



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

Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
Ph. (586)258-2060
Fax: (586)268-0606

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, March 13, 2024 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

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

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meetings of January 10, 2024 and February 14, 2024.**

- | | |
|---------------------|--------------------------------|
| 6. PUBLIC HEARING: | APPLICANT: Doug Vollmer |
| REPRESENTATIVE: | Same as above. |
| COMMON DESCRIPTION: | 28606 Audrey |
| LEGAL DESCRIPTION: | 13-17-202-016 |
| ZONE: | R-1-C |

VARIANCES REQUESTED: Permission to
Erect a 24' x 36' = 864 square ft. detached garage.

ORDINANCES and REQUIREMENTS:

Section 5.01 – Uses Permitted: (I) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

7. PUBLIC HEARING: **APPLICANT: Coy Construction Inc**
REPRESENTATIVE: Coy Construction / Chris Quackenbush
COMMON DESCRIPTION: 32021 Claeyes
LEGAL DESCRIPTION: 13-02-152-009
ZONE: R-1-A

VARIANCES REQUESTED: Permission to

Allow a deck no less than 28 ft. from the rear property line.

ORDINANCES and REQUIREMENTS:

Section 5.08 – Rear Yards: Each lot in R-1-A Districts shall have a rear yard depth of not less than thirty-five (35) feet.

8. PUBLIC HEARING: **APPLICANT: Metro Detroit Signs**
REPRESENTATIVE: Kevin Deters at Metro Detroit Signs
COMMON DESCRIPTION: 7657 Eight Mile
LEGAL DESCRIPTION: 13-33-479-050
ZONE: C-2

VARIANCES REQUESTED: Permission to

Allow 3 temporary banners that:

- a) Are 5' x 10' = 50 square ft. each.
- b) Project higher than 6 feet above surface grade (on the walls of the south, west and east elevations).
- c) Displayed for 60 days each.

ORDINANCES and REQUIREMENTS:

Section 4A.41 – Temporary Signs Permitted: In all districts, one (1) temporary sign may be approved for each parcel based on the permanent parcel identification number, two (2) times per calendar year for a temporary time period not to exceed thirty (30) consecutive days as follows: A) Signs located along major thoroughfares shall not exceed thirty-two (32) square feet in total area; shall have no more than two (2) faces and shall not project higher than six (6) feet above surface grade.

9. PUBLIC HEARING: **APPLICANT: Nationwide Sign**
REPRESENTATIVE: Nationwide Sign / Issam Hamoud
COMMON DESCRIPTION: 2145 Eight Mile
LEGAL DESCRIPTION: 13-31-353-056
ZONE: M-2

VARIANCES REQUESTED: Permission to

Erect a 58 square ft. wall sign.

ORDINANCES and REQUIREMENTS:

Section 4A.37 – Shopping Centers: Regardless of the zoning district, shopping centers as defined in Section 2.67 are permitted the following signage: c) One (1) wall sign of a size not exceed forty (40) square feet shall be allowed for each business located in the shopping center.

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

APPLICANT: Warren Woods Tower Booster Club
Jason Chamberlain
13400 Twelve Mile
13-14-226-023
MZ, R-1-C, C-1

VARIANCES REQUESTED: Permission to

Conduct annual spring fair in the parking lot from Friday, May 17th to Sunday, May 19, 2024:

Friday 4:00 p.m. to 12:00 a.m.

Saturday Noon to 12:00 a.m.

Sunday Noon to 11:00 p.m.

Music to be lowered at 10:00 p.m. each night.

ORDINANCES and REQUIREMENTS:

Section 4.35 – Circuses, Fairs, Carnivals and Similar Uses: Fairs require the approval of the Zoning Board of Appeals.

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

APPLICANT: 14 Mile Tent LLC
Eddie Babbie
32800 Ryan
13-05-101-039
C-1

VARIANCES REQUESTED: Permission to

1) Conduct a seasonal outdoor sales operation in an area of 20 ft. x 20 ft. (400) square ft. from June 23, 2024 through July 5, 2024 from 10:00 a.m. to 10:00 p.m.

2) Waive 14 off-street parking space for the outdoor sale and where the tent is located.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-street Parking Requirements (H) 22: One (1) parking space required for each 150 square ft. of floor space and outdoor sales areas combined.

Section 4.52 – Standards for Temporary Outdoor Retail Sales Approval (D): No sales activity of display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

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

APPLICANT: Michael Paul Kanakry / Jenna Nola
Caren Burdi
5821 Thirteen Mile
13-05-476-006
MZ, C-2, P

VARIANCES REQUESTED: Permission to

1) Conduct seasonal outdoor sales in an area 30' x 60' = 1,800 square ft. from 4/1/2024 through 7/15/2024 (flower sales).

2) Conduct a second seasonal outdoor sales operation of fireworks in an area of 30' x 60' (1,800 square ft.) from June 15, 2024 through July 7, 2024 from 10:00 a.m. to 10:00 p.m.

3) Conduct seasonal outdoor sales of pumpkins in an area of 30' x 60' = 1,800 square ft. from September 1, 2024 to November 1, 2024.

ORDINANCES and REQUIREMENTS:

Section 4.52 – Standards for Temporary Outdoor Retail Sales Approval (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

13. PUBLIC HEARING:

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Family Fun Fireworks / Michael Kanakry and Jenna Nola
Caren Burdi
30800 Hoover
13-11-101-033
MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to
1) Conduct a temporary outdoor retail sale without a permanent building.
2) Conduct a temporary outdoor sale in a 10’ x 50’ tent = 500 square ft. in a parking lot from 6/15/2024 through 7/7/2024 10:00 a.m. to 10:00 p.m. with a 10’ buffer around the tent.
3) Waive 54 off-street parking space for the outdoor sales area and retail businesses combined.

ORDINANCES and REQUIREMENTS:
Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts: Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.
Section 4.32 (H) 22: One (1) parking space required for each 150 square ft. of floor space and outdoor sales areas combined.
Section 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

14. PUBLIC HEARING:

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Michael Paul and Jenna Nola
Caren Burdi
26800 Dequindre
13-19-101-017
C-2

VARIANCES REQUESTED: Permission to
Conduct a seasonal outdoor sales operation in an area of 20’ x 40’ (800 square ft.) with a 10’ buffer around the tent from June 15, 2024 through July 5, 2024 from 10:00 a.m. to 10:00 p.m.
ORDINANCES and REQUIREMENTS:
Section 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designed for required off-street parking for the existing or temporary use.

15. PUBLIC HEARING:

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Bazo Construction
Sarah Mheisen
4695 Nine Mile
13-29-376-049
C-1

VARIANCES REQUESTED: Permission to

- 1) Allow the following signage on a gas canopy: Total of 1,032 square ft. with 3 BP Helios @ 10.56 square ft. each, (on three of the four elevations total Helios 31.68 square ft.) and the remainder 1,000.32 square ft. of design element.
- 2) Allow re-imaging of 10 gas pumps on faces and sides at 20.9 square ft. per pump for a total of 209 square ft. on the pumps.

If approved the variances related to the canopy and pumps previously approved on 9/5/2001 and 11/13/2008 will be relinquished.

