



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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, February 14, 2024 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

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

AGENDA

1. CALL TO ORDER
 2. PLEDGE OF ALLEGIANCE
 3. ROLL CALL
 4. ADOPTION OF THE AGENDA
 5. APPROVAL OF THE MINUTES of the **Regular Meetings of December 13, 2023 and January 10, 2024.**
 6. PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:
- APPLICANT: Bray Homes LLC**
Debra West
24503 Tallman
13-27-203-034
R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain an oversized accessory structure (shed) 14' 4" x 10' 6" = 150.5 square ft.
- 2) Retain 705.19 square ft. of accessory structures: 411.25 square ft. detached garage, 143.44 square ft. lean to and 150.5 square ft. shed.
- 3) Retain two detached accessory structures (garage with lean to and shed).
- 4) Retain two detached accessory structures more than 3 ft. apart.
- 5) Retain an accessory structure (shed) that extends past the side building line of the dwelling.

ORDINANCES and REQUIREMENTS:

Section 4.20 – Detached Accessory Buildings: (A) All detached accessory buildings shall not exceed one (1) story or ten (10) feet in height measured to the eaves and shall not occupy more than thirty (30) percent of the rear yard. Such buildings shall conform to, and shall not

project beyond, the existing side building lines of the principal building on the lot and shall be one (1) foot from the edge of any easement. The construction of all such accessory structures shall be subject to the following conditions: 3. That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory structure shall be permitted in the yard. 5. That all accessory structures, excluding garages, will not exceed a total of 120 square ft.

Section 7.01 – Uses Permitted: (I) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

7. PUBLIC HEARING:

APPLICANT: Marvelous Promotions, Inc. / Veronica Williams-Hernalsteen -USE-
- REPRESENTATIVE:

Veronica Williams-Hernalsteen
- COMMON DESCRIPTION:

6200 Chicago
- LEGAL DESCRIPTION:

13-04-303-017
- ZONE:

MZ, O, R-1-P

VARIANCES REQUESTED: Permission to -USE-
Continue to operate a promotions company which will include the use of embroidery machines on site.

ORDINANCES and REQUIREMENTS:
Section 13A.01 – Use Regulations, In O Districts: An embroidery business is not a permitted use in an “O” district.

8. PUBLIC HEARING:

APPLICANT: Annie’s Tiny Tots -USE-
- REPRESENTATIVE:

Zach Soccorsi
- COMMON DESCRIPTION:

11200 Twelve Mile
- LEGAL DESCRIPTION:

13-15-204-024
- ZONE:

R-1-C

VARIANCES REQUESTED: Permission to -USE-
Allow a childcare facility to be operated out of the building at this address. (This is a separate business not related to the church that owns the property.)

ORDINANCES and REQUIREMENTS:
Section 7.01 – Uses Permitted: A childcare center is not permitted use in an R-1-C district.
Section 4C.09 – Childcare Centers; Permitted Zoning Districts: A. districts. A state licensed childcare center generally described as a childcare center, day care center, day nursery, nursery school, parent cooperative preschool, play group, before- or after-school program, or drop-in center shall be a permitted use in the following districts: C-1, Local Business

District, SS, Special Service District, C-2, General Business District, C-3, Wholesale and Intensive Business District, the non-residential uses within a PUD, Planned Unit Development, DD, Downtown District.

9. PUBLIC HEARING:	APPLICANT: 29900 Lorraine LLC -USE-
REPRESENTATIVE:	Robert Kirk
COMMON DESCRIPTION:	29900 Lorraine
LEGAL DESCRIPTION:	13-10-401-001
ZONE:	R-1-B

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow a counseling and support facility for adolescents with mild mental health challenges in an R-1-B zone, which would commonly be allowed in a SS District. USE
- 2) Allow such use above (#1) to be on a collector road.
- 3) Waive the required wall and allow a 20 ft. greenbelt along the south property line with condition to apply for a minor amendment to the site plan within 2 months.
- 4) Waived required wall along the east property line with the same condition as #3.

ORDINANCES and REQUIREMENTS:

Section 6.01 – Uses Permitted: A mental health/counseling facility is not a permitted use in a R-1-B District.

Section 13B.01 – Regulations in SS Districts: (A) In all SS Districts, No buildings or land, except as otherwise provided in this ordinance, shall be erected or altered except for one (1) or more of the following uses: 5. Hospitals or sanitoriums primarily established for mental, alcoholism, or drug addict cases; community mental health centers, clinics for treatment of alcoholism, drugs or other substance abuse; rehabilitation centers for treatment involving any of the above and/or former convicts, emotionally distributed or mentally deficient persons, and children or adolescents who have been adjudged delinquent.

Section 13B.02 – Criteria: (A) In considering the designation of an SS District, the Warren Planning Commission and City Council shall apply the following criteria: 1. That these districts be located on major thoroughfares as identified by the City of Warren master thoroughfare plan.

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 2.26 – Greenbelt: (B) A twenty (20) foot greenbelt shall be a planting strip composed of two (2) rows of evergreen trees, spaced alternately at not more than twenty (20) feet apart and not less than three (3) rows of evergreen shrubs, spaces at not more than eight (8) feet apart and which are at least five (5) feet or more in height after one (1) full growing season after planting, and which shrubs will eventually grow to a height of not less than twelve (12) feet at maturity, and which shall be planted and maintained in a healthy growing condition by either the occupant or owner of the property.

10. PUBLIC HEARING: **APPLICANT: The Home Depot -USE-**
REPRESENTATIVE: Katie Fitzjarrald
COMMON DESCRIPTION: 25879 Hoover
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow 2,329 square ft. of permanent outdoor storage in a "P" zone.
- 2) Allow 3,465 square ft. of permanent outdoor storage in a "C-2" zone.

ORDINANCES and REQUIREMENTS:

Section 16.01 – Uses Permitted: Outdoor storage is not a permitted use.

Section 14.01 – Uses Permitted: Outdoor storage is not a permitted use.

11. PUBLIC HEARING: **APPLICANT: The Home Depot -USE-**
REPRESENTATIVE: Katie Fitzjarrald
COMMON DESCRIPTION: 25879 Hoover
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to -USE-

Allow 5,955 square ft. of temporary storage in a "C-2" zone from April 1 through August 31, 2024.

ORDINANCES and REQUIREMENTS:

Section 14.01 – Uses Permitted: Outdoor storage is not a permitted use.

12. PUBLIC HEARING: **APPLICANT: Protégé Properties LLC**
REPRESENTATIVE: Ian Findlay
COMMON DESCRIPTION: 25141 Hoover
LEGAL DESCRIPTION: 13-22-477-008
ZONE: C-1

VARIANCES REQUESTED: Permission to

Retain the existing 4 ft. brick wall along the west property line.

ORDINANCES and REQUIREMENTS:

Section 14.01 – Uses Permitted: (K) Drive-in restaurant, an establishment whose principal business is to serve food that may be consumed in the building on the premises, on the premises outside the building, or off the premises. Drive-in restaurants shall be permitted upon approval of the Planning Commission, after a public hearing has been held and it is found that the proposed drive-in restaurant meets all the requirements of the zoning ordinances and the following standards: 4. Drive-in restaurant properties shall be completely enclosed with a chain-link fence with a height of four (4) feet; however, when abutting a residential property, a decorative masonry screening wall constructed to a height of six (6) feet shall be provided.

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

APPLICANT: 21500 Hoover LLC
Gordie Miskelly
21500 Hoover
13-35-301-007
M-3

VARIANCES REQUESTED: Permission to

Allow a 6 ft. chain link fence along the south property line that extends 22 ft. past the front building line to approximately 1 ft. from the Hoover property line and runs north, parallel to said property line for 55 ft. and juts east toward the parking lot (to approximately 43 ft. from the front property line) and turns north toward the building for approximately 50 ft. (See diagram.)

ORDINANCES and REQUIREMENTS:

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

Section 17.02 – Industrial Standards: M-3 (A) Front yards, 150 ft. 3. In M-3 and M-4 Zones, front yards may be utilized for parking or vehicles provided that the front fifty (50) feet of a lot or tract in an M-3 District and the front seventy-five (75) feet of a lot or tract in an M-4 District shall be landscaped and the balance shall be depressed at least two (2) feet so as to have all parked vehicles therein, completely out of sight or view of the roadway.

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

APPLICANT: Kimberly Fence & Supply
Gordie Miskelly
22522 Hoover
13-35-101-032
MZ, M-2, M-3

VARIANCES REQUESTED: Permission to

- 1) Retain a 6’ high chain link fence along the south property line that extends 186 ft. past the front building line in the front setback to approximately 1 ft. from the Hoover property line and runs along the (east) property line for approximately 125 ft. parallel to Hoover.
- 2) Construct a 6 ft. high chain link fence along the north property line that extends past the front building line into the front setback to approximately 1 ft. from the Hoover property line.

ORDINANCES and REQUIREMENTS:

Section 4D.39 – Location: All fences and walls constructed or installed between lots shall 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 setback line.

Section 17.02 – Industrial Standards: M-2 (a) front yards 25 ft. 2. In an M-2 zone where a front yard has been established by the majority of the existing buildings on a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to setback further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards front on a major thoroughfare as defined by the master thoroughfare plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet.

15. PUBLIC HEARING:	APPLICANT: Liliya Skikun
REPRESENTATIVE:	Paul Reschke
COMMON DESCRIPTION:	2700 Nine Mile
LEGAL DESCRIPTION:	13-31-126-003, 007, 008 and 009
ZONE:	M-2

VARIANCES REQUESTED: Permission to

- 1) Allow 41,416 square ft. of open storage of truck parking and staging, when 12,530 square ft. is allowed.
- 2) Allow a front setback of 31.86 ft. from the north property line to the maneuvering lane.

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.

Section 17.02 – Industrial Standards: (A) Front yards: M-2: 25 ft. 2. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to setback further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the Master Thoroughfare Plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet. *Note: Contingent upon parcel/lot combination.

16. NEW BUSINESS

17. ADJOURNMENT

Paul Jerzy
Secretary of the Board

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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: BRAY HOMES LLC
REPRESENTATIVE: DEBRA WEST
COMMON DESCRIPTION: 24503 TALLMAN
PARCEL NUMBER: 12-13-27-203-034
ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to retain oversized shed.

ORDINANCES and REQUIREMENTS:

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

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

5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

SECTION 7.01 USES PERMITTED. (I) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

VARIANCES REQUESTED: Permission to:

1. Retain an oversized accessory structure (shed) 14' 4" x 10' 6" =150.5 sf.
2. Retain 705.19 sf. of accessory structures: 411.25 sf detached garage, 143.44 sf lean to and a 150.5 sf. shed.
3. Retain two detached accessory structures (garage with lean to and shed).
4. Retain two detached accessory structures more than 3 ft. apart.
5. Retain an accessory structure (shed) that extends past the side building line of the dwelling.

Previous Variance Requested: None.

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: BRAY HOMES 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 4.20 DETACHED ACCESSORY BUILDINGS
SECTION 7.01 USES PERMITTED

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

dwenson, Zoning Inspector

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: Bray Homes, LLC

Address: 22648 Blackburn Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: Debra West Telephone: [REDACTED]

Representative's Address: SAME AS ABOVE

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

Address of Property: [REDACTED]

Parcel I.D. No. (as shown on tax bill): 12-13-27-203-034

Purpose of Request: VARIANCE FOR EXISTING SHED SIZE
20 SQUARE FEET OVER SIZE

Please explain the nature of your hardship:

VERY NICE Quality Shed was put up years ago
by ONE of the PREVIOUS OWNER. Going back 4
OWNERS, MORE than a decade ago. It is a VERY NICE
feature. REMOVING it would LOWER the property
value. It MEET all other REQUIREMENTS EXCEPT 20 SQ. FEET

Signature: Debra West Date: 1-14-24

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 Debra West

Name(s) of Person(s)

OF

Address, City, State

Zip

Telephone

THE

MEMBER

OF

BRAY HOMES, LLC

Title of Officer

Name of Company

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

BRAY HOMES, LLC

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 Debra West

Name(s) of Person(s)

THE

MEMBER

OF

BRAY HOMES, LLC

Title of Officer

Name of Company

OF

Address, City, State

Zip

Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Debra West L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 19th DAY OF January, 2024, BEFORE ME PERSONALLY CAME
Debra West, 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.

Bernadette Gallagher
Notary Public - Michigan
Wayne County

Bernadette Gallagher
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 8/20/2029

My Commission Expires August 20, 2029
Acting in Macomb County

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.

*There is know reason this shed
should be taken down*

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

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.

This shed is not hindering anything

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.

*This shed is in very good shape
and very use full*

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

*This shed can be used for multiple
reasons*

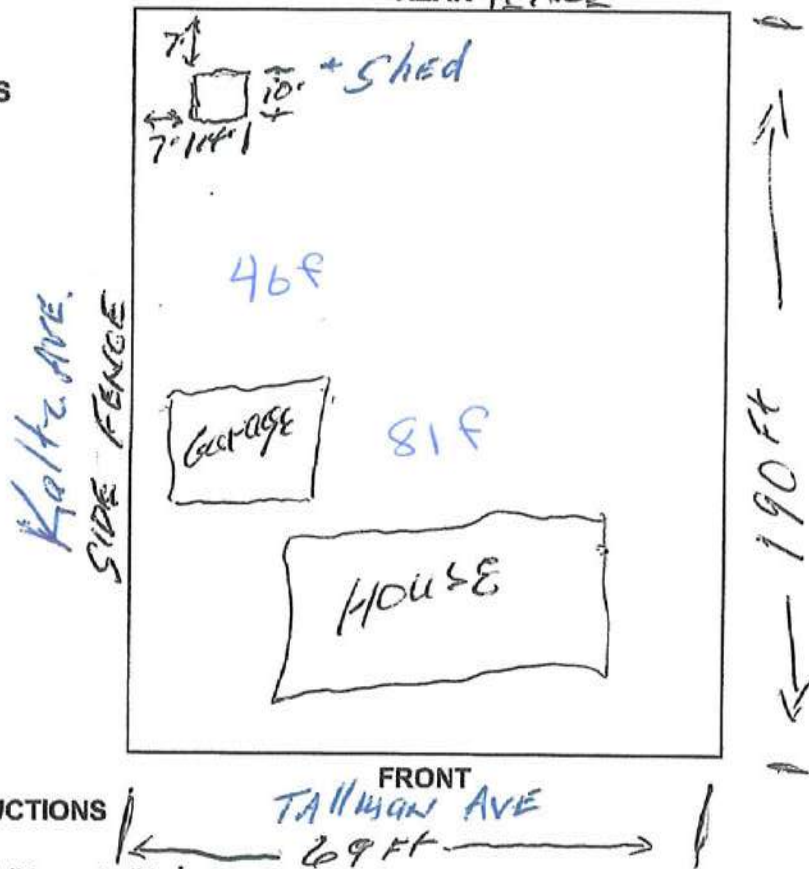
TO BE FILLED IN BY APPLICANT BUT NEED NOT
 BE FILLED IN IF LOT PLOT IS INCLUDED ON PLANS
 SUBMITTED WITH THIS APPLICATION.

This plot must show the following: (a) Dimensions of lot; (b) All buildings or structures existing on lot and all new buildings or structures to be erected, the location thereof including sizes; (c) Measurement of side, rear and front yards and distances between buildings or structures; (d) Location of streets and alleys; (e) Vehicle storage space.

NOTICE:

Commercial, Industrial & Institutional:

Requires that four sets of blueprints showing the lot lines are to be submitted by a registered land surveyor bearing his seal.



INSTRUCTIONS

RESIDENTIAL

Applications for permits for Residential Buildings and Additions shall be accompanied by two complete sets of plans including plot, foundation, floor, heating, plumbing, electrical and also cross sections and elevations.

COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL

Applications for permits for Commercial, Industrial and Additions shall be accompanied by four complete sets of plans, bearing the embossed seal of a registered licensed architect or engineer. Each set is to include plot, foundation, floor, heating, plumbing, electrical plans and also necessary cross sections, details and elevations.

SWIMMING POOLS

Applications for permits for swimming pools shall be accompanied by two complete sets of plans and specifications. Each set is to include plot, structural, plumbing and electrical plans.

NOT TO BE FILLED IN BY APPLICANT

ZONING AND HOUSING EXAMINATION

PERMIT TO BE ISSUED FOR _____

Zoned _____

P.C. Approval _____

Z.B.A. Approval _____

Zoning Remarks _____

Need C/OY _____ N _____

5 ft rear easement

Inspectors Remarks _____

Inspectors Approval _____

Fwd: 24503 Tallman

Robert West [REDACTED]

via gmail.com

Tue 1/23/2024 4:54 PM

To: Deborah Wenson [REDACTED]

Hi Debbie, here are those demensions you asked for.

Thanks,

Bob West

Garage 21 x 19' 7"

Shad 14' 4" x 10' 6"

Awning 20' 3" x 7' 1"

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Address 24503 TALLMAN
Unit# / Building#
Municipality Warren
Zip 48089-1814
Asking Price \$129,900
Sold Price \$129,900
Sale/Rent For Sale
MLS # 430597
Original MLS# 430597
Type Single Family
Status Closed
Activation Date



Agent Remarks refrigerator and stove included !!! Nicest home in the neighborhood! ONE SHOWING WILL SELL THIS TO YOUR FUSSIEST BUYER
Public Remarks WELCOME HOME!! This Warren home is set on a 69x190 lot w/above ground pool, shed, garden and patio to watch the sun set. Home has updated furnace, vinyl windows, roof, and a wood burning stove for those cold winter nights, built in dishwasher

This shed has been here
 at least since the listing
 date below 3-8-2003.
 Not sure how many years before that.

LOCATION INFORMATION

County Macomb
Cross Streets SOUTH OF 10 MILE / WEST OF HOOVER
School Dist Van Dyke Public Schools
Subdivision KLINGKAMMER
Directions 10 MILE TO TALLMAN
Legal LOT 95

MLS Area Warren (50023)
Lot Size 55X128
Acres 0.00
Frontage 55
Body of Water

Property ID 1327203034
Assessments
Principal Res Exempt Yes
Summer Tax/ Yr \$1,227.90
Winter Tax/ Yr \$182.15
Village Tax/ Yr
Total Tax/ Yr \$1,410.05

PROPERTY INFORMATION

Bed Rooms 3
Bath Full / Half 1 / 1
Total Bath Full/Half 2
Manufactured
Garage 2.00
Year Built 1949
Site Condo
Basement No

Struct Style Tri-Level
Exterior Brick
Water Public Water
Sewer Community

Abv Grd SqFt 1456
Below Grd SqFt
Below Grd SqFt Fin
Price Per SQFT \$89.22

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	12 x 11	First	
Bedroom 2	11 x 8	First	
Bedroom 3	12 x 11	Second	
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	23 x 10	First	
Dining Rm	x		
Kitchen	12 x 9	First	
Brkfst Nk	x		
Family Rm	x		
Great Rm	19 x 11	First	
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x		
Sun/Florida	x		
Full Bath 1	x		
Full Bath 2	x		
Full Bath 3	x		
Lav 1	x		
Lav 2	x		

LISTING INFORMATION

List Date 3/28/2003 **Exp Date**

List-Agt 6502344028 Anthony R Raffin

Co-List Agt

MLS MlRealSource

List-Firm 2244202

Co-List Firm

RE/MAX First

L-Firm Ph # Main: 586-773-4400

L-Agt Ph #

Co-List Ph #

Showing Instructions CLB SELLER MUST BE HOME FOR ALL SHOWINGS

Subj Short Sale No **Contract** Exclusive Right to Sell

Full Serv Listing Yes **Association** No 0.00

Signed Disc Yes **Assoc Name**

List Exception No **Assoc Contact**

Ownership Other/See Remarks **Assoc Phone**

Possession 0

Comp SA Yes 3.00 Percent

Comp BA Yes 3.00 Percent

Comp NA Yes 3.00 Percent

DOM 22 / 22

[See All Fields Detail Report for Complete Info](#)

SOLD INFORMATION

Sell-Agt Anthony R Raffin

Sell-Firm RE/MAX First

Sell-Firm Ph # Main: 586-773-4400

Pend Date 4/19/2003 **Closed Date** 6/27/2003

How Sold FHA

Concessions

Concession Amt

FEATURES

APPLIANCES

Dishwasher, Disposal, Range /Oven, Refrigerator
Brick

EXTERIOR CONSTRUCTION

EXTERIOR FEATURES

FIREPLACE

FEATURES

Above Ground Pool, Fenced Yard, Patio, Sidewalks
Wood Stove

FOUNDATION TYPE

HEATING SYSTEM

HEAT/FUEL TYPE

COOLING SYSTEM

INTERIOR FEATURES

GARAGE TYPE

Crawl
Forced Air
Natural Gas
Wall/Window A/C
Cable/Internet Avail.
Detached Garage

FINANCIAL TERMS

Cash, Conventional, FHA, VA

SITE/LOT FEATURES

ROADS

SEWER/SEPTIC

ROOMS

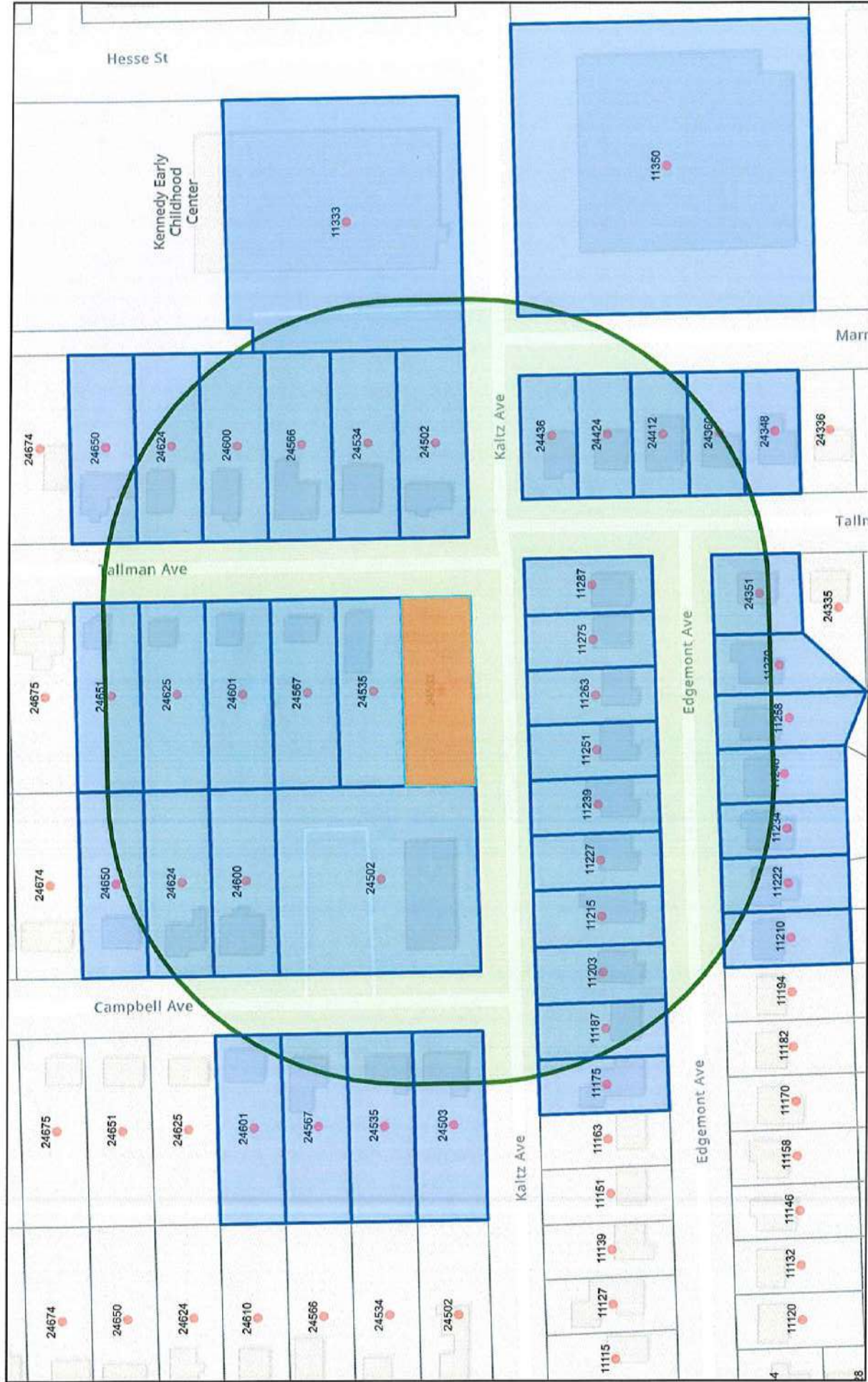
Corner Lot
Paved Street
Community
Family Room, First Floor
Laundry

2023 WARREN



24503 Tallman - 13-27-203-034

441



1/30/2024, 9:48:48 AM

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, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasys, Rijkswaterstaat, GSA, Geoland, FEMA,

Esri Community Maps Contributors, Province of Ontario, SEIMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METUNASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCAN, Parks Canada | ArcGIS Web AppBuilder

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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: FEBRUARY 14, 2024 at 7:30 P.M.

