



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, August 23, 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 July 26, 2023 and August 9, 2023.**

6. PUBLIC HEARING: **APPLICANT: Kimberly Cady**
(Rescheduled from 8/9/2023)
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 30760 Moulin
LEGAL DESCRIPTION: 13-11-229-011
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain existing 100 square ft. shed, 6' and 6' 1" from property line (6' rear easement).
 - 2) Allow a 2nd shed, 100 square ft., which is outside of the principle building line.
- Total square footage of both sheds is 200 square ft.

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: 3. That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory

structure shall be permitted in the yard. 5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

7. PUBLIC HEARING: **APPLICANT: Holy Cross Lutheran Church**
REPRESENTATIVE: Ronald Ratzow
COMMON DESCRIPTION: 30003 Ryan
LEGAL DESCRIPTION: 13-07-279-031
ZONE: R-1-B

VARIANCES REQUESTED: Permission to

Conduct an outdoor car show on Sunday, September 24, 2023 from 11:30 a.m. to 4:30 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.35 – Festivals Require the Approval of the Zoning Board of Appeals.

8. PUBLIC HEARING: **APPLICANT: Shamima Akter**
REPRESENTATIVE: Mohammed Amran
COMMON DESCRIPTION: 22555 Karam Ct
LEGAL DESCRIPTION: 13-32-129-030
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Erect a porch awning no less than 19.5 ft. from the front property line.

ORDINANCES and REQUIREMENTS:

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

9. PUBLIC HEARING: **APPLICANT: Deborah Lasure**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 2167 Pearl
LEGAL DESCRIPTION: 13-31-110-023
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain a front yard fence that extends past the front building line, no less than 25 feet from the front property line along the east property line.

ORDINANCES and REQUIREMENTS:

Section 4D.08 – Fences, Walls and Landscape Screens in Front Yard Between Building Line and Front Property Line: No fence, wall or landscape screen shall be constructed between the established building line and the front property line.

10. PUBLIC HEARING: **APPLICANT: Wayne Craft Inc.**
REPRESENTATIVE: Jason McFall
COMMON DESCRIPTION: 3699 Stolzenfeld
LEGAL DESCRIPTION: 13-30-430-023
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Erect an awning no less than 18' 6" from the front property line.

ORDINANCES and REQUIREMENTS:

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

- | | |
|----------------------------|-------------------------------|
| 11. PUBLIC HEARING: | APPLICANT: Hani Karana |
| REPRESENTATIVE: | Same as above. |
| COMMON DESCRIPTION: | 28934 Ryan |
| LEGAL DESCRIPTION: | 13-17-101-001 |
| ZONE: | C-1 |

VARIANCES REQUESTED: Permission to

Allow a 9' x 53" = 39.75 square ft. sign on the north elevation in addition to the 39.75 square ft. sign on the west elevation, for a total of 79.5 square ft. of wall 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.

- | | |
|----------------------------|---|
| 12. PUBLIC HEARING: | APPLICANT: Gleaners Community Food Bank
of Southeastern Michigan |
| REPRESENTATIVE: | Kathleen Rupp |
| COMMON DESCRIPTION: | 4401 Eight Mile, 20732 and 20735 Sunset |
| LEGAL DESCRIPTION: | 13-32-357-014, 13-32-357-009 and -013 |
| ZONE: | M-1 |

VARIANCES REQUESTED: Permission to

1) Erect a second wall sign 4' 6-1/2" x 16' 10" = 76.5 square ft. in size, consisting of a design element (mural).

2) Erect a canopy 192' x 3' = 576 square ft. of a one color design element.

Total 652.5 square ft. of design element in addition to a 40 square ft. wall sign.

ORDINANCES and REQUIREMENTS:

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

- 13. NEW BUSINESS**
14. 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.

Rescheduled from 8/9/23

6

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: KIMBERLY CADY
REPRESENTATIVE: KIMBERLY CADY
COMMON DESCRIPTION: 30760 MOULIN
PARCEL NUMBER: 12-13-11-229-011
ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to retain two sheds.

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: 3. That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory structure shall be permitted in the yard. 5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

VARIANCES REQUESTED: Permission to:

1. Retain existing 100 sf. Shed, 6' and 6' 1" from property line (6' rear easement).
2. Allow a 2nd shed, 100 sf, which is outside of the principle building line. Total square footage of both sheds is 200 sf.

Previous Variance Requested: None.

dwenson, Zoning Inspector 07/18/2023 07/18/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: KIMBERLY CADY

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

DW
\$95⁰⁰
7/14/23

\$95 a6
7/14/23

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: Kimberly J. Cady
Address: _____ Telephone: _____
Applicant's Email Address: _____ ☒ prefer email communication
Name and Address of Property Owner (if different) _____

→ Name of Representative: Kimberly Cady Telephone: _____
Representative's Address: See above
Representative's Email Address: See above ☒ prefer email communication
Address of Property: 30760 Mowlin Ave
Parcel I.D. No. (as shown on tax bill): 12-13-11-229-011

→ Purpose of Request: 1) To retain existing 10x10 shed 6'0" & 6'1"
from property line (6'0" easement)
2) Allow a 2nd shed (10x10)=100 sf for a total of 200 sf
that is not behind the building line of the principle building on the
lot.

Please explain the nature of your hardship:

I've had both sheds in the yard, 1 of which was on property since
B4 I purchased the property 25 years ago. We were unaware that the
2 sheds required permits, until we got new pool, followed the rules to get
bdg & electrical permits, then and now we are trying to obtain
correct docs to keep the sheds that stores needed equipment.

Signature: Kimberly J. Cady Date: 07/14/23

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Kimberly J. Cady
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 _____

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT _____
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 Kimberly J Cady L.S.
SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 14 DAY OF July, 20 23, BEFORE ME PERSONALLY CAME
Kimberly Jean Cady TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT she DID SO OF her OWN FREE WILL AND DEED.

ANDREA GJOKAJ
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires June 8, 2028

Andrea Gjokaj
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 6/8/2028

***** Acting in the County of Macomb *****

NOTICE TO OWNER

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

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 2 sheds do NOT take up more than 30% of my yard. It is NOT blight since it backs up to 6' cement brick walls where nobody can see it. One shed stores my riding lawn mower, hand mower & lawn equipment. The other shed stores pool supplies, ie; floats, vacuum, hoses, ladder, filter, etc in winter months.

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 original shed was on property when I purchased home in Oct-1998. We were unaware that previous owners did not obtain a permit for shed. A few years later a snow plow cleaning parking lot behind property knocked the cement wall down & it damaged the existing shed. The store owners fixed the wall & replaced the shed on same slab.

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

Property is unique because it is a pie shaped lot & backs to businesses

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 sheds do not impose any obstruction, light supply, air supply or does not impair the value of any neighboring properties.

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

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

The variance is necessary to be able to keep property maintained by utilizing the sheds to store equipment.

Enforcement | E23-02607**Property Information**

12-13-11-229-011

30760 MOULIN

Subdivision:

WARREN MI, 48088

Lot:

Block:

Name Information

Owner: CADY KIMBERLY J & KELLI L &

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 05/10/2023

Date Closed:

Status:

Complaint:

IN OFFICE FOR POOL PERMIT, 2 SHEDS ON PLOT PLAN POSSIBLE IN EASEMENTS (6 FT EASEMENT ALONG NORTH EAST AND S PL'S; GAVE TWO WEEKS TO CONTACT US ON EXACT LOCATION OF SHES SETBACKS ETC) AND COURSE OF ACTION DW

Last Action Date:

Last Inspection: 07/07/2023

Last Action:

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: Scheduled

Result:

Scheduled: 08/16/2023

Completed:

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: Completed

Result:

Violation(s)

Scheduled: 07/07/2023

Completed:

07/07/2023

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: Completed

Result:

No Change

Scheduled: 06/01/2023

Completed:

06/07/2023

Comments:

SHED HO CALLED 6-6-23 DP DISCUSSED WITH HER PROCESS SSHE WILL COME IN NEXT WEEK TO APPLY DP

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: Completed

Result:

Violation(s)

Scheduled: 05/22/2023

Completed:

05/22/2023

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: Scheduled

Result:

Scheduled: 05/22/2023

Completed:

ZONING Inspection | DAVID PODESZWIK

Status: Completed

Result:

No Change

Scheduled: 05/11/2023

Completed:

05/12/2023

Comments:

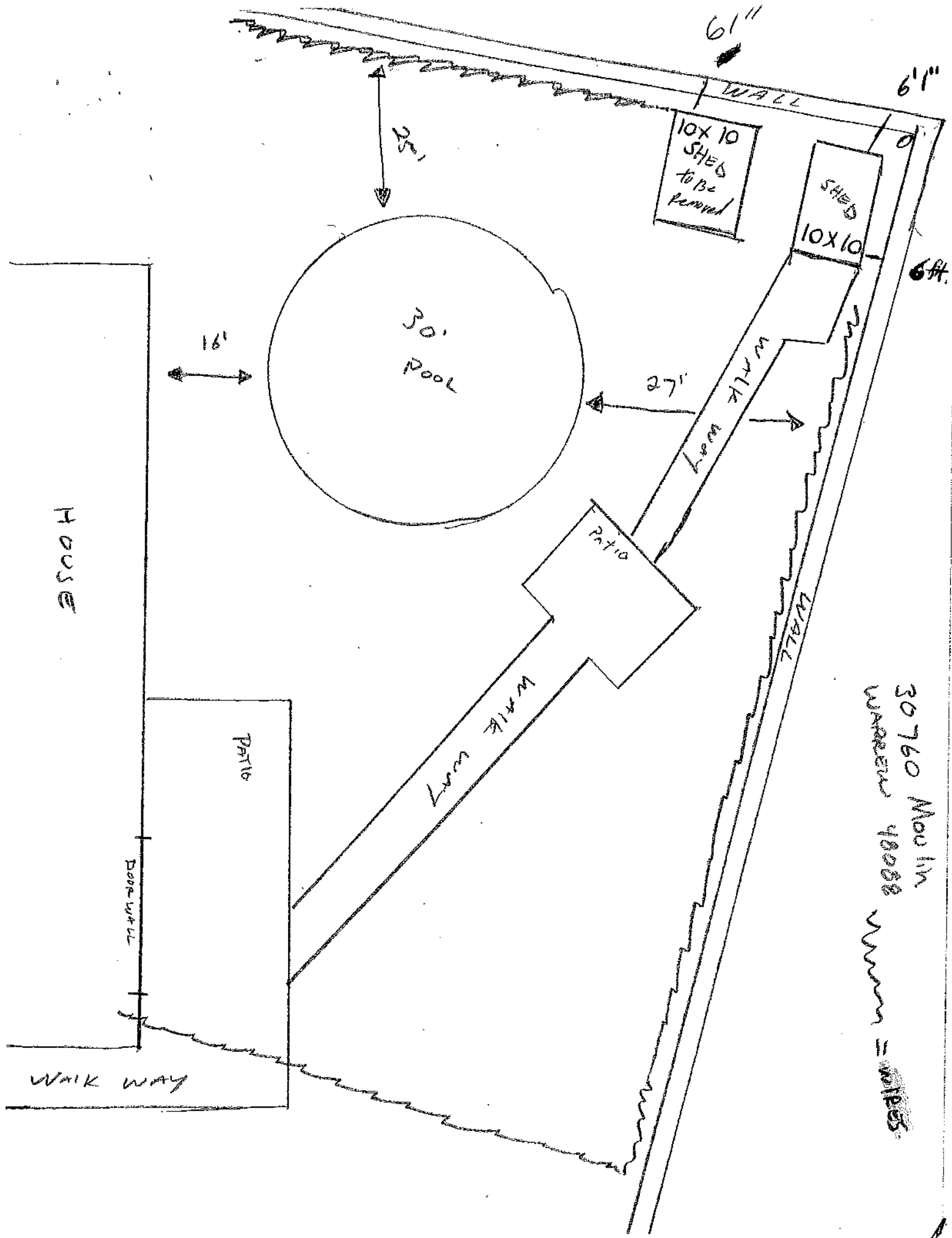
Scheduling Comment SHED PERMIT PULLED? OR CONTACT REARDING TWO SHEDS