ORDINANCES and REQUIREMENTS:

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

16. PUBLIC HEARING:

APPLICANT: Universal Contracting / Urban Infrastructure Service

REPRESENTATIVE:

Kal Mansour Sign Emporium

COMMON DESCRIPTION:

24595 Groesbeck

LEGAL DESCRIPTION:

13-25-102-013

ZONE:

M-2

VARIANCES REQUESTED: Permission to

Erect two wall signs one for each separate business at this address as follows:

- 1) Suite 101 – 83 square ft. wall sign.
- 2) Suite 102 – 84 square ft. wall sign.

Total of 83 square ft. and 84 square ft. respectively for each business when 40 square ft. for each business is allowed.

ORDINANCES and REQUIREMENTS:

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

17. NEW BUSINESS

- a) Appointment of two (2) Zoning Board members to serve on the steering committee between Council and the Zoning Board of Appeals.

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.

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: DOUG VOLLMER
REPRESENTATIVE: DOUG VOLLMER
COMMON DESCRIPTION: 28606 AUDREY
PARCEL NUMBER: 12-13-17-202-016
ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to erect an oversized garage.

ORDINANCES and REQUIREMENTS:

SECTION 5.01 - USES PERMITTED. (I) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. one (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

VARIANCES REQUESTED: Permission to:
Erect a 24' x 36' = 864 sf detached garage.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 02/07/2024 02/12/2024 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: DOUG VOLLMER

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

SECTION 5.01 USES PERMITTED.

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

dwenson, Zoning Inspector

2/16/2024
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: Doug Volmer

Address: 28606 Audrey Ave Warren, MI Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) same

Name of Representative: same Telephone: same

Representative's Address: same

Representative's Email Address: same ☐ prefer email communication

Address of Property: 28606 Audrey

Parcel I.D. No. (as shown on tax bill): 12-13-17-202-016

Purpose of Request: to build a new 24' x 36' garage 864 sqft

Please explain the nature of your hardship:

I just finished building my house and require a garage
big enough to store all of my belongings, so nothing
has to be stored outside. The proposed garage meets all code
requirements along with percentage of lot sqft usage.

Signature: Doug Volmer Date: 2/6/2024

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 Douglas Vollmer
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 _____
_____/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 Douglas Vollmer L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF Macomb

ON THIS 7 DAY OF February, 2021, BEFORE ME PERSONALLY CAME
Douglas Vollmer II, 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.

TAMMY MAREEL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires February 14, 2030
Acting in the County of Macomb

Tammy Mareel
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: February 14, 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.

The proposed garage complies with all city code requirements including all aspects listed above.

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

N/A

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

N/A

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

The proposed garage will have no negative effect on adjacent properties. The addition of a garage to the newly built house will increase the property value.

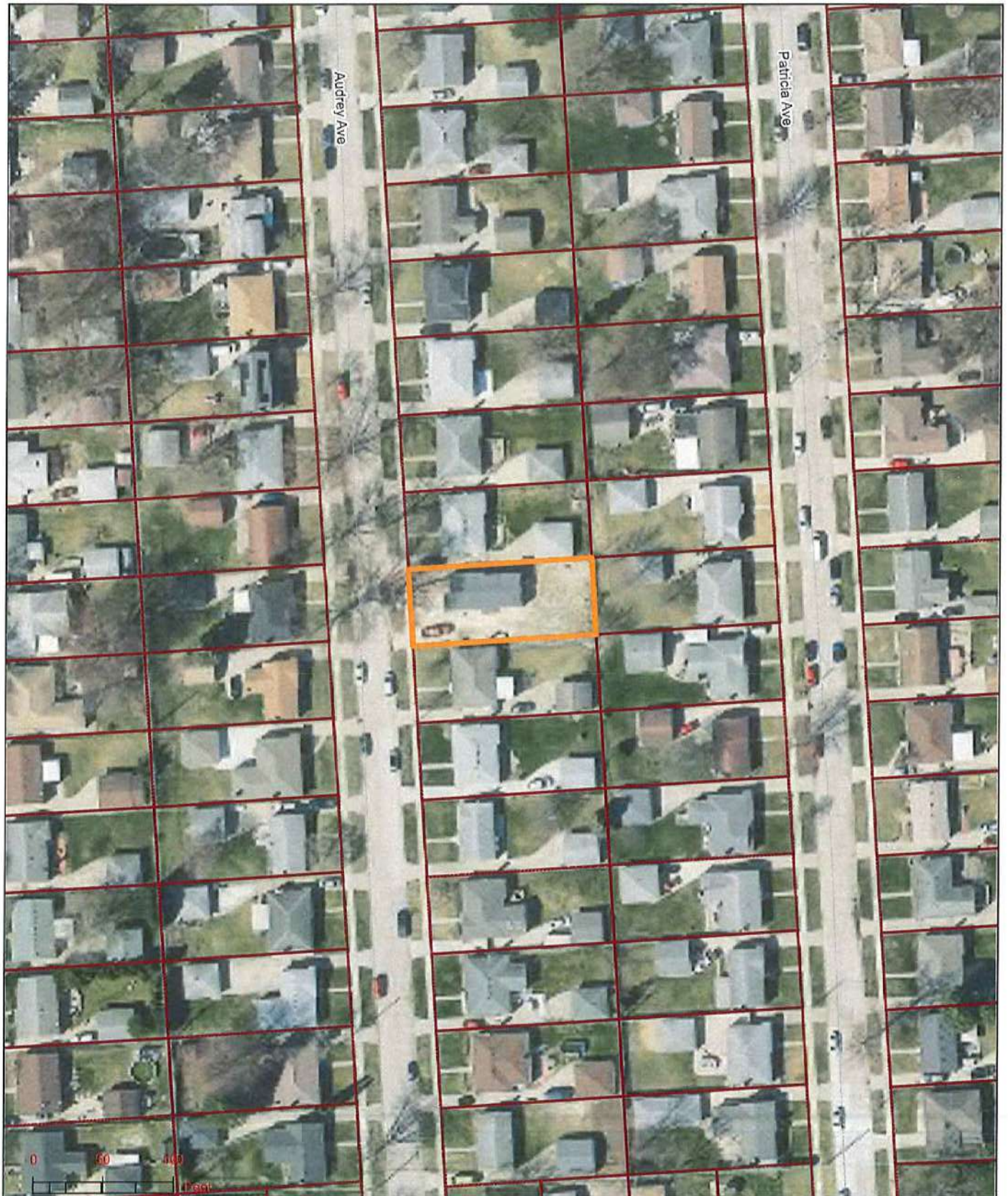
Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