Applicant: BRAY HOMES LLC
Common Description: 24503 TALLMAN

VARIANCE(S) REQUESTED: Permission to:

- 1) Retain an oversized accessory structure (shed) 14' 4" x 10' 6" = 150.5 square ft.
- 2) Retain 705.19 square ft. of accessory structures: 411.25 square ft. detached garage, 143.44 square ft. lean to and a 150.5 square ft. shed.
- 3) Retain two detached accessory structures (garage with lean to and shed).
- 4) Retain two detached accessory structures more than 3 ft. apart.
- 5) Retain an accessory structure (shed) that extends past the side building line of the dwelling.

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Angela Rogensues, President, At Large
Melody Magee, Vice-President, Dist. 1

Mindy Moore, Secretary, Dist. 3
David Dwyer, Mayor Pro Tem, Asst. Sec'y, At Large

Jonathan Lafferty, Dist. 2
Gary Boike, Dist. 4
Henry Newnan, Dist. 5

CITY OF WARREN

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: MARVELOUS PROMOTIONS, INC. VERONICA WILLIAMS-HERNALSTEEN

REPRESENTATIVE: VERONICA WILLIAMS-HERNALSTEEN

COMMON DESCRIPTION: 6200 CHICAGO

PARCEL NUMBER: 12-13-04-303-017

ZONED DISTRICT: MZ, O, R-1-P

REASON: Petitioner seeks a variance to operate a promotions company/manufacturer in an office zone.

ORDINANCES and REQUIREMENTS:
SECTION 13A.01 - USE REGULATIONS, IN O DISTRICTS. An embroidery business is not a permitted use in an "O" district.

VARIANCES REQUESTED: Permission to:
Continue to operate a promotions company which will include the use of embroidery machines on site.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 12/19/2023 01/03/2024 (M) (P) (C)

\$250 SW 12/19/23

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: Marvelous Promotions, Inc. Veronica Williams-Hernalsteen

Address: 6200 Chicago Rd. Warren MI 48092 Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Marvelous Ventures, LLC.

[REDACTED]

Name of Representative: Veronica Williams-Hernalsteen Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 6200 Chicago Rd.

Parcel I.D. No. (as shown on tax bill): 12-13-04-303-017

Purpose of Request: To receive a Variance to operate 3
embroidery machines in addition to the office
work on the property.

Please explain the nature of your hardship: There is lack of inventory of quality bldgs in appropriate area.

We attempted to get approval before purchasing, but previous
owner had back taxes, so unable until caught up. We are
asking for variance approval to run 3 embroidery machines
in space with rest of building used as normal office use.
The space is beautiful & affordable & great location for our own space.

Signature: VW Hernalsteen Date: ~~12/19/23~~ 12/19/23

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 Veronica Williams-Hernalsteen
Name(s) of Person(s)
OF [REDACTED] [REDACTED] [REDACTED]
Address, City, State Zip Telephone
THE Partner OF Marvelous Ventures
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT We are
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 Williams-Hernalsteen L.S.
SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF macomb

ON THIS 19 DAY OF December, 2023, BEFORE ME PERSONALLY CAME
Veronica Williams-Hernalsteen TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT I 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.

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

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

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

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

This is not an issue.

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

This is not an issue.

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.

This is not an issue.

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 business hours are 9:30-5:00 M-F accommodating business client. The only equipment we would operate is a set of 3 sewing/embroidery machines doing corporate, police, fire & municipal logos. We have 5-8 customers a day, on average, that walk in.

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.

We have no issue here.

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 operate a professional, well taken care of operation. Our business operates as an office space. We respect & include the historical district in all of our bldg. decisions. We are a good neighbor & respect those around us.

CERT OF COMPLIANCE Enforcement | E23-05485**Property Information**

12-13-04-303-017	6200 CHICAGO	Subdivision:	
	WARREN MI, 48092	Lot:	Block:

Name Information

Owner:	MARVELOUS VENTURES LLC	Phone:	
Occupant:	FINANCIAL SERVICES OF AMERICA	Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	10/30/2023	Date Closed:	Status:
-------------	------------	--------------	---------

Complaint:
PER ASSESSING: MARVELOUS PROMOTIONS OCCUPYING W/O A COC

Last Action Date: Last Inspection: 12/21/2023

Last Action:

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status:	Scheduled	Result:	
Scheduled:	02/15/2024	Completed:	

Comments:

Scheduling Comment HAS VARIANCE BEEN GRANTED? IS COC APP TURNED IN IF SO?

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status:	Completed	Result:	No Violation
Scheduled:	12/21/2023	Completed:	12/21/2023

Comments:

Y033226 ISSUE/POST TICKET FOR FAILURE TO OBTAIN COC

12/21/23 WENT TO ISSUE TICKET BUT TENANT INFORMED ME THAT THEY APPLIED FOR ZBA VARIANCE. SCHEDULED NEW FOLLOW UP TO CHECK IF IT GETS GRANTED.-BS

COC FOLLOW-UP Inspection | BRIAN SCHUMAN

Status:	Completed	Result:	Not Complied
Scheduled:	12/19/2023	Completed:	12/20/2023

Comments:

Scheduling Comment COC FOLLOW-UP TO REQ'D LTR-MARVELOUS PROMOTIONS

USE NOT ALLOWED - INFORMED APPLICANT PROBABLY GOING FOR VARIANCE. -SW
12/7/23 GAVE UNTIL 12/19/23 TO TURN IN VARIANCE APPLICATION -SW

COC FOLLOW-UP Inspection | BRIAN SCHUMAN

Status:	Completed	Result:	Violation(s)
Scheduled:	12/04/2023	Completed:	12/04/2023

Comments:

Scheduling Comment COC FOLLOW-UP TO REQ'D LTR-MARVELOUS PROMOTIONS

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status:	Completed	Result:	Violation(s)
Scheduled:	11/16/2023	Completed:	11/16/2023

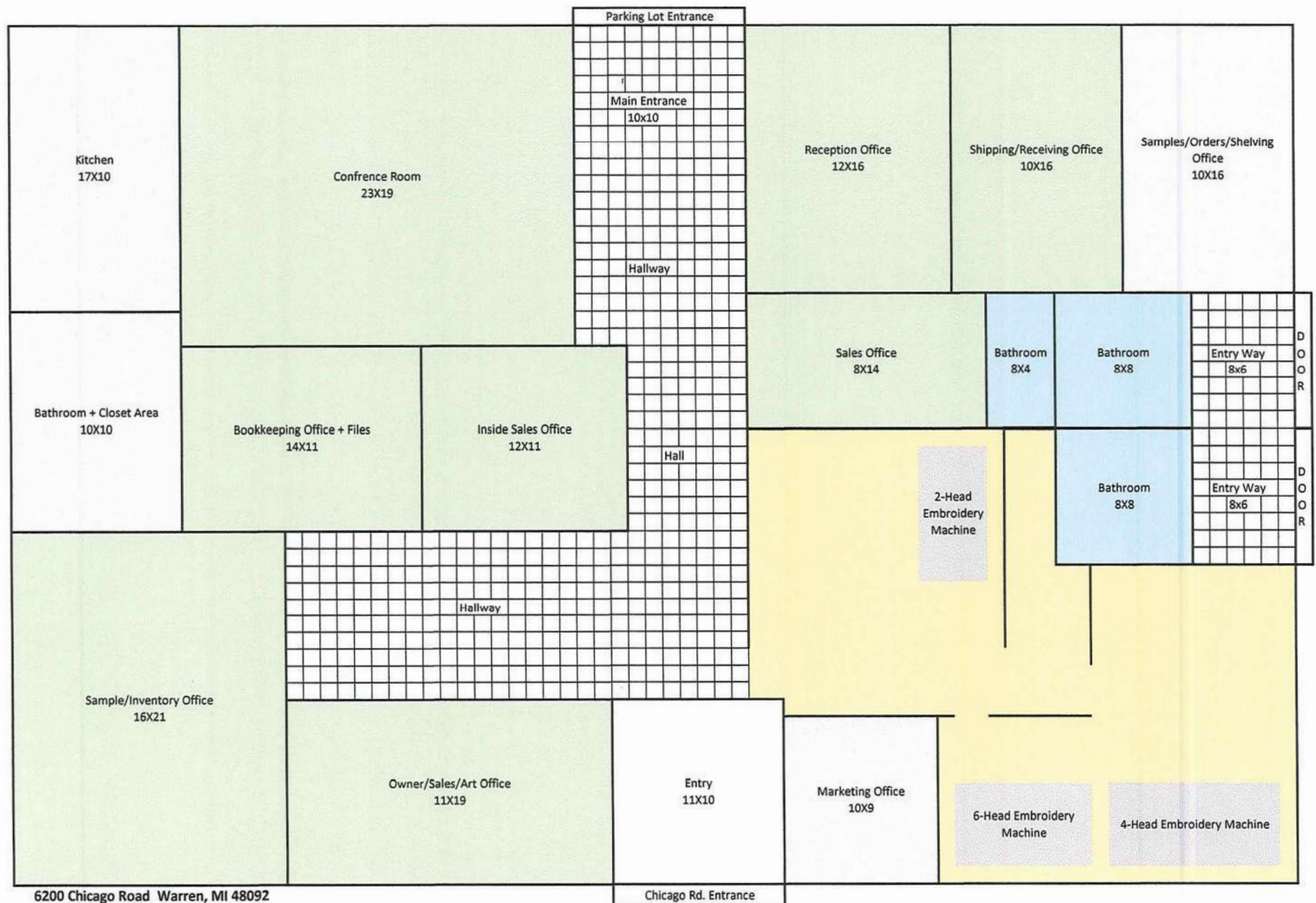
Comments:

Scheduling Comment PER ASSESSING: MARVELOUS PROMOTIONS OCCUPYING W/O A COC

6200 Chicago Road

Steven S. Lackomar

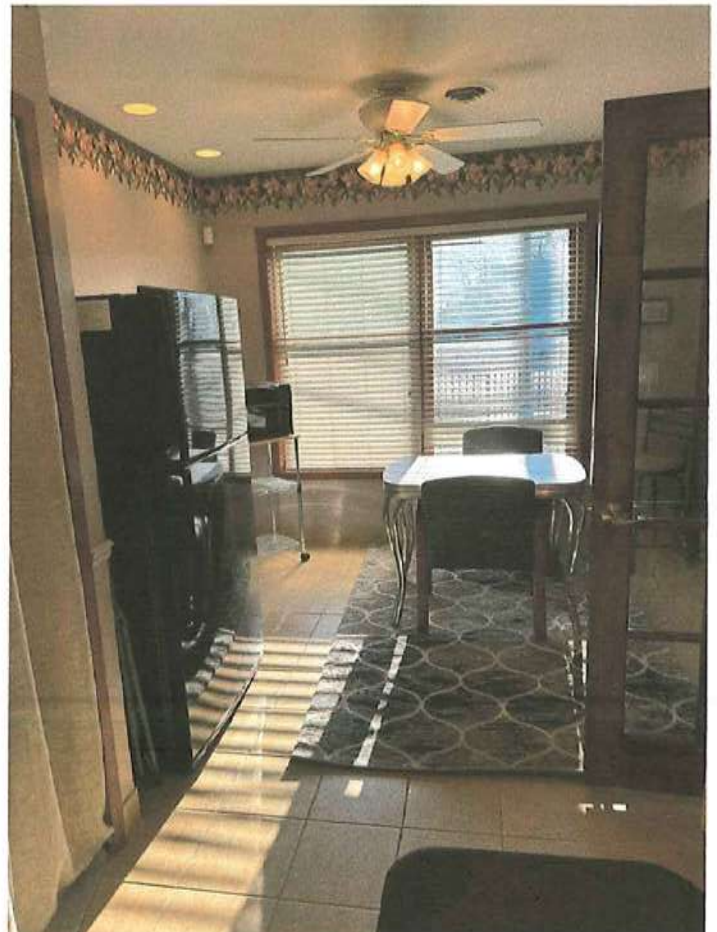
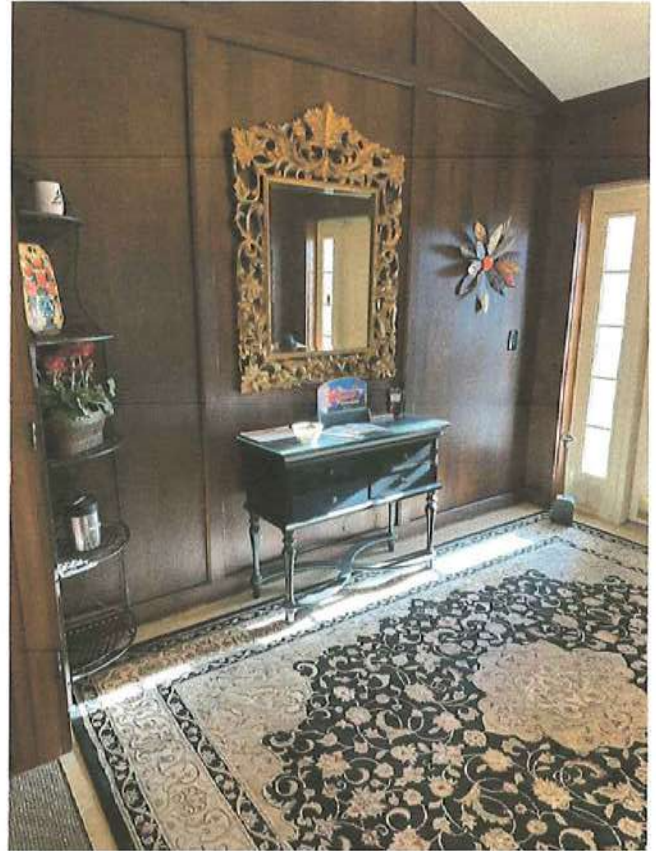
Granted permission at the meeting of 5-13-81 to hardsurface for parking purposes to no less than 15' of property line along Beebe and no less than 17' of property line along Chicago Road. Permission to waive required greenbelt or masonry wall along the entire north property line also granted. Granted to construct 80' x 52' bldg. no less than 15' of property line along Beebe to no less than 17' of property line along Chicago. Board stipulated these variances are to be in accordance with site plan submitted to them.







6200 Chicago Road Interior



2023 WARREN



20/11



1/30/2024, 10:04:51 AM

1:2,257

0	0.01	0.03	0.05 mi
1.2, 2.0			

Building

Multi-Business ☐ Parcels ☐

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrisen, Rijkswaterstaat, GSA, Geoland, FEMA, 0 0.02 0.04 0.09 km

Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, USDA, USFWS, NRCAN, Parks Canada | ArcGIS Web AppBuilder

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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: FEBRUARY 14, 2024 at 7:30 P.M.

Applicant: MARVELOUS PROMOTIONS, INC. / VERONICA WILLIAMS-HERNALSTEEN ~~-USE-~~
Common Description: 6200 CHICAGO

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

Continue to operate a promotions company which will include the use of embroidery machines on site.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Angela Rogensues, President, At Large
Melody Magee, Vice-President, Dist. 1

Mindy Moore, Secretary, Dist. 3
David Dwyer, Mayor Pro Tem, Asst. Sec'y, At Large

Jonathan Lafferty, Dist. 2
Gary Boike, Dist. 4
Henry Newnan, Dist. 5

CITY OF WARREN

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

APPLICANT: ANNIE'S TINY TOTS

REPRESENTATIVE: ZACH SOCCORSI

COMMON DESCRIPTION: 11200 12 MILE

PARCEL NUMBER: 12-13-15-204-024

ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to operate a daycare center out of the church at this address.

ORDINANCES and REQUIREMENTS:

SECTION 7.01 USES PERMITTED. A child care center is not permitted use in an R-1-C district.

SECTION 4C.09 - CHILD CARE CENTERS; PERMITTED ZONING DISTRICTS. A. districts. a state licensed child care center generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, before- or after-school program, or drop-in center shall be a permitted use in the following districts: C-1, Local Business District, SS, Special Service District, C-2, General Business District, C-3, Wholesale and Intensive Business District, the non-residential uses within a PUD, Planned Unit Development District, DD, Downtown District.

VARIANCES REQUESTED: Permission to:

Allow a childcare facility to be operated out of the building at this address. (This is a separate business not related to the church that owns the property.)

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/09/2024 01/19/2024 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: ANNIE'S TINY TOTS

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

SECTION 7.01 USES PERMITTED.
SECTION 4C.09 CHILD CARE CENTER DISTRICTS 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

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

*DWJ
\$95.00
1/9/2024*

Name of Applicant: Annie's Tiny Tots
Address: [REDACTED] Telephone: [REDACTED]
Applicant's Email Address: [REDACTED] ☐ prefer email communication
Name and Address of Property Owner (if different): _____

Name of Representative: Zach Saccorsi 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): _____

Purpose of Request: Requesting a use variance to operate a
DayCare Center at 11200 Twelve mile Rd, Warren, MI.

Please explain the nature of your hardship:

The hardship stems from the buildings current vacancy, resulting
in a lack of tax revenue for the city. Addressing the Community's
pressing need for daycare services by repurposing the old school
building for this purpose is essential. The potential to meet a crucial
Community need defines the nature of the hardship.

Signature: Zach Saccorsi Date: 1/9/2024

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

WE Vincent Jarbow
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE Treasurer OF The Chaldean Catholic Church of The USA
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT We
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 Zach Scorsci *
Name(s) of Person(s)

THE President OF Annie's Tiny Tots *
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.

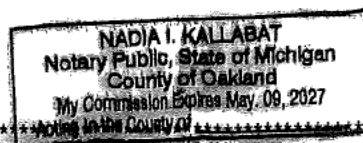
SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 3 DAY OF January, 2024, BEFORE ME PERSONALLY CAME
Vincent Jarbow, 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.



Nadia I. Kallabat
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: May 09, 2027

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.

The property, a vacant building, has restricted potential for use within its current zoning due to its unique limitations.

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 need for a daycare facility in the area wasn't caused by the property owner. More over, this need was not anything they would of known about. Establishing a Daycare would significantly benefit the community by addressing the need for daycare.

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 properties distinctive features perfectly suit a Daycare Setup, making it an ideal location for fulfilling the community's childcare needs.

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 the variance wont harm nearby properties, It wont limit light, air, or impact property values. Instead it will meet the critical need for child care without changing the areas essential character or raising safety concerns.

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

The variance is essential to preserve and maximize the property's potential for serving the community's needs, particularly for childcare services.

11200 Twelve Mile**9/12/2012**

St. Sylvester Church, (George Eichorn, representative), 11200 Twelve Mile Road, 13-15-204-023, petitioner was **GRANTED** permission to conduct church festival inside the building as per the plan on:

September 22, 2012, from 3:00 p.m. to 9:30 p.m.

September 23, 2012, from 9:00 a.m. to 6:30 p.m.

11200 Twelve Mile**7/14/2004**

ST. SYLVESTER CHURCH, **CARDINAL ADAM MAIDA**, 11200 Twelve Mile, Also Known As 13-15-204-023 – **GRANTED** request to conduct the annual festival on the church property as follows: Friday, September 10, 2004 from 5 p.m. to 11 p.m., Saturday, September 11, 2004 from 5 p.m. to 11 p.m. and Sunday, September 12, 2004 from 12 noon to 9 p.m..

11200 Twelve Mile**5/28/2003**

ST. SYLVESTER CHURCH, **CARDINAL ADAM MAIDA**, 11200 Twelve Mile, Also Known As 13-15-204-023 **GRANTED** request to conduct Annual Festival on the church property as follows: Friday September 5, 2003, 5:00 p.m. to 11:00 p.m., Saturday September 6, 2003, 5:00 p.m. to 11:00 p.m. and Sunday September 7, 2003, 12 noon to 9:00 p.m.

11200 Twelve Mile**7/10/2002**

ST. SYLVESTER CHURCH, 11200 Twelve Mile, Also Known As 13-15-204-023 – **GRANTED** request to conduct annual Spring Festival on the Church property Friday, August 23, 2002 5:00 p.m. to 11:00 p.m., Saturday, August 24, 2002 5:00 p.m. to 11:00 p.m. and Sunday, August 25, 2002 12 Noon to 9:00 p.m.