ZON SHEDS DW GAVE THEM 10 DAYS TO FILL OUT APPLICATION AND RETURN MOVED OUT FOR FOLLOW UP DP

13 WARREN







30760 Mooin
Warren 48088
www = miles

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: HOLY CROSS LUTHERAN CHURCH

REPRESENTATIVE: RONALD RATZOW

COMMON DESCRIPTION: 30003 RYAN

PARCEL NUMBER: 12-13-07-279-031

ZONED DISTRICT: R-1-B

REASON: Petitioner seeks to conduct a car show.

ORDINANCES and REQUIREMENTS:

SECTION 4.35: FESTIVALS REQUIRE THE APPROVAL OF THE ZONING BOARD OF APPEALS.

VARIANCES REQUESTED: Permission to:

To conduct an outdoor car show on Sunday, September 24, 2022, from 11:30 a.m. to 4:30 p.m.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 07/17/2023 07/26/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: HOLY CROSS LUTHERAN CHURCH

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

SECTION 4.35 FESTIVALS

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

dwenson, Zoning Inspector

\$195 SW 7/17/23

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: HOLY CROSS LUTHERAN CHURCH

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: RONALD RATZOW Telephone: _____

Representative's Address: _____

Representative's Email Address _____ ☐ prefer email communication

Address of Property: 30003 RYAN RD, WARREN MI 48092

Parcel I.D. No. (as shown on tax bill): 13-07-279-031

Purpose of Request: CAR SHOW SUNDAY SEPT. 24, 2023 11:30 - 4:00

Please explain the nature of your hardship:

VARIANCE REQUIRED FOR EVENT

Signature: Ronald C. Ratzow Date: JULY 17, 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 HOLY CROSS LUTHERAN CHURCH
Name(s) of Person(s)

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

THE REPRESENTATIVE OF HOLY CROSS LUTHERAN CHURCH
Title of Officer Name of Company

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

_____/I/We/It _____
_____/RECORDED LAND CONTRACT PURCHASER(S) no /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 RONALD RATZOW *
Name(s) of Person(s)

THE REPRESENTATIVE OF HOLY CROSS LUTHERAN CHURCH *
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 Ronald C. Ratzow L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

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

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

Andrea Gjokaj
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 6/8/2028

NOTICE TO OWNER

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

30003 Ryan

7/10/2002

HOLY CROSS LUTHERAN CHURCH, 30003 Ryan Road, Also Known As 13-07-279-031 - **GRANTED** request to conduct an Outdoor Family Festival in the afternoon of September 29, 2002, from 12:30 p.m. to 5:00 p.m.

30003 Ryan

7/11/2001

HOLY CROSS LUTHERAN CHURCH, 30003 Ryan, Also Known As 13-07-279-031 - **GRANTED** request to conduct an outdoor family festival in the afternoon of September 30, 2001 from 12:30 p.m. to 5:00 p.m.

30003 Ryan

13-07-279-031

6/14/00

HOLY CROSS LUTHERAN CHURCH, 30003 Ryan Road, Also known as 13-07-279-031 - **GRANTED** request to hold an outdoor family festival on Sunday, October 1, 2000 from 12:30 p.m. to 6:00 p.m.

30003 Ryan Road

Holy Cross Lutheran Church

Granted permission at the meeting of 1-28-87 to erect 1,670 lin. ft. of four ft. high chain-link fence.

30003 Ryan Road

6-9-99

Also known as 13-07-279-031

Holy Cross Lutheran Church - **GRANTED** request to hold an outdoor family festival Sunday, September 19, 1999 from 12:30 p.m. to 6:00 p.m.

30003 Ryan Road

Holy Cross Lutheran Church

TABLED at the meeting of 6-9-78 until Wednesday 9-13-78

GRANTED permission at the meeting of 9-13-78 to construct a 3' x 9' 6" sign 12' high to within 11' of the front property line with conditions the existing sign is removed and no other signs are attached to this sign.

30003 Ryan

8/27/08

HOLY CROSS LUTHERAN CHURCH, 30003 Ryan, Also Known As 13-07-279-031 – **GRANTED** request to conduct an Outdoor Classic Car Show on Sunday afternoon, September 28, 2008 from 12:30 p.m. to 5 p.m.

30000 Ryan

8/13/08

VILLA CARPETS, DAN E. COLO, PRESIDENT/D.C.C INVESTMENT'S, 30000 Ryan, Also Known As 13-08-151-011 – **GRANTED** request to raise an existing monument sign 5' x 10' (50 sq. ft.) with changeable copy on a three (3) foot high pedestal base (approximately 8' overall height) to no less than 8' of the front property line on Ryan.

30003 Ryan

6/27/2007

HOLY CROSS LUTHERAN CHURCH, 30003 Ryan, Also Known As 13-07-279-031 – **GRANTED** request to conduct an Outdoor Family Festival on Sunday afternoon, September 30, 2007 from 12:30 p.m. to 5 p.m.

30003 Ryan

9/13/06

HOLY CROSS LUTHERAN CHURCH, 30003 Ryan, Also Known As 13-07-279-031 – **GRANTED** request to conduct an Outdoor Family Festival on Sunday afternoon, September 24, 2006.

30003 Ryan

9/14/05

HOLY CROSS LUTHERAN CHURCH, 30003 Ryan, Also Known As 13-07-279-031 – **GRANTED** request to conduct an Outdoor Family Festival on Sunday afternoon, September 25, 2005, from 12:30 p.m. to 5 p.m.

30003 Ryan

8/11/2004

HOLY CROSS LUTHERAN CHURCH, 30003 Ryan, Also Known As 13-07-279-031 – **GRANTED** request to conduct an Outdoor Family Festival on Sunday afternoon, September 26, 2004 from 12:30 p.m. to 5 p.m.

30003 Ryan

7/23/2003

HOLY CROSS LUTHERAN CHURCH, 30003 Ryan, Also Known As 13-07-279-031 – **GRANTED** request to conduct an outdoor family festival on Sunday afternoon, September 28, 2003, from 12:30 p.m. to 5:00 p.m.

30003 Ryan

6/10/15

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

APPLICANT: Holy Cross
Mr. Jerry R. Kelly
30003 Ryan Road
13-07-279-031
R-1-B

VARIANCES REQUESTED: Permission to:

Conduct an Outdoor Classic Car Show on Sunday afternoon,
September 27, 2015, From 12:30 p.m. to 5:00 p.m.

The Petitioner's request was GRANTED.

30003 Ryan

5/25/2011

Holy Cross Lutheran Church, 30003 Ryan Road, Also Known As 13-07-279-031, GRANTED the following request: Permission to install a monument sign; six (6) feet overall height, sign area 5' x 8' = 40 sq. ft., with a 3' x 8' = 24 sq. ft. electronic reader board, to no less than 6' from the front property line as per plan. WITH THE FOLLOWING CONDITIONS: #1. That there be no flashing, scrolling, or blinking #2. The message would change no more than once every five minutes #3. That no other signs would be up on the property without proper permission from the City.

30003 Ryan

7/13/2011

Holy Cross Lutheran Church, 30003 Ryan Road, Also Known As 13-07-279-031, GRANTED the following request: To conduct an Outdoor Classic Car Show on Sunday, September 25, 2011, from 12:30 p.m. to 5:00 p.m.

30003 Ryan

7/28/10

Holy Cross Lutheran Church, 30003 Ryan, Also Known As 13-07-279-031, GRANTED the following request: To conduct an Outdoor Classic Car Show on Sunday afternoon, September 26, 2010 from 12:30 p.m. to 5:00 p.m.

30003 Ryan

8/12/09

Holy Cross Lutheran Church, 30003 Ryan Road, Also Known As 13-07-279-031, GRANTED request to conduct an Outdoor Classic Car Show on Sunday afternoon, September 27, 2009, from 12:30 p.m. to 5:00 p.m.

30003 Ryan

5/28/14

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

APPLICANT: Holy Cross Lutheran Church
Mr. Jerry R. Kelly
30003 Ryan Road
13-07-279-031
R-1-B

VARIANCES REQUESTED: Permission to:
Conduct an Outdoor Classic Car Show on Sunday afternoon, September 28, 201.
From 12:30 p.m. to 5:00 p.m.

Petitioner's request was **GRANTED**.

30003 Ryan

6/12/2013

Holy Cross Lutheran Church, 30003 Ryan Road, 13-07-279-031, petitioner was **GRANTED** permission to conduct an Outdoor Classic Car Show on Sunday afternoon, September 29, 2013, from 12:30 p.m. to 5:00 p.m.

30003 Ryan Rd

7/11/2012

Holy Cross Lutheran Church, 30003 Ryan Road, 13-07-279-031, was **GRANTED** permission to conduct an Outdoor Classic Car Show/Fun Fest, on Sunday afternoon, September 30, 2012 from 12:30 p.m. to 5:00 p.m.

30003 Ryan

4/27/2011

Holy Cross Lutheran Church, 30003 Ryan Road, Also Known As 13-07-279-031, **RE-SCHEDULED** request to the meeting of May 25, 2011.

30000 Ryan

8/13/08

VILLA CARPETS, DAN E. COLO, PRESIDENT/D.C.C INVESTMENT'S, 30000 Ryan, Also Known As 13-08-151-011 – **GRANTED** request to raise an existing monument sign 5' x 10' (50 sq. ft.) with changeable copy on a three (3) foot high pedestal base (approximately 8' overall height) to no less than 8' of the front property line on Ryan.

30003 Ryan

8/27/08

HOLY CROSS LUTHERAN CHURCH, 30003 Ryan, Also Known As 13-07-279-031 – **GRANTED** request to conduct an Outdoor Classic Car Show on Sunday afternoon, September 28, 2008 from 12:30 p.m. to 5 p.m.