N/A

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

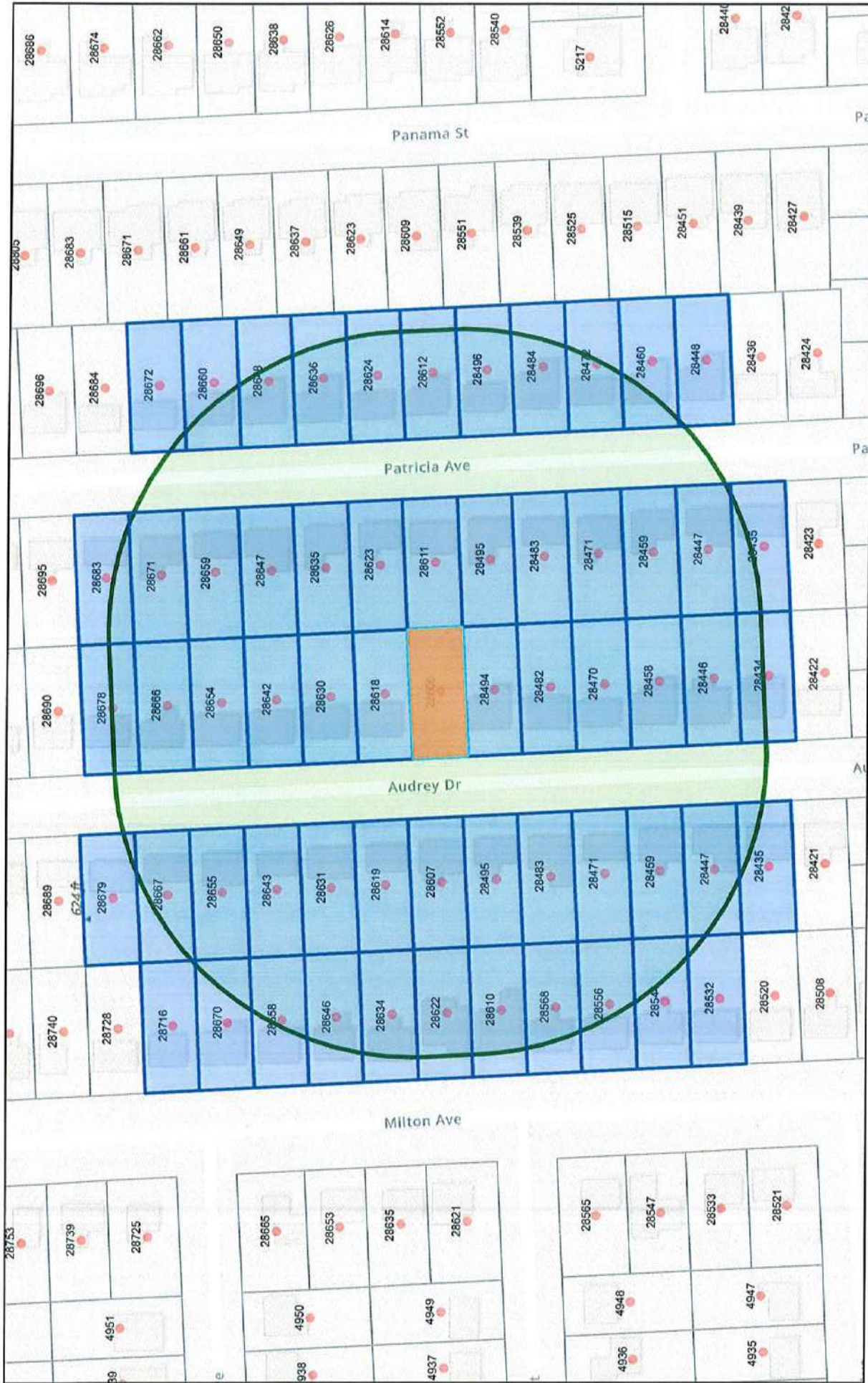
The proposed sized garage is necessary in order to house my classic car, personal use vehicle, the tools I have amassed from building my own home, and the equipment required to maintain the house and yard. This garage will eliminate the need for any outside storage.

2023 WARREN



28606 Audrey - 13-17-202-016

9/1



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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: MARCH 13, 2024 at 7:30 P.M.

Applicant: DOUG VOLLMER
Common Description: 28606 AUDREY

VARIANCE(S) REQUESTED: Permission to:
Erect a 24' x 36' = 864 square ft. detached garage.

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.

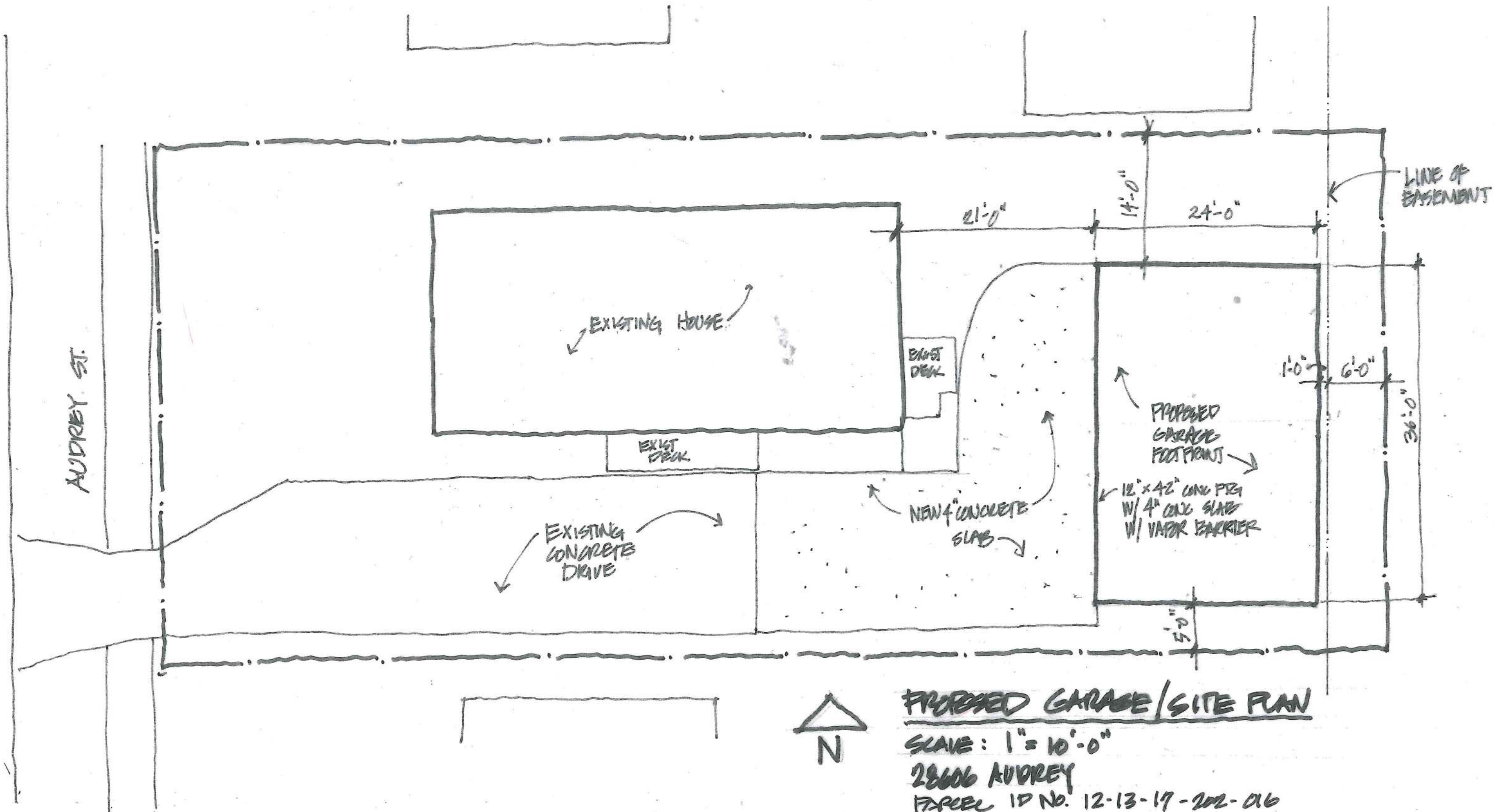
Sincerely,
Board of Appeals

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



PROPOSED GARAGE/SITE PLAN

SCALE: 1" = 10'-0"

28606 AUDREY

PERMIT ID NO. 12-13-17-202-016

KINGSWOOD SUB NO. 3

LOT 346 L. 45 P. 23-24

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: COY CONSTRUCTION INC
REPRESENTATIVE: COY CONSTRUCTION/CHRIS QUACKENBUSH
COMMON DESCRIPTION: 32021 CLAEYS
PARCEL NUMBER: 12-13-02-152-009
ZONED DISTRICT: R-1-A

REASON: Petitioner wishes to erect a new deck.

