



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 9, 2023 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

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

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meeting of July 26, 2023.**

6. PUBLIC HEARING: **APPLICANT: 11777 Eight Mile**
(Rescheduled from 6/14/2023 and 7/26/2023)
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: **APPLICANT: Kimberly Cady**
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.

8. PUBLIC HEARING: **APPLICANT: Christopher Schwartz**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 23524 Lauren
LEGAL DESCRIPTION: 13-25-403-021
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow a second garage, 18' x 25' = 450 square ft. when the existing garage is 433 square ft. and the attached breezeway is 141 square ft. for a total of 1,024 square ft. of accessory structures.

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.

Section 4.20 – Detached Accessory Buildings: 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.

9. PUBLIC HEARING: **APPLICANT: Signs & More**
REPRESENTATIVE: Molly Smith
COMMON DESCRIPTION: 29440 Ryan
LEGAL DESCRIPTION: 13-13-08-351-042
ZONE: SS

VARIANCES REQUESTED: Permission to

- 1) Erect a 5.5 ft. high monument sign.
 - 2) Erect a monument sign setback 5 ft. from property line.
 - 3) Erect a 46.75 square ft. monument sign.
- If approved the wall sign will be removed.

ORDINANCES and REQUIREMENTS:

Section 4A.11 – Specific Signs Definitions: 22. Monument Sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

Section 4A.17 – Setbacks: B) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

Section 4A.33 – Signs Permitted in Professional Business and Special Service Districts (PB, SS): B) One on-premise sign or advertising display of a size not to exceeding twelve (12) square feet in area for each business on the premises shall be allowed in Professional Business Districts and Special Service Districts.

10. PUBLIC HEARING: **APPLICANT: 25855 Groesbeck LLC**
REPRESENTATIVE: Brittany Murad
COMMON DESCRIPTION: 25855 Groesbeck
LEGAL DESCRIPTION: 13-24-401-007
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Construct a 6 ft. tall aluminum picket fence that extends past the front building line no less than 19.5 feet from the front property line.
- 2) Allow hard surface for parking no less than 25 ft. from the front property line.

ORDINANCES and REQUIREMENTS:

Section 4D.07 – Setback Required: Walls, fences, and landscape screens shall conform to the setback requirements for the zoning district, unless otherwise provided in this article.

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 17.02 – Industrial Standards: M-2: 2. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the master thoroughfare plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet.

11. PUBLIC HEARING:	APPLICANT: Ryan Halder / Kum & Go, L.C.
REPRESENTATIVE:	Jamie Antoniewicz / Atweel, LLC
COMMON DESCRIPTION:	15150, 15050 Fourteen Mile & Hayes Ingress/Egress
LEGAL DESCRIPTION:	13-01-228-011, -021 and -022
ZONE:	C-1

VARIANCES REQUESTED: Permission to

Allow hard surfacing no less than 7.2 ft. from the side setback of a corner lot.

(Contingent upon approval of lot combination from the Planning Department for parcels: 13-01-228-011, 0-21 and -022.)

ORDINANCES and REQUIREMENTS:

Section 13.06 – Side Yards on the Street Side of Corner Lots: The width of a side yard abutting upon a street shall be not less than fifteen (15) feet when rear yards abut rear yards. However, in the case of a rear yard abutting a side yard of an adjacent residential lot, the side yard abutting upon a street shall be not less than twenty-five (25) feet.

12. NEW BUSINESS

13. 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: 11177 E. 8 MILE ROAD, WARREN MI 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 OCCUURED. 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 _____
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

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

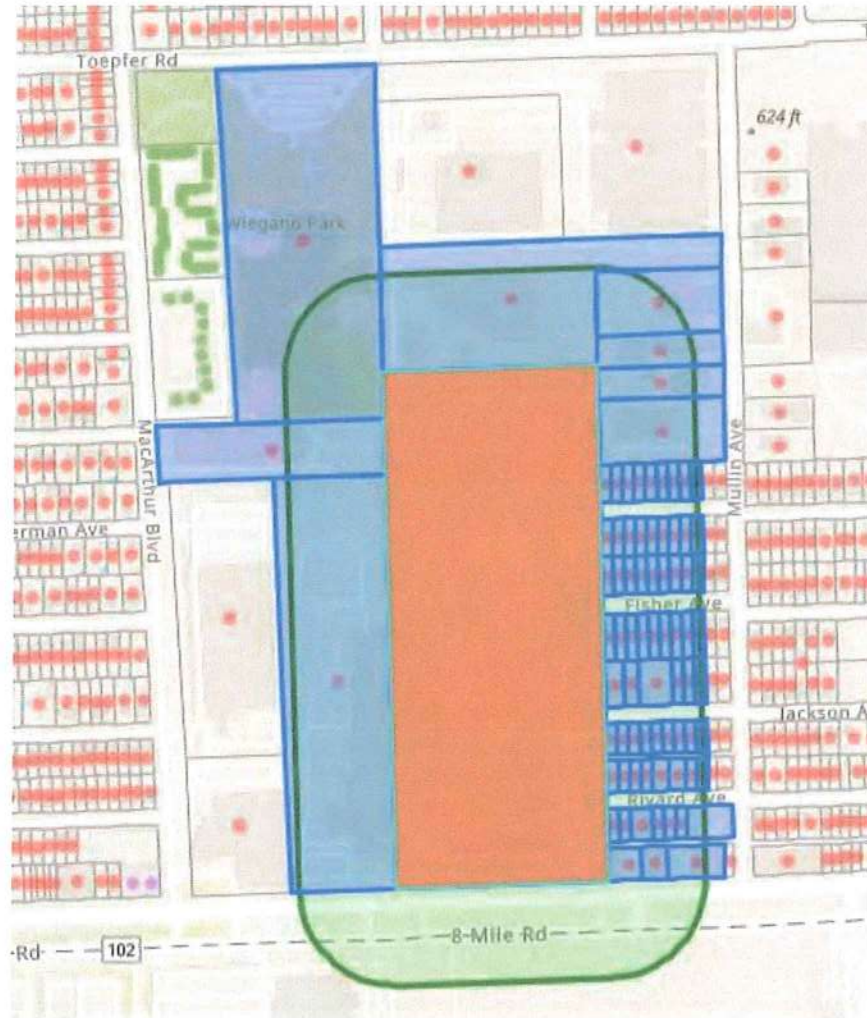
GRANTED PERMISSION TO ERECT THREE
③ STRANDS OF BREADED WIRE ON TOP OF
EXISTING 6 FT. FENCE SUBJECT TO
CONDITION THAT THE BREADED WIRE BE
ADDED BOTH WAYS ON THE FENCE ON TOEPPER
AND ON THE NEW FENCE

2023 WARREN



11177 EIGHT MILE
13-34-401-006

64



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

Div #95 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 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