11200 Twelve Mile**7/26/2000**

ST. SYLVESTER CHURCH, 11200 Twelve Mile, Also known as 13-15-204-023 – **GRANTED** request to conduct a festival on August 25-27, 2000. **WITH THE CONDITIONS** that there will be no moonwalk, no signs throughout the city and they will abide by all other existing requirements.

11200 Twelve Mile**7/25/2001**

ST. SYLVESTER CATHOLIC CHURCH, 11200 Twelve Mile, Also Known As 13-15-204-023 – **GRANTED** request to conduct a festival on Friday, August 24, 2001 from 5:00 p.m. to 11:00 p.m., Saturday, August 25, 2001 from 5:00 p.m. to 11:00 p.m. and Sunday, August 26, 2001 from 12 noon to 10:00 p.m.

11200 Twelve Mile

7-14-99

Also known as 13-15-204-023

St. Sylvester Church - GRANTED request to conduct a festival on August 13-15, 1999.

11200 Twelve Mile

6-17-98

Also known as 13-15-204-023

GRANTED permission to hold a parish festival on the Church grounds on September 11-13, 1998, WITH THE STIPULATION that there be no lawn signs in the right of way, there be no moonwalks and they abide by the City Ordinances.

11200 Twelve Mile

St. Sylvester Church

Granted permission to hold a Parish Festival on the Church grounds on September 5, 6, and 7, 1997, with the following conditions:

1. There are to be no moonwalks.
2. There are to be no lawn signs throughout the city.
3. They must abide by all other city requirements.

May 28, 1997

~~12~~ 11200 Twelve Mile

St. Sylvester Parish

TABLED at the meeting of Nov. 30, '77 until Dec. 14, '77.

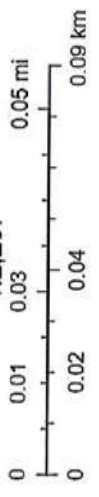
Granted permission at the meeting held on Dec. 14, '77 to construct a sign 32' x 8' 6" high to within 25' of the front property line along Twelve Mile with the condition that the sign be shut off at 10:00 p.m.

ArcGIS Web Map

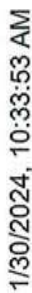


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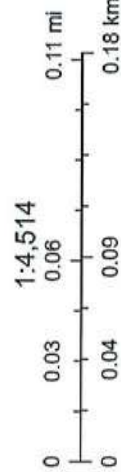
1:2,257



5/11



Utility Address Points Site Address Point Multi-Business
Building Parcels



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

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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: FEBRUARY 14, 2024 at 7:30 P.M.

Applicant: ANNIE'S TINY TOTS -USE-
Common Description: 11200 TWELVE MILE

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

Allow childcare facility to be operated out of the building at this address. (This is a separate business not related to the church that owns the property.)

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Angela Rogensues, President, At Large
Melody Magee, Vice-President, Dist. 1

Mindy Moore, Secretary, Dist. 3
David Dwyer, Mayor Pro Tem, Asst. Sec'y, At Large

Jonathan Lafferty, Dist. 2
Gary Boike, Dist. 4
Henry Newnan, Dist. 5

CITY OF WARREN

ZONING BOARD OF APPEALS - USE**SUMMARY OF VARIANCE REQUEST****APPLICANT:** 29900 LORRAINE LLC**REPRESENTATIVE:** ROBERT KIRK**COMMON DESCRIPTION:** 29900 LORRAINE**PARCEL NUMBER:** 12-13-10-401-001**ZONED DISTRICT:** R-1-B**REASON:** Petitioner wishes to operate a facility for adolescents with mild mental health challenges.**ORDINANCES and REQUIREMENTS:****SECTION 6.01 USES PERMITTED.** A mental health/counseling facility is not a permitted use in A R-1-B District.**SECTION 13B.01 - USE REGULATIONS IN SS DISTRICTS: (A)** In all SS Districts, No buildings or land, except as otherwise provided in this ordinance, shall be erected or altered except for one (1) or more of the following uses: 5. Hospitals or sanatoriums primarily established for mental, alcoholism, or drug addict cases; community mental health centers, clinics for treatment of alcoholism, drugs or other substance abuse; rehabilitation centers for treatment involving any of the above and/or former convicts, emotionally disturbed or mentally deficient persons, and children or adolescents who have been adjudged delinquent.**SECTION 13B.02 - CRITERIA. (A)** In considering the designation of an SS District, the Warren Planning Commission and City Council shall apply the following criteria: 1. that these districts be located on major thoroughfares as identified by the city of warren master thoroughfare plan.**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 2.26 - GREENBELT. (B)** A twenty (20) foot greenbelt shall be a planting strip composed of two (2) rows of evergreen trees, spaced alternately at not more than twenty (20) feet apart and not less than three (3) rows of evergreen shrubs, spaced at not more than eight (8) feet apart and which are at least five (5) feet or more in height after one (1) full growing season after planting, and which shrubs will eventually grow to a height of not less than twelve (12) feet at maturity, and which shall be planted and maintained in a healthy growing condition by either the occupant or owner of the property.**VARIANCES REQUESTED:** Permission to:

1. Allow a counseling and support facility for adolescents with mild mental health challenges in a R-1-B zone, which would commonly be allowed in a SS District. **USE**
2. Allow such use above (#1) to be on a collector road.
3. Waive the required wall and allow a 20 ft. greenbelt along the south property line with condition to apply for a minor amendment to the site plan within 2 months.
4. Waived required wall along the east property line with the same condition as #3.

Previous Variance Requested: See attached sheet

DW
1/19/2024
\$440.00

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: 29900 Lorraine LLC

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: Roberts Kirk Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

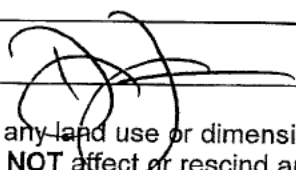
Address of Property: 29900 Lorraine

Parcel I.D. No. (as shown on tax bill): 12-13-10-401-001

Purpose of Request: - SEE THE ATTACHED -

Please explain the nature of your hardship:

- SEE THE ATTACHED -

Signature:  Date: 1/19/24

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 Asaad Yousif and Neran Yousif
Name(s) of Person(s)
OF [REDACTED]
Address, City, State Zip Telephone
THE Members OF 29900 Lorraine Ave. 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 Robert Kirk *
Name(s) of Person(s)
THE PARTNER OF Kirk Huyn Lange + Badalamenti PLLC
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 Asaad Yousif L.S.
SIGNED Neran Yousif L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 19th DAY OF January, 2024, BEFORE ME PERSONALLY CAME
Asaad Yousif & Neran Yousif, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT they DID SO OF their OWN FREE WILL AND DEED.

ALAN SHAMOUN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 2/9/2024
Acting in the County of Oakland

[Signature]
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 02/09/24

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.

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.

- #2 The building cannot be utilized under the SSD zone because it is not located on a major thoroughfare.
- #3 The property was developed in 1964. A 6' wall was not required or installed. Major site work would be required to comply

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

- #2 Building has been in existence since 1964
- #3 A 6' wall was not required for prior use

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.

- #2 + #3 - The property is unique because it has been used as a school and for office purposes for over 60 years in a residential district

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.

- #2 + #3 The continued use of the building will not be a detriment to adjacent properties because the proposed use will be similar to the uses over the last 60 years

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.

- #2 + #3 The building cannot be utilized as it has in the past. It is unique because of its location in a R1-B District

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.

- #2 + #3 The proposed use by the Applicant will be similar to the uses enjoyed by the prior owners for over 60 years

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.

The property is zoned R1-B. The current building could not be utilized and would have to be destroyed.

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 building and related uses were permitted for over 60 years. The condition was not created by prior owners but rather permitted by the city.

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 & building is located in an R1-B District which makes it unusable.

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.

The variance will not be a detriment to nearby properties because the proposed use will be similar to all prior uses which have co-existed with adjacent properties for over 60 years.

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

The property cannot be utilized in this zoning district without demolition.

ZONINGEnforcement | E23-05388

Property Information

12-13-10-401-001	29900 LORRAINE	Subdivision:	
	WARREN MI, 48093	Lot:	Block:

Name Information

Owner:	29900 LORRAINE LLC	Phone:	
Occupant:	HEWSON & VAN HELLEMONT P.C	Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	10/19/2023	Date Closed:	Status:
Complaint:	LORRAINE EDUCATION AND ADVOCACY - NO COC FROM ASSESSING.		
Last Action Date:		Last Inspection:	01/12/2024
Last Action:			

ZONING Inspection | DAVID PODESZWIK

Status:	Scheduled	Result:	
Scheduled:	01/25/2024	Completed:	

FOLLOW-UP Inspection | DAVID PODESZWIK

Status:	Completed	Result:	No Change
Scheduled:	01/12/2024	Completed:	01/12/2024

Comments:

ZON COC BUILDING IS ALWAYS VACANT ONLY ABLE TO SEE 2 SUITES LOOK UP ON NET DP

FOLLOW-UP Inspection | DAVID PODESZWIK

Status:	Completed	Result:	No Change
Scheduled:	10/31/2023	Completed:	10/31/2023

Comments:

ZON COC BRINGING IN PLANS FOR SITE PLAN/ZBA VARIANCE MOVED OUT DP

ZONING Inspection | DAVID PODESZWIK

Status:	Completed	Result:	Violation(s)
Scheduled:	10/19/2023	Completed:	10/20/2023

29900 LORRAINE K-1-B
13-10-401-001
Warren Consolidated Schools 9-10-81
GRANTED PERMISSION TO

WARREN CONSOLIDATED SCHOOLS, 29900 Lorraine, also known as, Plate No. N258C (13-10-401-001) - GRANTED permission to permit the existing, office building to be used as offices in which the personnel will be employed for work in or more of the following fields: architects, land architects, engineers, planners, artists and others employed in the graphic arts, executive and administrative work, legal, accounting, advertising, insurance, real estate computer services, writing, clerical, stenographic, and similar enterprise but specifically excluding offices for those persons concerned with improving personal and community health.

29900 Lorraine

6-9-99

Also known as 13-10-401-001

Delta Lorraine, L.L.C. - DENIED request 1) To build a 12,500 sq.ft. single story office building on R-1-B property. @) To permit the new office building to be used as offices in which the personnel will be employed for work in one, or more of the following fields: Architects, Engineers, Urban Planners, Artists and others employed in the Graphic Arts; Executive and Administrative Work,

Legal, Accounting, Advertising, Insurance, Real Estate Computer Services, Writing, Clerical, Stenographic and similar Enterprises, but excluding offices for those persons concerned with improving personal and community health.

29900 Lorraine

6/13/2001

DELTA CONTRACTING GROUP, INC., 29900 Lorraine, Also Known As 13-10-401-001 - DENIED request to continue a non-conforming office building in a District Zoned R-1-B, and include a lease to Children's Hospital "Summer Therapeutic Educational Program" (STEP) and other educational programs offered by the Rehabilitation Services Department of Children's Hospital.

29900 Lorraine

Warren Consolidated Schools

DENIED permission at the meeting of 5-14-80 to permit the existing office building to be used as offices in which the personnel will be employed for work, excluding offices for those persons concerned with improving personal and community health.

Summary of Project:

The proposed center will primarily function as an office space, designed to provide specialized counseling and support for individuals with mild mental health challenges. The core treatment program will revolve around Applied Behavioral Therapy, offering well-established techniques and evidence-based practices to enhance the quality of life for these individuals. Our goal is to empower them to thrive and reach their full potential.

In addition to the counseling and therapy services, the center will offer a range of tailored support options. These include speech therapy, occupational therapy, food therapy, and other evidence-based interventions, all personalized to cater to the unique needs of each individual. The facility will feature dedicated spaces for recreational activities, such as a small children's theater, art therapy studio, culinary space, and a gymnasium. These areas will be utilized to enhance life skills and address emotional and psychological well-being.

We believe that repurposing the existing facilities to accommodate this innovative therapy center would be a positive step for the community. Our plans focus on refurbishing and upgrading the property to suit its new purpose, without any significant expansions to the building or parking facilities.

Detailed Mission Statement / Scope of Services:

At Lorraine Therapy, we blend nature and science to help children and teenagers feel their best. Inspired by the cool ideas of Mind Garden and ABA therapy, we celebrate every child's uniqueness. With fun activities, we aim to make healing an adventure.

Here, we're all about helping kids grow, understand, and shine!

We serve: Adolescents with General Mental Health Challenges, OCD, Anxiety, and Trauma

MINDgarden PHILOSOPHY

MINDgarden is the philosophical foundation for Lorraine Therapy Centers, and emphasizes the balance between holistic remedies and scientific research in addressing children's mental health.

Integrated Approach: At the core of MINDgarden is the idea of bringing together the best of both worlds. By integrating holistic and scientific methodologies, children receive a well-rounded therapeutic experience that addresses not only the symptoms but also the root causes of their challenges.

Personalization: Recognizing that each adolescent's needs and experiences are unique, MINDgarden promotes tailored interventions. This means that a child or teenager might benefit from meditation and mindfulness practices, while another might need more traditional cognitive-behavioral therapy, or a combination of both.

Emphasis on Wellness: A holistic approach means looking at the child as a whole. This includes their physical, emotional, mental, and spiritual well-being. Nutrition, physical activity, and mindfulness can be as essential to an adolescent's mental health as any medication or therapy session.

Evidence-Based Decisions: While the holistic side emphasizes natural and alternative treatments, the scientific side ensures that every technique or therapy applied has been studied and proven effective. This combination ensures care that's both innovative and reliable.

Empowerment & Education: MINDgarden could advocate for empowering children and their families by educating them about their mental health, providing them with tools and strategies to cope and thrive. Knowledge is a powerful tool, and when kids and teenagers understand their own minds better, they're better equipped to navigate challenges.

Nature & Environment: The name "MINDgarden" suggests an environment where growth and healing take place. The therapy centers could emphasize natural settings or elements that foster calmness, introspection, and healing. Gardens, natural light, and open spaces could play a significant role in the center's physical design and therapeutic activities.

Community Engagement: Recognizing that children don't exist in isolation, MINDgarden could encourage community involvement. This might include group therapies, community outreach programs, or partnerships with schools to educate and support children's mental well-being.

Continual Learning: The field of mental health is ever-evolving. MINDgarden's philosophy would likely promote continuous learning, ensuring that the Lorraine Therapy Centers always adopt the latest, most effective strategies in children's mental health care. In essence, the MINDgarden philosophy aims to provide a nurturing, evidence-based, and holistic environment for children's mental health. By incorporating both traditional and innovative treatments, Lorraine Therapy Center can offer a comprehensive approach that respects and responds to each child's unique needs.

The Life Skills Grocery Store: Real-world experiences shape our understanding of the world. Our Life Skills Grocery Store is tailored for children to simulate everyday tasks and responsibilities. Whether it's selecting produce, handling money, or engaging in simple customer interactions, the store is a unique playground that empowers children with crucial life skills, setting them up for future independence.

The Theatre Department: Expression is a powerful antidote to many internal struggles. At Lorraine, our theatre department is more than just a place for enactments. It's a haven where children can break free from their inhibitions, step into the spotlight, and let their true selves shine. The transformative power of drama boosts their self-esteem and aids them in finding their voice in a bustling world.

The Music Room: Music, often dubbed the universal language, is therapeutic in its very essence. Our expansive music room invites children to embark on a sensory journey. With a range of instruments to explore and melodies to weave, it's a sanctuary where they can connect with sounds, rhythms, and emotions. This form of sensory therapy aids in cognitive development and emotional regulation.

Sensory Play Rooms: Beyond the traditional, our sensory rooms redefine the essence of 'play'. Equipped with slides, interactive games, and themed playrooms, they are a vibrant space where fun meets therapy. These rooms are specially designed to stimulate the senses, promoting better motor skills, attention span, and emotional balance.

Every corner of Lorraine Therapy Center echoes our commitment: to nurture, guide, and uplift. We don't just rehabilitate; we kindle hope, joy, and a vision of a brighter future. Through our tailored programs and state-of-the-art facilities, we pledge to ensure every child, regardless of their challenges, can soar to their greatest potential.

SERVICES 1. BEHAVIORAL AND MENTAL HEALTH · Assessing behavioral and developmental delays related to trauma · Mental health crisis counseling that includes a toll free phone line for individuals to connect with their counselors · Access to tele-health visits and group support sessions led by healthcare workers · Individual counseling · Group or Family counseling

2. DEVELOPMENTAL HEALTH · Evidence based therapy · Speech Therapy · Occupational Therapy · Food Therapy · Art Therapy · General Therapy

PURPOSE OF THE REQUEST: the applicant is looking to utilize the building located at 29900 Lorrain as a facility which specializes in the counseling and support for individuals with mild mental health challenges. A description of the summary of the project is attached.

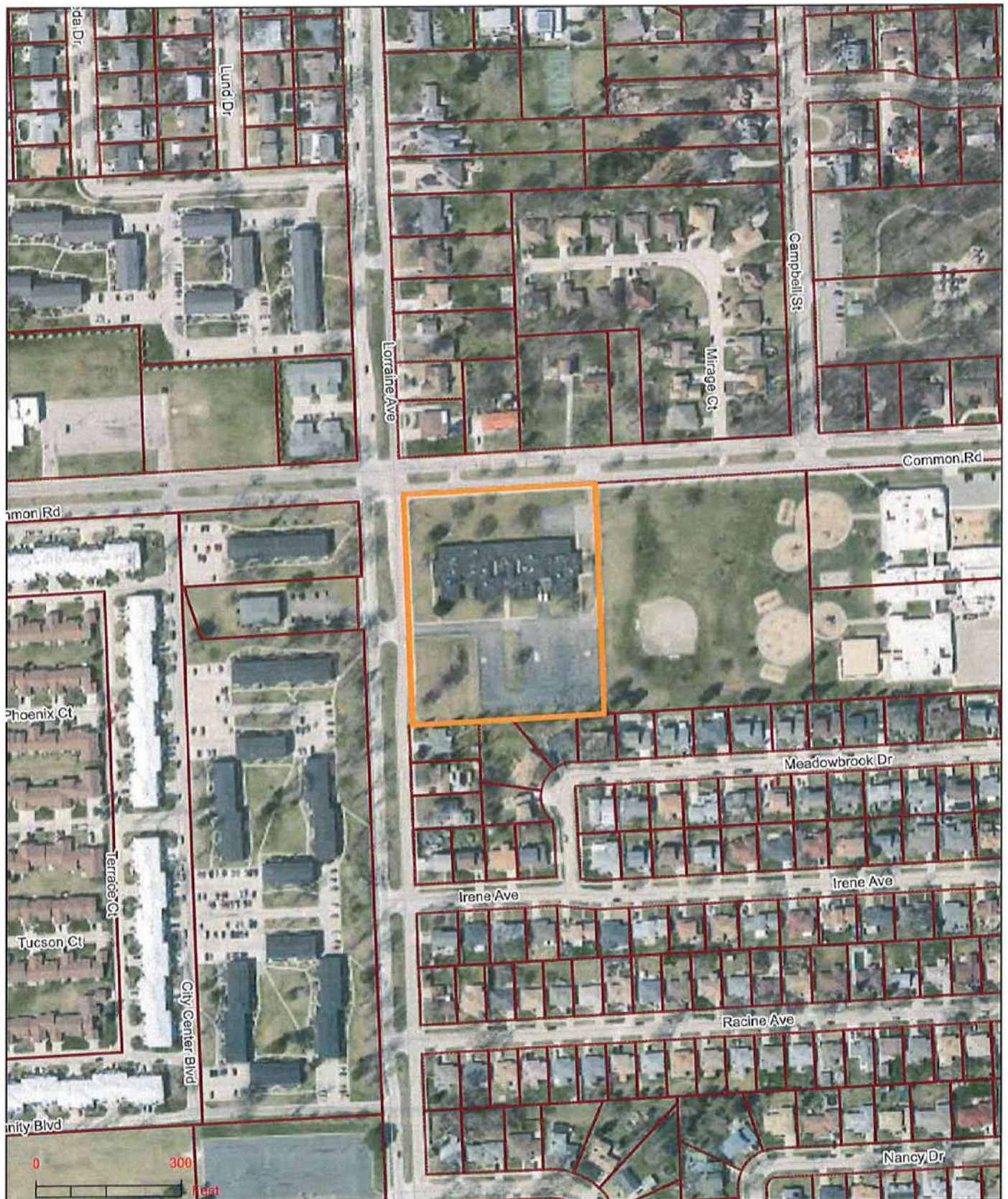
The property is currently zoned R1 ~ B. There are three variances being requested:

- 1) Use Variance: the proposed use is more in line with the uses provided in Article XIII – B Special Services District. Applicant is requesting a Use variance for this purpose.
- 2) Non-use Variance: the Special Services District requires, at Section 13B.02(1&4) , that these uses be located on major thoroughfares and that access to and from the use be on a major thoroughfare. Applicant is requesting a Non-use variance from those requirements.
- 3) Non-use Variance: the Special Services District requires, at Section 13B.02(5) that a 6-foot masonry wall be provided between the property and a residential zone or use. Applicant is requesting a Non-use variance from that requirement.

PLEASE EXPLAIN THE NATURE OF YOUR HARDSHIP: the subject parcel is 5.185 acres in size. The building is 25,432 ft.² and was built in 1964. Since that time, it has been utilized for school and office purposes. Prior use variances were granted.

The use that the applicant is proposing is very similar to the prior uses. The hardship is that there is a large existing building which is zoned R1-B which does not allow the prior uses or the proposed use. As currently zoned, the existing building would not be able to be utilized for any purpose under the current zoning district.

2023 WARREN



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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: FEBRUARY 14, 2024 at 7:30 P.M.

Applicant: 29900 LORRAINE LLC -USE-
Common Description: 29900 LORRAINE

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

- 1) Allow a counseling and support facility for adolescents with mild mental health challenges in an R-1-B zone, which would commonly be allowed in a SS District. USE
- 2) Allow such use above (#1) to be on a collector road.
- 3) Waive the required wall and allow a 20 ft. greenbelt along the south property line with condition to apply for a minor amendment to the site plan within 2 months.
- 4) Waive required wall along the east property line with the same conditions as #3.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Angela Rogensues, President, At Large
Melody Magee, Vice-President, Dist. 1

Mindy Moore, Secretary, Dist. 3
David Dwyer, Mayor Pro Tem, Asst. Sec'y, At Large

Jonathan Lafferty, Dist. 2
Gary Boike, Dist. 4
Henry Newnan, Dist. 5

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: THE HOME DEPOT
REPRESENTATIVE: KATIE FITZJARRALD
COMMON DESCRIPTION: 25879 HOOVER
PARCEL NUMBER: 12-13-22-432-016
ZONED DISTRICT: MZ, C-2, C-1, P

REASON: Petitioner seeks variances related to outdoor storage.