30003 Ryan

6/27/2007

HOLY CROSS LUTHERAN CHURCH, 30003 Ryan, Also Known As 13-07-279-031 – **GRANTED** request to conduct an Outdoor Family Festival on Sunday afternoon, September 30, 2007 from 12:30 p.m. to 5 p.m.

08/25/2021

30003 RYAN

LEGAL DESCRIPTION: 13-07-279-031

VARIANCES REQUESTED: Permission to

Conduct an outdoor Family Fun Fest/Car Show on Sunday afternoon, September 26, 2021 from 12:30 p.m. to 5:00 p.m.

The petitioner's request was APPROVED as written.

8/14/2019

30003 Ryan

LEGAL DESCRIPTION: 13-07-279-031

VARIANCES REQUESTED: Permission to

To conduct an outdoor classic car show on Sunday afternoon, September 22, 2019 from 12:30 pm to 5:00 pm.

The petitioner's request was APPROVED as written.

8/22/2018

30003 Ryan

LEGAL DESCRIPTION: 13-07-279-031

VARIANCES REQUESTED: Permission to

Conduct an outdoor Classic Car Show on Sunday afternoon, September 23, 2018, from 12:30 p.m. to 5:00 p.m.

The petitioner's request was Approved as written.

5/24/2017

30003 Ryan

LEGAL DESCRIPTION: 13-07-279-031

VARIANCES REQUESTED: Permission to

conduct an outdoor classic car show on Sunday afternoon, September 24, 2017, from 12:30 p.m. to 5:00 p.m.

The petitioner's request was APPROVED as written.

30003 Ryan Road

LEGAL DESCRIPTION: 13-07-279-031

6/22/2016

VARIANCES REQUESTED: Permission to

Conduct an Outdoor Classic Car Show on Sunday afternoon, September 25, 2016 from 12:30 p.m. to 5:00 p.m.

The above listed item was GRANTED.

30003 RYAN

08/24/2022

LEGAL DESCRIPTION: 13-07-279-031

VARIANCES REQUESTED: Permission to

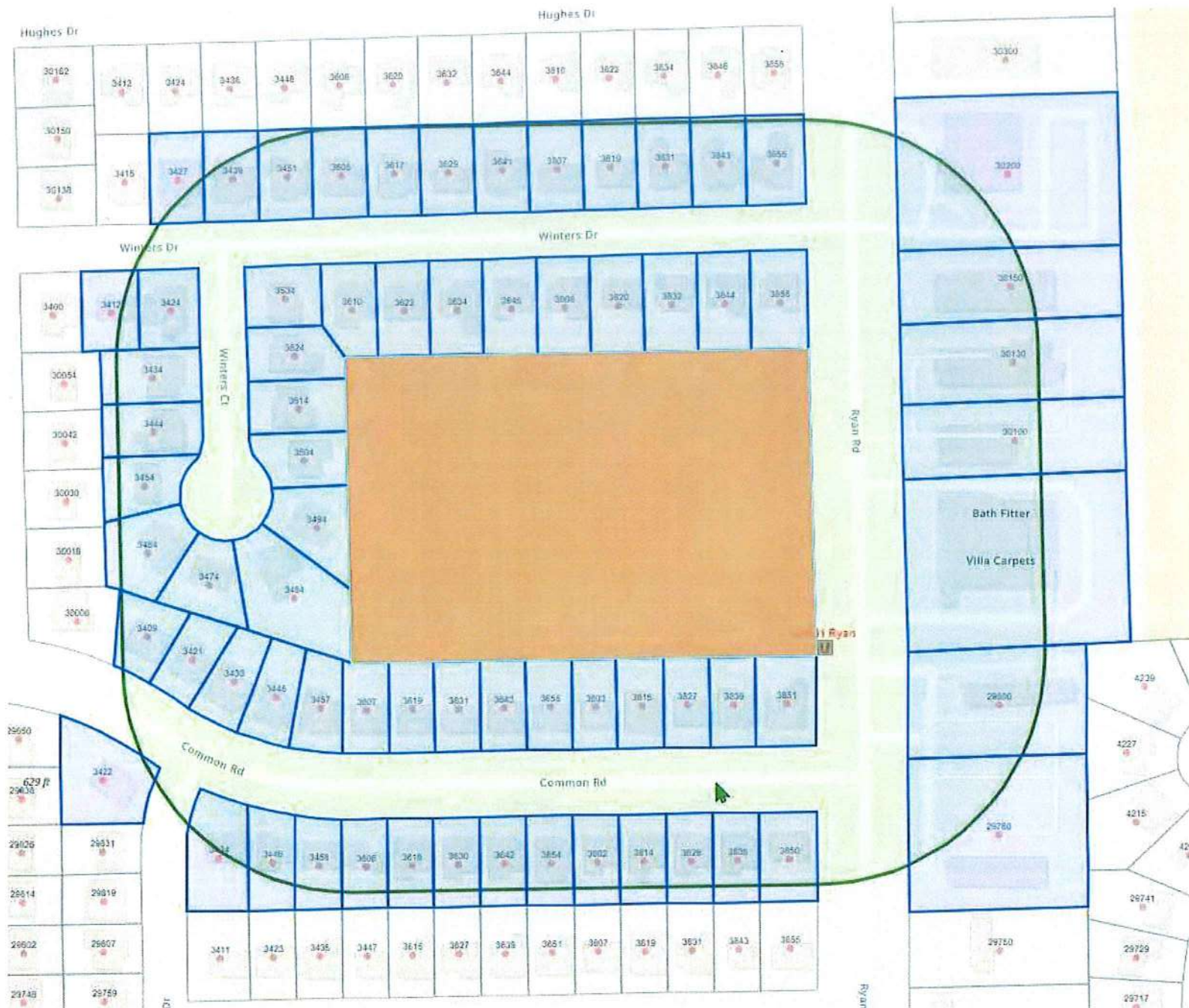
Conduct an outdoor family fun fest/car show on Sunday afternoon, September 25, 2022 from 12:30 p.m. to 5:00 p.m.

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

WARREN



70



30003 RYAN
WARREN, MI. 48092

400' FENCED PROPERTY LINE
w/ CEDAR TREE BUFFER

HOLY CROSS LUTHERAN

2023 CLASSIC CAR SHOW

SEPT 24 12:30 - 5:00 P.M.

PARKING

CHURCH
BUILDING

FOOD SERVICE

REST ROOMS

NO TENTS
OR FOOD TRAILERS

CLASSIC VEHICLE DISPLAY

670' FENCED PROPERTY LINE
w/ CEDAR TREE BUFFER

670' FENCED PROPERTY LINE
w/ CEDAR TREE BUFFER

100

50

0

North

EWAY

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: AUGUST 23, 2023 at 7:30 P.M.

Applicant: HOLY CROSS LUTHERAN CHURCH
Common Description: 30003 RYAN

VARIANCE(S) REQUESTED: Permission to:

Conduct an outdoor car show on Sunday, September 24, 2023 from 11:30 a.m. to 4:30 p.m.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: SHAMIMA AKTER
REPRESENTATIVE: MOHAMMED AMRAN
COMMON DESCRIPTION: 22555 KARAM CT
PARCEL NUMBER: 12-13-32-129-030
ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to erect a porch awning.

ORDINANCES and REQUIREMENTS:

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

VARIANCES REQUESTED: Permission to:

Erect a porch awning no less than 19.5 ft. from front property line.

Previous Variance Requested: None.

dwenson, Zoning Inspector 07/25/2023 07/31/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: SHAMIMA AKTER

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

SECTION 7.05 FRONT YARDS

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

dwenson, Zoning Inspector

2023/07/25
12:49:55

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

JUL 25 2023

CITY OF WARREN
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: Shamima Akter

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

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

Name of Representative: Mohammed Amran Telephone: _____

Representative's Address: same

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 22555 Karam CT Warren, MI 48091

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

Purpose of Request: variance for not meeting set back for
an awning/cover for our porch

Please explain the nature of your hardship:

My mother and myself have skin disorders that
makes our skin sensitive to sunlight. We are
not able to make use of our porch because
it has no cover.

Signature: Shamima akter Date: 7-25-23

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, Shamima Akter
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 Mohammed Amran *
Name(s) of Person(s)
THE _____ OF _____ *
Title of Officer Name of Company
OF 22555 Karam CT Warren, MI 48091 313-398-8239
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Mohammed Amran L.S.
SIGNED Shamima Akter L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 25 DAY OF JULY, 2023, BEFORE ME PERSONALLY CAME
Mohammed Amran/Shamima Akter 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/she DID SO OF his/her OWN FREE WILL AND DEED.

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.

my mother is not able to sit on her porch, given her age and health she isn't able to get outside air and the comfort of being in nature while being in her own property

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

along with the shade we would like, the railings would be nice for the elderly including my parent

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.

it will not

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.

it is medically personal

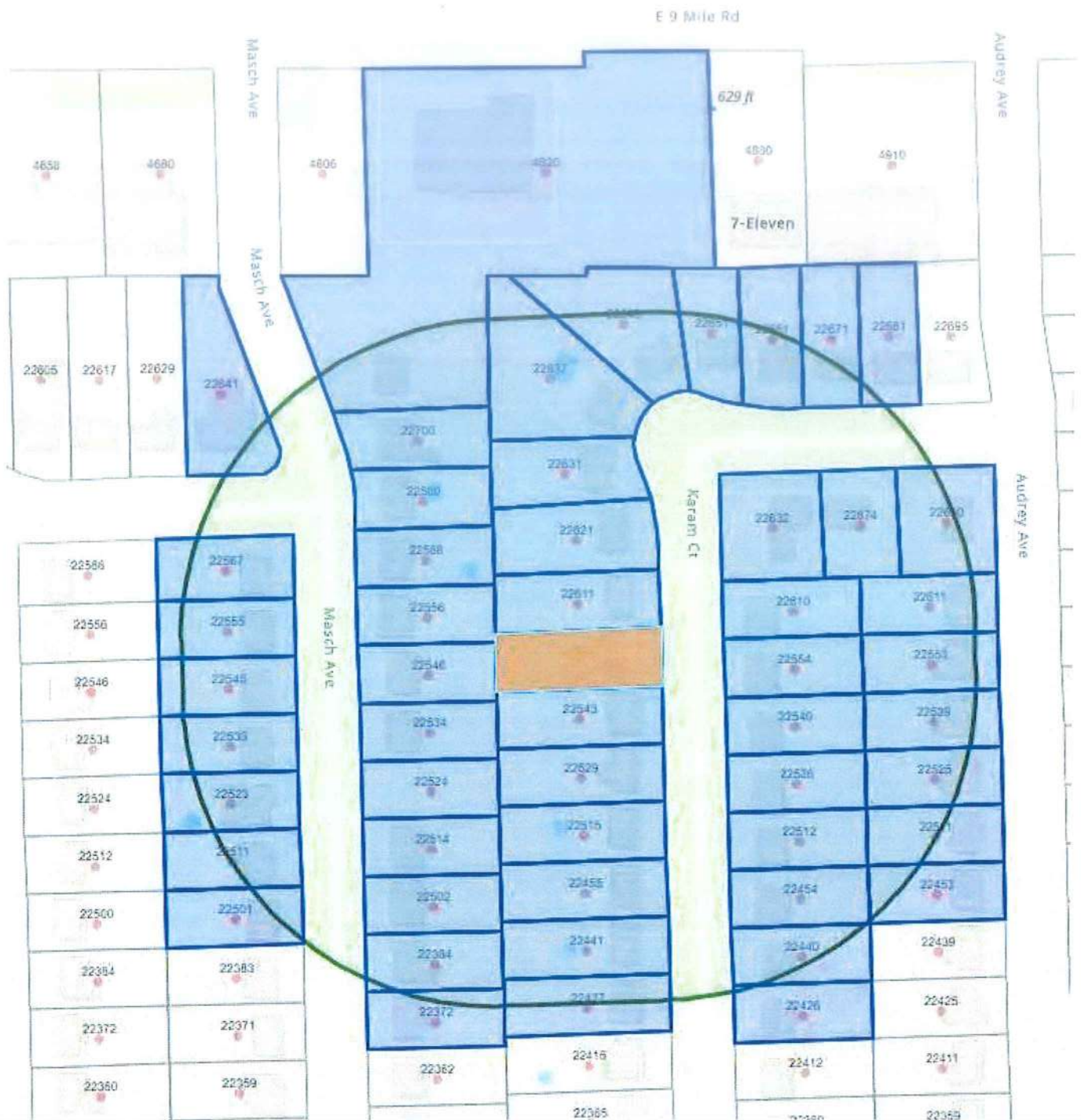
Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

