



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
William Clift
Kevin Higgins
Shaun Lindsey
Garry Watts
Michael Assessor, Alternate

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 12, 2025 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 November 13, 2024, December 11, 2024 and January 8, 2025.**

6. PUBLIC HEARING: **APPLICANT: MMC Management LLC-~~USE~~-**
(Rescheduled from 12/11/2024 and 1/8/2025)
REPRESENTATIVE: Michael Campbell
COMMON DESCRIPTION: 3000 Ten Mile
LEGAL DESCRIPTION: 13-30-201-003
ZONE: M-2

VARIANCES REQUESTED: Permission to-~~USE~~-

Allow above ground fuel storage in an M-2 district and within 48' of the east property line, 84' from the west property line and 146' 6" from the north.

ORDINANCES and REQUIREMENTS:

Section 17.02 (p) – Industrial Standards (M-1 and M-2 not an allowed use. M-3 and M-4 allowed use): Fire and safety hazards (the storage and handling of flammable liquids, liquified petroleum gases and explosives shall comply with State rules and regulations as established by Public Act No. 207, P.A. 1941 [MCL 29.1 et seq.], as amended, and in addition the following regulations shall apply): Bulk storage of flammable liquids, liquid petroleum gases and explosives allowed above ground if conditions meet those established by Chapter 13 of the Warren

Codified Ordinances – Fire Prevention and Protection and Michigan flammable Liquids Regulations as amended. All tanks shall be located not less than one hundred (150) feet from property lines.

7. PUBLIC HEARING:

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:
- APPLICANT: Mohammad AbuAlRub**
(Rescheduled from 1/8/2025)

Tamras Tamou

15150 14 Mile

13-01-228-024

C-1

VARIANCES REQUESTED: Permission to
Erect a new ground sign with the following conditions:

- 1) 22' in height from the grade of the berm.
- 2) Setback 8' 4" from the north property line.
- 3) With an 8' under clearance.
- 4) 133 square ft. of ground signage.

ORDINANCES and REQUIREMENTS:

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

Section 4A.17 (b) – Setbacks: The following setback regulations shall apply to signs located in all zoning districts: All freestanding or ground signs shall be setback from the right-of-way line a minimum distance equal to the height of the sign.

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

Section 4A.35 (c) – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed...

8. PUBLIC HEARING:

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:
- APPLICANT: Nathaniel Mooty**

Same as above.

32617 Dover

13-02-203-038

R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain a 12' x 12' (144 square ft.) over-sized gazebo in the side yard setback, not behind the building lines of the principal building and not placed against any other accessory structure.
- 2) Retain a 8' x 12' (96 square ft.) shed.

Both of the above requests are in addition to an existing 13' x 21' (273 square ft.) attached covered patio and a 26' x 24' detached garage for an overall total of 1,137 square ft. of accessory structure floor area.

ORDINANCES and REQUIREMENTS:

Section 4.20 (A) – Detached Accessory Buildings: Such buildings shall conform to, and shall not project beyond, the existing 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 5.01 (I) – Uses Permitted: All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

- 9. PUBLIC HEARING:** **APPLICANT: Abdulla Ibrahim Dahma**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 27114 Clarponte
LEGAL DESCRIPTION: 13-14-478-019
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a 9' x 18' (162 square ft.) over-sized accessory structure beyond the side building lines of the principal building on that lot. Existing shed to be removed.

ORDINANCES and REQUIREMENTS:

Section 4.20 (A) – Detached Accessory Buildings: ...Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot...

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

- 10. PUBLIC HEARING:** **APPLICANT: Kassem Zaher**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 11415 Irene
LEGAL DESCRIPTION: 13-10-428-029
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain widened portion of concrete driveway in front setback 6' 2" from the east corner of garage towards the east property line.

ORDINANCES and REQUIREMENTS:

Section 4.06 – Yard Use: Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

- 11. PUBLIC HEARING:** **APPLICANT: Shomij Miah**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 30971 Lorraine
LEGAL DESCRIPTION: 13-10-129-017
ZONE: R-1-B

VARIANCES REQUESTED: Permission to

Widen concrete driveway in the front setback 9' 6" from the north corner of the garage towards the north property line.

ORDINANCES and REQUIREMENTS:

Section 4.06 – Yard Use: Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

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

VARIANCES REQUESTED: Permission to

Allow the following related to signage:

- 1) Retain an existing 8.16' high ground sign as follows:
 - a. Size: 96" x 49" = 32.7 square ft.
 - b. Under clearance: 4.08 ft.
 - c. Setback = 0, directly abuts property line, 1 ft. in from public sidewalk.
 - 2) Replace an existing wall sign 1.5' x 18' = 27 square ft.
- If approved total signage = 59.7 square ft. (Note: If granted the variance from 1/8/1969 for a 9 square ft. ground sign will be relinquished.)

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

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

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

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

Section 4A.17 – Setbacks: the following setback regulations shall apply to signs located in all zoning districts: B) All freestanding or ground signs shall be setback from the right-of-way line a minimum distance equal to the height of the sign.

13. PUBLIC HEARING:	APPLICANT: City of Warren
REPRESENTATIVE:	Bob Weidner
COMMON DESCRIPTION:	22728 Mac Arthur
LEGAL DESCRIPTION:	13-34-132-004
ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

Building a single-family home:

- 1) On a lot that is 49' in width.
- 2) On a lot that is 5,390 square ft. in area.
- 3) With a 31% of lot coverage.
- 4) With a 15' front setback.

ORDINANCES and REQUIREMENTS:

Section 7.03 – Lot Area: A one (1) family dwelling in R-1-C districts, together with accessory buildings, hereafter erected, shall be located on a lot... when a community water and sewer system is provided, the lot area shall not be less than twenty-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

Section 7.04 – Percentage of Lot Coverage: One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C districts, shall not cover more than thirty (30) percent of the area of such lot.

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

14. PUBLIC HEARING:	APPLICANT: City of Warren
REPRESENTATIVE:	Bob Weidner
COMMON DESCRIPTION:	22708 Mac Arthur
LEGAL DESCRIPTION:	13-34-132-006
ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

Building a single-family home on a corner lot that is:

- 1) 60' in width.
- 2) 6,600 square ft. in area.

ORDINANCES and REQUIREMENTS:

Section 7.03 – Lot Area: A one (1) family dwelling in R-1-C districts, together with accessory buildings, hereafter erected, shall be located on a lot having an area of not less than nine thousand (9,000) square feet and a lot width of not less than sixty (6) feet; provided, however, when a community water and sewer system is provided, the lot area shall not be less than seventy-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

All corner lots whose rear yards abut rear yards shall have a minimum width of seventy-five (75) feet. All corner lots whose rear yards abut a side yard shall have a minimum width of eighty (80) feet.

15. PUBLIC HEARING:	APPLICANT: JMJ Building Company LLC -USE-
REPRESENTATIVE:	Joe Vitale
COMMON DESCRIPTION:	14617 Ten Mile
LEGAL DESCRIPTION:	13-24-452-009
ZONE:	M-2

VARIANCES REQUESTED: Permission to -USE-

- 1) Retain a 38.2' high silo for a mini concrete batching plant.
- 2) Retain an above ground fuel storage tank in an M-2 district and within 109.1' of the north property line, within 61.64' of the east property line and within 33.29' of the west property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 (d) – Industrial Standards: Height of buildings in an M-2 district 2 stories/30 feet.

Section 17.02 (p) – Industrial Standards (M-1 and M-2 not an allowed use. M-3 and M-4 allowed use): Fire and safety hazards (the storage and handling of flammable liquids, liquefied petroleum gasses and explosives shall comply with state rules and regulations as established

by Public Act No. 207, P.A. 1941 [MCL 29.1 et seq.], as amended, and in addition the following regulations shall apply): Bulk storage of flammable liquids, liquid petroleum gasses and explosives allowed above ground if conditions meet those established by Chapter 13 of the Warren Codified Ordinances – Fire Prevention and Protection and Michigan flammable Liquids Regulations as amended. All tanks shall be located not less than one hundred fifty (150) feet from property lines.

16. PUBLIC HEARING:	APPLICANT: Anthony Lentine -USE-
REPRESENTATIVE:	Same as above.
COMMON DESCRIPTION:	27663 Mound / No address number
LEGAL DESCRIPTION:	13-17-427-037 / 13-17-427-013
ZONE:	M-1 / R-1-P

VARIANCES REQUESTED: Permission to -USE-

- 1) Use parcel 12-13-17-427-013 for 12,409 square ft. of open storage in a R-1-P district for up to 18 utility bucket trucks and expansion of designated area for roll-off dumpster storage. (USE)
- 2) Exceed the allowable open storage by 6,741 square ft., resulting in a total of 23,763 square ft. of open storage across both parcels.
- 3) Retain 6' chain link fence with a 1' setback from the north property line of 27663 Mound on a side street (Heathdale Avenue) where the rear yard abuts side yard of a lot containing a residence.

ORDINANCES and REQUIREMENTS:

Section 8.01 – Uses Permitted: In all R-1-P districts, no building or land, except as otherwise provided for, shall be erected or used except for one (1) or more of the following specified uses: (a) All uses permitted and as regulated in R-1-C districts. (b) Parking of private passenger motor vehicles as prescribed in Article XVI.

Section 17.02 (s) – Industrial Standards. Open Storage Other Than Junk: All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval... Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

Section 17.02 (b) – Industrial Standards. Side Yards, and Rear Yards (M-1 Districts): Twenty-five (25) foot side yard on a side street where rear yard abuts side yard of a lot contain a residence or in a residential district.

17. NEW BUSINESS

18. ADJOURNMENT

Paul Jerzy
Secretary of the Board

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

Rescheduled from 12/11/24, 1/8/25

6

CITY OF WARREN

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: MMC MANAGEMENT LLC

REPRESENTATIVE: MICHAEL CAMPBELL

COMMON DESCRIPTION: 3000 10 MILE

PARCEL NUMBER: 12-13-30-201-003

ZONED DISTRICT: M-2

REASON: To allow above ground fuel storage in an M-2 district & less than 150 feet from property lines.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 (p) - INDUSTRIAL STANDARDS. (M-1 & M-2 not an allowed use. M-3 & M-4 allowed use.) Fire and safety hazards (the storage and handling of flammable liquids, liquefied petroleum gases and explosives shall comply with State rules and regulations as established by Public Act No. 207, P.A. 1941 [MCL 29.1 et seq.], as amended, and in addition the following regulations shall apply): Bulk storage of flammable liquids, liquid petroleum gases and explosives allowed above ground if conditions meet those established by Chapter 13 of the Warren Codified Ordinances - Fire Prevention and Protection and Michigan flammable Liquids Regulations as amended. All tanks shall be located not less than one hundred fifty (150) feet from property lines.

VARIANCES REQUESTED: Permission to:

To allow above ground fuel storage in an M-2 district & within 48' of the east property line, 84' from the west property line & 146' 6" from the north.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

10/22/24

11/21/24 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT:

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 (p) - 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.

Brian Schuman, Zoning Inspector

~~OWES 15 COPIES OF SITE PLAN~~

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED

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

\$250

BS 10/22/24

CITY OF WARREN ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: MMC Management _____

Address: 3000 E Ten Mile Rd _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

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

Name of Representative: Michael Campbell _____ Telephone: _____

Representative's Address: 3000 E Ten Mile Rd _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 3000 E TEN MILE RD WARREN MI _____

Parcel I.D. No. (as shown on tax bill): 12-13-30-201-003 _____

We are requesting a zoning variance for the property located at 3000 e ten Mile, we plan to operate bulk above ground fuel storage for our equipment. We understand that the current zoning regulations may restrict this type of use, and we respectfully seek an exception to proceed with our proposed project.

Our planned facility will be designed to be compliance with all safety standards and environmental regulations. We believe this facility will serve a critical need in the community by [briefly state benefits, e.g., supporting local businesses, providing reliable fuel supply, etc.].

We have taken several steps to ensure that our project will not negatively impact the surrounding area, we are prepared to work with the relevant departments to address any concerns and meet all regulatory requirements.

Please explain the nature of your hardship:

Operational Necessity: Our business requires the storage of bulk fuel to ensure a continuous supply, without the ability to store fuel on-site, our business incurs substantial additional costs. This includes the expense of frequent fuel deliveries and the inefficiencies that arise from interrupting operations to refuel off-site. These costs create an undue financial burden that significantly impacts our business's. Fuel our larger at conventional station would not be possible

Signature: _____ Date: 10/21/24

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 Michael Campbell _____
Name(s) of Person(s)
OF 3000 E Ten Mile Rd, Warren, MI _____ 48091 _____
Address, City, State Zip Telephone
THE President _____ OF MMC Management _____
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Michael Campbell _____
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 Michael Campbell of MMC Management _____ *

Name(s) of Person(s)

THE President _____ OF MMC Management _____ *

Title of Officer

Name of Company

OF 3000 E Ten Mile Rd Warren, MI _____ 48091 _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED _____ L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 21st DAY OF October, 20 24, BEFORE ME PERSONALLY CAME
Michael S. Campbell, 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.

JAMES M. FRANCESCUTTI
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires 03/09/2031
Acting in the County of Macomb

James M. Franciscutti
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 3-09-2031

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.

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 Current Industrial Zoning of this property Limits above ground fuel storage. We believe that above ground storage tank limits are not aligned with typical and demands of an industrial area. Fuel is essential for business(s) to function effectively.

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

These conditions are not the result of any actions taken by our business but are instead external factors that create an operational necessity. Without on-site fuel storage, we face significant logistical burdens that hinder our ability to support the local economy.

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.

Unlike other properties in the industrial zone, our site has a larger, well-defined area that can safely accommodate above-ground storage tanks without impacting neighboring businesses or operations. This unique layout allows us to maintain above ground tanks in a secure, isolated section of the property, away from high-traffic areas, thus minimizing any potential risks.

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.

Safety and Environmental Considerations will be addressed by using modern above-ground storage tanks that are designed with advanced safety features and comply with environmental standards.

We have implemented safety measures to ensure that our above-ground tanks will operate securely and with minimal environmental impact.

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

Our requested variance is necessary to preserve the functionality and economic viability of the property. Without it, the property cannot be used effectively for its intended industrial purpose, leading to underutilization and economic inefficiencies. We respectfully request that the variance be granted to allow for the full and responsible use of the property.

DiBASIO & TURCHETTI CONSTRUCTION CO.; 3000 E. Ten Mile Rd.
Permission to erect an office addition to the west property line and to within
30' of the front property line.

1-29-1964

3000 E. Ten Mile Road

Active Sign Company

Granted permission at the meeting of 5-14-86 to
erect a 6' x 8' (48 sq. ft.) sign 8' high to no
less than 8' of the front property line with the
stipulation no other signage be located on the
property.

3000 Ten Mile

3/8/06

HUTCH PAVING, EQUITY MANAGEMENT LLC, DALE
CAMPBELL, 3000 Ten Mile, Also Known As 13-30-201-003 -
TABLED request to the meeting of April 12, 2006.

3000 Ten Mile-Card 2

4/12/06

2. To retain 166' x 285' existing gravel surfacing and eliminate the
hard surface requirement is deleted from the request and will be
hardsurfaced, that the petitioner install a berm approximately 3-4
feet high with staggered spruces, that along the berm, between the
berm and the residential homes there will be a drainage system
along the entire width of the property to prevent the neighbor's
properties from flooding, that all outdoor storage equipment will be
usable, functioning equipment, and the maximum height of all non-
equipment outside storage will be no more than 10' high.

3000 Ten Mile-Card 1

4/12/06

HUTCH PAVING, EQUITY MANAGEMENT LLC, DALE
CAMPBELL, 3000 Ten Mile, Also Known As 13-30-201-003 -
GRANTED request to allow for: 1) 73,040 square feet of open
storage for construction equipment (greater than 50% of the
building size) on crushed concrete and a 40' x 60' area for storage
bunkers. 3) To retain the existing and asphalt to the north property
line and to no less than eight (8) feet of the R.O.W. and to no less
than 68' of the front property line. (center line of 10 Mile Road) 4)
To add a second story and rear addition to the existing building to
the west property line and to no less than 32' of the proposed
property line (ZBA approval 1/29/64 as per plan) WITH THE

BUILDING Enforcement | E17-06376**Property Information**

12-13-30-201-003

3000 10 MILE

Subdivision:

Warren, MI 48091

Lot:

Block:

Name Information

Owner: EQUITY MANAGEMENT CO

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 11/20/2017

Date Closed:

Status: ISSUED TICKET

Complaint:

Last Action Date:

Last Inspection:

Last Action:

TICKET Inspection | ERIC LIGHT

Status: Violations

Result: Violations

Scheduled: 11/20/2017

Completed: 11/20/2017

Violations:

Uncorrected

Comments:

COMPLAINT Enforcement | E22-01409**Property Information**

12-13-30-201-003	3000 10 MILE	subdivision:
	warren, MI 48091	Lot: Block:

Name Information

Owner:	EQUITY MANAGEMENT CO	Phone:
Occupant:		Phone:
Filer:		Phone:

Enforcement Information

Date Filed:	04/14/2022	Date closed:	07/09/2024	Status:	CLOSED
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Complaint:
STARTING TO STORE THINGS BEHIND PROPERTY AGAIN. CANT SEE FROM 3000 TEN MILE BUT NEIGHBOR BEHIND AT 3213 ESCH
GIVES PERMISSION TO COME INTO YARD AND LOOK.

Last Action Date:	Last Inspection:
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Last Action:

ZONING Inspection | STEVEN WATRIPONT

Status:	Violations	Result:	Violations
Scheduled:	04/18/2022	Completed:	04/18/2022

Violations:

Corrected	SECTION 4.13 - THE USE OF LAND FOR THE STORAGE OR COLLECTION OR ACCUMULATION OF USED LUMBER, AND OTHER USED MATERIALS, OR FOR THE DUMPING OR DISPOSAL OF BROKEN CONCRETE, SCRAP IRON, JUNK, GARBAGE, RUBBISH OR OTHER REFUSE OR OF ASHES, SLAG OR OTHER INDUSTRIAL WASTES OR BY-PRODUCTS SHALL NOT BE PERMITTED IN ANY DISTRICT.
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Corrected	SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE PLANNING DEPARTMENT AND MAY REQUIRE A VARIANCE FROM THE ZONING BOARD OF APPEALS. REMOVE ALL ITEMS STORED OUTSIDE. IF OPEN STORAGE IS DESIRED, SUBMIT A SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.
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Comments:**ZONING Inspection | STEVEN WATRIPONT**

Status:	Violations	Result:	Violations
Scheduled:	05/23/2022	Completed:	05/23/2022

Violations:

Uncorrected

Comments:**ZONING Inspection | STEVEN WATRIPONT**

Status:	Violations	Result:	Violations
Scheduled:	05/27/2022	Completed:	05/31/2022

Violations:

Uncorrected

Comments:**ZONING Inspection | STEVEN WATRIPONT**

Status:	Violations	Result:	Violations
Scheduled:	06/07/2022	Completed:	06/08/2022

Violations:

Uncorrected

Comments:

OWNER	MET WITH OWNER (MIKE CAMPBELL), EXPLAINED THE ISSUES, OWNER WAS IN DISAGREEMENT STATING HE HAS BEEN DOING BUSINESS THIS WAY AND YOU HAVE TO GIVE A BREAK. -SW
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ZONING Inspection | STEVEN WATRIPONT

Status:	Violations	Result:	Violations
Scheduled:	10/17/2022	Completed:	10/17/2022

Violations:

Uncorrected

Comments:

ZONING Inspection | STEVEN WATRIPONT

Status:	Partially Complied	Result:	Partially Complied
Scheduled:	03/01/2023	Completed:	03/06/2023

Violations:

Uncorrected

Comments:

REZONING AND SITE REZONING AND SITE PLAN SUBMITTED

ZONING Inspection | STEVEN WATRIPONT

Status:	Partially Complied	Result:	Partially Complied
Scheduled:	05/04/2023	Completed:	05/19/2023

Violations:

Uncorrected

Comments:

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status:	Partially Complied	Result:	Partially Complied
Scheduled:	09/13/2023	Completed:	09/13/2023

Violations:

Uncorrected

Comments:

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status:	Partially Complied	Result:	Partially Complied
Scheduled:	12/13/2023	Completed:	12/14/2023

Violations:

Uncorrected

Comments:

Scheduling Comment SITE PLAN UPDATE.

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status:	Complied	Result:	Complied
Scheduled:	07/08/2024	Completed:	07/09/2024

Violations:

Uncorrected

Comments:

COMPLAINT Enforcement | E17-00069**Property Information**

12-13-30-201-003 3000 10 MILE Subdivision:
warren, MI 48091 Lot: Block:

Name Information

Owner: EQUITY MANAGEMENT CO Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 01/06/2017 Date Closed: 02/02/2017 Status: CLOSED

Complaint:

SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE PLANNING DEPARTMENT AND MAY REQUIRE A VARIANCE FROM THE ZONING BOARD OF APPEALS. REMOVE ALL ITEMS STORED OUTSIDE. IF OPEN STORAGE IS DESIRED, SUBMIT A SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | ERIC LIGHT

Status: Violations Result: Violations
Scheduled: 01/06/2017 Completed: 01/06/2017

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection | ERIC LIGHT**

Status: Partially Complied Result: Partially Complied
Scheduled: 01/18/2017 Completed: 01/18/2017

Violations:

Uncorrected

Comments:

FOLLOW UP FOLLOW UP TO 10 DAY LETTER.-EL

NOTE CONTACT MADE WITH PAM FROM HUTCH PAVING (586-427-7283). VOICEMAIL LEFT. FOLLOW UP SCHEDULED.- EL

FOLLOW-UP Inspection | ERIC LIGHT

Status: Partially Complied Result: Partially Complied
Scheduled: 01/20/2017 Completed: 01/20/2017

Violations:

Uncorrected

Comments:

NOTE VOICEMAIL LEFT WITH PAM AT HUTCH PAVING.-EL

FOLLOW UP FOLLOW UP WITH PAM FROM HUTCH PAVING ABOUT VOICEMAIL MESSAGE.- EL

FOLLOW-UP Inspection | ERIC LIGHT

Status: Complied Result: Complied
Scheduled: 02/02/2017 Completed: 02/02/2017

Violations:

Uncorrected

Comments:

FOLLOW UP FOLLOW UP TO LETTER.- EL

FIELD INSPECTION Inspection | ERIC LIGHT

Status: No Change
Scheduled: 10/27/2017

Result: No Change
Completed: 10/27/2017

Violations:
Uncorrected
Comments:

FOLLOW-UP Inspection | ERIC LIGHT

Status: Violations
Scheduled: 11/20/2017

Result: Violations
Completed: 11/20/2017

Violations:
Uncorrected
Comments:

WRITE TICKET IF NO WRITE TICKET IF NOT COMPLIED/NEIGHBOR BEHIND CONTACTING MAYOR PL BLDG

ELECTRICAL Enforcement | E24-02711**Property Information**

12-13-30-201-003

3000 10 MILE

Subdivision:

Warren, MI 48091

Lot:

Block:

Name Information

Owner: MMC MANAGEMENT LLC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 05/23/2024

Date Closed:

Status: In Progress

Complaint:

Last Action Date:

Last Inspection:

Last Action:

Status:

Result:

Scheduled:

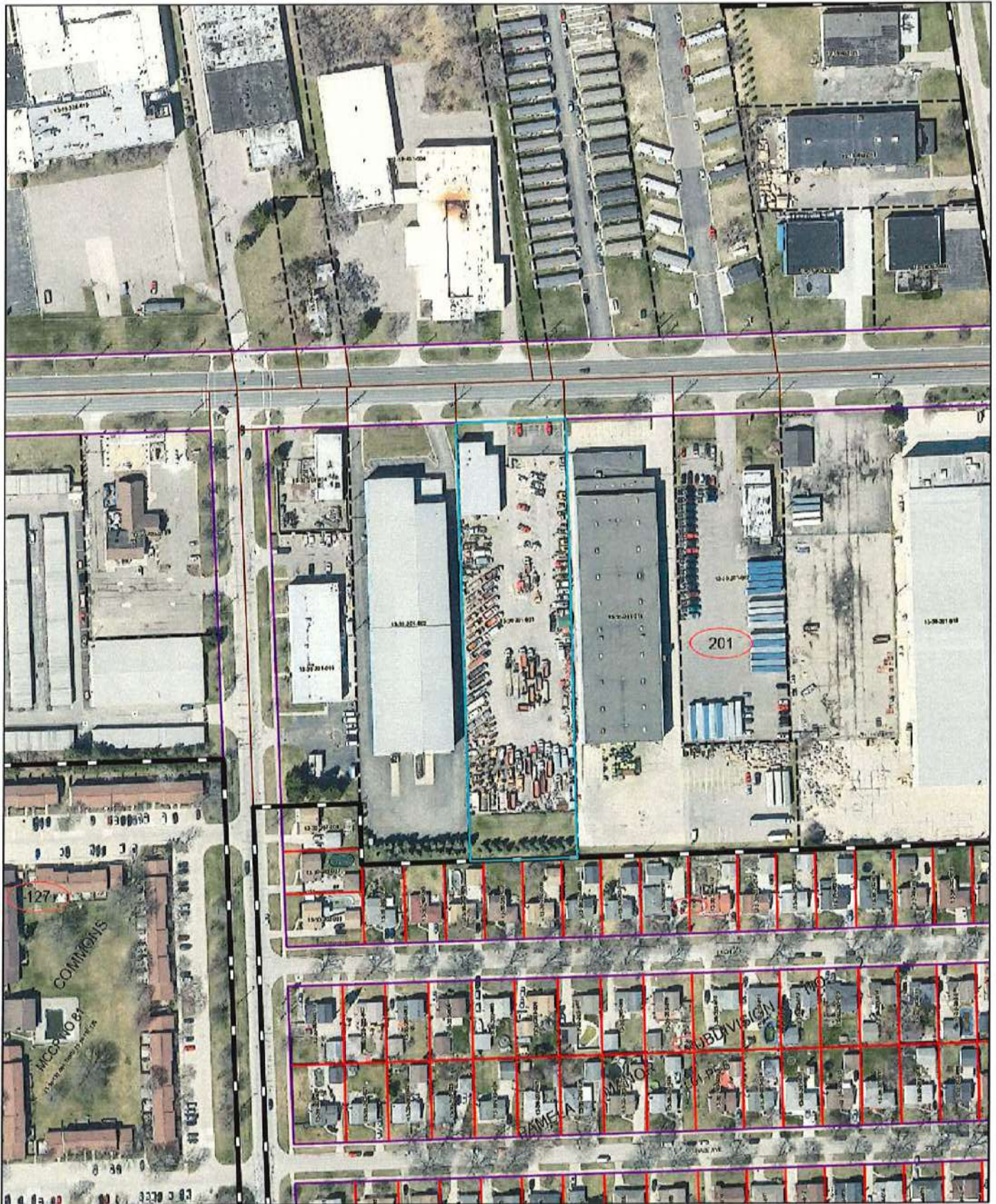
Completed:

Violations:

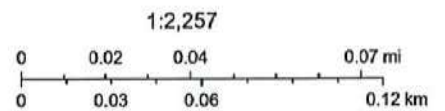
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Comments:

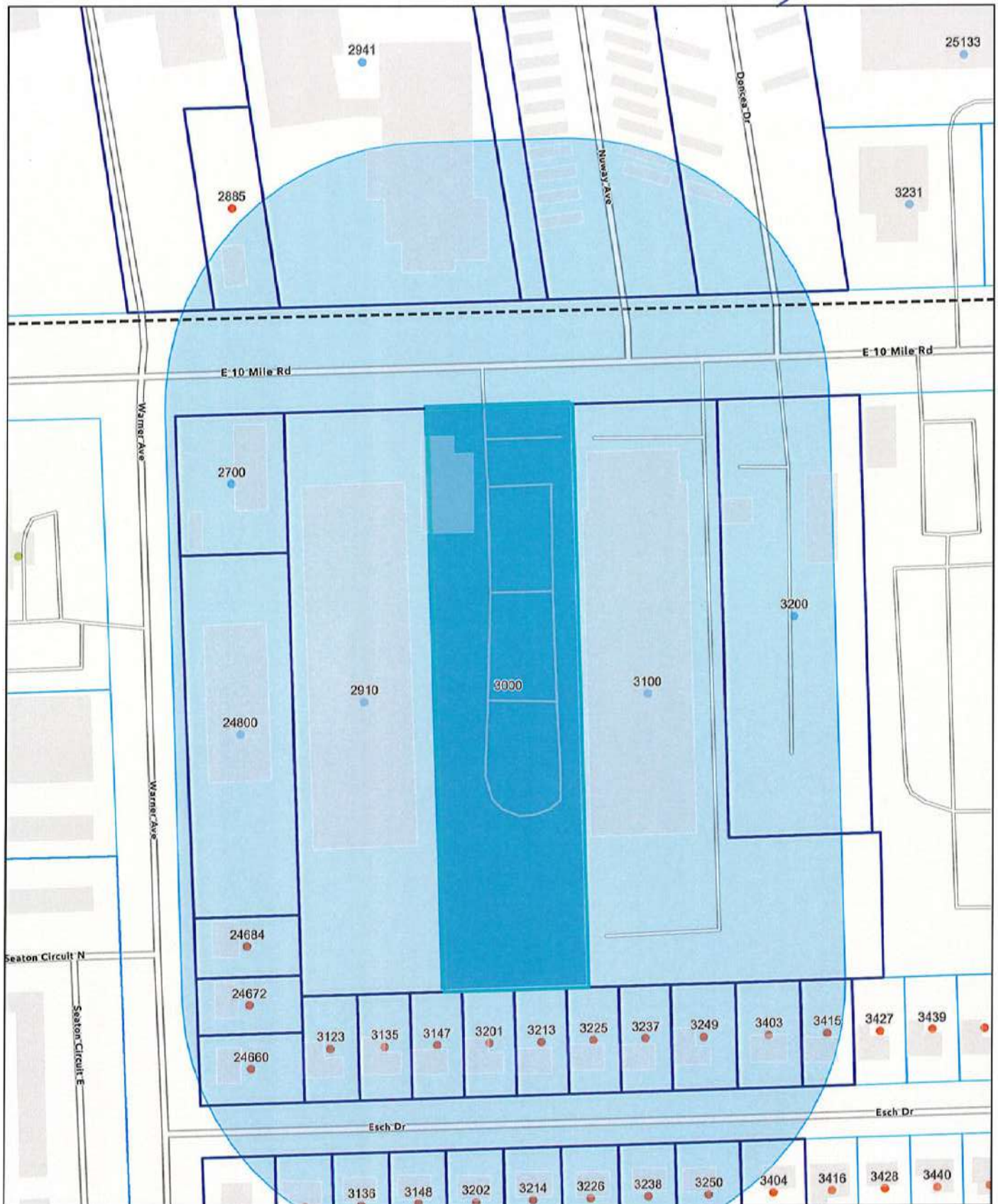
3000 10 MILE



11/21/2024, 11:31:22 AM

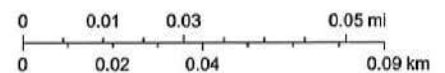


6/11



11/26/2024, 12:15:50 PM

1:1,696



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

Rescheduled from 1/8/25

7

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: Mohammad AbuAlRub

REPRESENTATIVE: Tamras Tamou

COMMON DESCRIPTION: 15150 14 MILE

PARCEL NUMBER: 12-13-01-228-024

ZONED DISTRICT: C-1

REASON: Petitioner seeks to install a new 133 sq/ft 22' high ground sign 8'4" from the north property line with an 8' underclearance.

