



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, November 8, 2023 at 7:30 p.m. in the Warren Community Center  
Auditorium, 5460 Arden, Warren, Michigan 48092.**

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

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meeting of October 11 2023**

6. PUBLIC HEARING: **APPLICANT: 27050 Gloede Investments LLC**  
(Rescheduled from 9/13/2023 and 10/11/2023)  
REPRESENTATIVE: Angelo Jadan  
COMMON DESCRIPTION: 27048 Gloede  
LEGAL DESCRIPTION: 13-13-477-018  
ZONE: M-2

**VARIANCES REQUESTED: Permission to**

Allow a permanent shipping container (8' x 40' = 320 square ft.) on the exterior of the premises for storage of packing supplies – no cannabis.

**ORDINANCES and REQUIREMENTS:**

**Section 4G.11 Prohibitions:** (1) A marihuana business, patient operation, caregiver operation, or personal recreational adult-use is not permitted to have any of the following: (B) Except as permitted by MCL 333.26423(D) and MCL 333.27961(A), Marihuana-related outdoor storage.

**7. PUBLIC HEARING:****APPLICANT: James Birnie**  
(Rescheduled from 9/27/2023)REPRESENTATIVE: Jeffrey Graham  
COMMON DESCRIPTION: 8519 Nine Mile  
LEGAL DESCRIPTION: 13-27-380-026  
ZONE: M-1**VARIANCES REQUESTED: Permission to**

- 1) Allow 4,427 square ft. of open storage when 1,156 square ft. is allowed. (for stacked vehicles)
- 2) Allow open storage on a gravel surface.
- 3) Allow open storage no less than 18 ft. from the front (Mac Arthur) property line.
- 4) Construct a 6 ft. high opaque wire fence that extends past the front building line to 4 ft. from the front property along Mac Arthur.
- 5) Allow a 4 ft. wide landscaped area in the front setback along Mac Arthur.
- 6) Allow hard surfacing and parking in the front setbacks no less than 4 ft. from the front property line on Mac Arthur.
- 7) Waive the required 6 ft. high brick embossed wall or 8 ft. wide greenbelt along the north property line.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02 – Industrial Standards:** (S) Open Storage Other Than Junk. The designated area shall always be hard-surfaced and screened from the public street and any residentially zoned areas. The designated areas shall not be located in any area required for parking space and is necessary to meet the minimum requirements of Section 4.32 of this ordinance. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site. In M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line unless the size of the lot is less than one hundred fifty (150) feet in depth in which case the Planning Commission may allow the designated area to be located no closer than twenty-five (25) feet from the front property line.

**Section 4.32 – Off-street Parking Requirements:** (K) All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent).

**Section 17.02 – Industrial Standards:** (A) Front yards. M-1 8 ft. (C) Greenbelt none, except when a side or rear yard abuts a zoning district other than industrial then 8 ft. wide per Section 2.26.

**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.

8. PUBLIC HEARING: **APPLICANT: Mohammed Khan -USE-**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 21411 Ryan  
LEGAL DESCRIPTION: 13-31-428-036  
ZONE: M-1

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

- 1) Construct a second driveway in addition to the existing driveway with a 24 ft. wide driveway connecting the two resulting in a “horseshoe” driveway. (Engineering approval is required to install a second approach.)
- 2) Construct a 14’ x 22’ = 308 square ft. garage on a non-conforming lot, no less than 5 ft. from the side (south) property line.

**ORDINANCES and REQUIREMENTS:**

**Section 4.06 – Yard Use:** No part of any require yard, except a rear or side yard shall be used for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

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

9. PUBLIC HEARING: **APPLICANT: Wilburt McAdams – City of Warren**  
REPRESENTATIVE: Michael Malone / Partners in Architecture  
COMMON DESCRIPTION: 30619, 30601 and 30637 Schoenherr  
LEGAL DESCRIPTION: 13-11-229-039, 040 and 038  
ZONE: R-1-C & O

**VARIANCES REQUESTED: Permission to**

- 1) Construct an 8’ high embossed concrete screen wall along the west property line abutting the residential zone.
- 2) Erect 2 wall signs on the east elevation as follows:
  - a. Fire “logo” 173.9 square ft.
  - b. “Warren Fire Department” 80 square ft.

Total of 253.9 square ft. of wall signage.

(Contingent upon approval of parcel/lot combination.)

**ORDINANCES and REQUIREMENTS:**

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

**Section 4A.31 – Signs Permitted in Residential Zones (R-1-A, R-1-B, R-1-C, R-2, R-3, R-3-A, R-4, R-5):** This following signs are allowed in residential zones: d) Permitted non-residential uses. One (1) freestanding and one (1) wall sign not to exceed thirty-two (32) square feet in sign area for each sign for permitted non-residential uses including churches, synagogues, schools, libraries and parks.

**Section 4A.35 – Signs Permitted in Office Districts (O):** C) One (1) wall sign of a size not to exceed twenty (20) square feet shall be allowed for each business in office districts.

- 10. PUBLIC HEARING:** **APPLICANT: Wilburt McAdams – City of Warren**  
**REPRESENTATIVE:** Michael Malone / Partners in Architecture  
**COMMON DESCRIPTION:** 23211, 23231, 41 & 51 Van Dyke // 7592 Republic // 7575, 7583, 7591 Continental // Continental  
**LEGAL DESCRIPTION:** 13-28-483-024, 011, 010, 009, 008 and 019 to 023  
**ZONE:** C-2

**VARIANCES REQUESTED: Permission to**

- 1) Construct a building no less than 11' from the south (side) property line along Continental.
- 2) Construct a controlled access gate no less than 11' 8" ft. along the south (side) property line along Continental.
- 3) Construct a 6' high decorative fence no less than 11' 8" ft. along the south (side) property line along Continental.
- 4) Construct a fence that extends 10 ft. past the front building line.
- 5) Waive required masonry wall along the west property line.
- 6) Erect 2 wall signs on the east elevation as follows:
  - a. Fire "logo" 173.9 square ft.
  - b. "Warren Fire Department" 80 square ft.

Total of 253.9 square ft. of wall signage.

(All contingent upon lot combination approval.)

**ORDINANCES and REQUIREMENTS:**

**Section 8.07 – Side Yards Abutting Upon a Street:** In R-1-P districts, the width of the side yard abutting upon a street shall be not less than twenty-five (25) feet when rear yards abut side yards; however, when rear yards abut rear yards.

**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.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 a 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 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.

- 11. PUBLIC HEARING:** **APPLICANT: Gleaners Community Food Bank of Southeastern Michigan**  
**REPRESENTATIVE:** David Webster  
**COMMON DESCRIPTION:** 4401 Eight Mile, 20732 Sunset, 20805 frontage, 20775 frontage, 20735 frontage  
**LEGAL DESCRIPTION:** 13-32-357-014, 13-32-357-009, 011 to 013  
**ZONE:** M-1

**VARIANCES REQUESTED: Permission to**

Waive the required 8 ft. wide greenbelt along the east, north & west sides of the portion of the property that is not in area of development. (Contingent upon the combination of all parcels.)

**ORDINANCES and REQUIREMENTS:**

**Section 17.02 – Industrial Standards:** (C) Greenbelt. None, except when a side or rear yard abuts a zoning district other than industrial then eight (8) feet wide as per Section 2.26.

- |                            |                                   |
|----------------------------|-----------------------------------|
| <b>12. PUBLIC HEARING:</b> | <b>APPLICANT: Maher Al-Murisi</b> |
| REPRESENTATIVE:            | Same as above.                    |
| COMMON DESCRIPTION:        | 13794 Twelve Mile                 |
| LEGAL DESCRIPTION:         | 13-13-101-002                     |
| ZONE:                      | MZ, C-1, P                        |

**VARIANCES REQUESTED: Permission to**

Allow window signage for four windows as follows:

- 1) Window “B” signage covering 71% of window.
- 2) Window “D” signage covering 78% of window.
- 3) Window “F” signage covering 65% of window.
- 4) Window “H” signage covering 75% of window.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.28 – Window Signs:** In addition to other applicable zoning requirements, the responsible party shall comply with all of the following requirements: (A) Total non-illuminated window signage shall not exceed 50% of the window where it is placed.

- |                            |                                      |
|----------------------------|--------------------------------------|
| <b>13. PUBLIC HEARING:</b> | <b>APPLICANT: Allied Signs, Inc.</b> |
| REPRESENTATIVE:            | Jim Fields                           |
| COMMON DESCRIPTION:        | 27480 Van Dyke                       |
| LEGAL DESCRIPTION:         | 13-15-304-003                        |
| ZONE:                      | MZ, C-2, P                           |

**VARIANCES REQUESTED: Permission to**

Erect the following signage:

- 1) Two presell menu boards @ 10.06 square ft. each, 5’ 11.5” high, total of 20.12 square ft.
- 2) One double clearance bar @ 13.66 square ft., 11.5’ high.
- 3) Two order canopies @ 2.66 square ft. each, 11’ 7.25” high, total 5.32 square ft.

Total square ft. of new signage: 39.1 square ft.

(If approved the variances approved on 9/26/2012, numbers 1, 2 and 5 will be rescinded.)

**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):** (B) One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

**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.

14. PUBLIC HEARING: **APPLICANT: Muhammad Vasig**  
REPRESENTATIVE: Charles Coleman  
COMMON DESCRIPTION: 28401 Hoover  
LEGAL DESCRIPTION: 13-15-280-010  
ZONE: PB

**VARIANCES REQUESTED: Permission to**

Erect a 3' x 13' = 39 square ft. wall sign. This is in addition to the previously granted variance (7/8/2020) for a 28 square ft. monument sign. If granted total signage will be 67 square ft.

**ORDINANCES and REQUIREMENTS:**

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

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

15. PUBLIC HEARING: **APPLICANT: Best Block Company**  
REPRESENTATIVE: Andrew Pachota  
COMMON DESCRIPTION: 22001 Groesbeck  
LEGAL DESCRIPTION: 13-35-176-006  
ZONE: M-2

**VARIANCES REQUESTED: Permission to**

Allow the following related to signage:

- 1) Retain a pole sign as follows:
  - a. Height, 21' 4".
  - b. Setback 11' 3" from front property line.
- 2) Retain two wall signs as follows:
  - a. Top sign: 77" x 48" = 25.67 square ft.
  - b. Bottom sign: 77" x 36" = 19.25 square ft.

Total wall signage = 45 square ft.

**ORDINANCES and REQUIREMENTS:**

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

**Section 4A.17 – Setbacks:** The following setback regulations shall apply to signs located in all zoning districts: 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.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. 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.

**16. PUBLIC HEARING:** **APPLICANT: Metro Detroit Signs**  
**REPRESENTATIVE:** Kevin Deters – Metro Detroit Signs  
**COMMON DESCRIPTION:** 6500 Fourteen Mile, Ste 500  
**LEGAL DESCRIPTION:** 13-04-126-021  
**ZONE:** M-2

**VARIANCES REQUESTED: Permission to**

Allow the following related to signage:

1) Install a third monument sign as follows:

a. Height 5' 5".

b. Size 3.5' x 10' = 35 square ft.

Sign is addition to: the 17' 5.5" high, 173.5 square ft. monument sign approved by the ZBA on 10/11/2023, a 44' high 880 square ft. monument sign approved by the ZBA on 10/13/1997 and 24 banners (16 square ft. each, for a total of 384 square ft. of banners) approved by the ZBA on 11/10/1997.

2) Install a directional sign as follows:

a. Size: 3' height x 6' wide = 18 square ft.

In addition to two directional ground signs total 4 square ft. (ZBA granted variance on 9/26/2018.)  
If approved total ground signage = 1,494.5 square ft.

**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:** The following setback regulations shall apply to signs located in all zoning districts: 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.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2):** (B) One freestanding on premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

**17. PUBLIC HEARING:** **APPLICANT: Metro Detroit Signs**  
**REPRESENTATIVE:** Kevin Deters – Metro Detroit Signs  
**COMMON DESCRIPTION:** 28532 Schoenherr  
**LEGAL DESCRIPTION:** 13-13-101-004  
**ZONE:** PB

**VARIANCES REQUESTED: Permission to**

Allow the following related to signage:

1) Retain an existing 8.16' high ground sign as follows:

a. Size: 96" x 49" = 32.7 square ft.

b. Under clearance: 4.08 ft.

c. Setback = 0, directly abuts property line, 1 ft. in from public sidewalk.

2) Replace an existing wall sign 1.5' x 18' = 27 square ft.

If approved total signage = 59.7 square ft. (Note: If granted the variance from 1/8/1969 for a 9 square ft. ground sign will be relinquished.)

**ORDINANCES and REQUIREMENTS:**

**Section 4A.33 – Signs Permitted in Professional Business and Special Service Districts (P.B., S.S.):** B) One on premise sign or advertising display of a size not exceeding twelve (12)

square feet in area for each business on the premises shall be allowed in Professional Business Districts and Special Service Districts.

**Section 4A.11 – Specific Sign Definitions:** 15. Freestanding sign. A sign that is erected upon or supported by the ground and is affixed to the ground, but not attached to any building, including signs on poles or pylons that are anchored into the ground. Also called ground signs.

**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.

**Section 4A.17 – Setbacks:** The following setback regulations shall apply to signs located in all zoning districts: 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.

|                            |                                      |
|----------------------------|--------------------------------------|
| <b>18. PUBLIC HEARING:</b> | <b>APPLICANT: Liliya Skikun</b>      |
| REPRESENTATIVE:            | Paul Reschke                         |
| COMMON DESCRIPTION:        | 2700 Nine Mile                       |
| LEGAL DESCRIPTION:         | 13-31-126-003, 13-31-126-007 and 008 |
| ZONE:                      | M-2, P & R-1-C                       |

**VARIANCES REQUESTED: Permission to**

Erect an eight foot high poured concrete screen wall, 366.5 lineal feet, along the east side of the rear parking lot to the south turning east until it meets the berm. This will provide a buffer between the rear parking lot and the 3 residential properties at: 22731, 22713 and 22693 Warner.

**ORDINANCES and REQUIREMENTS:**

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

**19. NEW BUSINESS**

**20. 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 9/13/2023 10/11/23

6

CITY OF WARREN

**ZONING BOARD OF APPEALS**

SUMMARY OF VARIANCE REQUEST

APPLICANT: 27050 GLOEDE INVESTMENTS LLC

REPRESENTATIVE: ANGELO JADAN

COMMON DESCRIPTION: 27048 GLOEDE

PARCEL NUMBER: 12-13-13-477-018

ZONED DISTRICT: M-2

REASON: Petitioner seeks a variance for storage container.

ORDINANCES and REQUIREMENTS:

**SECTION 4G.11 - PROHIBITIONS.** (1) A marihuana business, patient operation, caregiver operation, or personal recreational adult-use is not permitted to have any of the following: (B) Except as permitted BY MCL 333.26423(D) and MCL 333.27961(A), Marihuana-related outdoor storage.

VARIANCES REQUESTED: permission to:

Allow a permanent shipping container (8' x 40'=320 sf) on the exterior of the premises for storage of packing supplies--no cannabis.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 08/21/2023 08/24/2023 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** 27050 GLOEDE INVESTMENTS LLC

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

**SECTION 4G.11 - PROHIBITIONS.**

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

dwenson, Zoning Inspector

\$250 fee  
8/21/2023

**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**

AUG 18 2023  
CITY OF WARREN  
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: 27050 gloede investments llc  
Address: [REDACTED] Telephone: [REDACTED]  
Applicant's Email Address: [REDACTED] ☐ prefer email communication  
Name and Address of Property Owner (if different) \_\_\_\_\_

Name of Representative: angelo jadan Telephone: [REDACTED]  
Representative's Address: [REDACTED]  
Representative's Email Address: [REDACTED] ☐ prefer email communication

Address of Property: 27048 gloede dr warren mi 48088  
Parcel I.D. No. (as shown on tax bill): 12-13-13-477-018  
Purpose of Request: obtain approval for container store ( strictly packaging supplied NO CANNABIS)  
storage

Please explain the nature of your hardship:

The proposed steel shipping container will be dedicated solely to storing packaging supplies and non-cannabis products. It is crucial to emphasize that no cannabis-related items will be stored within this container. To ensure the highest level of security, we plan to install 24-hour surveillance cameras to monitor the container at all times, providing an added layer of protection against theft or unauthorized access.

Our decision to pursue additional storage space stems from the diverse range of products and SKU's we will be producing. With the continuous growth of our business, our current storage facilities are reaching their capacity limits. As a result, it has become increasingly challenging to house all the necessary materials needed for our operations.

By having a dedicated storage container onsite, we can conveniently access and manage our inventory while maintaining a streamlined production process. This solution not only alleviates our current space constraints but also allows for efficient organization and accessibility of materials, ultimately optimizing our overall operational efficiency.

Signature: [REDACTED] Date: 8-21-23

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE angelo jadan  
Name(s) of Person(s)  
OF [REDACTED] [REDACTED] [REDACTED]  
Address, City, State Zip Telephone  
THE member OF 27050 gloede investments llc  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT [REDACTED]  
I/We/It  
x /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 angelo jadan \*  
Name(s) of Person(s)  
THE member OF 27050 gloede invesmtents llc \*  
Title of Officer Name of Company  
OF [REDACTED] [REDACTED]  
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

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

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF macomb

ON THIS 11 DAY OF August, 2023, BEFORE ME PERSONALLY CAME  
Angelo Asadivadan, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT 1 DID SO OF my OWN FREE WILL AND DEED.

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

Crystal Pierson  
NOTARY PUBLIC, macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 12-18-23

\*\*\*\*\*

NOTICE TO OWNER

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

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

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

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

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

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

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

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**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.

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**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.

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**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.

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**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.

Extra Storage for packaging materials that are  
not cannabis products,

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**27048 GLOEDE**

**09/22/2021**

LEGAL DESCRIPTION: 13-13-477-018

**VARIANCES REQUESTED: Permission to**

Waive 4,856 square ft. of required off-street parking.

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

# 2023 WARREN



13



Rescheduled from 9/27/2023

7

CITY OF WARREN

**ZONING BOARD OF APPEALS**

**SUMMARY OF VARIANCE REQUEST**

**APPLICANT:** JAMES BIRNIE  
**REPRESENTATIVE:** JEFFREY GRAHAM  
**COMMON DESCRIPTION:** 8519 NINE MILE  
**PARCEL NUMBER:** 12-13-27-380-026  
**ZONED DISTRICT:** M-1

**REASON:** Petitioner seeks variances related to outdoor storage.

**ORDINANCES and REQUIREMENTS:**

**SECTION 17.02 - INDUSTRIAL STANDARDS.**

**(S) OPEN STORAGE OTHER THAN JUNK.** The designated area shall always be hard-surfaced and screened from the public street and any residentially zoned areas. The designated areas shall not be located in any area required for parking space and is necessary to meet the minimum requirements of section 4.32 of this ordinance. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site. In M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line unless the size of the lot is less than one hundred fifty (150) feet in depth in which case the Planning Commission may allow the designated area to be located no closer than twenty-five (25) feet from the front property line.

**SECTION 4.32 - OFF-STREET PARKING REQUIREMENTS. (K)** All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent).

**SECTION 17.02 INDUSTRIAL STANDARDS. (A)** Front yards. M-1 8ft. (C) Greenbelt none, except when a side or rear yard abuts a zoning district other than industrial then 8 ft. wide per Section 2.26.

**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.

**VARIANCES REQUESTED:** Permission to:

1. Allow 4427 sf of open storage when 1156 sf is allowed. (For stacked vehicles.)
2. Allow open storage on a gravel surface.
3. Allow open storage no less than 18 ft. from the front (Mac Arthur) property line.
4. Construct a 6 ft. high opaque wire fence that extends past the front building line to 4 ft. from the front property along Mac Arthur
5. Allow a 4ft wide landscaped area in the front setback along Mac Arthur.
6. Allow hard surfacing and parking in the front setbacks no less than 4 ft. from the front property line on Mac Arthur.
7. Waive the required 6 ft. high brick embossed wall or 8 ft. wide greenbelt along the north property line.

Variances are contingent upon approval of lot combination.

**Previous Variance Requested:** See attached sheet

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: JAMES BIRNIE**

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

**SECTION 17.02 INDUSTRIAL STANDARDS**  
**SECTION 4.32 OFF-STREET PARKING**  
**SECTION 4D.36 OBSCURING WALLS**

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

dwenson, Zoning Inspector

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

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

PLEASE PRINT OR TYPE

Name of Applicant: JAMES BIRNIE

Address: [REDACTED] Telephone: [REDACTED]

Applicant's Email Address: [REDACTED] ☐ prefer email communication

Name and Address of Property Owner (if different) [REDACTED]

Name of Representative: JEFFREY GRAHAM Telephone: [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address: [REDACTED] ☒ prefer email communication

Address of Property: 8519 9 MILE.

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

Purpose of Request: Open Storage - Moving excess cars that are being worked on to rear of building - providing opaque fence and landscaping.

Please explain the nature of your hardship:

size & shape of the lot. existing business for last 30 years. Moving excess cars that are being worked on to rear of building.

Signature: James Bernie

Date: 7/16/23

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 James BIRNIE  
Name(s) of Person(s)  
OF [REDACTED] [REDACTED] [REDACTED]  
Address, City, State Zip Telephone  
THE title owner OF Birnie's Auto Service  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT JAMES BIRNIE  
I/We/It  
/RECORDED LAND CONTRACT PURCHASER(S) ISRECORDED 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 James BIRNIE \*  
Name(s) of Person(s)  
THE title owner OF Birnie's Auto Service \*  
Title of Officer Name of Company  
OF [REDACTED]  
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED James Birnie L.S.  
SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF \_\_\_\_\_

ON THIS 17<sup>th</sup> DAY OF July, 2023, BEFORE ME PERSONALLY CAME  
JAMES BIRNIE, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT ✓ DID SO OF ✓ OWN FREE WILL AND DEED.

RENATA GARBARINO  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires June 29, 2024  
Acting in the County of macomb

NOTARY PUBLIC macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 06-29-24

\*\*\*\*\*

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.

Business has been at this location for over 30 years  
Built when requirements were less strict.

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

Site purchased 30+ years ago - lesser  
requirements then.

**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.

Size of site considered small for this  
type of use - ongoing business.

**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.

Business has been in this location for decades  
doing business in this neighborhood

**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.

City is telling owner to move cars to rear  
and to shield view from neighbors.  
Owner did not request this action but is  
willing to comply

**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.

Business has been an ongoing enterprise for  
decades and they wish to maintain it.

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

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

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

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

Property too small for meeting latest  
requirements without variances.

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

existing conditions causing ~~the~~ need for  
variances

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

Not many businesses stay in same location  
for this period of time

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

this new scope of work, adding fencing &  
landscaping, keeping cars hidden will  
improve neighborhood.

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

Yes - without it the business cannot  
operate.

**8519 Nine Mile**

**4/25/2007**

M & J AUTO SERVICE, JAMES BIRNIE, PROPERTY OWNER, 8519 Nine Mile, Also Known As 13-27-380-026 – **GRANTED** request 1) To retain two painted wall signs as follows: 1) One wall sign 18' x 3' (54 sq. ft.) on the south face of the building, and 2) One wall sign 6' x 6.5' (39 sq. ft.) on the east face of the building for a total of 93 sq. ft. of wall signage. WITH THE CONDITION that the pole on the curb at 9 Mile will be removed.

**COMPLAINT Enforcement | E20-03290****Property Information**

|                  |                  |              |        |
|------------------|------------------|--------------|--------|
| 12-13-27-380-026 | 8519 NINE MILE   | Subdivision: |        |
|                  | WARREN MI, 48089 | Lot:         | Block: |

**Name Information**

|           |                      |        |  |
|-----------|----------------------|--------|--|
| Owner:    | BIRNIE JAMES         | Phone: |  |
| Occupant: | BIRNIES AUTO SERVICE | Phone: |  |
| Filer:    |                      | Phone: |  |

**Enforcement Information**

|             |            |              |         |
|-------------|------------|--------------|---------|
| Date Filed: | 12/18/2020 | Date Closed: | Status: |
|-------------|------------|--------------|---------|

**Complaint:**

CALLER STATED THAT CARS HAVE NOT MOVE IN MONTHS AND THAT THE INSIDE IS A SAFETY HAZARD. SH

|                   |                  |            |
|-------------------|------------------|------------|
| Last Action Date: | Last Inspection: | 08/25/2023 |
|-------------------|------------------|------------|

Last Action:

**FOLLOW-UP Inspection | STEVEN WATRIPONT**

|            |            |            |  |
|------------|------------|------------|--|
| Status:    | Scheduled  | Result:    |  |
| Scheduled: | 09/29/2023 | Completed: |  |

**FOLLOW-UP Inspection | STEVEN WATRIPONT**

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 08/28/2023 | Completed: | 08/25/2023   |

**Comments:**

ZBA HAS BEEN APPLIED ZBA HAS BEEN APPLIED FOR

**FOLLOW-UP Inspection | STEVEN WATRIPONT**

|            |            |            |            |
|------------|------------|------------|------------|
| Status:    | Completed  | Result:    | No Change  |
| Scheduled: | 08/02/2023 | Completed: | 08/02/2023 |

**FIELD INSPECTION Inspection | STEVEN WATRIPONT**

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 04/13/2023 | Completed: | 07/21/2023   |

**FIELD INSPECTION Inspection | BRIAN SCHUMAN**

|            |            |            |            |
|------------|------------|------------|------------|
| Status:    | Completed  | Result:    | No Change  |
| Scheduled: | 12/12/2022 | Completed: | 12/12/2022 |

**Comments:**

Scheduling Comment TAKE PICTURES FOR STEVE

+ TOOK PHOTOS FOR STEVE AND ADDED IMAGES TO FIELD INSPECTION

**ZONING Inspection | STEVEN WATRIPONT**

|            |            |            |            |
|------------|------------|------------|------------|
| Status:    | Canceled   | Result:    | Canceled   |
| Scheduled: | 09/09/2022 | Completed: | 08/02/2023 |

**ZONING Inspection | STEVEN WATRIPONT**

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 06/23/2022 | Completed: | 06/23/2022   |

**Violations:**

|             |                                                                                                                                                                                                                                                                              |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uncorrected | SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE PLANNING DEPARTMENT AND MAY REQUIRE A VARIANCE FROM THE ZONING BOARD OF APPEALS. REMOVE ALL ITEMS STORED OUTSIDE. IF OPEN STORAGE IS DESIRED, SUBMIT A SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.                  |
| Uncorrected | SECTION 4.01 - COMPLIANCE WITH ALL LAWS; USES NOT EXPRESSLY PERMITTED ARE PROHIBITED; ILLEGAL OPERATION OF A BUSINESS IS A MISDEMEANOR. (A) A BUILDING OR LAND SHALL ONLY BE USED, ALTERED, CONSTRUCTED OR RECONSTRUCTED IF IT COMPLIES WITH: (2) ALL OTHER APPLICABLE LAWS. |
| Uncorrected | SECTION 4.16 - NO MOTOR SHALL BE STORED ON ANY PARCEL OF LAND UNLESS IT SHALL BE IN OPERATING CONDITION AND PROPERLY AND CURRENTLY LICENSED OR LOCATED INSIDE A PERMANENT STRUCTURE IN SOUND CONDITION.                                                                      |
| Uncorrected | SECTION 4.32(K) ALL OFF STREET PARKING MUST BE ON A HARD SURFACE. (CONCRETE OR ASPHALT)                                                                                                                                                                                      |
| Uncorrected | SECTION 4D17 - PROHIBITED FENCES AND WALLS. B. BARBED WIRED                                                                                                                                                                                                                  |
| Uncorrected | 302.3 DRIVEWAYS AND SIDEWALKS - SHALL BE KEPT IN PROPER STATE OF REPAIR, AND MAINTAINED FREE FROM HAZARDOUS CONDITIONS                                                                                                                                                       |
| Uncorrected | SECTION 4A.12 - A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.                                                                                                                                                         |
| Uncorrected | Over 6 inches in height                                                                                                                                                                                                                                                      |
| Uncorrected | Scrape and paint any flaking or chipped paint                                                                                                                                                                                                                                |

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**ZONING Inspection | STEVEN WATRIPONT**

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 06/10/2022 | Completed: | 06/22/2022   |

**Comments:**

COMPLAINT      5/18/2022 - CALLER CALLED IN AND COMPLAINED THAT IT IS WORSE INSIDE THAN OUTSIDE - I LET HIM KNOW WE HAD AN OPEN COMPLAINT ON THIS ADDRESS AND I WOULD ADD HIS TO IT - KC

---

**ZONING Inspection | STEVEN WATRIPONT**

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 08/02/2021 | Completed: | 06/27/2022   |

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**FIELD INSPECTION Inspection | STEVEN WATRIPONT**

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 06/11/2021 | Completed: | 06/27/2022   |

**Comments:**

Scheduling Comment      REVISIT SITE, MORE COMPLAINTS FROM MAYORS OFFICE.