most of the houses on the street has a cover

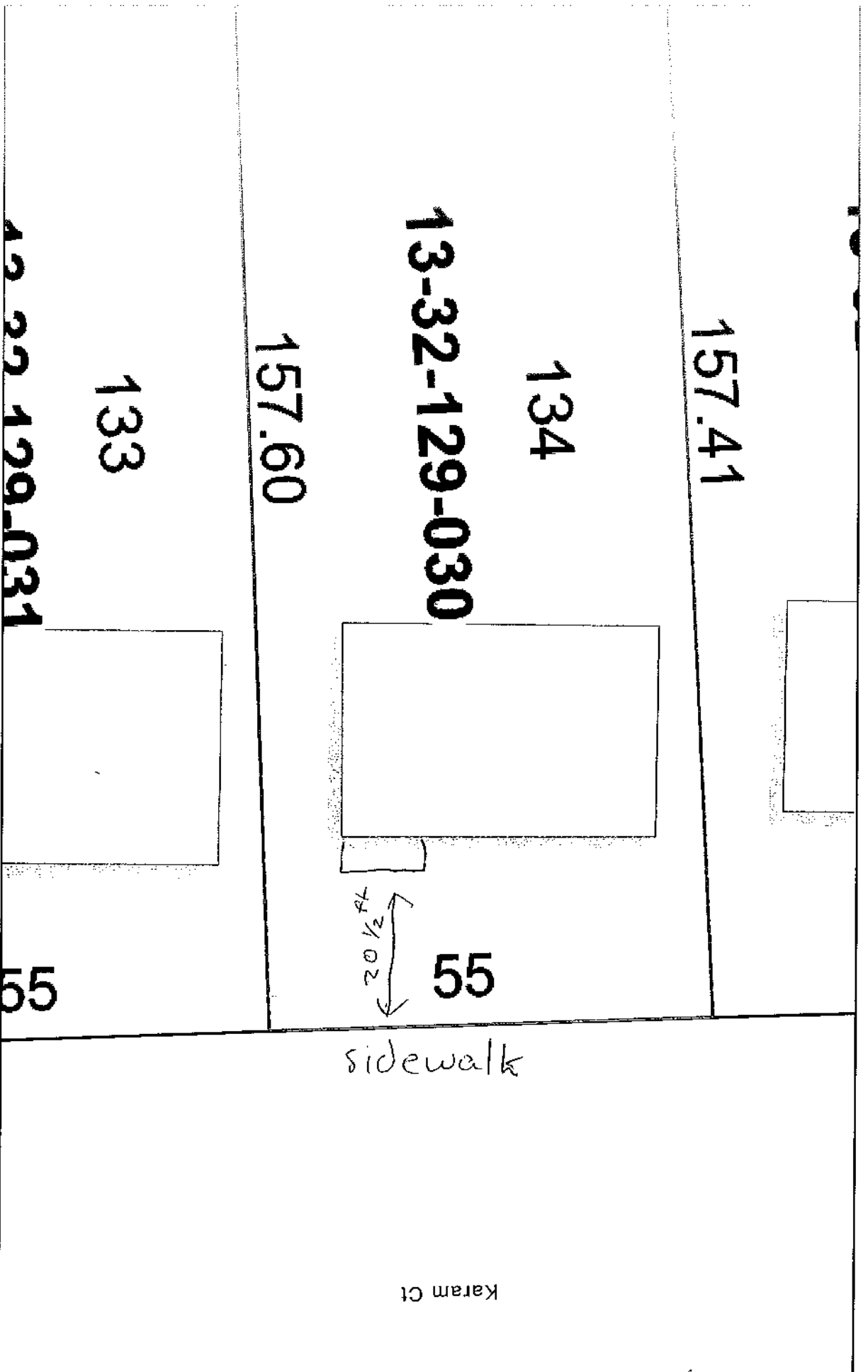
2023 WARREN



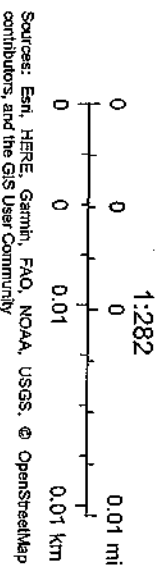
52



ArcGIS Web Map



7/25/2023 5:52:55 PM



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada | This layer is 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: AUGUST 23, 2023 at 7:30 P.M.

Applicant: SHAMIMA AKTER
Common Description: 22555 KARAM CT

VARIANCE(S) REQUESTED: Permission to:

Erect a porch awning no less than 19.5 ft. from the front 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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: DEBORAH I LASURE

REPRESENTATIVE: DEBORAH I LASURE

COMMON DESCRIPTION: **2167 PEARL**

PARCEL NUMBER: 12-13-31-110-023

ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to retain a fence.

ORDINANCES and REQUIREMENTS:

SECTION 4D.08. - FENCES, WALLS AND LANDSCAPE SCREENS IN FRONT YARD BETWEEN BUILDING LINE AND FRONT PROPERTY LINE. No fence, wall or landscape screen shall be constructed between the established building line and the front property line.

VARIANCES REQUESTED: Permission to:

Retain a front yard fence that extends past the front building line, no less than 25 feet from the front property line along the east property line.

Previous Variance Requested: None.

dwenson, Zoning Inspector 07/25/2023 07/26/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: DEBORAH I LASURE

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.08 FENCES

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

dwenson, Zoning Inspector

95 DW
7/25/23

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: Deborah Lasure

Address: _____ Phone: _____

Applicant's Email Address: N/A ☐ prefer email communication

Name and Address of Property Owner (if different) SAME

Name of Representative: SAME Telephone: _____

Representative's Address: SAME

Representative's Email Address: Contact only by Phone ☐ prefer email communication

Address of Property: 2167 Pearl Ave Warren MI 48091

Parcel I.D. No. (as shown on tax bill): 12-13-31-110-023

Purpose of Request: I had Eastside Fence get and install a Fence with a permit they showed the design but they did not indicate the front of the house.

Please explain the nature of your hardship:

we have drive ways next to each other. She (2173 Pearl) hit me in my drive way. We went to court 37th Judicial District court case # W203191 X-Reference # W203191 The renter keeps driving in and out of my driveway my brother is a vet with a scooter he can not get out run a car

Signature: Deborah Lasure Date: 7-24-23

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

I, WE Deborah Lasure

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

ZBA Application.DOC 11/29/17

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.

Should not be a burden it's on my property

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

I had East Side Fence pull the permit and install

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.

yes it sits back behind everyone else's on the block. my house

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 ~~It's~~ It's on my property

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

personal hardship

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

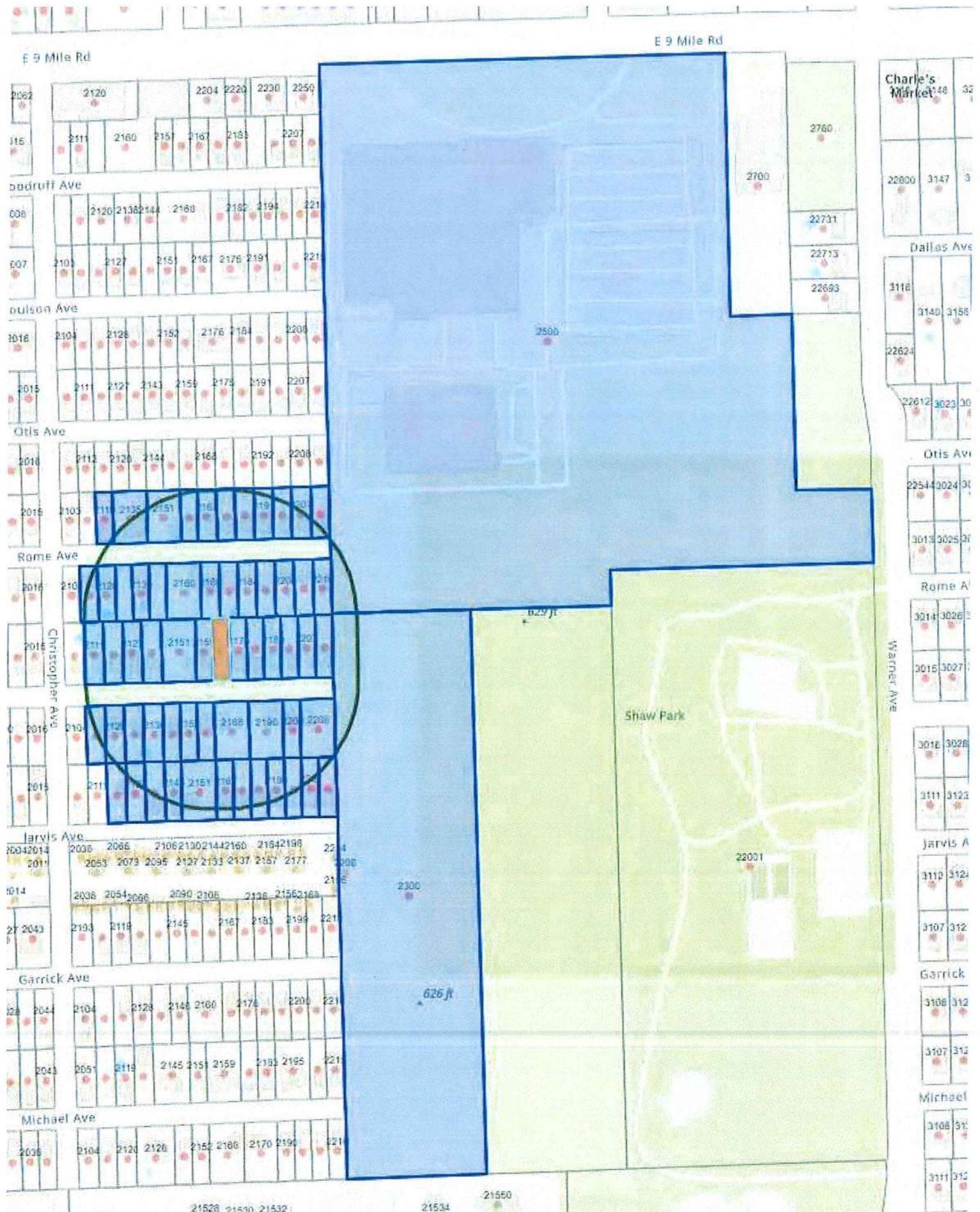
so I can use my front yard without getting hit by a car