ORDINANCES and REQUIREMENTS:

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

Section 4A.17 (b) - Setbacks. The following setback regulations shall apply to signs located in all zoning districts: All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

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

Section 4A.35 (c)- Signs permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2). One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed...

VARIANCES REQUESTED: Permission to:

Erect a new ground sign with the following conditions:

- 1) 22' in height from the grade of the berm.
- 2) Setback 8'4" from the north property line.
- 3) With an 8' underclearance.
- 4) 133 sq/ft of ground signage.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT:

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

Section 4A.18 (b) - Height.

Section 4A.17 (b) - Setbacks.

Section 4A.19 - Clearance.

Section 4A.35 (c)- Signs permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2).

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

Brian Schuman, Zoning Inspector

\$365 B2 11/20/24

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: Mohammad AbuAlRub

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (If different) Capitol 14 Hayes LLC
[REDACTED]

Name of Representative: TAMRAS TAMOU Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 15150 East 14 Mile, Warren Mi. 48088

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

Purpose of Request: The proposed installation of pole sign
is intended to enhance the visibility of the gas
station for customers ensuring safe and efficient navigation
the sign will display the station branding and prices sign and data
screen

Please explain the nature of your hardship:

(14' x 9.6") w 133 SQ ft total with over
H 2' 8.4" from property line - 2'

X Dear Members of the zoning board,

we are requesting approval to install a 14x9.6 pole sign
for our gas station this request arises from a unique set of circumstances
that create a hardship under current zoning regulations

(Essential Business Visibility Compliance Challenge)

Signature: [Signature] Date: 11/19/24

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 CAPITAL 14 Hayes LLC. Tom Tamou
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE PRESIDENT OF CAPITAL 14 Hayes 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 _____
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 TAMRAS TAMOU L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 19th DAY OF November, 2024, BEFORE ME PERSONALLY CAME
Tamras Tamou, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.

ABBY J SIGLER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires November 09, 2030

Abby Sigler
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 11-09-2030

NOTICE TO OWNER

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

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.

Sign dimensions are not excessive but rather proportional to needs of the property ensuring the business can operate efficiently

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.

one corner lot heavy traffic set back 8'6" from 14 mile Rd

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.

15150, 15050 FOURTEEN MILE & HAYES

INGRESS/EGRESS

08/09/2023

LEGAL DESCRIPTION: 13-01-228-011, -021 and -022

VARIANCES REQUESTED: Permission to

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

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

The petitioner's request was APPROVED as written.

15150 Fourteen Mile Road

Peter Geloso D/B/A Geloso's Bakery

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

15150 Fourteen Mile Road

Randall Sign Co.

Rep: E. J. Cannon

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

Request granted at the Meeting of May 13, 1970

12 sq. ft. Sign 12' High to no less THAN 2' OF FRONT & AN EXISTING LIGHT POLE -

15050 Fourteen Mile Rd.

First National Bank of Warren

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

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

15150 Fourteen Mile Rd.

Sun Oil Co.
3884 Holbrook
Hamtramck

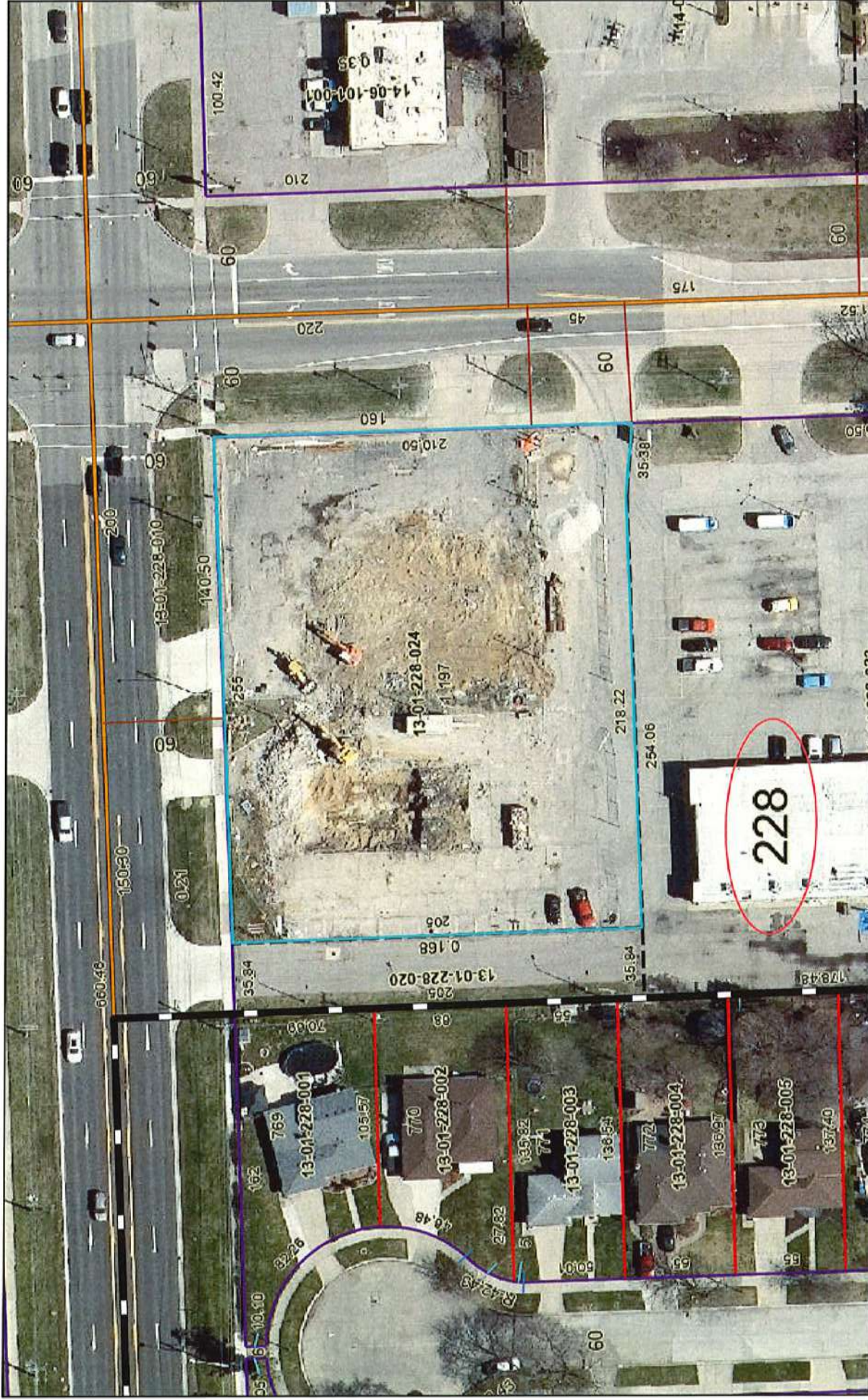
Tabled at Meeting of Dec. 4, 1968.

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

Good Sign 22' high 44 sq. ft. total TO NO LESS THAN 1' FROM R

*- WITH OTHER CONDITIONS - SEE
The shrubbery & greenery placed on the SE
corner, 100' behind at the establishment*

15150 14 MILE



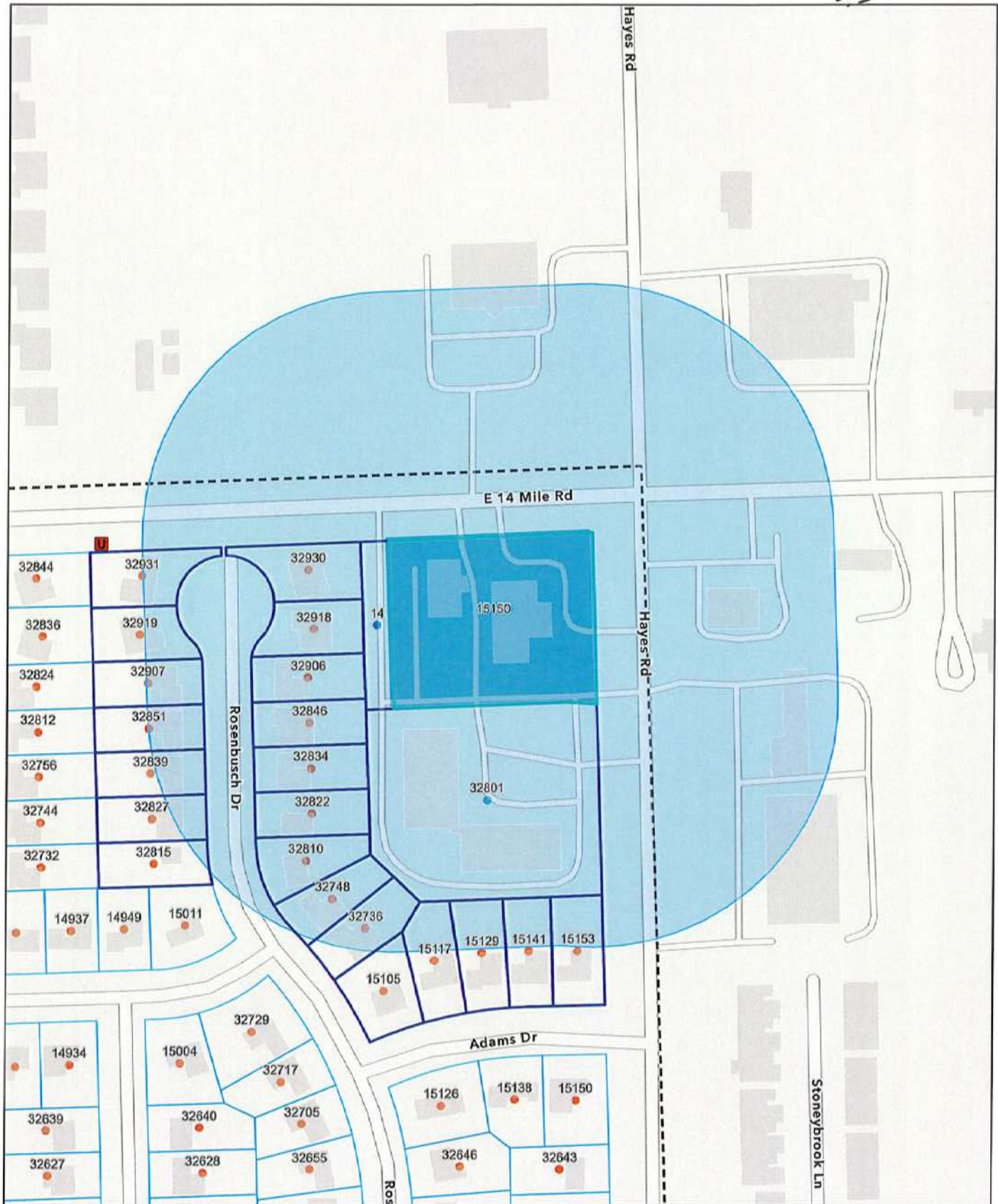
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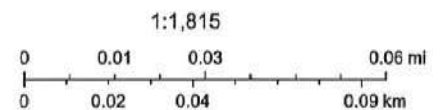
0 0.01 0.01 0.02 mi

0 0.01 0.01 0.02 km

14



12/20/2024, 11:40:47 AM



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

WIND LOAD ANALYSIS

0-30 FEET HIGH BUILDING, DESIGN WIND FOR 115 mph = 27 PSF

USE 27 PSF MINIMUM WIND LOAD DESIGN, SEE PLAN

WIND DESIGN BASED ON WIND SPEED OF 115 mile/hour CATEGORY II

USE 30 PSF FOR WARREN

$V_{(3s)} = 115 \text{ mph}$ 3 SECOND GUST WIND
 $V_{(fm)} = 75 \text{ mph}$ FIG 1609

TABLE 1604.5
RISK CATEGORY OF BUILDINGS AND OTHER STRUCTURES

RISK CATEGORY	NATURE OF OCCUPANCY
I	Buildings and other structures that represent a low hazard to human life in the event of failure, including but not limited to: • Agricultural facilities, • Certain temporary facilities, • Minor storage facilities.
II	Buildings and other structures except those listed in Risk Categories I, III and IV.

WIND IMPORTANCE FACTOR AND BUILDING CATEGORY
 $I_w = 1.0$ TABLE 1604.5

BUILDING CATEGORY II (ALL OTHER STRUCTURE) 1604.5



STRUCTURAL CALCULATION

DATE : NOV.15.2024

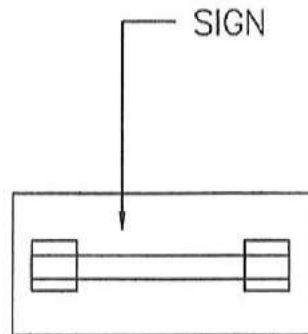
ZIAD EL-BABA P.E., ENGINEERING

JOB ADDRESS

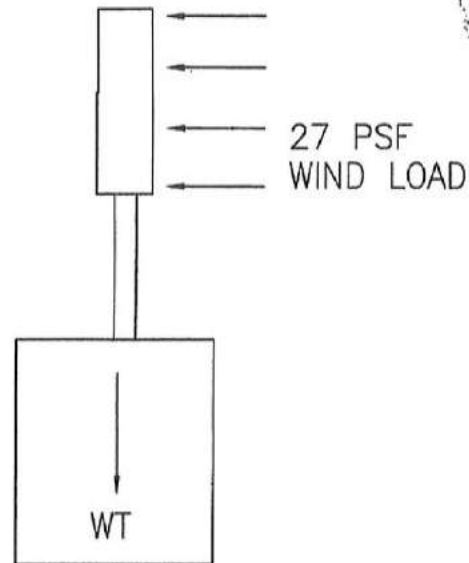
15150 E 14 MILE RD
WARREN MI

SK-IP

SIGN CALCULATION



NEW SIGN PLAN



AREA OF SIGN 10'x16'-3" SIGN

SIGN WEIGHT = 50 PLF

WIND = 27 PSF

WT OF SIGN = 2000 LBS +/-

FTG = $2 / 2.0 = 1 \text{ ft}^2$

EXISTING SIGN

SAY 10'x16.25' F_y STEEL = 46 KSI

M OVERT = $(10 \times 16.25 \times 27 \times 13.4') = 58.8 \text{ K-FT}$ OR 29.4 K-FT COLUMN

M RESISTING = $11' \times 4.5' \times 4.5 \times 15 \times 2.25 = 75.17 \text{ K-FT}$ O.K.

COLUMN

TRY TS 8x8x3/8

$KL/R = 2 \times 20 \times 12 / = 158$, $F_a = 5.98 \text{ KSI}$ $S = 32.90 \text{ IN}^3$

$M = 29.4 \text{ K/FT}$

$2 (\text{SAY}) / 5.98 + (29.4 \times 12 / 21.4) / 32.90$

$.33 + .50 = .83 < 1.33 < 1.0$



STRUCTURAL CALCULATION

DATE : NOV.15.2024

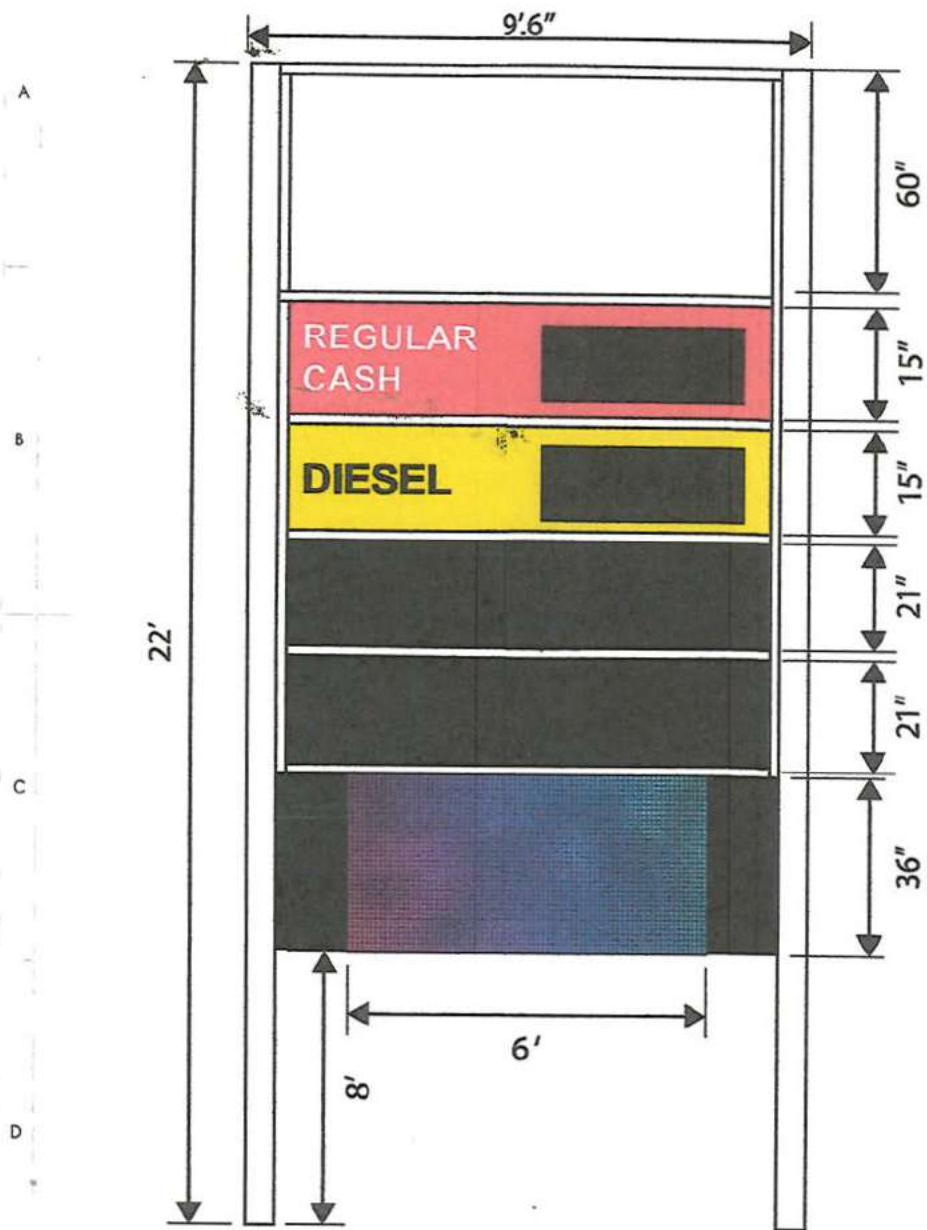
ZIAD EL-BABA P.E., ENGINEERING

JOB ADDRESS

15150 E 14 MILE RD
WARREN MI

SK-2P

PRODUCT CONSTRUCTION EXAMPLE



TITLE:

L - 900



IMAGE DISPLAY

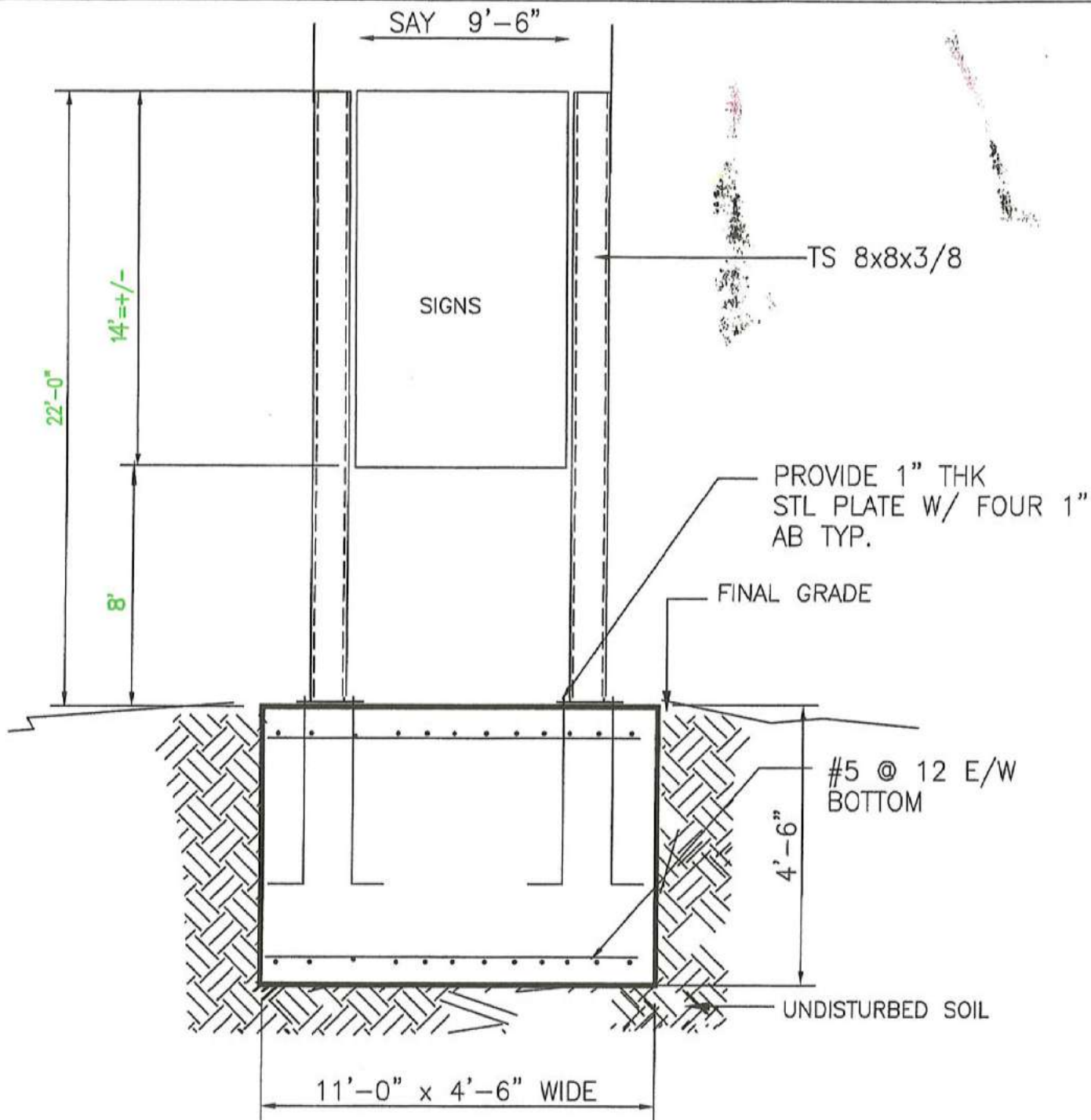
PRODUCT TYPE:

PRICE SIGN

REV 10-22-2024

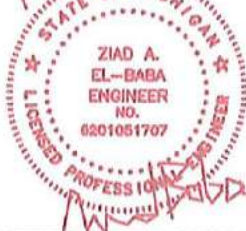
SCALE: AS INDICATED

SHEET 1 OF 1



SIGN SECTION

NOV 15/24



STRUCTURAL CALCULATION

DATE : NOV.15.2024

ZIAD EL-BABA P.E., ENGINEERING

JOB ADDRESS

15150 E 14 MILE RD
WARREN MI

SK-3P

CITY OF WARREN

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

APPLICANT: NATHANIEL MOOTY

REPRESENTATIVE: NATHANIEL MOOTY

COMMON DESCRIPTION: **32617 DOVER**

PARCEL NUMBER: 12-13-02-203-038

ZONED DISTRICT: R-1-C

REASON: Petitioner seeks to retain a gazebo & shed in addition to a detached garage & a covered patio that is attached to the house.

ORDINANCES and REQUIREMENTS:

SECTION 4.20 (A) - DETACHED ACCESSORY BUILDINGS. 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 5.01 (I) - USES PERMITTED. 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 a 12' x 12' (144sq/ft) over-sized gazebo in the side yard setback, not behind the building lines of the principal building & not placed against any other accessory structure.

2) Retain a 8' x 12' (96 sq/ft) shed.

Both of the above requests are in addition to an existing 13' x 21' (273 sq/ft) attached covered patio and a 26' x 24' detached garage for an overall total of 1,137 sq/ft of accessory structure floor area.

No previous variances requested.

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: NATHANIEL MOOTY

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 (a) - Detached accessory buildings. 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.

Section 5.01 (i) - Uses permitted. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

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

Brian Schuman, 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: NATHANIEL MOOTY

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: Same Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: _____

Parcel I.D. No. (as shown on tax bill): 12-13-02-203-038

Purpose of Request: See Attached Document

Please explain the nature of your hardship:

SEE ATTACHED DOCUMENT

Signature: Nate Mooty Date: _____

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 NATHANIEL MOOTY

Name(s) of Person(s)

OF _____

Address, City, State

Zip

Telephone

THE _____ OF _____

Title of Officer

Name of Company

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

I/We/It

_____/RECORDED LAND CONTRACT PURCHASER(S)

_____/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT 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 _____ L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY CAME
_____, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT _____ DID SO OF _____ OWN FREE WILL AND DEED.

NOTARY PUBLIC, _____ COUNTY, MICHIGAN

MY COMMISSION EXPIRES: _____

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.

Purpose of request: (1) To allow accessory structure (gazebo) 12' x 12' (144 sf) in my side yard. (2) To allow shed 8' x 12' (96 sf). Previously permitted structures included a detached garage 26' x 24' (624 sf) and a covered patio 13' x 21' (273 sf) for a total of 897 sf.

Please explain the nature of your hardship: I am a first-time homeowner, and I apologize for not following the city ordinances. I received a gazebo from Costco as a house-warming gift from my grandfather. While I was deciding the placement of the gazebo, I wanted a place that was (1) near my kitchen and (2) near a gate for my grandfather's wheelchair. In my corner lot, a very convenient spot was my side yard. I also thought it would be the least disruptive location for my neighbors. I was told to put in a cement floor with a rat wall before building my gazebo, so I hired a company to do that before I built the gazebo.

I also needed additional storage to store my holiday decorations. To keep the shed from obstructing the neighbor's view, I placed the shed next to the detached garage, behind a privacy fence, and behind the neighbor's bushes. I was unaware of the easement rule, and now I would like to move it to the rear and will attach it to the detached garage, behind my house, and more than 7 ft from both neighbors' lots. If approved, I will place this on a cement slab with a rat wall.