5/18/2022 - CALLER CALLED IN AND COMPLAINED THAT IT IS WORSE INSIDE THAN OUTSIDE - I LET HIM KNOW WE HAD AN OPEN COMPLAINT ON THIS ADDRESS AND I WOULD ADD HIS TO IT - KC

---

**ZONING Inspection | STEVEN WATRIPONT**

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 01/28/2021 | Completed: | 06/27/2022   |

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**ZONING Inspection | STEVEN WATRIPONT**

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 01/14/2021 | Completed: | 06/27/2022   |

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**ZONING Inspection | STEVEN WATRIPONT**

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 01/08/2021 | Completed: | 01/11/2021   |

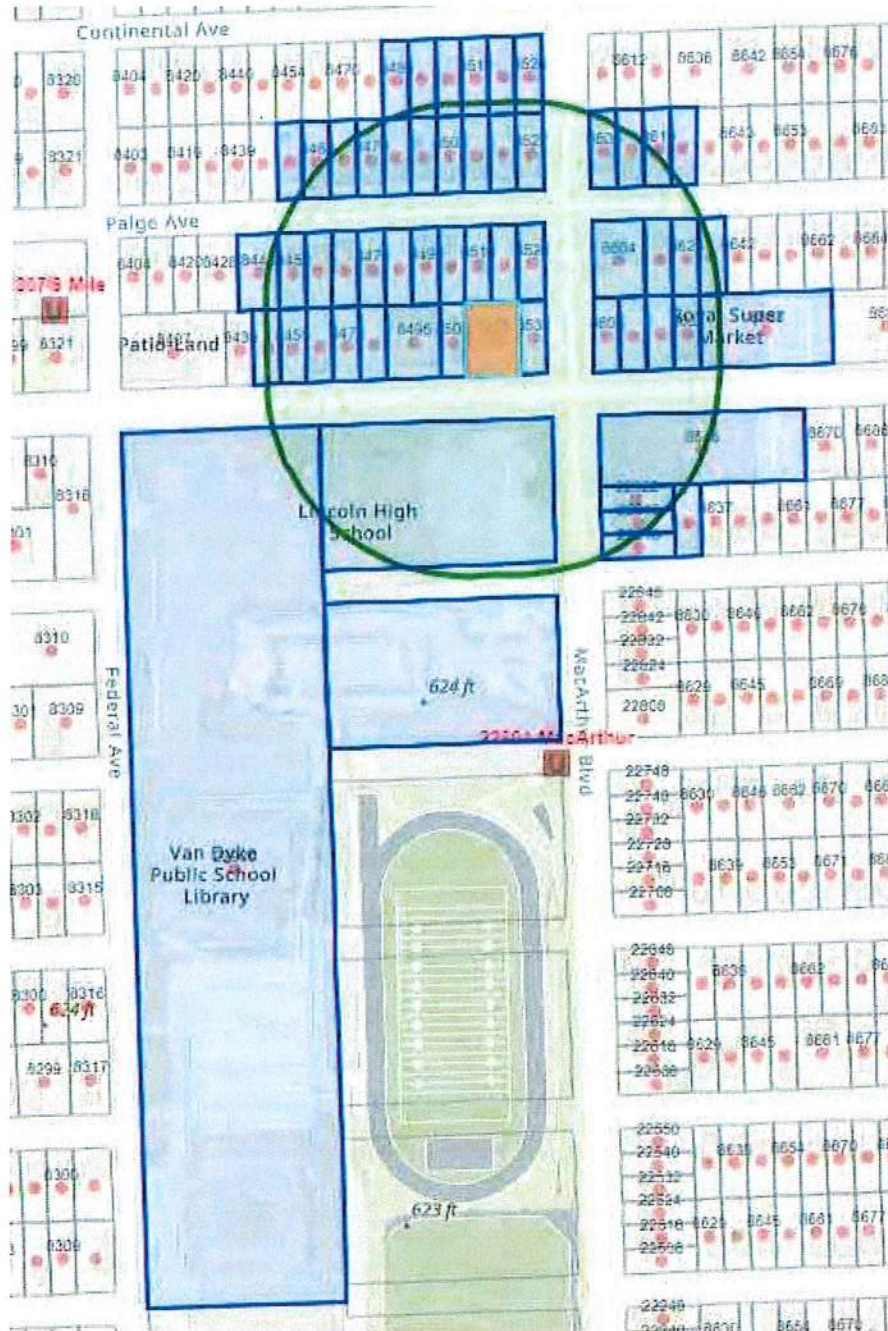
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# 2023 WARREN



8519 NINE MILE  
13-27-380-026

49



## ZONING BOARD OF APPEALS - USE

### SUMMARY OF VARIANCE REQUEST

**APPLICANT:** MOHAMMED KHAN

**REPRESENTATIVE:** MOHAMMED KHAN

**COMMON DESCRIPTION:** 21411 RYAN

**PARCEL NUMBER:** 12-13-31-428-036

**ZONED DISTRICT:** M-1

**REASON:** Petitioner wishes to construct a garage and driveway which will expand this non-conforming property.

#### **ORDINANCES and REQUIREMENTS:**

**SECTION 4.06 - YARD USE.** No part of any required yard, except a rear or side yard shall be used for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

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

#### **VARIANCES REQUESTED:** Permission to:

1. Construct a second driveway in addition to the existing driveway with a 24 ft. wide driveway connecting the two resulting in a "horseshoe" driveway. (Engineering approval is required to install a second approach.)
2. Construct a 14' x 22'=308 sf garage on a non-conforming lot, no less than 5 ft. from the side (south) property line.

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 10/02/2023 10/17/2023 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: MOHAMMED KHAN**

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 4.06 YARD USE**  
**SECTION 17.02 INDUSTRIAL STANDARDS**

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

dwenson, Zoning Inspector

\$95 SW 10/2/23

**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

X Name of Applicant: Mohamed N. Khan

X Address: [REDACTED] Telephone: [REDACTED]

X Applicant's Email Address: [REDACTED] ☒ prefer email communication

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

X Name of Representative: [REDACTED] Telephone: [REDACTED]

X Representative's Address: [REDACTED]

X Representative's Email Address: [REDACTED] ☒ prefer email communication

X Address of Property: 21411 Ryan Road

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

Purpose of Request: a circular Driveway

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please explain the nature of your hardship:

I will ~~not~~ install a circular driveway to allow for  
the safe exit from my property. Ryan Road is  
so much busy Road Backup car not safe.  
Thanks.

Signature: [Signature] Date: 9-20-23

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 Mohammed Khan  
Name(s) of Person(s)  
OF [REDACTED] [REDACTED] [REDACTED]  
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 Same \*  
Name(s) of Person(s)  
THE \_\_\_\_\_ OF \_\_\_\_\_ \*  
Title of Officer Name of Company  
OF \_\_\_\_\_  
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.  
SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Macomb

ON THIS 2 DAY OF October, 2023, BEFORE ME PERSONALLY CAME  
Mohammed Khan, 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.

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 a circular driveway, it's very dangerous to exit my driveway as it's hidden when traveling south of Ryan Rd. An accident already happened when I first moved in. Also, it's difficult to enter the driveway since it's hidden and the rear vehicle is unaware of where I'm turning into, sometimes with close vehicles, I need to turn on emergency lights.

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

This property was bought as is with the straight driveway. This condition was not created by me nor a previous owner.

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

Neighboring houses don't have a straight driveway like my property. They have a clear entry and exit path. There is also a leaking issue in the basement area; the contractor that came out said there needs to be an adjustment made with the driveway since it is downward sloped.

**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 permission/approval to build a circular driveway will have no issues with any neighbors as the neighbors themselves have a separate exit pathway if they wish to use it. The left portion of the land is owned by me.

**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.

Again, this is more of an accident waiting to happen if one of more of my family members are not careful. My younger son and daughter live with me and they have extreme difficulty entering and exiting the driveway during rush hour times.

**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.

To reiterate, other properties in the same zoning district have safe and clear entry/exit paths from their driveway. Our driveway causes confusion and may result in future accidents due to it being hidden.

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

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

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

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

The garage will need to be built in the zoning district as there is not enough space for it in the residential area. Enough space will be needed to build a larger and more safe driveway as well as the garage.

**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 was bought without a garage, as is with a straight driveway.

**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.

Neighboring houses do not have a straight driveway like my property and have a garage. They a clear entry and exit pathway, unlike my property.

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

Granting permission for the driveway and garage will cause no issues with any neighbors as they themselves have separate exit paths/driveways as well as a garage of their own.

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

Not having a garage puts vehicles at risk as bad weather conditions can knock down trees, which has happened in the past. The driveway is necessary as my family members have extreme difficulty entering and exiting during rush hour.



**BUILDING DIVISION**  
ONE CITY SQUARE, SUITE 305  
WARREN, MI 48093-2391  
(586) 574-4504  
FAX (586) 574-4577  
[www.cityofwarren.org](http://www.cityofwarren.org)

April 8, 2015

I Mohumeeel Khan owner of 21411 Ryan will remove the hard surface area in front yard that is not the driveway and replace with grass. I will install a circular driveway to allow for the safe exit from my property. I will not allow any parking of vehicles on this circular driveway, which is only to use to exit from the property. Parking is not allowed in the front setback of the property.

A handwritten signature in black ink, appearing to read "Mohumeeel Khan", written over a horizontal line.

Lynne A. Mark  
Chief Zoning Inspector

# 2023 WARREN



33



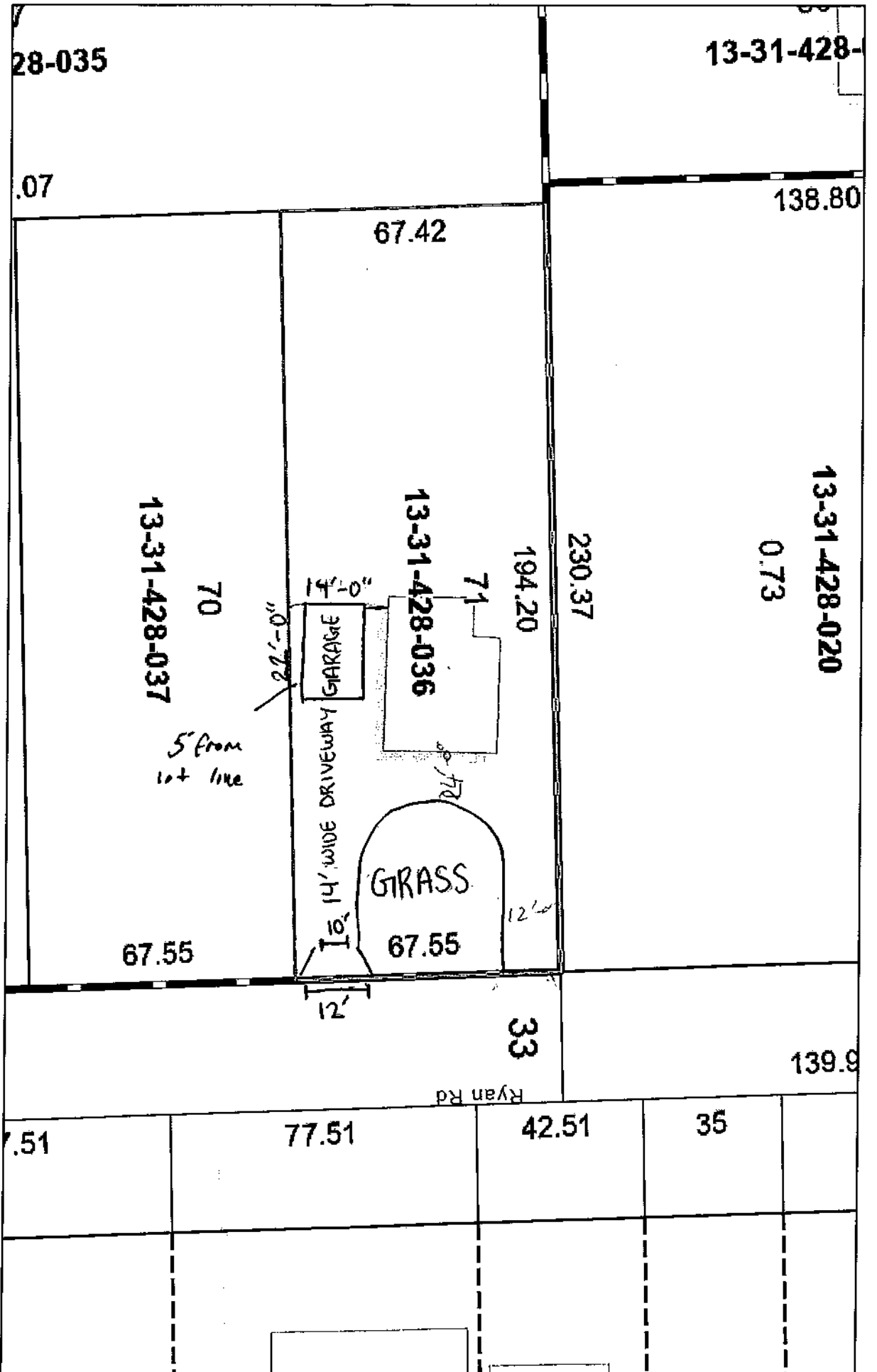
1:2,257



1

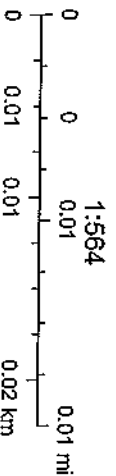
ArcGIS Web AppBuilder

# ArcGIS Web Map



9/20/2023, 2:10:50 PM

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



Roman Nestorowicz, Chairman  
David Sophiea, Vice-Chairman  
Paul Jerzy, Secretary  
William Clift, Asst. Secretary  
Charles Anglin  
Kevin Higgins  
Charles Perry  
Anthony Sieracki, Jr.  
Michael Sylvester



Zoning Board of Appeals  
Office of the City Council  
5460 ARDEN, SUITE 505  
WARREN, MI 48092  
P: (586) 258-2060  
F: (586) 268-0606

## NOTICE OF PUBLIC HEARING

The Warren Board of Appeals will hold a Public Hearing in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan on:

**WEDNESDAY: NOVEMBER 8, 2023 at 7:30 P.M.**

**Applicant:** MOHAMMED KHAN **-USE-**

**Common Description:** 21411 RYAN

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

- 1) Construct a second driveway in addition to the existing driveway with a 24 ft. wide driveway connecting the two resulting in a "horseshoe" driveway. (Engineering approval is required to install a second approach.)
- 2) Construct a 14' x 22' = 308 square ft. garage on a non-conforming lot, no less than 5 ft. from the side (south) 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](mailto:njones@cityofwarren.org) or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely,  
Board of Appeals

---

### OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

**APPLICANT:** WILBURT MCADAMS C/O CITY OF WARREN  
**REPRESENTATIVE:** MICHAEL MALONE/PARTNERS IN ARCHITECTURE  
**COMMON DESCRIPTION:** 30619, 30601 & 30637 SCHOENHERR  
**PARCEL NUMBER:** 12-13-11-229-039, 040 and 038  
**ZONED DISTRICT:** R-1-C & O  
**REASON:** Petitioner seeks variances related to new fire station.

**ORDINANCES and REQUIREMENTS:**

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

**SECTION 4A.31 - SIGNS PERMITTED IN RESIDENTIAL ZONES (R-1-A, R-1-B, R-1-C, R-2, R-3, R-3-A, R-4, R-5).** The following signs are allowed in residential zones: d) Permitted non-residential uses. one (1) freestanding and one (1) wall sign not to exceed thirty-two (32) square feet in sign area for each sign for permitted non-residential uses including churches, synagogues, schools, libraries and parks.

**SECTION 4A.34 - SIGNS PERMITTED IN OFFICE DISTRICTS (O).** C) One (1) wall sign of a size not to exceed twenty (20) square feet shall be allowed for each business in office districts.

**VARIANCES REQUESTED:** Permission to:

1. Construct an 8' high embossed concrete screen wall along the west property line abutting the residential zone.
2. Erect 2 all signs on the east elevation as follows:
  - A. Fire "logo" 173.9 sf.
  - B. "Warren fire department" 80 sf.Total of 253.9 sf of wall signage.

(Contingent upon approval of parcel/lot combination.)

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 09/22/2023 10/06/2023 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** WILBURT MCADAMS C/O CITY OF WARREN

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.38 HEIGHT**

**SECTION 4A.31 SIGNS PERMITTED IN RESIDENTIAL ZONES**

**SECTION 4A.34 SIGNS PERMITTED IN OFFICE 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

DWm  
9/19/23

**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: Wilburt McAdams c/o City of Warren

Address: [REDACTED] Telephone: [REDACTED]

Applicant's Email Address: [REDACTED] ☐ prefer email communication

Name and Address of Property Owner (if different) City of Warren

One City Square, Warren MI 48093

Name of Representative: Michael A. Malone / PARTNERS in Architecture Telephone: [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address: [REDACTED] ☐ prefer email communication

Address of Property: [REDACTED]

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

Purpose of Request: To be granted acceptance of the proposed improvements required to construct a new Fire Station  
with adequate site amenities. Refer to Architectural Site Plan A2-01 for a list of requested variances.

Please explain the nature of your hardship:

The existing site poses several conditions that require variances: In order to satisfy the Fire Department's need to protect  
personnel vehicles as well as shield neighboring residents from the light and noise a fire station creates, the Fire  
Department is requesting the construction of an 8'-0" high concrete screen wall along the west property line.

Signature: Wilburt McAdams Date: 9-19-2023

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, Wilburt McAdams c/o City of Warren  
Name(s) of Person(s)  
OF [REDACTED] [REDACTED] [REDACTED]  
Address, City, State Zip Telephone  
THE Commissioner OF The City of Warren Fire Department  
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 Wilburt McAdams \*  
Name(s) of Person(s)  
THE Commissioner OF The City of Warren Fire Department \*  
Title of Officer Name of Company  
OF [REDACTED] [REDACTED] [REDACTED]  
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Wilburt McAdams L.S.  
SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF MACOMB

ON THIS 18<sup>th</sup> DAY OF September, 2023, BEFORE ME PERSONALLY CAME  
Wilburt McAdams, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT Wilburt McAdams DID SO OF HIS OWN FREE WILL AND DEED.



Melissa A. Hopkins  
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 5/12/2028

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.

30637 Schoenherr Road

Travel Assoc. Inc.

GRANTED permission on October 12, '77  
to waive the required greenbelt or masonry  
wall along the south side property line.

Permission to waive the required green-  
belt or masonry wall along the rear property  
line was DENIED.

30637 Schoenherr

Travel Associates, Inc.

GRANTED permission to allow an  
office district with a frontage of 51.44 feet.

# 2023 WARREN



30601, 30619 & 30637 Schoenherr - 13-11-229-038, 039 & 040

52



10/24/2023, 7:53:17 AM

Utility Address Points Site Address Point

Building Parcels

1:2,257  
0 0.01 0.03 0.05 mi  
0 0.02 0.04 0.09 km

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: NOVEMBER 8, 2023 at 7:30 P.M.**

**Applicant:** WILBURT MCADAMS / CITY OF WARREN

**Common Description:** 30619, 30601, 30637 SCHOENHERR

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

- 1) Construct an 8' high embossed concrete screen wall along the west property line abutting the residential zone.
- 2) Erect 2 wall signs on the east elevation as follows:
  - a. Fire "logo" 173.9 square ft.
  - b. "Warren Fire Department" 80 square ft.

Total of 253.9 square ft. of wall signage. (Contingent upon approval of parcel/lot combination.)

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

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

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

Sincerely,  
Board of Appeals

---

### OFFICE OF THE CITY COUNCIL

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

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

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

## CITY OF WARREN

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

**APPLICANT:** WILBURT MCADAMS C/O CITY OF WARREN

**REPRESENTATIVE:** MICHAEL MALONE/PARTNERS IN ARCHITECTURE

**COMMON DESCRIPTION:** 23211, 23231, 41 & 51 Van Dyke, 7592 Republic, 7575, 7583, 7591 Continental & Continental, Continental

**PARCEL NUMBER:** 12-13-28-483-024, 011, 010, 009, 008 and 019-023

**ZONED DISTRICT:** C-2

**REASON:** Petitioner seeks variances regarding new fire station.

**ORDINANCES and REQUIREMENTS:**

**SECTION 8.07 - SIDE YARDS ABUTTING UPON A STREET.** In R-1-P districts, the width of the side yard abutting upon a street shall be not less than twenty-five (25) feet when rear yards abut side yards; however, when rear yards abut rear yards

**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.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 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. Construct a building no less than 11' from the south (side) property line along Continental.
2. Construct a controlled access gate no less than 11' 8" from the south (side) property line along Continental.
3. Construct a 6' high decorative fence no less than 11' 8" ft. along the south (side) property along Continental.
4. Construct a fence that extends 10 ft. past the front building line.
5. Waive required masonry wall along the west property line.
6. Erect 2 wall signs on the east elevation as follows:
  - A. Fire "logo" 173.9 sf.
  - B. "Warren fire Department" 80 sf.
 Total of 253.9 sf of wall signage.

(All contingent upon lot combination approval.)

**Previous Variance Requested:** See attached sheet

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** WILBURT MCADAMS C/O CITY OF WARREN

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 8.07 SIDE YARDS**  
**SECTION 4D.39 LOCATION**  
**SECTION 4D. 36 OBSCURING WALLS**  
**SECTION 4A.35 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

2 Wilson  
9/22/2023

**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: Wilburt McAdams c/o City of Warren

Address: [REDACTED] Telephone: [REDACTED]

Applicant's Email Address: [REDACTED] ☐ prefer email communication

Name and Address of Property Owner (if different) City of Warren

One City Square, Warren MI 48093

Name of Representative: Michael A. Malone /  
PARTNERS in Architecture Telephone: [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address: [REDACTED] ☐ prefer email communication

Address of Property: [REDACTED]

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

Purpose of Request: To be granted acceptance of the proposed improvements required to construct a new Fire Station  
with adequate site amenities. Refer to Architectural Site Plan A2-01 for a list of requested variances.

Please explain the nature of your hardship:

The existing site poses several conditions that require variances: In order to satisfy the Fire Department's need to circulate  
around the site, the building must be sited with the leading edge setback of 11'-0" from the south property line.

Provision of a controlled access gate within the front 25'-0" setback along Continental Avenue will protect the first  
responder's personal vehicles while they are on call, as will the construction of the 6'-0" high black decorative fence within  
the setback area along Continental Avenue.

Constructing the proposed building with wall signage in excess of 40 sq. ft. will properly identify the fire station as a public  
safety building in service of the residents of the City of Warren.

Signature: Wilburt McAdams Date: 09-19-2023

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, Wilburt McAdams c/o City of Warren  
Name(s) of Person(s)  
OF [REDACTED] [REDACTED] [REDACTED]  
Address, City, State Zip Telephone  
THE Commissioner OF The City of Warren Fire Department  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I  
I/We/It  
X/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 Wilburt McAdams \*  
Name(s) of Person(s)  
THE Commissioner OF The City of Warren Fire Department \*  
Title of Officer Name of Company  
OF [REDACTED] [REDACTED] [REDACTED]  
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Wilburt McAdams L.S.

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

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF MACOMB

ON THIS 18<sup>th</sup> DAY OF September, 2023, BEFORE ME PERSONALLY CAME  
Wilburt McAdams, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT Wilburt McAdams DID SO OF HIS OWN FREE WILL AND DEED.



Melissa A. Hopkins  
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 5/12/2025

**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.

23211 Van Dyke Ave.

Autoworks

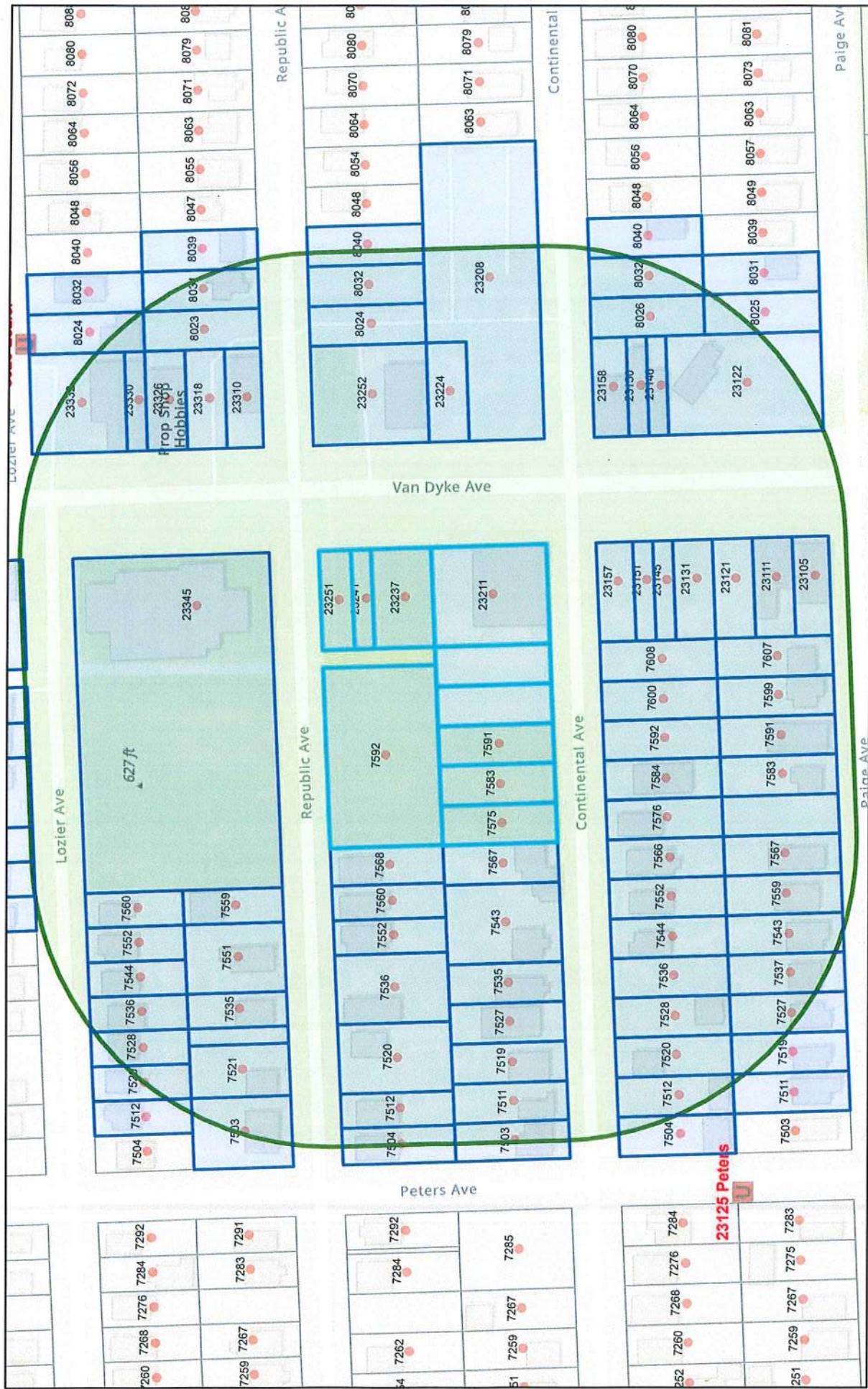
GRANTED permission at the meeting of 8-8-90 to erect a 4 ft. 3 in. x 14 ft. 8 in. (62.3 sq.ft.) ground sign, 29 ft. 3 in. high, to no less than 1 ft. of the front property line.

# 2023 WARREN



23211, 23231, 23241 & 23251 Van Dyke, 7592 Republic, 7575, 7583 & 7591 Continental  
13-28-483-008 thru 011 & 019 thru 024

731



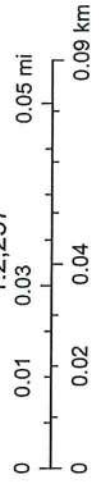
10/24/2023, 8:46:14 AM

☒ Utility Address Points ☐ Parcels

Site Address Point

☒ Building

1:2,257



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteem, Rijkswaterstaat, GSA, Geoland, FEWA, ArcGIS Web AppBuilder  
Southeast Michigan Council of Governments (SEMCOG) | Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, US

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: NOVEMBER 8, 2023 at 7:30 P.M.**

**Applicant:** WILBURT MCADAMS / CITY OF WARREN  
**Common Description:** 23211, 23231, 23241 & 23251 VAN DYKE // 7592 REPUBLIC // 7575, 7583, 7591 CONTINENTAL & CONTINENTAL

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

- 1) Construct a building no less than 11' from the south (side) property line along Continental.
- 2) Construct a controlled access gate no less than 11' 8" ft. along the south (side) property line along Continental.
- 3) Construct a 6' high decorative fence no less than 11' 8" ft. along the south (side) property along Continental.
- 4) Construct a fence that extends 10 ft. past the front building line.
- 5) Waive required masonry wall along the west property line.
- 6) Erect 2 wall signs on the east elevation as follows:
  - a. Fire "logo" 173.9 square ft. b. "Warren Fire Department" 80 square ft.