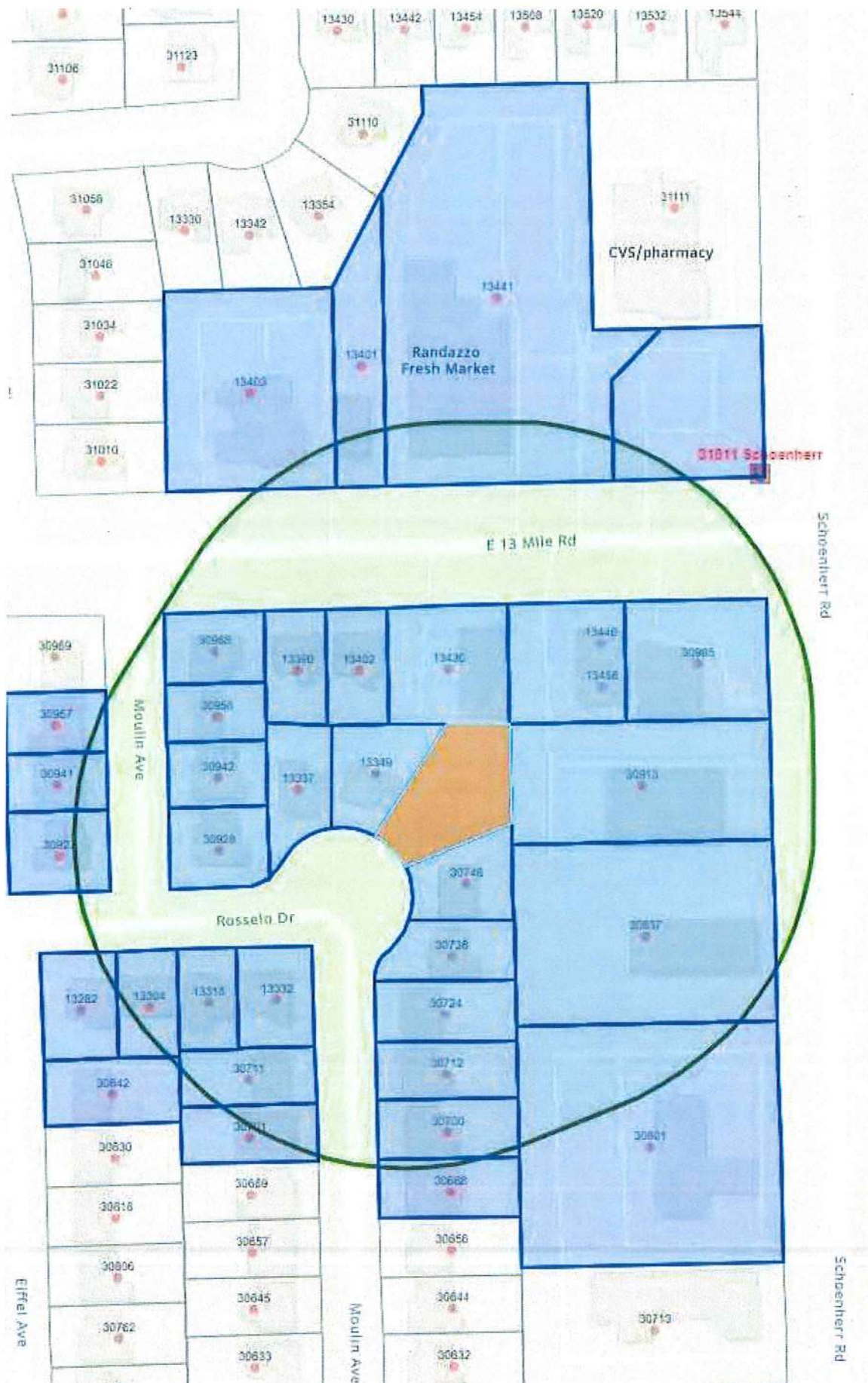
Comments:

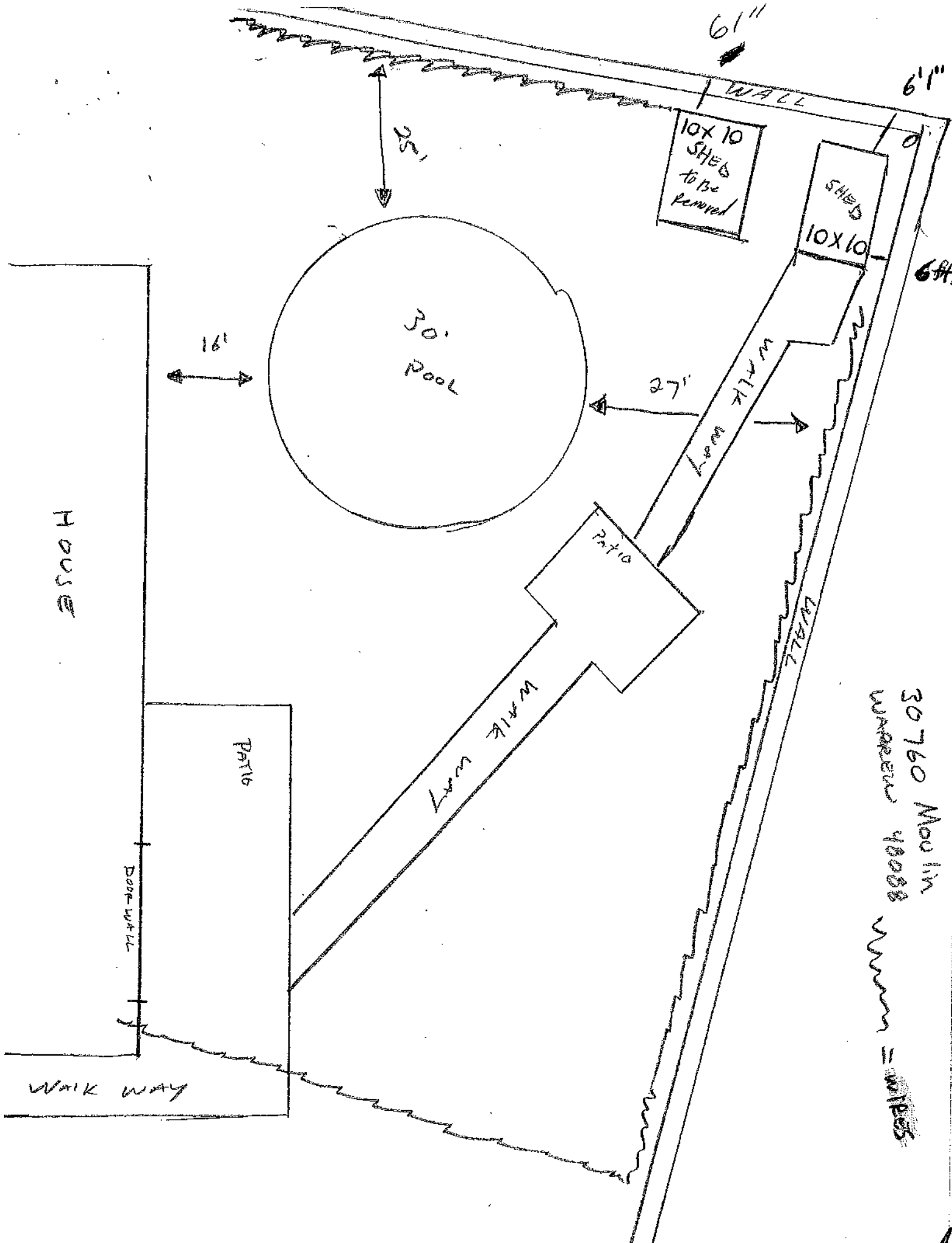
Scheduling Comment SHED PERMIT PULLED? OR CONTACT REARDING TWO SHEDS

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

13 WARREN







30760 Mod in
WARRER 40088
WARRER = WARRER

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 9, 2023 at 7:30 P.M.

Applicant: KIMBERLY CADY

Common Description: 30760 MOULIN

VARIANCE(S) REQUESTED: Permission to:

- 1) Retain existing 100 square ft. shed, 6' and 6' 1" from property line (6' rear easement.) –
This shed is located in the corner of the property, having 2 property lines near it.
 - 2) Allow a 2nd shed, 100 square ft., which is outside of the principle building line.
- Total square footage of both shed is 200 square ft.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

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

APPLICANT: CHRISTOPHER SCHWARTZ

REPRESENTATIVE: CHRISTOPHER SCHWARTZ

COMMON DESCRIPTION: **23524 LAUREN**

PARCEL NUMBER: 12-13-25-403-021

ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to erect a second 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.

SECTION 4.20 - DETACHED ACCESSORY BUILDINGS. 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.