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

- The gazebo is already in place on a cement pad with a rat wall. The gazebo kit is heavy. The delivery team used a forklift to move it off the truck and onto my driveway. It took a lot of effort to move the pieces from the driveway to the current location. It would be very difficult to move the gazebo now that it is assembled.

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

•

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

- I thought it would be best to put the gazebo away from my neighbors. Anytime that I would use the gazebo, it would cause the least interruption. Because I have a neighbor on the north side and a neighbor on the west side, I chose a spot in the southeast corner of my property. For the neighbor to the north, the gazebo is blocked by my house. For the neighbor to the west, the gazebo is blocked by my garage. For the rest of the neighborhood, the gazebo is behind my privacy fence.

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 gazebo has been up for several years and I have not had any complaints. I have had several of the neighbors over for different events (Halloween, Fourth of July, ...) and they have enjoyed it.
- I agree that the gazebo installation needs some attention, but the issue with the gazebo was brought up because my other mistake (the shed). While investigating the concern about the shed, the team noticed the gazebo. I will correct all the issues with the shed.

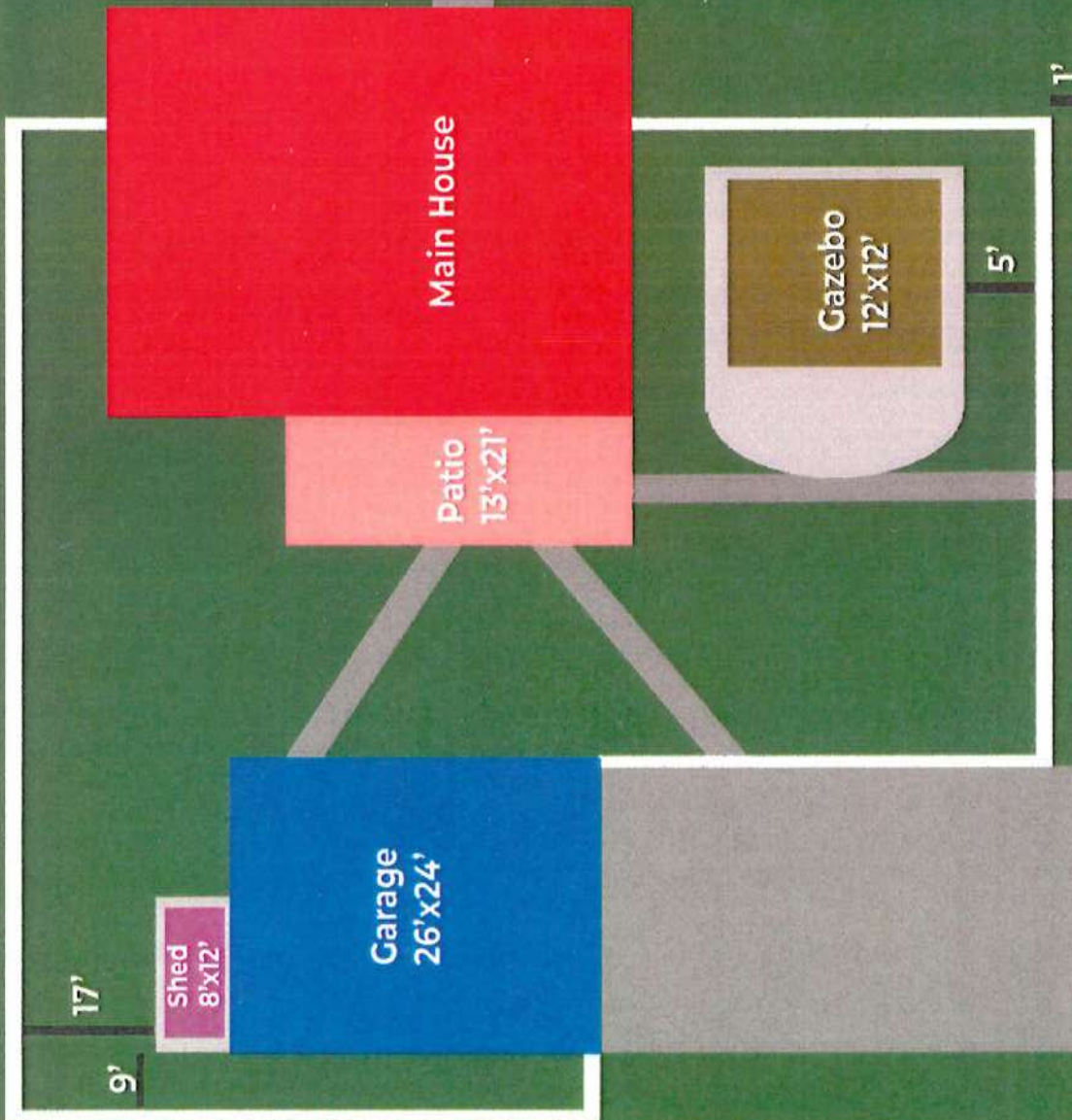
Not personal or economic. The variance is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

•

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.

•

Dover Ave.



Adams Rd.

COMPLAINT Enforcement | E24-05173**Property Information**

12-13-02-203-038

32617 DOVER

Subdivision:

WARREN, MI 48088-1344

Lot:

Block:

Name Information

Owner: MOOTY NATHANIEL

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 11/18/2024

Date Closed: 01/08/2025

Status: Closed

Complaint:

Concern regarding a shed recently installed on my neighbors backyard property located at 32617 Dover (Corner of Dover & Adams). Shed is a metal structure set on wood base along the west (backyard property line) fence line. No footings and placement issues. Second accessory building to Tiki Shelter along south property Line, Adams Road. Concerned about rats and maintenance issues for shed. Thank you

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | Jim Kaiser

Status: Violations

Result: Violations

Scheduled: 11/19/2024

Completed: 11/19/2024

Violations:

Uncorrected

SECTION 4.20 - DETACHED ACCESSORY BUILDINGS PARAGRAPH A:

SHEDS 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:

- (1) A BUILDING PERMIT IS REQUIRED BEFORE CONSTRUCTION.
- (2) SHALL BE FIXED TO A PERMANENT FOUNDATION OF THE TYPE REQUIRED FOR DETACHED GARAGES IN THE BUILDING CODE.
- (3) SHALL BE PLACED AGAINST ANY OTHER ACCESSORY STRUCTURE, ONLY ONE (1) DETACHED ACCESSORY STRUCTURE SHALL BE PERMITTED IN THE YARD.
- (4) SHALL BE A MINIMUM TEN (10) FEET FROM THE DWELLING IF FLAMMABLE SUBSTANCE IS TO BE STORED.
- (5) SHALL BE LIMITED TO 120 SQ. FT.

THE SHED IN THE REAR YARD DOES NOT COMPLY WITH THE ORDINANCE AND DOES NOT HAVE A BUILDING PERMIT.

FAILURE TO OBTAIN A BUILDING PERMIT OR REMOVE SHED BY _____ WILL RESULT IN A CIVIL INFRACTION WITH FINES UP TO \$1,000.00 FOR EACH VIOLATION AND REQUIRE YOU TO APPEAR IN 37TH DISTRICT COURT.

Comments:**FOLLOW-UP Inspection | Jim Kaiser**

Status: Violations

Result: Violations

Scheduled: 12/04/2024

Completed: 12/04/2024

Violations:

Uncorrected

Comments:

Scheduling Comment Shed, no permit/not in compliance.

TICKET Inspection | Jim Kaiser

Status: Violations

Result: Violations

Scheduled: 12/04/2024

Completed: 12/04/2024

Violations:

Uncorrected

Comments:

FOLLOW-UP Inspection | Jim Kaiser

Status: No Change
Scheduled: 12/05/2024

Result: No Change
Completed: 12/05/2024

Violations:

Uncorrected

Comments:

Scheduling Comment Post ticket

Ticket posted Ticket posted

FOLLOW-UP Inspection | Jim Kaiser

Status: No Change
Scheduled: 01/21/2025

Result: No Change
Completed: 01/08/2025

Violations:

Uncorrected

Comments:

Scheduling Comment Court re-check

Closing, going for Closing, going for a variance. JK/SW

COURT Inspection | Jim Kaiser

Status: No Change
Scheduled: 01/22/2025

Result: No Change
Completed: 01/08/2025

Violations:

Uncorrected

Comments:

Scheduling Comment COURT

Closing, going for Closing, going for a variance. JK/SW

32617 DOVER



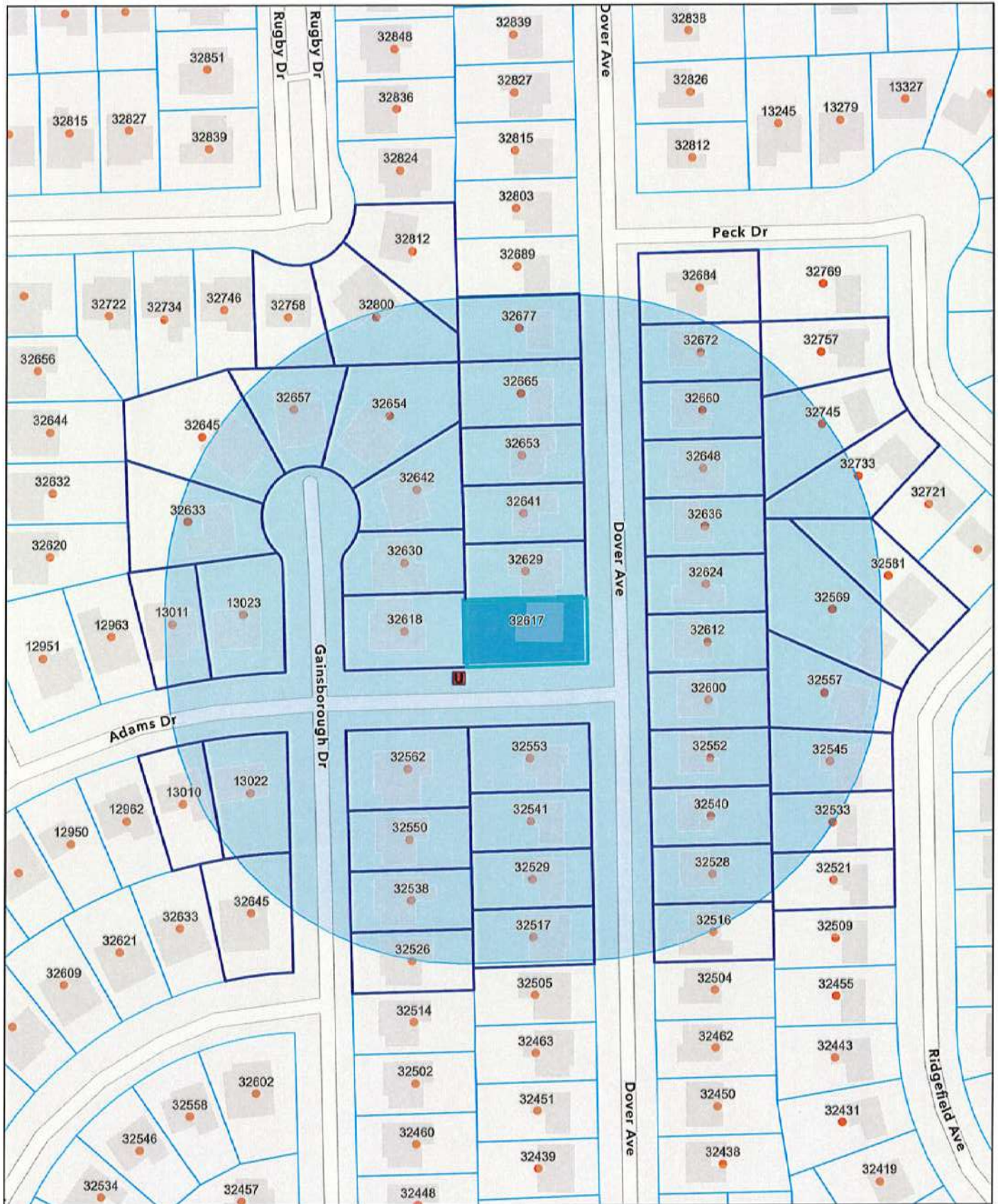
1/13/2025, 9:21:57 AM

— Road Names

1:282

0 0 0 0
0.01 mi
0.01 km

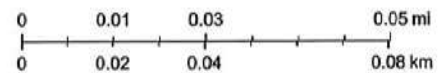
32617 Dover



1/25/2025, 7:26:45 AM

42

1:1,488



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

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
William Clift
Kevin Higgins
Shaun Lindsey
Garry Watts



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 12, 2025 at 7:30 P.M.

Applicant: NATHANIEL MOOTY
Common Description: 32617 DOVER

VARIANCE(S) REQUESTED: Permission to:

- 1) Retain a 12' x 12' (144 square ft.) over-sized gazebo in the side yard setback, not behind the building lines of the principal building and not placed against any other accessory structure.
- 2) Retain a 8' x 12' (96 square ft.) shed.

Both of the above requests are in addition to an existing 13' x 21' (273 square ft.) attached covered patio and a 26' x 24' detached garage for an overall total of 1,137 square ft. of accessory structure floor area.

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: ABDULLA IBRAHIM DAHMA

REPRESENTATIVE: ABDULLA IBRAHIM DAHMA

COMMON DESCRIPTION: **27114 CLARPOINTE**

PARCEL NUMBER: 12-13-14-478-019

ZONED DISTRICT: R-1-C

REASON: Petitioner seeks to construct an oversize accessory structure beyond the side building lines of principal building.

ORDINANCES and REQUIREMENTS:

Section 4.20 (a) - Detached accessory buildings.

...Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot...

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

VARIANCES REQUESTED: Permission to:

Construct an 9' x18' (162 sq/ft) oversize accessory structure beyond the side building lines of the principal building on the lot. Existing shed to be removed.

No previous variances requested.

Brian Schuman, Zoning Inspector

11/27/24

12/20/24 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT:

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 (a) - Detached accessory buildings.

...Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot...

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

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

Brian Schuman, Zoning Inspector

\$95 SW 11/27/24

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: ABDULLA IBRAHIM DAINA

Address: [REDACTED] Telephone: [REDACTED]

Applicant's Email Address: MI 48088 [REDACTED] ☐ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: Same Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 27114 Clapointe Dr

Parcel I.D. No. (as shown on tax bill): 12-13-14-478-019

➔ Purpose of Request: TO REMOVE PREVIOUS SHED AND INSTALL A
9'x18' = 162^{sq} ft SHED AT REAR OF EXISTING GARAGE

Please explain the nature of your hardship:

CURRENT SHED IS TOO SMALL AND AGING TO ACCOMMODATE MY
PURPOSE

Signature: Abdullah DAINA Date: 11-27-2024

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 ABDULLA IBRAHIM DATTMA
Name(s) of Person(s)

OF [REDACTED]
Address, City, State Zip Telephone

THE _____ OF _____
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I am
I/We/It

_____/RECORDED LAND CONTRACT PURCHASER(S) and /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 A. Abdullah Dattma L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 27 DAY OF November, 2024, BEFORE ME PERSONALLY CAME
Abdulla Dattma, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT 1 DID SO OF my OWN FREE WILL AND DEED.

CRYSTAL PIERSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 12-18-24
***** My Commission Expires December 18, 2024 *****
NOTICE TO OWNER

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

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 INTENDED USE OF THIS STRUCTURE WILL BE TO HOUSE RACING BIRD/PIGEONS. THERE ARE BIRDS REQUIRE SPACE FOR HOUSING & EXERCISE EXTRA SPACE IS TO HANDLE BOTH ACTIVITIES. FURTHER MORE THERE WILL BE NO VIOLATION OR ENCRoACHMENT TO COMMON AREAS OR SETBACK

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

THERE IS ENOUGH SPACE TO CONSTRUCT THIS STRUCTURE WITH OUT ADVERSLY AFFECTING OTHER STRUCTURES OR COMMON AREAS

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 PROPERTY HAS NOTHING THAT WE SEE OR KNOW THAT WILL ADVERSLY INFLUANCE OTHER PROPERTIES OR GENERAL AREA AROUND IT

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.

IN OUR ESTIMATE, NOTHING WILL BE DETRIMENT TO OTHER PROPERTIES OR IMPAIR LIGHT OR AIR IN THE AREA AROUND PROPOSED STRUCTURE

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.

AS NOTED ABOVE, THE UNIQUE USE OF THIS PROPOSED STRUCTURE IS THE MAIN REASON FOR THIS REQUEST. THAT IS TO PROVIDE ENOUGH SPACE FOR RACING PIGEONS HOUSING AND EXERCISE

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

THIS IS A UNIQUE ACTIVITY/HOBBY ASUCH AS OTHER SPORTS ACTIVITIES EG. GOLF, THAT WE WOULD LIKE TO BE ALLOWED TO ENJOY AS OTHER PEOPLE ENJOY THEIR OWN HOBBIES

ZONING Enforcement | E24-04902**Property Information**

12-13-14-478-019

27114 CLARPOINTE

Subdivision:

WARREN, MI 48088

Lot:

Block:

Name Information

Owner: DAHMA ABDULLA NOUHA IBRAHIM

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 10/29/2024

Date Closed: 11/08/2024

Status: Closed

Complaint:

check pigeon coup (size) - Racing Pigeons.

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection | DAVID PODESZWIK

Status: Violations

Result: Violations

Scheduled: 10/29/2024

Completed: 10/29/2024

Violations:

Uncorrected

Comments:**FIELD INSPECTION Inspection | DAVID PODESZWIK**

Status: Complied

Result: Complied

Scheduled: 11/19/2024

Completed: 11/08/2024

Violations:

Uncorrected

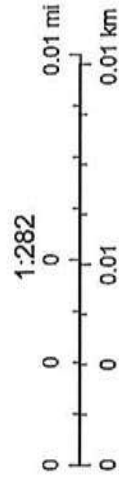
Comments:

field inspection makeshift shed taken down owner finishing breaking down materials dp reviewed with him if he wants to re-build what information will be needed and a variance will be needed as there is a detached garage and a shed with permits

27114 CLARPOINTE



12/20/2024, 10:16:23 AM





6' REAR EASEMENT

HOUSE NEXT DOOR
5ft FROM THE FENCE

CHAIN-LINK FENCE

CEMENT BLOCK WALL

5ft

PROPOSED
CEMENT
SLAB
FOR SHED
9ft WIDE
18ft LONG
WITHIN 2ft
FROM
GARAGE

18ft

GARAGE

20ft

13ft 5in

37ft

16ft

HOUSE

36ft 6in

10ft 7in

10ft

20ft

22ft 6in

13ft

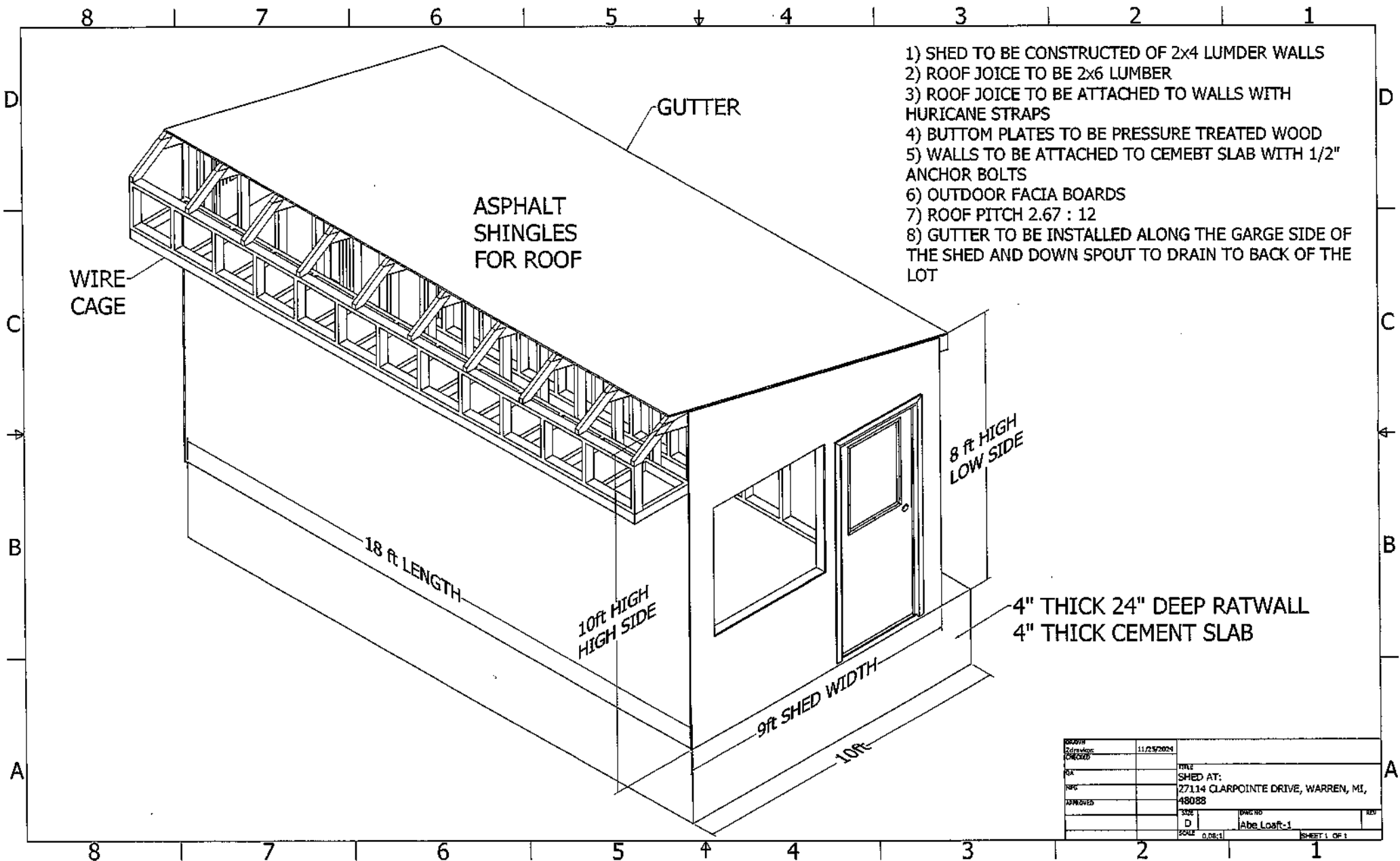
33ft

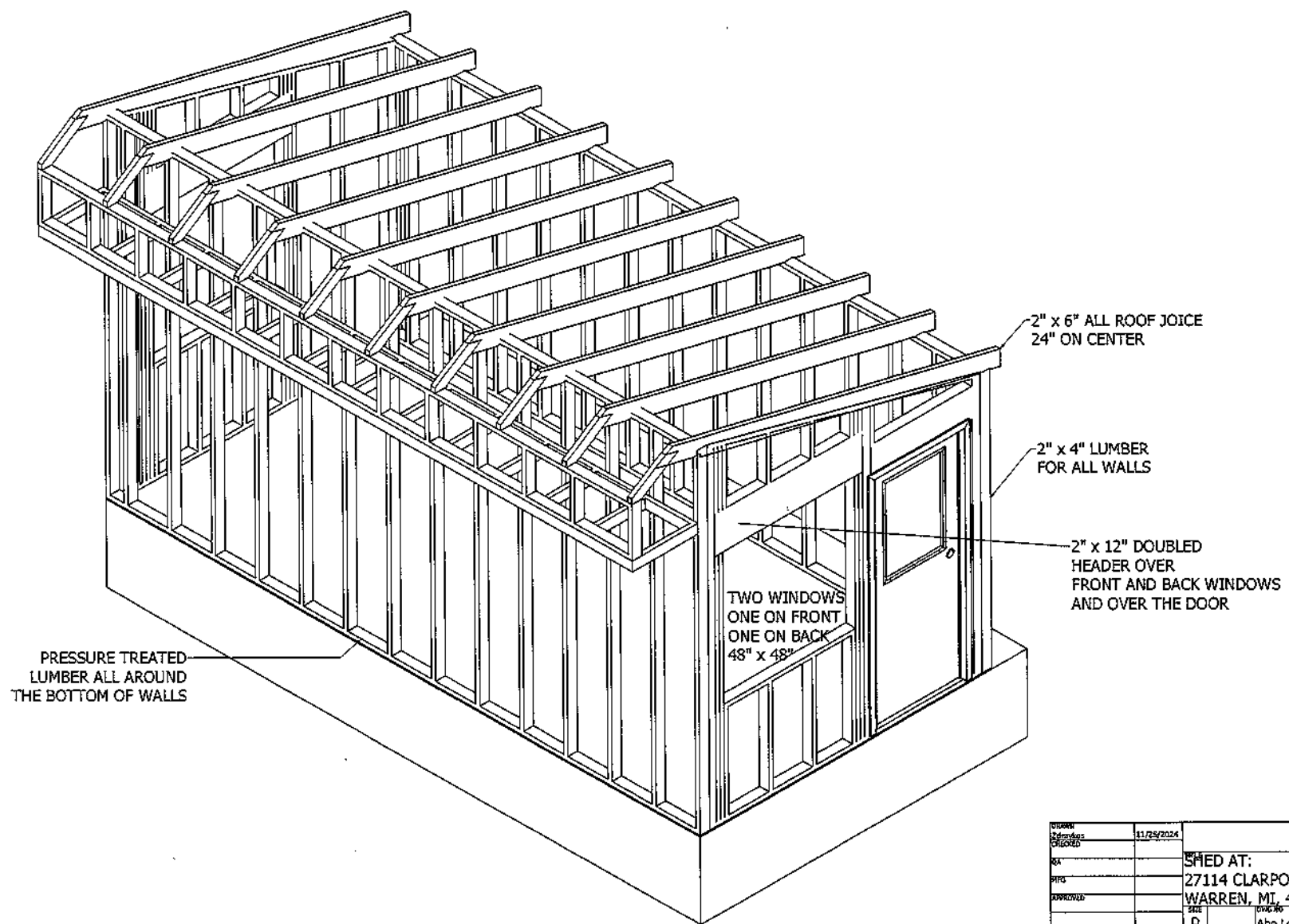
5ft

GARAGE NEXT DOOR
3ft FROM FENCE

CHAIN-LINK FENCE

DRAWN	STRECKO ZDRAVKOVIC	11-24-2024	
CHECKED			
QA			
MRG			
APPROVED			
DATE			
SCALE	1:50		
PLOT PLAN LAYOUT AT 27114 CLARPOINTE DR WARREN MI 48088		DWG NO	REV
Plot Plan Layout			
SHEET 1 OF 1			





2" x 6" ALL ROOF JOICE
24" ON CENTER

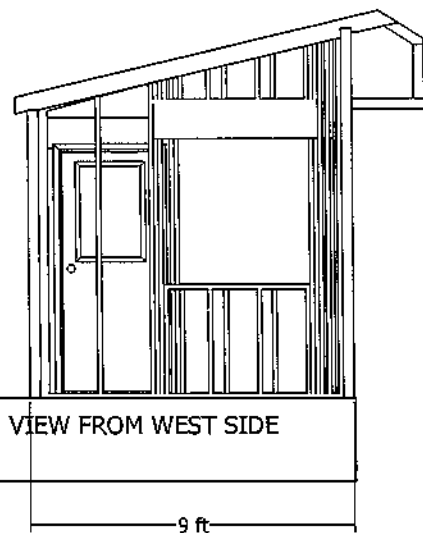
2" x 4" LUMBER
FOR ALL WALLS

2" x 12" DOUBLED
HEADER OVER
FRONT AND BACK WINDOWS
AND OVER THE DOOR

TWO WINDOWS
ONE ON FRONT
ONE ON BACK
48" x 48"

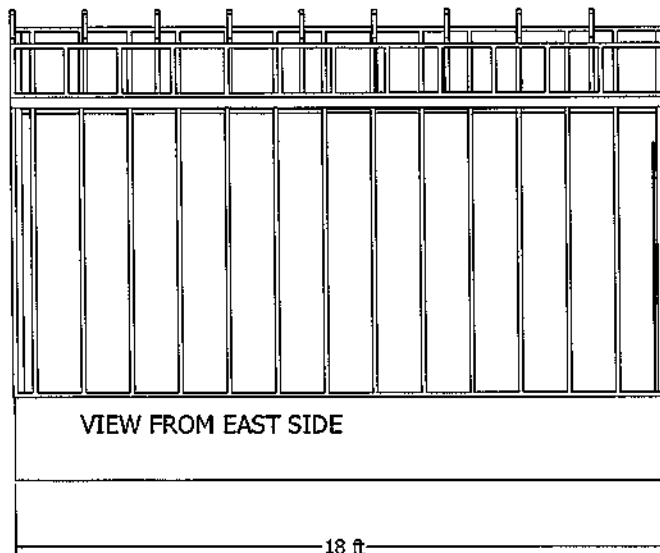
PRESSURE TREATED
LUMBER ALL AROUND
THE BOTTOM OF WALLS

OWNER	11/25/2024		
DESIGNED			
CHECKED			
BY		SHED AT:	
DATE		27114 CLARPOINTE DRIVE,	
APPROVED		WARREN, MI, 48088	
		DATE	REV
		D	Abe Loeft-2
SCALE 0.08 : 1		SHEET 1 OF 1	