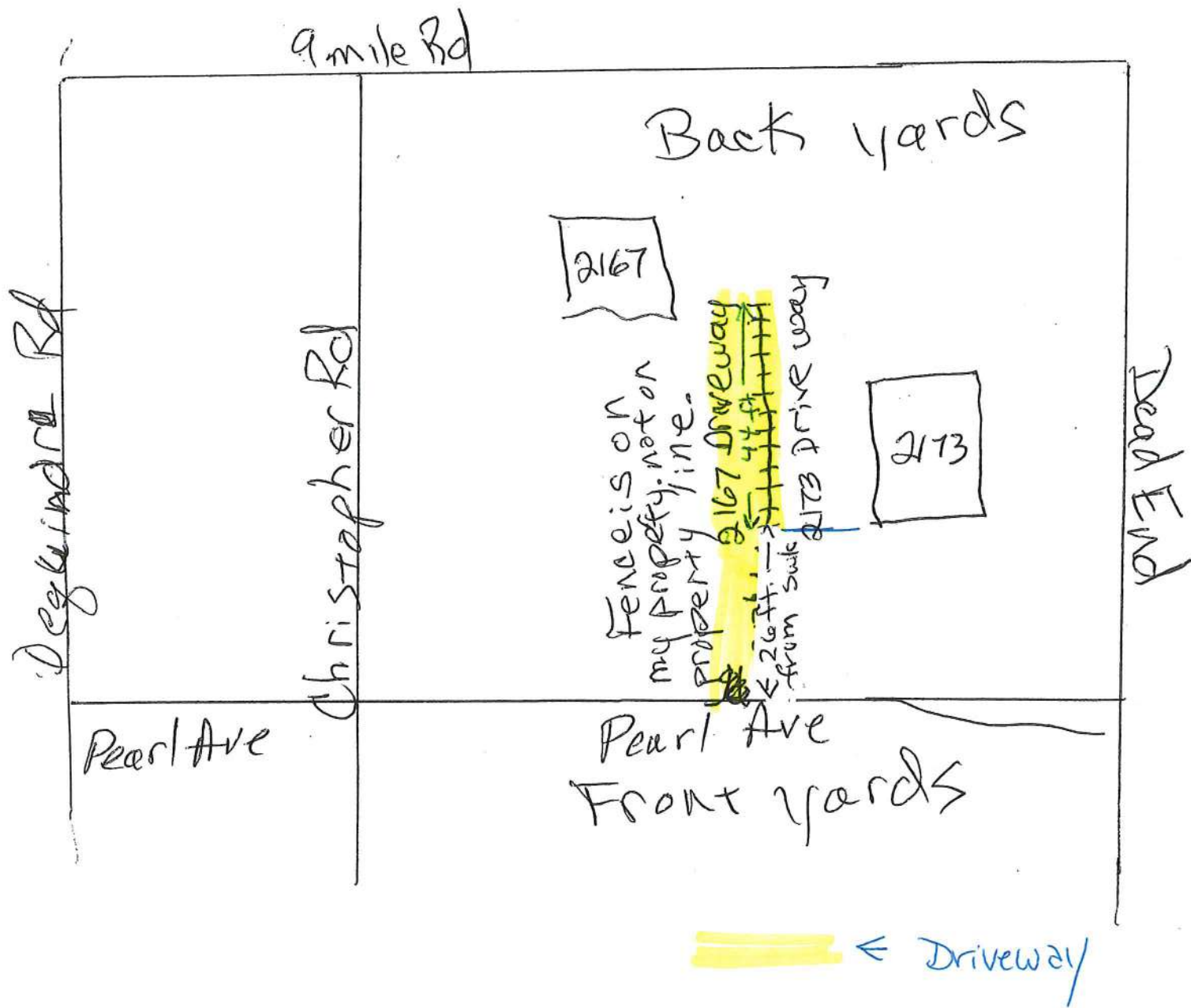
2023 WARREN



2167 PEARL
13-31-110-023

57





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: AUGUST 23, 2023 at 7:30 P.M.

Applicant: DEBORAH LASURE
Common Description: 2167 PEARL

VARIANCE(S) REQUESTED: Permission to:

Retain a front yard fence that extends past the front building line, no less than 25 feet from the front property line along the east 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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: WAYNE CRAFT INC
REPRESENTATIVE: JASON MCFALL
COMMON DESCRIPTION: 3699 STOLZENFELD
PARCEL NUMBER: 12-13-30-430-023
ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to erect a front porch awning.

ORDINANCES and REQUIREMENTS:

SECTION 7.05 - FRONT YARD. Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet.

VARIANCES REQUESTED: Permission to:
Erect an awning no less than 18' 6" from the front property line.

Previous Variance Requested: None.

dwenson, Zoning Inspector 07/18/2023 07/28/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: WAYNE CRAFT INC

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

SECTION 7.05 - FRONT YARD.

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

Wm
#9503
7/17/23
PO
ab

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: Wayne Craft, Inc.

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) Agnes Brewer

Name of Representative: Jason McFall Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☒ prefer email communication

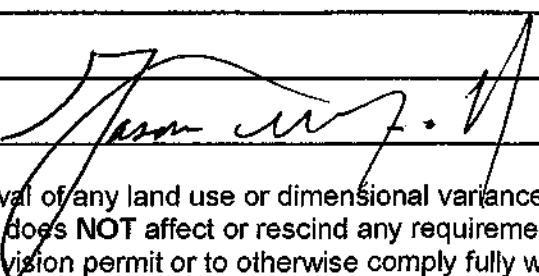
Address of Property: 3699 Stolzenfeld Warren MI 48091

Parcel I.D. No. (as shown on tax bill): 12-13-30-430-023

Purpose of Request: Allow an awning over front porch to extend
6'-4" into the front yard setback.

Please explain the nature of your hardship:

The required front yard setback is 25'. As our
proposed plans stand, we would have a setback
of 18'-6".

Signature:  Date: 6/28/23

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 Agnes Brewer
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE N/A OF N/A
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Agnes Brewer
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 Jason McFall *
Name(s) of Person(s)

THE Representative OF Wayne Craft Inc. *
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Agnes Brewer L.S.
SIGNED Jason McFall L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 18TH DAY OF JULY, 2023, BEFORE ME PERSONALLY CAME
AGNES BREWER, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT SHE DID SO OF HER OWN FREE WILL AND DEED.

EUGENE R. SHUBITOWSKI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires March 24, 2026
Acting in the County of _____

Eugene R. Shubitowski
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN
MY COMMISSION EXPIRES: MARCH 24, 2026

NOTICE TO OWNER

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

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.

There is an unreasonable burden with the front yard setback requirement being as the house is placed exactly 25' from the front yard line leaving no room for a front porch awning to be placed.

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 an existing condition.

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

Property is not unique.

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

Granting the variance will not result in detriment to nearby properties as other houses nearby are also set close to the set back requirement with encroachments into the setback.

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

Not related to personal or economic hardship.

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

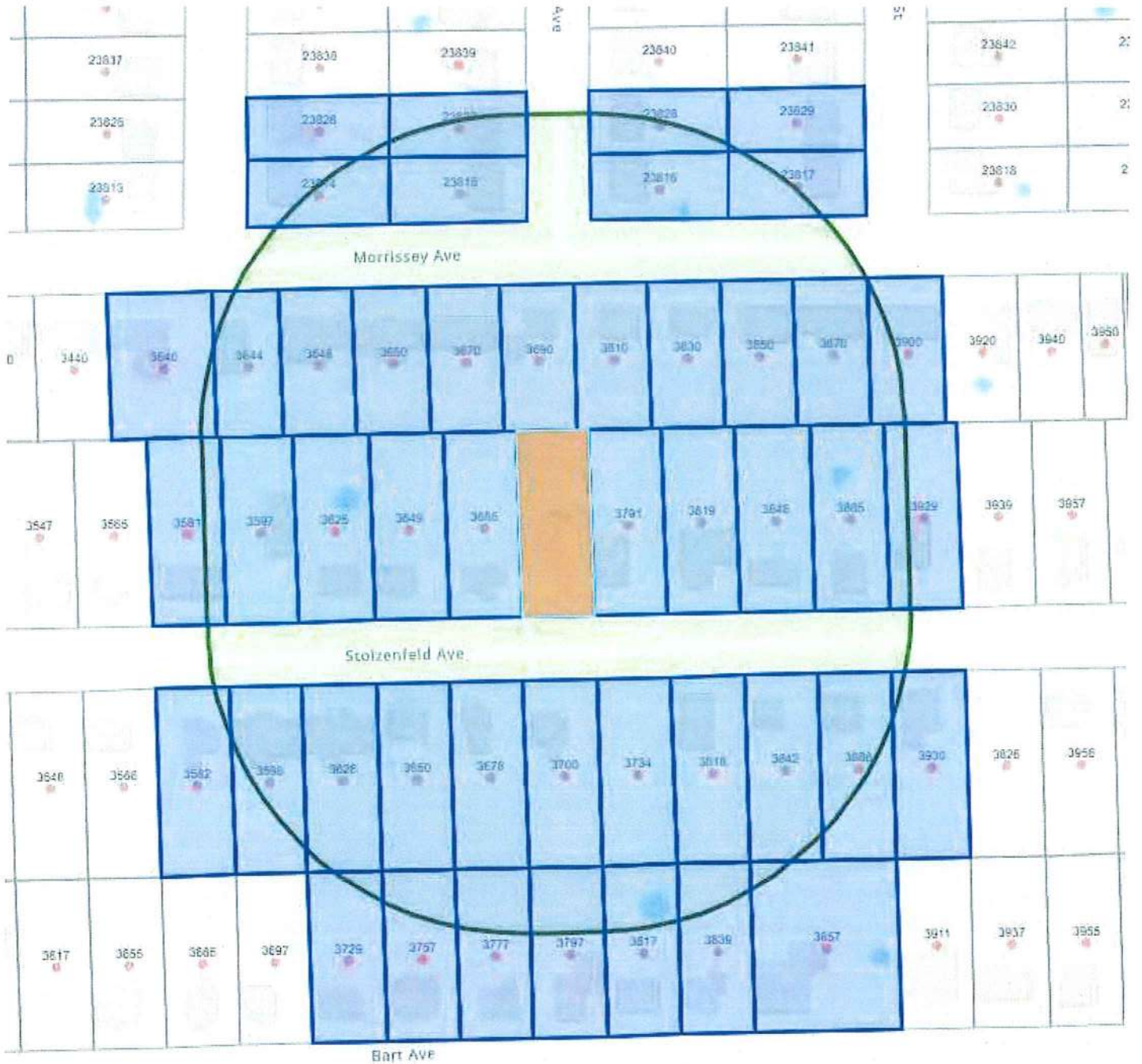
The variance is necessary to properly enjoy their front porch as neighbors do while adding some protection to the new porch from the elements.