Total of 253.9 square ft. of wall signage. (All contingent upon lot combination approval.)

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

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

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

Sincerely, Board of Appeals

---

**OFFICE OF THE CITY COUNCIL**

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

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

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

## ZONING BOARD OF APPEALS

### SUMMARY OF VARIANCE REQUEST

**APPLICANT:** GLEANERS COMMUNITY FOOD BANK OF SOUTHEASTERN MICHIGAN

**REPRESENTATIVE:** DAVID WEBSTER

**COMMON DESCRIPTION:** 4401 Eight Mile, 20732 Sunset, 20805 #frontage-  
#frontage, 20775 #frontage#frontage, 20735 #frontage#frontage

**PARCEL NUMBER:** 12-13-32-357-014, 12-13-32-357-009,-011to -013

**ZONED DISTRICT:** M-1

**REASON:** Petitioner seeking variances related to new development.

#### **ORDINANCES and REQUIREMENTS:**

**SECTION 17.02 - INDUSTRIAL STANDARDS. (C) GREENBELT.** None, except when a side or rear yard abuts a zoning district other than industrial then eight (8) feet wide as per section 2.26.

#### **VARIANCES REQUESTED:** Permission to:

Waive the required 8 ft. wide greenbelt along the east, north & west sides of the portion of the property that is not in area of development. (Contingent upon the combination of all parcels.)

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 09/21/2023 09/27/2023 (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 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

\$250 SW  
9/21/23

**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: Gleaners Community Food Bank of Southeastern Michigan

Address: [REDACTED] Telephone: [REDACTED]

Applicant's Email Address: [REDACTED] ☒ prefer email communication

Name and Address of Property Owner (if different)

Name of Representative: Daivd Webster Telephone: [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address:  ☒ prefer email communication

Address of Property: 4401 8mile 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: To provide an 8ft wide greenbelt along the north side of the M-1 lots, running east  
and West. This would be in lieu of the a 8ft wide greenbelt on the east, north and west sides of the  
R-1-C and R-1-P lots.

Please explain the nature of your hardship:

The Applicants R-1-C and R-1-P lots will not be disturbed as part of the development and will be maintained as  
open grass area (no parking) as they are today. The Applicant in lieu of additional screening is purposing to  
provide vegetated screening along the north side of the M-1 lot as shown in the supplemental documents.

Signature: *Joe Blamer* Date: 9/21/2023

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 David Webster

Name(s) of Person(s)

OF

Address, City, State

Zip

Telephone

THE Director of Strategic Initiatives OF Gleaners Community Food Bank of Southeastern Michigan

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 Frank

Name(s) of Person(s)

THE

Title of Officer

OF

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

David Webster

L.S.

SIGNED

L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Wayne

ON THIS 21<sup>ST</sup> DAY OF SEPTEMBER, 2023, BEFORE ME PERSONALLY CAME  
DAVID WEBSTER, 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.



NOTARY PUBLIC, Wayne COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 4.12.2030

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

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

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

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

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

Lots R-1-C and R-1-P will not be disturbed as part of Applicants development and will be maintained as open grass area (no parking) as it is currently. To screen these parcels from the area of development and the adjacent R-1-P and R-1-C, we propose a 8ft greenbelt running east and west along north side of the M-1 parcel.

**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 Applicant's R-1-C and R-1-P lots currently do not have a greenbelt to screen it from the adjacent R-1-P and R-1-C lots and did not at the time of the Applicants purchase. These areas are not part of the Applicants development and will be maintained as open grass area (no parking) as it is currently.

**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 that the Applicant's R-1-C and R-1-P lots are undeveloped and are landlocked with no street frontage. There are no plans to develop these lots and there are no plans to provide an easement for access. The Applicant will be combining these lots with the Applicant's M-1 lots, but will be keeping their current zoning classification, R-1-C and R-1-P

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

Granting this variance still provides screening from the proposed M-1 development and the adjacent residents.

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

Granting this variance adds a soft vegetated visual to the residents adjacent to the M-1 lot, as well as a nice visual backdrop to the M-1 development from 8 mile.

**4401 Eight Mile**

**9/29/04**

WALLY HANNA, OWNER, 4401 Eight Mile, Also Known As 13-22-357-014, 13-32-357-009 and 13-32-357-013 – **GRANTED** request to waive 119 required off-street parking spaces for a new 29,113 sq. ft. commercial building. Also to install approximately 133 linear feet of 6' high decorative fence to the rear of the lot in lieu of the required masonry wall or greenbelt as per plan. **WITH THE CONDITION** that should the banked property be utilized in the future, either for parking or further development, the required masonry wall or greenbelt be put in place in compliance with the Ordinance or the petitioner must come back to seek another variance.

**4401 Eight Mile**

**8/25/2004**

WALLY HANNA, OWNER, 4401 Eight Mile, Also Known As 13-22-357-014, 13-32-357-009 and 13-32-357-013 – **TABLED** to the meeting of September 29, 2004.

**4401 E. Eight Mile Road**

Edward M. Hertz and Stephen Hertz

Denied permission at the meeting of 6-10-87 to operate an auto-repair facility directly adjacent to residential property. Also denied to store inoperative vehicles to the property lines along Eight Mile and Sunset and to waive the required greenbelts.

4401 Eight Mile Road

Kolbe Trailer

Tabled at the meeting of 3-13-85 until 4-10-85.  
Granted permission at the meeting of 4-10-85 to erect 660 lin. ft. of three strands of barbed wire on top of an existing, six ft. high fence and to erect 30 ft. of eight foot high fence with three strands of barbed wire on top.

4401 EAST EIGHT MILE

P & J SIGN SERVICE FOR KOLBE TRAILER SALES

GRANTED PERMISSION AT MEETING FEB. 23, 1977 TO ERECT A 6 FT. X 10 FT. (60 SQ. FT.) SIGN 20 FT. HIGH, WITH THE LEADING EDGE OF THE SIGN 1 FOOT FROM THE FRONT PROPERTY LINE WITH THE CONDITION ALL OTHER SIGNS ARE REMOVED.

Yankee Equipment Co., Inc.

4401 East Eight Mile Road

Warren, Michigan

Rep: Robert L. Yankee

Re: 4401 E. 8

Mile Rd.

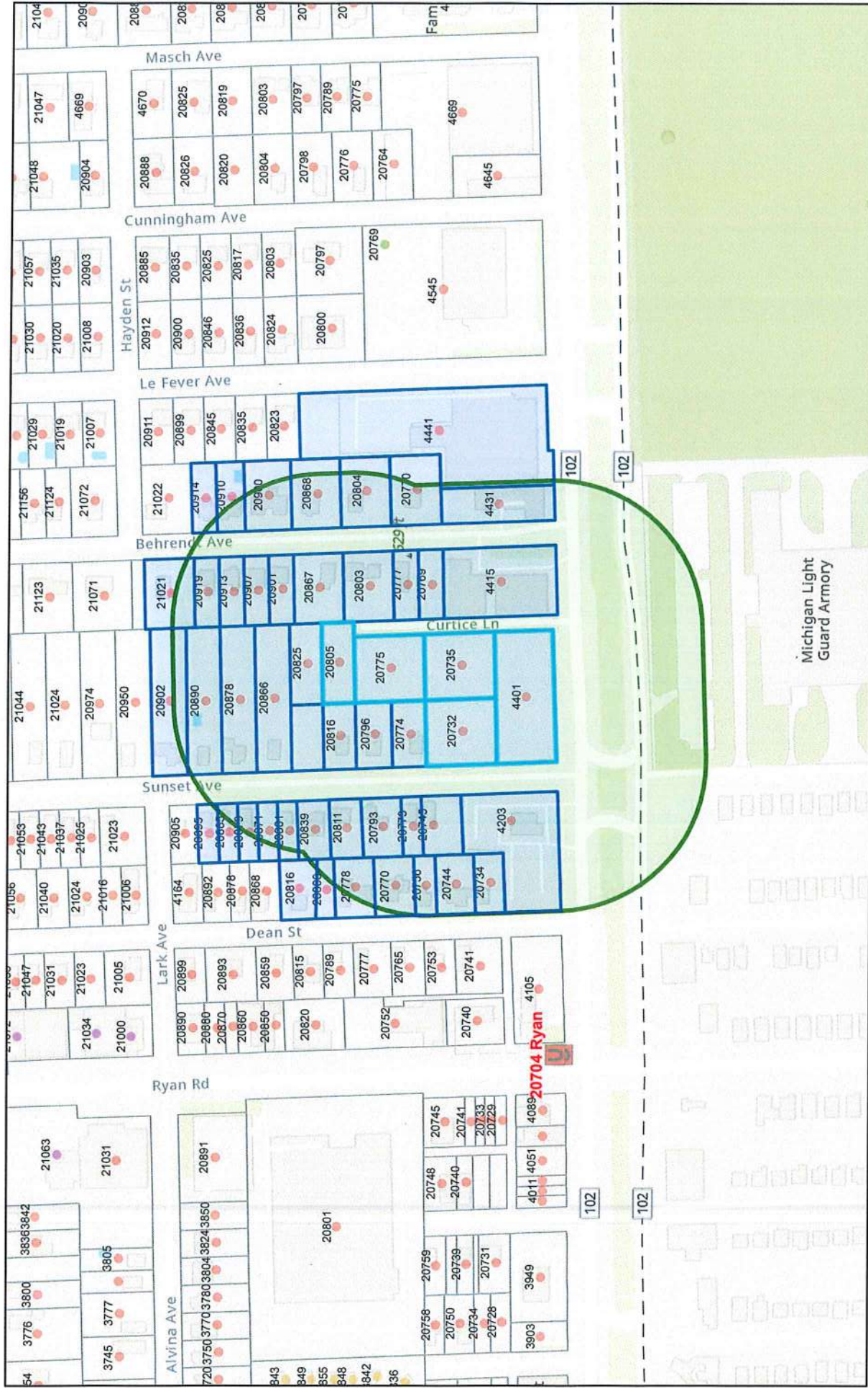
Request approved at meeting of Oct. 9, 1963

*PERMISSION TO CONSTRUCT ADDITION TO  
WITHIN 9' OF REAR LOT LINE & WAIVER  
OF HARD SURFACE PARKING REQUIRED*

# 2023 WARREN

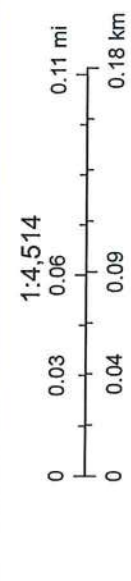


4401 Eight Mile, 20732 Sunset, 20805, 20715 & 20735 frontage  
13-32-357-014, 13-32-357-009, 13-32-357-011 thru 013



10/24/2023, 10:35:47 AM

- Utility Address Points
- Building
- Parcels
- Site Address Point
- Multi-Business
- Trailer
- Apartment



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, ArcGIS Web AppBuilder  
© Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US

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: NOVEMBER 8, 2023 at 7:30 P.M.**

**Applicant:** GLEANERS COMMUNITY FOOD BANK OF SOUTHEASTERN MI  
**Common Description:** 4401 EIGHT MILE // 20732 SUNSET // 20805 FRONTAGE // 20775 FRONTAGE // 20735 FRONTAGE

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

Waive the required 8 ft. wide greenbelt along the east, north and west sides of the portion of the property that is not in area of development. (Contingent upon the combination of all parcels.)

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

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

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

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

Sincerely,  
Board of Appeals

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**OFFICE OF THE CITY COUNCIL**

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

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

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

## ZONING BOARD OF APPEALS

### SUMMARY OF VARIANCE REQUEST

**APPLICANT:** MAHER AL-MURISI  
**REPRESENTATIVE:** MAHER AL-MURISI  
**COMMON DESCRIPTION:** 13794 TWELVE MILE  
**PARCEL NUMBER:** 12-13-13-101-002  
**ZONED DISTRICT:** MZ, C-1, P

**REASON:** Petitioner seeks variances related to window signage.

#### **ORDINANCES and REQUIREMENTS:**

**SECTION 4A.28 - WINDOW SIGNS.** In addition to other applicable zoning requirements, a responsible party shall comply with all of the following requirements: (A) Total non-illuminated window signage shall not exceed 50% percent of the window where it is placed.

#### **VARIANCES REQUESTED:** Permission to:

Allow window signage for four windows as follows:

1. Window "B" signage covering 71% of window.
2. Window "D" signage covering 78% of window.
3. Window "F" signage covering 65% of window.
4. Window "H" signage covering 75% of window.

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 08/15/2023 10/04/2023 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: MAHER AL-MURISI**

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.28 WINDOW SIGNS**

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

\$256 SW  
8/15/23

**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: Maheer Al-Murisi

Address: [REDACTED] Telephone: [REDACTED]

Applicant's Email Address: [REDACTED] ☒ prefer email communication

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

Name of Representative: Maheer Al-Murisi Telephone: \_\_\_\_\_

Representative's Address: [REDACTED]

Representative's Email Address: [REDACTED] ☐ prefer email communication

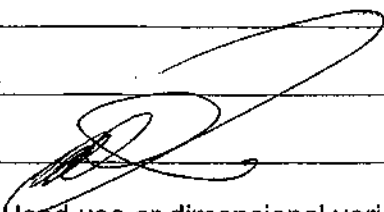
Address of Property: 13794 Twelve mile rd. Warren, MI 48088

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

Purpose of Request: To allow greater than 50% on some windows  
signage Total of 14 windows (B-D-F-H) as some  
of these windows covering the back of the cashier/registers  
and the variable electronics show cases.

Please explain the nature of your hardship:

windows signs to be covering the back of  
the register/cashier area.

Signature:  Date: 8/9/2023

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

X

I, WE Nasoud Shengo  
Name(s) of Person(s)  
OF [Redacted]  
Address, City, State [Redacted] Zip [Redacted] Telephone [Redacted]  
THE President OF McLanck Plaza LLC  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I  
I/We/It  
\_\_\_\_\_/RECORDED LAND CONTRACT PURCHASER(S) X/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT  Maher Al-Murisi   
Name(s) of Person(s)  
THE Owner OF Big Discount Lot DBA Daily Dealz  
Title of Officer Name of Company  
OF [Redacted]  
Address, City, State [Redacted] Zip [Redacted] Telephone [Redacted]

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 Macomb

ON THIS 15<sup>th</sup> DAY OF August, 2023 BEFORE ME PERSONALLY CAME  
Nasoud Shengo and Maher Al-Murisi TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT file DID SO OF our OWN FREE WILL AND DEED.

ATHRAA TOMA  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires January 15, 2029  
Acting in the County of Macomb

Athraa Yona  
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 01/15/2029

\*\*\*\*\*

NOTICE TO OWNER

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

X

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.

Basically the sign of most of the windows will not be more than 50%. Just on some of them that need more covering for safety

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

NA

**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 not unique but we noticed the next door neighbors in the same property have 100% <sup>on</sup> signs mostly on all windows, ~~A~~

**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.

Our signs of All windows will not cause any public safety concerns or impair property values

**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's Not primarily related to personal or economic hardship at all

**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.

Covering Back of our register / cashier for safety and also part of the store that we feel that it need to be partially covered

13794 E. Twelve Mile Rd.

Pier 1 Imports

Rep: Townsend Neon, Inc.  
21840 Eureka Rd., Taylor

Request granted at the Meeting of November 28, 1973 to  
erect two 150 sq. ft. signs on existing building.

**ZONING Enforcement | E23-01727****Property Information**

12-13-13-101-002

13794 TWELVE MILE

Subdivision:

WARREN MI, 48088

Lot:

Block:

**Name Information**

Owner: PICKWICK PLAZA LLC

Phone:

Occupant: BIG DISCOUNT LOT DBA DAILY DEAL

Phone:

Filer:

Phone:

**Enforcement Information**

Date Filed: 03/29/2023

Date Closed:

Status: ISSUED TICKET

Complaint:

TEMP SIGN EXPIRED PLUS SIGNS W/O PERMITS

Last Action Date: 06/28/2023

Last Inspection: 10/03/2023

Last Action:

FTA

**COURT Inspection | BRIAN SCHUMAN**

Status: Scheduled

Result:

Scheduled: 10/04/2023

Completed:

**Comments:**

Scheduling Comment COURT 9:00 AM

**COURT FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: Completed

Result: Violation(s)

Scheduled: 10/03/2023

Completed: 10/03/2023

**Comments:**

Scheduling Comment COURT FOLLOW-UP

**COURT Inspection | BRIAN SCHUMAN**

Status: Completed

Result: No Change

Scheduled: 08/23/2023

Completed: 08/23/2023

**Comments:**

Scheduling Comment COURT 9:30 AM

**COURT FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: Completed

Result: Violation(s)

Scheduled: 08/22/2023

Completed: 08/22/2023

**Comments:**

Scheduling Comment COURT FOLLOW-UP FOR 2ND OFFENSES FOR SIGNS W/O PERMITS.

8/22/23 ALL SIGNAGE STILL UP W/O PERMITS AND THERE HAS NOT BEEN ANY APPLICATIONS SUBMITTED FOR THEM YET EITHER.-BS

**CHECK FOR NTA Inspection | BRIAN SCHUMAN**

Status: Completed

Result: Violation(s)

Scheduled: 08/03/2023

Completed: 08/03/2023

**Comments:**

Scheduling Comment CHECK FOR NTA FROM COURT.

8/3/23 RECEIVED AND SCANNED IN NTA FOR COURT DATE 8/23/23 @ 9:30 AM.-BS

**TICKET-Y032230 Inspection | BRIAN SCHUMAN**

Status: Completed

Result: Violation(s)

Scheduled: 07/18/2023

Completed: 07/18/2023

**Comments:**

Y032230

ISSUE/POST 2ND OFFENSE TICKET

7/18/23 ISSUED/POSTED TICKET #: Y032230

VIOL #1: 4A.28 WINDOW SIGNS W/O PERMITS/9838

VIOL #2: 4A.41 TEMPORARY SIGN W/O PERMIT/9838 -BS

---

FOLLOW-UP Inspection | BRIAN SCHUMAN

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 07/14/2023 | Completed: | 07/14/2023   |

**Comments:**

Scheduling Comment TEMP BANNER &amp; WINDOW SIGNS W/O PERMIT. ISSUE 2ND OFFENSE TICKET IF NOT COMPLIED.

7/14/23 SIGNAGE WAS STILL UP AND NO NEW PERMITS ON FILE. TICKET PENDING.-BS

---

ENF LETTER Inspection | BRIAN SCHUMAN

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 06/29/2023 | Completed: | 06/29/2023   |

**Violations:**

Uncorrected SECTION 4A.28 WINDOW SIGNS (A) TOTAL NON-ILLUMINATED WINDOW SIGNAGE SHALL NOT EXCEED 50% OF THE WINDOW WHERE IT IS PLACED. ALL WINDOW SIGNS REQUIRE PERMITS.

Uncorrected SECTION 4A.12 - OBTAIN PERMITS OR REMOVE ILLEGAL SIGNS.

A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.

**Comments:**

Scheduling Comment SEND 2ND OFFENSE VIOLATION LETTER.

---

COURT Inspection | BRIAN SCHUMAN

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 06/28/2023 | Completed: | 06/29/2023   |

**Comments:**

Scheduling Comment COURT

---

COURT FOLLOW-UP Inspection | BRIAN SCHUMAN

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Not Complied |
| Scheduled: | 06/27/2023 | Completed: | 06/27/2023   |

**Comments:**

Scheduling Comment COURT FOLLOW-UP-CHECK IF ILLEGAL SIGNAGE STILL UP.

6/27/23 NO CHANGE. BANNER STILL UP WITHOUT PERMIT, STILL HAS WINDOW SIGNAGE WITHOUT PERMITS. TOOK PICCS AND ATTACHED.-BS

---

SCANNED IN NTA Inspection | BRIAN SCHUMAN

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | No Violation |
| Scheduled: | 06/02/2023 | Completed: | 06/02/2023   |

**Comments:**

Scheduling Comment CHECK IF RECEIVED NTA YET

---

TICKET Inspection | BRIAN SCHUMAN

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 05/02/2023 | Completed: | 05/02/2023   |

**Comments:**

Y031750 ISSUE/POST TICKET-DAILY DEALS

5/2/23 ISSUED TICKET #: Y031750

VIOL #1: 4A.28 WINDOW SIGNS W/O PERMITS/9837

VIOL#2: 4A.41 TEMPORARY SIGN W/O PERMIT/9837

---

FOLLOW-UP Inspection | BRIAN SCHUMAN

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 05/01/2023 | Completed: | 05/01/2023   |

**Comments:**  
Scheduling Comment     VERIFY SIGNS STILL UP. NO NEW PERMITS. REQUESTED TICKET INFO 5/1/23.

FOLLOW-UP Inspection | BRIAN SCHUMAN

|            |            |            |            |
|------------|------------|------------|------------|
| Status:    | Completed  | Result:    | No Change  |
| Scheduled: | 04/28/2023 | Completed: | 04/28/2023 |

**Comments:**  
Scheduling Comment     DAILY-DEALZ CHECK IF ANOTHER TEMP SIGN PERMIT AND WINDOW SIGN PERMIT APPLIED FOR. TICKET IF NOT.

FOLLOW-UP Inspection | BRIAN SCHUMAN

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 04/24/2023 | Completed: | 04/24/2023   |

**Comments:**  
Scheduling Comment     DAILY DEALZ-TEMP. TEMP SIGN PERMIT FOR BANNER EXPIRED 4/20/23 & LETTER SENT 4/3/23 FOR WINDOW SIGNS W/O PERMITS AND A 2ND TEMP, BANNER.

FIELD INSPECTION Inspection | BRIAN SCHUMAN

|            |            |            |              |
|------------|------------|------------|--------------|
| Status:    | Completed  | Result:    | Violation(s) |
| Scheduled: | 03/29/2023 | Completed: | 03/29/2023   |

**Violations:**  
Uncorrected             SECTION 4A.12 - OBTAIN PERMITS OR REMOVE ILLEGAL SIGNS.  
  
                                 A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.  
Uncorrected             SECTION 4A.28 WINDOW SIGNS (A) TOTAL NON-ILLUMINATED WINDOW SIGNAGE SHALL NOT EXCEED 50% OF THE WINDOW WHERE IT IS PLACED. ALL WINDOW SIGNS REQUIRE PERMITS.

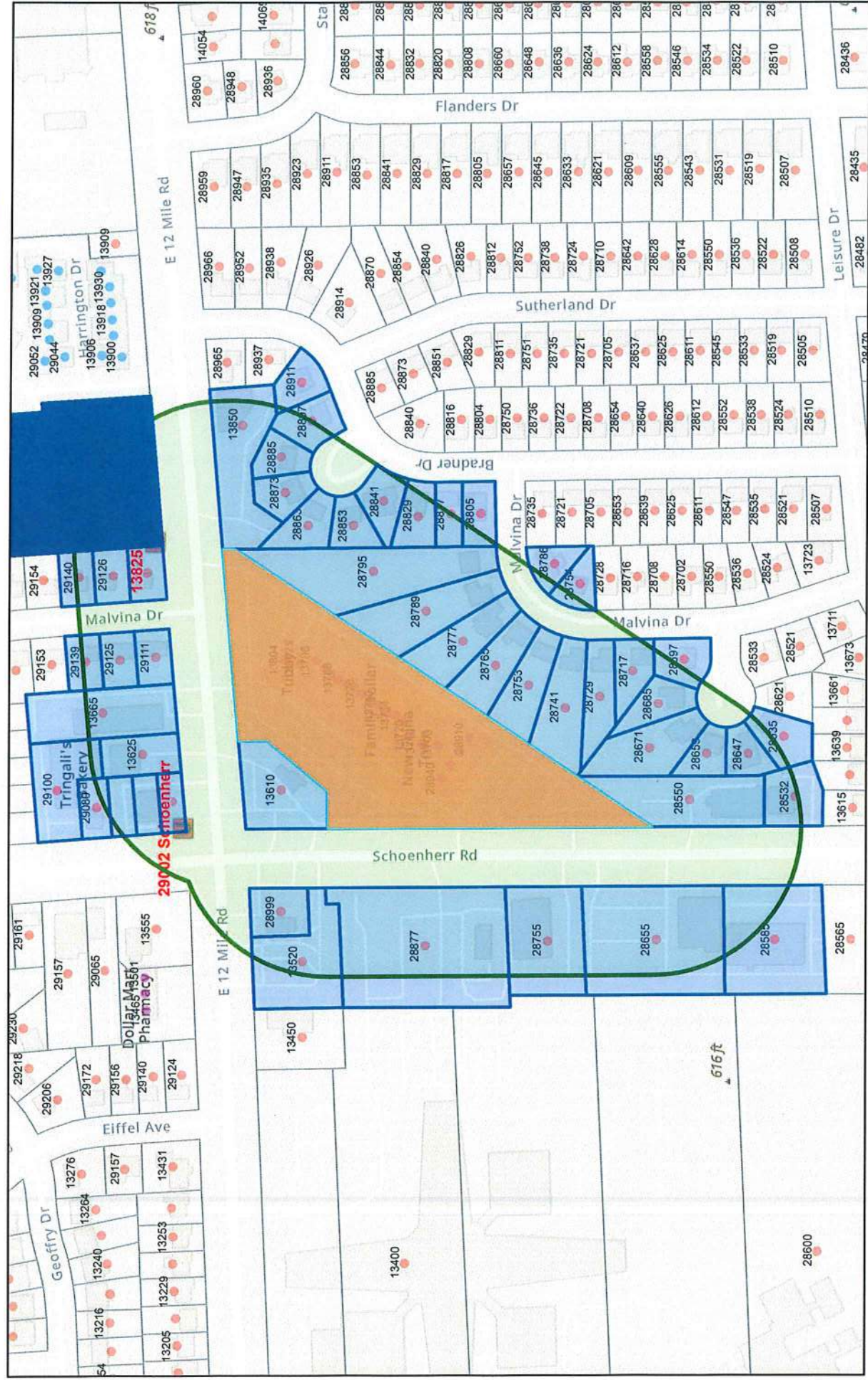
**Comments:**  
Scheduling Comment     TEMP SIGN EXPIRED PLUS SIGNS W/O PERMITS

# 2023 WARREN

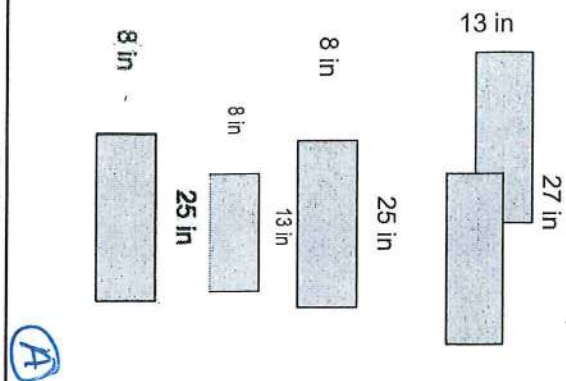
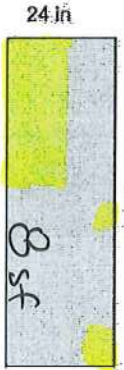
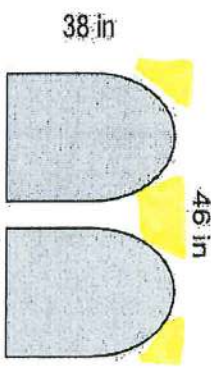
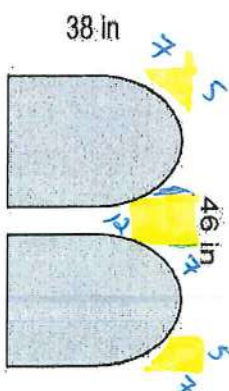


48

# 13794 Twelve Mile - 13-13-101-002



10/23/2023, 2:51:04 PM

|                                                                                   |                                                                                   |                                                                                   |                                                                                     |           |           |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                   | No Sign                                                                           | No Sign                                                                           | No Sign                                                                             | No Sign   | 34 inches |
|                                                                                   | No Sign                                                                           | No Sign                                                                           | No Sign                                                                             | No Sign   | 29 inches |
|  |  |  |  | 70 inches |           |
| 31 inches                                                                         | 58 inches                                                                         | 55 inches                                                                         | 53 inches                                                                           |           |           |
| 39%                                                                               | 71%                                                                               | 43%                                                                               |                                                                                     |           |           |

Highlighted Parts are excluded

78%

DAILY DEALZ  
OUTLET  
SALE  
ON  
NOW!