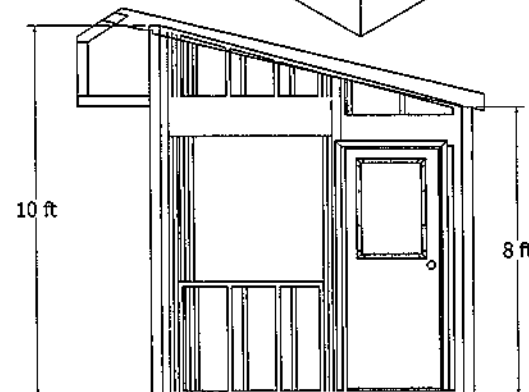
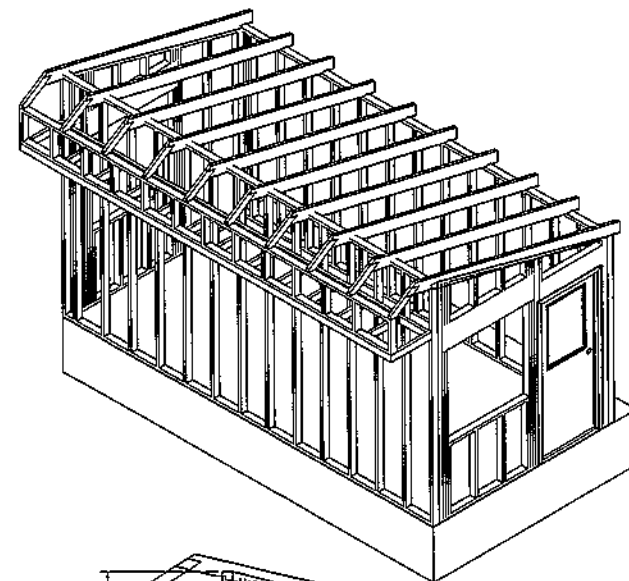
VIEW FROM WEST SIDE

9 ft



VIEW FROM EAST SIDE

18 ft



VIEW FROM NORTH SIDE

8 ft

10 ft

OWNER	11/23/2024	SHED AT: 27114 CLARPOINTE DRIVE, WARREN, MI, 48088	
DESIGNER	PLAN		
DATE		SIZE	DATE
11/23/2024		D	11/23/2024
		1/8" = 1'	1/8" = 1'
		SHEET 1 OF 1	

14 Clarponte Drive, Warren, MI

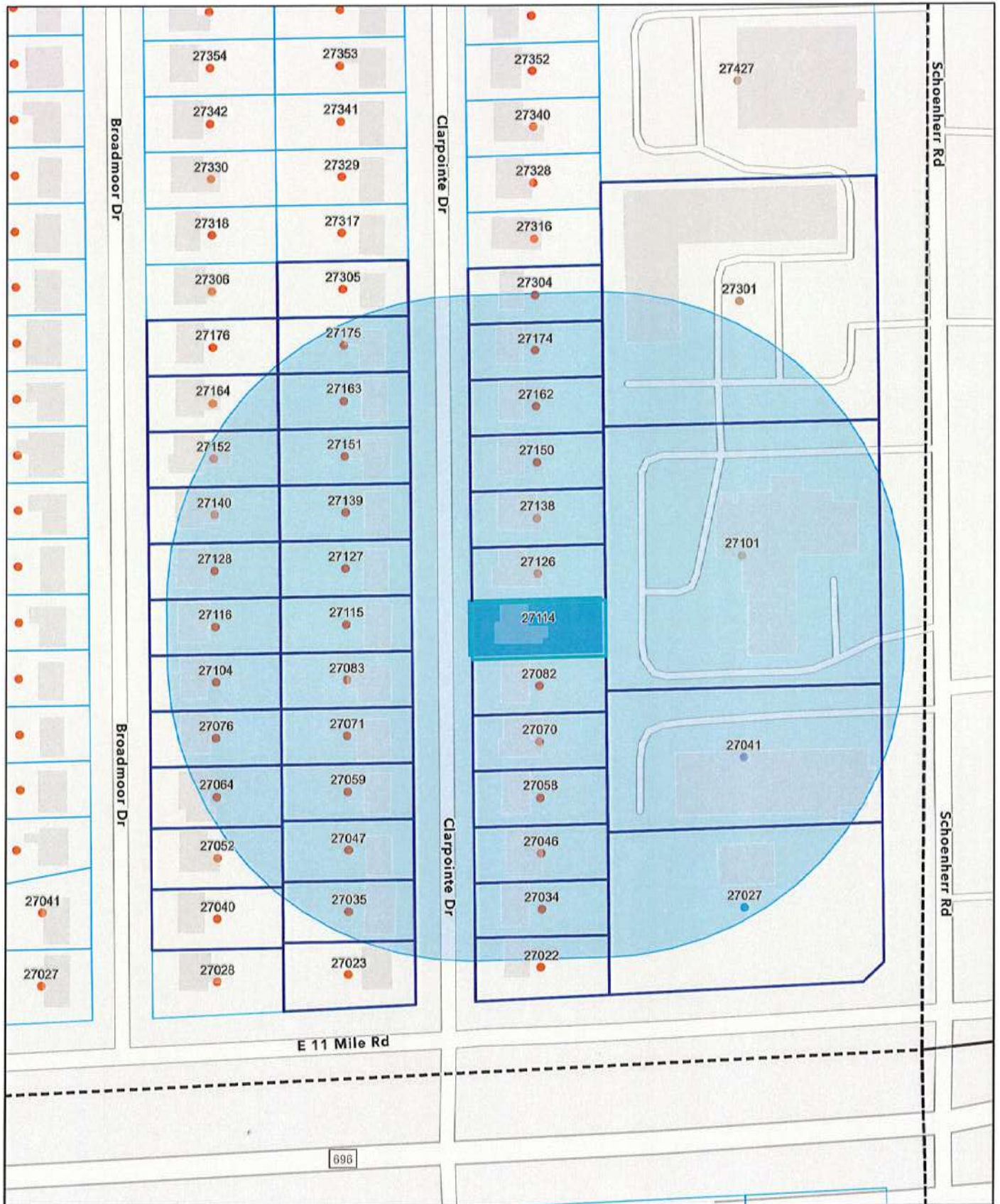


27114 Clarponte Dr

27114

ve to project

27114 Clarpointe



1/25/2025, 7:25:35 AM

36

1:1,465
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.07 km
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©
OpenStreetMap contributors, and the GIS User Community

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
William Clift
Kevin Higgins
Shaun Lindsey
Garry Watts



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 12, 2025 at 7:30 P.M.

Applicant: ABDULLA IBRAHIM DAHMA
Common Description: 27114 CLARPOINTE

VARIANCE(S) REQUESTED: Permission to:

Construct a 9' x 18' (162 square ft.) oversize accessory structure beyond the side building lines of the principal building on the lot. Existing shed to be removed.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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:** KASSEM ZAHER**REPRESENTATIVE:** KASSEM ZAHER**COMMON DESCRIPTION:** 11415 IRENE**PARCEL NUMBER:** 12-13-10-428-029**ZONED DISTRICT:** R-1-C**REASON:** Petitioner seeks to retain widened portion driveway in front setback.**ORDINANCES and REQUIREMENTS:**

Section 4.06 - Yard—Use. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

VARIANCES REQUESTED: Permission to:

Retain widened portion of concrete driveway in front setback 6' 2" from the east corner of garage towards the east property line.

No previous variances requested.

Brian Schuman, Zoning Inspector

12/13/24

12/20/24 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT:

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

Section 4.06 - Yard—Use.

Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

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

Brian Schuman, Zoning Inspector

\$95500
12/13/24

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

Name of Representative: John F. Harrington Telephone: [REDACTED]
Representative's Address: [REDACTED]
Representative's Email Address: [REDACTED] ☒ prefer email communication
Address of Property: 11415 Irene, Warren, MI 48093
Parcel I.D. No. (as shown on tax bill): 12-13-10-428-029
Purpose of Request: Seek a dimensional variance to add an extension to driveway at residence - add approximately six feet to outside edge of driveway

Please explain the nature of your hardship:

Driveway is too narrow to properly park two cars, as there is not enough space to park two cars next to each other without damaging cars or parking on grass. Parking on street has resulted in cars being struck after street was made narrower a few years ago.

Signature: Kassem Zaker Date: 12/13/24

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 Kassem Zaker, Samia Daker and Hussein Daker
Name(s) of Person(s)

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

THE [REDACTED] OF [REDACTED]
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT We
I/We/It

[REDACTED] /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 John F. Harrington
Name(s) of Person(s)

THE Attorney OF Law Offices of John F. Harrington
Title of Officer Name of Company

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Kassem Zaker L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 13th DAY OF December, 2024, BEFORE ME PERSONALLY CAME
Kassem Zaker, 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.

John F. Harrington
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 1-16-2027

Acting in Macomb County, MI
NOTICE TO OWNER

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

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

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

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

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

The unreasonable burden for strict compliance is the inability to park ~~two~~ cars in driveway without damaging cars and damaging lawn, due to drive being too narrow

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

When the street was made narrower a few years ago, cars parked in the street were struck and damaged, necessitating parking in the driveway.

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

Driveway is too narrow to park two cars adjacent to each other without blocking sidewalks.

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 impact is minimal, as no neighbors object and extension of driveway will not impair property values or public safety. In fact, the impact will improve property values and public safety through better parking.

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 variance request is due to the unique features of the property, to wit: too narrow of driveway and inability to safely and securely park cars on street.

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 variance is necessary to preserve the value of the property by enhancing ~~its use~~ its use.

ZONING Enforcement | E24-05012**Property Information**

12-13-10-428-029 11415 IRENE Subdivision:
warren, MI 48093-6545 Lot: Block:

Name Information

Owner: DAHER SAMIA & HUSSEIN & ZAHER KASSEM Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 11/04/2024 Date Closed: Status: In Progress

Complaint:

Expanded driveway and approach. Also selling vehicles from property.

Last Action Date: Last Inspection: 01/15/2025

Last Action:

ZONING Inspection | DAVID PODESZWIK

Status: Violations Result: Violations
Scheduled: 11/06/2024 Completed: 11/06/2024

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection | DAVID PODESZWIK**

Status: No Change Result: No Change
Scheduled: 12/13/2024 Completed: 12/13/2024

Violations:

Uncorrected

Comments:

field check driveway has been extended, no vehicles marked for sale

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: Scheduled Result: Scheduled
Scheduled: 01/15/2025 Completed:

Violations:

Uncorrected

Comments:

Scheduling Comment follow up on zba for drive expansion

ZONING Enforcement | E12-11026**Property Information**

12-13-10-428-029

11415 IRENE

Subdivision:

warren, MI 48093-6545

Lot:

Block:

Name Information

Owner: ZAHER KASSEM & DAHER HUSSEIN & DAHER HUSSEIN Phone:

Occupant: Phone:

Filer: Phone:

Enforcement Information

Date Filed: 08/15/2012

Date closed: 08/20/2012

Status: ISSUED TICKET

Complaint:

USED CAR LOT IN RESIDENTIAL.

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status: violations

Result: violations

Scheduled: 08/20/2012

Completed: 08/21/2012

Violations:

Uncorrected

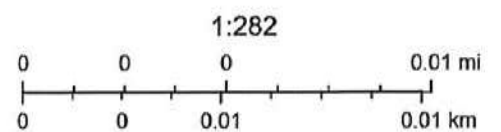
Comments:

Scheduling Comment USED CAR LOT. CARS LISTED ON CRAIGSLIST.

11415 IRENE



12/20/2024, 3:46:56 PM

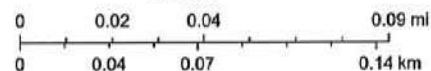


11415 Irene



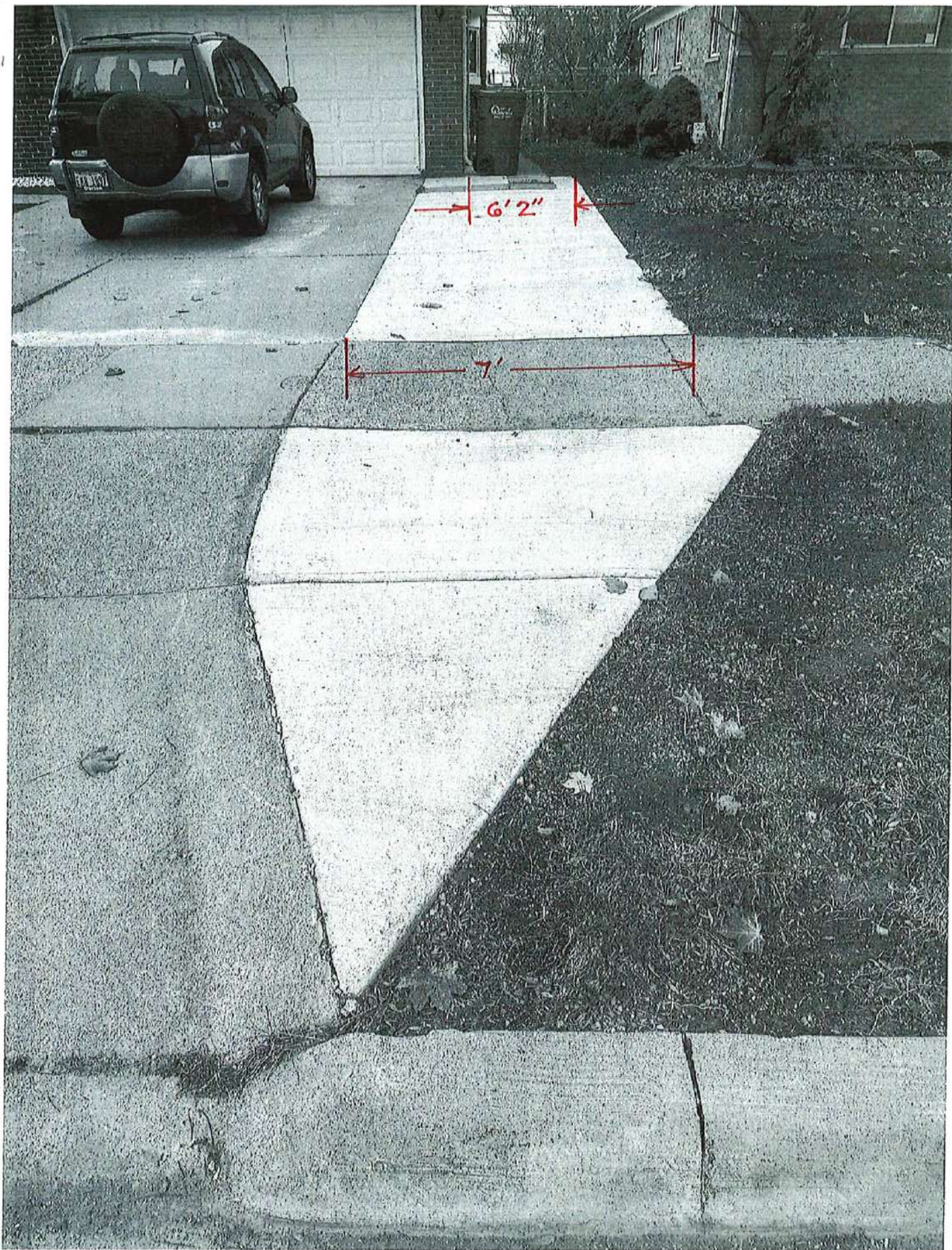
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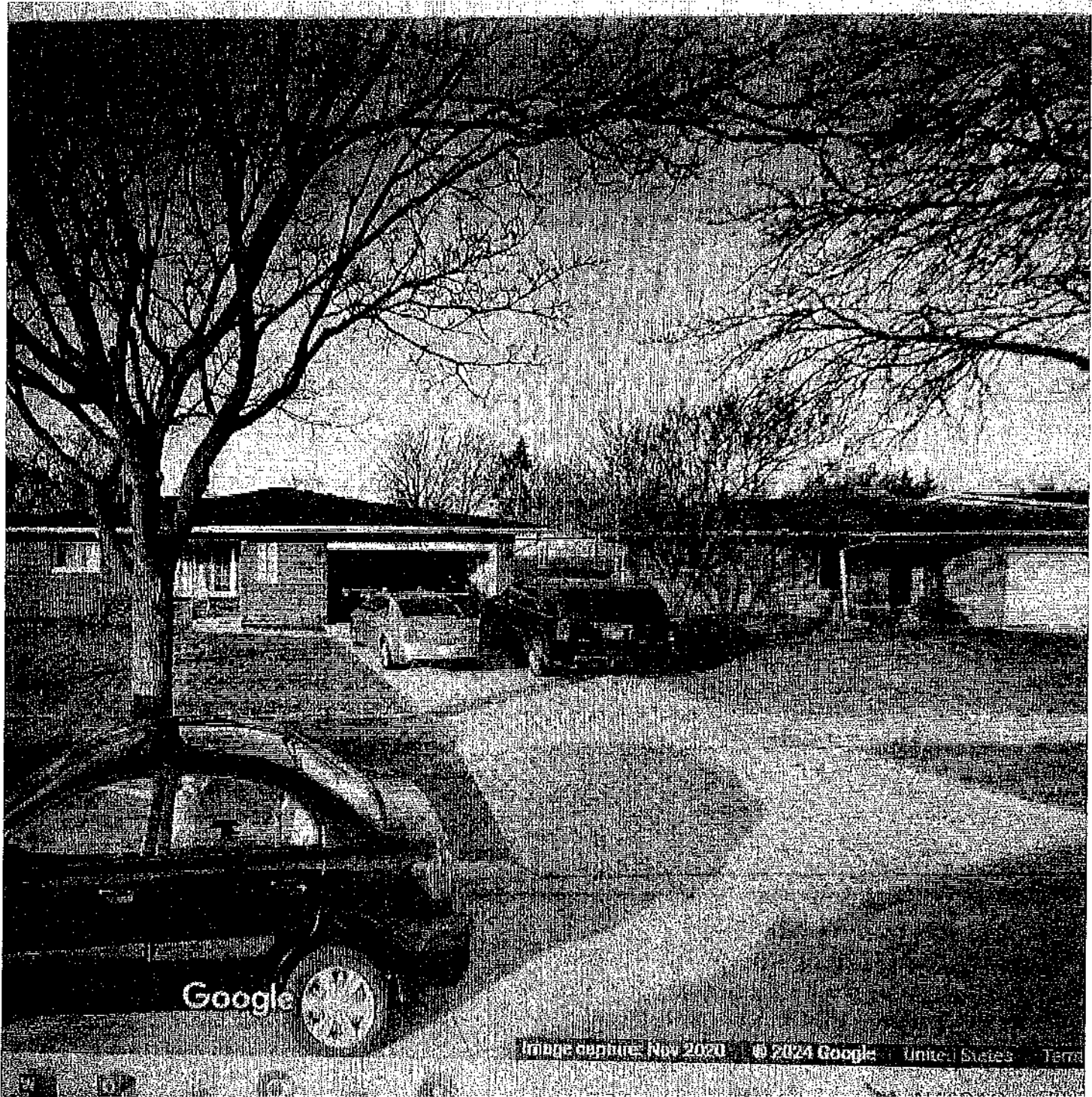
1:2,678



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

5/11





Google

Image captured: Nov 2020 © 2024 Google United States Terra

Brian Schuman

From: Steven Watripont
Sent: Tuesday, December 17, 2024 1:18 PM
To: Brian Schuman
Subject: Fw: 11415 Irene

Steven M. Watripont
Zoning Inspector
City of Warren
586.574.4610



MACEO 
Michigan Association of Code Enforcement Officers



Notice: This message is intended only for use by the person or entity to which it is addressed. Because it may contain confidential information intended solely for the addressee, you are notified that any disclosing, copying, downloading, distributing, or retaining of this message, and any attached files, is prohibited and may be a violation of state or federal law. Please notify the sender and delete this message and all attached files if you have received this message in error.

From: [REDACTED]
Sent: Tuesday, December 17, 2024 11:55 AM
To: Steven Watripont [REDACTED]
Subject: FW: 11415 Irene

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Dear Mr. Watripont,

By way of following up our discussion this past Friday, December 13, 2024, when I submitted the Application for variance on behalf of our client, Kassem Zaher, concerning the driveway at his home at 11415 Irene, I have some follow up information.

In particular, you inquired as to the distance from the edge of the garage extending outward towards to the end the newly poured driveway extension. In this regard, I have been informed that the distance is 6 feet 2 inches.

Furthermore, I have been advised that the neighbor adjacent to the driveway has indicated that he has no objection to this driveway extension. I hope to have a written statement from the neighbor in the immediate future, which I will then present to your office.

As always, if you have any questions, please do not hesitate to contact the undersigned.

John F Harrington

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
William Clift
Kevin Higgins
Shaun Lindsey
Garry Watts



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 12, 2025 at 7:30 P.M.

Applicant: KASSEM ZAHER
Common Description: 11415 IRENE

VARIANCE(S) REQUESTED: Permission to:

Retain widened portion of concrete driveway in front setback 6' 2" from the east corner of garage towards the east property line.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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: SHOMIJ MIAH
REPRESENTATIVE: SHOMIJ MIAH
COMMON DESCRIPTION: 30971 LORRAINE
PARCEL NUMBER: 12-13-10-129-017
ZONED DISTRICT: R-1-B

REASON: Petitioner seeks to widen driveway in front setback.

ORDINANCES and REQUIREMENTS:

Section 4.06 - Yard—Use. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

VARIANCES REQUESTED: Permission to:

Widen concrete driveway in the front setback 9'6" from the north corner of the garage towards the north property line.

No previous variances requested.

Brian Schuman, Zoning Inspector

12/16/24

12/26/24 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT:

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

Section 4.06 - Yard—Use.

Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

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

Brian Schuman, Zoning Inspector

\$95 SW 12/16/24

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: SHOMIJ MIAH

Address: _____

Telephone: _____

Applicant's Email Address: SAME ☐ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: SAME

Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 30971 LORRAINE AVE

Parcel I.D. No. (as shown on tax bill): 12-13-10-129-017

☒ Purpose of Request: TO ALLOW HARD SURFACE IN THE FRONT YARD
15' X 25'

Please explain the nature of your hardship:

AS A PARENT OF TWO DISABLED CHILD, I ALWAYS HAVE HARD TIME
TO ENTER IN MY CAR, WITH WHEELCHAIR, BOTH CHILD USING
WHEELCHAIR, MY DRIVEWAY ITS VERY SMALL, ITS REQUIRED EXTRA
SPACE, I DO HAVE EXTRA SPACE ON MY DRIVEWAY LEFT SIDE, IF I PUT
SOME CONCRETE, AND MAKE IT WIDE, IT WILL BE EASY FOR US,

Signature: _____

Date: _____

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 Shomij Miah
Name(s) of Person(s)
OF [REDACTED]
Address, City, State _____ Zip _____ Telephone _____
THE Owner OF N/A
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____

_____/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 _____
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 Shomij Miah L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 23rd DAY OF December, 2024, BEFORE ME PERSONALLY CAME
Shomij Miah, 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.

ABBY J SIGLER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires November 09, 2030

Abby Sigler
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 11-09-2030

NOTICE TO OWNER

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

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. Strict compliance with the setback requirements would unreasonably prevent me from extending my driveway to accommodate additional parking, which is a permitted use. The current regulations would result in a narrow and hazardous driveway entrance, making it difficult for vehicles to safely enter and exit the property. Granting a variance would allow me to construct a safe and functional driveway.

Not self-imposed. The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner. The existing driveway configuration and resulting need for a variance were not created by me or any previous owner. The property's original design and zoning regulations have led to this condition, which was not reasonably discoverable during my purchase of the property.

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 has a unique physical feature, specifically a narrow, wide, irregularly shaped lot configuration, which make it difficult to extend the driveway without encroaching on the setback area. This unique circumstance is not due to general neighborhood conditions, but rather the specific characteristics of this property.

Not a detriment. Granting the variance will not result in detriment to nearby properties; will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area; and will not cause public safety concerns. Granting the variance to extend my driveway will not have a detrimental impact on nearby properties. The extension will maintain adequate light and air supply to adjacent properties, not negatively impact property values in surrounding area, not cause public safety concerns. As the driveway will be designed to ensure safe entry and exit.

Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property. The variance request to extend my driveway is primarily driven by the unique physical features of property specifically the narrow/wide/irregularly shaped lot configuration. It is not primarily related to personal or economic hardship but rather a necessary adjustment to ensure safe and functional access to my 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. Granting the variance to extend my driveway is necessary for the preservation and enjoyment of my property right to safe and functional access. This right is similar to that enjoyed by other properties in the same zoning district and vicinity where driveways are extended to accommodate parking and circulation needs.