ORDINANCES and REQUIREMENTS:

SECTION 5.08 - REAR YARDS. Each lot in R-1-A Districts shall have a rear yard depth of not less than thirty-five (35) feet.

VARIANCES REQUESTED: Permission to:
Allow a deck no less than 28 ft. from the rear property line.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 02/08/2024 02/15/2024 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: COY CONSTRUCTION INC

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

SECTION 5.08 REAR YARDS

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

dwenson, Zoning Inspector

DW 2/8/24 #950

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: Coy Construction Inc

Address: [REDACTED] Telephone: [REDACTED]

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

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

Name of Representative: Coy Construction / Chris Quackenbush Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 32021 Claey's Dr Warren MI 48093

Parcel I.D. No. (as shown on tax bill): 13-02-152-009

Purpose of Request: Rear setback prohibits building deck 12' from house

Please explain the nature of your hardship:

Needs deck to exit house safely. Patio and Step from house is too steep. Steps from deck to ground will provide an easy transition from house to yard. This is due to homeowner's age and physical limitations

Signature: [Signature] Date: 2-8-2024

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 GWEN C. BUTT
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/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 Chris Quackenbush *
Name(s) of Person(s)
THE Sales Manager OF Coy Construction *
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 Ch L.S.
SIGNED Gwen C. Butt L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 8th DAY OF February, 2024, BEFORE ME PERSONALLY CAME
Gwen Butt and Chris Quackenbush TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT they DID SO OF their OWN FREE WILL AND DEED.

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

Abby J 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.

Current patio steps are unsafe for the homeowner to access the backyard

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

NO

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

N/A

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

No, Deck is same size as current concrete slab

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.

Homeowner would like to walk out on the deck without stepping down steps due to health + physical reasons

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.

Homeowner's health + physical state would benefit from deck. To access deck would be easier than current patio steps from the house.

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.

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.

Will not impact in negative way

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

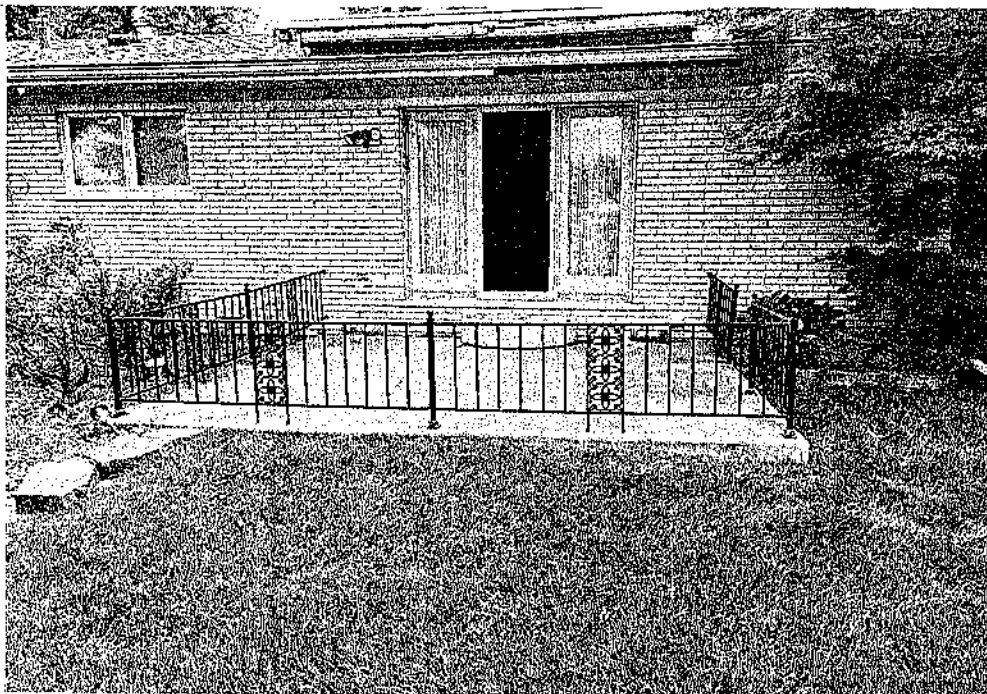
Yes, ~~see~~ Due to homeowners physical state

2023 WARREN



211





★ current patio



SCALE,
1"=40'

Deck will
be 14ft wide
12ft length

14ft by 12ft

28
APPX.

HOUSE

Less than 4"

Height Above

Grade:

Apex .2'

Handrails: 34" – 38" measured vertically from the nosing of the treads. Shall be continuous the full length of the stairs, ends shall be returned. Circular cross section 1 1/4" – 2"

GRASPABLE

Less than 4"

Guardrail minimum 34" off nosing

Guardrail minimum 36"

Decking Size: **1/2" x 6"**

A 4" sphere cannot pass through

BLOCK & SCREW OR USE APPROVED BRACKETS ON RAIL POSTS

WHEN ATTACHING BOND TO BOND, FOLLOW SECTION R507

BEAM SIZE: **2-2x8"**
TOP BEARING

Jolst Size: **2x8"**
Spacing: **16" o.c.**

Post Size: **4x6" or 6x6"**

A 6" sphere cannot pass through

Grade

DO NOT PENETRATE BRICK

PROVIDE LATERAL BRACING

Post to Post Span: **MAX 7'**

POST AT HOUSE MUST BE TO HOUSE FOOTING DEPTH

12" Minimum

Rise: Max 8 1/4"
Run: 9" Min
Nosing: 3/4" – 1 1/4"
All risers will be equal
Tread 10"
No nose if tread = 11"

Footing: 42"

All Post Must Bear on Undisturbed Soil – Minimum 42" below Finish Grade

PLEASE FILL IN ALL REQUIRED INFORMATION

Revised: 3/20/18

Beam/Post Connection Method and Hardware to be Used:

NOTE: LEAVE CONCRETE

REMOVE & REUSE EXISTING
RAILING

REMOVE EXIST
ALUM. RAILING

2' 3"

96"

3' 2"

"ROPE SWING" IPEX DECKING

POSTS 6x6"

42" IN GROUND
1/4" CONCRETE

BEAMS - 2-2x8"
MAX. SPANS 7'

JOISTS - 2x8" 16"
O.C. MAX. SPAN 9'6"

★ DECK HEIGHT

APPROX 2" BELOW TOP
OF SILL - 2x8" JOIST
FLUSH UNDER CONCRETE

SILL
COND.
SILL

2x6" FLOORING
ON INTERIOR
STEP

SCALE 1/4" = 1'

LEAVE CONCRETE STEP
(DOTTED LINE)

BOND
PLATE



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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: MARCH 13, 2024 at 7:30 P.M.