VARIANCES REQUESTED: Permission to:

To allow a second garage, 18' x 25'=450 sf when the existing garage is 433 sf and the attached breezeway is 141 sf for a total of 1024 sf of accessory structures.

Previous Variance Requested: None.

dwenson, Zoning Inspector 07/07/2023 07/12/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: CHRISTOPHER SCHWARTZ

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.
SECTION 4.20 DETACHED ACCESSORY BUILDINGS.

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

dwenson, Zoning Inspector

\$95 SW 7/7/23

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

A
JUL 07 2023
CITY OF WARREN
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: CHRISTOPHER M SCHWARTZ.

Address: 23524 LAUREN AVE. Telephone: _____

Applicant's Email Address _____ ☐ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: Same as above Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 23524 LAUREN AVE.

Parcel I.D. No. (as shown on tax bill): 12-13-25-403-021

Purpose of Request: TO PUT UP A BUILDING IN BACK YARD AND ASK
FOR 185 SQ FT VARIANCE TO DO SO

Please explain the nature of your hardship:

Im in need of 185 SQ FT VARIANCE TO PUT UP A BUILDING
ON MY PROPERTY TO PUT MY SONS CLASSIC CAR INTO
SO IT IS NOT SITTING OUT IN THE ELEMENTS

Signature: Christopher M Schwartz Date: 7-4-23

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Christopher M Schwartz
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) _____/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

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

THE _____ OF _____ *
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Christopher M Schwartz L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 7 DAY OF JULY, 20 23, BEFORE ME PERSONALLY CAME
Christopher Schwartz, 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 NEW BUILDING WILL NOT EFFECT MY NEIGHBORS IN ANY WAY

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

HOUSE WAS ONLY BUILT WITH A 1 1/2 CAR GARAGE AND ITS NOT BIG ENOUGH.

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.

I ONLY HAVE A 1 1/2 CAR GARAGE AND NEED TO STORE TWO CARS

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 NEW BUILDING WILL NOT BLOCK LIGHT, WIND OR NOTHING
THERE IS PRIVACY FENCE ALL AROUND

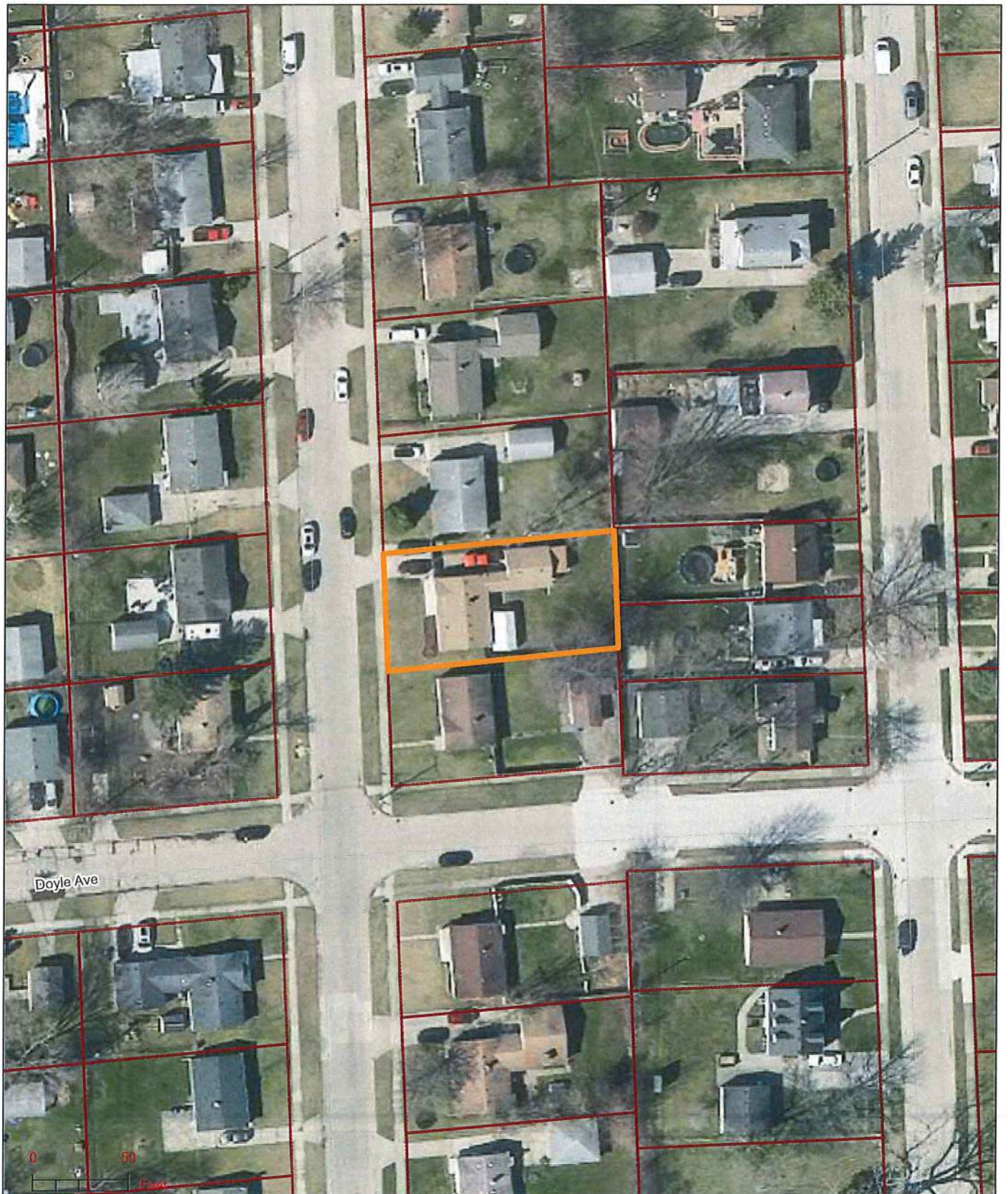
Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

I NEED IT BECAUSE THE EXISTING GARAGE IS ONLY BIG ENOUGH
FOR ONE CAR. AND I NEED TO STORE TWO

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 SO MY SONS CAR IS NOT SITTING
OUT IN THE WEATHER AND RUINING ALL OF HIS HARD WORK.