DPMIEnforcement | E24-05175

Property Information

12-13-10-129-017	30971 LORRAINE	Subdivision:	
	warren, MI 48093-8014	Lot:	Block:

Name Information

Owner:	MIAH SHOMIJ	Phone:	
Occupant:		Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	11/18/2024	Date Closed:	12/18/2024	Status:	DISMISSED
-------------	------------	--------------	------------	---------	-----------

Complaint:

Last Action Date:	Last Inspection:
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Last Action:

TICKET Inspection | BRIAN KIJEWski

Status:	Violations	Result:	Violations
Scheduled:	11/17/2024	Completed:	11/18/2024

Violations:

Uncorrected VEHICLE PARKED ON THE GRASS

Comments:

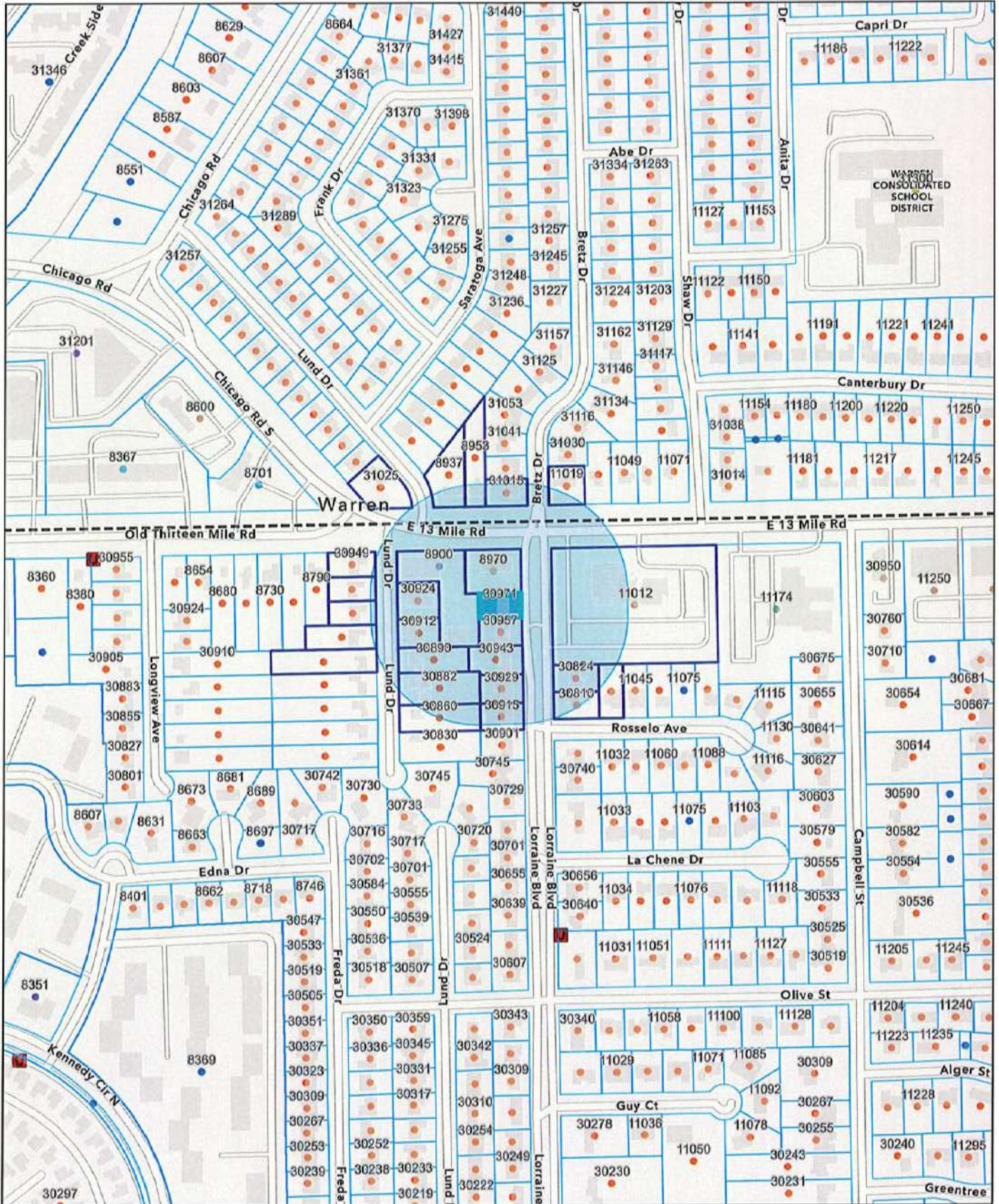
30971 LORRAINE



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0 0.01 km

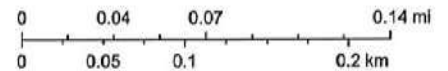
30971 Lorraine



1/25/2025, 7:17:37 AM

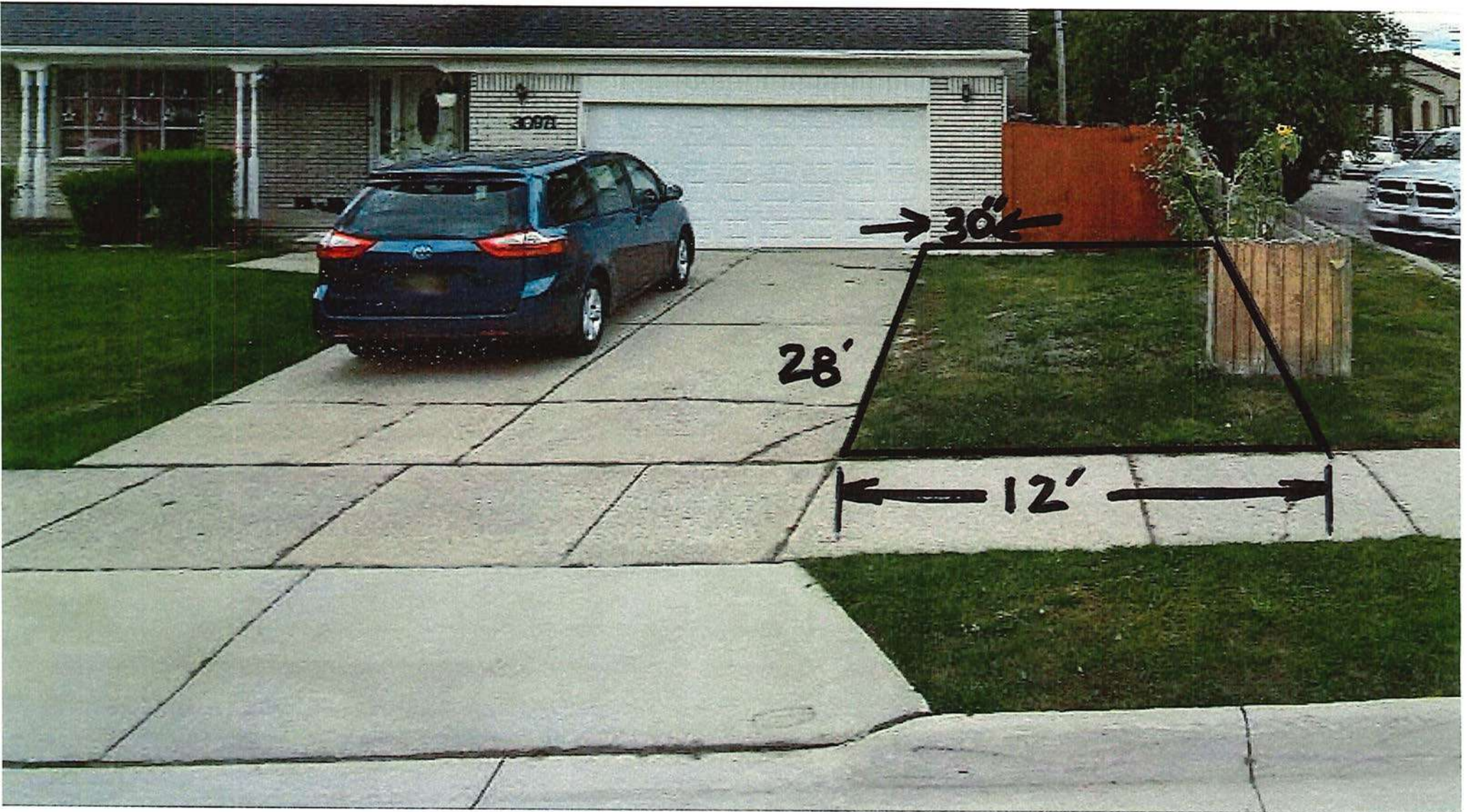
2011

1:4,157



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

N →



Sm

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
William Clift
Kevin Higgins
Shaun Lindsey
Garry Watts



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 12, 2025 at 7:30 P.M.

Applicant: SHOMIJ MIAH
Common Description: 30971 LORRAINE

VARIANCE(S) REQUESTED: Permission to:

Widen concrete driveway in the front setback 9' 6" from the north corner of the garage towards the north 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: METRO DETROIT SIGNS
REPRESENTATIVE: KEVIN DETERS AT METRO DETROIT SIGNS
COMMON DESCRIPTION: 28532 SCHOENHERR
PARCEL NUMBER: 12-13-13-101-004
ZONED DISTRICT: PB

REASON: Petitioner wishes to update signage. Originally heard at meeting of 11/8/23 & was tabled to the meeting of 12/13/23. At the meeting of 12/13/23 it was postponed indefinitely. On 1/9/25 the petitioner notified us they seek to move forward with the original request.

ORDINANCES and REQUIREMENTS:

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

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

SECTION 4A.19 - CLEARANCE. All freestanding, projecting, and marquee signs shall have a clearance of ten (10) feet beneath the sign structure, excluding monument signs.

SECTION 4A.17 - SETBACKS. The following setback regulations shall apply to signs located in all zoning districts: B) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

VARIANCES REQUESTED: Permission to:

Allow the following related to signage:

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

A. Size: 96" x 49"=32.7 sf.

B. Under clearance: 4.08 ft.

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

2. Replace an existing wall sign 1.5' x 18'=27 sf.

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

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: METRO DETROIT SIGNS

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

SECTION 4A.33 SIGNS PERMITTED IN PB DISTRICTS

SECTION 4A.11 SPECIFIC SIGN DEFINITIONS

SECTION 4A.19 CLEARANCE

SECTION 4A.17 SETBACKS

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

dwenson, Zoning Inspector

\$365.30
10/12/23

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Metro Detroit Signs

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (If different) John Poagiolio

[REDACTED]

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

Representative's Address: [REDACTED]

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

Address of Property: 28532 Schoenherr Rd

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

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

Please explain the nature of your hardship:

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

Signature: Kevin Deters Date: 10-12-23

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE John Carl Poggio OD

OF [REDACTED] [REDACTED]

Address, City, State [REDACTED] Zip [REDACTED] Telephone [REDACTED]
THE PRESIDENT OF VISON ASSOCIATES, PC
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT 1

1 /RECORDED LAND CONTRACT PURCHASER(S) 1 /RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Kevin Deters *
Name(s) of Person(s)

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

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED John C. Poggio L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 12th DAY OF October, 2023, BEFORE ME PERSONALLY CAME
John C. Poggio, TO ME KNOWN TO BE THE INDIVIDUAL(S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.

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

My Commission Expires 06-02-2027

Acting in the County of MACOMB

Theresa Ann Licavoli
NOTARY PUBLIC, MACOMB COUNTY MICHIGAN
MY COMMISSION EXPIRES: 6/2/27

NOTICE TO OWNER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28532 Schoenherr Rd.

Luis Charbonier

Rep: Donald McColley
29277 Little Mack, Roseville

Request granted at Meeting of Jan. 8, 1969.

To erect a 3' x 3' sign 6' 2" high,
2' from the front pl.

ZONING Enforcement | E24-04712**Property Information**

12-13-13-101-004 28532 SCHOENHERR Subdivision:
WARREN MI, 48088-4329 Lot: Block:

Name Information

Owner: POGGIOLO JOHN O D Phone: [REDACTED]
Occupant: POGGIOLO JOHN O D Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 10/15/2024 Date Closed: Status: In Progress

Complaint:

NEW GROUND SIGN PANELS AND WALL SIGN INSTALLED W/O PERMITS. METRO SIGNS APPLIED FOR VARIANCE AND IT WAS TABLED INDEFINITELY ON 12/13/23. ON 10/9/24 KEVIN W/METRO CONFIRMED THEY DID NOT INSTALL THE NEW SIGNS AND THEIR FILE FOR THESE WAS CLOSED.

Last Action Date: Last Inspection: 01/10/2025

Last Action:**All Notes:**

10/15/24 SENT VIOLATION LTR FOR SIGNS W/O PERMITS.

10/21/24 HAD VM FROM . . . CALLED HIM BACK & THE GUY THAT ANSWERED SAID IT WAS HIS SON AND HE WOULD HAVE HIM CALL ME BACK.

10/23/24 ATTORNEY CALLED ME IN REGARDS TO THE SIGNAGE. WE DISCUSSED WHAT WAS GOING ON WITH THEM AND HE STATED THAT HE WILL DISCUSS IT WITH THE DOCTOR AND HE WILL BE HELPING HIM TO TRY TO CORRECT THE ISSUES. INFORMED I WILL GIVE SOME EXTRA TIME.

11/19/24 HAVE NOT RECEIVED UPDATE. CALLED & LEFT VM'S FOR & FOR . STATED ON MESSAGE THAT I WOULD HAVE TO MOVE FORWARD WITH CITATION IF WE DO NOT GET UPDATE THAT THEY ARE WORKING TO CORRECT SIGN VIOLATIONS. SENT FINAL NOTICE LETTER.-BS

11/20/24 HAD CALL FROM KEVIN W/METRO SIGNS. THEY WILL BE WORKING ON VARIANCE AND PERMITS AGAIN PER KEVIN.-BS

11/25/24 HAD VM FROM THE TENANT WHILE I WAS ON VACATION. CALLED HIM AND LEFT HIM A VM THAT METRO SIGN DID REACH OUT AND I WILL BE EXTENDING THIS OUT.-BS

1/6/25 HAD CALL FROM KEVIN SAYING THEY ARE WORKING WITH THE BUSINESS TO SEE HOW THEY WANT TO PROCEED. -BS

1/9/25 KEVIN STATED THAT THE BUSINESS OWNER WANTS TO MOVE AHEAD WITH ORIGINAL REQUEST SO THAT THE BUSINESS OWNER CAN BE PRESENT AT THE MEETING AND HEAR THE BOARDS CONCERNS AND ANSWER THEIR QUESTIONS THEY MAY HAVE.-BS

1/15/25 CREATED REVISED SUMMARY SHEET & SENT TO ZBA,-BS

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: violations
Scheduled: 10/15/2024 Completed: 10/15/2024

Violations:

Uncorrected SECTION 4A.12 - OBTAIN PERMITS OR REMOVE ILLEGAL SIGNS. A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.

INSPECTOR COMMENTS: GROUND SIGN AND WALL SIGN INSTALLED WITHOUT PERMITS OR ZBA APPROVAL

Passed Inspection Items:

SIGN - PERMIT REQUIRED. SECTION 4A.12 - OBTAIN PERMITS OR REMOVE ILLEGAL SIGNS. A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.

INSPECTOR COMMENTS: GROUND SIGN AND WALL SIGN INSTALLED WITHOUT PERMITS OR ZBA APPROVAL

Comments:

SENT VIOLATION LET SENT VIOLATION LETTER FOR SIGNS W/O PERMITS.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 10/30/2024 Completed: 10/30/2024

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment ATTORNEY CALLED ME IN REGARDS TO THE SIGNAGE. WE DISCUSSED WHAT WAS GOING ON WITH THEM AND HE STATED THAT HE WILL DISCUSS IT WITH THE DOCTOR AND HE WILL BE HELPING HIM TO TRY TO CORRECT THE ISSUES. INFORMED I WILL GIVE SOME EXTRA TIME.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 11/19/2024 Completed: 11/19/2024

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment SENT FINAL NOTICE LETTER

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Not Complied Result: Not Complied
Scheduled: 12/03/2024 Completed: 12/03/2024

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment HAD CALL FROM KEVIN WITH METRO SIGNS. THEY WILL BE WORKING ON VARIANCE AND SIGN PERMITS AGAIN. INFORMED TENANT I WILL BE EXTENDING THIS OUT NOW.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 01/06/2025 Completed: 01/06/2025

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment EMAILED KEVIN W/METRO SIGN TO SEE IF THERE HAS BEEN ANY PROGRESS WITH THE CLIENT FOR THE VARIANCE. WILL BE ISSUING TICKET TO TENANT IF THEY ARE NOT GOING TO MOVE FORWARD WITH VARIANCE.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Not Complied Result: Not Complied
Scheduled: 01/10/2025 Completed: 01/10/2025

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment KEVIN W/METRO EMAILED ME STATING THE CUSTOMER WANTS THEM TO MOVE FORWARD VARIANCE. WILL GET INFO TOGETHER AND SEND IT TO NICOLE TO ADD TO THE ZBA AGENDA.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Scheduled Result: Scheduled
Scheduled: 02/14/2025 Completed:

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment ZBA RESULTS FOR SIGNAGE?



November 19, 2024

VISION ASSOCIATES, P.C.
28532 SCHOENHERR
WARREN, MI 48088-4329

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

Re: Violations at **28532 SCHOENHERR - FINAL NOTICE**

The following violation(s) were found on 11/19/2024:

SECTION 4A.12 - OBTAIN PERMITS OR REMOVE ILLEGAL SIGNS. A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.

INSPECTOR COMMENTS: GROUND SIGN AND WALL SIGN INSTALLED WITHOUT PERMITS OR ZBA APPROVAL

Corrections shall be made within 10 days and a re-inspection requested by calling (586) 574 4635. Failure to comply will result in a blight violation with fines up to \$1,000.00 per day for each violation and require you to appear in 37th District Court.

Respectfully,

BRIAN SCHUMAN
ZONING INSPECTOR



October 15, 2024

VISION ASSOCIATES, P.C.
28532 SCHOENHERR
WARREN, MI 48088-4329

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

Re: Violations at **28532 SCHOENHERR**

The following violation(s) were found on 10/15/2024:

SECTION 4A.12 - OBTAIN PERMITS OR REMOVE ILLEGAL SIGNS. A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.

INSPECTOR COMMENTS: GROUND SIGN AND WALL SIGN INSTALLED WITHOUT PERMITS OR ZBA APPROVAL.

Corrections shall be made within 10 days and a re-inspection requested by calling (586) 574 4635. Failure to comply will result in a blight violation with fines up to \$1,000.00 per day for each violation and require you to appear in 37th District Court.

Respectfully,

Brian Schuman
Zoning Inspector

Board Member Anglin	Yes, for the reasons stated in the motion.
Chairman Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Clift	No.
Board Member Perry	No.
Board Member Sieracki	No.
Board Member Sylvester	Yes, for the reasons stated in the motion.
Board Member Sophea	No, not necessary. Should be common directional signs coordinated by the owner.
Secretary Jerzy	No, for the reasons stated in the motion.

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

Paul Deters asked for point of clarification now. If Ashley is not able to work out a deal with the landlord for representation, is he to understand here that they do have the option to come back and reapply for condition number 1.

Laura Sullivan stated it wasn't voted on.

Paul Deters asked it was not denied, it just wasn't voted on this evening. Thank you.

Chairman Nestorowicz thinks the course of action Ashley does need to talk to the property owner and say the property owner needs to come to the board with a comprehensive plan and explain it to the board.

Laura Sullivan said technically, he's right to have a decision on that first thing that's noticed before this board. So, either he withdraws it at this time or they table it.

Board Member Anglin asked him to withdraw, he said yes.

Laura Sullivan asked that he is withdrawing it. Just for clarification. Thank you.

Paul Deters said if that's the proper course of action, yes.

Laura Sullivan said if he wants to do that.

Paul Deters replied yes.

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

VARIANCES REQUESTED: Permission to

Allow the following related to signage:

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

- a. Size: 96" x 49" = 32.7 square ft.
 - b. Under clearance: 4.08 ft.
 - c. Setback = 0, directly abuts property line, 1 ft. in from public sidewalk.
- 2) Replace an existing wall sign 1.5' x 18' = 27 square ft.
If approved total signage = 59.7 square ft. (Note: If granted the variance from 1/8/1969 for a 9 square ft. ground sign will be relinquished.)

ORDINANCES and REQUIREMENTS:

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

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

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

Section 4A.17 – Setbacks: The following setback regulations shall apply to signs located in all zoning districts: B) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

Paul Deters stated his name and address again. The request is just as it says, to replace existing signage. The Vision Associates is going to upgrade their logo and they would like signage to go in the exact same footprint as what's there right now. It just would reflect their new logo copy.

Chairman Nestorowicz thanked him. This is a public hearing. Is there anyone in the audience wishing to speak on this item.

No response.

Chairman Nestorowicz closed the public portion and turned it over to the board. He was just going to say the new signage would be a great improvement to the building. It's nice to have that update and refacing. Any other discussion or questions from the board on this item?

Secretary Jerzy said if nobody else has any concerns or any comments he would like to make a motion.

Board Member Anglin wanted to bring up on the record or whatever at this point. He knows that sign that has been there, this sign by the sidewalk is basically all they're doing is reframing the insert.

Paul Deters replied just changing the insert.

Board Member Anglin said his problem is, it's a dilemma. It's been there for years, but it's a foot from the sidewalk and it's at a height for somebody to be able to run into. Somebody on their phone gabbing, which could fall into a pond or whatever, could walk into that. Or a kid on a bike is what he's referring to. Riding along, lose his balance or whatever, and that sign is that low. He'd rather see it as a wall monument sign. Something that if they hit it, they're just going to bound off it and not whack their heads. It's a safety issue. So, saying that, he'll be quiet.

Board Member Sylvester is in agreement with that. If they're going to renew the sign or whatever, go by the ordinance and move it back so it's not a safety issue.

Chairman Nestorowicz asked for any other comments or discussion.

Board Member Sophiea echoes those comments. He would like to see it pushed back or a monument sign would look more elevated.

Chairman Nestorowicz asked Mr. Deters that he can hear a number of board members have concerns about retaining the sign that's existing based on it's under clearance and it's distance from the sidewalk. He asked if the property owner and his company would want to maybe, something they can do to compromise on it or do something to improve it.

Paul Deters stated the owner is not here with him this evening. He would have to check with him. Certainly, it would be a considerable additional investment for them to take that sign down and put a new one up. It's been there for many, many years with any incident. That's not to say that something couldn't happen tomorrow. He doesn't mean to imply that, but he would have to check with the owner if they're in a position to make that kind of additional investment.

Chairman Nestorowicz said it's tricky because that sign has been there for so long and the fact that it doesn't fit into their...

Board Member Anglin said he's going to kind of make the same suggestion. He doesn't like the idea where that sign sits, especially with the way it sits, the way the points coming out from the bottom of it and that, and so close to the sidewalk. To give him an opportunity to go back and talk to the owner to see what he wants to do knowing that some of the board members are concerned about certain issues, is they can table the first section and allow him to readdress it at the next meeting. Or just table.

Chairman Nestorowicz said it makes sense to address it all together. If they push this to their December meeting, would that be enough time to talk to the owner?

Paul Deters replied absolutely.

Chairman Nestorowicz said then they're not separating and approving one, tabling one and then.

Board Member Anglin said that's fine by him. He'd like to make a motion, with his permission, to the December meeting.

Paul Deters asked if he may tell the owner that the only concern that the board has is just with the ground sign.

Board Member Anglin said that's his only concern.

(Inaudible)

Chairman Nestorowicz thinks everyone says the wall sign is fine. It's the ground sign the discussion

is on.

Paul Deters said in that then can he ask, too, what sort of suggestion is the board looking for or modification that they would like to see that they would entertain. How much farther back, how much lower, size still okay. That sort of thing.

Board Member Anglin said his ultimate goal in his opinion since he is the one that started this is that it would be a monument sign, goes down to the ground. The sign can be approximately the same size of what's there. It will just have a base underneath it, basically, and have to be at least three (3) feet from the sidewalk. He doesn't know what other board members feel like, but he feels that gives enough clearance between the sidewalk and that sign. If it's down to the ground with a base underneath, even if it's an aluminum style boxed in base with approximately the same size sign on top of it. Which means they would be giving a sign larger than what they should, but they're compromising moving it and bringing it down to the ground. Since financial reasons are not in their privy to vote for a financial reason.

Steve Watripont said if they change that sign it may have to be reposted and by the time he talks to the client, December might not be enough time then.

Board Member Anglin understands. That's why he was wanting to go for the top one only.

Paul Deters said he can call him tomorrow and meeting with him tomorrow to do this.

Steve Watripont stated if he gets back with them Monday or Tuesday next week it can be reposted, he believes, for the next meeting.

Board Member Anglin asked if he agrees with postponing then.

Paul Deters replied yep, you bet, that's fine.

Motion:

Board Member Anglin made a motion to table to December 13, 2023; Supported by board Member Clift.

Roll Call:

A roll call was taken on the motion. The motion carried (8 – 0).

Board Member Anglin	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Board Member Perry	Yes, for the reasons stated in the motion.
Board Member Sieracki	Yes, for the reasons stated in the motion.
Board Member Sylvester	Yes, for the reasons stated in the motion.
Board Member Sophiea	Yes, for the reasons stated in the motion.
Secretary Jerzy	Yes, for the reasons stated in the motion.
Chairman Nestorowicz	Yes, for the reasons stated.

The petitioner's request was **RESCHEDULED** to December 13, 2023.

A roll call was taken on the motion. The motion carried (9 – 0).

Board Member Anglin	Yes, for the reasons stated in the motion.
Board Member Perry	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Board Member Higgins	Yes, for the reasons stated in the motion.
Board Member Sophiea	Yes, for the reasons stated in the motion.
Board Member Sylvester	Yes, for the reasons stated in the motion.
Board Member Sieracki	Yes, for the reasons stated in the motion.
Secretary Jerzy	Yes, for the reasons stated in the motion.
Chairman Nestorowicz	Yes, for the reasons stated in the motion.

The petitioner's request was APPROVED as written.

8. PUBLIC HEARING:	APPLICANT: Metro Detroit Signs (Rescheduled from 11/8/2023)
REPRESENTATIVE:	Kevin Deters – Metro Detroit Signs
COMMON DESCRIPTION:	28532 Schoenherr
LEGAL DESCRIPTION:	13-13-101-004
ZONE:	PB

VARIANCES REQUESTED: Permission to

Allow the following related to signage:

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

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

b. Under clearance: 4.08 ft.

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

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

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

ORDINANCES and REQUIREMENTS:

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

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

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

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

Section 4A.17 – Setbacks: The following setback regulations shall apply to signs located in all zoning districts: B) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

Steve Watripont doesn't see the petitioner here. If the board recalls last month he was going to try to re-work with the property owner and submit that within a week to be on this agenda. He haven't heard from him on this. His suggestion would be to either remove it, postpone it indefinitely and

have it reposted when they do bring something back, or to remove it completely. That would be his suggestion. He doesn't think he's running late, because he's always here on time.

Chairman Nestorowicz thanked Mr. Watripont. That is correct, he always is on time.

Motion:

Secretary Jerzy made a motion to postpone item 8 to a date to be determined in the future; Supported by Board Member Higgins.

Chairman Nestorowicz stated they have a motion by Mr. Jerzy, support by Mr. Higgins to postpone item 8 indefinitely until they resubmit their paperwork and have it reposted at that time.

Secretary Jerzy asked if they need a roll call.

Chairman Nestorowicz doesn't think so.

Voice Vote:

A voice vote was taken. The motion carried (8 – 1). Board Member Cliff opposed.

- | | |
|---------------------|------------------------------------|
| 9. PUBLIC HEARING: | APPLICANT: Zachary Crawford |
| REPRESENTATIVE: | Same as above. |
| COMMON DESCRIPTION: | 13126 Julius |
| LEGAL DESCRIPTION: | 13-35-282-003 |
| ZONE: | R-1-C |

VARIANCES REQUESTED: Permission to

Petitioner wishes to retain an existing accessory structure which is:

- 1) Eleven foot one inch (11' 1") in height.
- 2) One hundred and seventy (170) square ft. in size.
- 3) Located outside the side building lines 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: 5. That all accessory structures, excluding garages, will not exceed a total 120 square feet.

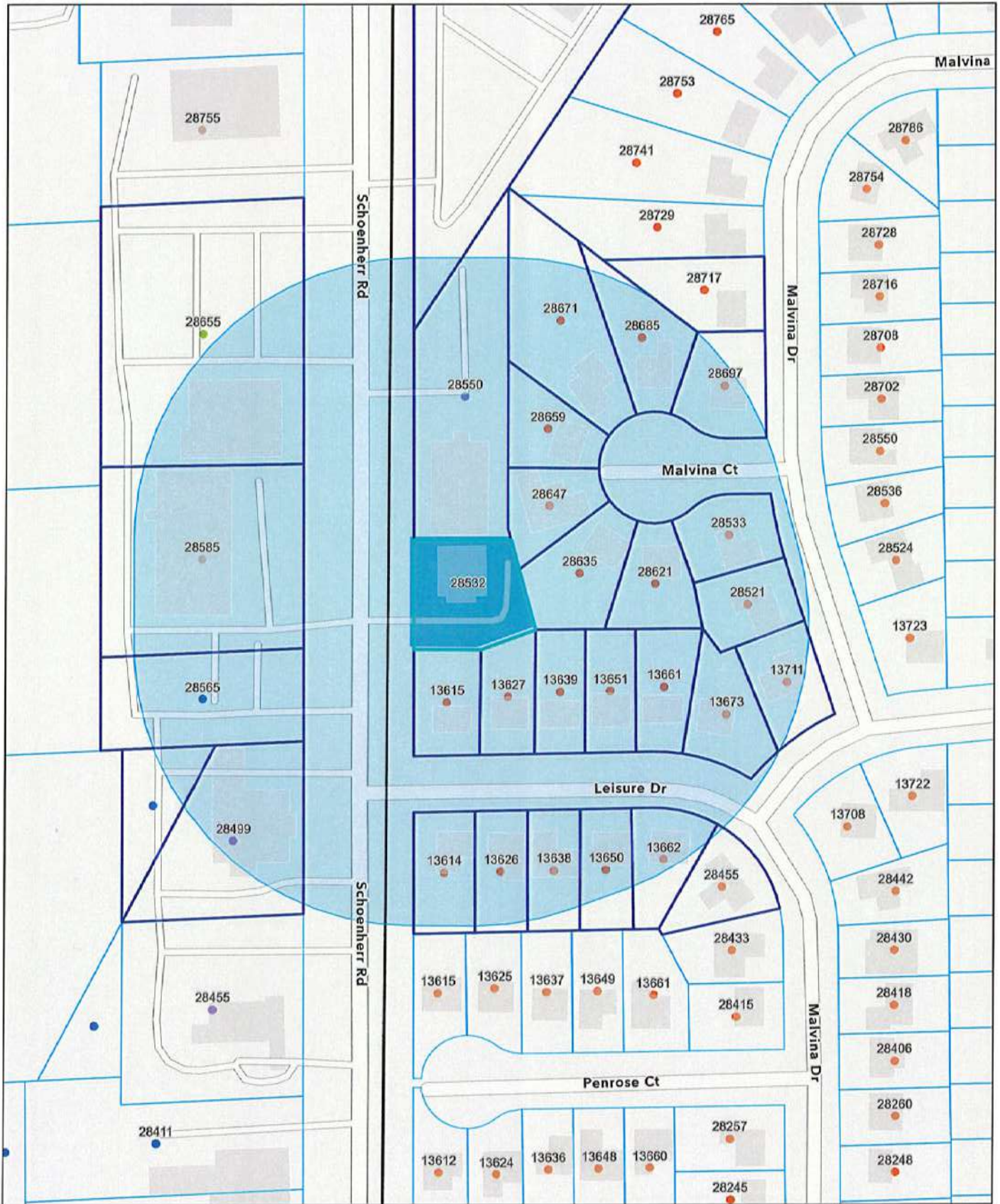
Chairman Nestorowicz asked the applicant to start by stating name and address for the record, then take the board through the request.

Zachary Crawford, 13126 Julius, appeared before the board explaining he has a corrugated metal car port that he purchased with the property. After some time he found out that the car port had not had a permit on it. So, he has been working with the city to try and get that rectified. Then, he was informed that he may need a door on the carport. He went in to see if he could retain the carport

2023 WARREN



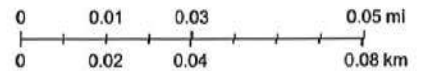
28532 Schoenherr



1/25/2025, 7:49:48 AM

2/6

1:1,597



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



Vision Associates, P.C.