2023 WARREN



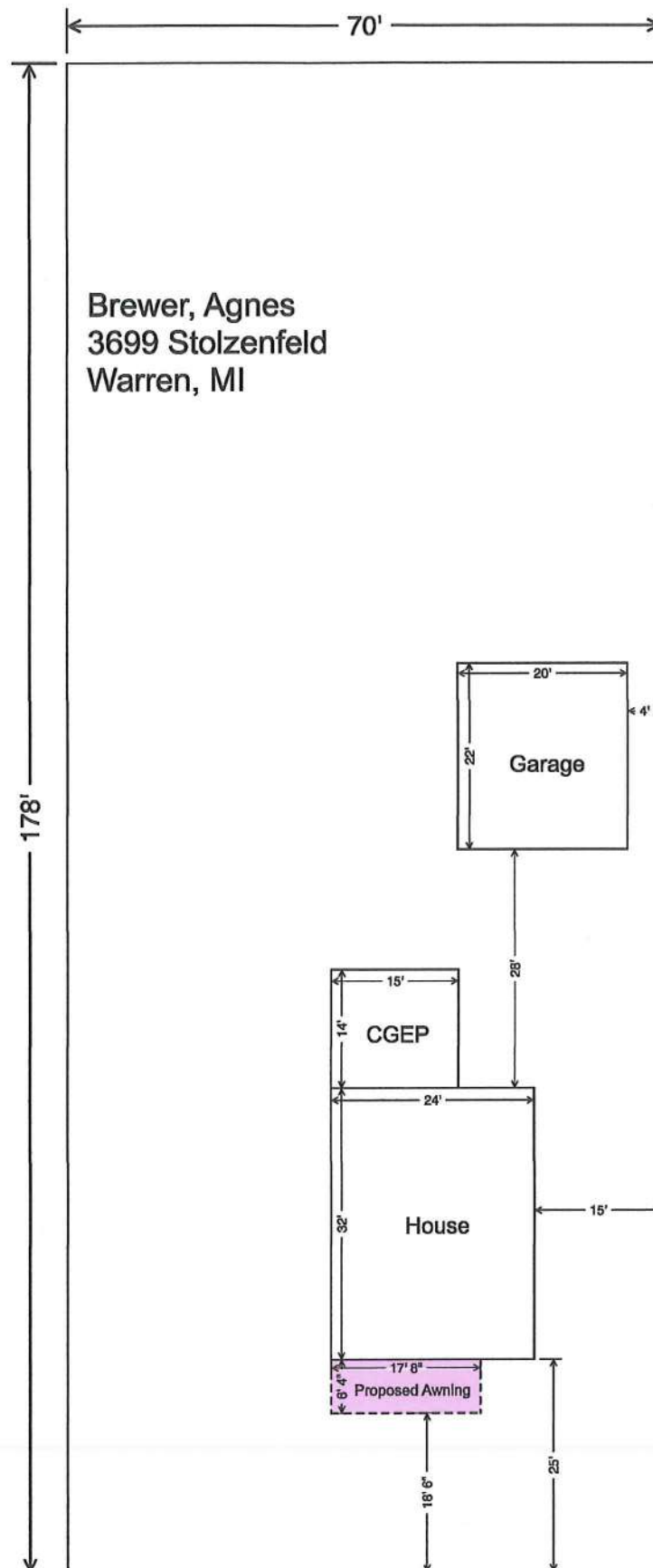
3699 STOLZENFELD
13-30-430-023

47

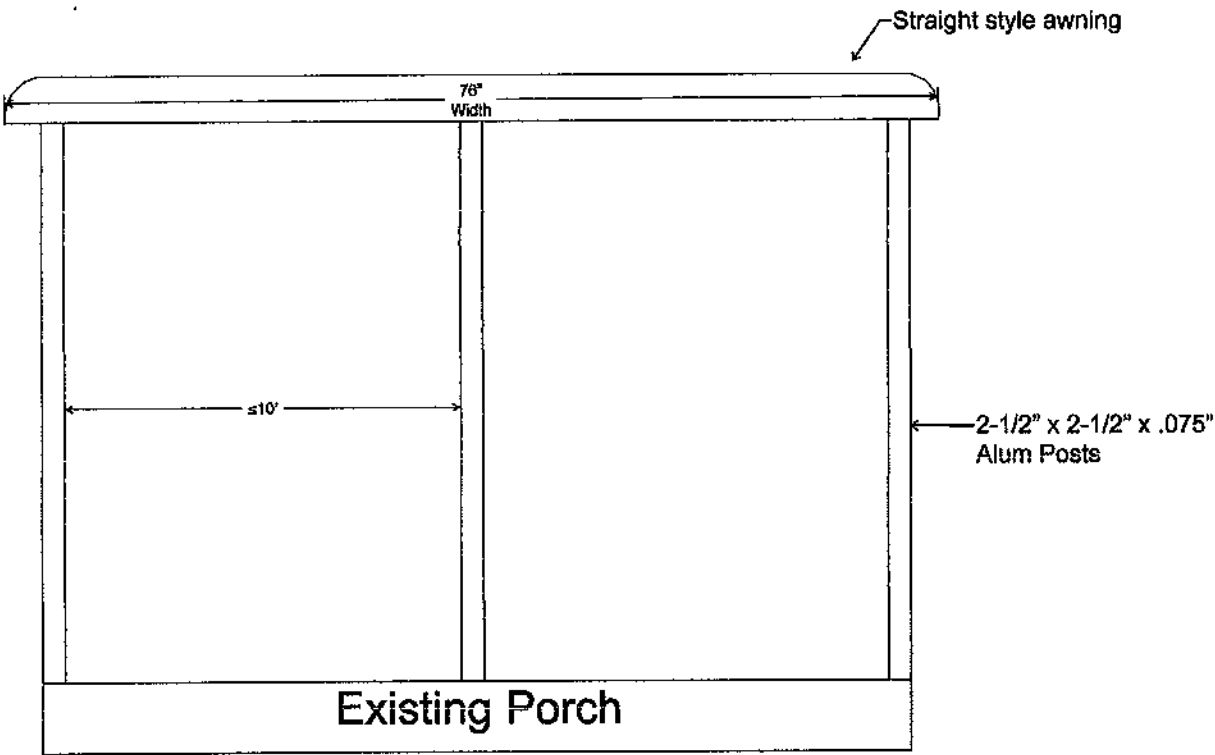




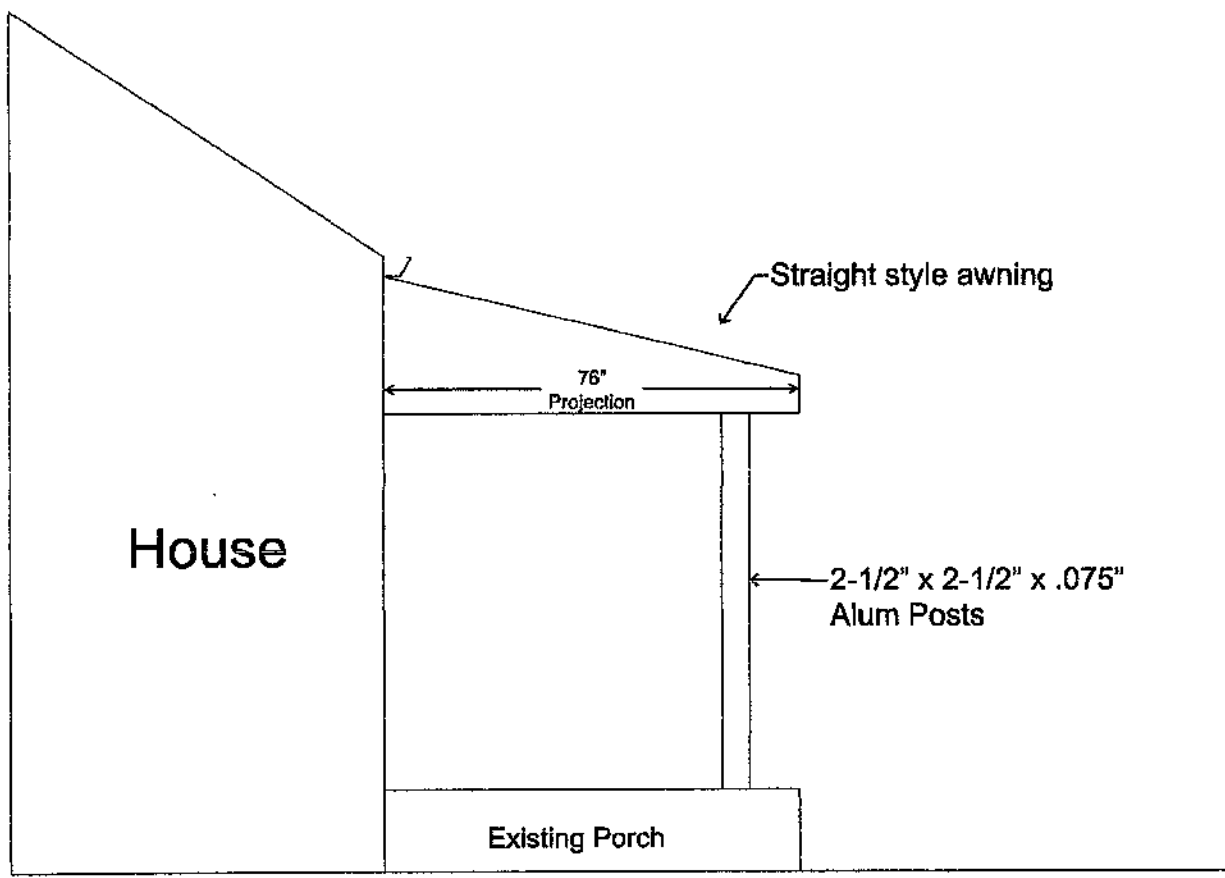
Install front porch awning.