DAILY DEALZ  
OUTLET

FRI  
\$10

SAT  
\$9

SUN  
\$7

MON  
\$5

DAILY DEALZ  
OUTLET

TUE  
\$3

WED  
\$3

W  
C

|                                                   |                           |                                          |           |              |           |
|---------------------------------------------------|---------------------------|------------------------------------------|-----------|--------------|-----------|
|                                                   | No Sign                   | No Sign                                  | No Sign   | No Sign      | 34 inches |
|                                                   | No Sign                   | No Sign                                  | No Sign   | No Sign      | 29 inches |
| 24.3 SF window<br>No Sign                         | 30.6 SF window<br>No Sign | 28.2 SF window<br>No Sign                |           |              | 70 Inches |
| Multiple Signs Covering The Cashier<br>35 in<br>F | 63 in<br>15.31 SF<br>G    | Multiple Signs Covering The Cashier<br>H |           | No Sign<br>I |           |
| 50 inches                                         | 63 inches                 | 58 inches                                | 58 inches |              |           |
| About 65%                                         | 50%                       | About 75%                                | 0%        |              |           |

**F** **DAILY DEALZ**  
OUTLET

UP TO **80%**  
OFF ORIGINAL PRICE

- **ELECTRONICS**
- **HOME GOODS**
- **KIDS TOYS**
- **GENERAL MERCHANDISE AND MORE**

|                               |                          |                          |                          |                          |                          |
|-------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>FRI</b><br><b>\$10</b>     | <b>SAT</b><br><b>\$9</b> | <b>SUN</b><br><b>\$7</b> | <b>MON</b><br><b>\$5</b> | <b>TUE</b><br><b>\$3</b> | <b>WED</b><br><b>\$3</b> |
| 10:00AM - 6:00PM              |                          |                          |                          |                          |                          |
| <b>EVERYTHING IN THE BINS</b> |                          |                          |                          |                          |                          |

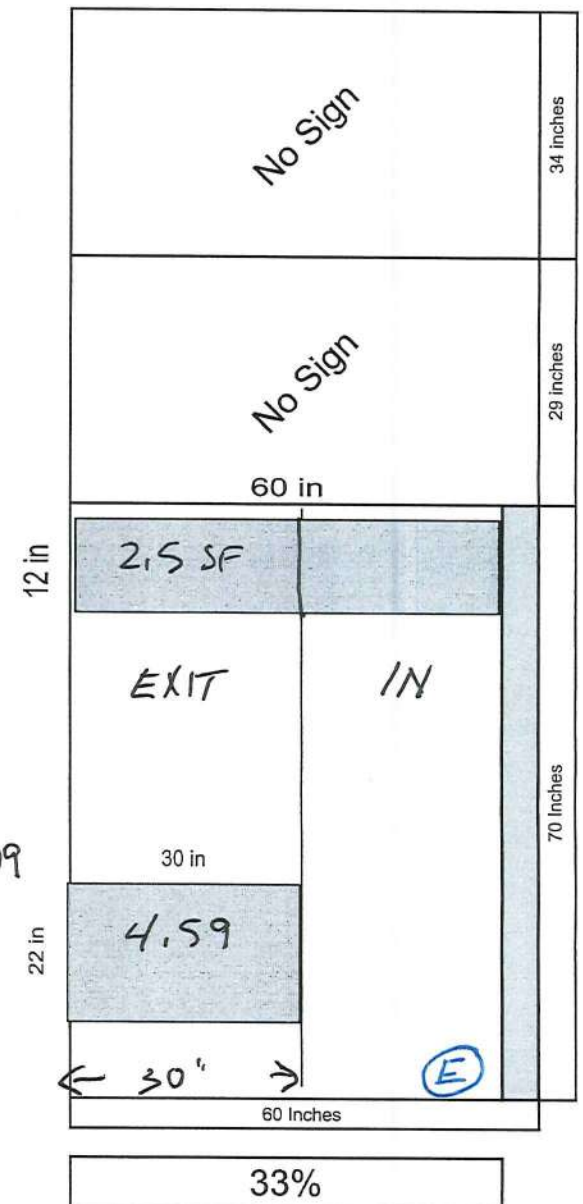
**DAILY DEALZ**  
OUTLET



signage 7.09

SF 1 door  
14.58

49%



33%

Store Hours Sign of 22" x 30" is excluded  
Including the Store Hours Sign = 48%

13794

**DAILY DEALZ**  
OUTLET



➔ **ELECTRONICS**  
➔ **HOME GOODS**  
➔ **KIDS TOYS**  
➔ **GENERAL  
MERCHANDISE  
AND MORE**

**DAILY DEALZ**  
OUTLET



**MI**

**FRIDAY** 10:00 AM - 6:00 PM  
**SATURDAY** 10:00 AM - 6:00 PM  
**SUNDAY** 10:00 AM - 6:00 PM  
**MONDAY** 10:00 AM - 6:00 PM  
**TUESDAY** 10:00 AM - 6:00 PM  
**WEDNESDAY** 11:00 AM - 4:00 PM  
**THURSDAY** Restocking (Closed)

**DAILY DEALZ**  
OUTLET

**WE ARE HIRING**

**DAILY**

**SA  
O  
NO**

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: NOVEMBER 8, 2023 at 7:30 P.M.**

**Applicant:** MAHER AL-MURISI  
**Common Description:** 13794 TWELVE MILE  
**VARIANCE(S) REQUESTED:** Permission to:

Allow window signage for four windows as follows:

- 1) Window "B" signage covering 71% of window.
- 2) Window "D" signage covering 78% of window.
- 3) Window "F" signage covering 65% of window.
- 4) Window "H" signage covering 75% of window.

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

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

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

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

Sincerely,  
Board of Appeals

---

### OFFICE OF THE CITY COUNCIL

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

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

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

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

**APPLICANT:** ALLIED SIGNS, INC.

**REPRESENTATIVE:** JIM FIELDS

**COMMON DESCRIPTION:** 27480 VAN DYKE

**PARCEL NUMBER:** 12-13-15-304-003

**ZONED DISTRICT:** MZ, C-2, P

**REASON:** Petitioner wishes to update their 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). B)** One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

**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:

Erect the following signage:

1. Two presell menu boards @ 10.06 sf each, 5' 11.5" high, total of 20.12 sf.
2. One double clearance bar @ 13.66 sf, 11.5' high.
3. Two order canopies @ 2.66 sf each, 11'7.25" high, total 5.32 sf.

Total sf of new signage: 39.1 sf.

(If approved the variances approved on 9/26/12, numbers 1. 2. and 5 will be rescinded.)

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 09/14/2023 10/04/2023 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** ALLIED SIGNS, 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 4A.35 SIGNS PERMITTED**  
**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

9/14/23  
440.00  
DWW

**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: Allied Signs, Inc.

Address: [REDACTED] Telephone: [REDACTED]

Applicant's Email Address: [REDACTED] ☒ prefer email communication

Name and Address of Property Owner (if different) McDonald's Corporation

Name of Representative: Jim Fields Telephone: [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address: [REDACTED] ☒ prefer email communication

Address of Property: McDonald's, [REDACTED]

Parcel I.D. No. (as shown on tax bill): 12-13-15-304-003

Purpose of Request: To install (2) presell menu boards @10.06 sqft each and 5'-11 1/2" in height, (1) double  
clearance bar @ 13.66 sqft and 11'-6" in height and (2) order canopies @ 2.66 sqft each and 11'-7 1/4" in height.

Please explain the nature of your hardship:

McDonald's was just approved to add a second lane in their drive thru. They cannot operate a drive thru without  
the required clearance bar, pre-sell menu boards and order canopies.

Signature: [Signature] Date: 9/13/23

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

I, WE Joseph Minorik  
Name(s) of Person(s)  
 OF [REDACTED] [REDACTED] [REDACTED]  
Address, City, State Zip Telephone  
 THE [REDACTED] OF McDonald's Corporation  
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)

**PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS**

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

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

STATE OF ~~MICHIGAN~~ WISCONSIN  
COUNTY OF RACINE

NOTARY PUBLIC  
STATE OF WISCONSIN

Bella Aguirre  
NOTARY PUBLIC, DAWNE COUNTY, ~~MICHIGAN~~ WISCONSIN  
MY COMMISSION EXPIRES: 03/07/2021

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 property is a fast food restaurant with drive thru lanes. The drive thru elements are critical because without them, it would render the drive thru useless.

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

The condition was not created by the applicant. The current sign code is old and doesn't allow for the drive thru elements that are extremely critical in the operation of the drive thru.

**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 unique physical features to the property is the fact that this is a fast food restaurant with a double drive thru.

In order for the drive thru to be operational, it has to have the clearance bar, presell menu boards and order canopies.

**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 of the variance will not impair adequate supply of light and air to the adjacent properties or the values because this request is for drive thru elements. The single lane drive thru is existing and drive thrus exist throughout the rest of the city for other fast food restaurants.

**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 personal or economic hardship. The ordinance doesn't allow for signage in the drive thru that is critical for its operation.

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

The variance is necessary for the daily functions of the drive thru.

**27480 Van Dyke****3/27/2013**

McDonald's, 27480 Van Dyke, 13-15-304-003, petitioner was GRANTED permission to:

1. Retain the Playplace structure 28' 8 3/8" into the front "P" Zone.
2. Waive the required four (4) foot chain link fence around the drive-in restaurant.

**27480 Van Dyke****9/26/2012**

McDonald's, (Michael Kazarian, McDonald's Corporate and Kenneth Van Tine, Architect, representatives), 27480 Van Dyke, 13-15-304-003, petitioner was GRANTED permission to install ground signs as follows:

1. One (1) "Gateway Drive-Thru Sign (M); overall height 11', "Drive-Thru" 60 1/2" x 8" = 3.36 sq. ft. with a clearance 9' bar; 10' x .5" = 5 sq. ft., and a bar hanging down with an 8' 6" under clearance located as per plan.
2. One (1) Pre-sell Menu Board sign (N), overall height 81", 20" under clearance; 20.82" x 54" = 7.80 sq. ft. located as per the plan.
3. Two (2) Menu Boards (L), overall height 8' 9", 20" under clearance, 103.5" x 54" = 40.96 sq. ft. each (2 x 40.96 = 81.92 sq. ft.) located as per the plan.
4. Two (2) Customer Order Display 'C.O.D.' (K), overall height 55" x 21.5" = 8.21 sq. ft. each (2 x 8.21 16.42 sq. ft.), with a small display confirm order area; located as per the plan.
5. Two (2) "Order Here" canopies (J); overall height 11' 1-1/16", "Order Here" 64 1/2" x 8" = 3.60 sq. ft. (2 x 3.6 = 7.20 sq. ft.), with a bar 7' 8" x 6" = 3.83 sq. ft. each with a 9' under clearance, located as per the plan.

TOTAL of eight (8) ground signs in addition to the ground sign out front.

**27480 Van Dyke****8/22/2012**

McDonald's Corporation, (Kenneth Van Tine), 27480 Van Dyke Avenue, 13-15-304-003, this matter was re-scheduled to September 26, 2012.

**27480 Van Dyke****3/14/2012**

McDonalds, 27480 Van Dyke, Also Known As 13-15-304-003, RE-SCHEDULED request to the meeting of May 23, 2012.

27480 Van Dyke Avenue  
Mc Donald's Corporation

Granted permission to erect a 2-foot 8-inch x 17-foot 6-inch (46.67 square feet), neon-tubing, wall sign on the front wall of the building. Permission to erect 172 lineal feet of outline neon tubing on the PlayPlace addition was denied.

July 10, 1996

Kaufman and Broad Homes, Inc.      Rep:  
18610 W. Eight Mile Road      27480 Van Dyke  
Southfield, Michigan  
Rep: Louis Berkowitz

Request denied at meeting of April 1, 1964.

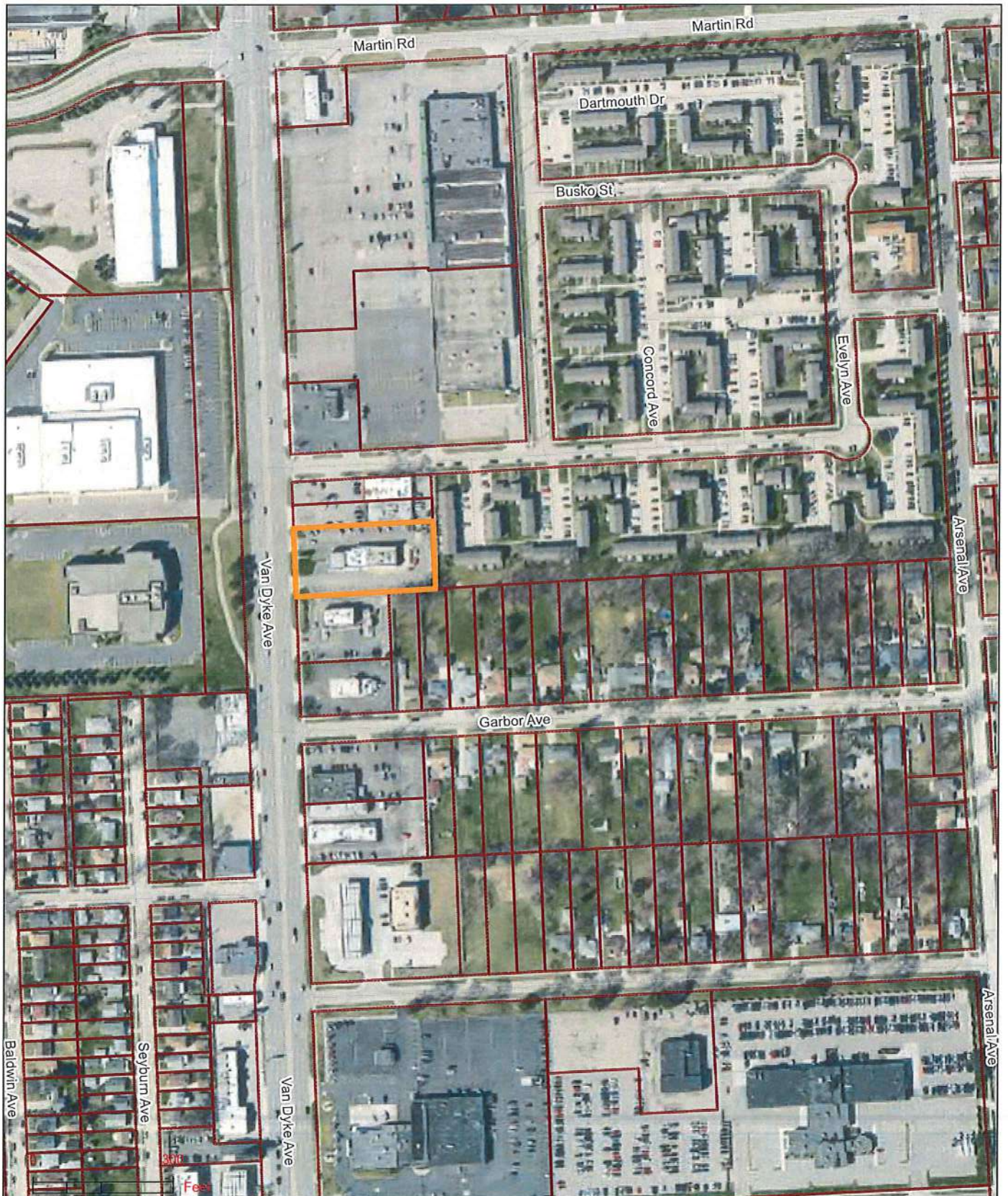
*to retain a 240 ft sign located 50' from market P.C. for a period of 60 days & a \$1000 cash bond or certified check is to be posted to assure the removal of sign at the specified time.*

27480 Van Dyke

Randall Sign Inc

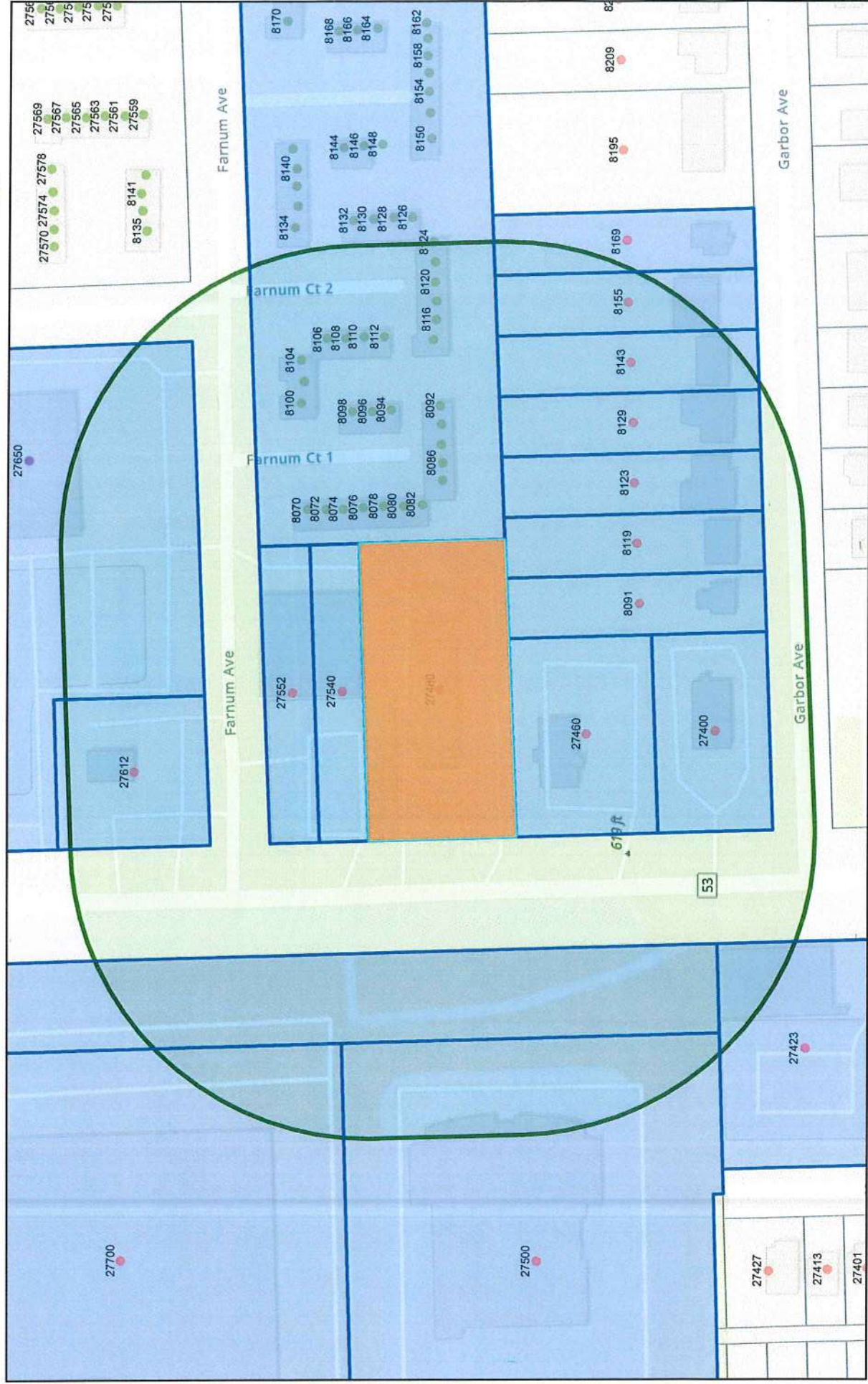
GRANTED permission at the meeting of 6-13-79 to erect a 4'6 1/2" x 97" menu board a 20" x 18" speaker stand and a 6 1/2" x 37" wall sign in addition to the 240 sq.ft. presently on the site for a total of 281.5 sq.ft. with the new ground signs being erected in a P zone. The Board also stipulated that the porta-sign on the property must be removed on Thursday June 14, 1979.

# 2023 WARREN



27480 Van Dyke - 13-15-304-003

18



10/23/2023, 2:57:11 PM

Site Address Point

Building

Parcels

Apartment

Multi-Business

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

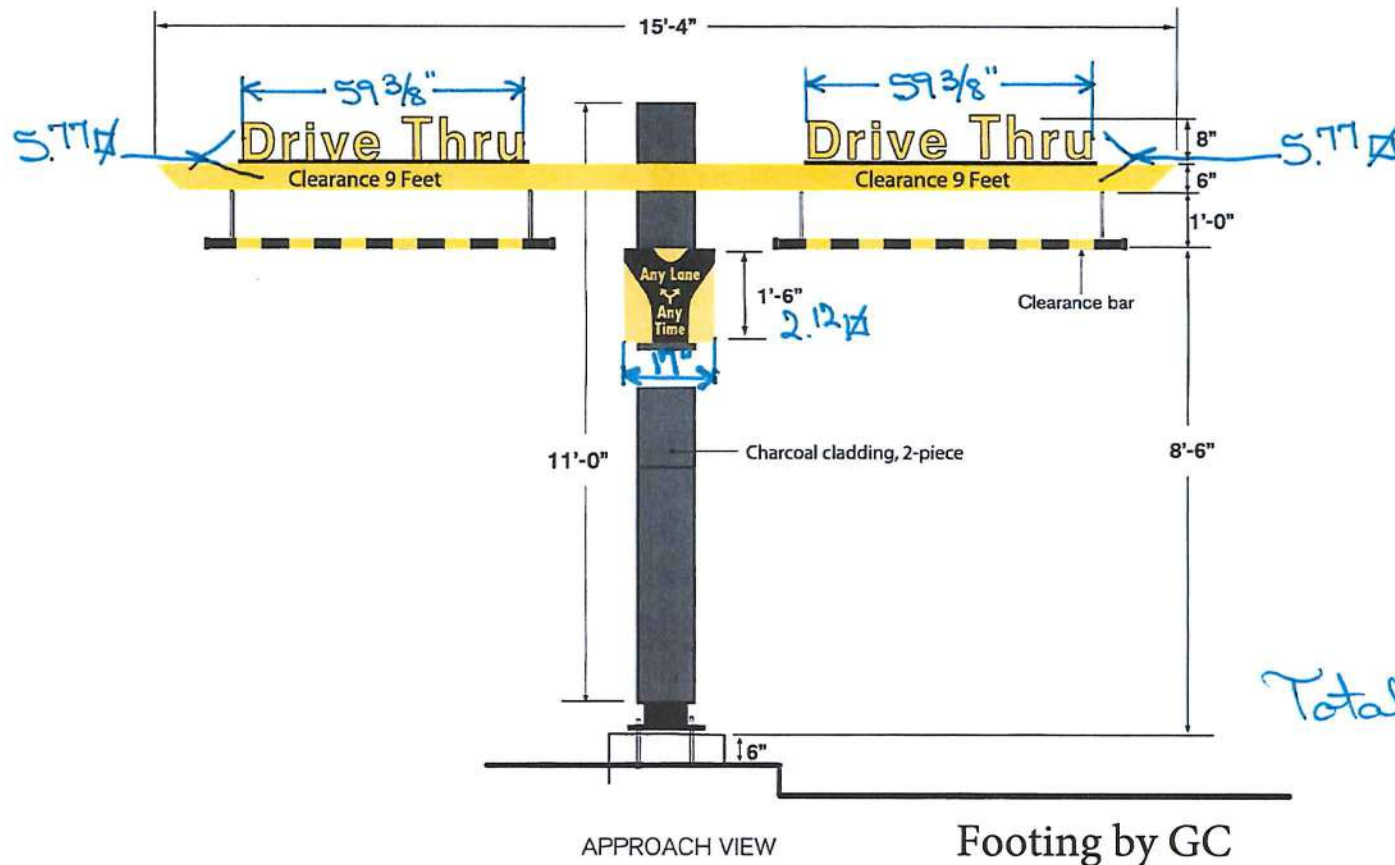
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

ArcGIS Web AppBuilder  
Southeast Michigan Council of Governments (SEMCOG) | Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US

# Double Welcome Point Gateway



**Illumination:** N/A



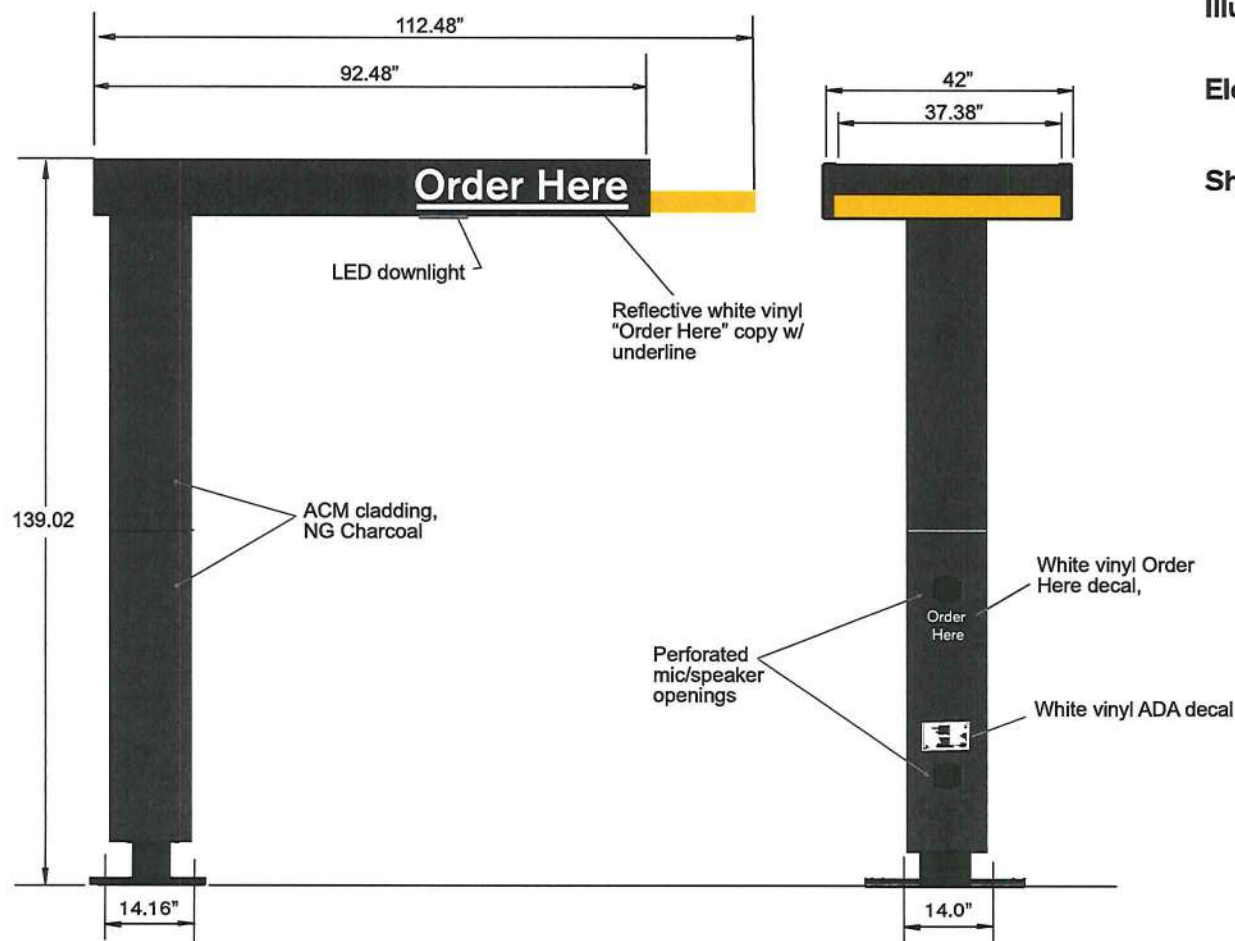
- Other:**
- Non-illuminated clearance sign with spring loaded break away clearance arm.
  - Adjustable bang bar.