Vision
Associates, P.C.

Contact Lens & Eye Care Center

John Carl Poggiolo, O.D.
John Christopher Poggiolo, O.D.

(586)

777-0060

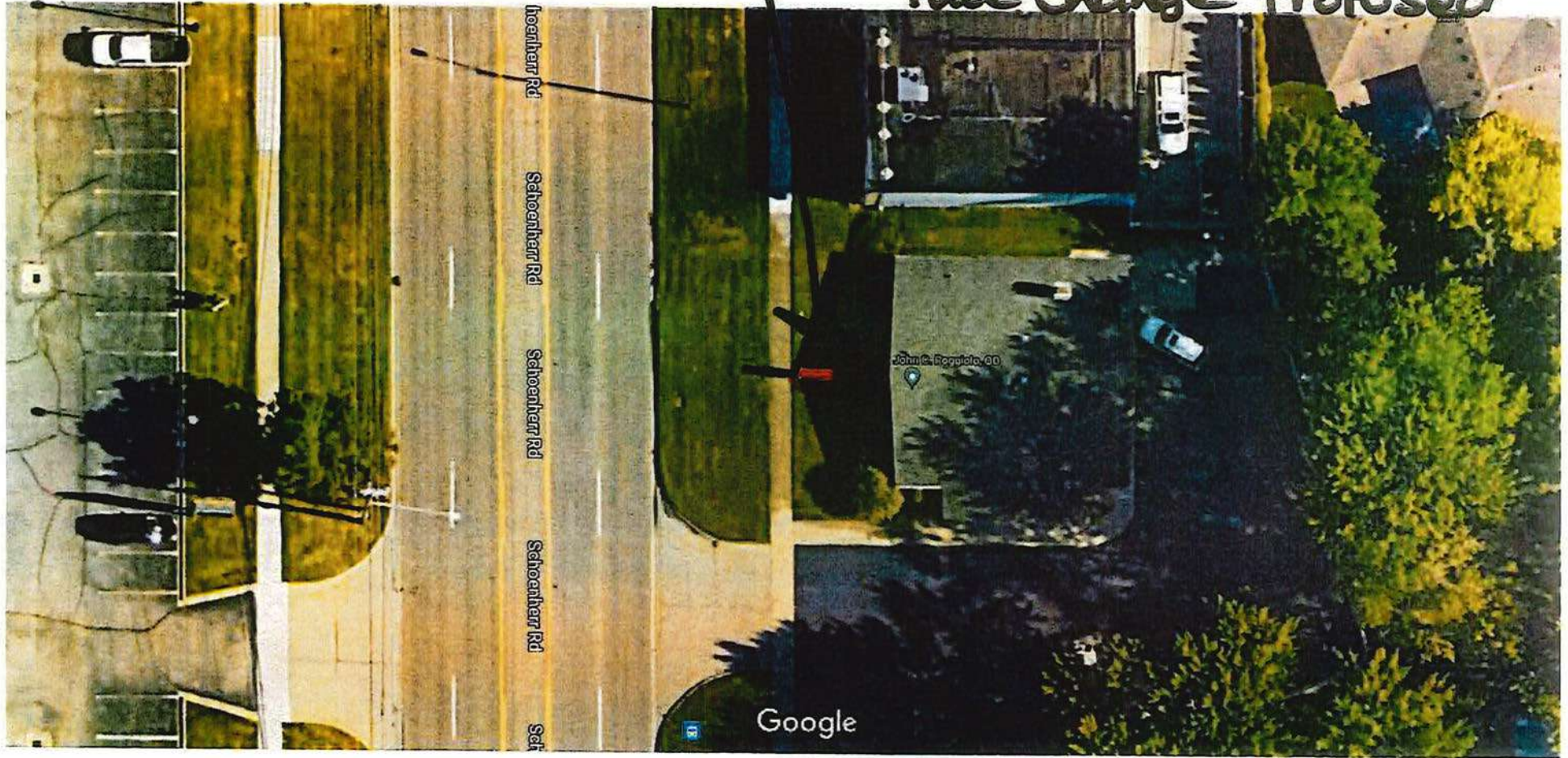
28532

2024/10/08
11:07

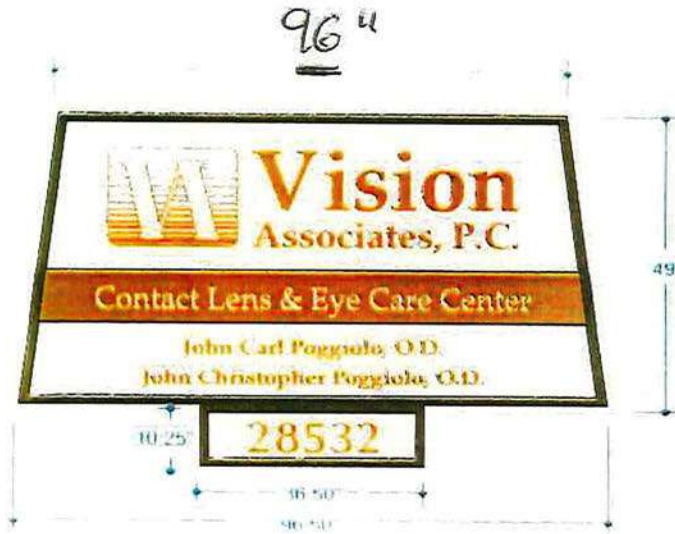
Google Maps

N
↑ Site Plan

⊖ = Existing Monument Sign
- Face Change Proposed



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



SIGN DIMENSIONS

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

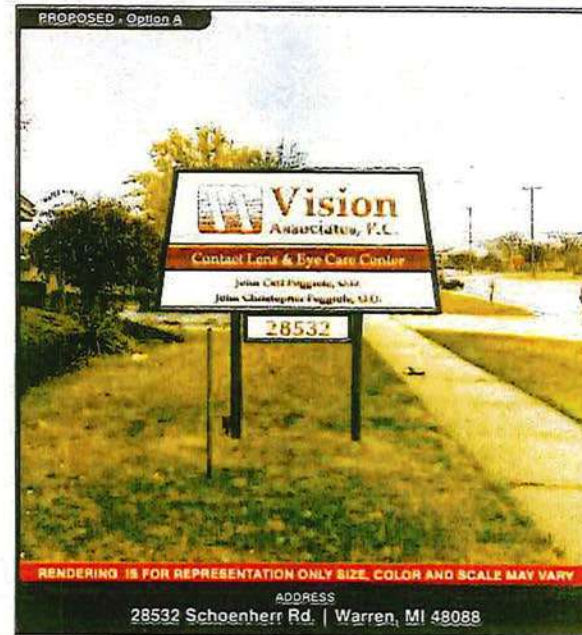
NOTES

- Face Replacements for Existing, Double Sided, Illuminated Pylon Sign

- Verify All Measurements



3M Burgundy Translucent



Sales Person: Eric Ropelewski

Drawn By: Connie Fotiu

Date: 3/16/2023

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

Revision:

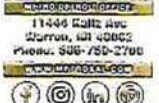
This drawing and design/layout is the property of Metro Detroit Signs. The use of which in part or in whole is not permitted without prior written consent from Metro Detroit Signs. All rights reserved. Copyright 2018

Customer Signature

Date

Project Number:

221079



Existing Sign at 8.16' OAH

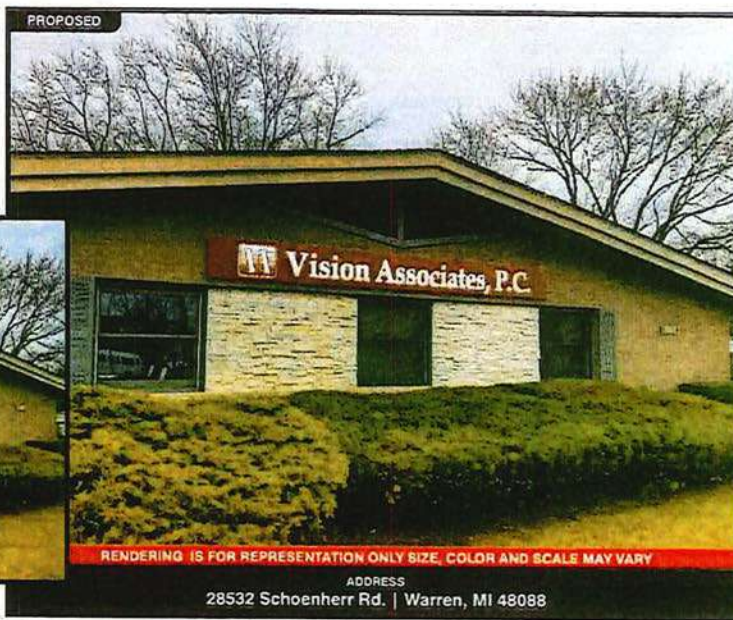
- Face change proposed
- Setback 1' to sidewalk
- Setback 29' to Schoenherr Rd.



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



CONFIRM LENGTH OF EXISTING SIGN



3M Burgundy

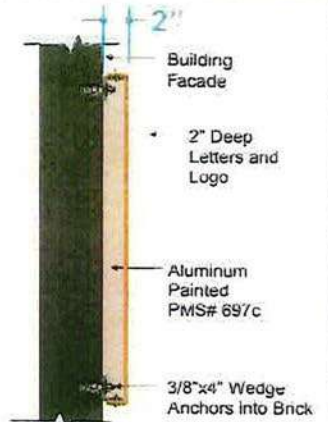


PMS# 697c

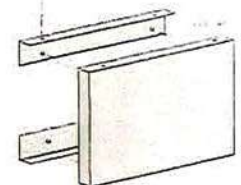
SIGN DIMENSIONS

18"x216" Overall - 27 Sq. Ft.

PAN FACE



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



Sales Person: Eric Ropelewski

Drawn By: Connie Fotiu

Date: 4/7/2023

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

Design02
 Revision: XXX

Project Number:
230580

This drawing and design/layout is the property of Metro Detroit Signs. The use of which in part or in whole is not permitted without prior written consent from Metro Detroit Signs. All rights reserved. Copyright 2018

Customer Signature _____

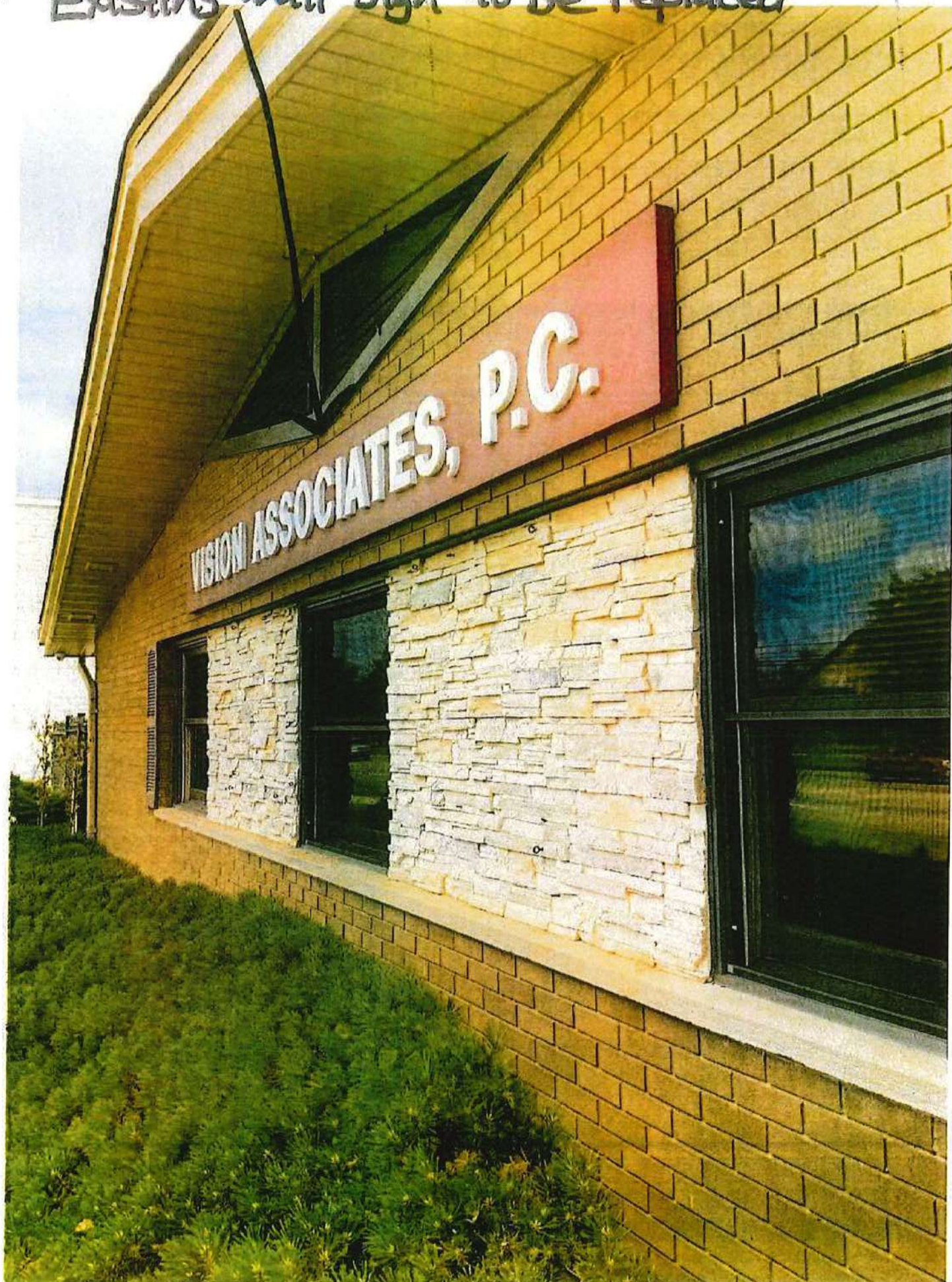
Date _____



METRO DETROIT OFFICE
 11444 Kallie Ave
 Warren, MI 48092
 Phone: 586-759-2700



Existing wall sign to be replaced



Existing West Elevation facing
Schoenherr Rd.



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
William Clift
Kevin Higgins
Shaun Lindsey
Garry Watts



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 12, 2025 at 7:30 P.M.

Applicant: METRO DETROIT SIGNS
Common Description: 28532 SCHOENHERR

VARIANCE(S) REQUESTED: Permission to:

Allow the following related to signage:

- 1) Retain an existing 8.16' high ground sign as follows:
 - a. Size: 96" x 49" = 32.7 square ft.
 - b. Under clearance: 4.08 ft.
 - c. Setback = 0, directly abuts property line, 1 ft. in from public sidewalk.

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

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

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

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

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

You may e-mail: njones@cityofwarren.org 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: CITY OF WARREN
REPRESENTATIVE: BOB WEIDNER
COMMON DESCRIPTION: 22728 MAC ARTHUR
PARCEL NUMBER: 12-13-34-132-004
ZONED DISTRICT: R-1-C

REASON: Petitioner seeks to build a single-family home on a lot that is 49' wide, 5,390 sq/ft in area, with 31% of lot coverage and a 15' front setback.

ORDINANCES and REQUIREMENTS:

SECTION 7.03 - LOT AREA. A one (1) family dwelling in R-1-C Districts, together with accessory buildings, hereafter erected, shall be located on a lot... ..when a community water and sewer system is provided, the lot area shall not be less than seventy-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

SECTION 7.04 - PERCENTAGE OF LOT COVERAGE. One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot.

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

VARIANCES REQUESTED: Permission to:

- Build a single-family home:
- 1) On a lot that is 49' in width.
 - 2) On a lot that is 5,390 sq/ft in area.
 - 3) With 31% of lot coverage.
 - 4) With a 15' front setback.

No previous variances requested.

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: CITY OF WARREN

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

Section 7.03 - Lot area. A one (1) family dwelling in R-1-C Districts, together with accessory buildings, hereafter erected, shall be located on a lot... ..when a community water and sewer system is provided, the lot area shall not be less than seventy-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

Section 7.04 - Percentage of lot coverage. One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C Districts, shall not cover more than thirty (30) percent of the area of such lot.

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

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

Brian Schuman, Zoning Inspector

11/29/17
B2

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: City of WARREN

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: Bob Weiner Telephone: [REDACTED]

Representative's Address: ONE CITY SQUARE WARREN, MI 48093

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

Address of Property: 22728 MACARTHUR

Parcel I.D. No. (as shown on tax bill): 13-34-132-004

Purpose of Request: Permission to build a single family home on a 49' foot lot
ON MACARTHUR AVE., MAINTING 1. Lot width (49') 2. Lot square footage
Requirement of 7200 sq ft (5390 sq ft) 3. the 30% of lot coverage (31%)
4. FRONT set back of 25' (15')

Please explain the nature of your hardship:

The current size AND shape of the lot does not meet Zoning
ORDINANCE STANDARDS to build a single family Residence.

Signature: [Signature] Date: 1-6-25

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

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 Size AND Shape of the lot does NOT meet Zoning Ordinance STANDARDS to build A single family Residence.

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 Current Size AND Shape of the lot does NOT meet Zoning Ordinance STANDARDS AND there is NO Property Available to Purchase to create A conforming lot.

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 lot's Current Size AND Shape is ideal for a single family Residence.

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 house will be a single story, single family home, similar to existing homes in the neighborhood. The new construction should improve property values in the surrounding areas.

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 Current Size AND Shape of the lot does NOT meet Zoning Ordinance STANDARDS.

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.

A new construction single family home, similar to others in the neighborhood, would benefit the area, rather than a vacant lot.

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Tom Bommarrito
Name(s) of Person(s)
OF ONE CITY SQUARE WARREN, MI 48093
Address, City, State Zip
THE Comm. Dev. Director OF CITY OF WARREN
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT CITY OF WARREN IS THE
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 Weidner
Name(s) of Person(s)
THE CDBG - Rehab Inspector OF CITY OF WARREN Comm. Development
Title of Officer Name of Company

OF ONE CITY SQUARE WARREN MI 48093
Address, City, State Zip

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF _____

ON THIS 01st DAY OF January, 2025, BEFORE ME PERSONALLY CAME
_____, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT _____ DID SO OF _____ OWN FREE WILL AND DEED.

MARIA CHRISTINE DAGOSTINI
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires Jan. 25, 2031
Acting in the County of Macomb

Maria Christine Dagostini
NOTARY PUBLIC, _____ COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 1/25/31

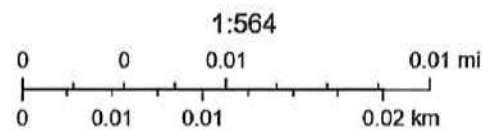
NOTICE TO OWNER

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.

22728 Mac Arthur



1/9/2025, 8:53:07 AM

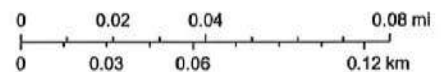


47



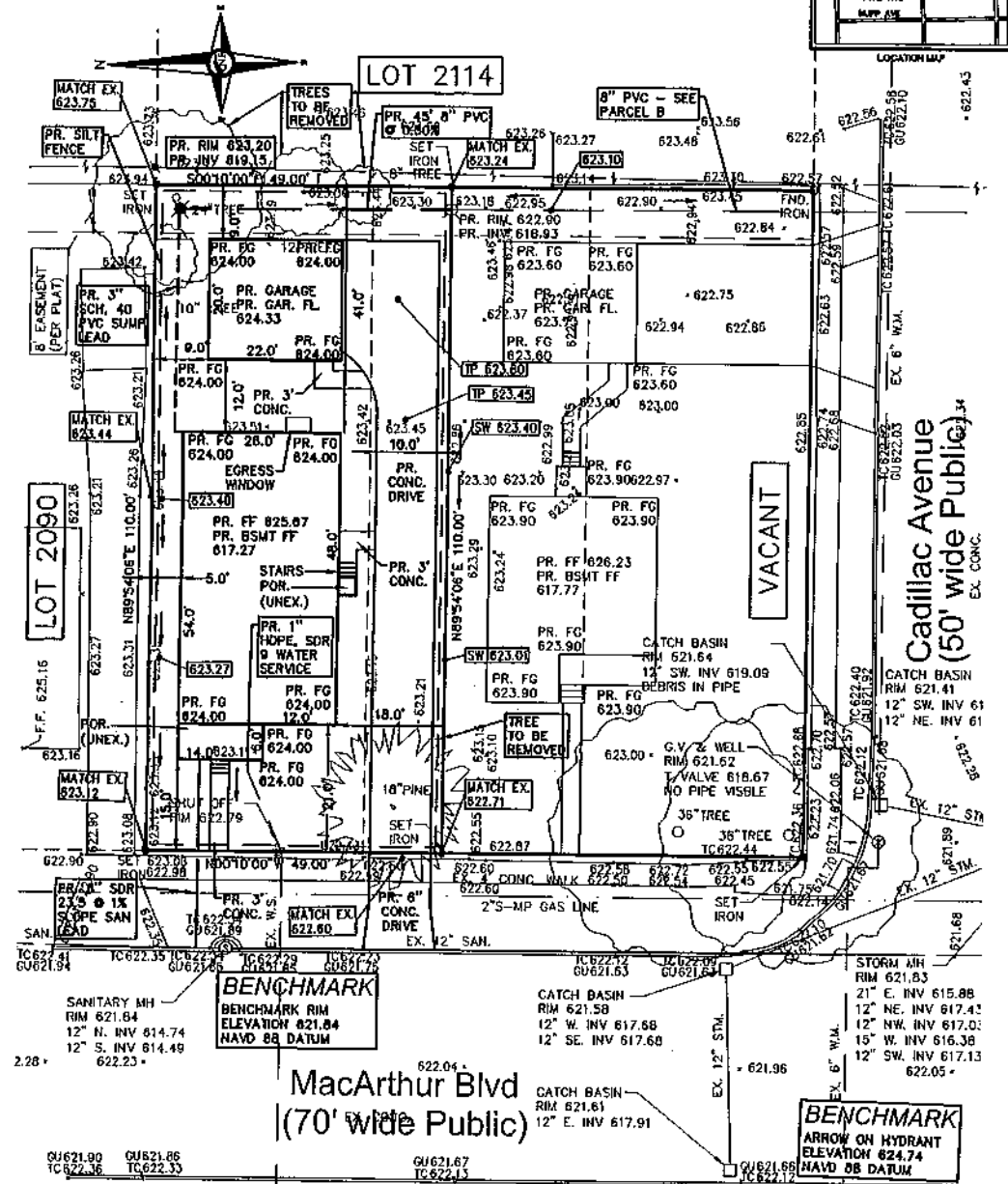
1/25/2025, 7:31:57 AM

1:2,372



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

TOPOGRAPHIC PLOT PLAN FOR LOT 2113 AND PART OF LOT 2112 (PARCEL A)

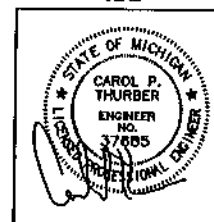


NOTES: EX. LEAD LOCATIONS
COULD NOT BE VERIFIED
LOCATE AND EXTEND EXISTING
LEADS WHERE POSSIBLE
DRIVEWAY PLACEMENT IS SHOWN
FOR CONCEPTUAL PURPOSES ONLY.
SEE BUILDER SPECIFICATIONS FOR
FINAL DRIVEWAY LAYOUT

SITE DATA (PROPOSED PARCELS)
LOT COVERAGE
1772 SF / 5,390 SF = 33%
MAX: 30%
SOILS
LH- LENAHEE CLAY LOAM
LEGAL DESCRIPTION (PROPOSED PARCELS)
PARCEL A
NORTH 13 FEET OF LOT 2112 AND LOT 2113 OF "PIPER'S
VAN DYKE SUBDIVISION No. 8" OF PART OF THE NW 1/4
OF SECTION 34, TOWN 1 NORTH, RANGE 12 EAST, CITY OF
WARREN, MACOMB COUNTY, MICHIGAN, AS RECORDED IN
LIBER 6 OF PLATS, ON PAGE 82, MACOMB COUNTY
RECORDS.
CONTAINING 5,390 SQUARE FEET OR 0.12 ACRES.
THIS SITE IS NOT LOCATED IN 100 YEAR FLOODPLAIN
ACCORDING TO FIRM PANEL 2809900384 9/29/2008

PREPARED FOR: THE CITY OF WARREN
SCALE: 1" = 20'
DATE: 12-05-2024
DRAWN: A. SUCHOSKI
JOB NO.: O333
SHEET: 1 of 1

SEAL



ENGINEERS
NOWAK & FRAUS ENGINEERS
48680 VAN DYKE, SUITE 200
SHELBY TWP., MI 48317
TEL. (586) 739-0939
WWW.NF-ENGR.COM

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
William Clift
Kevin Higgins
Shaun Lindsey
Garry Watts



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 12, 2025 at 7:30 P.M.

Applicant: CITY OF WARREN
Common Description: 22728 MAC ARTHUR

VARIANCE(S) REQUESTED: Permission to:

Build a single-family home:

- 1) On a lot that is 49' in width.
- 2) On a lot that is 5,390 square ft. in area.
- 3) With 31% of lot coverage.
- 4) With a 15' front setback.

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: CITY OF WARREN
REPRESENTATIVE: BOB WEIDNER
COMMON DESCRIPTION: **22708 MAC ARTHUR**
PARCEL NUMBER: 12-13-34-132-006
ZONED DISTRICT: R-1-C

REASON: Petitioner seeks to build a single-family home on a corner lot that is 60' wide and 6,600 sq/ft in area.

ORDINANCES and REQUIREMENTS:

SECTION 7.03 - LOT AREA. A one (1) family dwelling in R-1-C Districts, together with accessory buildings, hereafter erected, shall be located on a lot having an area of not less than nine thousand (9000) square feet and a lot width of not less than sixty (60) feet; provided, however, when a community water and sewer system is provided, the lot area shall not be less than seventy-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

All corner lots whose rear yards abut rear yards shall have a minimum width of seventy-five (75) feet.
All corner lots whose rear yards abut a side yard shall have a minimum width of eighty (80). feet.

VARIANCES REQUESTED: Permission to:

Build a single-family home on corner a lot that is:

- 1) 60' in width.
- 2) 6,600 sq/ft in area.

No previous variances requested.

Brian Schuman, Zoning Inspector

1/7/2025

1/9/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: CITY OF WARREN

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

SECTION 7.03 - LOT AREA. A one (1) family dwelling in R-1-C Districts, together with accessory buildings, hereafter erected, shall be located on a lot having an area of not less than nine thousand (9000) square feet and a lot width of not less than sixty (60) feet; provided, however, when a community water and sewer system is provided, the lot area shall not be less than seventy-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

All corner lots whose rear yards abut rear yards shall have a minimum width of seventy-five (75) feet. All corner lots whose rear yards abut a side yard shall have a minimum width of eighty (80). feet.

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

Brian Schuman, Zoning Inspector

111145
B8

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: City of WARREN

Address: ONE CITY SQUARE WARREN, MI 48093 Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: Bob WEIDNER Telephone: [REDACTED]

Representative's Address: ONE CITY SQUARE WARREN MI 48093

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

Address of Property: 22708 MACARTHUR

Parcel I.D. No. (as shown on tax bill): 13-34-132-006

Purpose of Request: PERMISSION TO BUILD A SINGLE-FAMILY HOME ON A SIXTY(60)
FOOT LOT ON THE SOUTHWEST CORNER OF MACARTHUR AND CADILLAC WAIVING
1. LOT WIDTH OF 80 FEET (60') 2. LOT SQUARE FOOTAGE REQUIREMENT
OF 7200 sq ft. (6600).

Please explain the nature of your hardship:

THE CURRENT SIZE AND SHAPE OF THE LOT DOES NOT MEET ZONING
ORDINANCE STANDARDS TO BUILD A SINGLE FAMILY RESIDENCE.

Signature: [Signature] Date: 1-6-25

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 Tom Bernmarito
Name(s) of Person(s)
OF ONE CITY SQUARE WARREN, MI 48093 [REDACTED]
Address, City, State Zip Telephone
THE Comm. Dev. Director OF CITY OF WARREN
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT CITY OF WARREN IS THE
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 Weidner *
Name(s) of Person(s)

THE CDBG - Rehab Inspector OF CITY OF WARREN Comm. Development *
Title of Officer Name of Company

OF ONE CITY SQUARE WARREN, MI 48093 [REDACTED]
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF _____

ON THIS 6th DAY OF January, 2025, BEFORE ME PERSONALLY CAME
_____, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT HE/DAGOSTINI DID SO OF _____ OWN FREE WILL AND DEED.

NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires Jan 25, 2031
Acting in the County of Warren

Maria Christine Dagostini
NOTARY PUBLIC, _____ COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 1/25/31

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 size and shape of the lot does not meet zoning ordinance standards to build a single family residence.

