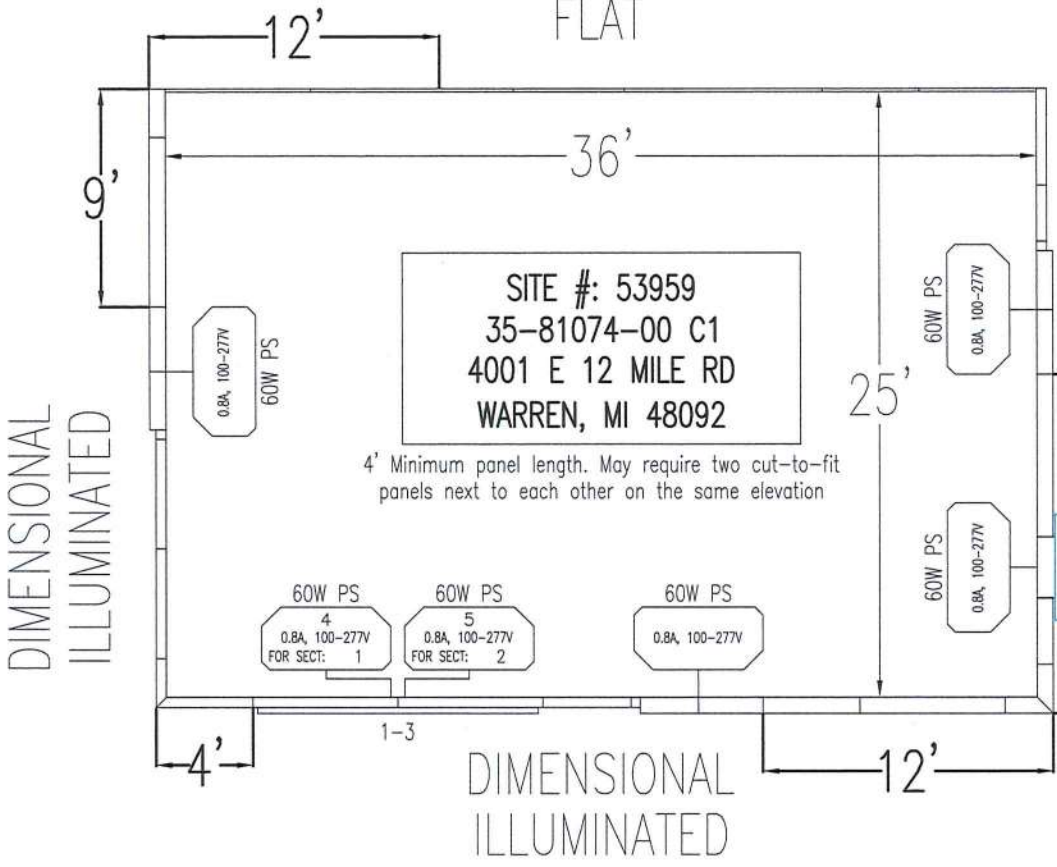


108 sqft

Total 75 sqft  
Sign 15.2

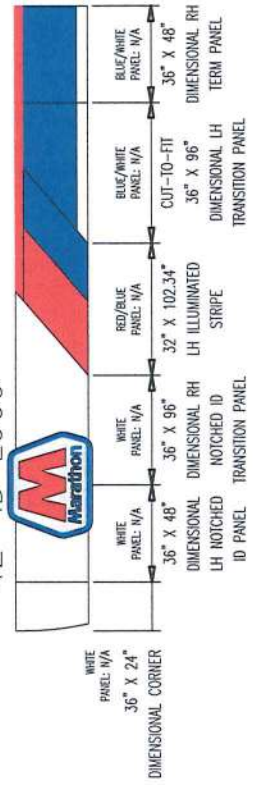
59.8

NON-ILLUMINATED  
FLAT



DIMENSIONAL  
ILLUMINATED