Applicant: COY CONSTRUCTION INC
Common Description: 32021 CLAEYS

VARIANCE(S) REQUESTED: Permission to:
Allow a deck no less than 28 ft. from the rear 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: 7657 8 MILE

PARCEL NUMBER: 12-13-33-479-050

ZONED DISTRICT: C-2

REASON: Petitioner wishes to erect 3 temporary signs.

ORDINANCES and REQUIREMENTS:

SECTION 4A.41 - TEMPORARY SIGNS PERMITTED. In all districts, one (1) temporary sign may be approved for each parcel based on the permanent parcel identification number, two (2) times per calendar year for a temporary time period not to exceed thirty (30) consecutive days as follows:
A) Signs located along major thoroughfares shall not exceed thirty-two (32) square feet in total area; shall have no more than two (2) faces and shall not project higher than six (6) feet above surface grade.

VARIANCES REQUESTED: Permission to:

1. Allow 3 temporary banners that:
 - A. Are 5' x 10' = 50 sf. each.
 - B. Project higher than 6 feet above surface grade (on the walls of the south, west & east elevations)
 - C. Displayed for 60 days each.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 02/06/2024 02/09/2024 (M) (P) (C)

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.41 TEMPORARY SIGNS

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

dwenson, Zoning Inspector

Paid
at

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

*# 365⁰⁰
2/6/24
S.A.*

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Metro Detroit Signs

Address: _____

Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) Thomas LaBret at Zeidmans Jewelry & Loan

Name of Representative: Kevin Deters at Metro Detroit Signs

Telephone: _____

Representative's Address: _____

Representative's Email Address: _____

☒ prefer email communication

Address of Property: 7657 E 8 Mile Rd. Warren, MI 48091

Parcel I.D. No. (as shown on tax bill): 12-13-33-479-050

Purpose of Request: Request to install three 5' x 10' temporary banners (50 sq feet each) for a
period of 60 days

Please explain the nature of your hardship:

Due to the large size of the building, one temp sign at 32 sq feet would not create adequate
visibility. We are also requesting a period of sixty days instead of thirty days in order to give
Zeidmans time to secure permits and then to manufacture & install their permanent signage.

Signature: _____

Date: 2/6/2024

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 Thomas LaBret
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE President OF Zeitman's Jewelry & Loan
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Thomas LaBret
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 Kevin Deters *
Name(s) of Person(s)

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

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 6TH DAY OF FEBRUARY, 2024, BEFORE ME PERSONALLY CAME
THOMAS LABRET, 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.

DENISE A. SARKISIAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 24, 2029
Acting in the County of MACOMB

[Signature]
NOTARY PUBLIC, OAKLAND COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 3/24/2029

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.

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.

Due to the large size of the building, one temp sign at 32 sq feet would not create adequate visibility for Zeidmans. We plan on removing the existing signs on the building when we install the temp banners. Therefore, the three proposed temp banners are important for visibility for Zeidmans.

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

Zeidmans acquired this large building that has existing wall signage on multiple elevations.

Therefore, Zeidmans did not create the need for this variance request.

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 is unique due to the large size of the building and also the fact that the previous tenant has wall signage on multiple elevations. Zeidmans is asking for similar adequate visibility on multiple elevations while they secure permits for and manufacture and install their permanent wall signage.

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 three 5' x 10' banners have much less signage in terms of area than the existing wall signage at the site. We plan on removing the existing wall signage when we install the temp banners. Therefore, the proposed banners will not be a detriment to 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.

We are asking for these three temp banners to give Zeidmans some identification while they are in the process of permitting, manufacturing, and installing their permanent wall signs.

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 property is allowed a large amount of wall signage. The issue is that it will probably take a few months to get permits and then to build and install their permanent signs. This request will give Zeidmans adequate visibility on their building during that time period.

7657 Eight Mile**1/9/2013**

Nick Lavdas, 7657 Eight Mile Rd., 13-33-479-038, petitioner was **GRANTED** permission to install two (2) wall signs:

1. One (1) sign 6' x 8' = 48 sq. ft. on the east elevation.
2. One (1) sign 6' x 8' = 48 sq. ft. on the west elevation.

WITH THE FOLLOWING CONDITIONS: On the east elevation as depicted in the photo submitted the signage will say only "8 Mile Pawnbrokers", which will take up no more than 50% of the sign, with "Parking" and an arrow to indicate the entrance to the parking lot. On the west elevation as depicted in the photo submitted the signage will say only "8 Mile Pawnbrokers", which will take up no more than 50% of the sign, with "Parking" and a straight arrow to indicate the entrance to the parking lot.

7657 Eight Mile**9/26/2007**

8 MILE PAWNBROKERS – NICHOLAS LAVDAS, OWNER, 7657 Eight Mile, Also Known As 13-33-479-038 **GRANTED** the request as stated in their correspondence of September 26, 2007 for a total package of 483.27 sq. ft. of wall signage.

7657 Eight Mile**1/10/2007**

LAVDAS JEWELRY, 7657 Eight Mile, Also Known As 13-33-479-038 – **GRANTED** request to renovate the existing building and operate a Secondhand Goods Dealer, (jewelry and pawnshop) on the property adjacent to Residential District. Also, to waive 14 required parking spaces for the development. **WITH THE CONDITION** that when the petitioner moves from the old building to the new location, that the previous location will not be used as a second hand business and with the understanding that the license for the Van Dyke location will be transferred to the 8 Mile location.