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 current size and shape of the lot does not meet zoning ordinance standards and there is no property available to purchase to create a conforming lot.

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 corner lot's current size and shape is ideal for a single family residence with a side turned garage.

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 house will be a 1 1/2 story, single family home, similar to existing homes in the neighborhood. The new construction should improve property values in the surrounding area.

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

The current size and shape of the lot does not meet zoning ordinance standards.

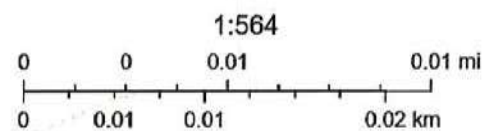
Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

A new construction single family home, similar to others in the neighborhood, would benefit the area rather than a dilapidated house.

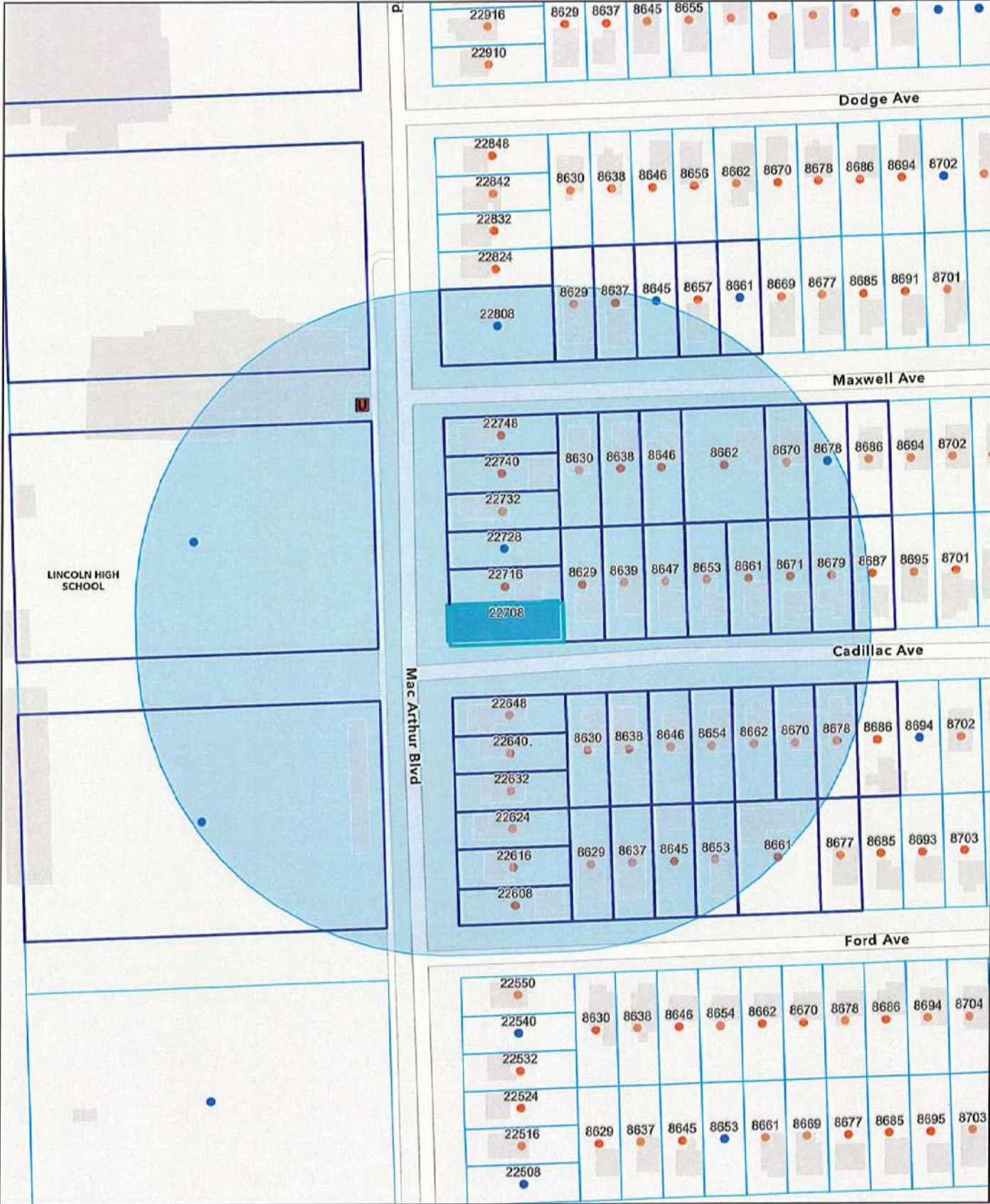
22708 Mac Arthur



1/9/2025, 8:47:32 AM

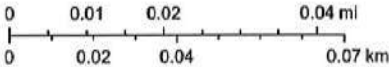


22708 Mac Arthur



1/25/2025, 7:28:23 AM

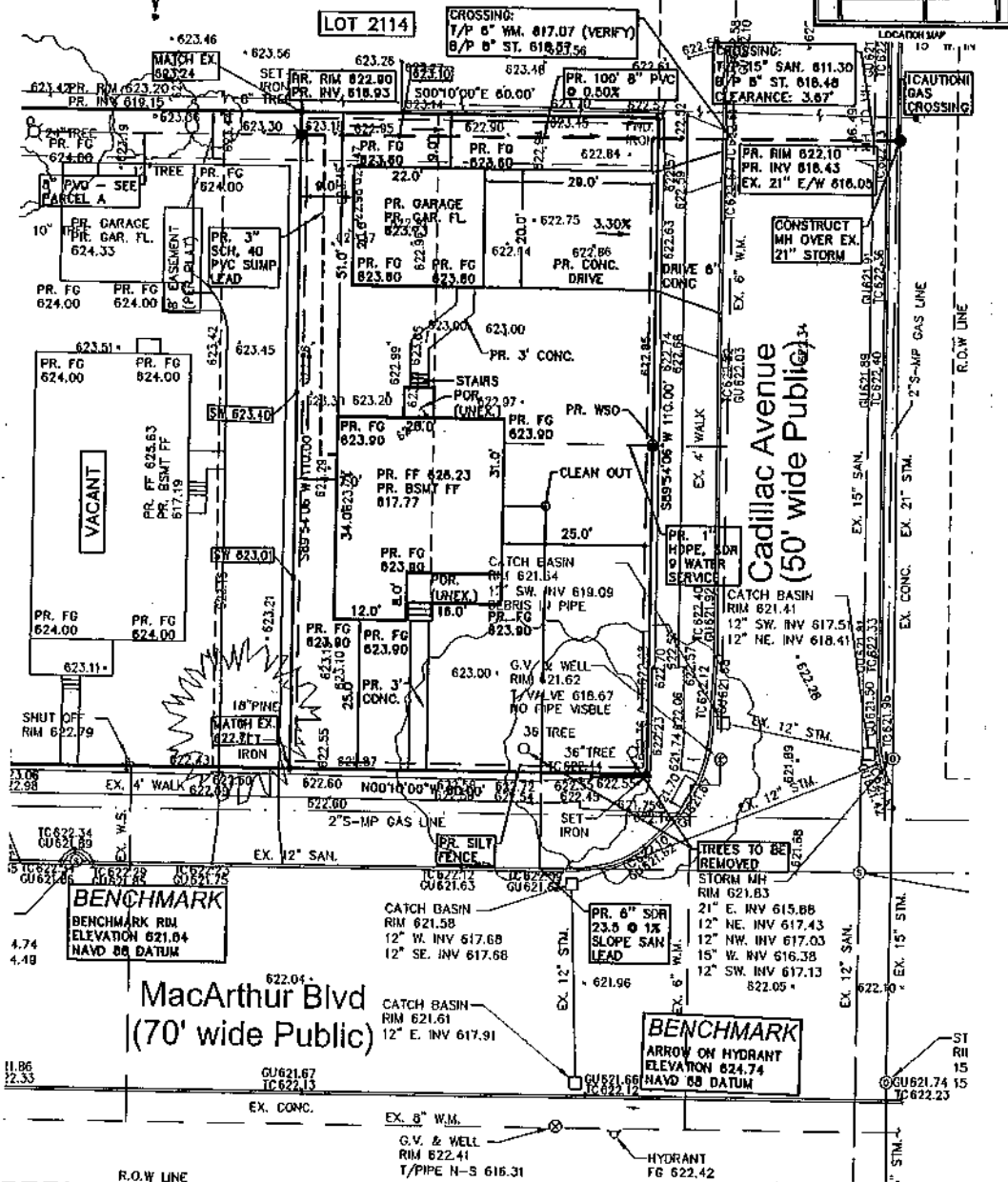
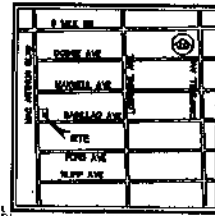
1:1,425



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

42

TOPOGRAPHIC PLOT PLAN FOR LOT 2111 AND PART OF 2112 (PARCEL B)



SITE DATA (PROPOSED PARCELS)

LOT COVERAGE
1344 SF / 6,600 SF = 20.4 %
MAX: 30%
SOILS
LH- LENAWEE CLAY LOAM

LEGAL DESCRIPTION (PROPOSED PARCELS)

PARCEL B
LOT 2111 AND THE SOUTH 23 FEET OF LOT 2112 OF
"PIPER'S VAN DYKE SUBDIVISION No. 8" OF PART OF THE
NW 1/4 OF SECTION 34, TOWN 1 NORTH, RANGE 12 EAST,
CITY OF WARREN, MACOMB COUNTY, MICHIGAN, AS
RECORDED IN UBER 6 OF PLATS, ON PAGE 82, MACOMB
COUNTY RECORDS.

CONTAINING 6,600 SQUARE FEET OR 0.15 ACRES.

THIS SITE IS NOT LOCATED IN 100 YEAR FLOODPLAIN
ACCORDING TO FIRM PANEL 2809900384 9/29/2006

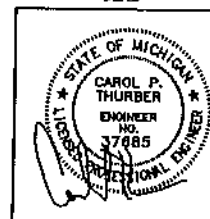
PREPARED FOR: THE CITY OF WARREN
SCALE: 1" = 20'
DATE: 12-05-2024
DRAWN: A. SUCHOSKI
JOB NO.: 0333
SHEET: 1 of 1

NOTES: EX. LEAD LOCATIONS
COULD NOT BE VERIFIED

LOCATE AND EXTEND EXISTING
LEADS WHERE POSSIBLE

DRIVEWAY PLACEMENT IS SHOWN
FOR CONCEPTUAL PURPOSES ONLY.
SEE BUILDER SPECIFICATIONS FOR
FINAL DRIVEWAY LAYOUT

SEAL



ENGINEERS
NOWAK & FRAUS ENGINEERS
48680 VAN DYKE, SUITE 200
SHELBY TWP., MI 48317
TEL (586) 739-0939
WWW.NFE-ENGR.COM

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
William Clift
Kevin Higgins
Shaun Lindsey
Garry Watts



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 12, 2025 at 7:30 P.M.

Applicant: CITY OF WARREN
Common Description: 22708 MAC ARTHUR

VARIANCE(S) REQUESTED: Permission to:

Build a single-family home on a corner lot that is:

- 1) 60' in width.
- 2) 6,600 square ft. in area.

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: JMJ BUILDING COMPANY LLC

REPRESENTATIVE: JOE A VITALE

COMMON DESCRIPTION: 14617 10 MILE

PARCEL NUMBER: 12-13-24-452-009

ZONED DISTRICT: M-2

REASON: Petitioner seeks to retain a 38.2' high silo for a mini cement batching plant and retain an above ground fuel storage tank located less than 150' from property lines.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 (d) - INDUSTRIAL STANDARDS. Height of buildings in an M-2 district 2 stories/30 feet.

SECTION 17.02 (p) - INDUSTRIAL STANDARDS. (M-1 & M-2 not an allowed use. M-3 & M-4 allowed use.) Fire and safety hazards (the storage and handling of flammable liquids, liquefied petroleum gases and explosives shall comply with State rules and regulations as established by Public Act No. 207, P.A. 1941 [MCL 29.1 et seq.], as amended, and in addition the following regulations shall apply): Bulk storage of flammable liquids, liquid petroleum gases and explosives allowed above ground if conditions meet those established by Chapter 13 of the Warren Codified Ordinances - Fire Prevention and Protection and Michigan flammable Liquids Regulations as amended. All tanks shall be located not less than one hundred fifty (150) feet from property lines.

VARIANCES REQUESTED: Permission to:

- 1) Retain a 38.2' high silo for a mini concrete batching plant.
- 2) Retain an above ground fuel storage tank in an M-2 district & within 109.1' of the north property line, within 61.64' of the east property line & within 33.29' of the west property line.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

12/16/24

12/26/24 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT:

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 (d) - Industrial standards.

Height of buildings in an M-2 district 2 stories/30 feet.

Section 17.02 (p) - Industrial standards.

(M-1 & M-2 not an allowed use. M-3 & M-4 allowed use.) Fire and safety hazards (the storage and handling of flammable liquids, liquefied petroleum gases and explosives shall comply with State rules and regulations as established by Public Act No. 207, P.A. 1941 [MCL 29.1 et seq.], as amended, and in addition the following regulations shall apply): Bulk storage of flammable liquids, liquid petroleum gases and explosives allowed above ground if conditions meet those established by Chapter 13 of the Warren Codified Ordinances - Fire Prevention and Protection and Michigan flammable Liquids Regulations as amended. All tanks shall be located not less than one hundred fifty (150) feet from property lines.

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

Brian Schuman, Zoning Inspector

\$365

BR *Paul*

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED

12/16 RA 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: JMJ Building Co.

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different): Joe A Vitale

Name of Representative: Joe A Vitale Telephone: [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address: Same ☐ prefer email communication

Address of Property: 14617 ten mile rd

Parcel I.D. No. (as shown on tax bill): 12-13-24-452-009

Purpose of Request: VARIANCE FOR silo height and FUEL tank

Please explain the nature of your hardship:

we installed a mini concrete batch plant,
because we were not able to get the
service we needed to be profitable

Signature: *[Signature]* Date: 12-16-24

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 Joe A Vitale
Name(s) of Person(s)

OF [REDACTED]

Address, City, State Zip Telephone

THE V. Pres. OF JMS Building Co.
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Ben Vitale & Philomena
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 Joe Vitale *
Name(s) of Person(s)

THE V.P. OF JMS Building Co. *
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 [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF Macomb

ON THIS 14 DAY OF December, 2024, BEFORE ME PERSONALLY CAME
Joseph Vitale, 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 - STATE OF MICHIGAN
COUNTY OF MACOMB

My Commission Expires December 18, 2029

Crystal Person
NOTARY PUBLIC, macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 12-18-2029

NOTICE TO OWNER

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

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 height of the silo is important to our production to maintain our business
FUEL storage tank is for FUELING our equipment

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

it was self imposed by the applicant to maintain business

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 the Foot print is smaller with makes it difficult to comply with the 2 variances needed

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.

By Granting the Variance, allows us to maintain our business and does not affect the surrounding Area

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

It does affect the economic hardship of Co.

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.

With the two Variances Macomb Concrete will be able to maintain and will not be a hindrance to its neighbors.

14617 Ten Mile

LEGAL DESCRIPTION: 13-24-452-009

4/10/2019**VARIANCES REQUESTED: Permission to**

- 1) Allow outdoor storage of 9,278 square feet when the primary structure is 6,896 square feet and allowable outdoor storage would be 50% or 3,448 square feet.
- 2) Allow open storage on a non-hard surface.

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

G.L. Seibert Company

14617 Ten Mile Rd.

Permission granted to allow existing parking to remain 19 feet from the frt. property line and to allow a circular drive in frt. of the building 19' from the frt. property line. Meeting 7/25/73

14617 Ten Mile

LEGAL DESCRIPTION: 13-24-452-009

3/13/2019**VARIANCES REQUESTED: Permission to -**

- 1) Allow outdoor storage of 9,278 square feet when the primary structure is 6,896 square feet and allowable outdoor storage would be 50% or 3,448 square feet.
- 2) Allow open storage on a non-hard surface.

The petitioner's request was **RESCHEDULED** to April 10, 2019.

14617 Ten Mile**7/28/10**

Phillips Sign & Lighting Inc. for Ray's Transmission, 14617 10 Mile Road, Also Known As 13-24-452-009, GRANTED the following request: To install a ground sign 15' in height as follows: 4.25' x 8' = 34 sq. ft. with a 10.75' under clearance, to the front property line. **WITH THE FOLLOWING CONDITIONS: #1. The petitioner agrees to relinquish any variance regarding the existing sign. #2. Clean up of the property is required.**

14617 E 10 Mile

G.L. Seibert Co
Rep: Julius Cicchini

Request approved at meeting of Sept 29, 1965

To erect an industrial addition (40'x50') 17ft from the west property line and to waive the 5 day waiting period.

CERT OF COMPLIANCE Enforcement | E23-04936**Property Information**

12-13-24-452-009 14617 10 MILE Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: JMJ BUILDING COMPANY LLC Phone: 
Occupant: SA CONCRETE CONSTRUCTION Phone: 
Filer: Phone: 

Enforcement Information

Date Filed: 09/19/2023 Date Closed: Status: In Progress

Complaint:

MACOMB CONCRETE SUPPLY OCCUPYING W/O A COC. WHO OWNS CONCRETE BATCHING OPERATION?

Last Action Date: Last Inspection: 03/10/2025

Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 09/20/2023 Completed: 09/21/2023

Violations:

Uncorrected

Comments:

Scheduling Comment MACOMB CONCRETE SUPPLY OCCUPYING W/O A COC. WHO OWNS CONCRETE BATCHING OPERATION?

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 12/05/2023 Completed: 12/07/2023

Violations:

Uncorrected

SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE PLANNING DEPARTMENT AND MAY REQUIRE A VARIANCE FROM THE ZONING BOARD OF APPEALS. REMOVE ALL ITEMS STORED OUTSIDE. IF OPEN STORAGE IS DESIRED, SUBMIT A SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.

INSPECTOR COMMENTS: SITE PLAN APPROVAL REQUIRED FOR CONCRETE BATCHING PLANT.

Comments:

Scheduling Comment CHECK WITH EM IF ANY UPDATE. HE WAS GOING TO DISCUSS W/PLANNING. SAID TO HOLD OFF SENDING LETTER FOR COC, SIGNS ETC...

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Change Result: No Change
Scheduled: 01/08/2024 Completed: 01/08/2024

Violations:

Uncorrected

Comments:

Scheduling Comment HAVE THEY APPLIED FOR SITE PLAN APPROVAL FOR CEMENT BATCHING PLANT?

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 01/29/2024 Completed: 01/29/2024

Violations:

Uncorrected

Comments:

Scheduling Comment CHECK IF THEY HAVE MET WITH PLANNING TO DISCUSS SITE PLAN.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Change Result: No Change

Scheduled: 02/26/2024

Completed: 02/26/2024

Violations:

Uncorrected

Comments:

Scheduling Comment ANY UPDATE ON SITE PLAN?

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Change

Result: No Change

Scheduled: 04/29/2024

Completed: 04/29/2024

Violations:

Uncorrected

Comments:

Scheduling Comment GET UPDATE FROM PLANNING.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Change

Result: No Change

Scheduled: 05/06/2024

Completed: 05/06/2024

Violations:

Uncorrected

Comments:

Scheduling Comment UPDATE FROM PLANNING?

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Partially Complied

Result: Partially Complied

Scheduled: 05/13/2024

Completed: 05/14/2024

Violations:

Uncorrected

Comments:

Scheduling Comment SA CONCRETE-HAS JOE GOT BACK TO ME RE: STATUS OF SITE PLAN BEING SUBMITTED?

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Partially Complied

Result: Partially Complied

Scheduled: 06/20/2024

Completed: 06/20/2024

Violations:

Uncorrected

Comments:

Scheduling Comment MEETING WITH JOE VITALE 6/20/24 3-4 PM 4TH FLOOR FITZ CONF ROOM TO DISCUSS CHANGES TO APPROVED SITE PLAN FOR 14617 TEN MILE RD.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Partially Complied

Result: Partially Complied

Scheduled: 07/24/2024

Completed: 07/24/2024

Violations:

Uncorrected

Comments:

Scheduling Comment CHECK ON STATUS OF SITE PLAN FOR SA CONCRETE. THEY MET W/ PLANNING ON 6/18/24.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Partially Complied

Result: Partially Complied

Scheduled: 08/26/2024

Completed: 08/26/2024

Violations:

Uncorrected

Comments:

Scheduling Comment ON 8/19/24 THE PC APPROVED. THEY STILL HAVE TO GO TO EGLE & MEET CONDITIONS ON THE PETIONER LETTER FROM PLANNING. EM SAID TO SCHEDULE NEXT FOLLOW UP FOR 120 DAYS.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Scheduled
scheduled: 03/10/2025

Result: Scheduled
Completed:

Violations:

Uncorrected

Comments:

Scheduling Comment STATUS OF SITE PLAN FOR BATCHING PLANT?

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Partially Complied
scheduled: 12/10/2024

Result: Partially Complied
completed: 12/10/2024

Violations:

Uncorrected

Comments:

Scheduling Comment TOOK PICS FOR PLANNING. SITE STILL HAS BATCH PLANT. MR. VITALE IS PLANNING ON MOVING FORWARD WITH THE SITE PLAN THEY HAVE IN PROGRESS W/PLANNING. THEY HAVE A MEETING 12/16/24.-BS

ZONING Enforcement | E18-02513**Property Information**

12-13-24-452-009 14617 10 MILE Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: JMJ BUILDING COMPANY LLC Phone: 
Occupant: SA CONCRETE CONSTRUCTION Phone: 
Filer: Phone:

Enforcement Information

Date Filed: 05/08/2018 Date Closed: Status: In Progress

Complaint:

APPROVED SITE PLAN COMPLETED?

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | FRANK BADALAMENTE

Status: Not Complied Result: Not Complied
Scheduled: 06/29/2018 Completed: 06/29/2018

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection | FRANK BADALAMENTE**

Status: Partially Complied Result: Partially Complied
Scheduled: 04/11/2019 Completed: 04/11/2019

Violations:

Uncorrected

Comments:

ZBA ON 4/10/19ZBA ZBA ON 4/10/19
ZBA APPROVED ON 4/10/19 / FB

FOLLOW-UP Inspection | FRANK BADALAMENTE

Status: Scheduled Result: Scheduled
Scheduled: 07/22/2020 Completed:

Violations:

Uncorrected

Comments:

ZONING Enforcement | E15-07088**Property Information**

12-13-24-452-009 14617 10 MILE Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: JMJ BUILDING COMPANY LLC Phone:
Occupant: RAYS TRANSMISSION Phone:
Filer: Phone:

Enforcement Information

Date Filed: 12/22/2015 Date Closed: 02/04/2016 Status: Complied

Complaint:

NEW OCCUPANT AT THIS POSTED BUILDING

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | FRANK BADALAMENTE

Status: Not Complied Result: Not Complied
Scheduled: 12/21/2015 Completed: 12/22/2015

Violations:

Uncorrected

Comments:

NEW OWNER BEN VITA NEW OWNER BEN VITALIE SAID HE WILL BE IN AFTER NEW YEAR TO APPLY FOR COC.
SENT FOLLOW/REMINDER LETTER. FB

FOLLOW-UP Inspection | FRANK BADALAMENTE

Status: Partially Complied Result: Partially Complied
Scheduled: 01/22/2016 Completed: 01/22/2016

Violations:

Uncorrected

Comments:

APPLICATION NOW ON FILE BUT NO FEE LOGGED?

FOLLOW-UP Inspection | FRANK BADALAMENTE

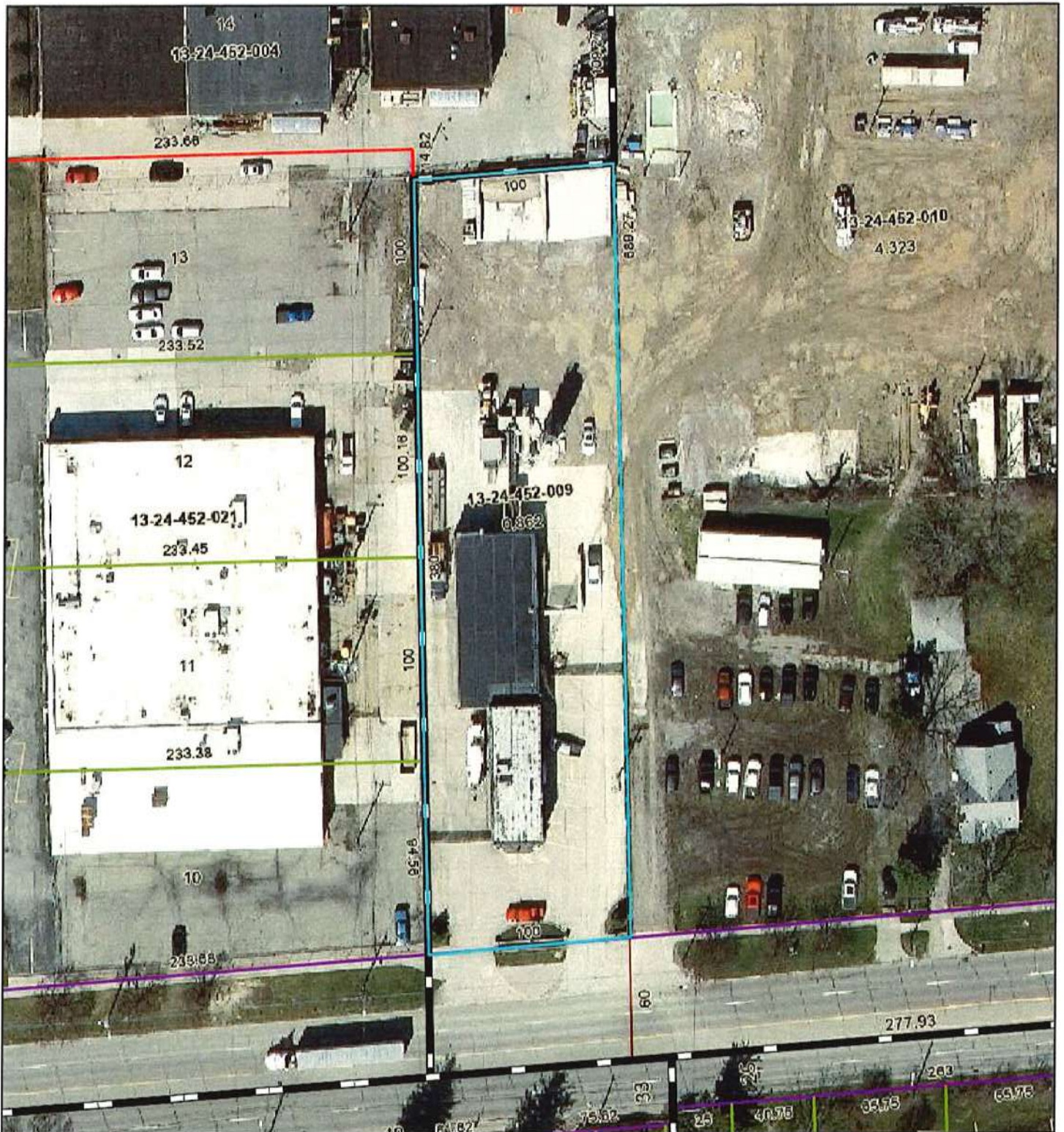
Status: Complied Result: Complied
Scheduled: 02/04/2016 Completed: 02/04/2016

Violations:

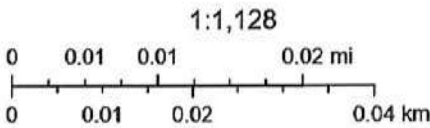
Uncorrected

Comments:

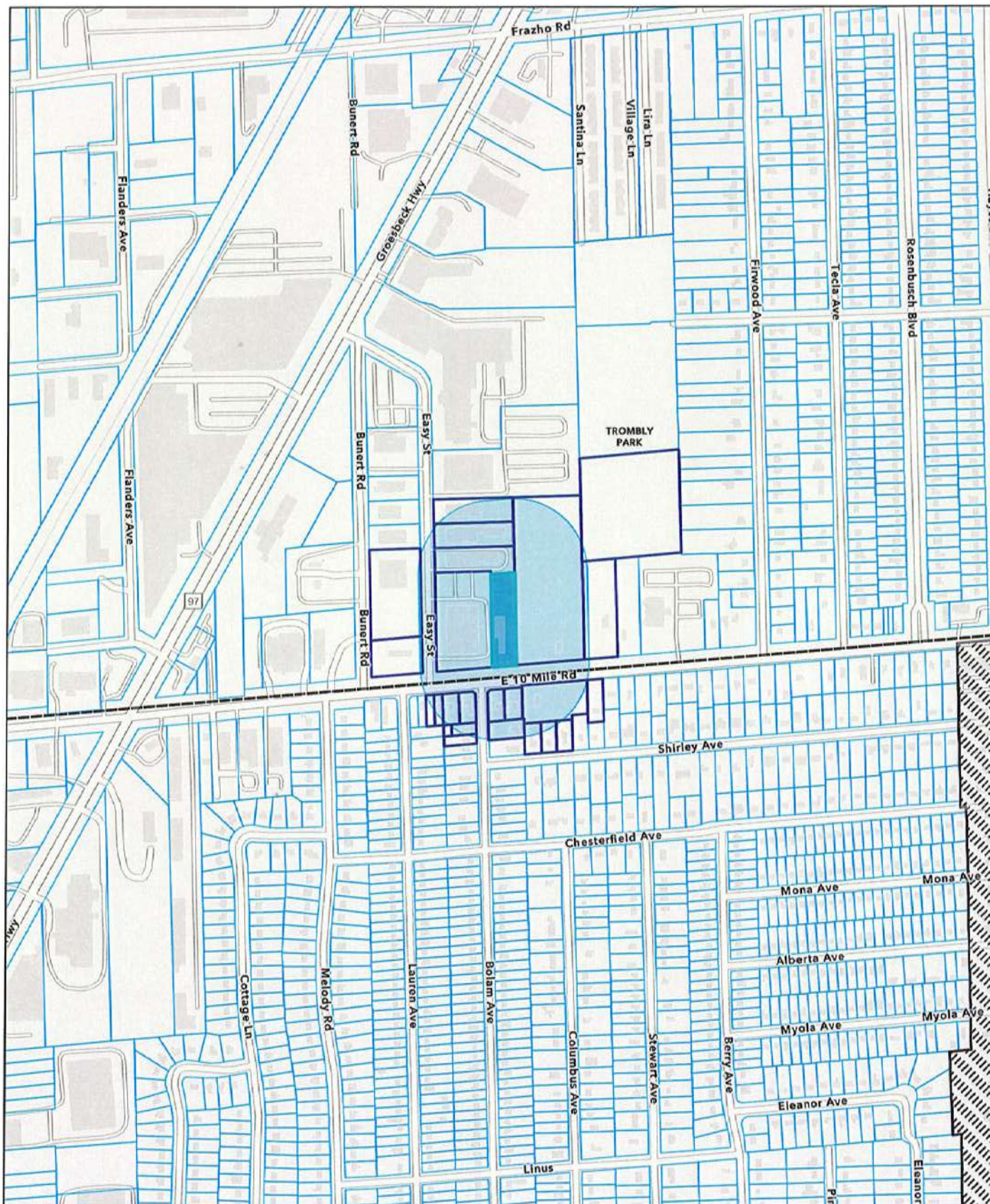
14617 10 MILE



12/26/2024, 11:39:16 AM



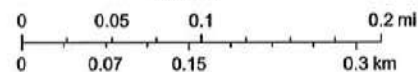
14617 Ten Mile



1/24/2025, 4:50:40 PM

23

1:6,107



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

David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
William Clift
Kevin Higgins
Shaun Lindsey
Garry Watts



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 12, 2025 at 7:30 P.M.