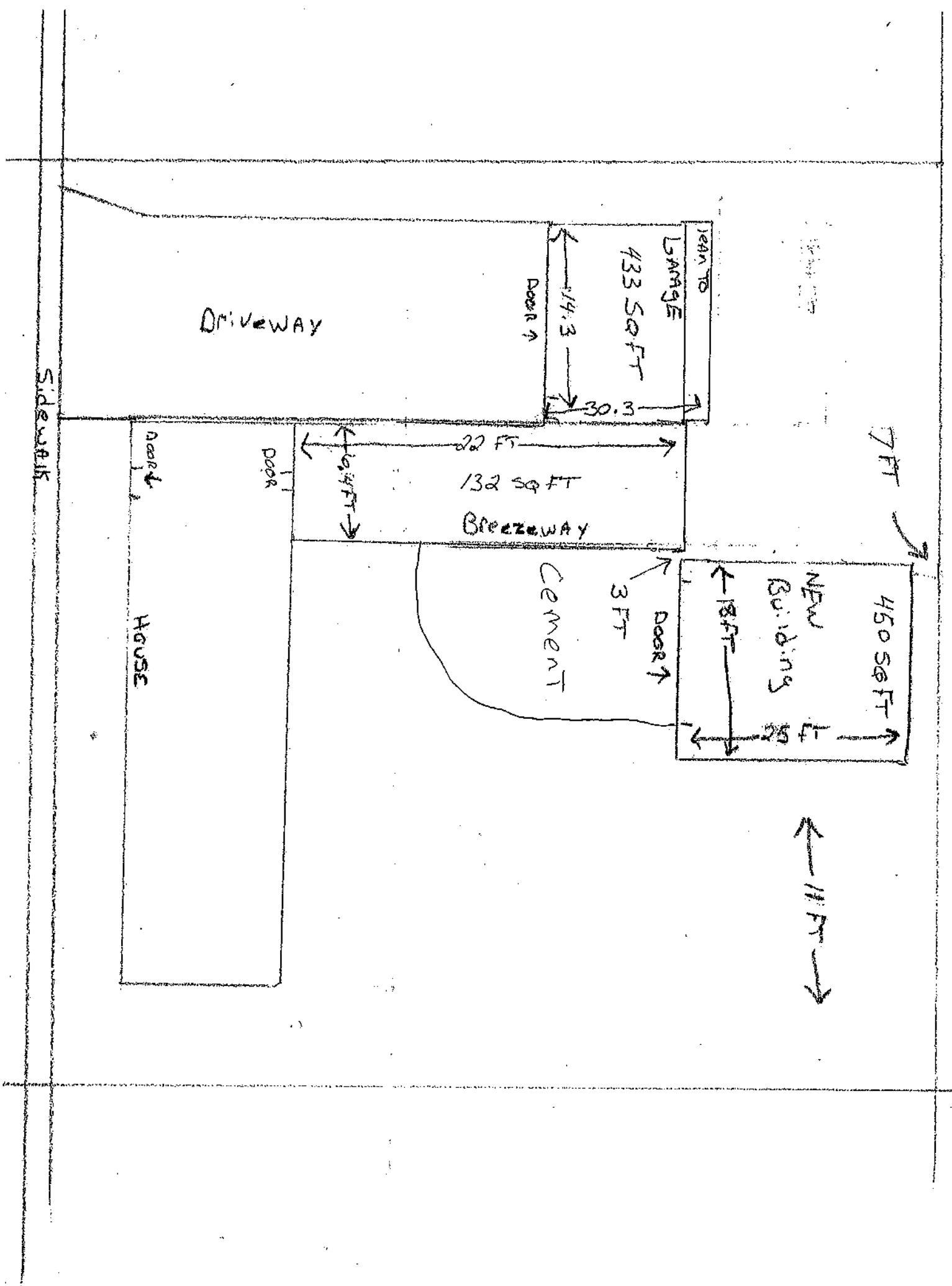
2023 WARREN



23524 LAUREN AVE
13-25-403-021

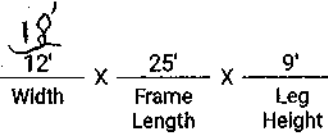
5011

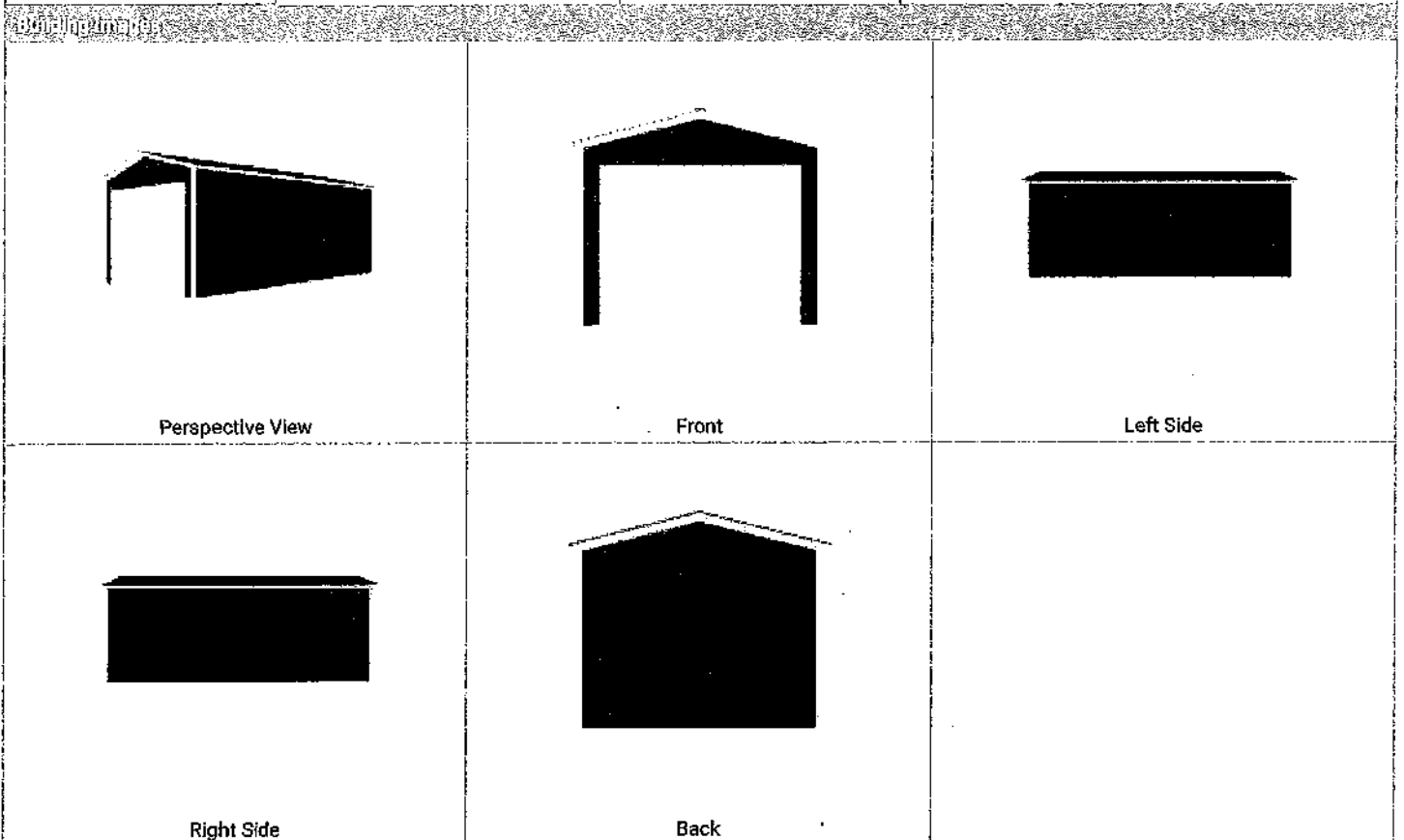




Customer Order - Jun 22, 2023

Name _____		Order # _____	
Install Address _____			
City _____	State <u>MI</u>	Zip Code <u>48089</u>	
Email _____	Phone # _____	Mobile # _____	

Style: Garage		Roof Zinc Grey ☒		Installation Surface: Concrete	
Roof Overhang: 6"		Trim: Bright White ☐	installation-surface		
Roof Style: A-frame Vertical Style		Siding: Pewter Grey ☒	installation-surface		
Gauge: Standard Framing		Wainscot Zinc Grey ☒	Installation-surface		
Leg Style: Standard					
Brace: Standard Brace					Power Available ☐
				Jobsite Level ☐	