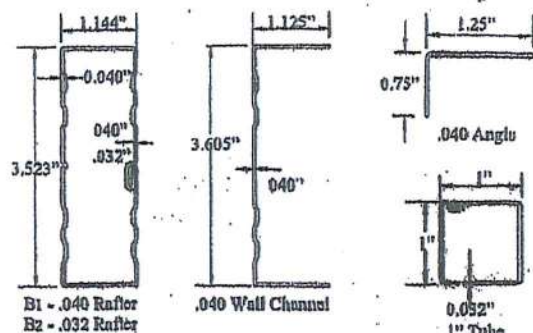
Front View



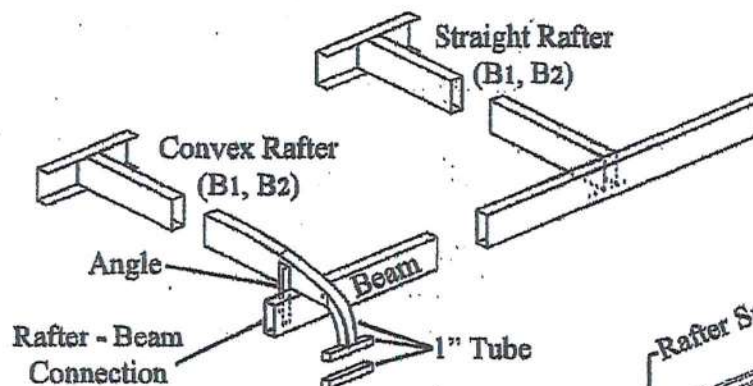
Side View



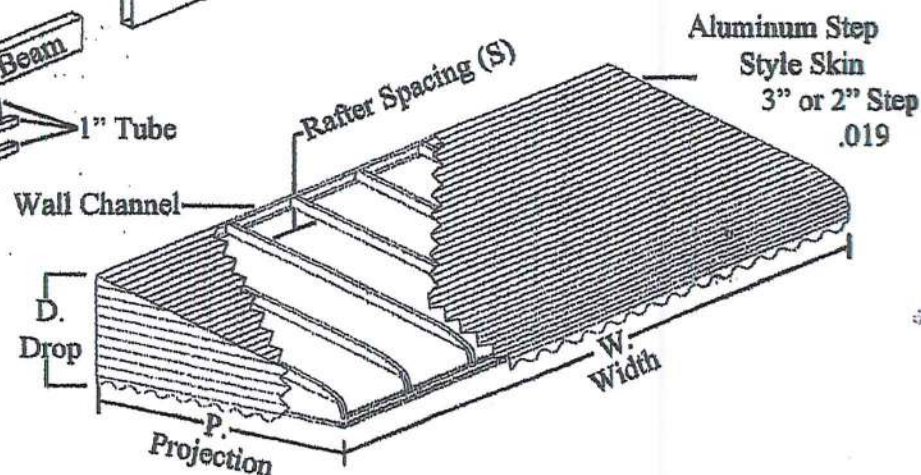
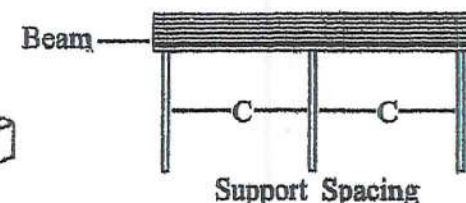
WAYNE CRAFT



Key	Description	Awn 1	Awn 2
P	Projection	76	
D	Drop	16	
W	Width	212	
R	Rafter Type		
S	Rafter Spacing		
C	Support Spacing		



30# Live Load
Aluminum Alloy 3105H14



Projection	Rafter Type & Spacing		Beam Type & Support Spacing			
Projection P	.040 Rafter Spacing B1	.032 Rafter Spacing B2	B1 C	B3 C	B4 C	B5 C
4'	36"	36"	7' - 3"	10' - 3"	7' - 8"	17' - 7"
5'	36"	36"	6' - 8"	9' - 6"	7' - 1"	16' - 3"
6'	36"	30"	6' - 3"	8' - 10"	6' - 7"	15' - 3"
7'	30"	30"	5' - 11"	8' - 4"	6' - 3"	14' - 4"
8'	24"	20"	5' - 7"	7' - 11"	5' - 11"	13' - 8"
9'	20"	18"	5' - 4"	7' - 7"	5' - 8"	13' - 0"
10'	18"	12"	5' - 1"	7' - 4"	5' - 6"	12' - 8"
11'	12"	11"	4' - 11"	6' - 11"	5' - 2"	11' - 11"
12'	12"	8"	4' - 9"	6' - 8"	5' - 0"	11' - 6"
13'	11"	8"	4' - 6"	6' - 5"	4' - 10"	11' - 1"
14'	8"	N/A	4' - 5"	6' - 3"	4' - 8"	10' - 9"

Spans are maximum. Interpolation may be used between spans
Column spans over 3 spans - can increase span by 15%



Owner	Brewer
Street	3699 Stolzenfeld
City	Warren
Phone	(581) 759-2588
Builder	WCI
Street	13525 Wayne Rd.
City	Livonia
Phone	(734) 421-8800

WAYNE CRAFT, INC.

1325 Wayne Road
Livonia, MI 48150

ALUMINUM BOX BEAM 5-1/2"

Determine post spacing, load per support, & uplift per support.

1. Take 1/2 roof span + overhang & multiply by the roof load (30psf SL=27psf with factors) will give the load per foot,
2. Go to the chart with the load per foot & roof span and post to post spacing, read load per post, & uplift per support.
3. If a post spacing is not on chart, take the load per foot and multiply by the spacing to determine load per post. The uplift per post will be 75% of load per post.

BEAM SPAN TABLE

Roof Span	6'				8'				10'			
Load/Foot	108#	108#	108#	108#	135#	135#	135#	135#	162#	162#	162#	162#
Post Spacing	10'	8'	6'	4'	9'	8'	6'	4'	8.5'	8'	6'	4'
Load/Post	1080#	864#	648#	432#	1220#	1080#	810#	540#	1380#	1296#	972#	648#
Uplift/Post	-	-	-	-	-	-	-	-	-	-	-	-

Roof Span	12'			14'			16'		
Load/Foot	189#	189#	189#	216#	216#	216#	243#	243#	243#
Post Spacing	8'	6'	4'	7.5'	6'	4'	7'	6'	4'
Load/Post	1510#	1134#	756#	1510#	1296#	864#	1700#	1458#	972#
Uplift/Post	-	-	-	-	-	-	-	-	-

4. After determining load/post go to support load table with the height and pick the type of column needed.

SUPPORT LOAD TABLE

Support - Post	Support Heights - Post			
	7'	8'	10'	12'
1-1/2" x 1-1/2" x .04" Alum.	312#	239#	153#	106#
1-1/2" x 1-1/2" x .05" Alum.	387#	296#	189#	131#
1-1/2" x 1-1/2" x .06" Alum.	460#	352#	225#	156#
2-1/2" x 2-1/2" x .075" Alum.	2705.7#	2069#	1324#	919#
1-1/2" x 1-1/2" x .04" Flat Alum.	624#	478#	306#	212#
1-1/2" x 1-1/2" x .05" Flat Alum.	774#	596#	378#	262#
1-1/2" x 1-1/2" x .06" Flat Alum.	920#	704#	450#	312#
2-1/2" x 2-1/2" x .075" Flat Alum.	5410#	4138#	2648#	1838#
3" x 3" x .070" Alum.	3731#	3370#	2156#	1497#
5-1/2" x 5-1/2" x .070" Alum.	8637#	8381#	7764#	7157#
3" x 3" x .1875" Steel	39,000#	35,000#	27,000#	19,000#



NOTE: Aluminum - 6063 T6 Steel - A36
Michigan Residential Building Code 2015
ANSI/ASCE 7-05

ROBERT M. BERNHARD ASSOCIATES LLC
ARCHITECTURE & ENGINEERING
1221 BOWERS RD.
P.O. BOX 760
BIRMINGHAM, MI 48012

248-642-6166

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: AUGUST 23, 2023 at 7:30 P.M.

Applicant: WAYNE CRAFT INC
Common Description: 3699 STOLZENFELD

VARIANCE(S) REQUESTED: Permission to:
Erect an awning no less than 18' 6" from the front 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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: HANI KARANA
REPRESENTATIVE: HANI KARANA
COMMON DESCRIPTION: 28934 RYAN
PARCEL NUMBER: 12-13-17-101-001
ZONED DISTRICT: C-1

REASON: Petitioner seeks additional signage for their client.

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:

To allow a 9' x 53"=39.75 sf sign on the north elevation in addition to the 39.75 sf sign on the west elevation for a total of 79.5 sf of wall signage.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 07/26/2023 07/31/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: HANI KARANA

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

SECTION 4A.35 SIGNS PERMITTED IN COMMERCIAL DISTRICTS.

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

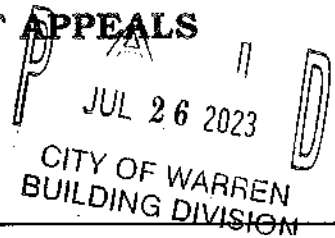
dwenson, Zoning Inspector

D/W
#250w
7/26/23

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE



Name of Applicant: Hani Karana

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ I prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: _____ Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ I prefer email communication

Address of Property: 2893A Ryan Rd.

Parcel I.D. No. (as shown on tax bill): 12-13-17^{Text}-101-001

Purpose of Request: Obtaining a sign on 12 mile Rd, as shown in the illustration.

Please explain the nature of your hardship:

Signs are crucial for the success of any business. There is only a sign on Ryan Rd., and no existing sign on 12 mile Rd. This prevents those driving on 12 mile Rd. from understanding what the building is, and thus negatively impacts business.

Signature: Hani Karana Date: 7/26/2023

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 Husam abbu
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone
THE owner OF TOP Dental care
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 Hani Karana *
Name(s) of Person(s)

THE _____ OF Karana Electric Signs Inc. *
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Hani Karana L.S.

SIGNED Husam abbu L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF macomb

FARIS GABRAIL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires April 21, 2024
Acting in the County of Macomb

ON THIS 14th DAY OF July, 2023, BEFORE ME PERSONALLY CAME
Husam Abbu, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Faris DID SO OF his OWN FREE WILL AND DEED.

Faris Gabrail
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 04-21-2024

NOTICE TO OWNER

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

of five (5) members of the Board shall be required to approve a non-use variance. **No variation from the provisions or requirements of this article shall be authorized by the Board unless the Board finds that the applicant has demonstrated all of the following to establish there is a practical difficulty in complying with the article requirement.**

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

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

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

Not having an additional sign on 12 mile Rd would unreasonably impact business operations and the overall success of the business, as those driving by on 12 mile Rd. will not understand what the business is.

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 property is a corner lot existing at the intersection of 12 mile Rd and Ryan Rd. Thus, the condition was 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 property is a large building located at the corner of two main roads. Due to this characteristic, a wall sign on both sides of the building, facing each main road is essential.

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 proposed sign is wall-mounted. It will not impair adequate light and air to adjacent properties, nor will it negatively impact the surrounding area in any way.

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

Personal or economic hardship does not play a factor. The building/property is uniquely on a corner lot, so an additional sign on 12 mile Rd. is necessary for the future success of the business.

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.

All other businesses on the corner of 12 mile Rd. and Ryan Rd have legible signs on both roads. This is the only building that does not. Thus, the request is necessary for the preservation and enjoyment of property rights enjoyed by properties in the vicinity.