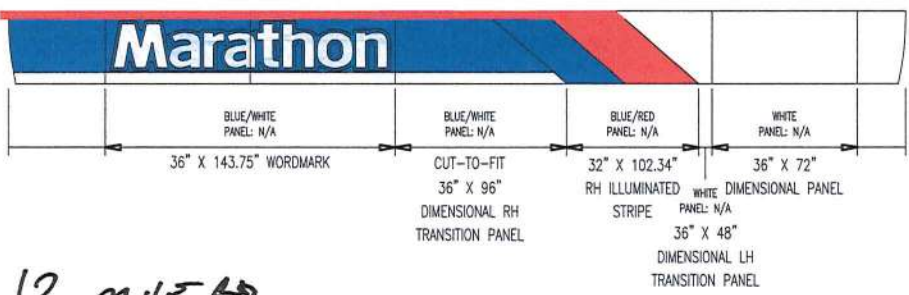
42\"/>



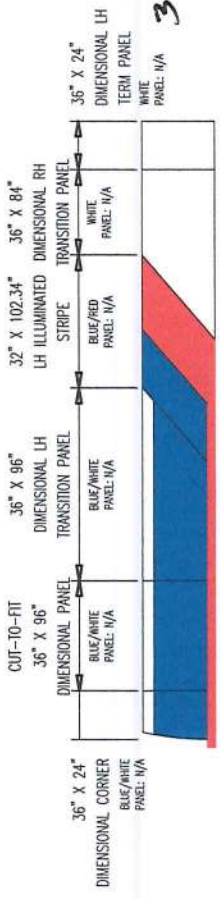
Design  
elements

108 sqft  
TOTAL  
Sign 27

Design  
elements 81 sqft



12 mile RD