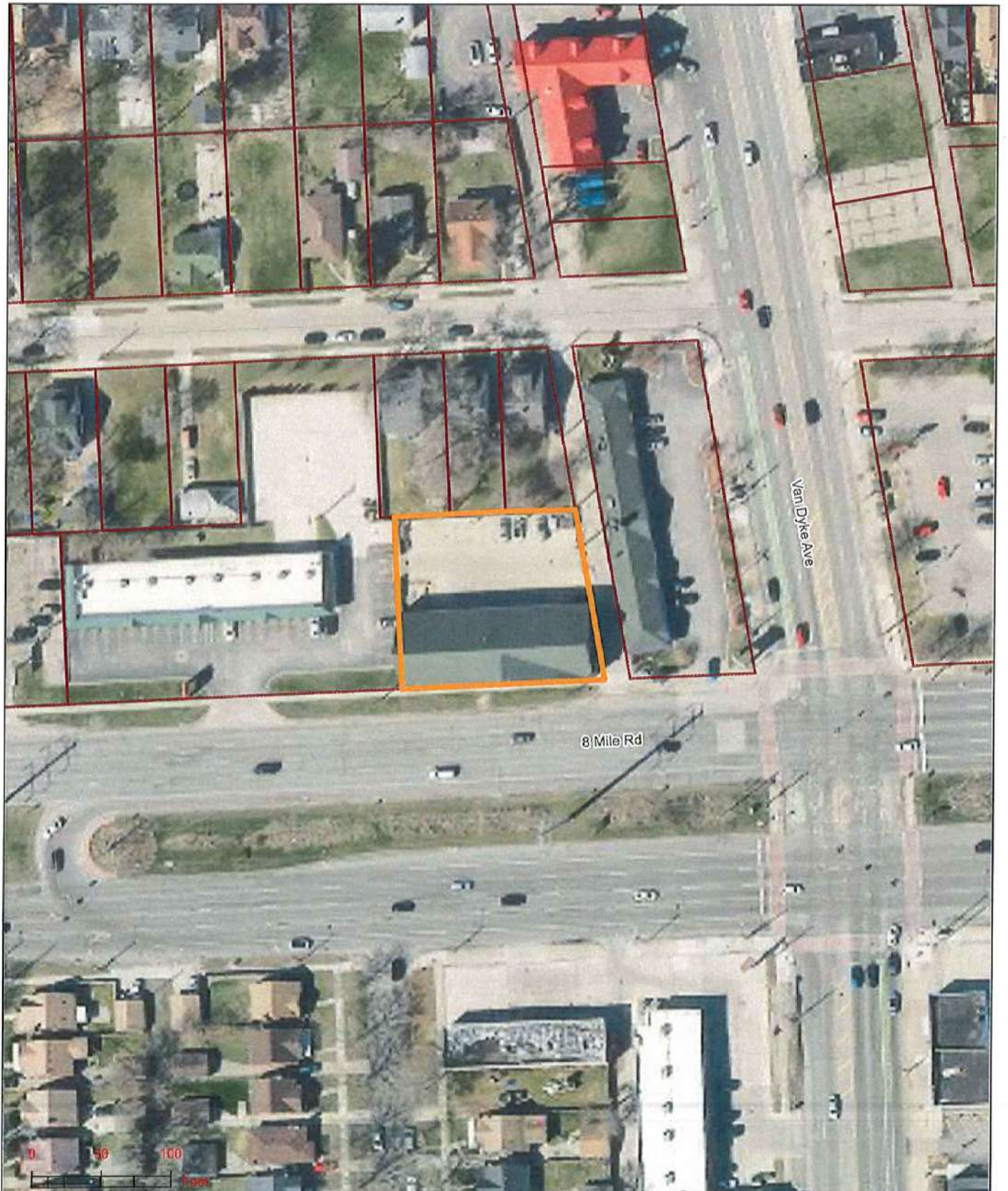
7657 E. Eight Mile

Mort Friedman
14370 W. Eight Mile
Oak Park

Request denied at meeting of Feb. 14, 1968

To construct a 27 ft. by 24 ft.
2 story addition with 4 ft enclosed
steirway to within 40 ft of a
residential zone.

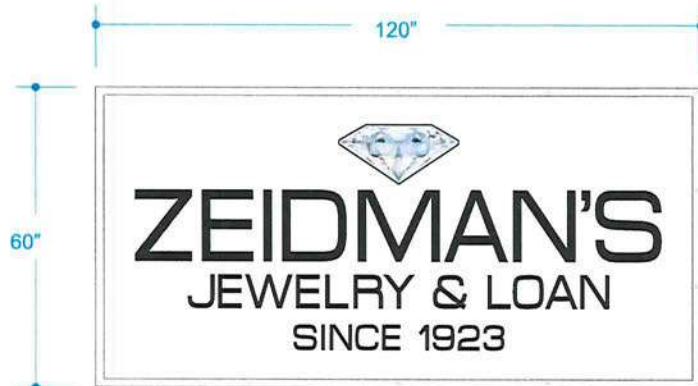
2023 WARREN



7657 8 Mile
13-33-479-050

20





Qty 3



Scope of Work

Digitally Printed Temp Banners with Hems and Grommets on All Sides

Notes

Letter Stroke Has Been Increased

Sign Dimensions

60"x120" Overall - 50 Sq. Ft.

Customer Signature

Date:



METRO DETROIT OFFICE:
11444 Kaltz Avenue, Warren, MI 48089

GRAND RAPIDS OFFICE:
6490 E. Fulton, Ada, MI 49301
Phone: 586-759-2700
www.metroisal.com

Project:

Ziedman's Jewelry & Loan

Project Description:

Temp Banners

Address:

7657 8 Mile Rd | Warren, MI 48091

Date:

2/5/2024

File Name:

Zeidman's Jewelry 240129.cdr

Drawing Title:

Zeidman's Jewelry 240129 Temp Banners
Design02 Pg 4

Design Number

Design02

Sales:

Eric Ropelewski

Drawn By:

Connie Fotiu

Project Number
240129

Revised By: XXX

Date: 2/5/2024 #1

© 2024 - This is an original, unpublished drawing created by Metro Detroit Signs. It is submitted for your approval. It is not to be shown to anyone outside your organization, reproduced or copied in any fashion. Ownership of this design is held by Metro Detroit Signs. Authorization to use this design must be obtained by Metro Detroit Signs. Colors depicted are a graphic representation. Refer to call-outs for actual colors to be used.

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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: MARCH 13, 2024 at 7:30 P.M.

Applicant: METRO DETROIT SIGNS
Common Description: 7657 EIGHT MILE

VARIANCE(S) REQUESTED: Permission to:

Allow 3 temporary banners that:

A) Are 5' x 10' = 50 square ft. each.

B) Project higher than 6 feet above surface grade (on the walls of the south, west and east elevations).

C) Displayed for 60 days each.

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: NATIONWIDE SIGN

REPRESENTATIVE: NATIONWIDE SIGN/ISSAM HAMOUD

COMMON DESCRIPTION: 2145 EIGHT MILE

PARCEL NUMBER: 12-13-31-353-056

ZONED DISTRICT: M-2

REASON: Petitioner wishes to erect a sign larger than the ordinance allows.

ORDINANCES and REQUIREMENTS:

SECTION 4A.37 - SHOPPING CENTERS. Regardless of the zoning district, shopping centers as defined in section 2.67 are permitted the following signage: c) One (1) wall sign of a size not to exceed forty (40) square feet shall be allowed for each business located in the shopping center.

VARIANCES REQUESTED: Permission to:
Erect a 58 sf wall sign.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 02/01/2024 02/09/2024 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: NATIONWIDE SIGN

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.37 SHOPPING CENTERS

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

dwenson, Zoning Inspector

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Nationwide sign

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different):

Akram Al-Samir [REDACTED]

Name of Representative: Nationwide sign / Issam Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 2145 E 8 Mile Rd. A.

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

Purpose of Request: Make a bigger sign

the city allow 40sq ft
we asked 58sq ft only 18sq ft so the sign
be visible from city. (check drawing)

Please explain the nature of your hardship:

sign owner

Signature: [Signature] Date: 3/1/24

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 AKRAM ALLOS (Mohawk plaza LLC)
Name(s) of Person(s)
OF [REDACTED] [REDACTED] [REDACTED]
Address, City, State Zip Telephone
THE member OF Mohawk plaza 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 Nation wide sig Issam Hamoud *
Name(s) of Person(s)

THE owner OF Nation wide sig *
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 Akram Allos L.S.
SIGNED Issam Hamoud L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 31st DAY OF January, 2024, BEFORE ME PERSONALLY CAME
Akram Allos and Issam Hamoud, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT DEANNA S ALLOS DID SO OF OWN FREE WILL AND DEED.

Notary Public, State of Michigan
County of Oakland
My Commission Expires 07-26-2026
Acting in the County of Oakland

Deanna S Allos
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 07/26/2026

NOTICE TO OWNER

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

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

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

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

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

We asken for bigger sign bec the traffic on 8 Mile East. No body notice our Business because the plaza Far Away from ~~the~~ street.