ORDINANCES and REQUIREMENTS:

SECTION 16.01 USES PERMITTED. Outdoor storage is not a permitted use.

SECTION 14.01 USES PERMITTED. Outdoor storage is not a permitted use.

VARIANCES REQUESTED: Permission to:

1. Allow 2329 sf of permanent outdoor storage in a "P" zone.
2. Allow 3465 sf of permanent outdoor storage in a "C-2" zone.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/05/2024 01/11/2024 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: THE HOME DEPOT

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 16.01 USES PERMITTED.
SECTION 14.01 USES PERMITTED.

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

dwenson, Zoning Inspector

DW my
11/29/2017
\$440

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: The Home Depot, Inc.

Address: 25879 Hoover Rd. Warren, MI 48089 Telephone: _____

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

Name and Address of Property Owner (if different) _____

The Home Depot, Inc. [REDACTED]

Name of Representative: Fitzjarrald [REDACTED] Telephone: _____

Representative's Address [REDACTED]

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

Address of Property: 25879 Hoover Rd. Warren, MI 48089

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

Purpose of Request: 5,455 SF needed in C-2 zone for temporary outdoor storage.

Please explain the nature of your hardship:

It is understood that per Section 30-61(c) all outdoor storage of goods is prohibited within the general
zoning districts (C-2). Due to this site selling a plethora of goods and materials it is felt by the
applicant this said restriction will be a detriment to the overall income of the store and will further
restrict goods the store may offer overall causing unrest with the typical client type Home Depot
attracts on a daily basis.

Signature: [Signature] Date: 1/2/2024

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 Suzanne Russo
Name(s) of Person(s)
OF [REDACTED] [REDACTED]
Address, City, State Zip Telephone
THE Assistant General Counsel OF The Home Depot, Inc.
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Suzanne Russo
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 Katie Fitzjarrald *
Name(s) of Person(s)

THE Project Coordinator OF Kimley-Horn and Associates, Inc. *
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 Suzanne Russo L.S.

SIGNED [Signature] L.S.*

*Leave blank if not applicable.

STATE OF ~~MICHIGAN~~ Georgia
COUNTY OF Cherokee

ON THIS 2nd DAY OF January, 2024, BEFORE ME PERSONALLY CAME
Suzanne Russo; TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT she DID SO OF her OWN FREE WILL AND DEED.



ALI M G NICKELBUR
NOTARY PUBLIC
CHEROKEE COUNTY
STATE OF GEORGIA
My Comm. Expires June 01, 2027

Ali M G Nickelbur

NOTARY PUBLIC, Cherokee COUNTY, MICHIGAN Georgia
MY COMMISSION EXPIRES: 6.1.2027

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.

25879 Hoover Rd.

C-1/C-2/4 P

The Home Depot

GRANTED the following:

1. Permission to waive 128 required off-street parking spaces.
2. Permission to erect a 12-foot by 12-foot (144 square feet) ground sign, 27 feet high, to no less than one foot of the front property line along Hoover Rd.
3. Permission to erect one 5-foot by 58-foot (290 square feet) identification wall sign; one 3-foot by 58-foot (174 square feet) wall identification sign; and one 2-foot by 14-foot, 8-inch (29.3 square feet)

nursery wall sign on the south elevation of the building. Total signage--689.3 square feet.

April 14, 1993

25879 Hoover Rd.

The Home Depot

GRANTED permission to waive 14, required, off-street parking spaces in addition to the 128 spaces previously waived on April 14, 1993.

October 13, 1993

25879 Hoover

10/14/98

Also Known as 13-22-432-016

Home Depot U.S.A., Inc. Tabled to the meeting of
December 9, 1998.

25879 Hoover

9/9/98

Also known as 13-22-432-016

Home Depot U.S.A. Inc. ("Home Depot") TABLED to the
meeting of October 14, 1998.

TABLED FROM 7-8-98 / 9-9-98

25879 Hoover

6-17-98

Also known as 13-22-432-016
HOME DEPOT U.S.A., INC.

TABLED- until the meeting of July 8, 1998

25879 Hoover - Card 2

1/26/05

With the condition that all of the fencing with regard to the equipment storage area and the garden center area will be ornamental fencing. The Board also removed the request to move the approved outdoor sales "shed display" area of 11' x 130' (1,430 sq. ft.) to the rear of the property in a "P" Zoned District.

25879 Hoover-Card 1

9/8/2004

HOME DEPOT STORE #2702, TOOL RENTAL CENTER, 25870 Hoover, also known as 13-22-432-016 - **GRANTED** 1) Permission to modify the approved outdoor sales "shed display" area of 11' x 130' (1,430 sq. ft.) by adding an approximately 18' x 44' (792 sq. ft.) "wash down" and equipment storage area. 2) Permission to waive six (6) additional off-street parking spaces for the "wash-down" and rental equipment storage area, in addition to the 144 parking spaces previously waived for the approved outdoor sales and "Load 'n' Go" areas for a total of 150 spaces waived.

25879 Hoover-Card 2

9/8/2004

with the condition that the screening for the garden center area fronting on Hoover Road be updated with the same ornamental fencing and screening at the same time as the screening is being placed around the wash down and rental equipment storage areas.

25879 Hoover 25879 12/9/98 Card 1

Also known as 13-22-432-016

Home Depot U.S.A., Inc. **GRANTED** request 1) To display sheds in an 11' x 130' (1,430 sq. ft.) area along the south side of the store partially on the sidewalk. 2) To operate an outdoor sales of a "Load 'n' Go" rental truck, to be parked and stored at front of the store approximately 168' from east property line. **DENIED** request 3) To use an area 100' x 100' x 12' (10,000 sq. ft.) for storage during the months of April, May and June, each year, approximately 168' from east property line and 336' from the front of the store. 4) To waive thirty-three (33) additional parking spaces where the outdoor storage area will be placed;

25879 Hoover Rd. 12/9/98 Card 2
and to waive two (2) required spaces for the rental truck display; in addition to the one hundred and twenty-eight (128) spaces waived on April 14, 1993 and the fourteen (14) parking spaces waived on October 13, 1993, for a total of one hundred and seventy-seven (177) waived required parking spaces.

25876 Hoover-Card 1

8/11/05

HOME DEPOT, STORE #2702, 25879 Hoover, Also Known As 13-22-432-016 -- **DENIED** request 1) To operate seasonal sales for one year in the outdoor sales "fencing" area of 20' x 85' (1,700 sq. ft.) to the rear of the property in a "P" Zoned District. 2) To display for sale "wood" 8' x 128' (1,024 sq. ft.) at the south end of the building under the canopy. To display for sale "live goods" 15' x 45' (675 sq. ft.) in the center of the store front, and 30' x 130' (3,900 sq. ft.) in front of the garden center. To display for sale "soil & mulches" 10' x 240' (2,400 sq. ft.) on the Hoover face of the store.

25876 Hoover-Card 2

8/11/05

To display for sale "rock" 10' x 130' (1,300 sq. ft.) behind the garden center. To display for sale "sheds" 8' x 90' (720 sq. ft.) along the front property line on Hoover. A total of 11,319 sq. ft. of sales area requested. 3) To waive ninety-three (93) additional off-street parking spaces for the display areas, in addition to the 150 parking spaces previously waived for the approved rental equipment storage and "Load 'n' Go" areas for a total of 243 spaces waived as per plan. 4) To waive the required five-day waiting period if the seasonal sales is granted.

25879 Hoover

6/8/05

HOME DEPOT STORE # 2702, 25879 Hoover, Also Known As 13-22-432-016 -- **GRANTED** request to erect a 3' x 10' (30 sq. ft.) wall sign on the "Tool Rental Center" in addition to the previously approved wall signage for a total of 523 sq. ft. of wall signs.

5/11/05

25879 Hoover

HOME DEPOT, 25879 Hoover, Also Known As 13-22-432-016 -- **TABLED** to the meeting of June 8, 2005.

1/26/05

25879 Hoover - Card 1

HOME DEPOT STORE #2702, TOOL RENTAL CENTER, 25879 Hoover, Also known As 13-22-432-016 -- **GRANTED** request to add 2,094 sq. ft. building addition and a 24.4' x 20.7' (504 sq. ft.) equipment "wash-down" area and relinquish the previous request approved by the ZBA 9/8/04. To waive twenty-five (25) additional off-street parking spaces for the "wash-down" rental equipment storage area and building addition, in addition to the 144 parking spaces previously waived.

25879 Hoover

3/23/2011

Home Depot, 25879 Hoover Road, Also Known As 13-22-432-016, GRANTED the following request: #1. To operate seasonal sales for one year in the #1 area, outdoor sales "Tent/trees" unit of 40' x 130' = 5200 sq. ft., and "Sheds" 20' x 90' = 1800 sq. ft., in the front parking areas. #2. To display for sale, #2 area, "Plants" 20' x 125' = 2500 sq. ft. in the front of the building. #3. To waive 93 additional off-street parking spaces for the display areas and displaced parking, in addition to the 167 parking spaces previously waived as per plan. WITH THE FOLLOWING STIPULATION(s): That they remove carts and flatbed carts that are stored in areas where vehicles need to have access and that they no longer stack the garden supplies over and above the rod iron fencing for the garden mat on the Hoover side of the store.

25879 Hoover

2/24/10

Home Depot, 25879 Hoover Road, Also Known As 13-22-432-016, GRANTED request: (1) To operate seasonal sales for one year in the (#1 area) - outdoor sales "Tent/trees" unit of 40' x 130' (5,200 sq. ft.) and "Sheds" 20' x 90' (1,800 sq. ft.) in the front parking areas. (2) To display for sale (#2 area) "Plants" 20' x 125' (2,500 sq. ft.) in front of the building. (3) To waive 93 additional off-street parking spaces for the display areas and displaced parking, in addition to the 167 parking spaces previously waived as per plan. (4) To waive the required five-day waiting period if the outdoor sales is granted. WITH THE FOLLOWING CONDITIONS: The time frame will be March 1, 2010 to December 31, 2010 and that the sale items are kept within the permitted parameters and that the area be kept neat and clean.

25879 Hoover

3/25/09

HOME DEPOT, STEVE YAFONI, MANAGER STORE #2702, 25879 Hoover, Also Known As 13-22-432-016 - GRANTED request 1) To operate seasonal outdoor sales from March 1, 2009 through December 31, 2009 in the (#1 area) - outdoor sales "tent/trees" unit of 40' x 130' (5,200 sq. ft.) and "sheds" 20' x 90' (1,800 sq. ft.) in the front parking areas. 2) To display for sale (#2 area) "plants" 20' x 125' (2,500 sq. ft.) in front of the building. 3) To waive 93 additional off-street parking spaces for the display areas and displaced parking, in addition to the 167 parking spaces previously waived as per plan. 4) To waive the required five day waiting period if the outdoor sales is granted.

5/14/2008

25879 Hoover

HOME DEPOT, ROBERT DENNISON, MGR. STORE #2702, 25879 Hoover, Also Known As 13-22-432-016 GRANTED request 1) To operate seasonal outdoor sales of plants in the area requested 20' x 90' through the end of December to be cleaned up at the end of December or the beginning of January. 2) To operate a tent & trees sales area that is 40' x 130' (5,200 sq. ft.) in the area depicted on the plan provided, as seasonal outdoor sales through the end of July. 3) To allow a plant sale area 20' x 125' (2,500 sq. ft.) in the front of the building per the plan, for seasonal outdoor sales through the end of July. 4) To waive the required five (5) day waiting period if the outdoor sales is granted. And DENIED request 5) To store begged goods as requested 11' x 285' (2,915 sq. ft.) in the center of the store front and 14' x 117' (1,638 sq. ft.) in the rear of the garden area and the request for the storage of fence materials 25' x 115' (2,875 sq. ft.) in the rear of the store.

3/14/2007

25879 Hoover

HOME DEPOT, MICHAEL KERRIGAN, MANAGER STORE #2702, 25879 Hoover, Also Known As 13-22-432-016 - DENIED request 1) To operate seasonal sales for one year in the (#4) outdoor sales "fencing" area of 20' x 125' (2,500 sq. ft.) in the rear of the property in a "r" zoned district. 2) To display for sale "bull goods" 8' x 12.5' (900 sq. ft.) at the south end of the building (#3) under the canopy. To display for sale "live goods" 20.8' x 120' (2,500 sq. ft.) in the center of the store front (#2), and 30' x 130' (3,900 sq. ft.) in front of the garden center. To display a fenced area (#1) for sale "sheds, tents & tree corral" 40' x 188' (7,511 sq. ft.) in front of the Hoover face of the store. To display for sale "rock & pavers" 10' x 64' (640 sq. ft.) behind the garden center (#3). For a total area of 14,471 sq. ft. of outdoor sales. 3) To waive fifty-eight (58) additional off-street parking spaces for the display areas, in addition to the 167 parking spaces previously waived for a total of 225 spaces waived as per plan. 4) To waive the required five-day waiting period if the outdoor sales is granted.

25879 Hoover**3/9/2016****PUBLIC HEARING****APPLICANT: Home Depot - Store #2702****REPRESENTATIVE:**

Joe Schulte, Manager

COMMON DESCRIPTION:

Kern Billette, POP

LEGAL DESCRIPTION:

25879 Hoover Road

ZONE:

13-22-432-016

VARIANCES REQUESTED: Permission to;

1. Operate seasonal outdoor sales from March 1, 2016 to December 31, 2016 in the following areas:
Area #1 labeled "Tent/Trees" 40' x 130' = 5,200 sq. ft.
Area #2 labeled "Sheds" 20' x 80' = 1,600 sq. ft.
Area #3 labeled "Plants" 20' x 125' = 2,500 sq. ft.
Total of 9,300 sq. ft. of seasonal outdoor sales as per the plan.
2. Allow temporary outdoor storage in area #3, 27' x 20' = 540 sq. ft. for three (3) rental trailers as per the plan.
3. Waive 100 parking spaces for the seasonal outdoor sale and temporary outdoor storage.

Petitioner's request was GRANTED as written.

2/13/2013**25879 Hoover**

Home Depot, Steve Yaroni, Mgr., Store # 2702, 25879 Hoover Road, 13-22-432-016, petitioner was GRANTED permission to

1. Operate seasonal sales from March 31, 2013 to December 31, 2013 in the (#1 area) - outdoor sales "Tent/Trees" unit of 40' x 130' (5,200 sq. ft.) and "Sheds" 20' x 80' (1,600 sq. ft.) in the front parking areas.
2. Display for sale (#2 area) "Plants" 20' x 125' (2,500 sq. ft.) in front of the building.
3. Waive 53 additional off-street parking spaces for this display areas and displaced parking. In addition to the 167 parking spaces previously waived as per plan.

25879 Hoover**2/11/2015****PUBLIC HEARING****APPLICANT: HOME DEPOT,**

Mr. Mike Woodford, Mgr., Store #2702

REPRESENTATIVE:

Kern Billette

COMMON DESCRIPTION:

25879 Hoover Road

LEGAL DESCRIPTION:

13-22-432-016

ZONE:

G-2, C-1 & P

VARIANCES REQUESTED: Permission to

- 1) Operate seasonal outdoor sales from March 31, 2015 to December 31, 2015 in the following areas:
Area #1 labeled "Tent/Trees" 40' x 130' = 5,200 sq. ft.
Area #1 labeled "Sheds" 20' x 80' = 1,600 sq. ft.
Area #2 labeled "Plants" 20' x 125' = 2,500 sq. ft.
Total of 9,300 sq. ft. of seasonal outdoor sales as per the plan.
- 2) Allow temporary outdoor storage in area #3, 27' x 20' = 540 sq. ft. for three (3) rental trailers as per the plan.
- 3) Waive parking spaces for the seasonal outdoor sale and temporary outdoor storage.

The petitioner's request has been GRANTED

3/28/2012**25879 Hoover**

Home Depot, Store #2702, 25879 Hoover Rd., also known as 13-22-432-016, GRANTED the following: #1. To operate seasonal sales from March 1, 2012 to December 31, 2012, in the (#1 area) outdoor sales "Tent / trees" unit of 40' x 130' (5200 sq. ft.) and "Sheds" 20' x 80' (1600 sq. ft.) in the front parking areas. #2. To display for sale (#2 area) "Plants" 20' x 125' (2500 sq. ft.) in front of the building. #3. To waive 93 additional off-street parking spaces for the display areas and displaced parking, in addition to the 167 parking spaces previously waived as per plan.

25875 Hoover**1/8/2014****PUBLIC HEARING****APPLICANT: HOME DEPOT, Mike Woodford Mgr.****REPRESENTATIVE:**

Kern Billette

COMMON DESCRIPTION:

25879 Hoover Road

LEGAL DESCRIPTION:

13-22-432-016

ZONE:

G-2, C-1 & P

VARIANCES REQUESTED: Permission to:

1. To operate seasonal sales from March 31, 2014 to December 31, 2014 in the (#1 area) - outdoor sales "Tent/Trees" unit 40' x 130' (5,200 sq. ft.) and "Sheds" 20' x 80' (1,600 sq. ft.) in the front parking areas.
2. To display for sale (#2 area) "Plants" 20' x 125' (2,500 sq. ft.) in front of the building.
3. Allow the outdoor storage of three (3) rental trailers along west property line as per the plan.
4. To waive 93 additional off-street parking spaces for the display areas and displaced parking, waive seven (7) parking spaces for the three (3) rental trailer area. Total of 100 for seasonal outdoor sales and storage areas. In addition to the 167 parking spaces previously waived as per the plan.

Petitioner's request was GRANTED as stated above.

9/28/2018 PUBLIC HEARING: APPLICANT: HOME DEPOT USA #2702
REPRESENTATIVE: KERM BILLETTE
COMMON DESCRIPTION: 25879 HOOVER
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: PERMISSION TO

1. OPERATE SEASONAL OUTDOOR SALES FROM MARCH 1 TO DECEMBER 31 IN THE FOLLOWING AREAS:

AREA #1: LABELED TENT/TREES 40' X 130' = 5,200 SQUARE FEET.

AREA #2: LABELED SHEDS 20' X 90' = 1,800 SQUARE FEET.

AREA #3: LABELED PLANTS 20' X 125' = 2,500 SQUARE FEET.

TOTAL OF 9,500 SQUARE FEET OF SEASONAL OUTDOOR SALES AS PER THE PLAN.

2. WAIVE 100 PARKING SPACES FOR THE SEASONAL OUTDOOR SALES AND TEMPORARY OUTDOOR STORAGE.

ORDINANCES AND REQUIREMENTS:

SECTION 4.32 (H) 22: ONE (1) PARKING SPACE REQUIRED FOR EACH 150 SQ. FT. OF FLOOR SPACE AND OUTDOOR SALES/STORAGE AREAS COMBINED.

SECTION 4.52 (D): NO SALES ACTIVITY OR DISPLAY OF MERCHANDISE SHALL BE PERMITTED IN THE AREA DESIGNATED FOR REQUIRED OFF-STREET PARKING FOR THE EXISTING OR TEMPORARY USE.

SECTION 4.53 (F): THE PERIOD OF OPERATION OF THE PROPOSED USE SHALL BE LIMITED TO DATES SPECIFIED ON THE APPROVED PLAN OR IN THE PERMIT. THE DURATION OF ALL TEMPORARY USES SHALL NOT EXCEED THIRTY (30) CONSECUTIVE DAYS IN ANY CALENDAR YEAR.

THE PETITIONER'S REQUEST WAS GRANTED AS WRITTEN.

4/26/2017 PUBLIC HEARING: APPLICANT: HOME DEPOT USA #2702
REPRESENTATIVE: KERM BILLETTE
COMMON DESCRIPTION: 25879 HOOVER
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: PERMISSION TO

- 1) OPERATE SEASONAL OUTDOOR SALES FROM MARCH 1 TO DECEMBER 31 IN THE FOLLOWING AREAS:

AREA #1 LABELED TENT/TREES 40' X 130' = 5,200 SQ. FT.

AREA #2 LABELED SHEDS 20' X 90' = 1,800 SQ. FT.

AREA #3 LABELED PLANTS 20' X 125' = 2,500 SQ. FT.

TOTAL OF 9,500 SQ. FT. OF SEASONAL OUTDOOR SALES AS PER THE PLAN.

- 2) WAIVE 100 PARKING SPACES FOR THE SEASONAL OUTDOOR SALE AND TEMPORARY OUTDOOR STORAGE.

ORDINANCES AND REQUIREMENTS:

SECTION 4.32 (H) 22: ONE (1) PARKING SPACE REQUIRED FOR EACH 150 SQ. FT. OF FLOOR SPACE AND OUTDOOR SALES/STORAGE AREAS COMBINED.

SECTION 4.52 (D): NO SALES ACTIVITY OR DISPLAY OF MERCHANDISE SHALL BE PERMITTED IN THE AREA DESIGNATED FOR REQUIRED OFF-STREET PARKING FOR THE EXISTING OR TEMPORARY USE.

SECTION 4.53 (F): THE PERIOD OF OPERATION OF THE PROPOSED USE SHALL BE LIMITED TO DATES SPECIFIED ON THE APPROVAL PLAN OR IN THE PERMIT. THE DURATION OF ALL TEMPORARY USES SHALL NOT EXCEED THIRTY (30) CONSECUTIVE DAYS IN ANY CALENDAR YEAR.

THE PETITIONER'S REQUEST WAS GRANTED AS WRITTEN.

PUBLIC HEARING: 4/10/2019
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Home Depot USA #2702
Kerm Billette
25879 Hoover
12-13-22-432-016
MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to

1. Operate seasonal outdoor sales from March 1 to December 31, 2019 in the following areas:
Area #1 labeled sheds 70' x 20' = 1,400 square feet and 54' x 20' = 1,080, total 2,480 square feet.
Area #2 labeled tents/trees 40' x 130' = 5,200 square feet.
Area #3 labeled plants 20' x 125' = 2,500 square feet
Total of 10,180 square feet of seasonal outdoor sales as per the plan.
2. Waive parking related to outdoor sales:
 - a. (Amended) Waive 14 required permanent parking spaces.
 - b. Waive 68 parking spaces for seasonal outdoor sales and temporary storage.

The petitioner's request was Granted with the Amendments as follows:
Item # 2a amended to fourteen (14) required permanent spaces, not (17). As well as the following:

(Subsequent to the last item of the meeting, before the New Business, the Board discussed the matter of Item number 2a, whereby the Board stated the petitioner would need to return if this matter is requested to permanently be waived. Therefore, this particular item as discussed by the Board is only approved through December 31, 2019. The Board did advise the petitioner during item discussion to return regarding the sheds, in either January or February of 2020).