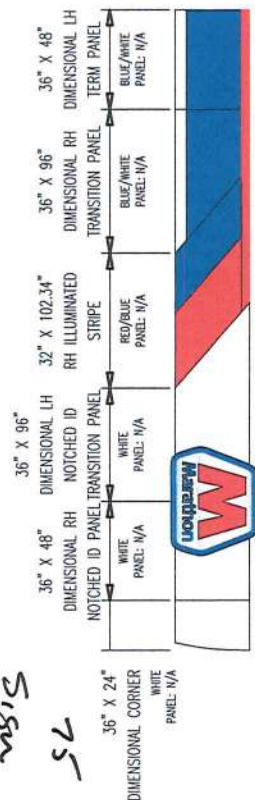


DIMENSIONAL  
ILLUMINATED

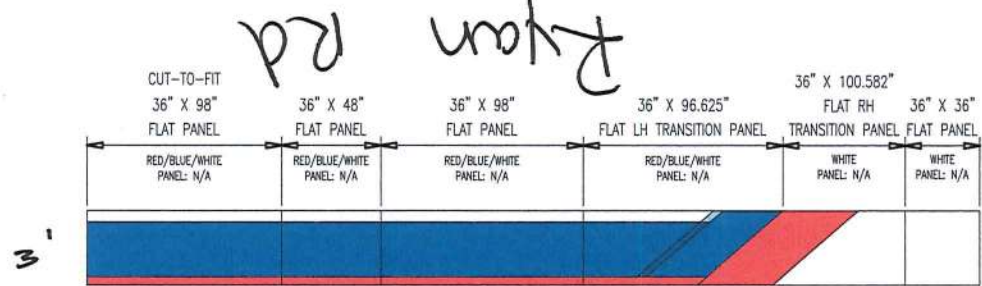
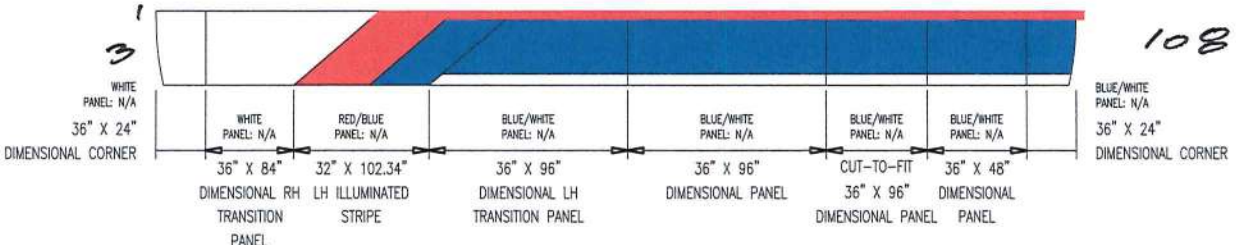
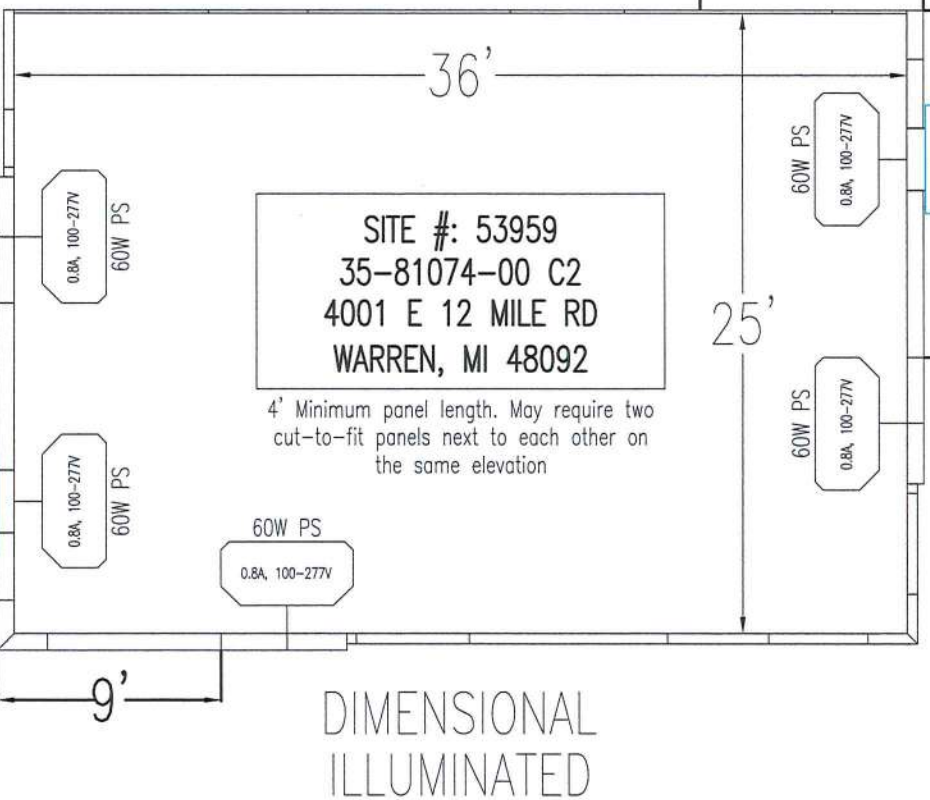
Bygones  
RD