Description		Quantity	Unit Price
Structure Details			
Style: Garage	1		-
Base Price: 12'x25'	1		\$2,620.00
Installation Surface: Concrete	1		-
Roof: Zinc Grey	1		-
Trim Colors: Bright White	1		-
Siding Color: Pewter Grey	1		-
Overhead Doors*: Bright White	1		-
Two Tone Siding: Zinc Grey	1		-
Roof Style: A-frame Vertical Style	1		\$670.00
Roof Overhang: 6"	1		-
Trusses: Standard	1		-
Gauge: Standard Framing	1		-
Brace: Standard Brace	1		-
Leg Height: 9'	1		\$330.00
Left Side: Fully Enclosed	1		\$452.50
Left Side Siding: Horizontal	1		-
Right Side: Fully Enclosed	1		\$452.50
Right Side Siding: Horizontal	1		-
Front End: Fully Enclosed	1		\$640.00
Front End Siding: Horizontal	1		-
Back End: Fully Enclosed	1		\$640.00
Back End Siding: Horizontal	1		-
Anchor Package: Concrete	1		-
Roll Doors & Ramps			
10x8 Garage Door	1		\$995.00
Frameouts			
Corner Style: Square (Traditional)	1		-
Additions and Adjustments			
All Sale - Good through 7/1	1		-\$680.00
All Customer Bonus - colored screws	1		-
All Customer Bonus - Concrete Sealant	1		-
		Subtotal:	\$6,120.00
		Sales Tax (6%):	\$367.20
		Total Order Amount:	\$6,487.20
		Deposit Required to Order:	\$979.20
		Final Balance Due at Installation:	\$5,508.00

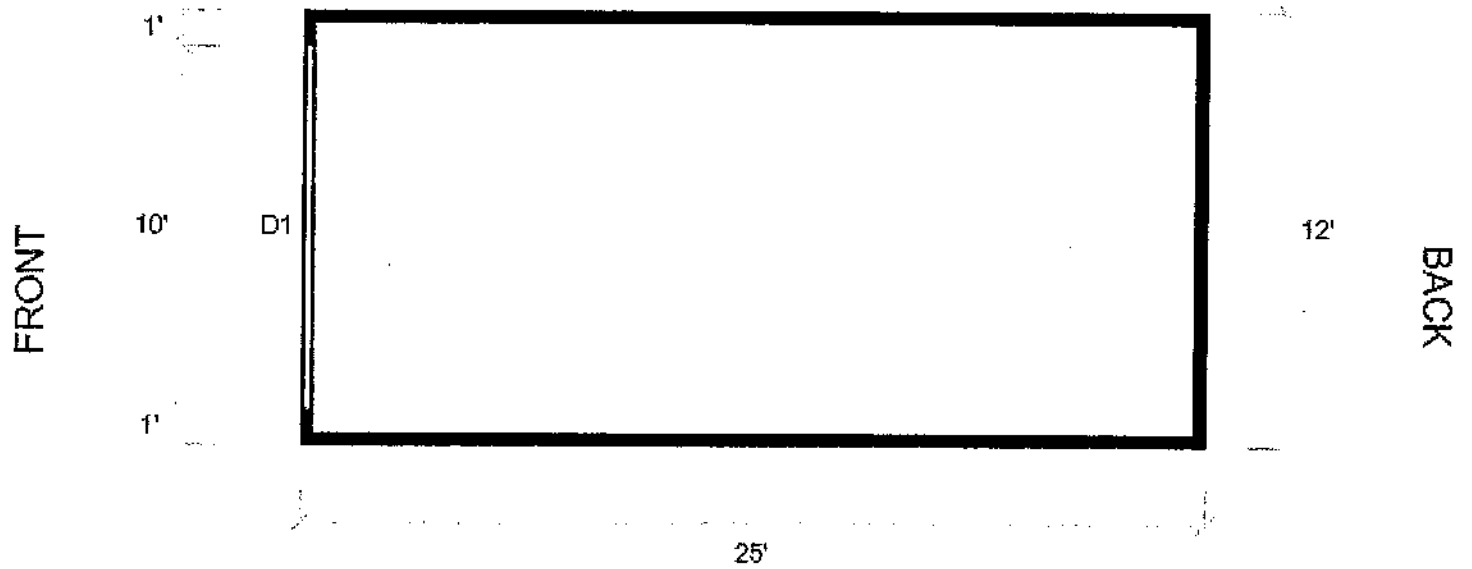
Customer Signature:	
Date:	
Delivery Date (may vary depending on weather):	
Delivery Notes:	

Dealer or Manufacturer Signature:	
Date:	

Pricing Table (For Internal Use): - Michigan

This estimate is provided by USA Buildings Direct. Use of this estimate with any other company violates the terms and conditions of USA Buildings Direct and will be subject to legal action.

LEFT SIDE



RIGHT SIDE

= 1ft

SYMBOL LEGEND	
 D1	10x8 Garage Door
	Closed Wall

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 9, 2023 at 7:30 P.M.

Applicant: CHRISTOPHER SCHWARTZ

Common Description: 23524 LAUREN

VARIANCE(S) REQUESTED: Permission to:

Allow a second garage, 18' x 25' = 450 square ft. when the existing garage is 433 square ft. and the attached breezeway is 141 square ft. of a total of 1,024 square ft. of accessory structures.

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: SIGNS & MORE
REPRESENTATIVE: MOLLY SMITH
COMMON DESCRIPTION: 29440 RYAN
PARCEL NUMBER: 12-13-08-351-042
ZONED DISTRICT: SS

REASON: Petitioner wishes to erect a new sign.

ORDINANCES and REQUIREMENTS:

SECTION 4A.11 - SPECIFIC SIGN DEFINITIONS. 22. MONUMENT SIGN. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

SECTION 4A.17 - SETBACKS. B) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

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

VARIANCES REQUESTED: Permission to:

1. Erect a 5.5 ft. high monument sign.
 2. Erect a monument sign setback 5 ft. from property line.
 3. Erect a 46.75 sf monument sign.
- If approved the wall sign will be removed.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 06/30/2023 07/14/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: SIGNS & MORE

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

SECTION 4A.11 - SPECIFIC SIGN DEFINITIONS.

SECTION 4A.17 - SETBACKS.

**SECTION 4A.33 - SIGNS PERMITTED IN PROFESSIONAL
BUSINESS AND SPECIAL SERVICE DISTRICTS (P.B., S.S.).**

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

#25000
6/30/2023
per em
ow

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: Signs & More

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) John Wilk

Name of Representative: Molly Smith Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 29440 Ryan rd, Warren MI 48092

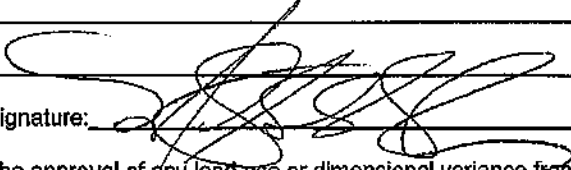
Parcel I.D. No. (as shown on tax bill): 12-13-08-351-042

Purpose of Request: _____

Request more signage than what is currently allowed under ordinance. Current ordinance allows 12 square feet in Special mService District.

Please explain the nature of your hardship:

Our Hardship is poor visibility of allowed signage. If we comply a sign at 12 square feet would result in letter height of "F" Funeral home being smaller than 3" and letter height for "W" in wysocki of less than 8" which would not be visible from the road. The sign would not be identifiable.

Signature:  Date: 7/13/23

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

ZBA Application.DOC 11/29/17

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE John E. Wilk
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE President OF John E. Wilk Funeral Home Inc.
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Molly Smith *
Name(s) of Person(s)

THE * MANAGER OF Signs & More *
Title of Officer Name of Company

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED _____ L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 12th DAY OF July, 2023, BEFORE ME PERSONALLY CAME
Molly Smith, 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.

Rachelle M. M...
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN
MY COMMISSION EXPIRES: FEB. 05, 2028

NOTICE TO OWNER

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

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

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

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

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

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

The size would make it too small to read.

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

The condition is caused by distance to the road and 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 unique in the fact that it is zoned as Special Service District with a rapid speed limit and set back causing visibility and approach to become a traffic hazard.

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 Granting of this variance will not create 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.

There is no personal or economic hardship as this is for identification purposes.

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.

This is necessary to help identify Wysocki & Wilk Funeral Home.