Applicant: JMJ BUILDING COMPANY LLC **-USE-**
Common Description: 14617 TEN MILE

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

- 1) Retain a 38.2' high silo for a mini concrete batching plant.
- 2) Retain an above ground fuel storage tank in an M-2 district and within 109.1' of the north property line, within 61.64' of the east property line and within 33.29' of 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

16

CITY OF WARREN

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: ANTHONY LENTINE
REPRESENTATIVE: ANTHONY LENTINE
COMMON DESCRIPTION: 27663 MOUND / NO ADDRESS NUMBER
PARCEL NUMBER: 12-13-17-427-037 / 12-13-17-427-013
ZONED DISTRICT: M-1 / R-1-P

REASON: Petitioner seeks use variance for open storage in a R-1-P on parcel 12-13-17-427-013. To exceed allowable open storage by 6741 sq/ft. To retain a 6' chain link fence setback 1' from north property line at 27663 Mound.

ORDINANCES and REQUIREMENTS:

SECTION 8.01 - USES PERMITTED. In all R-1-P Districts, no building or land, except as otherwise provided for, shall be erected or used except for one (1) or more of the following specified uses:

- (a) All uses permitted and as regulated in R-1-C Districts.
- (b) Parking of private passenger motor vehicles as prescribed in Article XVI.

SECTION 17.02 (s) - INDUSTRIAL STANDARDS. OPEN STORAGE OTHER THAN JUNK. All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval... Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

SECTION 17.02 (b) - INDUSTRIAL STANDARDS. SIDE YARDS, AND REAR YARDS. (M-1 DISTRICTS) Twenty-five (25) foot side yard on a side street where rear yard abuts side yard of a lot containing a residence or in a residential district.

VARIANCES REQUESTED: Permission to:

- 1) Use parcel 12-13-17-427-013 for 12,409 sq/ft of open storage in a R-1-P district for up to 18 utility bucket trucks & expansion of designated area for roll-off dumpster storage. **(USE)**
- 2) Exceed the allowable open storage by 6,741 sq/ft, resulting in a total of 23,763 sq/ft of open storage across both parcels.
- 3) Retain 6' chain link fence with a 1' setback from the north property line of 27663 Mound on a side street (Heathdale Avenue) where the rear yard abuts side yard of a lot containing a residence.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT:

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

Section 8.01 - Uses permitted.

In all R-1-P Districts, no building or land, except as otherwise provided for, shall be erected or used except for one (1) or more of the following specified uses:

- (a) All uses permitted and as regulated in R-1-C Districts.
- (b) Parking of private passenger motor vehicles as prescribed in Article XVI.

Section 17.02 (s) - Industrial standards. Open storage other than junk.

All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval... ..Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

Section 17.02 - (b) Industrial standards. Side Yards, and rear yards. (M-1 Districts)

Twenty-five (25) foot side yard on a side street where rear yard abuts side yard of a lot containing a residence or in a residential district.

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

Brian Schuman, 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: ANTHONY LENTINE

Address: [REDACTED]

Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) J.A.L. PROPERTY INVESTMENTS INC.

Name of Representative: ANTHONY LENTINE

Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 27663 MOUND RD. WARREN, MI. 48092

Parcel I.D. No. (as shown on tax bill): 13-17-427-037 & 13-17-427-013

Purpose of Request:

- 1.) Use variance for storage located on parcel 13-17-427-013 to facilitate additional parking of up to 18 utility bucket trucks on 18 designated truck parking spaces.
- 2.) Expansion of designated area for roll-off dumpster storage on south property line
- 3.) Exceed allowable open storage by 6,741 sq. ft.
- 4.) Retain chain link fence set back one foot from north property line on parcel number 13-17-427-037.

Please explain the nature of your hardship:

- 1.) Additional parking of utility trucks is essential for the operation of the tenant's powerline construction business. This expansion of utility parking spaces from 50 to 68 will resolve this problem.
- 2.) Additional space for roll-off dumpsters will facilitate efficient pick up and delivery of dumpsters, the current designated area is too small to properly service dumpsters.
- 3.) Request to exceed allowable open storage is necessary to resolve parking and roll-off dumpster service problems.
- 4.) Request to retain chain link fence one foot from north property line is driven by the very high cost to move the automatic gate. The automatic gate system includes multiple sensors under the concrete and on the fence. Estimates to demo and reinstall this gate are more than \$40,000.00.

Signature: Anthony Lentine

Date: 12-16-24

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 ANTHONY LENTINE
Name(s) of Person(s)

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

THE OWNER OF J.A.L. PROPERTY INVESTMENTS INC.
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) X/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT ANTHONY LENTINE *
Name(s) of Person(s)

THE OWNER OF J.A.L. PROPERTY INVESTMENTS 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 [Signature] L.S.
SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF macomb

ON THIS 17 DAY OF December, 2024, BEFORE ME PERSONALLY CAME
_____, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT I DID SO OF my OWN FREE WILL AND DEED.

CRYSTAL PIERSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB

My Commission Expires December 18, 2029

Crystal Pierson
NOTARY PUBLIC, macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 12-18-09

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.

A

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 parcel in question, Parcel 13-17-427-013 is owned by the Bear Creek Drain Drainage District. The _____
- Bear Creek DDD has entered into an LTU with J.A.L. Property Investments, said LTU permits J.A.L. _____
- Property Investments to utilize the property for parking and Outdoor Storage. The LTU (License to _____
- Use) has been updated to reflect approval of the requested outdoor storage and parking expansion. _____

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; will not alter the essential character of the area; and will not cause public safety concerns.

- Exceed Allowable Storage, this request to exceed the allowable storage by 6,741sq. ft. will not result _____
- in the detriment of nearby properties. Please note the parcel in question is bordered by a warehouse to _____
- the south, Macomb County Road Commission salt dome building to the west, my building to the north _____
- and Mound Road to the east. _____

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

- _____
- Neighboring properties have similar zoning including M2 to the south and M1 to the north and Salt _____
- Dome to the west. Requested variance is necessary for the operation of tenant's business. _____

B & C

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.

- Exceed Allowable Storage, this request to exceed the allowable storage by 6,741sq. ft. is imperative for the tenant to continue operations at this location. Please note that 5,760 sq. ft. of this request is for parking of utility trucks which are vital to the operation.
- Retain Chain Link Fence Location, to relocate this fence and connected automatic gate system would cost more than \$40,000.00, it is our hope a variance can be granted and avoid this monetary burden.

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

Exceed Allowable Storage, this request to exceed the allowable storage by 6,741sq. ft. will not result in the detriment of nearby properties. Please note the parcel in question is bordered by a warehouse to the south, Macomb County Road Commission salt dome building to the west, my building to the north and Mound Road to the east.

Retain Chain Link Fence Location, the construction material used to build the fence facilitate good sightlines through the fence and does not pose the risk of a blind spot when utilizing said entrance therefore negating any detriment to neighbors or tenant.

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.

Neighboring properties have similar zoning including M2 to the south and M1 to the north and Salt Dome to the west. Requested variance is necessary for the operation of tenant's business.

27663 MOUND

01/11/2023

LEGAL DESCRIPTION: 13-17-427-037

VARIANCES REQUESTED: Permission to

- 1) Allow one freestanding 8 square ft. directional sign: 44 inches high, 20 inches under clearance, sign 24 in. x 48 in., "shipping & receiving" and "visitor parking".
- 2) Allow a second freestanding 8 square ft. on each side, directional sign: 44 inches high, 20 inches under clearance, sign 24 inches x 48 inches. "Lecom parking only" and "Lecom with address" on other side. Total square ft. of directional signs, 24 square ft. (These signs are in addition to the 42.1 square ft. of monument sign on the premises.)

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

27663 MOUND

12/14/2022

LEGAL DESCRIPTION: 13-17-427-037

VARIANCES REQUESTED: Permission to

- 1) Allow one freestanding 8 square ft. directional sign: 44 inches high, 20 inches under clearance, sign 24 in. x 48 in., "shipping & receiving" and "visitor parking".
- 2) Allow a second freestanding 8 square ft. on each side, directional sign: 44 inches high, 20 inches under clearance, sign 24 inches x 48 inches. "Lecom parking only" and "Lecom with address" on other side. Total square ft. of directional signs, 24 square ft. (These signs are in addition to the 42.1 square ft. of monument sign on the premises.)

The petitioner's request was **RESCHEDULED** to January 11, 2023.

27663 MOUND

7/22/2020

LEGAL DESCRIPTION: 12-13-17-427-037

VARIANCES REQUESTED: Permission to -USE-

1. Allow above ground fuel tanks in an M-1 zone.
2. Allow above ground fuel tanks 122 feet from the west property line and 29 feet from the south property line.

The petitioner's request was **Denied**.

27663 Mound

REGAL LANES

also known as 13-17-427-012 - GRANTED permission to erect a 125.5 square-foot, ground sign, 24-feet high, to no less than 1 foot of the front property line along Mound Road.

June 10, 1992

27663 Mound Road

Regal Lanes

Tabled at the meeting of 11-12-82 until 12-8-82.
Granted permission at the meeting of 12-8-82 to operate an amusement-machine center containing ten (10) machines.

27663 Mound Road

Regal Lanes

Granted permission at the meeting of 10-01-82 to waive 26, required, off-street parking spaces.

27663 Mound Road

Regal Lanes

Granted permission at the meeting of 7-14-82 to retain the existing, hardsurface parking to the property line along Mound Road. Permission also granted to hardsurface to the property line along Mound Road. Permission to waive 26 required off-street parking spaces was TABLED until September 8, 1982.

Tabled at the meeting of 9-8-82 until 9-29-82.

ZONING Enforcement | E22-02606**Property Information**

12-13-17-427-037 27663 MOUND Subdivision:
Warren, MI 48092-2622 Lot: Block:

Name Information

Owner: JAL PROPERTY INVESTMENTS INC Phone: [REDACTED]
Occupant: LECOM INC Phone:
Filer: Phone:

Enforcement Information

Date Filed: 06/24/2022 Date Closed: Status: In Progress

Complaint:

INVESTIGATE OCCUPANT AT THIS ADDRESS IS NOT ADHERING TO THE SITE PLAN AND HS POSSIBLY EXPANDED ONTO THE BEAR CREEK COMMITTEE PROPERTY TO THE WEST. PARKING LARGE CONSTRUCTION VEHICLES TO THE WEST ABUTTING RESIDENTIAL PROPERTY .

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | STEVEN WATRIPONT

Status: Violations Result: Violations
Scheduled: 06/24/2022 Completed: 06/24/2022

Violations:

Uncorrected

Comments:**ZONING Inspection | STEVEN WATRIPONT**

Status: Violations Result: Violations
Scheduled: 06/27/2022 Completed: 06/27/2022

Violations:

Uncorrected

Comments:**ZONING Inspection | STEVEN WATRIPONT**

Status: Violations Result: Violations
Scheduled: 06/27/2022 Completed: 06/29/2022

Violations:

Uncorrected

SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE PLANNING DEPARTMENT AND MAY REQUIRE A VARIANCE FROM THE ZONING BOARD OF APPEALS. REMOVE ALL ITEMS STORED OUTSIDE. IF OPEN STORAGE IS DESIRED, SUBMIT A SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.

Uncorrected

SECTION 4.39 - EVERY PARCEL OF PROPERTY INCLUDING BUILDINGS VACANT OR OCCUPIED, AND EVERY PART THEREOF, SHALL BE KEPT CLEAN AND SHALL BE KEPT FREE FROM ANY ACCUMULATION OF DIRT, FILTH, RUBBISH, GARBAGE OR OTHER MATTER IN OR ON THE SAME, OR IN THE YARDS, COURTS, PASSAGES, AREA OF ALLEYS CONNECTED THEREWITH OR BELONGING TO THE SAME.

Uncorrected

SECTION 4.32(K) ALL OFF STREET PARKING MUST BE ON A HARD SURFACE. (CONCRETE OR ASPHALT)

Corrected

FUEL CONTAINER IS NOT ALLOWED IN AN M-1 ZONE. THE CONTAINER TOP IS MARKED FLAMABLE. IN RESEARCH DEF IS NOT A FLAMABLE FLUID, HOWEVER, THE CONTAINER SHOULD BE CLEARLY MARKED, NONFLAMABLE AND IT CONTENTS.

Corrected

SECTION 4A.12 - A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.

Uncorrected

Over 6 inches in height

Comments:**ZONING Inspection | STEVEN WATRIPONT**

Status: Violations Result: Violations

Scheduled: 08/01/2022

Completed: 08/01/2022

Violations:

Uncorrected

Comments:

ZONING Inspection | STEVEN WATRIPOINT

Status: Violations

Result: Violations

Scheduled: 09/02/2022

Completed: 09/02/2022

Violations:

Uncorrected

Comments:

ZONING Inspection | STEVEN WATRIPOINT

Status: Violations

Result: Violations

Scheduled: 09/23/2022

Completed: 09/23/2022

Violations:

Uncorrected

Comments:

TICKET Inspection | STEVEN WATRIPOINT

Status: Violations

Result: Violations

Scheduled: 11/02/2022

Completed: 11/07/2022

Violations:

Uncorrected

Comments:

COURT Inspection | STEVEN WATRIPOINT

Status: Violations

Result: Violations

Scheduled: 02/08/2023

Completed: 02/08/2023

Violations:

Uncorrected

Comments:

ZONING Inspection | STEVEN WATRIPOINT

Status: Violations

Result: Violations

Scheduled: 04/05/2023

Completed: 04/06/2023

Violations:

Uncorrected

Comments:

CHECK FOR PROPERTY MAINTENANCED ISSUES.

ZONING Inspection | STEVEN WATRIPOINT

Status: Violations

Result: Violations

Scheduled: 06/08/2023

Completed: 07/14/2023

Violations:

Uncorrected

Comments:

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status: Violations
Scheduled: 07/28/2023

Result: Violations
Completed: 08/02/2023

Violations:
Uncorrected
Comments:

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status: Violations
Scheduled: 08/18/2023

Result: Violations
Completed: 08/18/2023

Violations:
Uncorrected
Comments:
Scheduling Comment SPOKE TO ATTY PUSHED BACK 3 WEEKS

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status: Violations
Scheduled: 08/28/2023

Result: Violations
Completed: 09/05/2023

Violations:
Uncorrected
Comments:

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status: Violations
Scheduled: 09/19/2023

Result: Violations
Completed: 09/20/2023

Violations:
Uncorrected
Comments:
Scheduling Comment WORKING ON SITE PLAN, NEW OWNER OF LECOM

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status: Violations
Scheduled: 12/01/2023

Result: Violations
Completed: 12/01/2023

Violations:
Uncorrected
Comments:

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status: Violations
Scheduled: 12/15/2023

Result: Violations
Completed: 12/15/2023

Violations:
Uncorrected
Comments:

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status: Violations
Scheduled: 01/05/2024

Result: Violations
Completed: 01/04/2024

Violations:

Uncorrected

Comments:

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status: Violations

Result: Violations

Scheduled: 07/08/2024

Completed: 07/09/2024

Violations:

Uncorrected

Comments:

ZONING Inspection | STEVEN WATRIPONT

Status: Partially Complied

Result: Partially Complied

Scheduled: 07/30/2024

Completed: 07/30/2024

Violations:

Uncorrected

Comments:

SITE PLAN WILL BE REVISING SITE PLAN TO ADD MORE OUTDOOR STORAGE.

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status: Partially Complied

Result: Partially Complied

Scheduled: 09/30/2024

Completed: 08/21/2024

Violations:

Uncorrected

Comments:

Scheduling Comment VERIFY NEW SITE PLAN

10/15/24 New site plan submitted. SW

ZONING Enforcement | E21-02112**Property Information**

12-13-17-427-037 27663 MOUND Subdivision:
Warren, MI 48092-2622 Lot: Block:

Name Information

Owner: JAL PROPERTY INVESTMENTS INC Phone: [REDACTED]
Occupant: LECOM INC Phone:
Filer: Phone:

Enforcement Information

Date Filed: 09/28/2021 Date Closed: 09/29/2021 Status: CLOSED

Complaint:

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | Suzanne Rutkowski

Status: Complied Result: Complied
scheduled: 09/29/2021 Completed: 09/29/2021

Violations:

Uncorrected

Comments:

DPMI Enforcement | E20-01668**Property Information**

12-13-17-427-037

27663 MOUND

Subdivision:

Warren, MI 48092-2622

Lot:

Block:

Name Information

Owner: JAL PROPERTY INVESTMENTS INC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 06/18/2020

Date Closed:

Status: ISSUED TICKET

Complaint:

Last Action Date:

Last Inspection:

Last Action:

TICKET Inspection | CRAIG GARWOOD

Status: Violations

Result: Violations

Scheduled:

Completed: 06/18/2020

Violations:

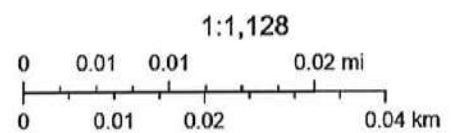
Uncorrected OVER 6 INCHES IN HEIGHT.

Comments:

27663 MOUND



12/27/2024, 9:13:00 AM



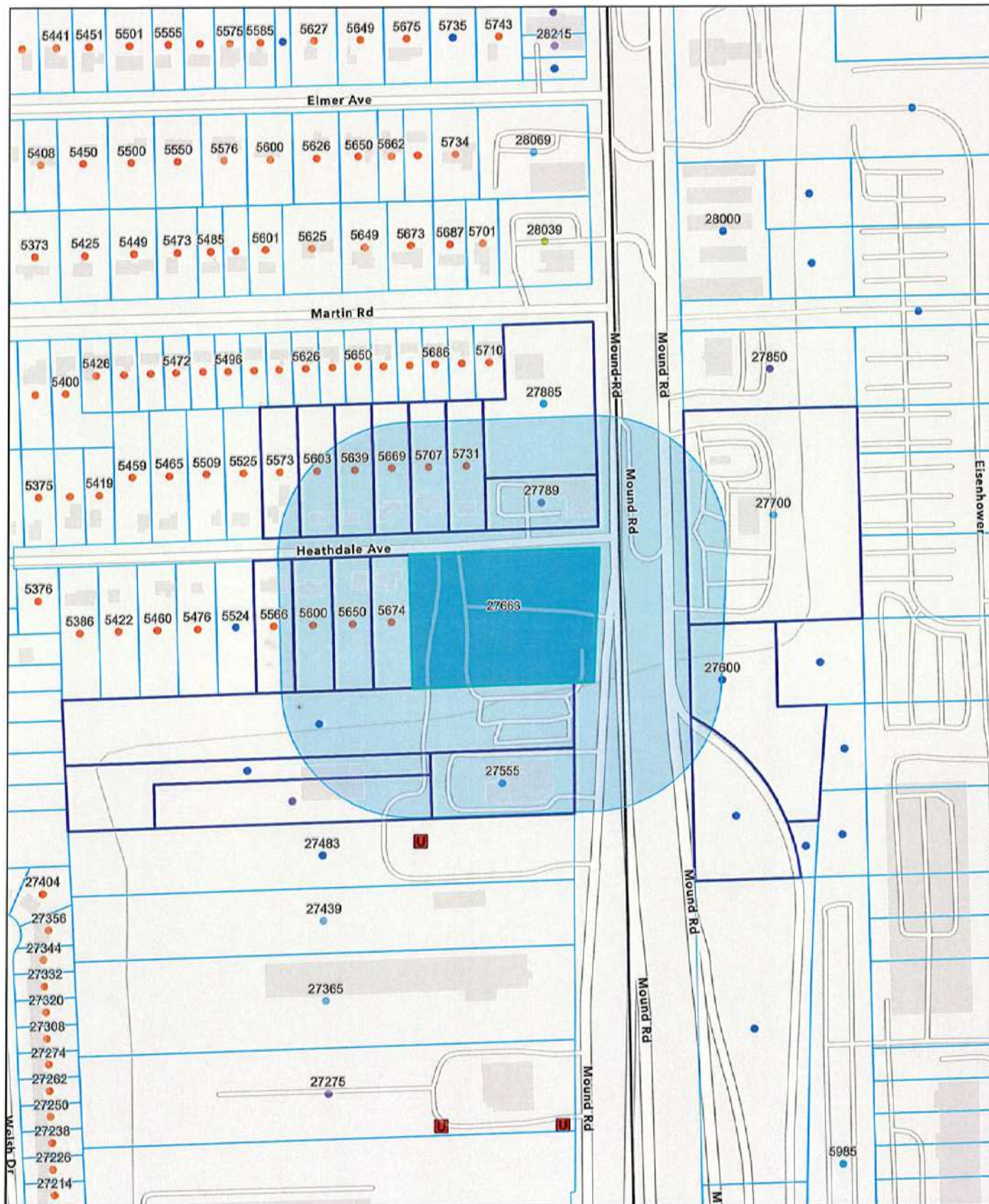
12-13-17-427-013



12/27/2024, 9:17:22 AM

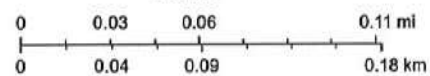
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0 0.02 0.04 0.09 km

37



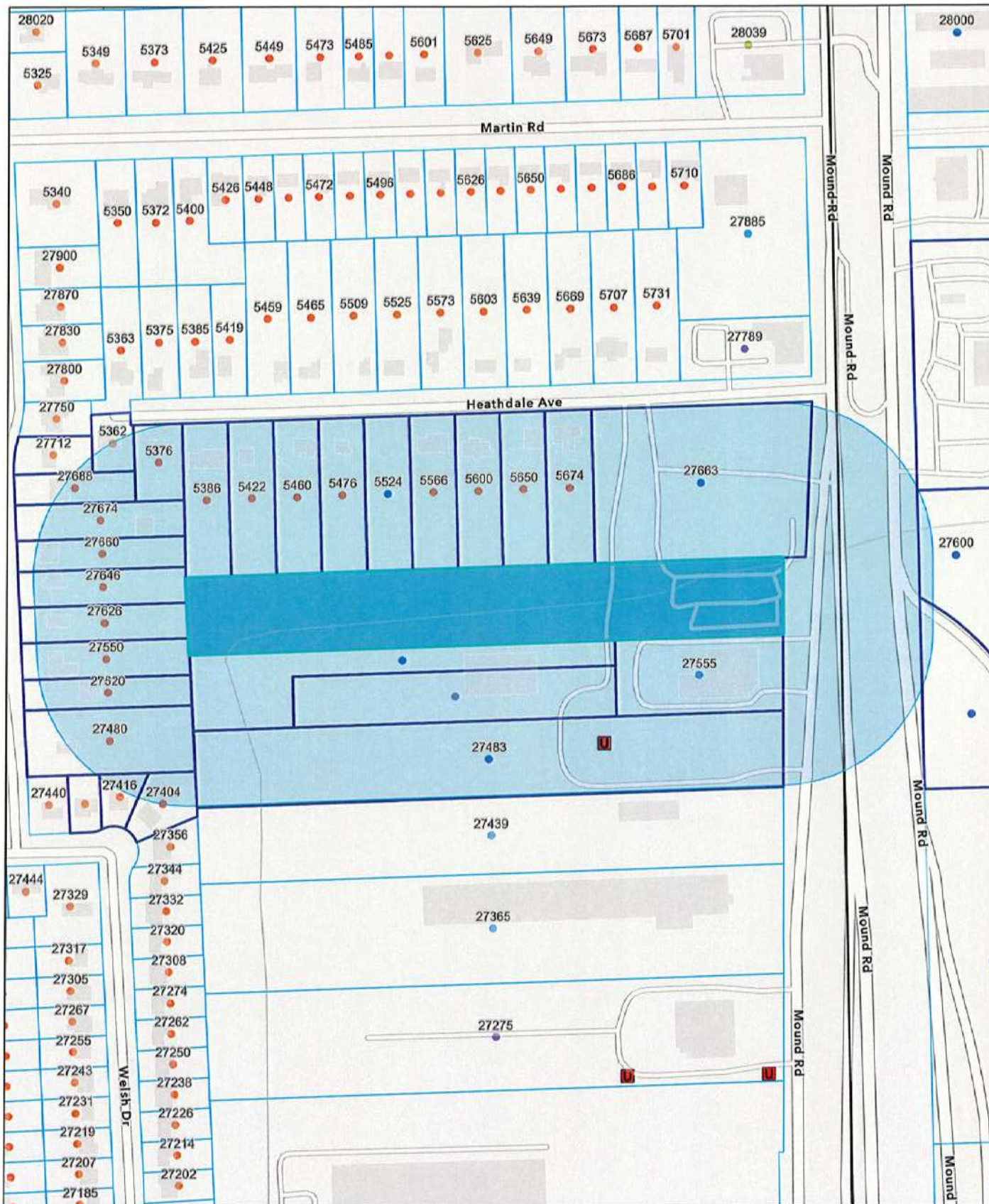
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1:3,405



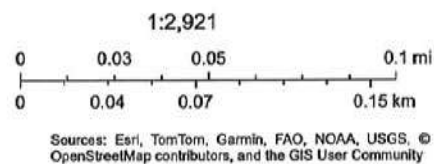
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

13-17-427-013



1/25/2025, 8:01:41 AM

27663 mound



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
William Clift
Kevin Higgins
Shaun Lindsey
Garry Watts



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 12, 2025 at 7:30 P.M.

Applicant: ANTHONY LENTINE ~~-USE-~~
Common Description: 27663 MOUND / NO ADDRESS NUMBER

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

- 1) Use parcel 12-13-17-427-013 for 12,409 square ft. of open storage in a R-1-P district for up to 18 utility bucket trucks and expansion of designated area for roll-off dumpster storage. ~~(USE)~~
- 2) Exceed the allowable open storage by 6,741 square ft., resulting in a total of 23,763 square ft. of open storage across both parcels.
- 3) Retain 6' chain link fence with a 1' setback from the north property line of 27663 Mound on a side street (Heathdale Avenue) where the rear yard abuts side yard of a lot containing a residence.

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