March 11, 2020

APPLICANT: The Home Depot Store, Store 2702

Chris Cabridge, Manager

REPRESENTATIVE: Kerm Billette
COMMON DESCRIPTION: 25879 Hoover
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to

- 1) Permanently waive 75 additional parking spaces for permanent outdoor sales and redevelopment of parking lot.
- 2) Operate seasonal outdoor sales from April 1st to December 31, 2020 in the following areas:
Area #2 labeled tents/trees 40' x 130' = 5,200 square ft.
Area #3 labeled plants 20 x 125 = 2,500 square ft.
Total of 7,700 square ft. of seasonal outdoor sales as per the plan.
- 3) Temporarily waive 79 parking spaces associated with the seasonal outdoor sale above.

The petitioner's request for item number 1 was RESCHEDULED to April 22, 2020 due to the sheds. Requests number 2 and number 3 were APPROVED with the following change: 2) Operate seasonal outdoor sales from April 1st to September 1, 2020.

6/24/2020:

APPLICANT: The Home Depot, Store 2702

Chris Gabridge, MGR

(Rescheduled from: March 11, 2020)

REPRESENTATIVE: Kerm Billette
COMMON DESCRIPTION: 25879 Hoover
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to

Permanently waived 75 additional parking spaces for permanent outdoor sales and redevelopment of parking lot.

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

PUBLIC HEARING: 3/10/21

APPLICANT: Christopher Gabridge, Manager
Home Depot Store #2707

REPRESENTATIVE: Kerm Billette
COMMON DESCRIPTION: 25879 Hoover
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to

- 1) Operate a seasonal outdoor sales from March 1 to August 1, 2021 in the following areas:
Area #2 labeled "Tent, patio, furniture, top soil, trees" in fenced corral: 40' x 130' = 5,200 square ft.
Area #3 labeled "Plants" 20' x 125' = 2,500 square ft.
Total of 7,700 square ft. of seasonal outdoor sales as per the plan.
- 2) Temporarily waive 79 parking spaces associated with the seasonal outdoor sales above.

The petitioner's request was APPROVED as written.

PUBLIC HEARING: 4/24/22
GABRIDGE

APPLICANT: THE HOME DEPOT / STORE #2702 / CHRIS

REPRESENTATIVE:

KERM BILLETTE

COMMON DESCRIPTION:

25879 HOOVER

LEGAL DESCRIPTION:

13-22-432-016

ZONE:

MZ, C-2, C-1, P

VARIANCES REQUESTED: PERMISSION TO
OPERATE SEASONAL OUTDOOR SALES FROM MARCH 1 TO DECEMBER 31, 2022 IN THE FOLLOWING
AREAS:

AREA #2 LABELED "TENT, PATIO, FURNITURE, TOP SOIL, TREES" IN FENCED CORRAL: 40' X 130' = 5,200
SQUARE FT. AREA #3 LABELED "PLANTS" 20' X 125' = 2,500 SQUARE FT.
TOTAL OF 7,700 SQUARE FT. OF SEASONAL OUTDOOR SALES AS PER THE PLAN.

ORDINANCES AND REQUIREMENTS:

SECTION 4.52 STANDARDS FOR TEMPORARY OUTDOOR RETAIL SALES APPROVAL (D): NO SALES ACTIVITY
OR DISPLAY OF MERCHANDISE SHALL BE PERMITTED IN THE AREA DESIGNATED FOR REQUIRED OFF-
STREET PARKING FOR THE EXISTING OR TEMPORARY USE.

SECTION 4.53 REGULATIONS FOR ALL OUTDOOR RETAIL SALES (F): THE PERIOD OF OPERATION OF THE
PROPOSED USE SHALL BE LIMITED TO DATES SPECIFIED ON THE APPROVED PLAN OR IN THE PERMIT.
THE DURATION OF ALL TEMPORARY USES SHALL NOT EXCEED THIRTY (30) CONSECUTIVE DAYS IN ANY
CALENDAR YEAR.

THE PETITIONER'S REQUEST WAS APPROVED AS WRITTEN.

Roman Nestorowicz, Chairwoman
David Sophiea, Vice-Chairman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Anglin
Judy Furgal
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

March 22, 2023

Katie Fitzjarrauld
445 24th St. STE 200
Vero Beach, FL 32960

Applicant: HOME DEPOT -USE-
Common Description: 25879 HOOVER
VARIANCE(S) REQUESTED: Permission to: -USE-

- 1) Allow 1,478 square ft. of permanent open storage in a "C-2" zone.
- 2) Allow 500 square ft. of temporary open storage in a "C-2" zone from April 1-August 31.
- 3) Allow 720 square ft. of permanent outdoor storage in a "P" zone.

Dear Applicant;

Pursuant to the Public Hearing held before the City of Warren, Zoning Board of Appeals on January 11, 2023, whereby the Board **APPROVED** your request with the following changes: Items 1 and 3* are temporary, not permanent.

*This is a correction from the previous letter stating Items 1 and 2 are temporary.

I apologize for the inconvenience this may have caused.

Trusting this information is satisfactory.

Sincerely yours,

Paul Jerzy

Paul Jerzy
Secretary of the Board

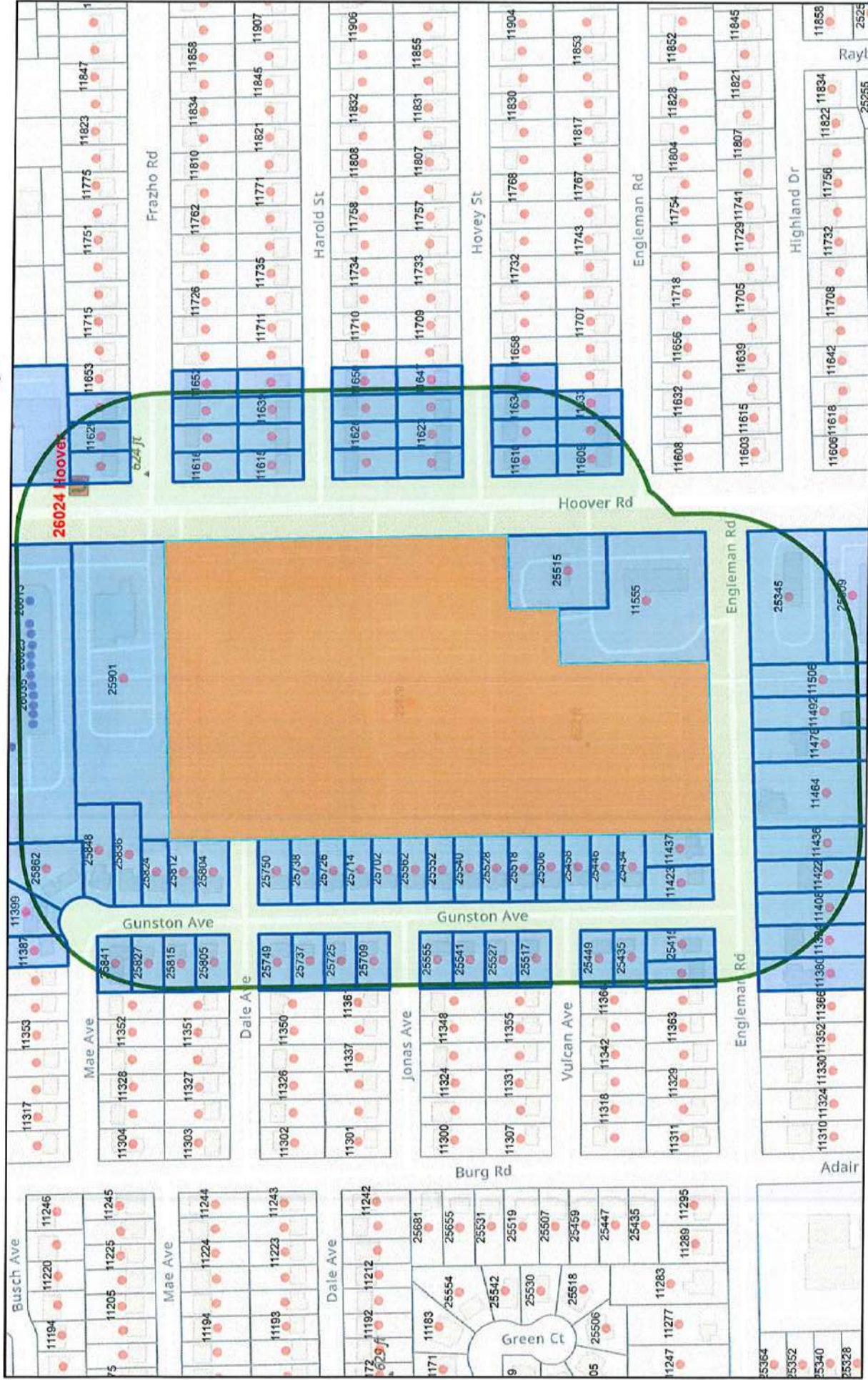
cc: Home Depot
Suzanne Russo

2023 WARREN



25879 Hoover - 13-22-432-016

8/11



1/30/2024, 11:56:11 AM



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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: FEBRUARY 14, 2024 at 7:30 P.M.

Applicant: THE HOME DEPOT -~~USE~~-
Common Description: 25879 HOOVER

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

- 1) Allow 2,329 square ft. of permanent outdoor storage in a "P" zone.
- 2) Allow 3,465 square ft. of permanent outdoor storage in a "C-2" zone.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Angela Rogensues, President, At Large
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ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: THE HOME DEPOT
REPRESENTATIVE: KATIE FITZJARRALD
COMMON DESCRIPTION: 25879 HOOVER
PARCEL NUMBER: 12-13-22-432-016
ZONED DISTRICT: MZ, C-2, C-1, P

REASON: Petitioner seeks variances related to outdoor storage.

ORDINANCES and REQUIREMENTS:

SECTION 14.01 USES PERMITTED. Outdoor storage is not a permitted use.

VARIANCES REQUESTED: Permission to:

Allow 5955 sf of temporary storage in a "C-2 "zone from April 1, thru August 31, 2024.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/04/2024 01/11/2024 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: THE HOME DEPOT

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 14.01 USES PERMITTED.

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

dwenson, Zoning Inspector

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.

It is understood that per Section 30-61(c) all outdoor storage of goods is prohibited within the general business zoning districts (C-2). Due to this site selling a plethora of goods and materials it is felt by the applicant this said restriction will be a detriment to the overall income of the store and will further restrict goods the store may offer overall causing unrest with the typical client type Home Depot attracts on a daily basis.

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 nor a previous owner and is instead a direct reflection of a growing community with growing needs of goods and services.

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

The property is unique in the way it is zoned thrice but it is not believed any physical features directly affect the day to day operations of the site.

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 the variance of an additional 5,455 square feet of temporary outdoor storage in a C-2 Zoning will not be a detriment to surrounding properties nor the community as a whole. It is intended to better serve the community with said variance.

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

Due to the nature of the store supplying not only the community but also local development professionals we request the allowance of the store to continue this service and we find it necessary to run at full operational capacity for this site.

25879 Hoover Rd.

C-1/C-2/4 P

The Home Depot

GRANTED the following:

1. Permission to waive 128 required off-street parking spaces.
2. Permission to erect a 12-foot by 12-foot (144 square feet) ground sign, 27 feet high, to no less than one foot of the front property line along Hoover Rd.
3. Permission to erect one 5-foot by 58-foot (290 square feet) identification wall sign; one 3-foot by 58-foot (174 square feet) wall identification sign; and one 2-foot by 14-foot, 8-inch (29.3 square feet)

nursery wall sign on the south elevation of the building. Total signage--689.3 square feet.

April 14, 1993

25879 Hoover Rd.

The Home Depot

GRANTED permission to waive 14, required, off-street parking spaces in addition to the 128 spaces previously waived on April 14, 1993.

October 13, 1993

25879 Hoover

10/14/98

Also Known as 13-22-432-016

Home Depot U.S.A., Inc. Tabled to the meeting of
December 9, 1998.

25879 Hoover

9/9/98

Also known as 13-22-432-016

Home Depot U.S.A. Inc. ["Home Depot"] TABLED to the
meeting of October 14, 1998.

TABLED FROM 7-8-98 / 9-9-98

25879 Hoover

6-17-98

Also known as 13-22-432-016
HOME DEPOT U.S.A., INC.

TABLED- until the meeting of July 8, 1998

25879 Hoover - Card 2

1/26/05

With the condition that all of the fencing with regard to the equipment storage area and the garden center area will be ornamental fencing. The Board also removed the request to move the approved outdoor sales "shed display" area of 11' x 130' (1,430 sq. ft.) to the rear of the property in a "P" Zoned District.

25879 Hoover-Card 1

9/8/2004

HOME DEPOT STORE #2702, TOOL RENTAL CENTER, 25870 Hoover, also known as 13-22-432-016 -- **GRANTED** 1) Permission to modify the approved outdoor sales "shed display" area of 11' x 130' (1,430 sq. ft.) by adding an approximately 18' x 44' (792 sq. ft.) "wash down" and equipment storage area. 2) Permission to waive six (6) additional off-street parking spaces for the "wash-down" and rental equipment storage area, in addition to the 144 parking spaces previously waived for the approved outdoor sales and "Load 'n' Go" areas for a total of 150 spaces waived.

25879 Hoover-Card 2

9/8/2004

with the condition that the screening for the garden center area fronting on Hoover Road be updated with the same ornamental fencing and screening at the same time as the screening is being placed around the wash down and rental equipment storage areas.

Card 1

12/9/98

25879

25879 Hoover

Also known as 13-22-432-016

Home Depot U.S.A., Inc. requested request 1) to display sheds in an 11' x 130' (1,430 sq ft) area along the south side of the store aptially on the sidewalk.
2) To operate an outdoor sales of a "Load 'n' Go" rental truck, to be parked and stored at front of the store approximately 168' from east property line.
DANIED request 3) To use an area 100' x 100' x 12' (10,000 sq ft) for storage during the months of April, May and June, each year, approximately 168' from east property line and 336' from the front of the store.
4) To waive thirty-three (33) additional parking spaces where the outdoor storage area will be placed;

12/9/98 Card 2

25879 Hoover Rd.

and to waive two (2) required spaces for the rental truckdisplay, in addition to the one hundred and twenty-eight (128) spaces waived on April 14, 1993 and the fourteen (14) parking spaces waived on October 13, 1993, for a total of one hundred and seventy-seven (177) waived required parking spaces.

25876 Hoover-Card 1

8/11/05

HOME DEPOT, STORE #2702, 25879 Hoover, Also Known As 13-22-432-016 – **DENIED** request 1) To operate seasonal sales for one year in the outdoor sales "fencing" area of 20' x 85' (1,300 sq. ft.) to the rear of the property in a "P" Zoned District. 2) To display for sale "wood" 8' x 128' (1,024 sq. ft.) at the south end of the building under the canopy. To display for sale "live goods" 16' x 45' (675 sq. ft.) in the center of the store front, and 30' x 130' (3,900 sq. ft.) in front of the garden center. To display for sale "soil & mulches" 10' x 240' (2,400 sq. ft.) on the Hoover face of the store.

25876 Hoover-Card 2

8/11/05

To display for sale "rock" 10' x 130' (1,300 sq. ft.) behind the garden center. To display for sale "sheds" 8' x 90' (720 sq. ft.) along the front property line on Hoover. A total of 11,319 sq. ft. of sales area requested. 3) To waive ninety-three (93) additional off-street parking spaces for the display areas, in addition to the 150 parking spaces previously waived for the approved rental equipment storage and "Load 'n' Go" areas for a total of 243 spaces waived as per plan. 4) To waive the required five-day waiting period if the seasonal sales is granted.

25879 Hoover

6/8/05

HOME DEPOT STORE #2702, 25879 Hoover, Also Known As 13-22-432-016 – **GRANTED** request to erect a 3' x 10' (30 sq. ft.) wall sign on the "Tool Rental Center" in addition to the previously approved wall signage for a total of 523 sq. ft. of wall signs.

5/11/05

25879 Hoover

HOME DEPOT, 25879 Hoover, Also Known As 13-22-432-016 – **TABLED** to the meeting of June 8, 2005.

1/26/05

25879 Hoover – Card 1

HOME DEPOT STORE #2702, TOOL RENTAL CENTER, 25879 Hoover, Also known As 13-22-432-016 – **GRANTED** request to add 2,094 sq. ft. building addition and a 24.4' x 20.7' (504 sq. ft.) equipment "wash-down" area and relinquish the previous request approved by the ZBA 9/8/04. To waive twenty-five (25) additional off-street parking spaces for the "wash-down" rental equipment storage area and building addition, in addition to the 144 parking spaces previously waived.

25879 Hoover

3/23/2011

Home Depot, 25879 Hoover Road, Also Known As 13-22-432-016, GRANTED the following request: #1. To operate seasonal sales for one year in the #1 area, outdoor sales "Tent/trees" unit of 40' x 130' = 5200 sq. ft., and "Sheds" 20' x 90' = 1800 sq. ft., in the front parking areas. #2. To display for sale, #2 area, "Plants" 20' x 125' = 2500 sq. ft. in the front of the building. #3. To waive 93 additional off-street parking spaces for the display areas and displaced parking, in addition to the 167 parking spaces previously waived as per plan. WITH THE FOLLOWING STIPULATION(s): That they remove carts and flatbed carts that are stored in areas where vehicles need to have access and that they no longer stack the garden supplies over and above the red iron fencing for the garden mart on the Hoover side of the store.

25879 Hoover

2/24/10

Home Depot, 25879 Hoover Road, Also Known As 13-22-432-016, GRANTED request: (1) To operate seasonal sales for one year in the (#1 area) - outdoor sales "Tent/trees" unit of 40' x 130' (5,200 sq. ft.) and "Sheds" 20' x 90' (1,800 sq. ft.) in the front parking areas. (2) To display for sale (#2 area) "Plants" 20' x 125' (2,500 sq. ft.) in front of the building. (3) To waive 93 additional off-street parking spaces for the display areas and displaced parking, in addition to the 167 parking spaces previously waived as per plan. (4) To waive the required five-day waiting period if the outdoor sales is granted. WITH THE FOLLOWING CONDITIONS: The time frame will be March 1, 2010 to December 31, 2010 and that the sale items are kept within the permitted parameters and that the area be kept neat and clean.

25879 Hoover

3/25/09

HOME DEPOT, STEVE YAFONI, MANAGER STORE #2702, 25879 Hoover, Also Known As 13-22-432-016 - GRANTED request 1) To operate seasonal outdoor sales from March 1, 2009 through December 31, 2009 in the (#1 area) - outdoor sales "tent/trees" unit of 40' x 130' (5,200 sq. ft.) and "sheds" 20' x 90' (1,800 sq. ft.) in the front parking areas. 2) To display for sale (#2 area) "plants" 20' x 125' (2,500 sq. ft.) in front of the building. 3) To waive 93 additional off-street parking spaces for the display areas and displaced parking, in addition to the 167 parking spaces previously waived as per plan. 4) To waive the required five day waiting period if the outdoor sales is granted.

5/14/2008

25879 Hoover

HOME DEPOT, ROBERT DENNISON, MGR. STORE #2702, 25879 Hoover, Also Known As 13-22-432-016 GRANTED request 1) To operate seasonal outdoor sales of plants in the area requested 20' x 90' through the end of December to be cleared up at the end of December or the beginning of January. 2) To operate a tent & trees sales area that is 40' x 130' (5,200 sq. ft.) in the area depicted on the plan provided, as seasonal outdoor sales through the end of July. 3) To allow a plant sale area 20' x 125' (2,500 sq. ft.) in the front of the building per the plan, for seasonal outdoor sales through the end of July. 4) To waive the required five (5) day waiting period if the outdoor sales is granted. And DENIED request 5) To store bagged goods as requested 11' x 285' (2,915 sq. ft.) in the center of the store front and 14' x 117' (1,638 sq. ft.) in the rear of the garden area and the request for the storage of fence materials 25' x 115' (2,875 sq. ft.) in the rear of the store.

3/14/2007

25879 Hoover

HOME DEPOT, MICHAEL KERRIGAN, MANAGER STORE #2702, 25879 Hoover, Also Known As 13-22-432-016 - DENIED request 1) To operate seasonal sales for one year in the (#4)-outdoor sales "fencing" area of 20' x 125' (2,500 sq. ft.) to the rear of the property in a "P" zoned district. 2) To display for sale "bulb goods" 8' x 112.5' (900 sq. ft.) at the south end of the building (#3) under the canopy. To display for sale "live goods" 20.8' x 125' (2,500 sq. ft.) in the center of the store front (#2), and 30' x 130' (3,900 sq. ft.) in front of the garden center. To display a fenced area (#1) for sale "sheds, tents & tree coral" 40' x 130' (5,200 sq. ft.) in front of the Hoover face of the store. To display for sale "rock & pavers" 10' x 64' (640 sq. ft.) behind the garden center (#5). For a total area of 14,471 sq. ft. of outdoor sales. 3) To waive fifty-eight (58) additional off-street parking spaces for the display areas, in addition to the 167 parking spaces previously waived for a total of 225 spaces waived as per plan. 4) To waive the required five-day waiting period if the outdoor sales is granted.

25879 Hoover**3/9/2016****PUBLIC HEARING****APPLICANT: Home Depot - Store #2702**

Joe Schulte, Manager

REPRESENTATIVE:

Kern Billette, POP

COMMON DESCRIPTION:

25879 Hoover Road

LEGAL DESCRIPTION:

13-22-432-018

ZONE:

O-2, C-1 and P

VARIANCES REQUESTED: Permission to:

1. Operate seasonal outdoor sales from March 1, 2016 to December 31, 2016 in the following areas:
Area #1 labeled "Tent/Trees" 40' x 130' = 5,200 sq. ft.
Area #2 labeled "Sheds" 20' x 90' = 1,800 sq. ft.
Area #3 labeled "Plants" 20' x 125' = 2,500 sq. ft.
Total of 9,500 sq. ft. of seasonal outdoor sales as per the plan.
2. Allow temporary outdoor storage in area #3, 27' x 20' = 540 sq. ft. for three (3) rental trailers as per the plan.
3. Waive 100 parking spaces for the seasonal outdoor sale and temporary outdoor storage. Petitioner's request was GRANTED as written.

2/13/2013

Home Depot, Steve Yaroni, Mgr., Store # 2702, 25879 Hoover Road, 13-22-432-018, petitioner was GRANTED permission to

1. Operate seasonal sales from March 31, 2013 to December 31, 2013 in the (#1 area) - outdoor sales "Tent/Trees" unit of 40' x 130' (5,200 sq. ft.) and "Sheds" 20' x 90' (1,800 sq. ft.) in the front parking areas.
2. Display for sale (#2 area) "Plants" 20' x 125' (2,500 sq. ft.) in front of the building.
3. Waive 93 additional off-street parking spaces for the display areas and displaced parking, in addition to the 167 parking spaces previously waived as per plan.