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.

*Business with No sign
A sign of No Business*

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

No effect anybody on Business

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

we need bigger sign because the plaza too long.

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.

Hope you approve so we dont loose our Business.

2145 EIGHT MILE

01/12/2022

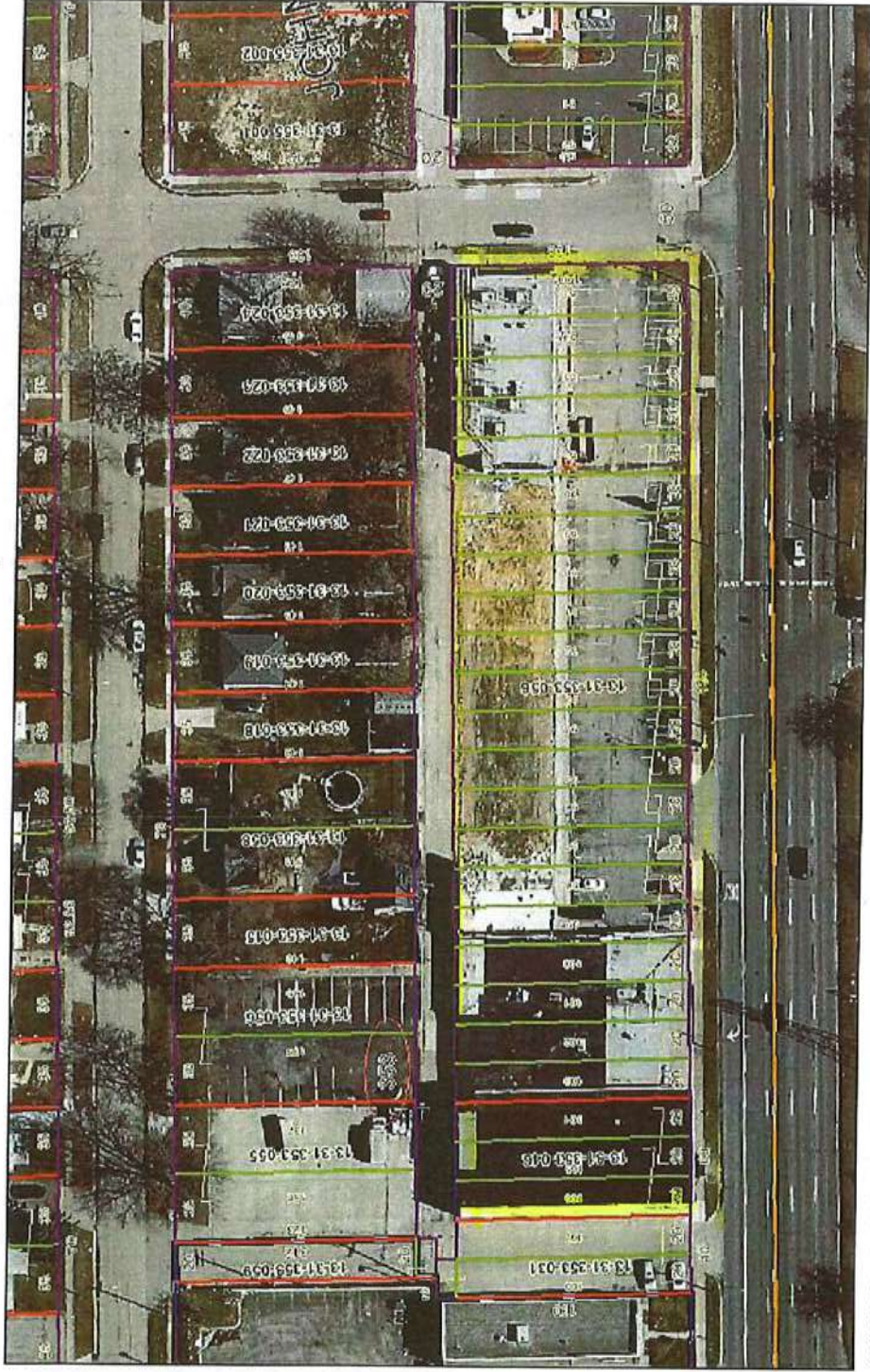
LEGAL DESCRIPTION: 13-31-353-056

VARIANCES REQUESTED: Permission to

Erect 110.5 square ft. wall sign.

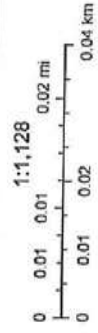
The petitioner's request was DENIED as written, due to the applicant not showing.

ArcGIS Web Map



11/12/2021, 11:24:25 AM

- ☒ Platted Area Boundaries
- ☒ Property Area Boundaries
- ☐ Property Lines - Retired
- ☐ Property Lines - Drafting Detail
- ☐ 300 - TickMark
- ☐ 301 - MiscOrUnknown
- ☐ 303 - TextOvals
- ☐ 304 - Landf looks
- ☐ 305 - TraversalLines
- ☐ 307 - LeaderLines
- ☐ 308 - ExtentTickMark
- ☐ 314 - PrivateClaim