Total sqft = 13.46

## Slim Springboard Canopy w/ Audio Only- Yellow



Order Here = 9.58" x 40" = 2.66 sqft



**Illumination:** LED Downlighting

**Electrical:** 1.5 Amps 120 volt, 60 Hz  
(1) 15 Amp circuit

**Ship Weight:** Canopy Top: Approx. 395 lbs.  
Slim Pole: Approx. 404 lbs.



## SINGLE 55"

Modular Range

Hot-dipped galvanized frame

Aluminum panels

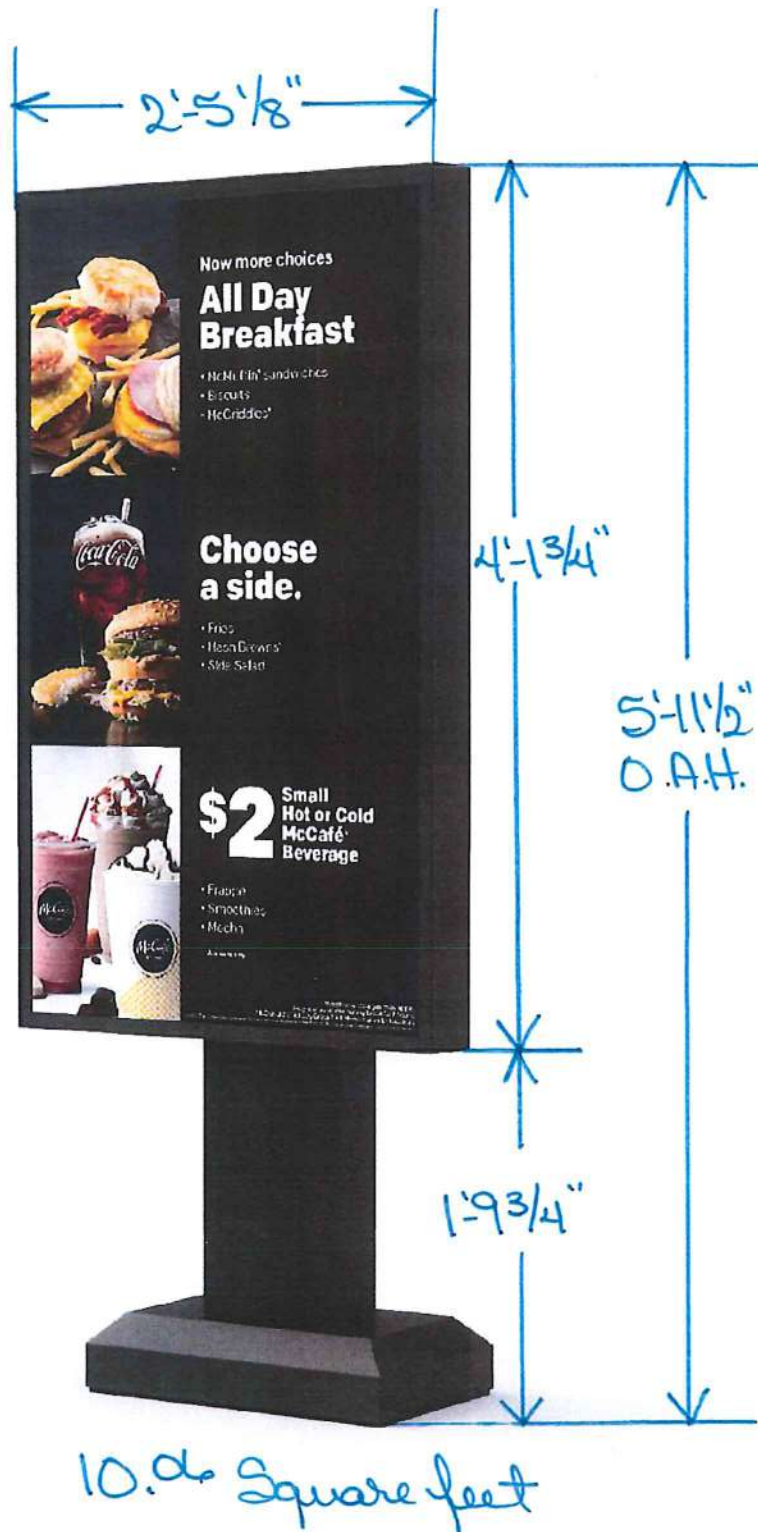
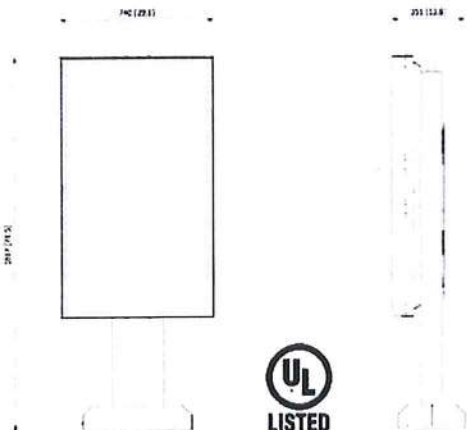
Modular Mounting Structure

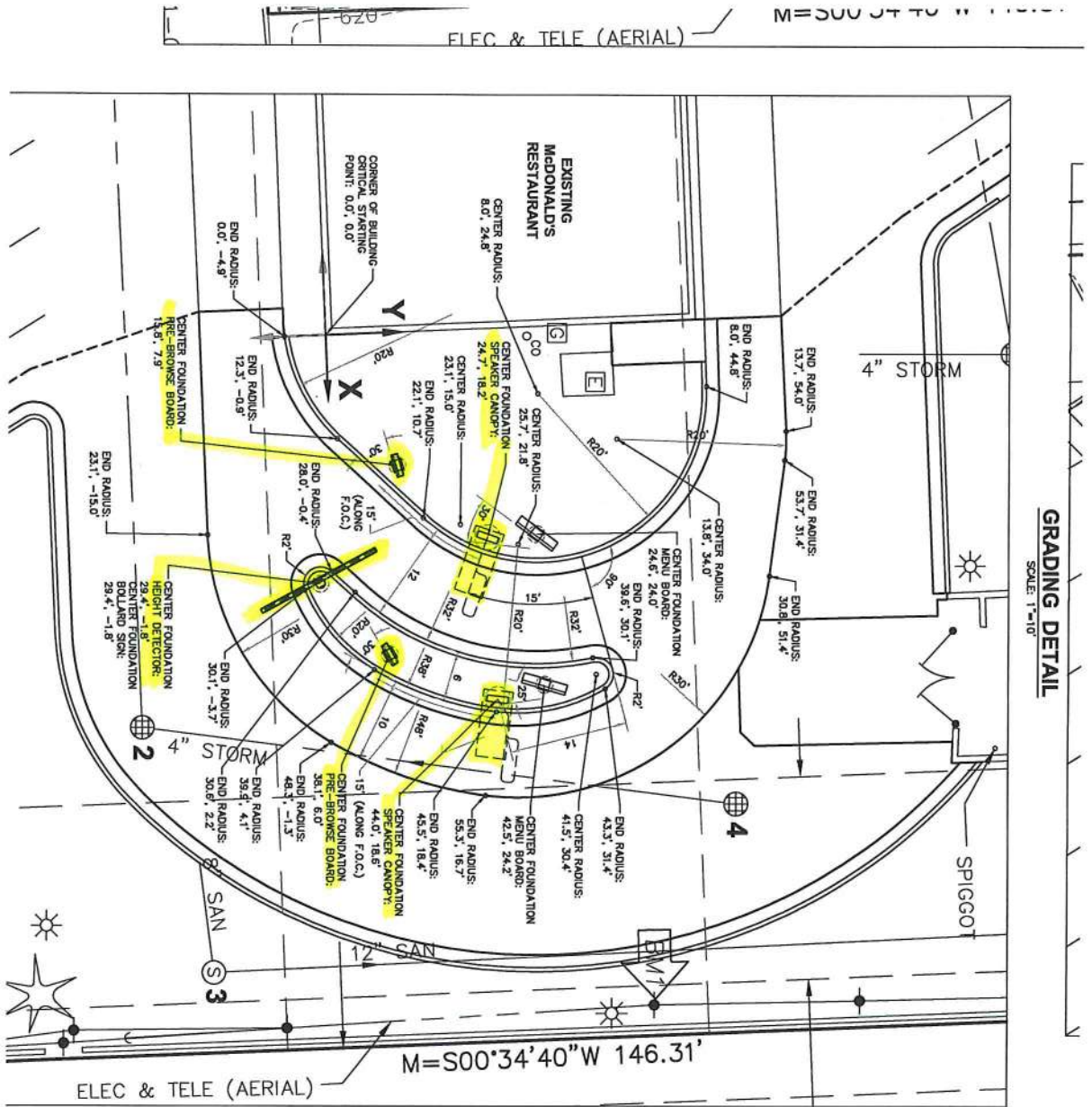
Allows for various screen sizes with panel/mount replacement

Option for crane in or manual 2 person assembly

Currently designed for the Samsung OHF panel but mounting hardware can be modified for alternate screen specifications in future

Quantity: 2





|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | <p>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDonald's CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.</p> |        |                        |        |        |        |    |   |   |   |  |   |   |   |  |   |   |   |  |   |   |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------------|--------|--------|--------|----|---|---|---|--|---|---|---|--|---|---|---|--|---|---|---|
| <p>OFFICE: MICHIGAN REGION</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        | <p>ADDRESS: 1021 KARL GRENDEL DR., STE. 200 BRIGHTON, MI 48118 PH:(734) 335-9000 FX:(734) 335-9001</p>                                         |        |                        |        |        |        |    |   |   |   |  |   |   |   |  |   |   |   |  |   |   |   |
| <p><b>PAVING SPECIFICATION</b><br/>(MINIMUM 3" TOTAL COMPACTED ASPHALT THICKNESS)</p> <p>AUTO PARKING:<br/>SUBBASE: 12" CUI SAND<br/>BASE: 8" MIN. STONE, 21A, 21AA OR EQUIV.<br/>ASPHALT: 1.5" MIN. LEVELING COURSE MOOT HMA 3C<br/>1.5" MIN. WEARING COURSE MOOT HMA 4C<br/>OR EQUIV.</p> <p>CONCRETE PAVES &amp; PAVING:<br/>SUBBASE: 12" CUI SAND<br/>BASE: 8" MIN. STONE, 21A, 21AA OR EQUIV.<br/>CONCRETE: 4000 PS-35S W/ 6A LIMESTONE, 6" MIN. DEPTH W/ 67K6 #10 W.W.F. AND "FIBERESH" CRACK CONTR. FIBERS</p> |        |                                                                                                                                                |        |                        |        |        |        |    |   |   |   |  |   |   |   |  |   |   |   |  |   |   |   |
| <p><b>LEGEND</b></p> <p>---(Elev.)--- PROPOSED CONTOURS<br/>---(Elev.)--- EXISTING CONTOURS<br/>+123.45 PROPOSED SPOT ELEVATION<br/>G GUTTER GRADE<br/>P PAVEMENT GRADE<br/>BW BACK OF WALK GRADE<br/>TW TOP OF WALK GRADE<br/>--- DIRECTION OF DRAINAGE FLOW<br/>--- DRAINAGE HIGH POINTS<br/>--- DRAINAGE LOW POINTS</p>                                                                                                                                                                                            |        |                                                                                                                                                |        |                        |        |        |        |    |   |   |   |  |   |   |   |  |   |   |   |  |   |   |   |
| <p><b>PARKING INFORMATION</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>TOTAL SPACES</th> <th>SPACES</th> <th>SPACES</th> <th>SPACES</th> </tr> <tr> <td>41</td> <td>X</td> <td>X</td> <td>X</td> </tr> <tr> <td></td> <td>X</td> <td>X</td> <td>X</td> </tr> <tr> <td></td> <td>X</td> <td>X</td> <td>X</td> </tr> <tr> <td></td> <td>X</td> <td>X</td> <td>X</td> </tr> </table>                                                                                              |        |                                                                                                                                                |        | TOTAL SPACES           | SPACES | SPACES | SPACES | 41 | X | X | X |  | X | X | X |  | X | X | X |  | X | X | X |
| TOTAL SPACES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SPACES | SPACES                                                                                                                                         | SPACES |                        |        |        |        |    |   |   |   |  |   |   |   |  |   |   |   |  |   |   |   |
| 41                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | X      | X                                                                                                                                              | X      |                        |        |        |        |    |   |   |   |  |   |   |   |  |   |   |   |  |   |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | X      | X                                                                                                                                              | X      |                        |        |        |        |    |   |   |   |  |   |   |   |  |   |   |   |  |   |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | X      | X                                                                                                                                              | X      |                        |        |        |        |    |   |   |   |  |   |   |   |  |   |   |   |  |   |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | X      | X                                                                                                                                              | X      |                        |        |        |        |    |   |   |   |  |   |   |   |  |   |   |   |  |   |   |   |
| <p><b>VENTURE ENGINEERING, PLLC</b><br/>8515 Ridgeland Dr., Ste. 200<br/>Brighton, MI 48118<br/>PH: (734) 335-9000<br/>WWW.VENTUREMI.COM</p>                                                                                                                                                                                                                                                                                                                                                                          |        |                                                                                                                                                |        |                        |        |        |        |    |   |   |   |  |   |   |   |  |   |   |   |  |   |   |   |
| <p><b>PLAN APPROVALS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SIGNATURE (2 REQUIRED)</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> <p>CO-SIGN SIGNATURES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>                                         |        |                                                                                                                                                |        | SIGNATURE (2 REQUIRED) | DATE   |        |        |    |   |   |   |  |   |   |   |  |   |   |   |  |   |   |   |
| SIGNATURE (2 REQUIRED)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | DATE   |                                                                                                                                                |        |                        |        |        |        |    |   |   |   |  |   |   |   |  |   |   |   |  |   |   |   |
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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: NOVEMBER 8, 2023 at 7:30 P.M.**

**Applicant:** ALLIED SIGNS, INC.

**Common Description:** 27480 VAN DYKE

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

Erect the following signage:

- 1) Two presell menu boards @ 10.06 square ft. each, 5' 11.5" high, total of 20.12 square ft.
- 2) One double clearance bar @ 13.66 square ft., 11.5' high.
- 3) Two order canopies @ 2.66 square ft. each, 11' 7.25" high, total 5.32 square ft.

Total square ft. of new signage: 39.1 square ft.

(If approved the variances approved on 9/26/2012, numbers 1, 2 and 5 will be rescinded.)

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

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

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

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

Sincerely, Board of Appeals

---

### OFFICE OF THE CITY COUNCIL

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

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

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

## CITY OF WARREN

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

**APPLICANT:** MUHAMMAD VASIG  
**REPRESENTATIVE:** CHARLES COLEMAN  
**COMMON DESCRIPTION:** 28401 HOOVER  
**PARCEL NUMBER:** 12-13-15-280-010  
**ZONED DISTRICT:** PB

**REASON:** Petitioner wishes to erect additional signage.

**ORDINANCES and REQUIREMENTS:**

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

**VARIANCES REQUESTED:** Permission to:

Erect a 3' x 13'=39 sf wall sign. This is in addition to the previously granted variance (7/8/2020) for a 28 sf monument sign. If granted total signage will be 67 sf.

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 09/28/2023 10/17/2023 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: MUHAMMAD VASIG**

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

**SECTION 4A.33 SIGNS PERMITTED IN P.B. 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

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

SW \$250

9/28/23

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

PLEASE PRINT OR TYPE

Name of Applicant: Muhammad Vasig

Address: [REDACTED] Telephone: [REDACTED]

Applicant's Email Address: [REDACTED] ☐ prefer email communication

Name and Address of Property Owner (if different): [REDACTED]

Name of Representative: Charles Coleman Telephone: [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address: [REDACTED] ☒ prefer email communication

Address of Property: 28401 Hoover

Parcel I.D. No. (as shown on tax bill): [REDACTED]

☒ Purpose of Request: To give this new business in Warren as  
equal opportunity be successful and serve the people.  
We're asking for square footage of 40 sq. In a P.B  
District in addition to the existing ground sign.

☒ Please explain the nature of your hardship:  
To increase to square footage of sign area for  
needed visability to draw business to a stable  
business in the beautiful city of Warren Michigan  
which will increase tax base.

Signature: Charles Coleman Date: 9/27/23

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Muhammad Vasiq  
Name(s) of Person(s)  
OF [REDACTED]  
Address, City, State Zip Telephone  
THE President OF Ves family LLC  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Muhammad Vasiq  
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 Charles Coleman  
Name(s) of Person(s)

THE Project Mgr. OF A-1 Sign Co.  
Title of Officer Name of Company

OF [REDACTED] [REDACTED]  
Address, City, State Zip Telephone

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

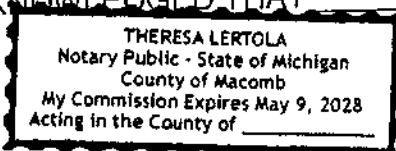
FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.  
SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF \_\_\_\_\_

ON THIS 25 DAY OF Sept, 2023, BEFORE ME PERSONALLY CAME  
\_\_\_\_\_, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT [Signature] DID SO OF My OWN FREE WILL AND DEED.



NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 5.9.2028

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.

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

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

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

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

we are requesting to place a sign on the back of building. it will not effect non-use variance by any means.

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

we bought this building in June, we had no idea / nor were communicated by previous owner about any zoning / signage requirements.

**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 zoned in a way we are not allowed to have sign on front as other businesses have.

**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 should not effect any other property by any means.

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

Yes. It is not related to economic hardship but if not permitted it will cause economic hardship for businesses.

**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.

we are a primary care & urgent care office. without sign no one in neighborhood will know of any urgent care exists here.

28401 Hoover Rd.

Dr. B. J. Marrella  
28653 Hoover Rd.

Rep: Mr. Paul Nine  
11941 Seneca Dr., Wrn.

Request ~~granted~~ at the Meeting of July 8, 1970.

Erect a 16sf sign, 5ft high to  
w/in 5.5 ft. of the front pl.

28401 Hoover Rd.

Dr. B. J. Marrella

Request granted at the Meeting of July 10, 1974  
to erect 23.44 sq. ft. sign to within 5' of the  
front property line.

**28401 HOOVER**

**07/08/2020**

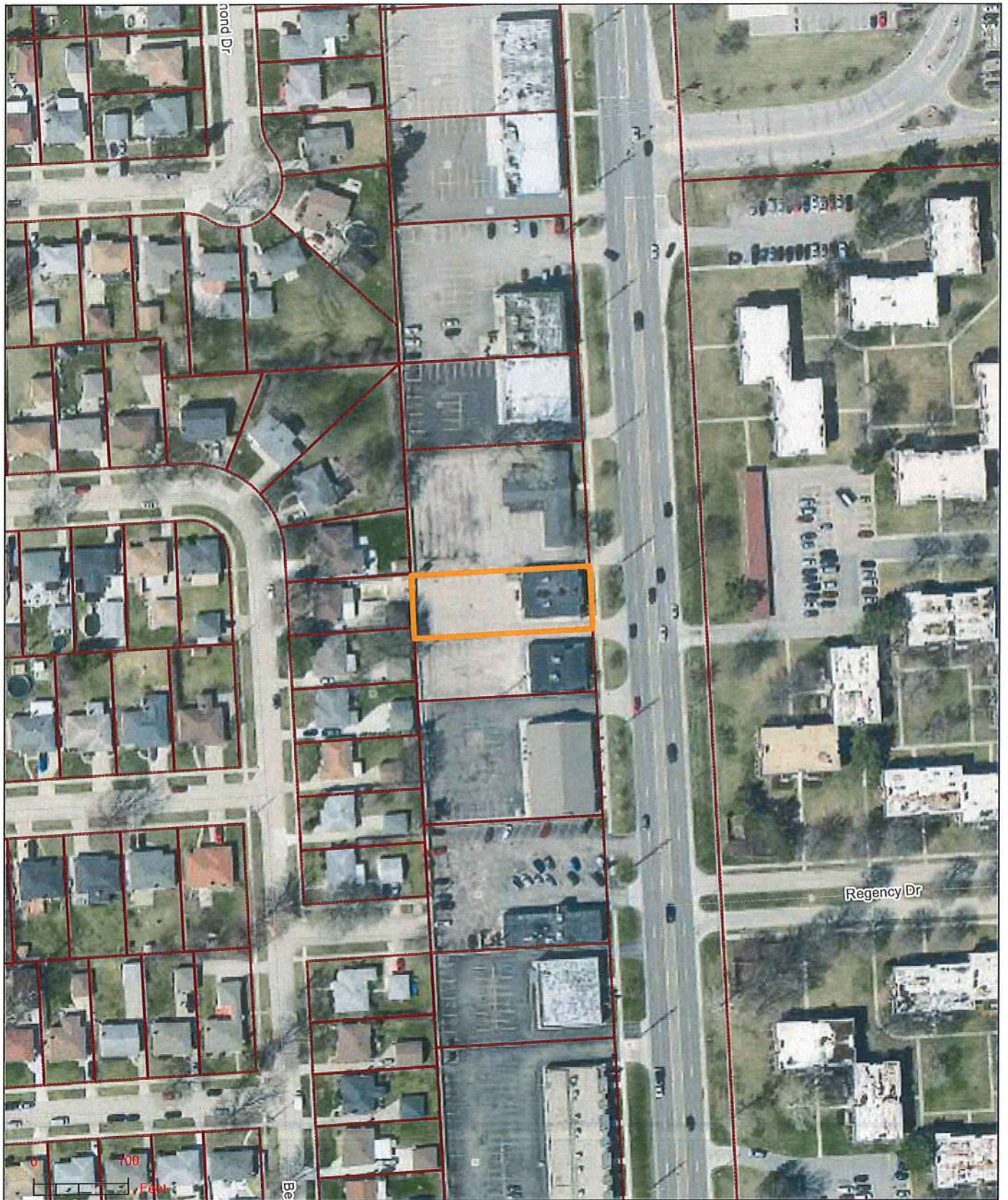
LEGAL DESCRIPTION: 13-15-280-010

**VARIANCES REQUESTED: Permission to**

Retain an existing 28 square ft. monument sign at 7.5 feet tall.

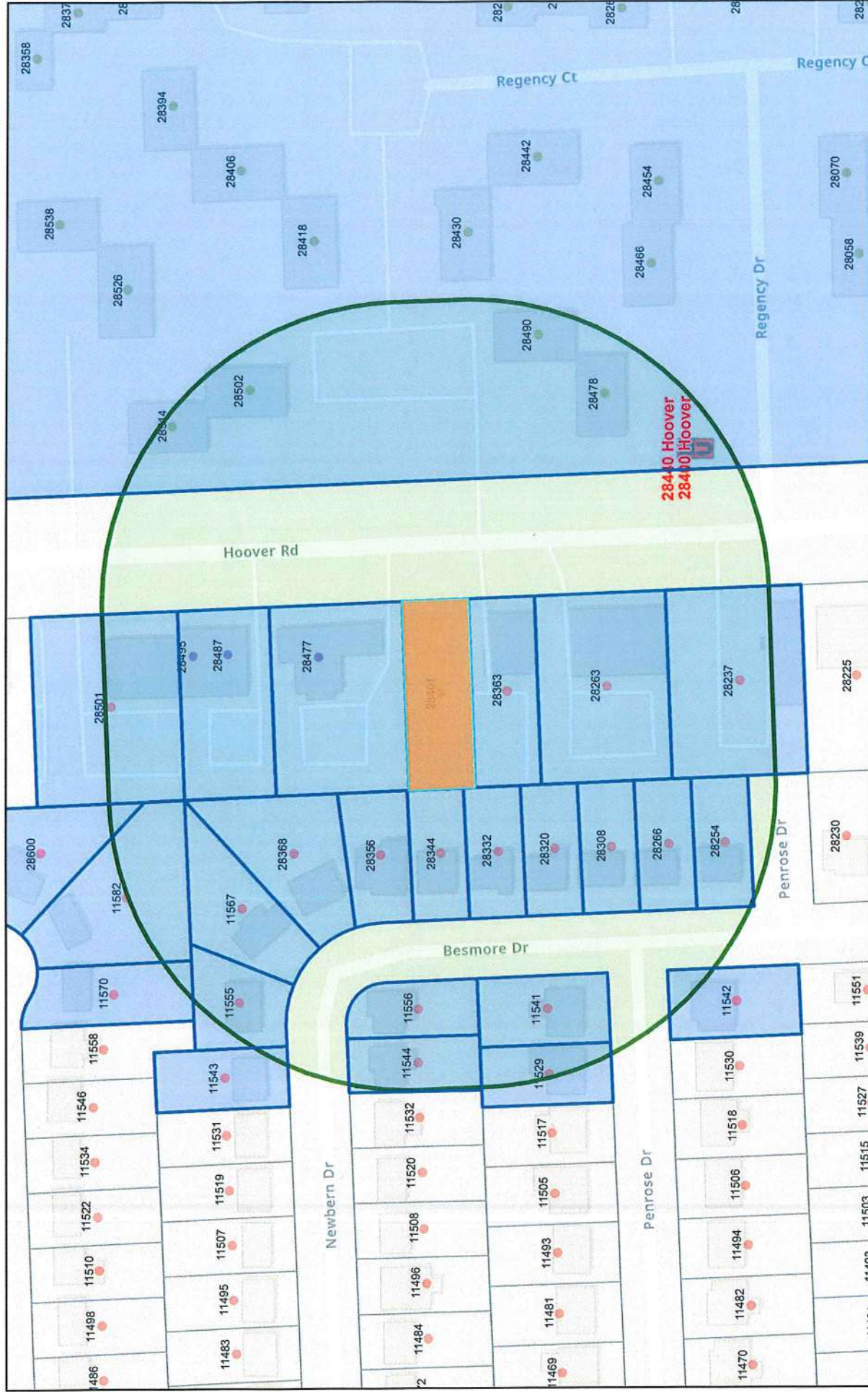
The petitioner's request was **APPROVED** as written.

# 2023 WARREN



27

# 28401 Hoover - 13-15-280-010



10/23/2023, 3:19:54 PM

- Utility Address Points
- Site Address Point
- Multi-Business
- Apartment
- Building
- Parcels

1:2,257  
0 0.01 0.03 0.05 mi  
0 0.02 0.04 0.09 km

30FT.

13'

# PRIMARY CARE & URGENT CARE

3'

5FT

**OPEN  
LATE**

**586 754-3830**

**NO ER  
WAIT TIME**

NOTICE  
ENTRANCE  
IN REAR

NOTICE  
ENTRANCE  
IN REAR

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  
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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: NOVEMBER 8, 2023 at 7:30 P.M.**

**Applicant:** MUHAMMAD VASIQ

**Common Description:** 28401 HOOVER

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

Erect a 3' x 13' = 39 square ft. wall sign. This is in addition to the previously granted variance (7/8/2020) for a 28 square ft. monument sign. If granted total signage will be 67 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.

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

Sincerely,  
Board of Appeals

---

### OFFICE OF THE CITY COUNCIL

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

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

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

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

**APPLICANT:** BEST BLOCK COMPANY

**REPRESENTATIVE:** ANDREW PACHOTA

**COMMON DESCRIPTION:** 22001 GROESBECK

**PARCEL NUMBER:** 12-13-35-176-006

**ZONED DISTRICT:** M-2

**REASON:** Petitioner wishes to update their signage.

**ORDINANCES and REQUIREMENTS:**

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

**SECTION 4A.17 – SETBACKS** .The following setback regulations shall apply to signs located in all zoning districts: 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.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. c) total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

**VARIANCES REQUESTED:** Permission to:

Allow the following related to signage:

1. Retain a pole sign as follows:
  - A. Height, 21' 4".
  - B. Setback 11' 3" from front property line.
2. Retain two wall signs as follows:
  - A. Top sign: 77" x 48"=25.67 sf.
  - B. Bottom Sign: 77" X 36"=19.25 sf.

Total wall signage= 45 sf.

**Previous Variance Requested:** See attached sheet

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** BEST BLOCK COMPANY

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

**4A.18 HEIGHT**

**4A.17 SET BACKS**

**SECTION 4A.35 - SIGNS PERMITTED IN INDUSTRIAL DISTRICTS**

**M-2**

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 <sup>00</sup> 440 ✓ 26/10/23

PAID  
OCT 04 2023  
CITY OF WARREN  
BUILDING DIVISION

ZBA Application.DOC 11/29/17

Sign that is 21'-4" tall. This sign is 1'-4" taller than the current ordinance allowance of 20 feet. <sup>(2)</sup> The existing pole sign's edge is 11'-3" from the property line. The sign pole is 18'-0" from the edge of the property line. The current ordinance requires that the sign be a minimum of 20 feet away from the edge of the property line. We wish to keep the existing sign structure and update the graphics. Our hardship is pre-existing conditions as the sign was erected by past owners, has been in place for decades and probably pre-dates the current sign ordinance.

<sup>(3)</sup> We are seeking a variance to maintain two existing wall mounted signs. They are 25.67 sqft and 19.25 sqft. According to the current sign ordinance only one sign is allowed on a building. We wish to keep the existing sign structure and update graphics. It should be noted that one sign is for the name of the business and the other sign for the logo of the business. Our hardship is pre-existing conditions as the signs were erected by past owners, they have been in place for decades and probably pre-dates the current sign ordinance.

<sup>(4)</sup> We are seeking a variance to keep the two signs of the three signs at the current 113.92 sqft.

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Andrew Pachota  
Name(s) of Person(s)  
OF [REDACTED] [REDACTED] [REDACTED]  
Address, City, State Zip Telephone  
THE President OF Best Block Company / DBM LLC  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT We  
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 Andrew Pachota \*  
Name(s) of Person(s)  
THE President OF Best Block Company / DBM LLC \*  
Title of Officer Name of Company  
OF [REDACTED] [REDACTED] [REDACTED]  
Address, City, State Zip Telephone

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

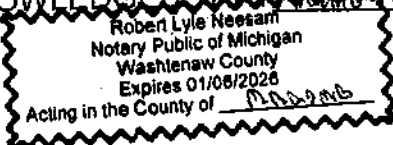
FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.  
SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF \_\_\_\_\_

ON THIS 26 DAY OF SEPTEMBER, 2023, BEFORE ME PERSONALLY CAME  
Andrew Pachota, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT Andrew Pachota DID SO OF HIS OWN FREE WILL AND DEED.



[Signature]  
NOTARY PUBLIC, Washtenaw COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 01/06/2026

\*\*\*\*\*

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.

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.

Our Hardship is Pre-Existing As The Signs were Erected By  
Past Owners. Strict Compliance Will Result In Unnecessary Time,  
Money, And Resources ~~and~~ Being Used And Would Be  
Burdensome.

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

Our Hardship is Pre-Existing Conditions As The Signs were Erected  
By Past Owners, They have been in place for decades and  
probably pre-date the current sign ordinance.