25879 Hoover**2/11/2015****PUBLIC HEARING****APPLICANT: HOME DEPOT,**

Mr. Mike Woodford, Mgr., Store #2702

REPRESENTATIVE:

Kern Billette

COMMON DESCRIPTION:

25879 Hoover Road

LEGAL DESCRIPTION:

13-22-432-018

ZONE:

O-2, C-1 & P

VARIANCES REQUESTED: Permission to

1. Operate seasonal outdoor sales from March 31, 2015 to December 31, 2015 in the following areas:
Area #1 labeled "Tent/Trees" 40' x 130' = 5,200 sq. ft.
Area #1 labeled "Sheds" 20' x 90' = 1,800 sq. ft.
Area #2 labeled "Plants" 20' x 125' = 2,500 sq. ft.
Total of 9,500 sq. ft. of seasonal outdoor sales as per the plan.
2. Allow temporary outdoor storage in area #3, 27' x 20' = 540 sq. ft. for three (3) rental trailers as per the plan.
3. Waive parking spaces for the seasonal outdoor sale and temporary outdoor storage.

The petitioner's request has been GRANTED

25879 Hoover

Home Depot, Store #2702, 25879 Hoover Rd., also known as 13-22-432-018, GRANTED the following: #1. To operate seasonal sales from March 1, 2012 to December 31, 2012, in the (#1 area) outdoor sales "Tent / trees" unit of 40' x 130' (5200 sq. ft.) and "Sheds" 20' x 90' (1800 sq. ft.) in the front parking areas. #2. To display for sale (#2 area) "Plants" 20' x 125' (2500 sq. ft.) in front of the building. #3. To waive 93 additional off-street parking spaces for the display areas and displaced parking, in addition to the 167 parking spaces previously waived as per plan.

3/28/2012**25879 Hoover****25875 Hoover****1/8/2014****PUBLIC HEARING****APPLICANT: HOME DEPOT, Mike Woodford Mgr.****REPRESENTATIVE:**

Kern Billette

COMMON DESCRIPTION: 25879 Hoover Road**LEGAL DESCRIPTION:** 13-22-432-018**ZONE:**

O-2, C-1 & P

VARIANCES REQUESTED: Permission to:

1. To operate seasonal sales from March 31, 2014 to December 31, 2014 in the (#1 area) - outdoor sales "Tent/Trees" unit 40' x 130' (5,200 sq. ft.) and "Sheds" 20' x 90' (1,800 sq. ft.) in the front parking areas.
2. To display for sale (#2 area) "Plants" 20' x 125' (2,500 sq. ft.) in front of the building.
3. Allow the outdoor storage of three (3) rental trailers along west property line as per the plan.
4. To waive 93 additional off-street parking spaces for the display areas and displaced parking, waive seven (7) parking spaces for the three (3) rental trailer area. Total of 100 for seasonal outdoor sales and storage areas, in addition to the 167 parking spaces previously waived as per the plan.

Petitioner's request was GRANTED as stated above.

3/28/2018 PUBLIC HEARING: APPLICANT: HOME DEPOT USA #2702
REPRESENTATIVE: KERM BILLETTE
COMMON DESCRIPTION: 25879 HOOVER
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: PERMISSION TO

1. OPERATE SEASONAL OUTDOOR SALES FROM MARCH 1 TO DECEMBER 31 IN THE FOLLOWING AREAS:

AREA #1: LABELED TENT/TREES 40' X 130' = 5,200 SQUARE FEET.

AREA #2: LABELED SHEDS 20' X 90' = 1,800 SQUARE FEET.

AREA #3: LABELED PLANTS 20' X 125' = 2,500 SQUARE FEET.

TOTAL OF 9,500 SQUARE FEET OF SEASONAL OUTDOOR SALES AS PER THE PLAN.

2. WAIVE 100 PARKING SPACES FOR THE SEASONAL OUTDOOR SALES AND TEMPORARY OUTDOOR STORAGE.

ORDINANCES AND REQUIREMENTS:

SECTION 4.52 (H) 22: ONE (1) PARKING SPACE REQUIRED FOR EACH 150 SQ. FT. OF FLOOR SPACE AND OUTDOOR SALES/STORAGE AREAS COMBINED.

SECTION 4.52 (D): NO SALES ACTIVITY OR DISPLAY OF MERCHANDISE SHALL BE PERMITTED IN THE AREA DESIGNATED FOR REQUIRED OFF-STREET PARKING FOR THE EXISTING OR TEMPORARY USE.

SECTION 4.53 (F): THE PERIOD OF OPERATION OF THE PROPOSED USE SHALL BE LIMITED TO DATES SPECIFIED ON THE APPROVED PLAN OR IN THE PERMIT. THE DURATION OF ALL TEMPORARY USES SHALL NOT EXCEED THIRTY (30) CONSECUTIVE DAYS IN ANY CALENDAR YEAR.

THE PETITIONER'S REQUEST WAS GRANTED AS WRITTEN.

4/26/2017 PUBLIC HEARING: APPLICANT: HOME DEPOT USA #2702
REPRESENTATIVE: KERM BILLETTE
COMMON DESCRIPTION: 25879 HOOVER
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: PERMISSION TO

1) OPERATE SEASONAL OUTDOOR SALES FROM MARCH 1 TO DECEMBER 31 IN THE FOLLOWING AREAS:

AREA #1 LABELED TENT/TREES 40' X 130' = 5,200 SQ. FT.

AREA #2 LABELED SHEDS 20' X 90' = 1,800 SQ. FT.

AREA #3 LABELED PLANTS 20' X 125' = 2,500 SQ. FT.

TOTAL OF 9,500 SQ. FT. OF SEASONAL OUTDOOR SALES AS PER THE PLAN.

2) WAIVE 100 PARKING SPACES FOR THE SEASONAL OUTDOOR SALE AND TEMPORARY OUTDOOR STORAGE.

ORDINANCES AND REQUIREMENTS:

SECTION 4.52 (H) 22: ONE (1) PARKING SPACE REQUIRED FOR EACH 150 SQ. FT. OF FLOOR SPACE AND OUTDOOR SALES/STORAGE AREAS COMBINED.

SECTION 4.52 (D): NO SALES ACTIVITY OR DISPLAY OF MERCHANDISE SHALL BE PERMITTED IN THE AREA DESIGNATED FOR REQUIRED OFF-STREET PARKING FOR THE EXISTING OR TEMPORARY USE.

SECTION 4.53 (F): THE PERIOD OF OPERATION OF THE PROPOSED USE SHALL BE LIMITED TO DATES SPECIFIED ON THE APPROVAL PLAN OR IN THE PERMIT. THE DURATION OF ALL TEMPORARY USES SHALL NOT EXCEED THIRTY (30) CONSECUTIVE DAYS IN ANY CALENDAR YEAR.

THE PETITIONER'S REQUEST WAS GRANTED AS WRITTEN.

PUBLIC HEARING: 4/10/2019
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Home Depot USA #2702
Kern Billette
26879 Hoover
12-13-22-432-016
MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to

1. Operate seasonal outdoor sales from March 1 to December 31, 2019 in the following areas:
Area #1 labeled sheds 70' x 20' = 1,400 square feet and 54' x 20' = 1,080, total 2,480 square feet.
Area #2 labeled tents/trees 40' x 130' = 5,200 square feet.
Area #3 labeled plants 20' x 125' = 2,500 square feet
Total of 10,180 square feet of seasonal outdoor sales as per the plan.
2. Waive parking related to outdoor sales:
 - a. (Amended) Waive 14 required permanent parking spaces.
 - b. Waive 68 parking spaces for seasonal outdoor sales and temporary storage.

The petitioner's request was Granted with the Amendments as follows:
Item # 2a amended to fourteen (14) required permanent spaces, not (17). As well as the following:

(Subsequent to the last item of the meeting, before the New Business, the Board discussed the matter of Item number 2a, whereby the Board stated the petitioner would need to return if this matter is requested to permanently be waived. Therefore, this particular item as discussed by the Board is only approved through December 31, 2019. The Board did advise the petitioner during item discussion to return regarding the sheds. In either January or February of 2020).

March 11, 2020

APPLICANT: The Home Depot Store, Store 2702

Chris Cabridge, Manager

REPRESENTATIVE: Kerm Billette
COMMON DESCRIPTION: 25879 Hoover
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to

- 1) Permanently waive 75 additional parking spaces for permanent outdoor sales and redevelopment of parking lot.
- 2) Operate seasonal outdoor sales from April 1st to December 31, 2020 in the following areas:
Area #2 labeled tents/trees 40' x 130' = 5,200 square ft.
Area #3 labeled plants 20 x 125 = 2,500 square ft.
Total of 7,700 square ft. of seasonal outdoor sales as per the plan.
- 3) Temporarily waive 79 parking spaces associated with the seasonal outdoor sale above.

The petitioner's request for item number 1 was RESCHEDULED to April 22, 2020 due to the sheds. Requests number 2 and number 3 were APPROVED with the following change: 2) Operate seasonal outdoor sales from April 1st to September 1, 2020.

6/24/2020:

APPLICANT: The Home Depot, Store 2702

Chris Gabridge, MGR

(Rescheduled from: March 11, 2020)

REPRESENTATIVE: Kerm Billette
COMMON DESCRIPTION: 25879 Hoover
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to

Permanently waived 75 additional parking spaces for permanent outdoor sales and redevelopment of parking lot.

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

PUBLIC HEARING: 3/10/21

APPLICANT: Christopher Gabridge, Manager
Home Depot Store #2707

REPRESENTATIVE: Kerm Billette
COMMON DESCRIPTION: 25879 Hoover
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to

- 1) Operate a seasonal outdoor sales from March 1 to August 1, 2021 in the following areas:
Area #2 labeled "Tent, patio, furniture, top soil, trees" in fenced corral: 40' x 130' = 5,200 square ft.
Area #3 labeled "Plants" 20' x 125' = 2,500 square ft.
Total of 7,700 square ft. of seasonal outdoor sales as per the plan.
- 2) Temporarily waive 79 parking spaces associated with the seasonal outdoor sales above.

The petitioner's request was APPROVED as written.

PUBLIC HEARING: 4/24/22
GABRIDGE

APPLICANT: THE HOME DEPOT / STORE #2702 / CHRIS

REPRESENTATIVE:

KERM BILLETTE

COMMON DESCRIPTION:

25879 HOOVER

LEGAL DESCRIPTION:

13-22-432-016

ZONE:

MZ, C-2, C-1, P

VARIANCES REQUESTED: PERMISSION TO
OPERATE SEASONAL OUTDOOR SALES FROM MARCH 1 TO DECEMBER 31, 2022 IN THE FOLLOWING
AREAS:

AREA #2 LABELED "TENT, PATIO, FURNITURE, TOP SOIL, TREES" IN FENCED CORRAL: 40' X 130' = 5,200
SQUARE FT. AREA #3 LABELED "PLANTS" 20' X 125' = 2,500 SQUARE FT.

TOTAL OF 7,700 SQUARE FT. OF SEASONAL OUTDOOR SALES AS PER THE PLAN.

ORDINANCES AND REQUIREMENTS:

SECTION 4.52 STANDARDS FOR TEMPORARY OUTDOOR RETAIL SALES APPROVAL (D): NO SALES ACTIVITY
OR DISPLAY OF MERCHANDISE SHALL BE PERMITTED IN THE AREA DESIGNATED FOR REQUIRED OFF-
STREET PARKING FOR THE EXISTING OR TEMPORARY USE.

SECTION 4.53 REGULATIONS FOR ALL OUTDOOR RETAIL SALES (F): THE PERIOD OF OPERATION OF THE
PROPOSED USE SHALL BE LIMITED TO DATES SPECIFIED ON THE APPROVED PLAN OR IN THE PERMIT.
THE DURATION OF ALL TEMPORARY USES SHALL NOT EXCEED THIRTY (30) CONSECUTIVE DAYS IN ANY
CALENDAR YEAR.

THE PETITIONER'S REQUEST WAS APPROVED AS WRITTEN.

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



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

March 22, 2023

Katie Fitzjarrald
445 24th St. STE 200
Vero Beach, FL 32960

Applicant: HOME DEPOT -USE-
Common Description: 25879 HOOVER
VARIANCE(S) REQUESTED: Permission to: -USE-

- 1) Allow 1,478 square ft. of permanent open storage in a "C-2" zone.
- 2) Allow 500 square ft. of temporary open storage in a "C-2" zone from April 1-August 31.
- 3) Allow 720 square ft. of permanent outdoor storage in a "P" zone.

Dear Applicant;

Pursuant to the Public Hearing held before the City of Warren, Zoning Board of Appeals on January 11, 2023, whereby the Board **APPROVED** your request with the following changes: Items 1 and 3* are temporary, not permanent.

*This is a correction from the previous letter stating Items 1 and 2 are temporary.

I apologize for the inconvenience this may have caused.

Trusting this information is satisfactory.

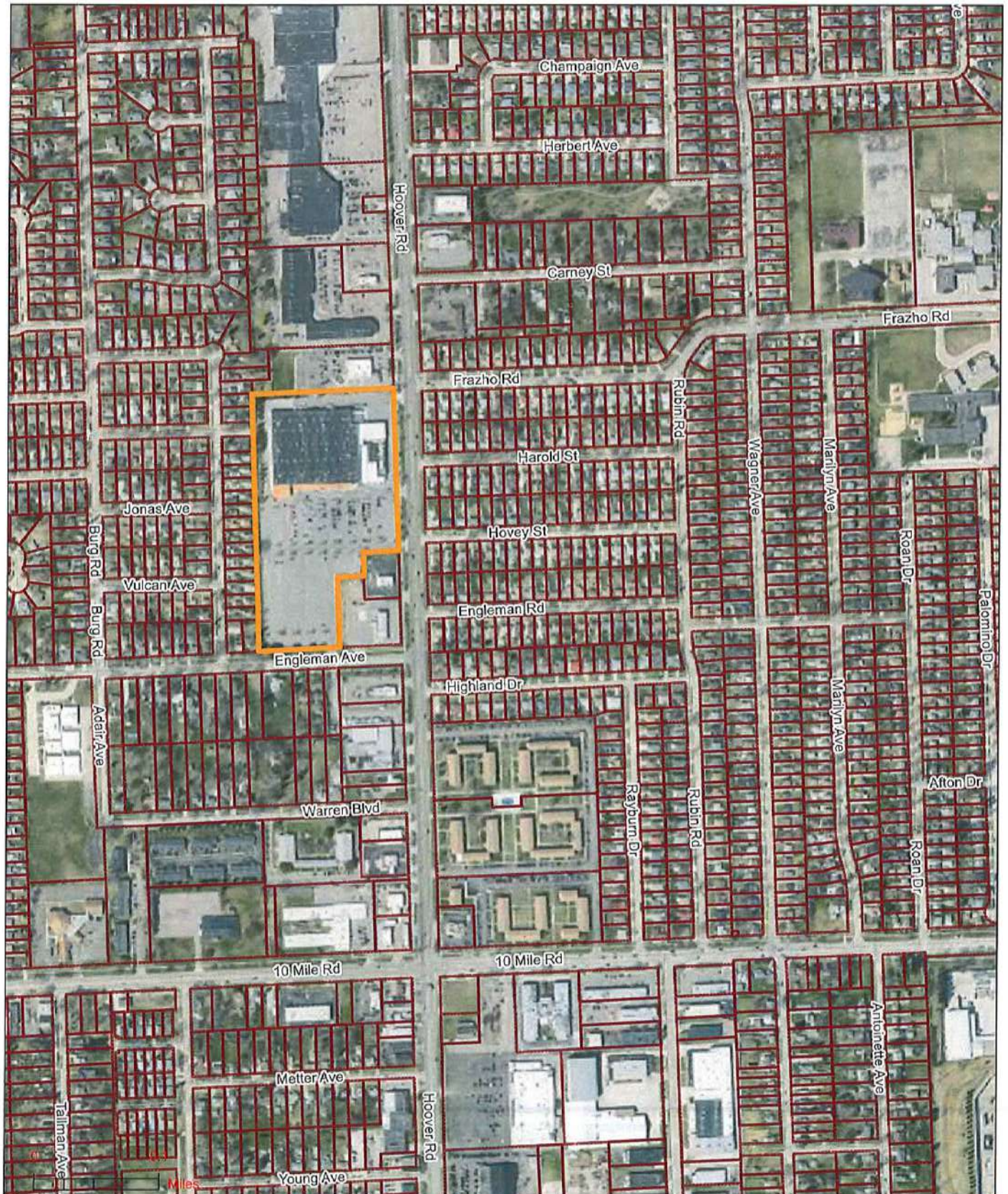
Sincerely yours,

Paul Jerzy

Paul Jerzy
Secretary of the Board

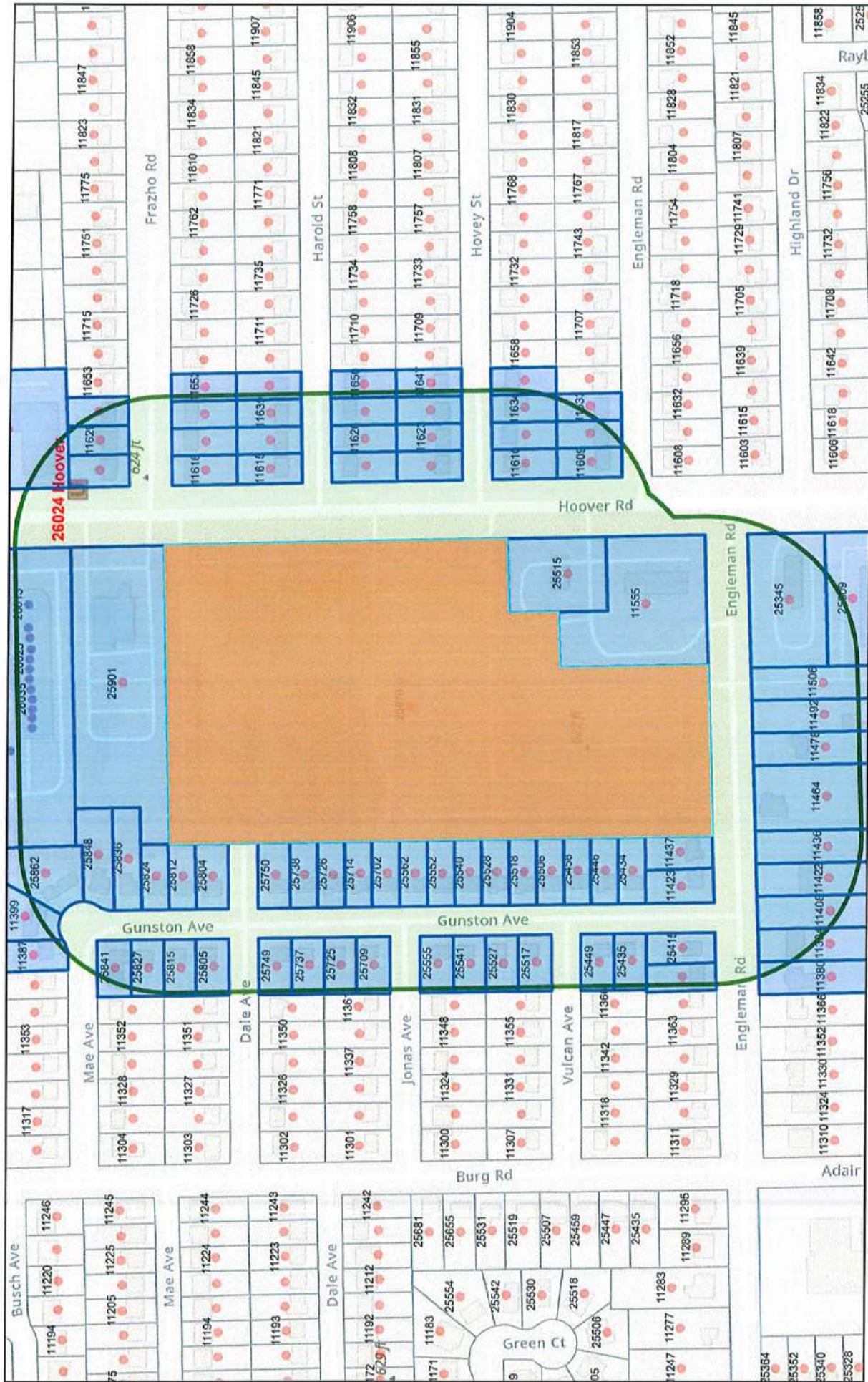
cc: Home Depot
Suzanne Russo

2023 WARREN



25879 Hoover - 13-22-432-016

8/11



1/30/2024, 11:56:11 AM



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

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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: FEBRUARY 14, 2024 at 7:30 P.M.

Applicant: THE HOME DEPOT -USE-
Common Description: 25879 HOOVER

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

Allow 5,955 square ft. of temporary storage in a "C-2" zone from April 1 through August 31, 2024.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Angela Rogensues, President, At Large
Melody Magee, Vice-President, Dist. 1

Mindy Moore, Secretary, Dist. 3
David Dwyer, Mayor Pro Tem, Asst. Sec'y, At Large

Jonathan Lafferty, Dist. 2
Gary Boike, Dist. 4
Henry Newnan, Dist. 5

CITY OF WARREN

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

APPLICANT: PROTEGE PROPERTIES LLC

REPRESENTATIVE: IAN FINDLAY

COMMON DESCRIPTION: 25141 HOOVER

PARCEL NUMBER: 12-13-22-477-008

ZONED DISTRICT: C-1

REASON: Petitioner seeks variance related to new business.

ORDINANCES and REQUIREMENTS:

SECTION 14.01 USES PERMITTED. (K) Drive-in restaurant, an establishment whose principal business is to serve food that may be consumed in the building on the premises, on the premises outside the building, or off the premises. drive-in restaurants shall be permitted upon approval of the Planning Commission, after a public hearing has been held and it is found that the proposed drive-in restaurant meets all the requirements of the zoning ordinances and the following standards: 4. Drive-in restaurant properties shall be completely enclosed with a chain-link fence with a height of four (4) feet; however, when abutting a residential property, a decorative masonry screening wall constructed to a height of six (6) feet shall be provided.

VARIANCES REQUESTED: Permission to:

Retain the existing 4 ft. brick wall along the west property line.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/24/2024 01/24/2024 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: PROTEGE PROPERTIES 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 14.01 USES PERMITTED.

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

dwenson, Zoning Inspector

1124
25000

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

Feb-14
March 13

CITY OF WARREN ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Protege Properties Llc.

Address: 25141 Hoover rd Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: Ian Findlay Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 25141 Hoover rd,

Parcel I.D. No. (as shown on tax bill): 12-13-22-477-008

Purpose of Request: Request to Nece 4 ft Brck wall
as is.