N

12 mile rd  
Design elements 59.8  
Sign 15.2  
75 sqft



DIMENSIONAL ILLUMINATED  
42" ID LOGO



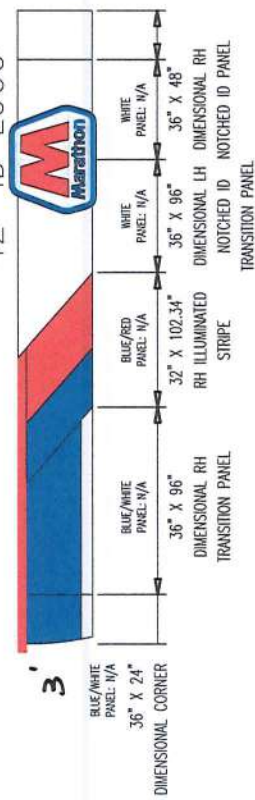
NON-ILLUMINATED FLAT

108 sqft

75 sqft

Sign - 15.2  
Design elements - 59.8

DIMENSIONAL ILLUMINATED  
42" ID LOGO



108 sqft

# Dispenser Layout

4 pumps on site



6.2 sqft



Existing ↑

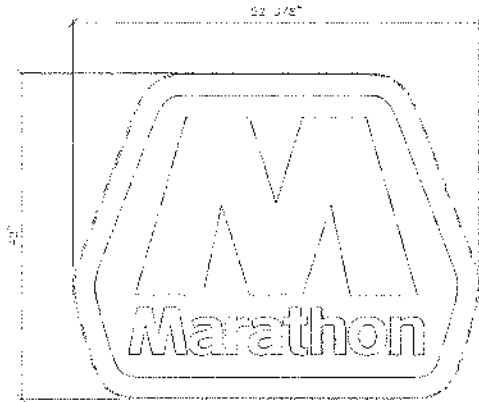


7.33 sqft

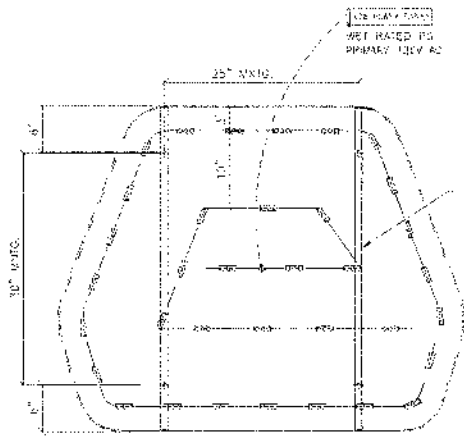
Proposed



# 3 Signs



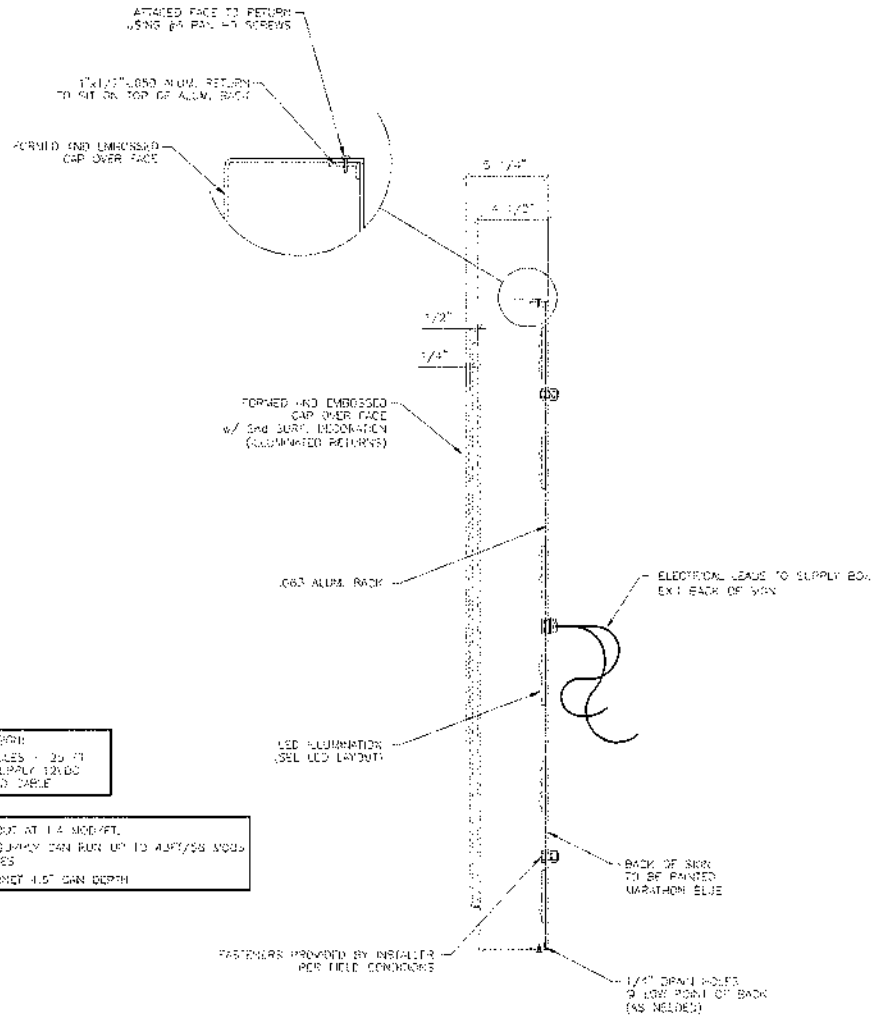
FRONT ELEVATION VIEW  
SCALE: 1" = 1'-0"



LED LAYOUT DETAIL VIEW  
SCALE: 1" = 1'-0"

EQUIPMENT REQUIRED FOR SIGN:  
 30 #4 STANDARD (2000K) MODULES - 25 FT  
 1 EACH MODULAR 60 POWER SUPPLY 12VDC  
 1 EACH 100' ROLL OF SHIELDED CABLE

1) #4 STANDARD (2000K) LED OUT AT 1.4 MCD/FT.  
 1) EACH STANDARD 60W POWER SUPPLY CAN RUN UP TO 400/50 WOOD  
 #4 STANDARD (2000K) MODULES  
 2) LAYOUT BASED ON A 3/4" CABINET 4.5" SHN DEPTH



CTS LOGO DETAIL VIEW  
SCALE: N.T.S.