**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.

N/A

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

The Variance Would not Result in a Detriment As The  
Signs have been in existence for decades and have not  
been impacting the surrounding area.

**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.

Our hardship is Pre-Existing As The Signs have been  
in existence for decades, were erected By Past owners and  
probably pre-date the current sign ordinance.

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

The Variance is necessary for the Identification  
of our Business and have been in existence for  
decades.

1. Granted permission to retain the following: a) Brick office building located 23 feet eight inches from Groesbeck Highway; b) cinder block storage building located 31 feet eight inches from Groesbeck Highway; c) north side cinder block building located 4 feet 6 inches from the north property line and 42 feet from the front property line, and d) sheet metal building located 7 feet from the rear property line.
2. Granted permission to retain hardsurfacing in the southeast corner of the south property line and to the west property line.

3. Granted permission to waive 33,282 square feet of required off-street parking.

4. Granted permission to waive chain link fencing with metal/plastic slats to screen view of open storage from the street.

5. Granted permission to waive hardsurfacing (150 feet by 196 feet) in the southwest corner and in a triangular area (556.34 feet by 325 feet by 631 feet) in the northwest corner-- to be used for open storage.

6. Granted permission to allow outside storage in excess of 50% of the gross floor area of the primary structure on the site.

7. Granted permission to retain 2,382 feet of 8-foot-high fencing existing along the side and rear property lines.

8. Granted permission to retain the existing three (3) strands of barbed wire (measuring 12 inches from top to bottom) on existing fencing, with the exception that the fencing along the property line on Groesbeck Highway be moved back 23 feet 8 inches from the property line and that the barbed wire on the fencing along Groesbeck Highway be removed.

9. Denied the request for permission to retain fencing existing in the front yard setback and the non-screened fencing in the front yard.

10. Denied the request for permission to retain visitors' parking, employee parking, and hardsurfacing to the property line of Groesbeck Highway, and stipulated that the hardsurfacing be removed and that the area be landscaped with grass and plantings.

January 22, 1997

22001 Groesbeck

4/25/01

BEST BLOCK COMPANY, 22001 Groesbeck. Also Known As 13-35-176-001 and 13-35-176-002 -- GRANTED request to demolish (7005 sq. ft.) and rebuild a new storage building 32' x 240' (7680 sq. ft.) to no less than 23' 8" from the front property line of Groesbeck Highway.

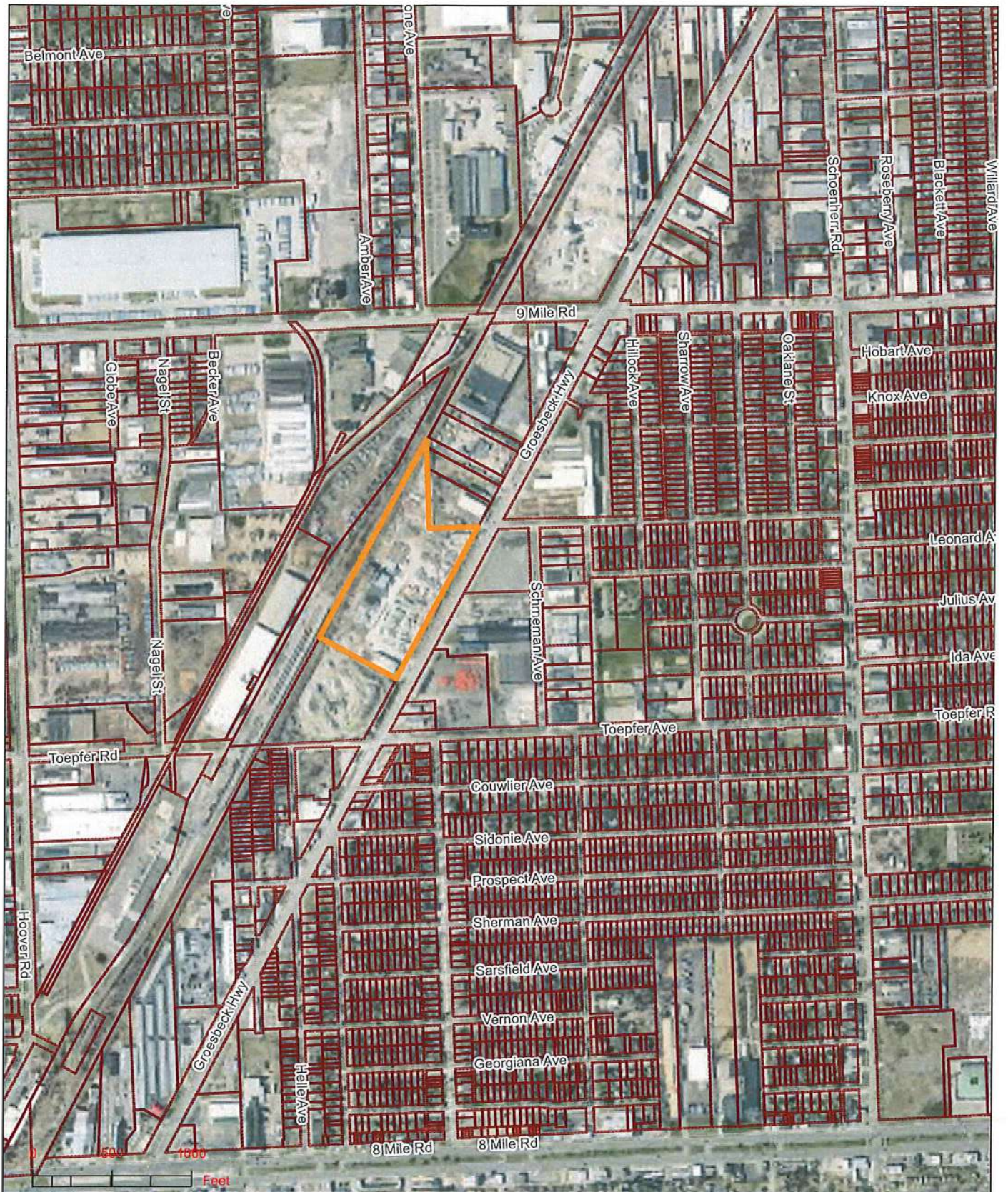
22001 Groesbeck Hwy.

22001 Groesbeck Hwy.

Jack A. Borlin

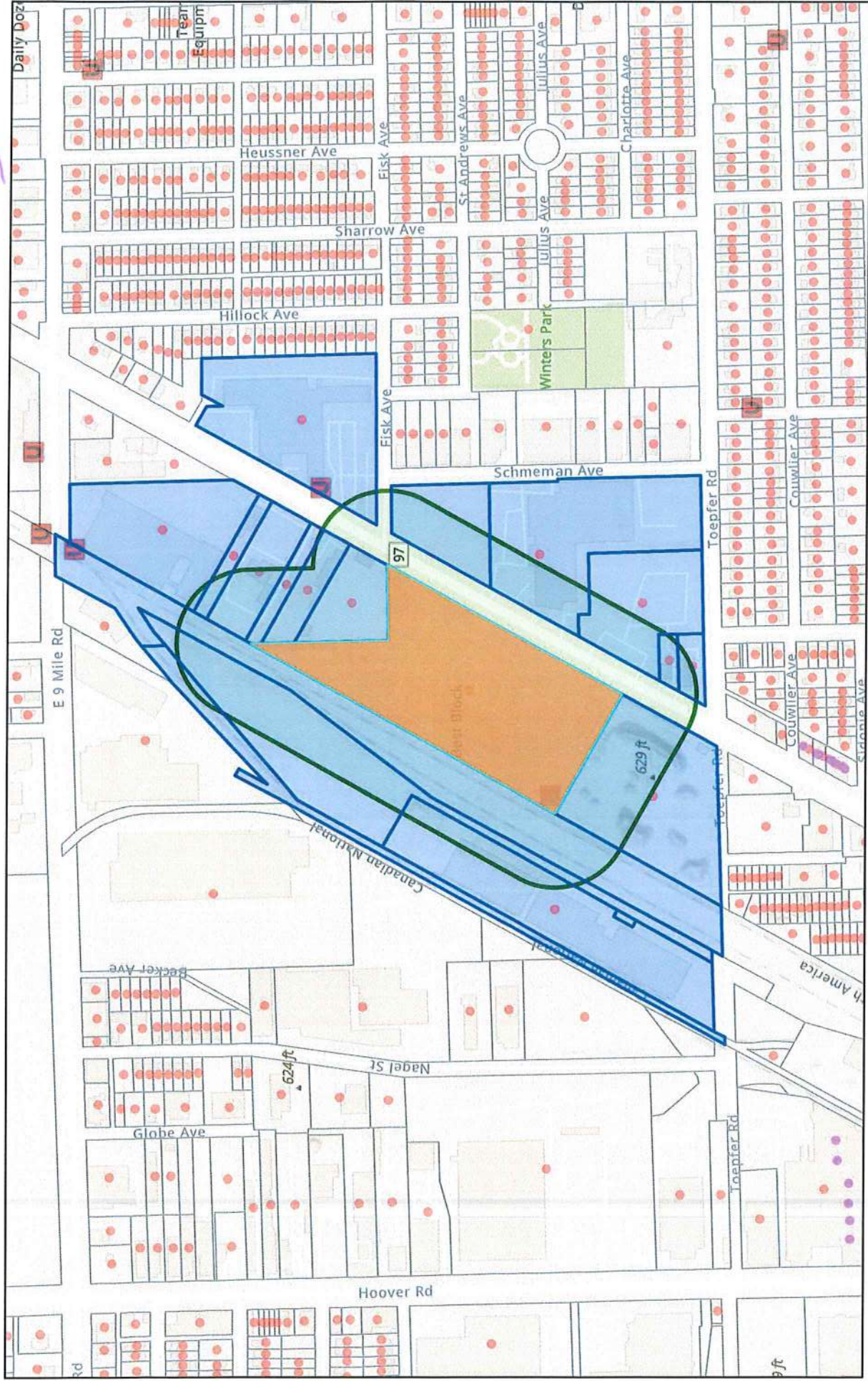
Request granted to construct a 44' x 18'6" addition to an existing building to within 20' of front property line.

# 2023 WARREN



22001 Groesbeck - 13-35-176-006

12/1



10/23/2023, 3:26:26 PM

1:9,028

0 0.05 0.1 0.15 0.2 mi  
0 0.07 0.15 0.3 km

Utility Address Points Site Address Point Multi-Business Building Parcels

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyselren, Rijkswaterstaat, GSA, Geoland, FEMA, Esri, NASA, NGA, USGS, FEMA | Southeast Michigan Council of Governments (SEMCOG) | Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METV ArcGIS Web AppBuilder



# PROJECT: SIGN SITE PLAN

## LOCATION: 22001 GROESBECK HWY., WARREN MI

### OWNERS: BEST BLOCK COMPANY/DBM LLC

#### PROPERTY DESCRIPTION

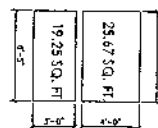
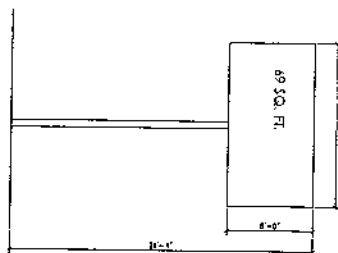
Land in the City of Warren, Macomb County, Michigan, described as: Town 1 North, Range 12 East, Section 36, Corner of the East 1/2 of Section 35, Thence North 01 degrees 07 minutes 00 seconds West 474.91 feet, thence North 88 degrees 22 minutes 16 seconds East 1407.29 feet, thence North 31 degrees 12 minutes 20 seconds East 1407.29 feet, thence South 01 degrees 07 minutes 00 seconds West 526.23 feet, thence South 89 degrees 01 minutes 20 seconds East 304.98 feet, thence South 31 degrees 14 minutes 40 seconds West 807.60 feet to the point of beginning.

#### SCOPE OF WORK

TO IDENTIFY THE LOCATION OF BOTH A POLE MOUNTED SIGN AND TWO BUILDING MOUNTED SIGNS ON THESE TWO SIGNS AND COMPARE THEM WITH SIGNS ALLOWED BY THE WARREN CITY SIGN ORDINANCE. THE CLIENT THEN SEER, A VARIANCE FOR THESE SIGNS. IT SHOULD BE NOTED THAT THE ORIGINAL SIGNS WERE ERECTED BY THE CURRENT PROPERTY OWNER, BUT BY A PREVIOUS PROPERTY OWNER. IT SHOULD BE NOTED THAT THE SIGN COMPANY WAS HIRED TO REPLACE THE EXISTING SIGNS ON EACH BUILDING AND TO INSTALL UPGRADED GRAPHICS. THE SIGN COMPANY, WITHOUT THE KNOWLEDGE OF THE CURRENT PROPERTY OWNER, PROCEEDED TO INSTALL THESE SIGNS PRIOR TO RECEIVING A SIGNED SIGN PERMIT FROM THE CITY. THE CITY OF WARREN ISSUED A CITATION, THIS CITATION WENT TO A COURT PROCEEDING, THIS IS WHERE THE JUDGE AND CITY AGREED THAT THE CITATION WOULD BE SATISFIED IF A ZONING VARIANCE WAS OBTAINED, AND, IF THE CITY OF WARREN AGREED TO ACCEPT THE APPLICATION.

#### THREE VARIANCES BEING SOUGHT

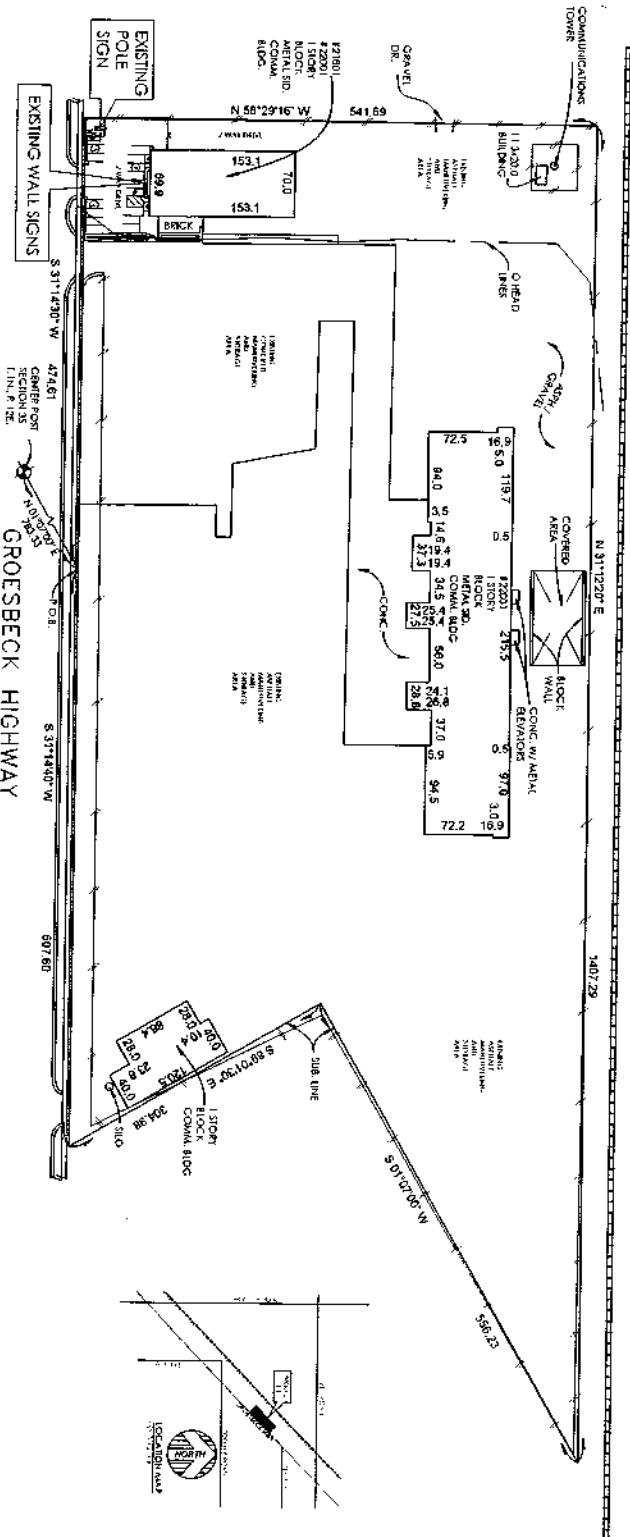
1. WE ARE SEEKING A VARIANCE TO MAINTAIN AN EXISTING POLE MOUNTED SIGN THAT IS 21'-4" TALL. THIS SIGN IS 7'-6" TALLER THAN THE CURRENT SIGN ORDINANCE ALLOWANCE OF 20 FEET. THE EXISTING POLE SIGN'S EDGE IS 11'-0" FROM THE PROPERTY LINE. THE ORDINANCE REQUIRES THAT THE SIGN BE A MINIMUM OF 20 FEET AWAY FROM THE EDGE OF THE PROPERTY LINE. THE OWNER WISHES TO KEEP THE EXISTING SIGN STRUCTURE AND UPDATE THE GRAPHICS. OUR HANDSHIP IS PRE-EXISTING CONDITIONS AS THE SIGN WAS ERECTED BY PAST OWNERS, HAS BEEN IN PLACE FOR OVER 40 YEARS AND PROBABLY PRE-DATE THE CURRENT SIGN ORDINANCE.
2. WE ARE SEEKING A VARIANCE TO MAINTAIN TWO EXISTING WALL MOUNTED SIGNS. THEY ARE 25'-67" SQ. FT. AND 19'-23" SQ. FT. IN SIZE. THE CURRENT SIGN ORDINANCE ONLY ONE SIGN IS ALLOWED ON A BUILDING. THE OWNER WISHES TO KEEP THE EXISTING SIGN STRUCTURE AND UPDATE THE GRAPHICS. OUR HANDSHIP IS PRE-EXISTING CONDITIONS AS THE SIGNS WERE ERECTED BY PAST OWNERS, THEY HAVE BEEN IN PLACE FOR DECADES AND PROBABLY PRE-DATE THE CURRENT SIGN ORDINANCE.
3. WE ARE SEEKING A VARIANCE TO KEEP THE TOTAL SIGN SIZES OF THE THREE SIGNS. THE CURRENT SIGN ORDINANCE LIMITS EACH BUSINESS TO 113'-92" SQ. FT. BEFORE WE WILL BE EXCEEDING THE ALLOWABLE SIGNAGE AREA BY 73'-92" SQ. FT. OUR HANDSHIP IS PRE-EXISTING CONDITIONS AS THE SIGNS WERE ERECTED BY PAST OWNERS, THEY HAVE BEEN IN PLACE FOR DECADES AND PROBABLY PRE-DATE THE CURRENT SIGN ORDINANCE.



#### SIGN DIAGRAMS

SCALE: 1/4" = 1'-0"

POLE SIGN: 69 SQ. FT.  
WALL SIGN #1: 25.67 SQ. FT.  
WALL SIGN #2: 19.23 SQ. FT.  
TOTAL: 113.92 SQ. FT.



ARCHITECTURAL SITE PLAN  
SCALE: 1/4" = 1'-0"

ASAP 1

DATE: 10/1/2010  
DRAWN BY: J. L. BROWN  
CHECKED BY: J. L. BROWN  
SCALE: 1/4" = 1'-0"

KEM-TEC & ASSOCIATES

PROFESSIONAL ARCHITECTS  
PROFESSIONAL ENGINEERS  
PROFESSIONAL SURVEYORS  
22556 GRANDTROT ALDINE  
EASTROVITE, MI 48027  
(586) 772-2222 PHONE  
(586) 772-4848 FAX

ARCHITECTURAL  
SITE PLAN

BEST BLOCK COMPANY/DBM LLC  
PROPOSED SIGN SITE PLAN  
22001 GROESBECK HWY.  
WARREN, MI 48099

DATE: 10/1/2010  
DRAWN BY: J. L. BROWN  
CHECKED BY: J. L. BROWN  
SCALE: 1/4" = 1'-0"

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: NOVEMBER 8, 2023 at 7:30 P.M.**

**Applicant: BEST BLOCK COMPANY**

**Common Description: 22001 GROESBECK**

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

Allow the following related to signage:

- 1) Retain a pole sign as follows:
    - a. Height, 21' 4". b. Setback 11' 3" from front property line.
  - 2) Retain two wall signs as follows:
    - a. Top sign: 77" x 48" = 25.67 square ft. b. Bottom sign: 77" x 36" = 19.25 square ft.
- Total wall signage = 45 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](mailto:njones@cityofwarren.org) or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely, Board of Appeals

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### OFFICE OF THE CITY COUNCIL

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

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

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

## ZONING BOARD OF APPEALS

### SUMMARY OF VARIANCE REQUEST

**APPLICANT:** METRO DETROIT SIGNS

**REPRESENTATIVE:** KEVIN DETERS AT METRO DETROIT SIGNS

**COMMON DESCRIPTION:** 6500 FOURTEEN MILE STE 500

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

**ZONED DISTRICT:** M-2

**REASON:** Petitioner wishes to update their signage.

#### **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.** The following setback regulations shall apply to signs located in all zoning districts: 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.35 - SIGNS PERMITTED IN COMMERCIAL BUSINESS AND INDUSTRIAL DISTRICTS (C-1, C-2, C-3, M-1 AND M-2).** B) One freestanding on premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

#### **VARIANCES REQUESTED:** Permission to:

Allow the following related to signage:

1. Install a third monument sign as follows:

A. Height 5' 5".

B. Size 3.5' x 10'=35 sf.

Sign is addition to: the 17' 5.5" high, 173.5 sf. monument sign approved by the ZBA on 10/11/2023, a 44' high 880 sf. monument sign approved by the ZBA on 10/13/1997 and 24 banners (16 sf each, for a total of 384 sf of banners) approved by the ZBA on 11/10/1997.

2. Install a directional sign as follows:

A. Size: 3' h x 6' wide=18 sf.

In addition to two directional ground signs total 4 sf (ZBA granted variance on 9/26/2018.)

If approved total ground signage=1494.5 sf.

**Previous Variance Requested:** See attached sheet

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** METRO DETROIT SIGNS

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.35 SIGNS PERMITTED IN INDUSTRIAL DISTRICTS**

**(M-2)**

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

dwenson, Zoning Inspector

SW \$ 365 10/6/23

**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: Metro Detroit Signs

Address: [REDACTED] Telephone: [REDACTED]

Applicant's Email Address: [REDACTED] ☒ prefer email communication

Name and Address of Property Owner (if different) Ian Quint at 14 Mack LP

Name of Representative: Kevin Deters at Metro Detroit Signs Telephone: [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address: [REDACTED] ☒ prefer email communication

Address of Property: 6500 Fourteen Mile Rd, Ste 500

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

Purpose of Request: Request to install a monument sign along 14 Mile Rd for Ashley at 3' x 10' (30 sq feet), 5.5 feet overall height, at a 5.5 foot setback from the property line along 14 Mile Rd. Also request to install a 3' x 6' (18 sq feet) non illuminated directional sign next to the delivery gate in front of the warehouse.

Please explain the nature of your hardship:

This parcel is only allowed one ground sign, and there is already an existing ground sign for Warren Village Apartments.

Ashley needs a ground sign for identification and visibility, especially since the warehouse is setback approximately 900 feet from 14 Mile Rd, and it is partially blocked by the shopping center. The proposed directional sign is not visible from the road. It is back in the parking lot and is just intended to assist delivery truck drivers and customers picking up their orders.

Signature: *Kevin Deters* Date: 10/2/23

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 Ian Quint  
Name(s) of Person(s)

OF [REDACTED] [REDACTED] [REDACTED]  
Address, City, State Zip Telephone

THE President of the general OF 14 Mack LP  
Title of Officer partner Name of Company

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

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 Kevin Deters \*  
Name(s) of Person(s)

THE Project Manager OF Metro Detroit Signs \*  
Title of Officer Name of Company

OF [REDACTED] [REDACTED] [REDACTED]  
Address, City, State Zip Telephone

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

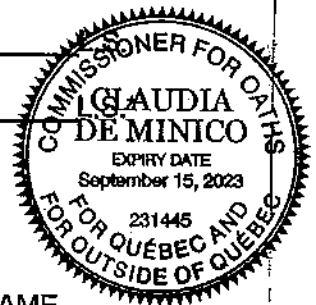
FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature]

SIGNED \_\_\_\_\_

\*Leave blank if not applicable.

PROVINCE OF QUEBEC  
STATE OF MICHIGAN  
COUNTY OF Montreal  
CITY OF \_\_\_\_\_



ON THIS 17<sup>th</sup> DAY OF July, 2023, BEFORE ME PERSONALLY CAME  
Ian Quint, 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.

Commissioner  
for Oaths

NOTARY PUBLIC, \_\_\_\_\_ COUNTY, MICHIGAN

MY COMMISSION EXPIRES: Sept. 15, 2023

\*\*\*\*\*

**NOTICE TO OWNER**

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

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

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

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

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

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

A variance is needed for the Ashley ground sign because there is already one ground sign on this parcel of land.

If Ashley cannot have a ground sign, then they essentially have zero visibility because the warehouse is setback approximately 900 feet from 14 Mile Rd, and the building is partially blocked by the shopping center. The directional sign is simply intended to assist delivery drivers and customer pick ups. It is not visible from the road at all.

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

Ashley is moving into an existing property that already has one ground sign. Therefore, the need for this variance was not created by Ashley or the property owner.

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

A ground sign is essential for Ashley because the building is setback approximately 900 feet from the road, and it is partially blocked by the shopping center. Ashley needs a monument sign for visibility. The directional sign which is not visible from the road will simply assist delivery drivers and customer pick ups.

**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 ground sign is aesthetically pleasing, and it is small in size (30 sq feet and 5.5 feet overall height).

Therefore, this variance, if it is granted, will not be a detriment to neighboring properties at all.

**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.

A ground sign is essential for Ashley because the building is setback approximately 900 feet from the road, and it is partially blocked by the shopping center. Ashley needs a monument sign for visibility. The proposed directional sign is needed to assist truck delivery drivers and customer pick ups.

**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.

Ashley needs a ground sign for visibility because the building is setback approximately 900 feet from the road, and the building is partially blocked by the shopping center. The proposed directional sign is essential in order to assist truck delivery drivers and customers making pick ups.

6500 Fourteen Mile Rd.

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

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

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

6500 East Fourteen Mile Road

Art Van Furniture, Incorporated

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

November 8, 1995

6500 E. Fourteen Mile Rd.

Art Van Furniture

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

October 13, 1997

6500 Fourteen Mile - Card 1

11/14/2001

2001

ART VAN FURNITURE, 6500 Fourteen Mile, Also Known As 13-04-  
126-015 - **DENIED** request 1) To continue an existing legal non-  
conforming wall sign 67' x 6.5' (435.5 sq. ft.) Permit #02977 issued  
10/30/84. 2) To continue an existing legal non-conforming wall sign 62'  
x 7' (434 sq. ft.) Permit #02999 issued 1/4/85. 3) To update and enhance  
existing "Customer Pick-up" signage as follows: a) To continue a legal  
non-conforming 279 sq. ft. "Customer Pick-up" wall sign, Permit #04305  
issued 9/18/91; and add one (1) "truck" graphic at 539 sq. ft. and add one  
(1) "man" graphic at 187 sq. ft. and add a 9.5 sq. ft. "logo" graphic for a  
total of 1,015 sq. ft. on the East elevation.

6500 Fourteen Mile

11-10-99

Also known as 13-04-126-015

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

6500 Fourteen Mile - Card 2

11/14/2001

2001

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

**6500 & 6440 Fourteen Mile**

**9/26/2018**

LEGAL DESCRIPTION: 12-13-04-126-021 & 12-13-04-126-015

**VARIANCES REQUESTED: Permission to**

- 1) Allow a second wall sign, 40.875 square feet at 6440 14 Mile Road.
- 2) Allow an additional wall sign, 29.45 square feet at 6500 14 Mile Road.
- 3) Allow two additional ground signs, 1 ft x 2 ft., 2 square feet each, 3-foot overall height each, at the approach, 4 feet from property line for directional purposes.

The petitioner's request was Granted as written.

PUBLIC HEARING: 10/11/2023

APPLICANT: Signs By Crannie, Inc.