Please explain the nature of your hardship:

The four foot brick wall in the rear of
property has been used for many years for
multiple uses with no complaints. I do not
Feel additional 2 Feet would change the
enjoyment of the property by the community.

Signature: [Signature] Date: 1-23-24

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 Findlay
OF [REDACTED]
Address, City, State _____ Zip _____ Telephone _____
THE owner OF Prolego Properties
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
_____/RECORDED LAND CONTRACT PURCHASER(S) I/We/It ✓/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Sum *
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 24 DAY OF January, 2024, BEFORE ME PERSONALLY CAME
Ian Scott Findlay, 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 did 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, _____ 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.

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

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 wall has been at the property for a very long time with no complaints. I feel the wall is tall enough as we do close at 9pm.

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 4 ft wall has been used for a very long time and I don't think additional 2 ft would add privacy to either property

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

25141 Hoover Rd.

Kemmerling Sign Service

Rep: James R. Downing
17421 Telegraph Road

Request granted at Meeting of August 26, 1970.

KEMMERLING SIGN SERVICE, 25141 Hoover Road, also known as Plate No. N52803
GRANTED permission to erect an 130 square foot sign, 24 feet 4 inches high,
15 feet from the front property line, and to install a 38 square foot roof
sign on the building.

25141 Hoover

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 14" spaker stand and a 6 1/2" x 37"
wall sign in addition to the 140 sq.ft.
presently on the site for a total of 181.5
sq.ft. with the condition all of the porta-
signs on the property are removed.

25141 Hoover

9/24/2014

PUBLIC HEARING
Union

APPLICANT: Motor City Co-Op Credit

REPRESENTATIVE:

Signarama/Mr. Bryan Duquet

COMMON DESCRIPTION: 25141 Hoover Road

LEGAL DESCRIPTION: 13-22-477-008

ZONE: C-1

VARIANCES REQUESTED: Permission to:

Install a monument sign as follows: overall height 8 feet, one (1) sign
62 inches x 111 inches = 40.08 sq. ft. and one (1) LED message
center 30 inches x 111 inches = 23.13 sq. ft. Total of 63.21 sq. ft. set
back to no less than 7 feet from the front property line as per the
plans.

Petitioner's request was GRANTED.

PUBLIC HEARING: 1/10/2024

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:

Same as above.

25141 Hoover

13-22-477-008

C-1

APPLICANT: Ian Findlay -USE-

VARIANCES REQUESTED: Permission to -USE-

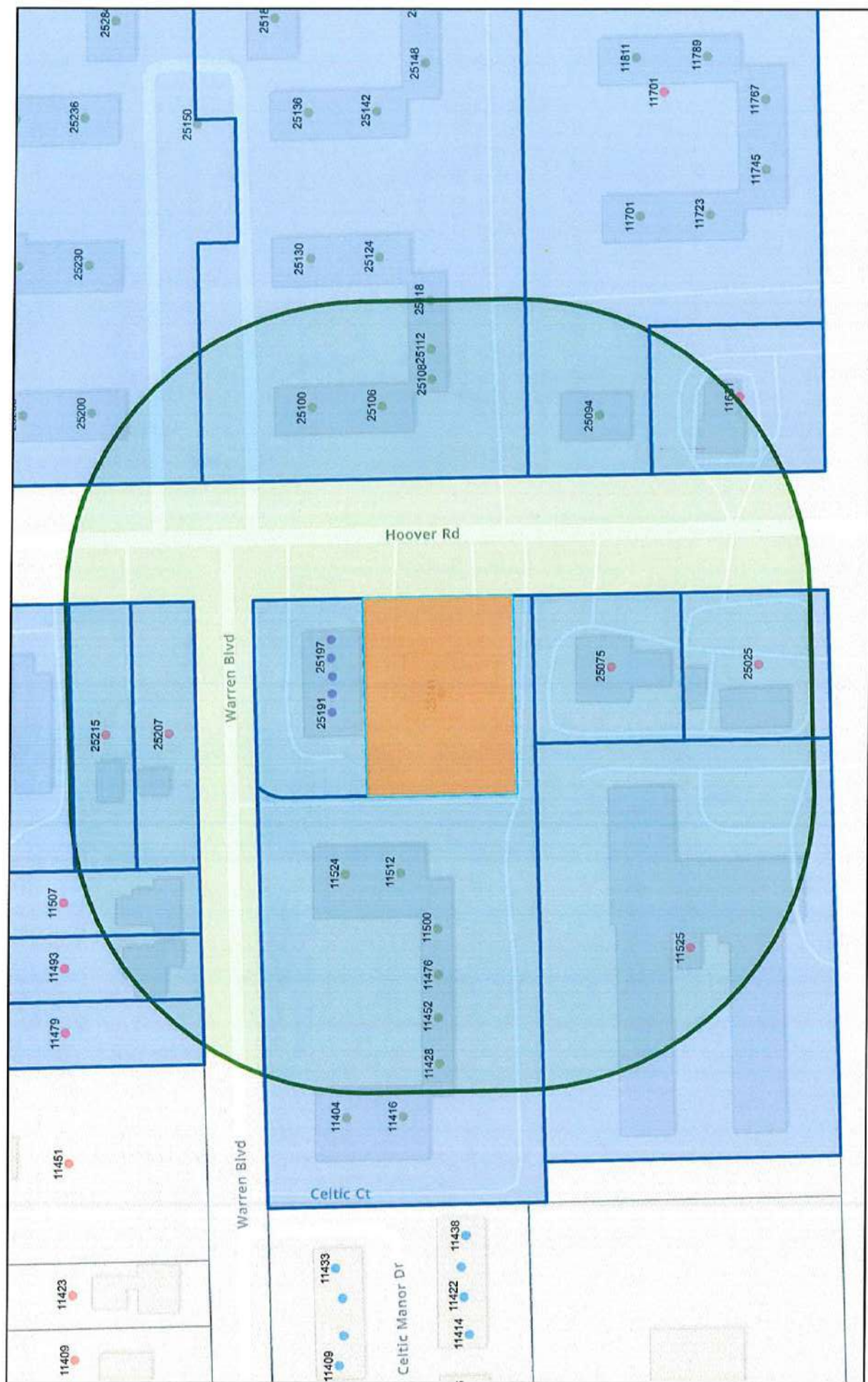
- 1) Allow a drive-in restaurant in a C-1 zone.
- 2) Waive the requirement of completely enclosing the property of a drive thru restaurant with a 4 foot chain link fence.

The petitioner's request was APPROVED as written.

2023 WARREN



21



1/30/2024, 12:00:13 PM

Site Address Point

Apartment

- Building
- Multi-Business

Condominium ☐ Parcels ☐

1:2,257

0	0.01	0.03	0.05 mi
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, Geodatastyrenen, Rijkswaterstaat, GSA, Geoland, FEMA,

Esri Community Maps Contributors, Province of Ontario, SEIMCOG, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies Inc, METINASA, USGS, EPA, USDA, US Census Bureau, ArcGIS Web AppBuilder

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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: FEBRUARY 14, 2024 at 7:30 P.M.

Applicant: PROTÉGÉ PROPERTIES LLC
Common Description: 25141 HOOVER

VARIANCE(S) REQUESTED: Permission to:
Retain the existing 4 ft. brick wall along the west property line.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Angela Rogensues, President, At Large
Melody Magee, Vice-President, Dist. 1

Mindy Moore, Secretary, Dist. 3
David Dwyer, Mayor Pro Tem, Asst. Sec'y, At Large

Jonathan Lafferty, Dist. 2
Gary Boike, Dist. 4
Henry Newnan, Dist. 5

CITY OF WARREN

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

APPLICANT: 21500 HOOVER LLC

REPRESENTATIVE: GORDIE MISKELLY

COMMON DESCRIPTION: 21500 HOOVER

PARCEL NUMBER: 12-13-35-301-007

ZONED DISTRICT: M-3

REASON: Petitioner wishes to erect a front yard fence.

ORDINANCES and REQUIREMENTS:

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

SECTION 17.02 - INDUSTRIAL STANDARDS. M-3 (A) Front yards, 150 FT. 3. IN M-3 and M-4 Zones, front yards may be utilized for parking or vehicles provided that the front fifty (50) feet of a lot or tract in an M-3 District and the front seventy-five (75) feet of a lot or tract in an M-4 District shall be landscaped and the balance shall be depressed at least two (2) feet so as to have all parked vehicles therein, completely out of sight or view of the roadway.

VARIANCES REQUESTED: Permission to:

Allow a 6 ft. chain link fence along the south property line that extends 22 ft. past the front building line to approximately 1 ft. from the Hoover property line and runs north, parallel to said property line for 55 ft. and juts east toward the parking lot (to approximately 43 ft. from the front property line) and turns north toward the building for approximately 50 ft. See diagram.

Previous Variance Requested: None.

dwenson, Zoning Inspector 01/16/2024 01/19/2024 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: 21500 HOOVER 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 4D.39 LOCATION
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

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: 21500 Hoover LLC

Address: 21500 Hoover Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Joe Gibbs

Same

Name of Representative: Gordie Miskelly Telephone [REDACTED]

Representative's Address [REDACTED]

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

Address of Property: 21500 Hoover Warren, MI 48089

Parcel I.D. No. (as shown on tax bill): 12-13-35-301-007

Purpose of Request: To remove current fence and install new
fence in the same spot. We will be cleaning up all
overgrowth and installing the same style fence as
we currently have in place.

Please explain the nature of your hardship:

See attached

Signature: [Signature] Date: 1/10/24

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 JOSEPH C GIBBS
OF _____
Address, City/State _____ Zip _____ Telephone _____
THE Member OF 21500 HOWARD LLC
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 Gordon Miskelly - Kimberly Fence *
Name(s) of Person(s)
THE Controller OF Kimberly Fence *
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 Oakland

ON THIS 4th DAY OF January, 20 24, BEFORE ME PERSONALLY CAME
Joseph Gibbs, 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.



Mark Grzanka
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 1-4-25

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.

See attached

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

See attached

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

see attached

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

see attached

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

see attached

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

see attached

Unreasonable impact/burden

This fence style will match the existing fences in the area and will enclose the property in the same way it is currently. This will match fence lines setbacks of us as well as immediate neighbors in relationship to the sidewalks and being forward of the front building the same as other buildings on Hoover and in area. As you can see from the pictures, we are looking to clean up the area knowing the current fence has been damaged by the overgrowth. Once removed it will clean up the entire property with no overgrowth, new fence and gate.

Not self-imposed

This is due to new codes versus when the fence was installed. We are hoping to clean up all debris and replace the fence. Installing the new fence and gate on the property as to where it sits currently. This would be the same format of all other yards in the area and securing the lot. We sit further back from Hoover than both of our immediate neighbors to north (Livwell) and south (Detroit Radiant)

Property Unique

Due to the setback of the building, we request add 22 feet forward of the front building line then following the sidewalk 55 feet to the south property line then returning to tie into existing fence 18' to the east tying into the existing fence on the south property line. This line is shared by Gibbs Machinery and Detroit Radiant Products. Fence would be going in the exact same location as it sits currently.

Not a detriment

Granting this request will make all the businesses in the area the same with enclosed yards. Fence forward of the front building line following the set back from the sidewalk.

Not personal or economic

Due to the set back of the building from Hoover is the reason for this request.

Necessary

This fence will enclose entire property for not only security on this address but others, which will mean added security of the property. The ability to see into the yard from the street will add security for all. It is the same style of all the other similar business and their yards in the immediate area on Hoover with the exception of our neighbor to the north (Livwell) because of different requirements for the business of that type.

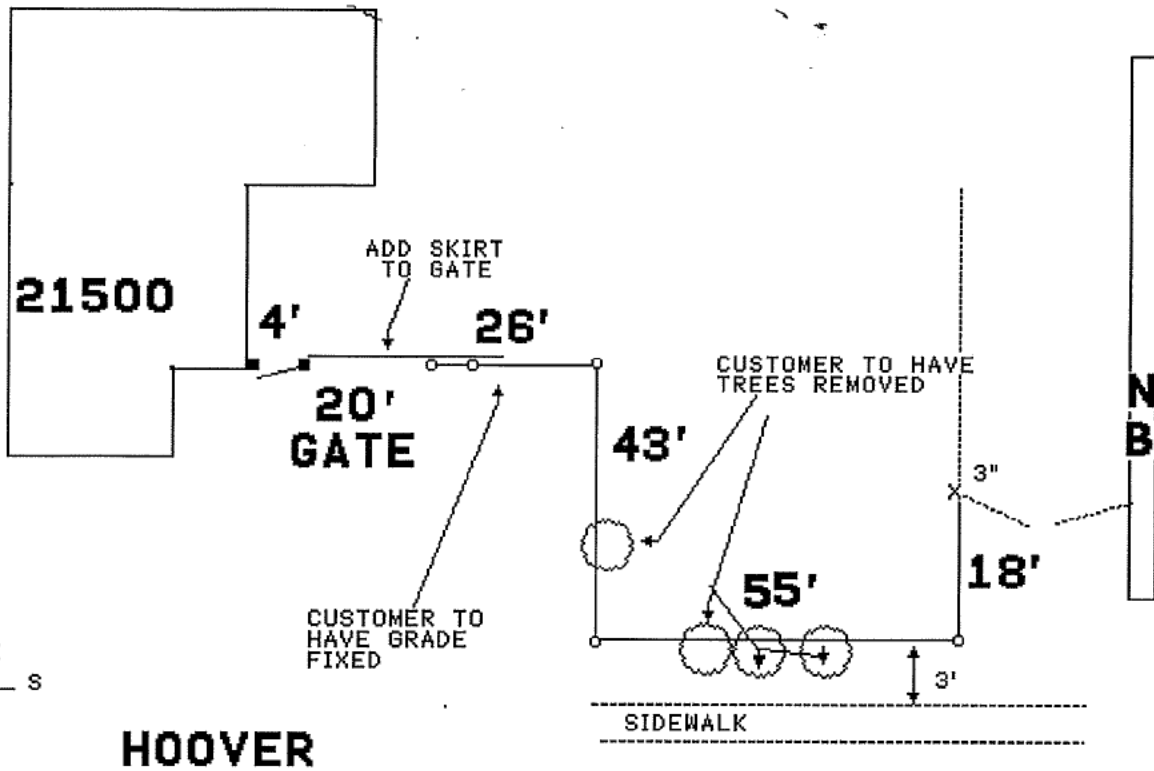
KIMBERLY FENCE

JOB SKETCH

BILL TO:

21500 HOOVER LLC
C-586-242-5044 Ph:OFF-586-755-5353
21500 HOOVERS RD
WARREN, MI 48089

SHIP TO:



21500.JS0

12/04/2023

KIMBERLY FENCE

KIMBERLY FENCE & SUPPLY INC.
WARREN, MI 48091
www.kimberlyfence.com

6470 E. 9 MILE RD.

PROPOSAL/CONTRACT

Page 1
12/04/2023

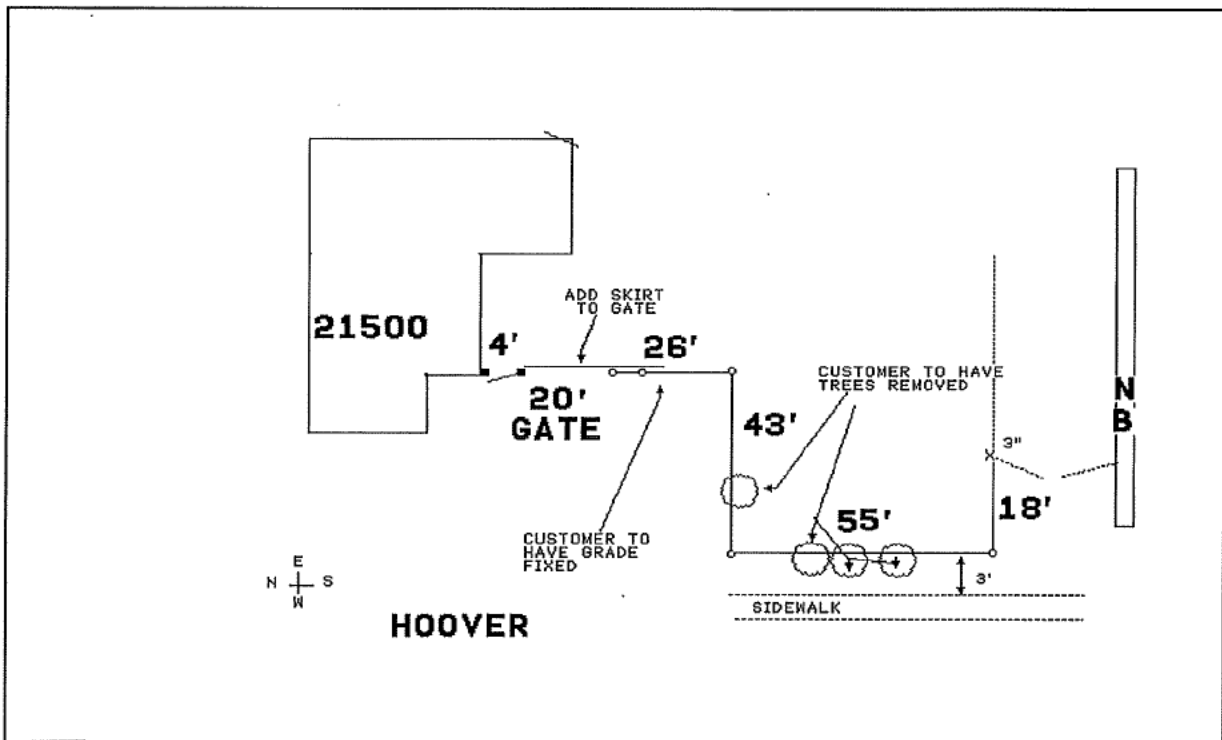
Customer Information:

21500 HOOVER LLC
C-586-242-5044
21500 HOOVERS RD
WARREN, MI 48089

Job Site Information:

Job Description:

FURNISH AND INSTALL 6' TALL COMMERCIAL CHAIN LINK FENCE AND CANTILEVER GATE, 1 WALK GATE, REMOVE EXISTING IN SIMILAR FOOT PRINT AND HAUL AWAY, CANTILEVER GATE WILL HAVE A SKIRT ON IT, TO KEEP DOG FROM EXITING. CUSTOMER TO HAVE SEVERAL TREES REMOVED AND ESTABLISH A BETTER GRADE ALONG GATE PATH. OPERATOR COST NOT INCLUDED AND BY OTHERS, INTERNATIONAL CONTROLS 586-791-5400.



Approved & Accepted for Customer:

Contract Amount: \$ 12888.35
Down Payment: \$ 1000.00
Balance Upon Completion: \$ 11888.35

Accepted for KIMBERLY FENCE & SUPPLY INC.:

Salesperson

Date

Google Maps 21500 Hoover Rd



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

Current/proposed fence line

B

12/18/23, 12:23 PM

Hoover Rd - Google Maps

Google Maps

Hoover Rd

Warren, Michigan

Google Street View

Oct 2023

See more dates



Image capture: Oct 2023 © 2023 Google

View from Hoover



Be:



Current fence facing south west

0



Current view to east from sidewalk

2



Current view from sidewalk

71



current view from sidewalk

9



Current view from sidewalk

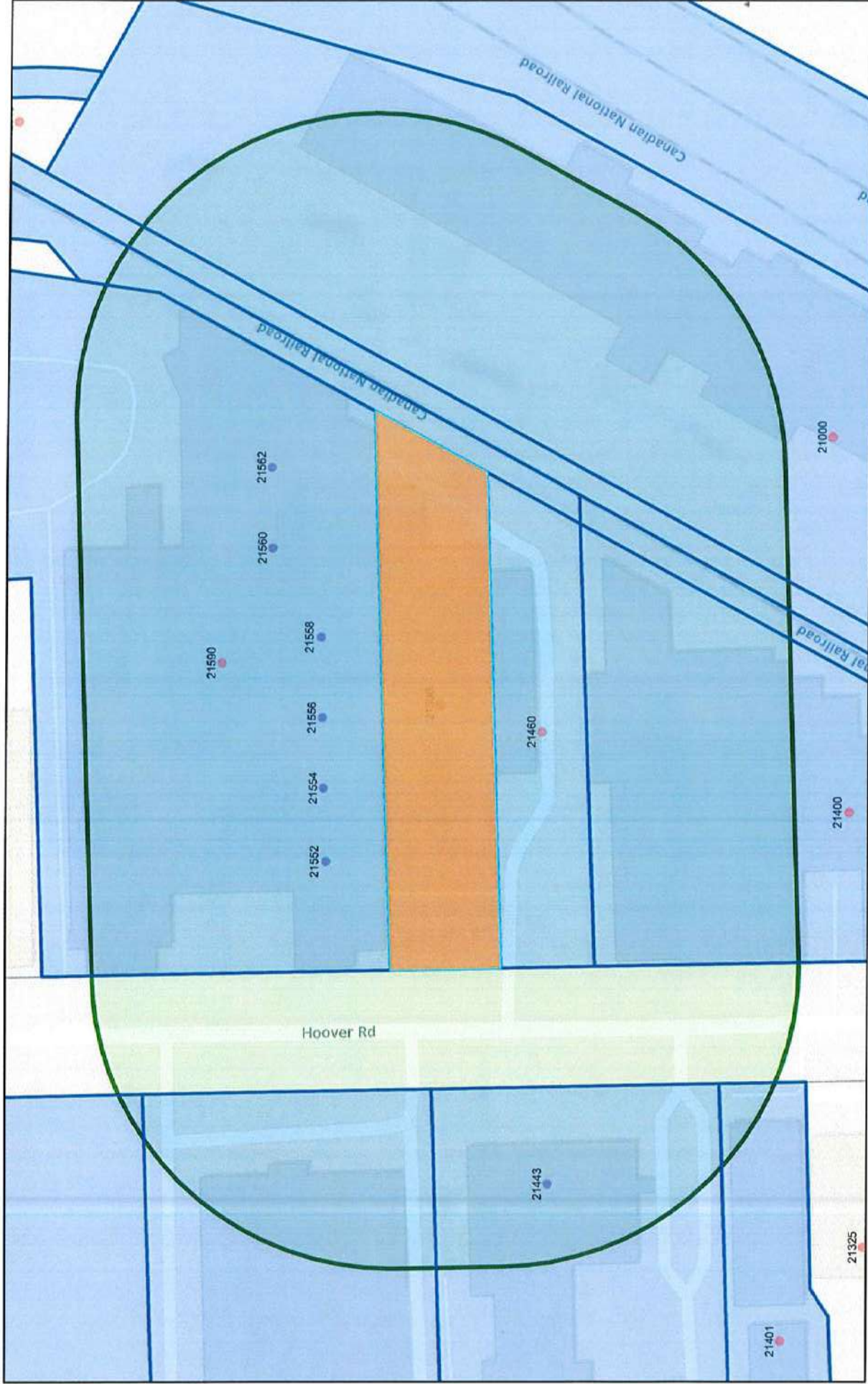
✱

2023 WARREN



21500 Hoover - 13-35-301-007

2011



1/30/2024, 12:23:30 PM

- Site Address Point
- Multi-Business
- Parcels
- Building

1:2,257

0 0.01 0.02 0.03 0.04 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, Geodastyleisen, Rijkswaterstaat, GSA, Geoland, FEMA,

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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: FEBRUARY 14, 2024 at 7:30 P.M.