29440 Ryan

9/27/2000

WYSOCKI FUNERAL HOME, 29440 Ryan Road, Also known as 13-08-351-001 - GRANTED request to retain an existing twenty (20) foot wide asphalt maneuvering lane in the parking areas of the property in lieu of required 22' and 26' at property lines.

29440 Ryan

12/13/2000

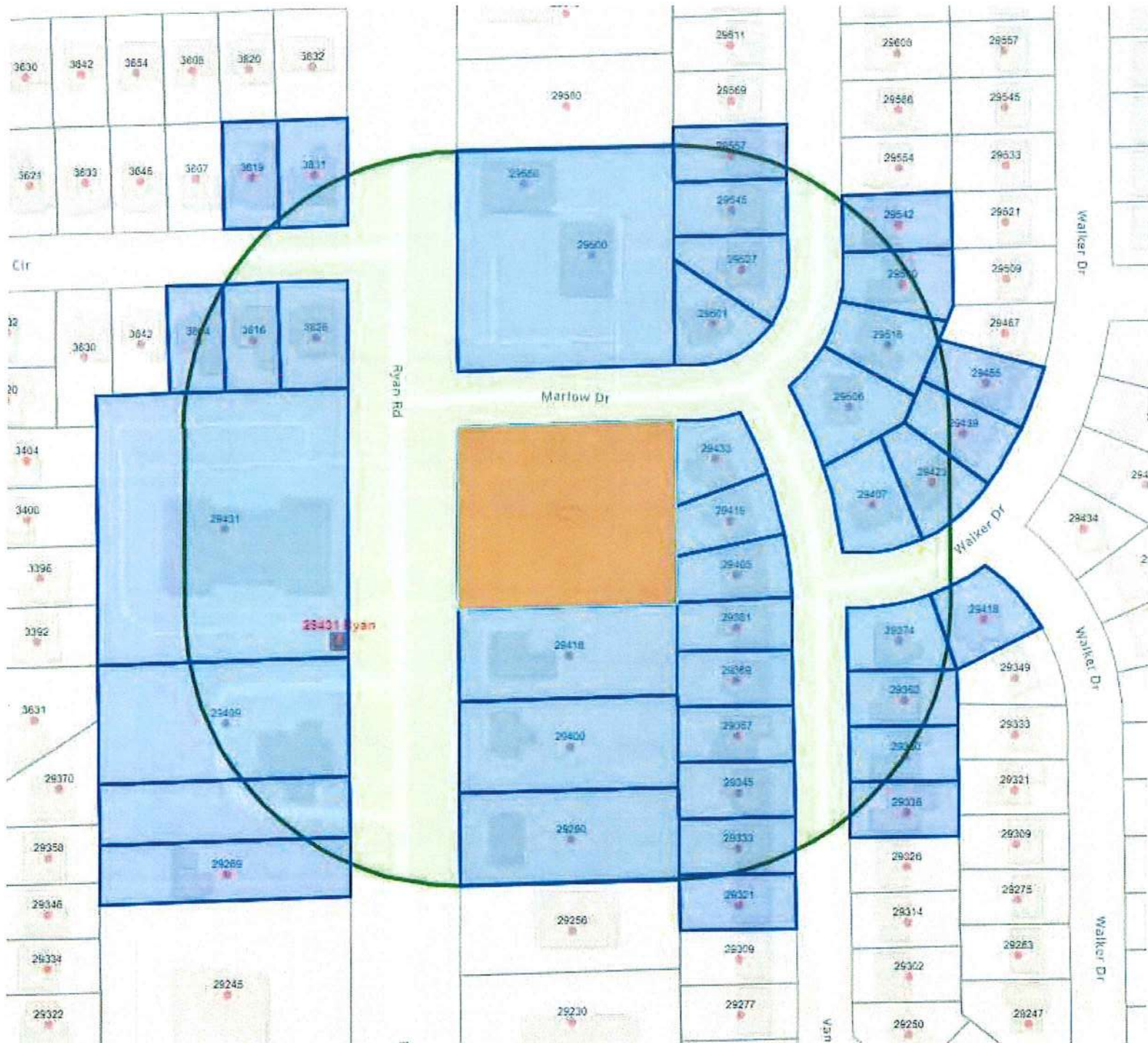
MR. DAVID WYSOCKI & WYSOCKI FUNERAL HOME, INC., 29440 Ryan Road, Also Known As 13-08-351-001 - GRANTED request to retain and replace an existing vehicular access on Marlow Drive 82' west of the rear property line.

2023 WARREN



29440 RYAN RD
13-08-351-042

39

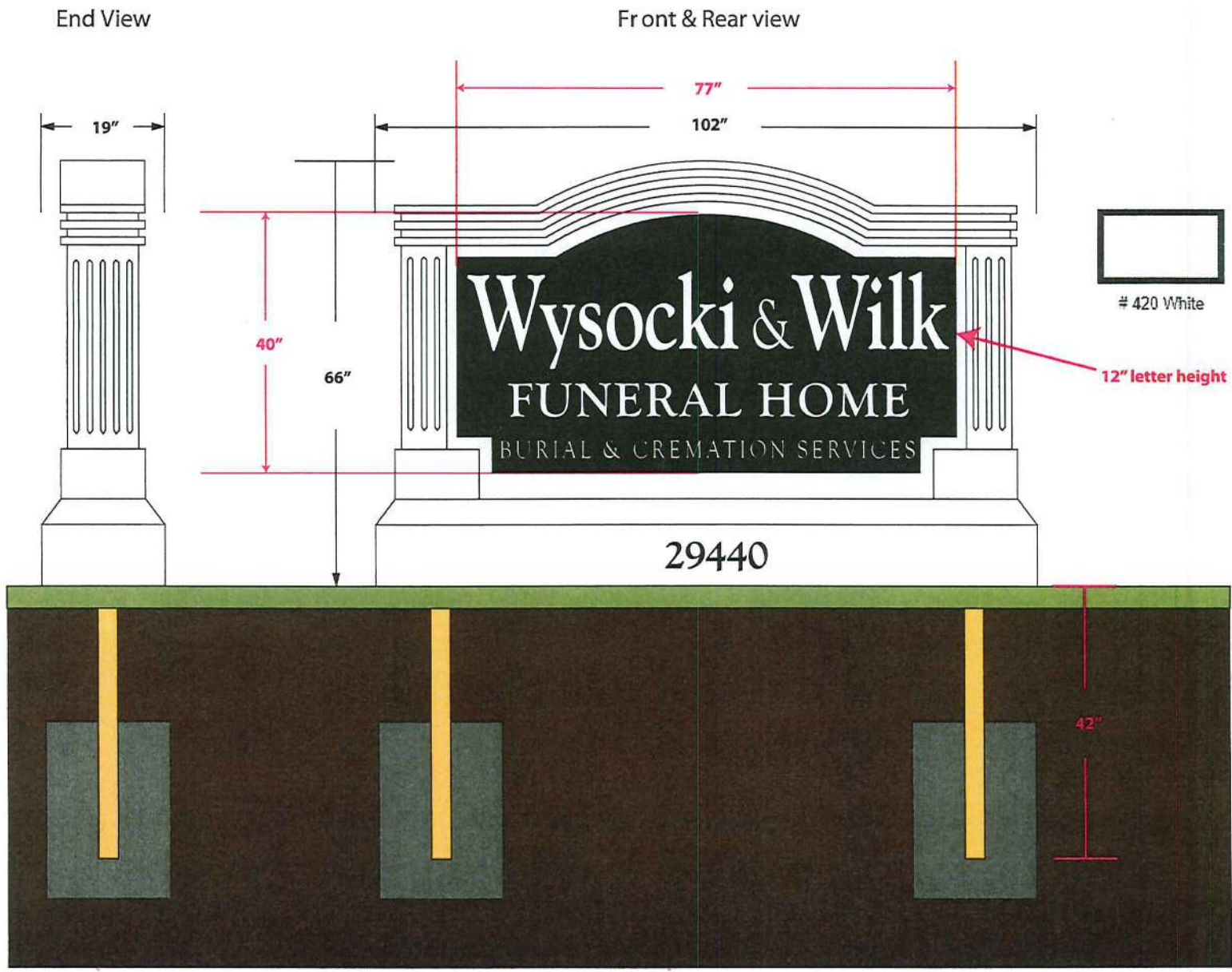


7/13/23

WYSOCKI & WILK - MONUMENT SIGN - 29440 RYAN RD

Synthetic Stucco Monument Sign, (@ 5'6"x8'6"x19") Includes a one color Stucco spray finish. Face is 77"x40"*(21.39sqft).
With PVC receiving sleeves to accept mounting poles. Raised & Painted Stucco text/graphics. Non-illuminated