REPRESENTATIVE:

Nick Trifon

COMMON DESCRIPTION:

6500 Fourteen Mile

LEGAL DESCRIPTION:

13-04-126-021

ZONE:

M-2

**VARIANCES REQUESTED: Permission to**

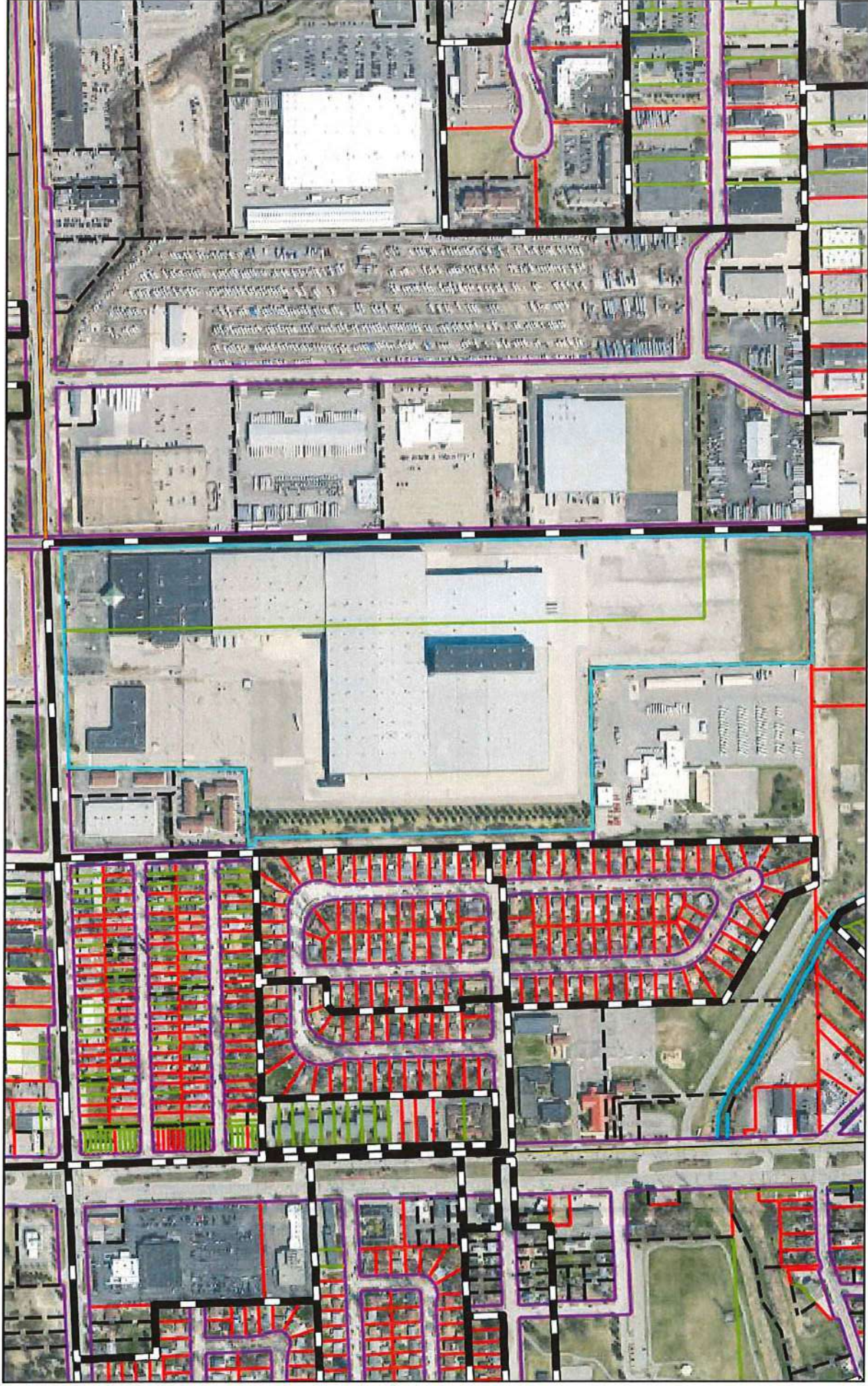
Erect a second ground sign as follows:

- a) Monument sign 17' 5.5" high
- b) Monument sign which is 173.5 square ft. (not including the 36 square ft. base)
- c) Setback 2 ft. from the row line along 14 Mile.
- d) Setback 7 ft. from the closest vehicular egress into the parking lot.

Sign is in addition to the existing ground sign approved by the Zoning Board of Appeals on 10/13/1997 for a 20' x 44' = 880 square ft. monument sign, 44 ft. high and 24 banners (16 square ft. each) total of 384 square ft. of banners (approved by Zoning Board of Appeals on 11/10/1999). If approved total ground signage (880 square ft. existing ground sign + 384 square ft. existing banners + 173.5 = 1,437.5 square ft. of ground signage.)

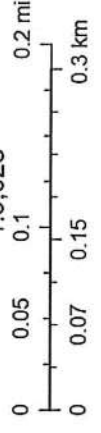
The petitioner's request was APPROVED as written.

# ArcGIS Web Map



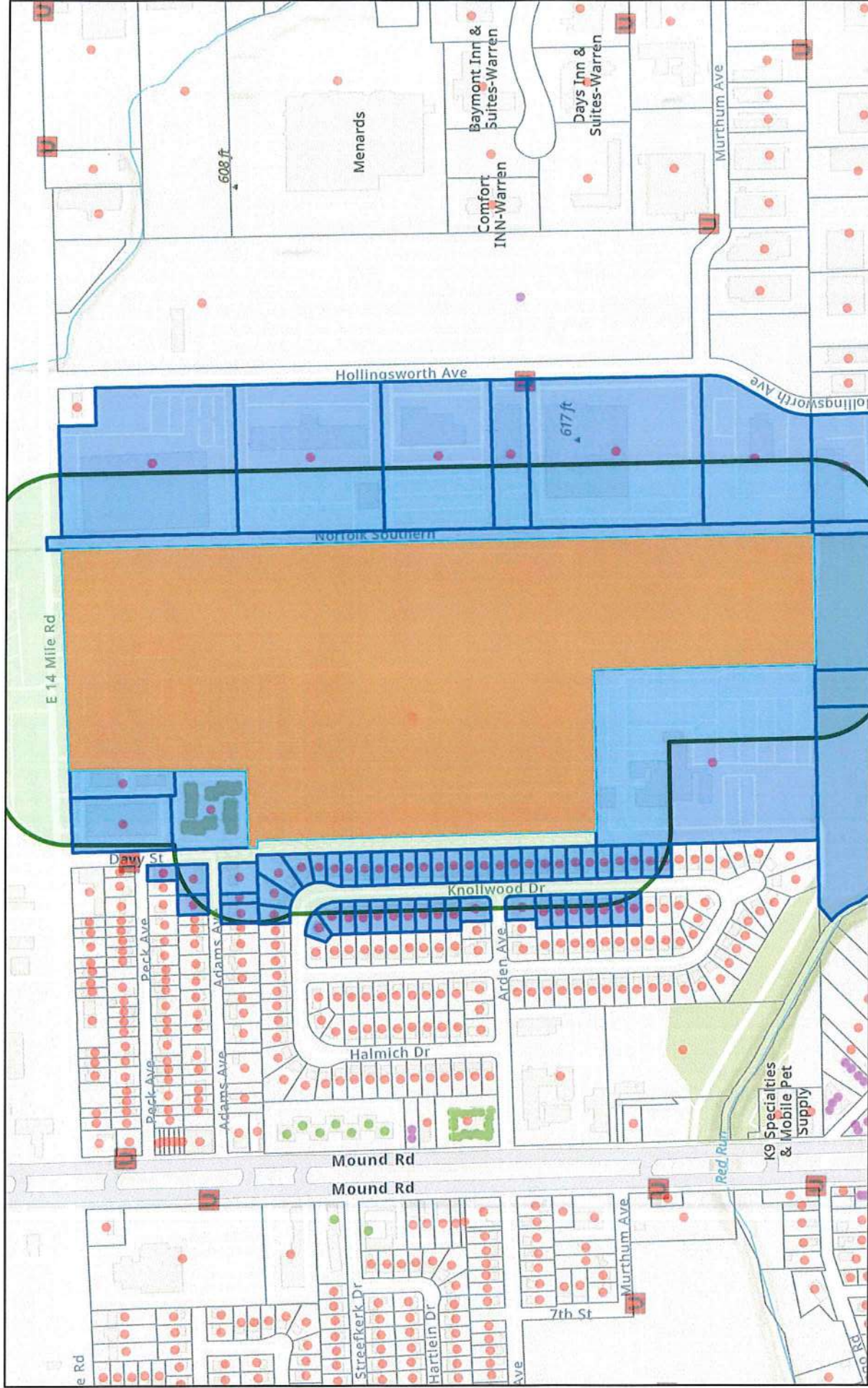
10/19/2023, 7:34:30 AM

1:9,028



6500 Fourteen Mile - 13-04-126-021

69/1



10/23/2023, 3:41:45 PM

- Utility Address Points
- Site Address Point
- Multi-Business
- Apartment
- Building
- Parcels

1:9,028

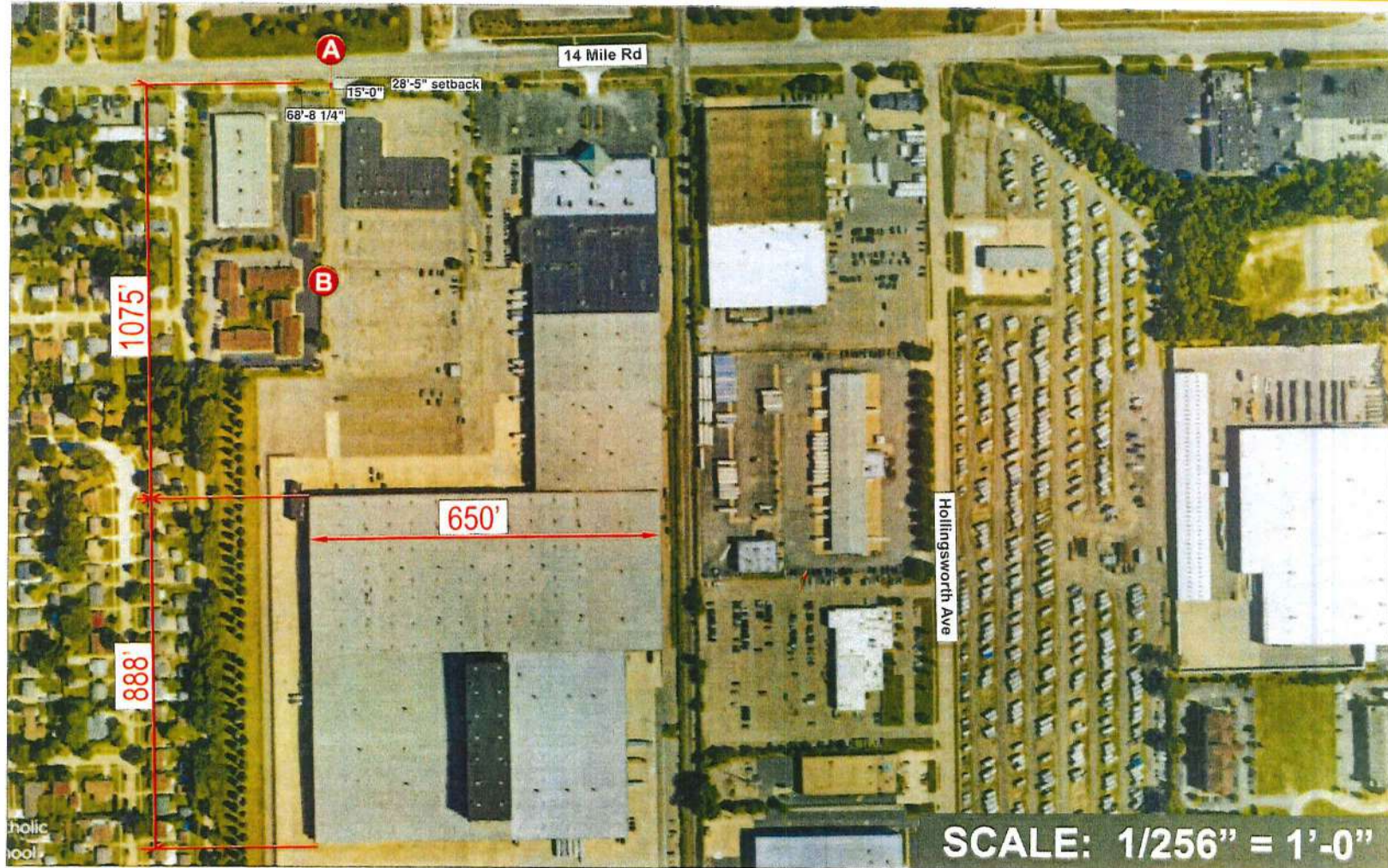
0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

A = Monument Sign Setback 5.5' from the property line along 14 Mile Rd.  
B = Non illuminated "Customer Pick-Up Freight Trucks" directional sign

 **ASHLEY**

Ashley Distribution Center  
6500 14 Mile Rd., Warren, MI 48092



**PRESTIGE**  
SIGN GROUP LLC

San Antonio, Texas 78255  
P: (214) 442-7000 F: (214) 442-4444  
www.prestigesigngroup.com

Client's signature represents full approval of design, layout and specifications, unless specifically noted. This drawing is the property of Prestige Sign Group until purchased by Client and is not to be copied, reproduced or used in any fashion. Violation is subject to penalties under federal copyright/trademark laws.

☐ As is ☐ With Changes

Client Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: 08/12/2022 Sales: S. Schmidtke

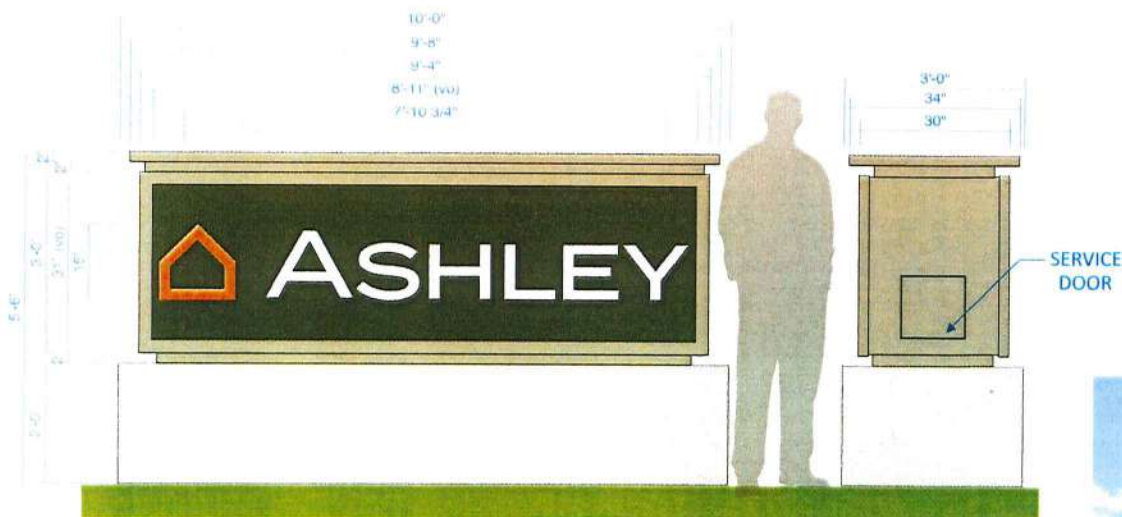
Name: Ashley Distribution Center

Location: 6500 14 Mile Road Warren, MI 48092

Dwg#: \_\_\_\_\_

Proposed monument sign 3' x 10' = 30" at 5.5' overall height  
 Setback 5.5' south of the property line along 14 Mile Rd.

**SIGN A NEW Monument Sign**



**EXISTING**



**PROPOSED**

**A NEW D/F FABRICATED MONUMENT**

SCALE: 1/4" = 1'-0"

MFG & INSTALL (1) ONE 36" depth D/F illuminated Monument. Fabricated aluminum cabinet w/ White Acrylic Faces w/ first surface applied vinyl graphics.  
 Paint cabinet (returns & retainers) and other aspects of monument as shown.

**ASHLEY ORANGE**

CMYK: 0/54/95/0  
 RGB: 24/141/45  
 HEX#: F78D2D  
 Pantone: 75C  
 3M Vinyl: "Ashley Orange" #3630-5575

**ASHLEY CHARCOAL**

CMYK: 38/35/33/92  
 RGB: 54/55/52  
 HEX#: 363534  
 Pantone: Black 7C  
 3M Vinyl (Channel Letters): "Dark Grey/Night" #3635-0171  
 3M Vinyl (Cabinet): "Duranodic" #3630-69

**PAINT COLORS**

SW 7004  
 SNOWBOUND

SW 7023  
 REQUISITE GRAY

**PRESTIGE**  
 SIGN GROUP INC.  
 San Antonio, Texas 78228  
 P: (210) 542-7028 F: (210) 281-9630  
 www.prestigesigngroup.com

Client's signature represents full approval of design, layout and specifications unless specifically noted. This drawing is the property of Prestige Sign Group until purchased by Client and is not to be copied, reproduced, or used in any fashion. Violation is subject to penalties under federal copyright/trademark laws.

☐ As is ☐ With Changes  
 Client Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

Date: 08/12/2022 Sales: S. Schmidtke  
 Name: Ashley Distribution Center  
 Location: 6500 14 Mile Road Warren, MI 48092

Dwg#: \_\_\_\_\_

**SIGN B** NEW Directional **18.00 SQFT**



**B** S/F ALUMINUM DIRECTIONAL  
SCALE 1" = 1'-0"

MFG & INSTALL (1) ONE Aluminum panel w/ first surface applied vinyl to match colorspecifications. On (2) TWO 2" x 2" buried/ hidden support posts. All PTM PMS 7C Black



EXISTING



PROPOSED

**COLOR SPECIFICATIONS**

**PAINT COLOR:**  
Match PMS 7C BLACK

**VINYL COLOR:**  
3M 3630-33 / 5 ASHLEY ORANGE

**VINYL COPY COLOR:**  
WHITE

**PRESTIGE**  
SIGN GROUP INC.

San Antonio, Texas 78258  
P: (210) 464-7020 F: (210) 464-5030  
www.prestigesigngroup.com

Client's signature represents full approval of design, layout and specifications unless specifically noted. This drawing is the property of Prestige Sign Group until purchased by Client and is not to be copied, reproduced or used in any fashion. Violation is subject to penalties under federal copyright/trademark laws.

☐ As is ☐ With Changes

Client Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: 08/12/2022 Sales: S. Schmidtke

Name: Ashley Distribution Center

Location: 6500 14 Mile Road Warren, MI 48092

Dwg#: \_\_\_\_\_

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: NOVEMBER 8, 2023 at 7:30 P.M.**

**Applicant:** METRO DETROIT SIGNS  
**Common Description:** 6500 FOURTEEN MILE, STE 500  
**VARIANCE(S) REQUESTED:** Permission to:

Allow the following related to signage:

1) Install a third monument sign as follows:

a. Height 5' 5". b. Size 3.5' x 10' = 35 square ft.

Sign is addition to: the 17' 5.5" high, 173.5 square ft. monument sign approved by the ZBA on 10/11/2023, a 44' high 880 square ft. monument sign approved by the ZBA on 10/13/1997 and 24 banners (16 square ft. each, for a total of 384 square ft. of banners) approved by the ZBA on 11/10/1997.

2) Install a directional sign as follows: a. Size 3' height x 6' wide=18 square ft.

In addition to two directional ground signs total 4 square ft. (ZBA granted variance on 9/26/2018.) If approved total ground signage = 1,494.5 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](mailto:njones@cityofwarren.org) or contact us by U.S. Mail at the address listed above, to express any views you may have pertaining to this matter.

Sincerely, Board of Appeals

---

### OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

**APPLICANT:** METRO DETROIT SIGNS

**REPRESENTATIVE:** KEVIN DETERS AT METRO DETROIT SIGNS

**COMMON DESCRIPTION:** 28532 SCHOENHERR

**PARCEL NUMBER:** 12-13-13-101-004

**ZONED DISTRICT:** PB

**REASON:** Petitioner wishes to update signage.

**ORDINANCES and REQUIREMENTS:**

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

**SECTION 4A.11 - SPECIFIC SIGN DEFINITIONS. 15. Freestanding sign.** A sign that is erected upon or supported by the ground and is affixed to the ground, but not attached to any building, including signs on poles or pylons that are anchored into the ground. Also called ground signs.

**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.

**SECTION 4A.17 - SETBACKS.** The following setback regulations shall apply to signs located in all zoning districts: 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.

**VARIANCES REQUESTED:** Permission to:  
Allow the following related to signage:

1. Retain an existing 8.16' high ground sign as follows:
  - A. Size: 96" x 49"=32.7 sf.
  - B. Under clearance: 4.08 ft.
  - C. Setback= 0, directly abuts property line, 1 ft. in from public sidewalk.
2. Replace an existing wall sign 1.5' x 18'=27 sf.

If approved total signage= 59.7 sf. (Note: if granted the variance from 1/8/1969 for a 9 sf ground sign will be relinquished.)

**Previous Variance Requested:** See attached sheet

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: METRO DETROIT SIGNS**

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

**SECTION 4A.33 SIGNS PERMITTED IN PB DISTRICTS**

**SECTION 4A.11 SPECIFIC SIGN DEFINITIONS**

**SECTION 4A.19 CLEARANCE**

**SECTION 4A.17 SETBACKS**

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

dwenson, Zoning Inspector

\$365.30  
pd 10/12/23

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

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

PLEASE PRINT OR TYPE

Name of Applicant: Metro Detroit Signs

Address: [REDACTED] Telephone: [REDACTED]

Applicant's Email Address: [REDACTED] ☒ prefer email communication

Name and Address of Property Owner (if different) John Poagolo  
[REDACTED]

Name of Representative: Kevin Deters at Metro Detroit Signs Telephone: [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address: [REDACTED] ☒ prefer email communication

Address of Property: 28532 Schoenherr Rd

Parcel I.D. No. (as shown on tax bill): 12-13-13-101-004

Purpose of Request: Request to install a 4.083' x 8' (32.6 sq feet) face change on the existing monument sign at  
8.16' OAH with a 4.077' underclearance and a 0' setback (1 foot from the sidewalk). Also a request to install a wall  
sign at 1.5' x 18' (27 sq feet).

Please explain the nature of your hardship:

This site is zoned PB, which means they can have one sign at 12 sq feet. On 1/8/69 they received a variance for a  
ground sign at 7 sq feet. The sign has changed on the existing posts a few times since then. The existing wall sign  
has a permit but not a variance. The proposed face change on the existing monument sign and the proposed  
replacement wall sign are very reasonable in size and are justified. Vision Associates are just updating their  
existing signs "like for like" with their new colors and logo.

Signature: *Kevin Deters* Date: 10-12-23

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE John Carl Paggiolo OD

Name(s) of Person(s)

OF

Address, City, State

Zip

Telephone

THE PRESIDENT

OF

VISION ASSOCIATES, PC

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 Kevin Deters

Name(s) of Person(s)

THE Project Manager

OF

Metro Detroit Signs

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 C. Paggiolo L.S.

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

\*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF MACOMB

ON THIS 12th DAY OF October, 2023, BEFORE ME PERSONALLY CAME  
John C. Paggiolo, 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.

THERESA ANN LICAVOLI  
Notary Public, State of Michigan  
County of Macomb

Theresa Ann Licavoli  
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN

My Commission Expires 06-02-2027

Acting in the County of MACOMB

MY COMMISSION EXPIRES: 6/2/27

NOTICE TO OWNER

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

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

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

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

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

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

This site is zoned PB, which means they are allowed one sign at 12 sq feet. Allowing only one 12 sq foot sign would be insufficient. We are simply asking for a face change on the existing ground sign and then a replacement wall sign that is comparable in size to their existing wall sign, which has a permit

**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 site is in the PB zoning district. The current tenant Vision Associates is replacing their existing signage "like for like" to reflect their new colors & logo. The need for a variance to allow more than one sign at 12 sq feet was not created by vision associates. They are simply updating their existing signs.

**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.

We are asking for a face change on the existing ground sign and a wall sign to replace their existing wall sign. This site is unique in that the nonconforming signs already exist. We need a variance because the PB district still only allows one sign at 12 sq feet. The new signs we are asking for are "like for like." They are almost identical to the existing signs. The new signs will reflect Vision Associates' new colors and logo.

**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 new signs are almost identical to the existing signs. Therefore, they will not be a detriment to neighboring properties, and they will not cause any safety concerns.

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

These new signs are proposed to reflect Vision Associates' new colors and logo. The new signs are the same size as the existing signs. We just need a variance because the PB district still only allows one sign at 12 sq feet.

**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.

Unless the variance is granted, Vision Associates would be stuck with their older looking signs. The proposed new signs look much nicer. We are simply asking for a face change on the ground sign and to install a new replacement wall sign. This is essentially a "like for like" sign changeover to reflect their new colors and logo.

28532 Schoenherr Rd.

Luis Charbonier

Rep: Donald McColley  
29277 Little Mack, Roseville

Request granted at Meeting of Jan. 8, 1969.

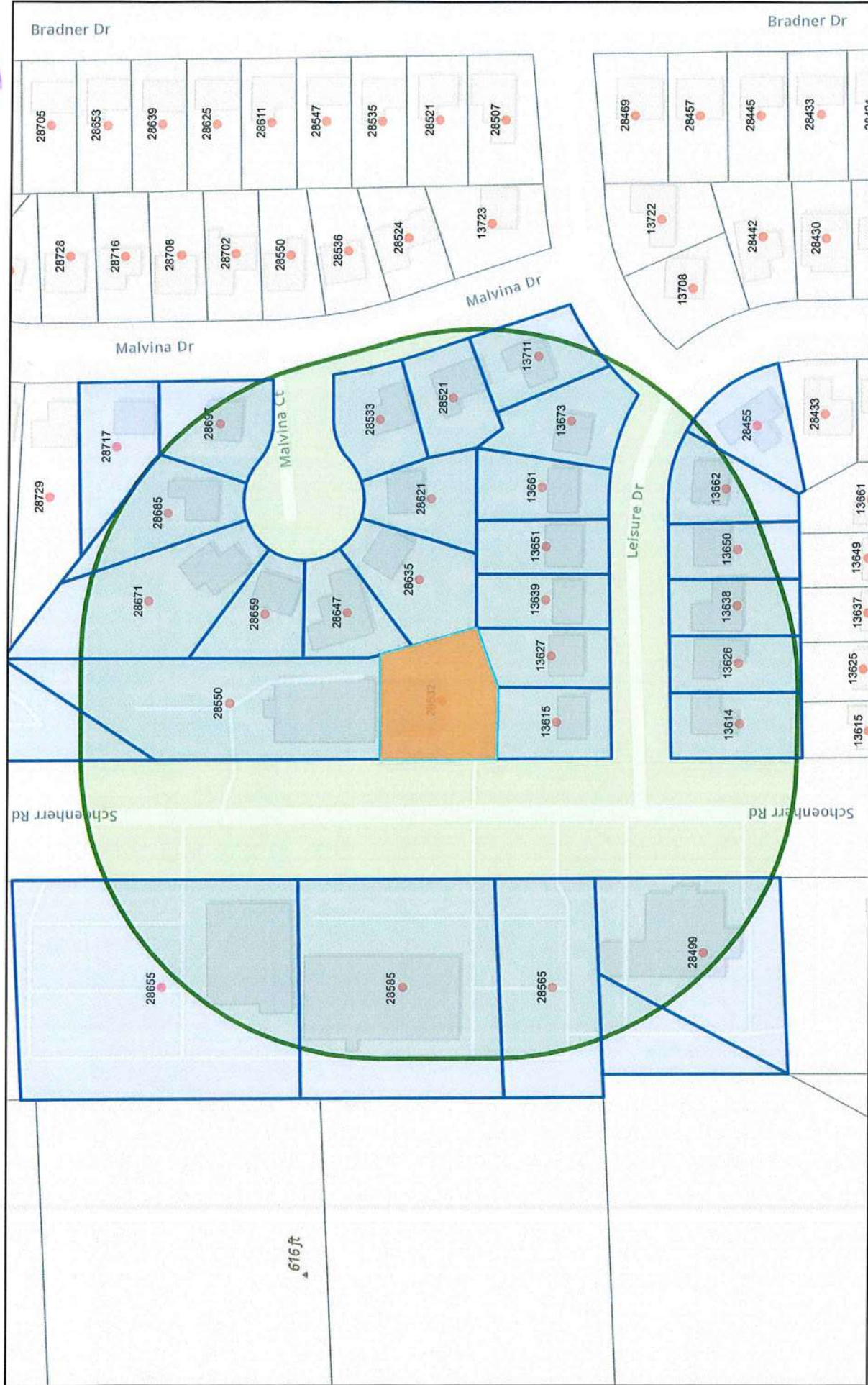
To erect a 3'x3' sign 6' 2" high,  
2' from the front PL.