## NOTATIONS:

LED RECTANGLE 15.0x45 SQ. FT.  
 52" x 30" x 1 1/2"  
 1/2" ALUM. PANEL (3 SEC. USE EXPOSURE C)  
 1/2" NAT'L. BUILDING CODES & STANDARDS  
 FROM ADD. RECEPT. AND ALUM. DETAIL DRAWING

LED MODULES:  
 AMPERE 1.2 AMPS  
 CIRCUITS 11: 20  
 VOLTS 12V

SEE SPEC.  
 REFER TO COLOR RENDERING  
 FOR COLOR AND GRAPHIC SPECS

**FEDERAL HEALTH**  
 COMMUNICATIONS  
 BOLTON, JACKSONVILLE, TX 75766  
 (903) 589-2100

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**Underwriters Laboratories Inc.** **UL** **ETL** **LISTED COMPONENTS AND SHALL MEET ALL A.S.C. STANDARDS**

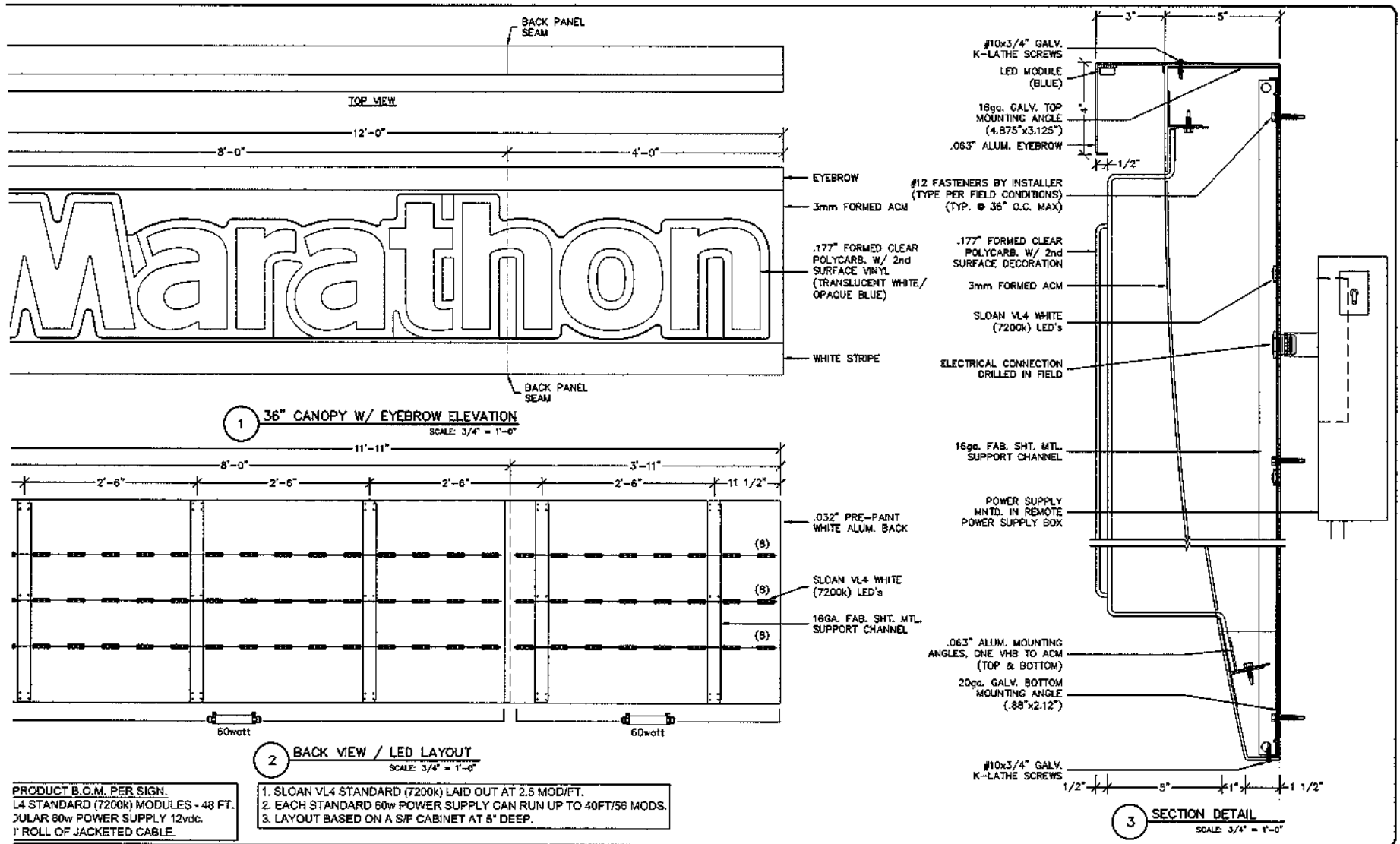
NO.	REVISIONS	DATE	BY
1	ISSUE FOR LED FABRICATION AND SIGN	04/25/20	RLS

42" MARATHON CANDY LOGO SIGN  
 CANDY - VACUUM FORMED  
 LED ILLUMINATION

JOB NO: 222408  
 DRAWN BY: R\_RIOS  
 DRAWING NO: M4\_42\_LG\_12V

SHEET NO: 1

1 Sign



PRODUCT B.O.M. PER SIGN.  
 L4 STANDARD (7200K) MODULES - 48 FT.  
 JULAR 60w POWER SUPPLY 12vdc.  
 1/2" ROLL OF JACKETED CABLE.

1. SLOAN VL4 STANDARD (7200K) LAID OUT AT 2.5 MOD/FT.
2. EACH STANDARD 60w POWER SUPPLY CAN RUN UP TO 40FT/56 MODS.
3. LAYOUT BASED ON A S/F CABINET AT 5" DEEP.

**FEDERAL HEALTH COMMUNICATIONS**  
 3400 OCEANSIDE, CA 92008  
 941-0712

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**Electrical to use UL-48 LISTED COMPONENTS AND SHALL MEET ALL NEC STANDARDS**

NO.	REVISIONS	DATE	By
1	ISSUED: LED SPACING	5/20/22	DD
2	DESIGN REVISIONS	10/11/22	DD
3	REMOVED 48" PART BY .0625"	11/11/22	DD
4			
5			



DESIGN NO: 36" CANOPY C	PROJECT MGR: C. TUOHY
DRAWN BY: D. DUPREE	DATE: MAY 3, 2022
JOB NO: 35-75041-00	

SHEET NO:  
S-1  
OF:  