46.75 SF



WYSOCKI & WILK - MONUMENT SIGN - 29440 RYAN RD

SIGN AT PROPOSED VARIANCE SIZE- 46.75SQFT

SIGN AT REGULATION SIZE - 11.75SQFT



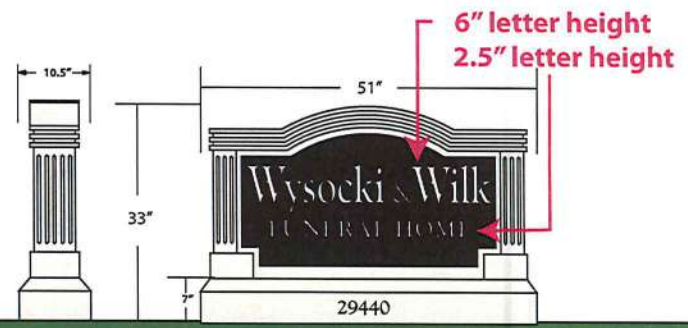
End View

Front & Rear view



End View

Front & Rear view



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 9, 2023 at 7:30 P.M.

Applicant: SIGNS & MORE

Common Description: 29440 RYAN

VARIANCE(S) REQUESTED: Permission to:

- 1) Erect a 5.5 ft. high monument sign.
- 2) Erect a monument sign setback 5 ft. from property line.
- 3) Erect a 46.75 square ft. monument sign.

If approved the wall sign will be removed.

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: 25855 GROESBECK LLC

REPRESENTATIVE: BRITTANY MURAD

COMMON DESCRIPTION: 25855 GROESBECK

PARCEL NUMBER: 12-13-24-401-007

ZONED DISTRICT: M-2

REASON: Petitioner seeks variances related to new building addition and parking lot.

ORDINANCES and REQUIREMENTS:

SECTION 4D.07. - SETBACK REQUIRED. Walls, fences and landscape screens shall conform to the setback requirements for the zoning district, unless otherwise provided in this article.

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 17.02 - INDUSTRIAL STANDARDS. M-2: 2. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the master thoroughfare plan for the city of warren or front yards facing a residential district shall be fifty (50) feet.

VARIANCES REQUESTED: Permission to:

1. Construct a 6 ft. tall aluminum picket fence that extends past the front building line no less than 19.5 feet from the front property line.
2. Allow hard surface for parking no less than 25 ft. from the front property line.

Previous Variance Requested: See attached sheet

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: 25855 GROESBECK LLC

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

4D.07 SET BACK.

4D.39 LOCATION.

17.02 INDUSTRIAL STANDARDS.

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

dwenson, Zoning Inspector

#3650
DWW
7/13/23

**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: 25855 Groesbeck, LLC

Address: 25855 Groesbeck Hwy, Warren, MI 48089 Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) Nita Murad

Name of Representative: Brittany Murad Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 25855 Groesbeck Hwy, Warren, MI 48089

Parcel I.D. No. (as shown on tax bill): 12-13-24-401-007

Purpose of Request: _____

1. Request variance to construct a fence located 19ft. 6in. from the front (Groesbeck Hwy.) property line.

2. Request variance to construct parking 25ft from the front (Groesbeck Hwy.) property line.

Please explain the nature of your hardship:

We are seeking a variance to address the challenge of accommodating the necessary number of parking spaces for employees and security personnel at our production facility and administrative offices. This variance is crucial to ensuring the smooth operation of our facility while prioritizing safety and complying with new code standards.

Signature: [Signature] Date: 7-10-23

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Nita Murad
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE Member OF 25855 Groesbeck Hwy, Warren, MI 48089
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
I/We/It
I/RECORDED LAND CONTRACT PURCHASER(S) I/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 Brittany Murad *
Name(s) of Person(s)

THE Treasurer OF 25855 Groesbeck, LLC *
Title of Officer Name of Company

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED [Signature] L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 10th DAY OF July, 2023, BEFORE ME PERSONALLY CAME
Nita Murad Brittany Murad, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Both DID SO OF their OWN FREE WILL AND DEED.

MICHAEL BADALAMENT
Notary Public, State of Michigan
County of Oakland
My Commission Expires 07-12-2025
Acting in the County of Oakland

[Signature]
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 7/12/2025

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 – Responses.

25855 Groesbeck Hwy.
Warren, MI 48089

Unreasonable impact/burden.

The property, purchased for use as a production facility and corporate administrative offices, requires two variances to accommodate for additional parking spaces necessary for employees and security of the operations, all while accommodating for the updated code requirements by the City of Warren and the planning department requests. This includes:

1. **Larger Parking Spaces:** The existing parking spaces need to be enlarged to meet the required standards for adequate parking.
2. **Designated Sidewalks for Employee Safety:** To ensure the safety of employees, designated sidewalks need to be added within the parking area, separate from vehicle traffic.
3. **Parking Traffic Movability:** The proposed changes aim to improve the flow of parking traffic within the premises, ensuring efficient movement and minimizing congestion.
4. **Aesthetically Pleasing Fencing:** The installation of aesthetically pleasing fencing around the parking lot will enhance the overall appearance of the property while also serving as a security measure.
5. **Parking Curbs:** The addition of parking curbs will help define parking spaces and prevent vehicles from encroaching on pedestrian walkways and other areas.
6. **New Larger Entrance Approach:** A new larger entrance approach, located in a different location, will be constructed to improve access and circulation to the site. This will enhance the convenience and efficiency of entering and exiting the property.
7. **Increased Handicap Accessible Parking Spaces:** The modifications also include an increased requirement for handicap accessible parking spaces to ensure compliance with accessibility guidelines and regulations. These spaces will be designed and designated specifically for individuals with disabilities, allowing for equal accessibility and convenience.

These modifications, driven by the planning department's requirements, have necessitated the application for a variance to ensure compliance with regulations. By implementing these changes, the property will provide improved parking facilities, enhanced employee safety, efficient parking traffic flow, aesthetically pleasing surroundings, clearly defined parking spaces, an improved entrance approach, and increased handicap accessible parking spaces to promote accessibility for individuals with disabilities.

Not self-imposed.

The reason for this request was not self-imposed. The existing parking lot is not up to the new standards of the city of warren, by allowing us this variance, we will still be able to accommodate the parking spaces necessary to operate the facility, as well as stay compliance with new safety requirements that have been requested by the planning department.

Property Unique.

The property is uniquely shaped, with parking isolated on pie-shaped stretch of open space along Groesbeck hwy. to the south.

Not a detriment.

Increasing these variances will only increase the appearance and is not a determinant of adjacent properties. And because of the parking isolation with nearby properties, it will not cause public safety concerns.

Not personal or economic.

This variance request is strictly related to the business operations and the challenges related to improving/updating the parking lot for the safety, code enforcement and employee needs associated with the business. Not a personal or economic hardship.

Necessary.