# 2023 WARREN



28535 Schoenherr - 13-13-101-004

29



10/23/2023, 3:46:54 PM

Site Address Point ☐ Parcels

● Building

1:2,257

0 0.01 0.03 0.05 mi

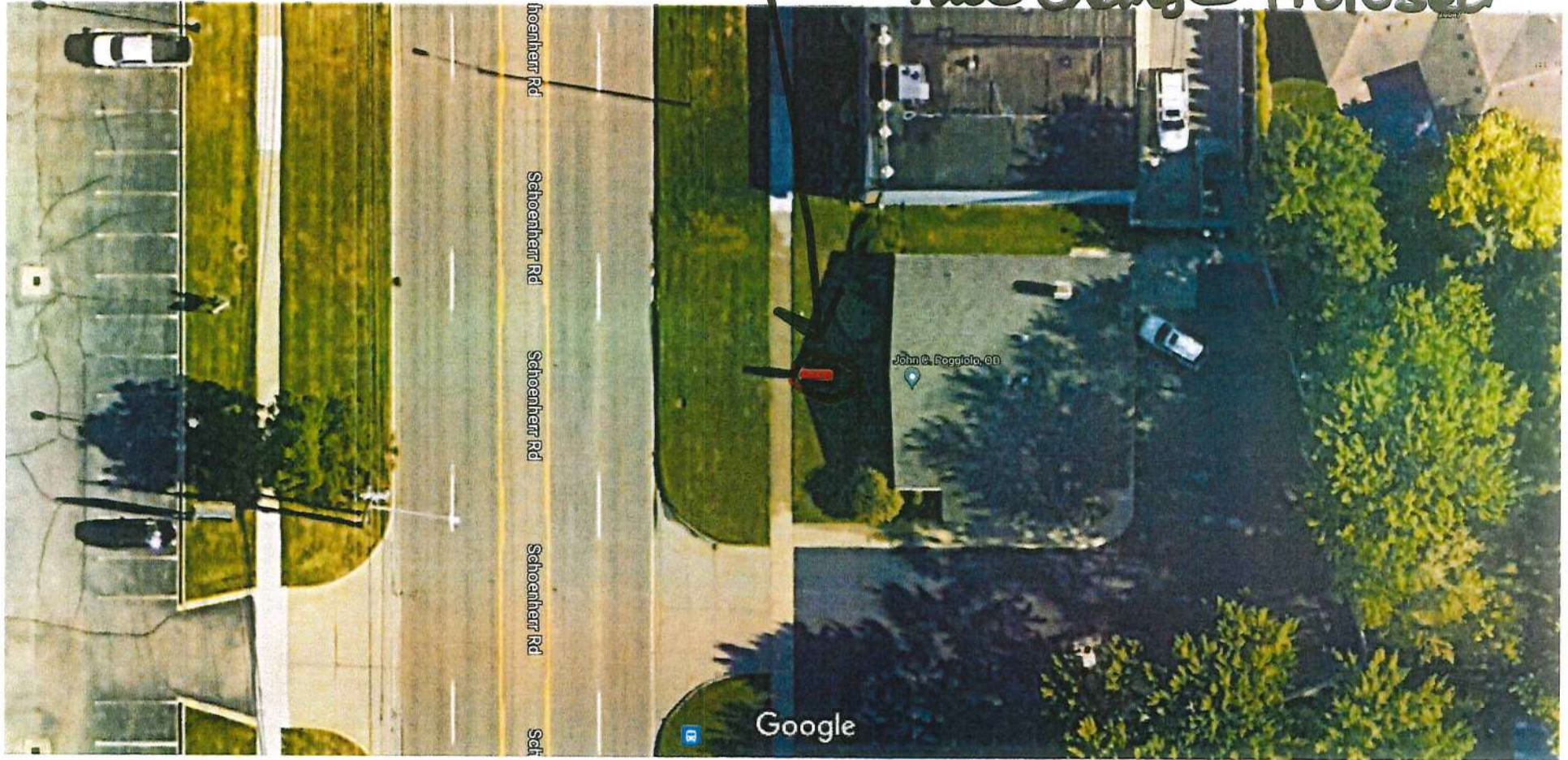
0 0.02 0.04 0.09 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastysreisen, Rijkswaterstaat, GSA, Geoland, FEMA, ArcGIS Web AppBuilder

Google Maps

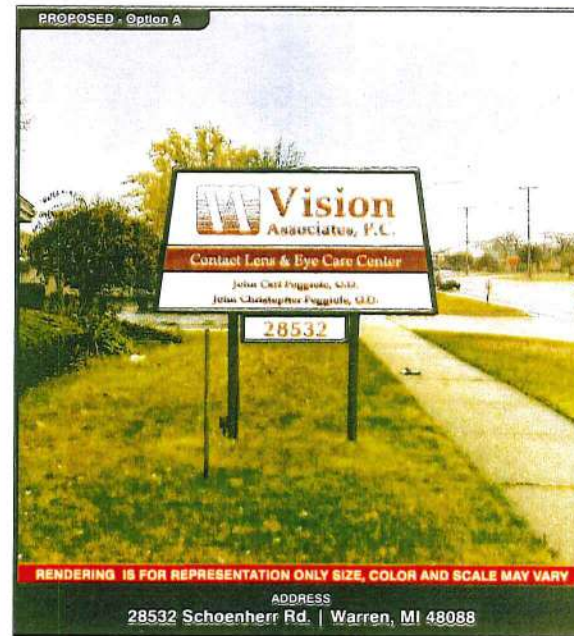
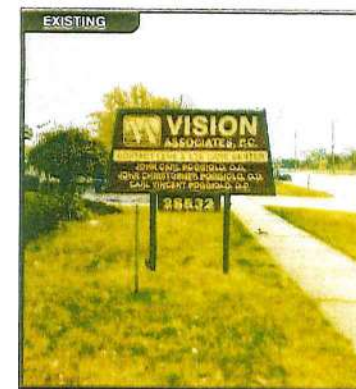
N  
↑ Site Plan

⊖ = existing Monument Sign  
- Face Change Proposed



Map data ©2023, Map data ©2023 20 ft

Face change Proposed -  $4.083' \times 8' = 32.6 \text{ ft}^2$   
 8.16' Overall height / 4.077' Underclearance



#### SIGN DIMENSIONS

49"x96" Sign Face 32.83 Sq. Ft.  
 10.25"x36.50" Sign Face 2.59 Sq. Ft.

#### NOTES

- Face Replacements for Existing, Double Sided, Illuminated Pylon Sign
- Verify All Measurements



SW Burgundy  
Translucent



Sales Person: Eric Ropelewski

Drawn By: Connie Fotiu

Date: 3/16/2023

File Name: Vision Associates 221079.cdr  
 Monument Sign Pg 4 D-03

Revision:

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Customer Signature

Date

Project Number:

221079



METRO DETROIT SIGNS  
 11444 Rantz Ave  
 Warren, MI 48092  
 Phone: 588-750-2700  
 www.metrodetroitsigns.com

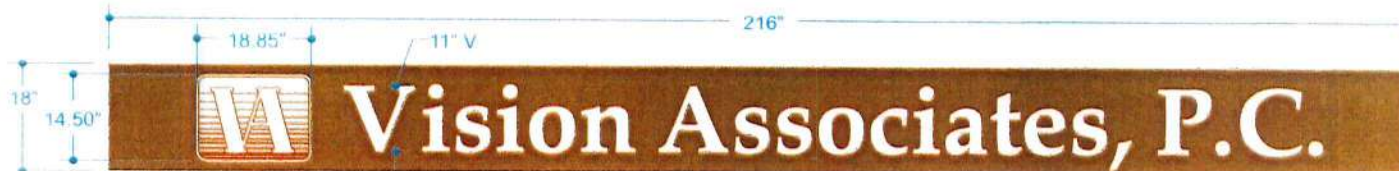


Existing Sign at 8.16' OAH

- Face change proposed
- Setback 1' to sidewalk
- Setback 29' to Schoenherr Rd.



Proposed new wall sign is 1.5' x 18' = 27 sq ft  
 Building Facade is 13' high x 48' wide / 10' underclearance



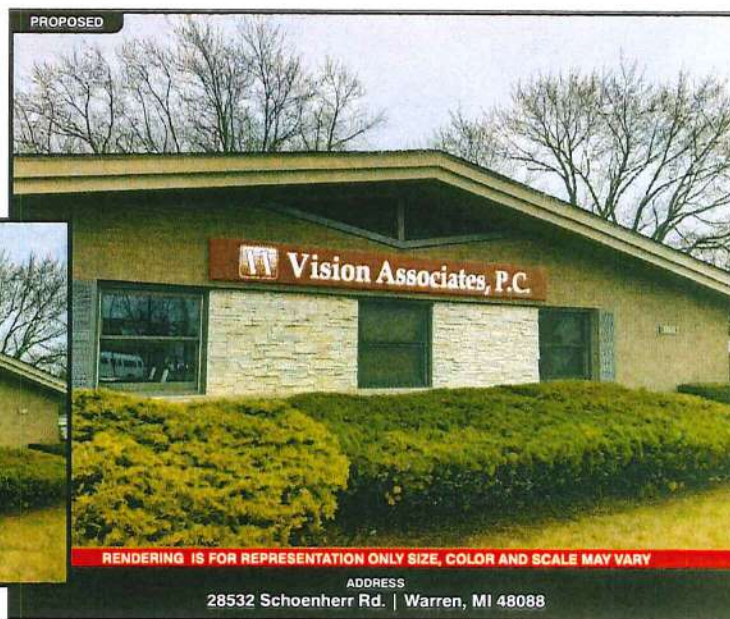
CONFIRM LENGTH OF EXISTING SIGN



3M Burgundy



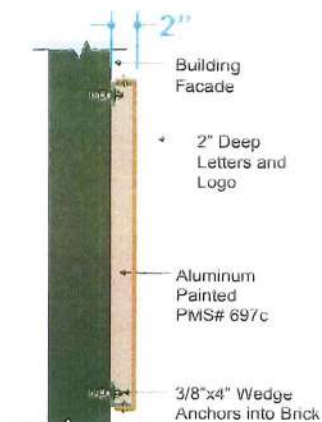
PMS# 697c



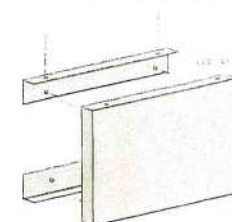
#### SIGN DIMENSIONS

18"x216" Overall - 27 Sq. Ft.

#### PAN FACE



| Backer Material             | Color     |
|-----------------------------|-----------|
| 2" Deep Fabricated Aluminum | PMS# 697c |
| Letters                     | Color     |
| 2" Deep Fabricated Aluminum | White     |



Sales Person: Eric Ropelewski

Drawn By: Connie Fotiu

Date: 4/7/2023

File Name: Vision Associates 230580.cdr  
 Wall Sign Design02 Pg 2

Design02  
 Revision: XXX

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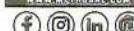
Customer Signature \_\_\_\_\_

Date \_\_\_\_\_

Project Number:  
**230580**



METRO DETROIT OFFICE  
 11444 Kalfus Ave  
 Warren, MI 48092  
 Phone: 586-750-2700  
 WWW.METRODETROIT.COM



Existing wall sign to be replaced



# Existing West Elevation facing Schoenherr Rd.



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: NOVEMBER 8, 2023 at 7:30 P.M.**

**Applicant: METRO DETROIT SIGNS**

**Common Description: 28532 SCHOENHERR**

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

Allow the following related to signage:

1) Retain an existing 8.16' high ground sign as follows:

- a. Size: 96" x 49" = 32.7 square ft.
- b. Under clearance: 4.08 ft.
- c. Setback = 0, directly abuts property line, 1 ft. in from public sidewalk.

2) Replace an existing wall sign 1.5' x 18' = 27 square ft.

If approved total signage = 59.7 square ft. (Note: If granted the variance from 1/8/1969 for a 9 square ft. ground sign will be relinquished.)

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

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

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

Sincerely, Board of Appeals

---

### 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:** LILIYA SKIKUN

**REPRESENTATIVE:** PAUL RESCHKE

**COMMON DESCRIPTION:** 2700 9 MILE

**PARCEL NUMBER:** 12-13-31-126-003, 12-13-31-126-007 & 008

**ZONED DISTRICT:** M-2, P & R-1-C

**REASON:** Petitioner seeks variances for new project.

#### **ORDINANCES and REQUIREMENTS:**

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

#### **VARIANCES REQUESTED:** Permission to:

Erect an eight foot high poured concrete screen wall, 366.5 lineal feet, along the east side of the rear parking lot to the south turning east until it meets the berm. This will provide a buffer between the rear parking lot and the 3 residential properties at: 22731, 22713 & 22693 Warner.

**Contingent upon parcel split/combination.**

**Previous Variance Requested:** See attached sheet

dwenson, Zoning Inspector 09/26/2023 10/16/2023 (M) (P) (C)

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

**NOTICE OF REJECTION**

**NAME OF APPLICANT: LILIYA SKIKUN**

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.38 HEIGHT**

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

244  
9/26/23  
#25000

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

SEP 26 2023

CITY OF WARREN  
BUILDING DIVISION

PLEASE PRINT OR TYPE

Name of Applicant: Liliya Skikun

Address: [REDACTED]

Telephone: [REDACTED]

Applicant's Email Address: [REDACTED] ☐ prefer email communication

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

Name of Representative: Paul Reschke

Telephone: [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address: [REDACTED] ☐ prefer email communication

Address of Property: 2700 East Nine Mile Road, Warren MI 48091

Parcel I.D. No. (as shown on tax bill): 12-13-31-126-003, 12-13-31-126-007

Purpose of Request: Applicant will be installing an Eight Foot screening wall along the East side of its rear parking lot to provide a buffer between its rear parking lot and the 3 residential properties at 22731, 22713, and 22693

Warner Avenue that border its property. Total linear feet of wall to be added = 366.5 feet

Please explain the nature of your hardship:

The applicant and the neighbors in the three residential properties have held meetings to discuss the installation

of the screening wall and the neighbors unanimously requested that the wall be Eight feet in height vs the standard

Six foot wall as required by City of Warren building code ordinance

Signature: Paul Reschke

Date: 9/26/23

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 Liliya Skikun  
Name(s) of Person(s)  
OF [REDACTED] [REDACTED] [REDACTED]  
Address, City, State Zip Telephone  
THE President OF Great Lakes Trucking MI Inc  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Liliya Skikun  
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 Paul Reschke \*  
Name(s) of Person(s)  
THE Principal OF Spartan Real Estate Group \*  
Title of Officer Name of Company  
OF [REDACTED] [REDACTED] [REDACTED]  
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. Reschke L.S. L.S.  
SIGNED Paul Reschke L.S. \* PA

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Macomb

ON THIS 26 DAY OF September, 2023, BEFORE ME PERSONALLY CAME  
Paul Reschke & Liliya Skikun, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT Liliya Skikun DID SO OF Paul OWN FREE WILL AND DEED.

FAITH YUKHANA  
Notary Public - State of Michigan  
County of Macomb  
My Commission Expires 8-4-28  
Acting in the County of Macomb

NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 8-4-28

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.

## 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 building code requires a six (6") foot wall. The applicant has had meetings with the three residents that will be directly impacted and they are all in agreement to build the wall at a height of eight (8") feet which will require the applicant to request a variance of two additional feet in wall height.

**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 applicant did not create the 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.

The property is zoned M2 which allows outside storage. The applicant will be parking trailers in the yard and out of respect for the neighbors, they will build the wall at 8'

**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 be a  
detriment to the 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.

Yes, the wall is required under current ordinance. The additional 2' of  
wall is being added to respect the concerns of the neighboring properties.

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

Yes, the variance will be at the request of the 3 neighbors to provide harmony.

2700 E. Nine Mile Road

Condamatic Company, Inc.  
2700 E. Nine Mile Road  
Warren  
Rep: Frank S. Day  
Morris Milmet

Request granted at meeting of April 24, 1968

*TO CONSTRUCT 43' X 58.5' TWO STORY  
Addition to the front of the existing  
Bldg. to within 5' of the side lot  
line on the EAST side -*

2700 E. Nine Mile Rd.

Condamatic Co., Inc.

Request approved at Meeting of March 26, 1969.

*TO CONSTRUCT 107' X 80' ADDITION TO AN  
EXISTING Bldg - to within 7' of the  
side lot thus continuing side Bldg line.*

2700 EAST NINE MILE RD.

CONDAMATIC COMPANY, INC.

GRANTED PERMISSION AT MEETING FEB. 23, 1977  
TO ERECT AN 80 FT. X 107 FT. (8,560 SQ. FT)  
INDUSTRIAL ADDITION TO WITHIN 7 FT. OF THE  
EAST SIDE PROPERTY LINE THUS CONTINUING THE  
EXISTING SIDE BUILDING LINE. PERMISSION  
GRANTED TO CONSTRUCT A 20 FT. X 13 FT.  
6 IN. ADDITION & TRUCKWELL TO WITHIN 12 FT.  
6 INCHES OF THE WEST SIDE PROPERTY LINE.

2700 Nine Mile Road

Condamatic Company

Tabled At the meeting of 1-12-83 until 2-9-83  
Granted permission at the meeting of 2-9-83 to waive  
the required greenbelt or masonry wall along the east  
side property line with the condition they put slats in  
the fence, they provide additional plantings along the  
easterly wall, and they accomplish this work within six  
(6) months.

2700 E. Nine Mile Road

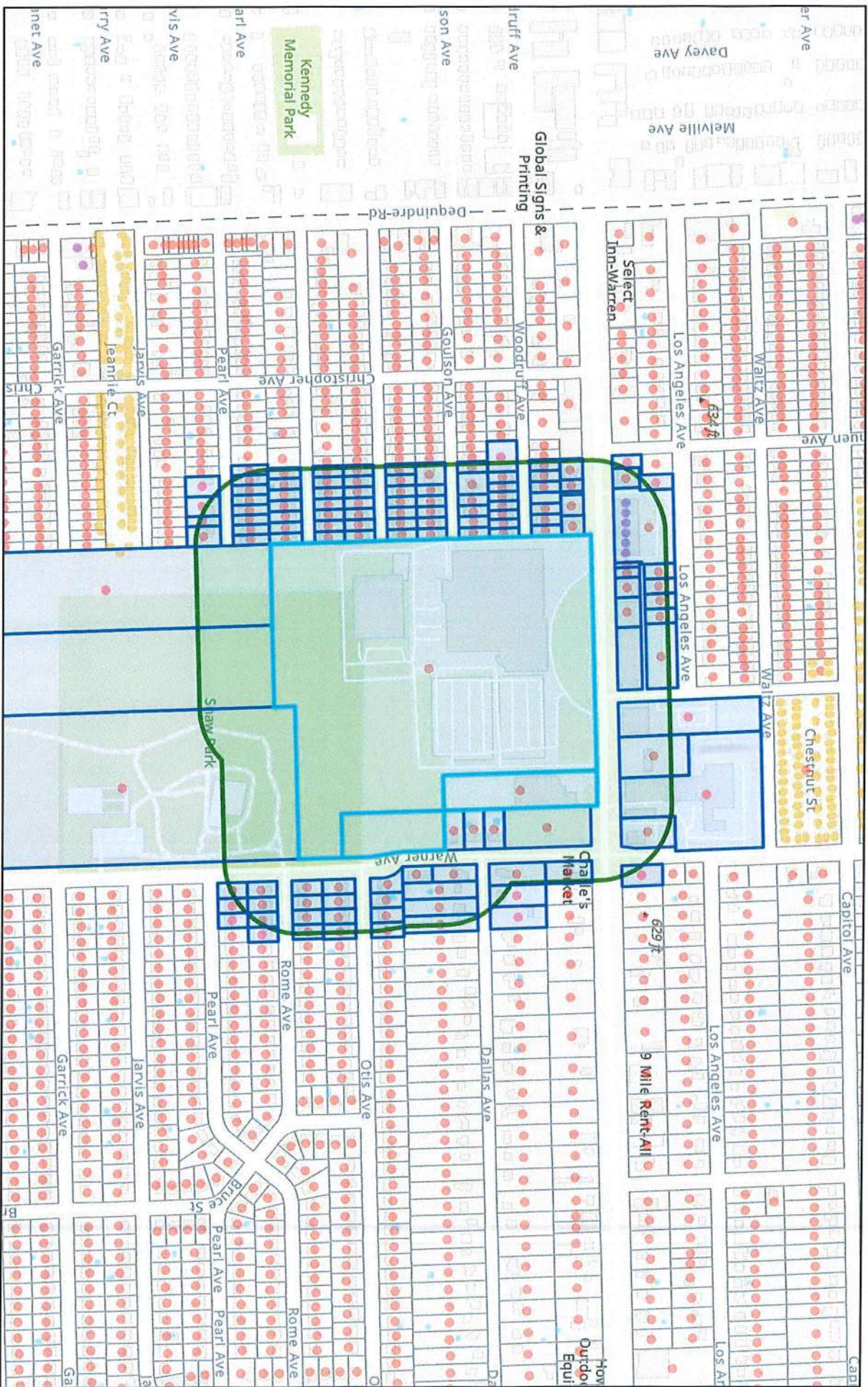
Frank S. Day, Owner  
Condammatic Co. Inc.

GRANTED permission at the meeting held  
on November 30, 1977, to erect a 13.6 ft.  
x 100 ft. addition to within 12.6 ft of  
the west side property line.

# 2023 WARREN



# 2700 Nine Mile - 13-31-126-003, 13-31-126-007 & 008



10/24/2023, 10:48:42 AM



Utility Address Points

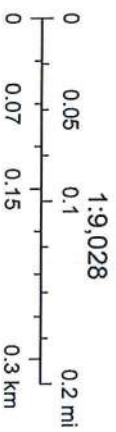
Site Address Point

Building



Parcels

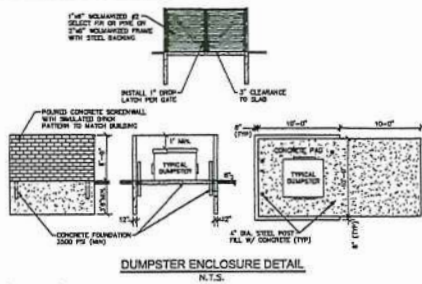
Multi-Business



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA,

Esri, NASA, NGA, USGS, FEMA | Southeast Michigan Council of Governments (SEMCOG) | Esri Community Maps Contributors, Province of Ontario, SEMCOG, @ OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METV

ArcGIS Web AppBuilder

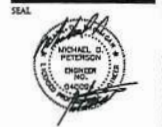


DUMPSTER ENCLOSURE DETAIL  
N.T.S.



**NF ENGINEERS**  
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 332-7931  
FAX (248) 332-6257



PROJECT  
Great Lakes Trucking  
Warren, Michigan

CLIENT  
Spartan Real Estate Group  
14218 Lakeside Boulevard N  
Shelby Township  
Oakland County, MI 48315

Contact: Paul Reschke  
Phone: (248) 515-8225

PROJECT LOCATION  
Part of the NW 1/4  
of Section 31  
T.1N., R.12E.  
City of Warren,  
Macomb County, Michigan

SHEET  
Rezoning Plan



DATE ISSUED/REVISED  
01-24-2023 1000 P. PLANNING LEGAL DESCRIPTION  
02-29-2023 REVISED PER CLIENT  
03-29-2023 APPROVED BY CITY

DRAWN BY:  
N. Naoum  
DESIGNED BY:

APPROVED BY:  
K. N. N. N. N.  
THAM CONTACT:

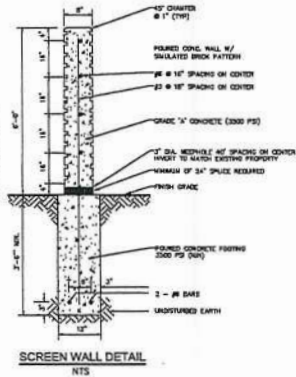
DATE:  
01-18-2023

SCALE: 1" = 50'  
N7E JOB NO. SHEET NO.  
N287 SP1

Eight Ft High Poured Concrete Screening Wall

Temporary Car Parking. Strip topsoil and add gravel or millings to park cars on through the winter.

Temporary Truck Parking. Remove topsoil and create Berms on the East and South areas. Add temporary gravel or millings to park on through the winter.



SCREEN WALL DETAIL  
N.T.S.

**LEGAL DESCRIPTION: PARCEL 1**

PART OF THE NW 1/4 OF SECTION 31, T.1N., R.12E., CITY OF WARREN, MACOMB COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCED AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S. 89° 50' 00" W. 218.47 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING; THENCE DUE SOUTH 650.00 FEET; THENCE S. 89° 50' 00" W. 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 113,500 SQUARE FEET OR 2.586 ACRES.

ADDRESS: 2700 S 1/2 MILE RD WARREN, MICHIGAN 48091-2175

**LEGAL DESCRIPTION: EXISTING P ZONING AREA 1**

PART OF THE NW 1/4 OF SECTION 31, T.1N., R.12E., CITY OF WARREN, MACOMB COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCED AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S. 89° 50' 00" W. 218.47 FEET ALONG THE NORTH LINE OF SAID SECTION 31; THENCE DUE SOUTH 470.00 FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH 180.00 FEET; THENCE S. 89° 50' 00" W. 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 23,200 SQUARE FEET OR 0.536 ACRES.

**LEGAL DESCRIPTION: PARCEL 2**

PART OF THE NW 1/4 OF SECTION 31, T.1N., R.12E., CITY OF WARREN, MACOMB COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MEASURED N. 89° 50' 00" W. ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 218.47 FEET AND DUE SOUTH A DISTANCE OF 650.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE DUE SOUTH 415.64 FEET; THENCE N. 89° 50' 00" E. 176.36 FEET TO A POINT IN THE WEST LINE OF WARREN STREET; THENCE DUE SOUTH ALONG THE WEST LINE OF WARREN STREET A DISTANCE OF 176.36 FEET; THENCE S. 89° 40' 00" W. 318.47 FEET; THENCE DUE NORTH 588.00 FEET; THENCE S. 89° 50' 00" E. 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 113,500 SQUARE FEET OR 2.586 ACRES.

**LEGAL DESCRIPTION: EXISTING P ZONING AREA 2**

PART OF THE NW 1/4 OF SECTION 31, T.1N., R.12E., CITY OF WARREN, MACOMB COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MEASURED N. 89° 50' 00" W. ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 218.47 FEET AND DUE SOUTH A DISTANCE OF 650.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE DUE SOUTH 415.64 FEET; THENCE N. 89° 50' 00" E. 60.21 FEET; THENCE DUE SOUTH 176.36 FEET; THENCE S. 89° 40' 00" W. 200.21 FEET; THENCE DUE NORTH 588.00 FEET; THENCE S. 89° 50' 00" E. 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 52,000 SQUARE FEET OR 1.183 ACRES.

**LEGAL DESCRIPTION: PARCEL 3**

PART OF THE NW 1/4 OF SECTION 31, T.1N., R.12E., CITY OF WARREN, MACOMB COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MEASURED N. 89° 50' 00" W. ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 218.47 FEET AND DUE SOUTH A DISTANCE OF 650.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S. 89° 50' 00" E. 150.47 FEET; THENCE DUE SOUTH 172.40 FEET; THENCE S. 89° 40' 00" W. 229.35 FEET; THENCE DUE SOUTH 176.36 FEET; THENCE S. 89° 40' 00" W. 318.47 FEET; THENCE DUE NORTH 588.00 FEET; THENCE S. 89° 50' 00" E. 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 87,500 SQUARE FEET OR 1.993 ACRES.

**LEGAL DESCRIPTION: EXISTING P ZONING AREA 3**

PART OF THE NW 1/4 OF SECTION 31, T.1N., R.12E., CITY OF WARREN, MACOMB COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MEASURED N. 89° 50' 00" W. ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 218.47 FEET AND DUE SOUTH A DISTANCE OF 650.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S. 89° 50' 00" E. 43.00 FEET; THENCE DUE SOUTH 184.42 FEET; THENCE S. 89° 40' 00" W. 50.21 FEET; THENCE DUE NORTH 588.00 FEET TO THE POINT OF BEGINNING, CONTAINING 18,500 SQUARE FEET OR 0.424 ACRES.

**SITE DATA**

Zoned: M-2 Medium Light Industrial District. (Per Zoning Ordinance Map)  
And Zoned: P Parking District

Parcel 1: 91,000 S.F. or 2.089 Acres.  
Parcel 2: 113,500 S.F. or 2.586 Acres.  
Parcel 3: 87,500 S.F. or 1.993 Acres.

Building Setback: M-2 Zoning  
Front: 25'  
Side: 20'  
Rear: 20'

Max. Building Height Permitted: 2 Stories, 30 Feet  
Existing: 1 Story/2 Story 18 Feet

Required Parking: Gross Floor Area 25,000 S.F./1,000 = 25 Spaces.  
Provided: 25 Spaces.

The above setbacks & height requirements were obtained from the City of Warren Zoning Ordinance.

**FLOOD HAZARD NOTE**

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE 1 OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26080C0102, BEARING AN EFFECTIVE DATE OF 09-29-2006.



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: NOVEMBER 8, 2023 at 7:30 P.M.**

**Applicant:** LILIYA SKIKUN  
**Common Description:** 2700 NINE MILE

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

Erect an eight foot high poured concrete screen wall, 366.5 lineal feet, along the east side of the rear parking lot to the south turning east until it meets the berm. This will provide a buffer between the rear parking lot and the 3 residential properties at: 22731, 22713 and 22693 Warner.

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

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

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

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

Sincerely,  
Board of Appeals

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**OFFICE OF THE CITY COUNCIL**

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

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

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