2



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

**Applicant:** Haidar Badreddine

**Common Description:** 4001 Twelve Mile

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

Allow the following related to signage:

1) Allow the following signage on a 122' x 3' = 366 square ft. canopy (12 Mile canopy):

A. South elevation, "Marathon sign", 27 square ft.

B. East elevation, "Marathon logo", 15.25 square ft.

Total of 42.25 square ft. of signage on canopy and the remainder 323.75 square ft. of design element.

2) Allow the following signage on a 122' x 3' = 366 square ft. canopy (Ryan canopy):

A. North elevation, "Marathon logo", 15.2 square ft.

B. South elevation, "Marathon logo", 15.2 square ft.

Total of 30.5 square ft. of signage on canopy and the remainder 335.55 square ft. of design element.

Total of 72.75 square ft. of signage and 659.3 square ft. of design element on both canopies combined.

3) Allow re-imaging of 4 gas pumps on both sides at 27.06 square ft. per pump for a total of 108.24 square ft. of pump signage.

If approved the portion of the variance granted on 3/13/1985 regarding canopy signs 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](mailto:njones@cityofwarren.org) or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely, Board of Appeals

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### OFFICE OF THE CITY COUNCIL

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

Gary Watts, Vice-President, Dist. 4

Mindy Moore, Secretary, Dist. 3

Jonathan Lafferty, Asst. Sec'y, Dist. 2

Angela Rogensues, At Large

Ronald Papandrea, Dist. 1

Eddie Kabacinski, Dist. 5