Applicant: 21500 HOOVER LLC
Common Description: 21500 HOOVER

VARIANCE(S) REQUESTED: Permission to:

Allow a 6 ft. chain link fence along the south property line that extends 22 ft. past the front building line to approximately 1 ft. from the Hoover property line and runs north, parallel to said property line for 55 ft. and juts east toward the parking lot (to approximately 43 ft. from the front property line) and turns north toward the building for approximately 50 ft.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Angela Rogensues, President, At Large
Melody Magee, Vice-President, Dist. 1

Mindy Moore, Secretary, Dist. 3
David Dwyer, Mayor Pro Tem, Asst. Sec'y, At Large

Jonathan Lafferty, Dist. 2
Gary Boike, Dist. 4
Henry Newnan, Dist. 5

CITY OF WARREN

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

APPLICANT: KIMBERLY FENCE & SUPPLY
REPRESENTATIVE: GORDIE MISKELLY
COMMON DESCRIPTION: 22522 HOOVER
PARCEL NUMBER: 12-13-35-101-032
ZONED DISTRICT: MZ, M-2, M-3

REASON: Petitioner wishes to enclose their front yard with a fence.

ORDINANCES and REQUIREMENTS:

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

SECTION 17.02 - INDUSTRIAL STANDARDS. M-2 (a) front yards 25 ft. 2. in an m-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an m-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the master thoroughfare plan for the city of warren or front yards facing a residential district shall be fifty (50) feet.

VARIANCES REQUESTED: Permission to:

1. Retain a 6' high chain link fence along the south property line that extends 186 ft. past the front building line in the front setback to approximately 1 ft. from the Hoover property line and runs along the (east) property line for approximately 125 ft. parallel to Hoover.
2. Construct a 6 ft. high chain link fence along the north property line that extends past the front building line into the front set back to approximately 1 ft. from the Hoover property line.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 12/14/2023 01/18/2024 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: KIMBERLY FENCE & SUPPLY

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.39. - LOCATION.
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

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

CITY OF WARREN ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Kimberly Fence & Supply

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different): BES Group LLC

[REDACTED]

Name of Representative: Gordie Miskelly Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 22522 Hoover Warren, MI 48089

Parcel I.D. No. (as shown on tax bill): 12-13-35-101-032

Purpose of Request: To enclose 22522 Hoover from the lot next door, 22704 Hoover. This would include all fence forward of the front building line including 186' to the north (proposed) 125' to the west and 186' to the south, both existing.

Please explain the nature of your hardship:

Currently there is no division between 22522 and 22704 Hoover. There is stacked concrete barrier made of landscape blocks, usually used to divide building materials in a yard.

Signature: [Signature] Date: 12/14/23

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE B.E.S Group Scott Krall
Name(s) of Person(s)
OF [REDACTED] Zip 48091 Telephone [REDACTED]
Address, City, State
THE OFFICER OF B.E.S. Group
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 Gordon Miskelly
Name(s) of Person(s)
THE Controller OF Kimberly Fence
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 Scott Krall L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 9 DAY OF November, 2023, BEFORE ME PERSONALLY CAME
Scott Krall, 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.

Sierra Accettura
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 7/21/2028

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.

ZBA Application.DOC 11/29/17



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.

See attached

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

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

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

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

22522 Hoover Road

Schwarb Foundry

Granted permission at the meeting of 11-12-86 to erect a 108' x 121' "L"-shaped addition, 47' high, to no less than 4' of the north side property line. Granted to retain the existing, hardsurfaced parking to no less than 10' of the front property line.

22522 Hoover

Schwarb Foundry Co

Rep: Chas. H. Schwarb

Request approved at mtg of Feb 23, 1966.

Permission to erect an 80' x 102' industrial addition to existing building 4' from south pl. & being 66' high.

Unreasonable impact/burden

This fence style will match the existing fences in the area and will enclose the property which is needed for storage of equipment but also to secure each lot. The property line to the north has nothing but cement blocks used to separate material in a landscape supply yard.

Not self-imposed

This would be the same format of all other yards in the area to secure the lot. We are adding a gate for access if needed by neighbors for any reason.

Property Unique

Due to the setback of the building we need to add 186 feet along the north side to enclose the yard which is where the landscape blocks are currently. Also, the existing fence in front of the building line on property is 125 feet and the fence on the south property line of 186 feet. Combining with these fences will enclose the yard.

Not a detriment

Granting this request will make all the businesses in the area the same with enclosed yards

Not personal or economic

Due to the set back of the building from Hoover is the reason for this request.

Necessary

This fence will enclose entire property for not only security on this address but others, which will mean added security of the properties. It is the same style of all the other yards in the immediate area on Hoover

BILL TO:

SHIP TO:



1A

Google Maps 22522 Hoover Rd



Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 50 ft

Black - proposed fence

Blue - existing fence

1B

Google Maps

22525 Hoover Rd

Warren, Michigan

Google Street View

Oct 2023

See more dates



Image capture: Oct 2023 © 2023 Google



Front, existing fence



22541 Hoover Rd

Warren, Michigan

Google Street View

Oct 2023

See more dates



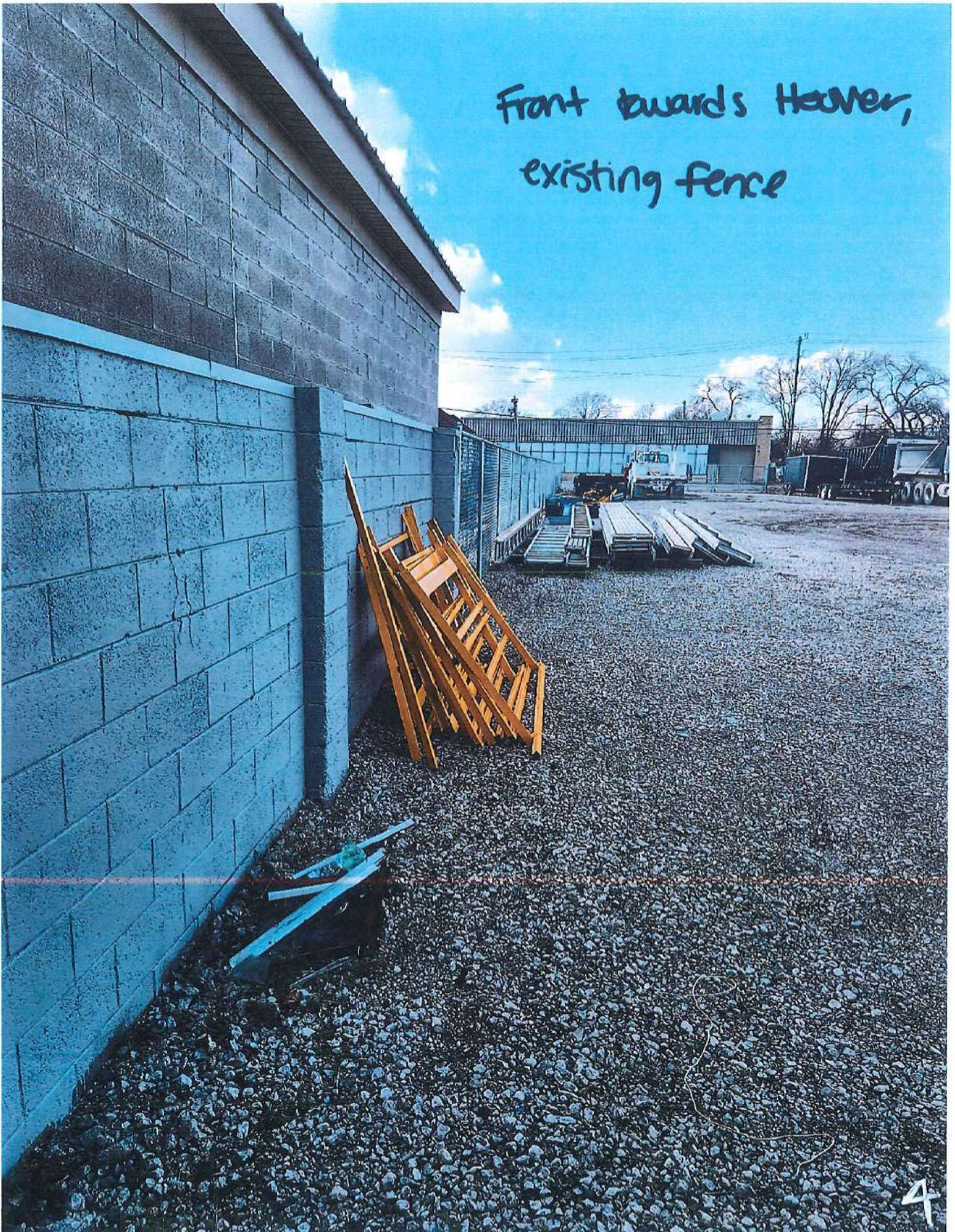
Google

Image capture: Oct 2023 © 2023 Google



Front, existing Fence

Front towards Heaven,
existing fence





Example of commercial
chain link



Example of double gate
going along the north fence line



orange flag, proposed fence line
outside yard



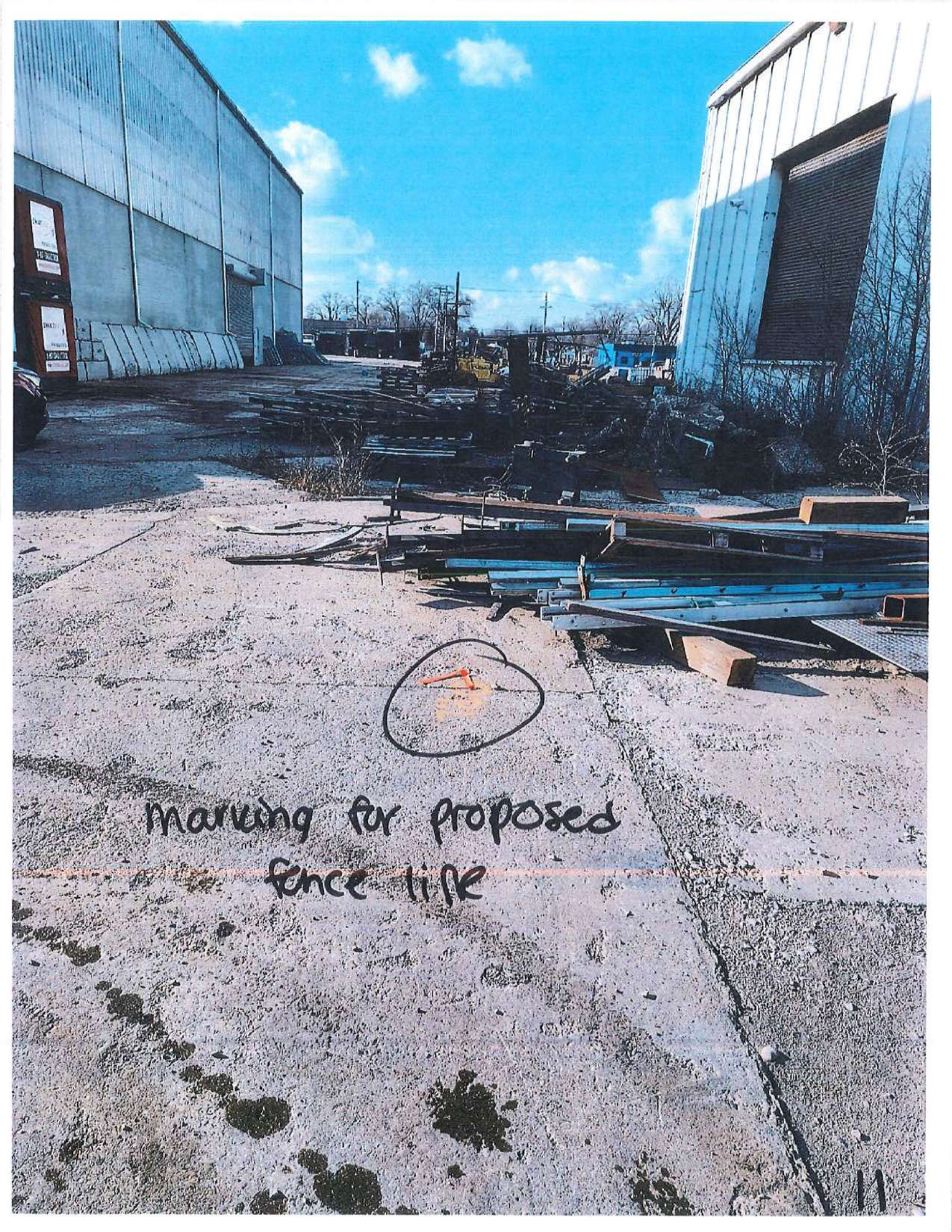
orange flag, proposed fence line
inside yard



proposed fence line, currently



marking for
proposed fence
line

A photograph of an industrial yard. In the foreground, a concrete surface has a handwritten note in black marker that reads "Marking for proposed fence line". Above the text, a black circle is drawn around a small orange stake or marker in the ground. To the right of the circle, there is a large pile of metal beams and other construction materials. In the background, there are two large industrial buildings with corrugated metal siding. The sky is blue with some white clouds. The overall scene appears to be a construction or renovation site.

Marking for proposed
fence line



Current fence
line





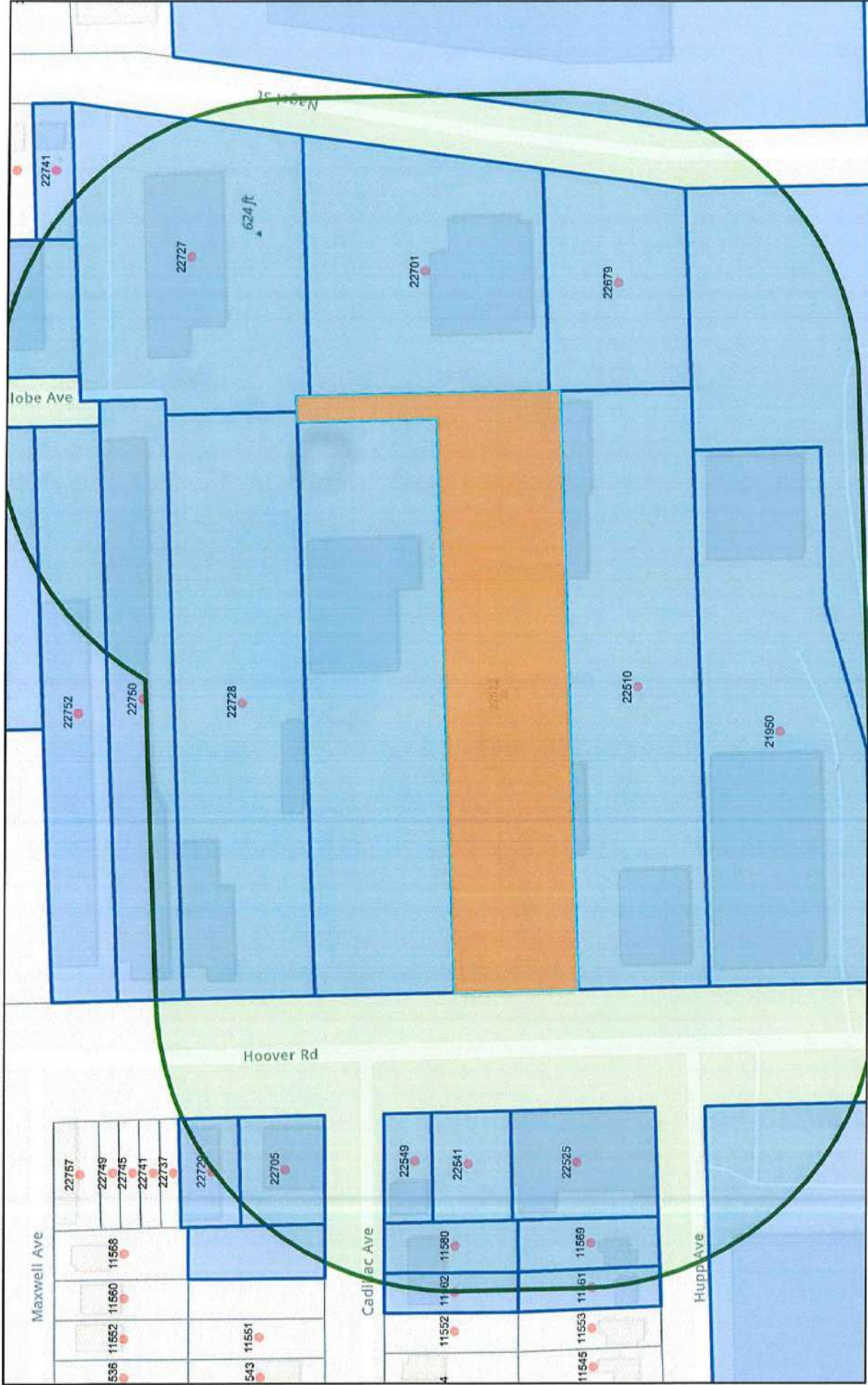
Current fence
line

2023 WARREN



22522 Hoover - 13-35-101-032

12



1/30/2024, 12:38:42 PM

Site Address Point ☐ Parcels

☐ Building

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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: FEBRUARY 14, 2024 at 7:30 P.M.

Applicant: KIMBERLY FENCE & SUPPLY
Common Description: 22522 HOOVER

VARIANCE(S) REQUESTED: Permission to:

- 1) Retain a 6' high chain link fence along the south property line that extends 186 ft. past the front building line in the front setback to approximately 1 ft. from the Hoover property line and runs along the (east) property line for approximately 125 ft. parallel to Hoover.
- 2) Construct a 6 ft. high chain link fence along the north property line that extends past the front building line into the front setback to approximately 1 ft. from the Hoover property line.

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

Angela Rogensues, President, At Large
Melody Magee, Vice-President, Dist. 1

Mindy Moore, Secretary, Dist. 3
David Dwyer, Mayor Pro Tem, Asst. Sec'y, At Large

Jonathan Lafferty, Dist. 2
Gary Boike, Dist. 4
Henry Newnan, 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, 007, 008 & 009
ZONED DISTRICT: M-2
REASON: Petitioner seeks variances for new project.

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.

SECTION 17.02 - INDUSTRIAL STANDARDS. (A) Front yards: M-2: 25 ft. 2. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the Master Thoroughfare Plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet.

****Note:** Contingent upon parcel/lot combination.

VARIANCES REQUESTED: Permission to:

1. Allow 41,416 sf of open storage of truck parking and staging, when 12,530 sf is allowed.
2. Allow a front setback of 31.86 ft. from the north property line to the maneuvering lane.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 12/29/2023 01/04/2024 (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:

**SECTION 17.02 INDUSTRIAL STANDARDS (S) OPEN STORAGE &
(A) FRONT YARDS**

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

dwenson, Zoning Inspector

\$365 SW 12/29/23

**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: Liliya Skikun

Address: 2700 East 9 Mile Road, Warren MI 48091 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 *Being Combine*

Parcel I.D. No. (as shown on tax bill): 12-13-31-126-003, 12-13-31-126-007, 12-13-31-126-008, 12-13-31-126-009

Purpose of Request: The requested variance allows for a more efficient operation of the applicants growing business.

It also respects the neighboring properties to their right to quiet enjoyment and use of their own properties

The variance for the maneuvering lane setback is necessary since the existing building does not allow for the required
50 foot setback and this lane provides the only access to the parking lot.

Please explain the nature of your hardship:

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

to co-exist in light of the previous zoning and rights provided to the applicant under the ordinance. The expanded

parking area allows the applicant to spread out its staging and parking of trailers to provide for less congestion in

the area immediately to the west of the residential properties and allows the applicant to continue to grow its

business. The maneuvering lane setback variance is required as there is no room due to existing building in place

Signature: Paul Reschke Date: 12/20/23

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 Liliya Skikun
Name(s) of Person(s)
OF [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]
Address, City, State Zip Telephone

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

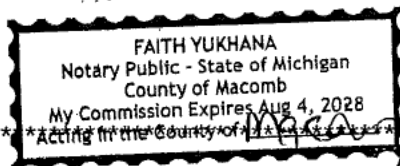
FURTHER, DEPONENT SAYS NOT.

SIGNED *L. Reschke* L.S.
SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF macomb

ON THIS 21 DAY OF December, 2023, BEFORE ME PERSONALLY CAME
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 She DID SO OF OWN OWN FREE WILL AND DEED.



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 current property does not have an adequate paved parking area. The expanded parking area will allow the applicant to expand its parking field in an orderly manner and at the same time provide proper screening and a more secure and safe area for the business and its neighbors.

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 to the neighbors right of quiet enjoyment, the extended parking area will relieve congestion in direct vicinity to the residential properties

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.

The subject property is quite narrow and does not provide for adequate parking of trailers. The extended lot allows for a more structured staging of the parked trailers and relieves congestion in the rear yard area 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 allow for a use that respects the rights of the 3 neighboring residences to the East and create less congestion in the area immediately behind the residences.

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 RT 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
Condamatic 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.

PUBLIC HEARING: APPLICANT: Liliya Skikun 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.

The petitioner's request was APPROVED as written. *on 11/08/2023*

2023 WARREN



2700 Nine Mile - 13-31-126-003, 007, 008 & 009

118



1/30/2024, 12:55:29 PM

- Site Address Point
- Multi-Business
- Parcels
- Building

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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: FEBRUARY 14, 2024 at 7:30 P.M.

Applicant: LILIYA SKIKUN
Common Description: 2700 NINE MILE

VARIANCE(S) REQUESTED: Permission to:

- 1) Allow 41,416 square ft. of open storage of truck parking and staging, when 12,530 square ft. is allowed.
- 2) Allow a front setback of 31.86 ft. from the north property line to the maneuvering lane.

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Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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Melody Magee, Vice-President, Dist. 1

Mindy Moore, Secretary, Dist. 3
David Dwyer, Mayor Pro Tem, Asst. Sec'y, At Large

Jonathan Lafferty, Dist. 2
Gary Boike, Dist. 4
Henry Newnan, Dist. 5