28934 Ryan

4/11/2007

BP GAS STATION, ALI BERRY REPRESENTATIVE, ARMADA OIL CO., 28934 Ryan, Also Known As 13-17-101-001 - **GRANTED** request to install "LED" price panels 5.7' x 5.3' (30.4 sq. ft.) inside the existing (ZBA approved 12//13/78) ground sign for a total of 59.2 sq. ft., 20' high with an 8' underclearance to no less than 1' of the property lines along 12 Mile and Ryan. WITH THE CONDITION that the LED will not flash, blink or scroll and the previous sign variance is relinquished.

28934 Ryan

2/5/2003

CITY OF WARREN-B. E. FEURRING & L. C. SAPERSTEIN, 28934 Ryan, Also Known As 13-17-101-001 - **GRANTED** request to modify a prior variance for the existing gas pump islands and canopy to no less than ten (10) feet of the front property line on Ryan Road in a "P" zone for the purposes of granting R.O.W to the City (Prior approval from ZBA to construct on 11-13-85).

28934 Ryan Road

Randall Sign Erection
Inc.

- **GRANTED** permission at the meeting of 12-13-78 to erect a 60' x 100' Standard sign and a 7'3" x 9'7" Econ-O-Change sign on the same structure, which is to be no higher than 25', with the leading edge of the sign 1' from the proposed, right-of-way lines along Twelve Mile Road and Ryan Road with the condition no other signs are attached to it and they remove the other two(2) signs.

28934 Ryan Road

Amoco Oil

Granted permission at the meeting of 8-27-86 to erect a 2' x 12' (24 sq. ft.) wall sign and two 30" x 12' (30 sq. ft. ea.) signs on the existing canopy. The total signage including the existing pylon sign is to be 195 sq. ft.

28934 Ryan Road

Amoco Oil Co.

5. To waive one (1) required, off-street parking space.

The Board stipulated that they must maintain 50% full serve and 50% self serve. Also, the Board stipulated that they are not to place barrels at the full-serve islands thus closing them off.

Granted permission at the meeting of 11-13-85
1. To construct a 32 ft. x 97 ft. 6 in. canopy in a P zone to no less than 37 ft. 7 in of the property line along Ryan Road and to no less than 17 ft. 11 in. of the rear property line.
2. To construct a gas pump island in a P zone to no less than 48 ft. of the property line along Ryan Road.
3. To reduce the width of parallel parking spaces abutting the south property line to 11 ft. wide.
4. To hard surface to no less than 10 ft. of the property line along Twelve Mile Rd. for parking purposes.
over

2023 WARREN



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: AUGUST 23, 2023 at 7:30 P.M.

Applicant: HANI KARANA
Common Description: 28934 RYAN

VARIANCE(S) REQUESTED: Permission to:

Allow a 9' x 53" = 39.75 square ft. sign on the north elevation in addition to the 39.75 square ft. sign on the west elevation, for a total of 79.5 square ft. of wall signage.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

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

APPLICANT: GLEANERS COMMUNITY FOOD BANK OF SOUTHEASTERN MICHIGAN

REPRESENTATIVE: KATHLEEN RUPP

COMMON DESCRIPTION: 4401 EIGHT MILE, 20732 & 35 SUNSET

PARCEL NUMBER: 12-13-32-357-014, 12-13-32-357-009 & 013

ZONED DISTRICT: M-1

REASON: Petitioner seeks variances for signage for new business.

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:

1. Erect a second wall sign 4'6 1/2" x 16' 10"= 76.5 sf in size, consisting of a design element (mural).
 2. Erect a canopy 192' x 3'=576 ft. of a one color design element.
- Total 652.5 sf of design element in addition to a 40 sf wall sign.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 07/24/2023 07/31/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: GLEANERS COMMUNITY FOOD BANK OF
SOUTHEASTERN MICHIGAN

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.

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

dwenson, Zoning Inspector

\$365 SW 7/24/23 PD 836506

**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: Gleaners Community Food Bank of Southeastern Michigan

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: Kathleen Rupp Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☒ prefer email communication

Address of Property: 4401 8 mile Road, Warren, MI 48091

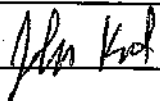
Parcel I.D. No. (as shown on tax bill): 13-32-357-014; 13-32-357-009; 13-32-357-013

Purpose of Request: 4401 20732 20735
sunset sunset

Requesting (1) applied vinyl artwork 4'-6 1/2" x 16'-10" = 75 sq ft and solid green metal panel fascia
on mobile canopy.

Please explain the nature of your hardship:

This building is the first execution of a new innovative concept to increase access to fresh produce and dairy for food insecure households. The green canopy and vinyl artwork will reinforce both the Gleaners branding and mission of the 8 Mile site to the community while delineating it from other Gleaners locations. This will also help differentiate the building from other established for-profit retailers, while contributing to the revitalization and beautification of 8 Mile Rd. The visual cues will also reinforce the external and internal site circulation for safe pedestrian and vehicular traffic.

Signature:  Date: 7/17/2023

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 John Kastler
OF _____
THE Address, City, State Zip Telephone _____
Sr. Director of Operations OF Gleaners Community Food Bank of SE MI
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT It
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 Kathleen Rupp *
Name(s) of Person(s)

THE Project Manager OF Ghafari Associates, 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.

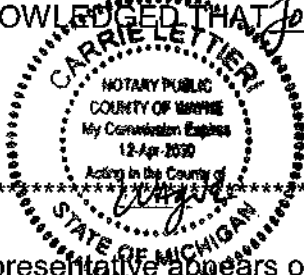
FURTHER, DEPONENT SAYS NOT.

SIGNED John Kerd L.S.
SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Wayne

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



[Signature]
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN
MY COMMISSION EXPIRES: April 12, 2030

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.

Without the canopy and artwork it will be difficult to navigate the property. These features will provide way finding and orientate guests to the facility's entry, as well as delineate this facility from the Owner's distribution centers throughout metro Detroit. These visual cues are to reinforce external and internal site circulation for safe pedestrian and vehicular traffic.

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 35ft setback imposed by L.637, P.34 on the property, makes the entry and its visibility difficult to see from the street and parking area.

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 35ft setback imposed by L.637, P.34 on the property, makes the entry and its visibility difficult to see from the street and parking area.

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 applied artwork and green ACM fascia of the canopy will not negatively affect the surrounding area. Neither will be directly illuminated with specialty lighting.

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 applicant's request is not personal nor economic. This request aligns the facility's mission, to provide community outreach and to provide dignity of every person in the community.

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

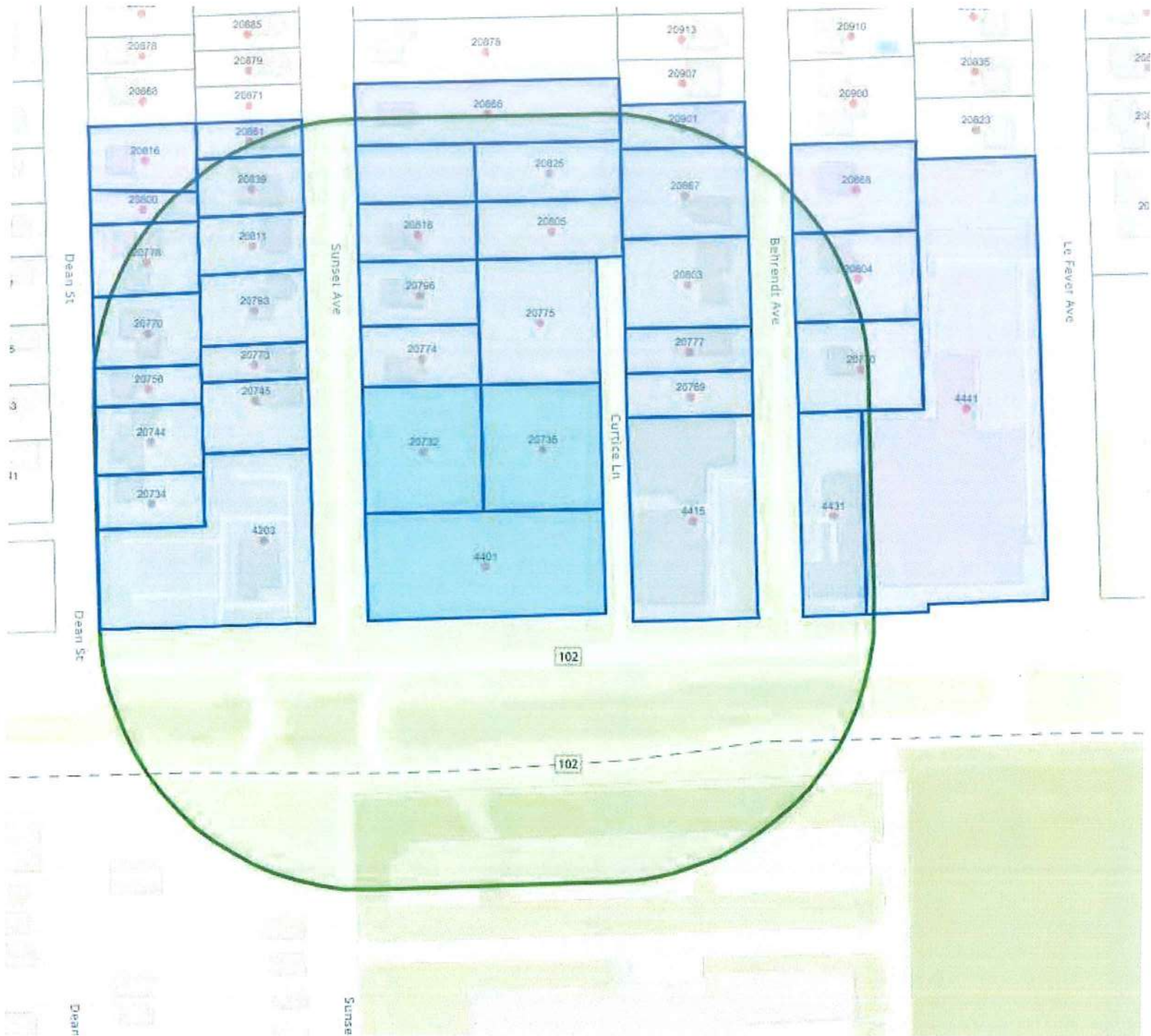
Necessary for the overall use of the facility.

2023 WARREN



4401 EIGHT MILE
20732 SUNSET
20735 SUNSET
13-32-357-014
13-32-357-009
13-32-357-013

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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: AUGUST 23, 2023 at 7:30 P.M.

Applicant: GLEANERS COMMUNITY FOOD BANK
OF SOUTHEASTER MICHIGAN
Common Description: 4401 EIGHT MILE, 20732 AND 20735 SUNSET

VARIANCE(S) REQUESTED: Permission to:

- 1) Erect a second wall sign 4' 6-1/2" x 16' 10" = 76.5 square ft. in size, consisting of a design element (mural).
 - 2) Erect a canopy 192' x 3' = 576 square ft. of a one-color design element.
- Total 652.5 square ft. of design element in addition to a 40 square ft. wall sign.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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