It is necessary to request this variance for the purpose of complying with the planning departments requests, while maintaining the necessary parking spaces to operate the existing facility.

25855 Groesbeck Hwy.

Levon Enterprises

Permission granted at the meeting of 11-12-81 to waive approximately 7,000 sq. ft. of required off-street parking.

25855 Groesbeck Highway

Robert Duquet, Detroit Radiator

Granted permission to waive 4,321 square feet of required, off-street parking.

December 11, 1996

25855 Groesbeck Highway

Detroit Radiator

Granted permission to erect one (1), 8-foot x 17-foot (136 square feet), ground sign, 18-feet high, to no less than 15 feet of the property line along Groesbeck Highway.

December 11, 1996

25855 Groesbeck

6/21/2017

LEGAL DESCRIPTION: 13-24-401-001

VARIANCES REQUESTED: Permission to

- 1) Allow 6 parking spaces in the front setback, from the building to the property line at the approach off Groesbeck.
- 2) Waive 3,459 square feet of required off-street parking in addition to 11,321 square feet waived previously (ZBA approved).

The petitioner's request was APPROVED as written.

25 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 9, 2023 at 7:30 P.M.

Applicant: 25855 GROESBECK LLC
Common Description: 25855 GROESBECK

VARIANCE(S) REQUESTED: Permission to:

- 1) Construct a 6 ft. tall aluminum picket fence that extends past the front building line no less than 19.5 feet from the front property line.
- 2) Allow hard surface for parking no less than 25 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.

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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: RYAN HALDER/KUM & GO, L.C.

REPRESENTATIVE: JAMIE ANTONIEWICZ/ATWELL, LLC

COMMON DESCRIPTION: **15150, 15050 14 MILE & HAYES INGRESS/EGRESS**

PARCEL NUMBER: 12-13-01-228-011, 021 & 022

ZONED DISTRICT: C-1

REASON: Petitioner wishes to erect a gas station and convenience store.

ORDINANCES and REQUIREMENTS:

SECTION 13.06 - SIDE YARDS ON THE STREET SIDE OF CORNER LOTS. The width of a side yard abutting upon a street shall be not less than fifteen (15) feet when rear yards abut rear yards. However, in the case of a rear yard abutting a side yard of an adjacent residential lot, the side yard abutting upon a street shall be not less than twenty-five (25) feet.

VARIANCES REQUESTED: Permission to:

Allow hard surfacing no less than 7.2 ft. from the side set back of a corner lot.

(Contingent upon approval of lot combination from the planning dept. for parcels: 12-13-01-228-011, 021 and 022.)

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 07/14/2023 07/17/2023 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: RYAN HALDER/KUM & GO, L.C.

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

SECTION 13.06 SIDE YARDS ON THE STREET SIDE OF CORNER LOTS.

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
#250
7/14/2023

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: Ryan Halder/Kum & Go, L.C.

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) Tamras Tamou (Capital 14 Hayes, LLC/Capital 14 Hayes 2, LLC)

3102 Farmdale, Sterling Heights, MI 48314

Name of Representative: Jamie Antoniewicz/Atwell, LLC Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☒ prefer email communication

Address of Property: 15050 E. 14 Mile Rd / 15150 E. 14 Mile Rd

Parcel I.D. No. (as shown on tax bill): 12-13-01-228-021; 12-13-01-228-022; 12-13-01-228-011

Purpose of Request: Allow the paved driveway and site features as presented on the site plan to be within 15 feet of the
right of way along 14 Mile Road.

Please explain the nature of your hardship:

Based on the the proposed site layout and property dimensions, a dimensional variance is required to allow pavement and other site
features as noted in the site plan to be within 15 feet of the 14 Mile Rd right of way to allow improved site circulation and improve safe
movements of customers within the site.

Signature:  Date: 6/26/2023

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

KUM + GO

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Tamras Tamou
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE Sole Member OF Capital 14 Hayes LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
_____/RECORDED LAND CONTRACT PURCHASER(S) x /RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Jamie Antoniewicz, PE, Michael McPherson *
Name(s) of Person(s)

THE Project Manager OF Atwell, LLC *
Title of Officer Name of Company

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

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

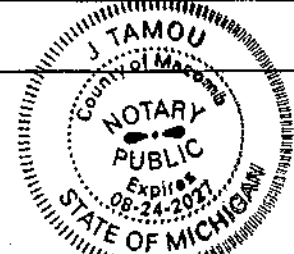
FURTHER, DEPONENT SAYS NOT.

SIGNED TAMRAS TAMOU L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb



ON THIS 21 DAY OF June, 2023, BEFORE ME PERSONALLY CAME
Tamras Tamou, 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.

J TAMOU
Notary Public, State of Michigan
County of Macomb
My Commission Expires 08-24-2027

Tamou
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 8/24/2027

*****~~Notary Public, State of Michigan, 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 15 foot front yard setback is unnecessarily burdensome for the proposed gasoline service station. With the need to accommodate the building, canopy, and sufficient driving lanes a reduction to the 15 foot front yard is being requested to allow the installation of the required driving lane. No structures will be within the 15 foot front yard.

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

The existing site has pavement extending to the ROW line within the 15 foot front yard. To support the planned development within the available property dimensions, the developer will construct a green space within the front yard but will require a reduction in the 15 feet.

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 existing site has pavement extending to the ROW line within the 15 foot front yard. To support the planned development within the available property dimensions, the developer will construct a green space within the front yard but will require a reduction in the 15 feet.

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 reduced front yard will not be a detriment to nearby properties. The corner parcel current has pavement up to the ROW line. Therefore, the reduced front yard will be a net improvement over existing conditions.

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

The variance request is not related to a personal or economic hardship and is related to the property dimensions.

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 existing site has pavement extending to the ROW line within the 15 foot front yard. To support the planned development within the available property dimensions, the developer will construct a green space within the front yard but will require a reduction in the 15 feet.

15150 Fourteen Mile Rd.

Sun Oil Co.
3884 Holbrook
Hamtramck

Tabled at Meeting of Dec. 4, 1968.

Granted with lots of conditions at Meeting
of January 8, 1969.

*Grand Sign 22' high 44 sq. ft. TOTAL
TO NO LESS THAN 1' FROM R
- WITH OTHER CONDITIONS -
The shrubbery & greenery be placed on the ^{SE} SW
corner & SW corner of the establishment*

15150 Fourteen Mile Road

Randall Sign Co.

Rep: E. J. Cannon

Tabled at Meeting of April 22, 1970 until
May 13, 1970.

Request granted at the Meeting of May 13, 1970.

*12 sq. ft. Sign 12' High TO NO LESS
THAN 2' OF FRONT R ON EXISTING
LIGHT POLE -*

15050 Fourteen Mile Rd.

First National Bank of Warren

Tabled at the Meeting of May 8, 1974 until the Meeting
of May 22, 1974.

Request granted at the Meeting of May 22, 1974 to erect
two signs to within 3 ft. of the property line.

15150 Fourteen Mile Road

Peter Geloso D/B/A Geloso's Bakery

Granted permission at the meeting of 8-27-86 to
erect a 34' x 38' addition to no less than 5.9'
of the rear property line. Also granted to
waive five required off-street parking spaces.

2023 WARREN



15150 FOURTEEN MILE RD
15050 FOURTEEN MILE RD
13-01-228-011
13-01-228-021
13-01-228-022



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 9, 2023 at 7:30 P.M.

Applicant: RYAN HALDER / KUM & GO, L.C.
Common Description: 15150, 15050 FOURTEEN MILE & HAYES INGRESS/EGRESS

VARIANCE(S) REQUESTED: Permission to:

Allow hard surfacing no less than 7.2 feet from the side setback of a corner not. (Contingent upon approval of a lot combination from the Planning Department for parcels: 13-01-228-011, -021 and -022.

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