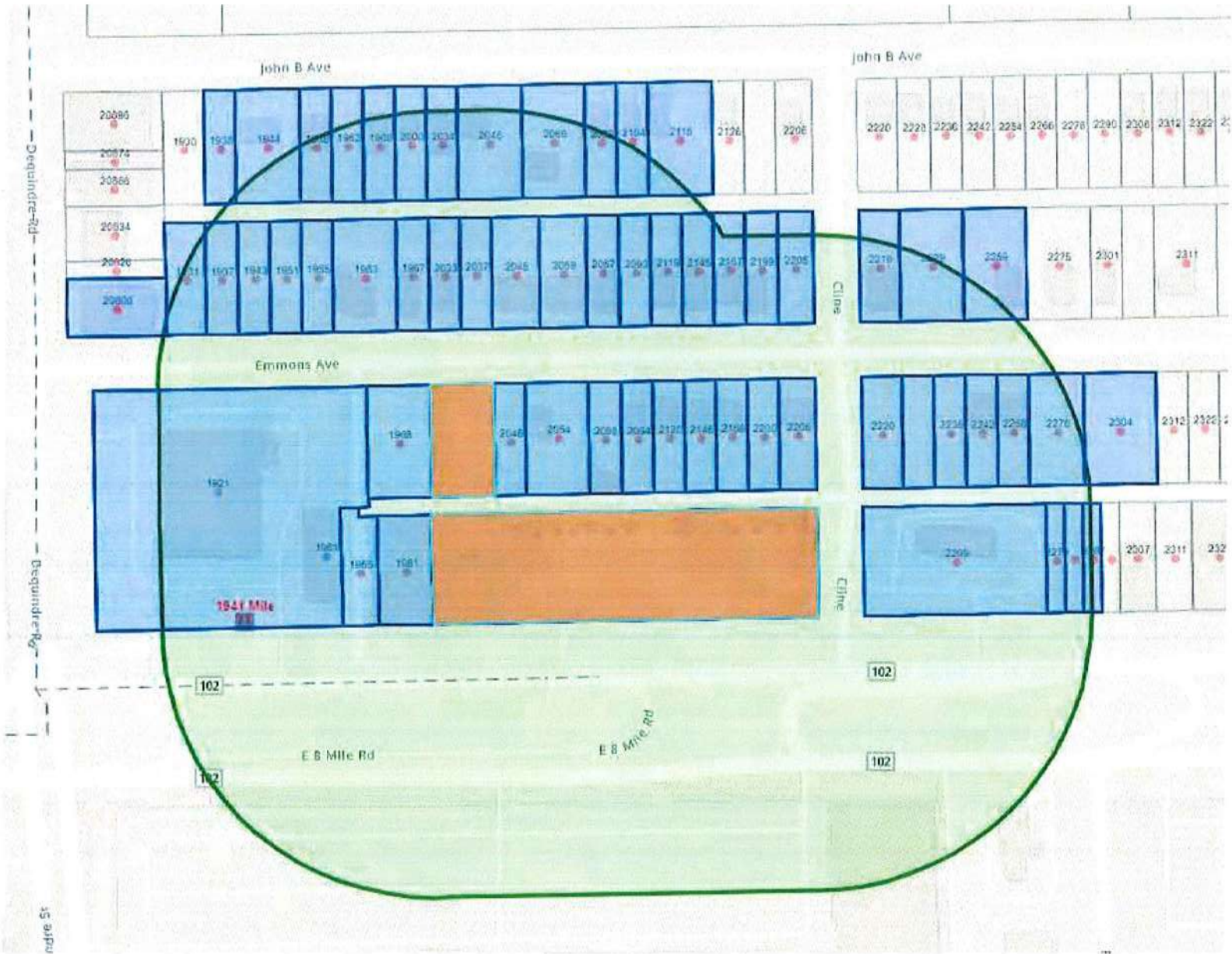


This layer is visible at all scales. | This layer is visible between the scale 1:1 - 1:20,000. |

ArcGIS Web AppBuilder

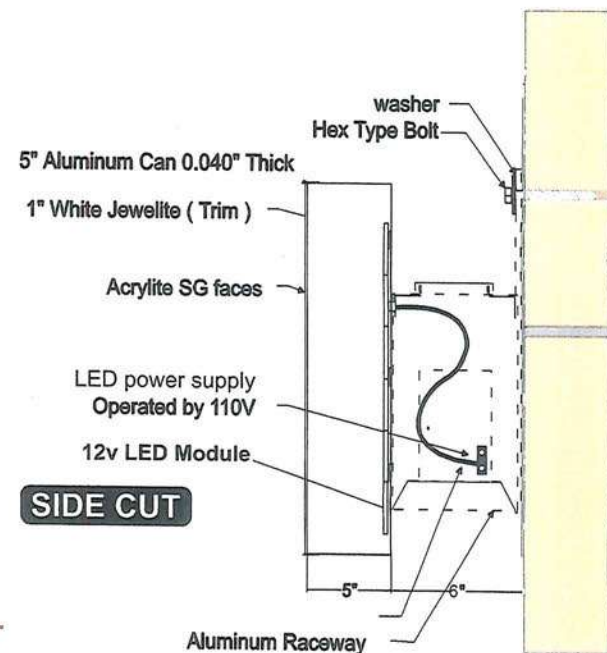
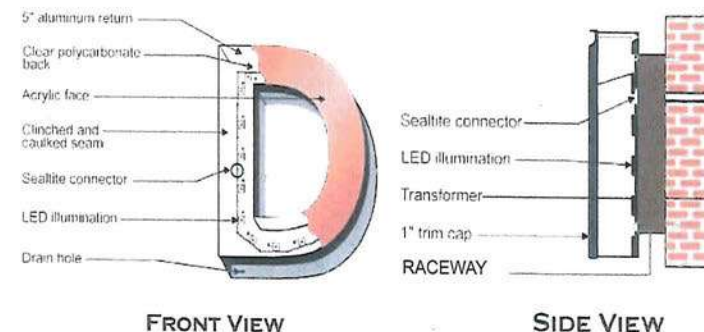
2145 8 Mile
13-31-353-056

38
11





TOTAL SIGNAGE IS 58 SQ FT



"This Sign is intended to be installed

Nation Wide Sign
313-477-5313 Licensed & Insured
7629 Embassy Dr
Canton Mi 48187

File name :

Address :

2145 E 8 mile rd

Date:

Sales Rep:

Job specs.: Ch. Letter Sign

"This Sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign" / SWITCH to be installed in HOT SIDE of line

This Product
Complies
UL48
& Bears
the mark



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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: MARCH 13, 2024 at 7:30 P.M.

Applicant: NATIONWIDE SIGN
Common Description: 2145 EIGHT MILE

VARIANCE(S) REQUESTED: Permission to:
Erect a 58 square ft. wall sign.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: WARREN WOODS TOWER BOOSTER CLUB

REPRESENTATIVE: JASON CHAMBERLAIN

COMMON DESCRIPTION: 13400 12 MILE

PARCEL NUMBER: 12-13-14-226-023

ZONED DISTRICT: MZ, R-1-C, C-1

REASON: Petitioner seeks permission to conduct annual fair.

ORDINANCES and REQUIREMENTS:

SECTION 4.35 CIRCUSES, FAIRS, CARNIVALS AND SIMILAR USES. Fairs require the approval of the Zoning Board of Appeals.

VARIANCES REQUESTED: Permission to:

To conduct annual spring fair in the parking lot from Friday, May 17th, to Sunday, May 19th, 2024, from:

Friday	4 P.M. to 12 A.M.
Saturday	Noon to 12 A.M.
Sunday	Noon to 11 P.M.

Music to be lowered at 10 p.m. each night.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 02/16/2024 02/21/2024 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: WARREN WOODS TOWER BOOSTER CLUB

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

SECTION 4.35 FAIRS

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

dwenson, Zoning Inspector

2/16/24
40195
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: Warren Woods Tower Booster Club

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Warren Woods Public Schools

[REDACTED]

Name of Representative: Tyson Chamberlain Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 13400 E. 12 Mile Rd. Warren, MI 48088

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

Purpose of Request: We are a non-Profit Organization that Raises money for Extra needs for Warren Woods Tower High School. Friday May 17 4-10pm Sat. May 18 12pm-12am, Sun May 19 noon-11pm. Music will be Lowercase @ 10pm each night

Please explain the nature of your hardship:

To raise Additional Fund for School Activities. The money raise through the fair goes back to use towards Events at our High School

Signature: [Signature] Date: 2-9-24

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 Stacey Denewith-Fici

OF Name(s) of Person(s) [Redacted] [Redacted] [Redacted]

Address, City, State Zip Telephone
THE Superintendent OF Warren Woods Public schools

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 Jason Chamberlain *
Name(s) of Person(s)

THE Vice President OF Warren Woods Tower Booster Club *
Title of Officer Name of Company

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.
SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 13th DAY OF February, 20 24, BEFORE ME PERSONALLY CAME
Stacey Denewith-Fici, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT she DID SO OF her OWN FREE WILL AND DEED.

JACQUELYN M. MIRACLE
Notary Public, State of Michigan
County of Macomb
My Commission Expires 11/04/2027
Appearing in the County of Macomb

[Signature]
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 11/04/2027

NOTICE TO OWNER

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

JP TH PROPERTIES, LLC



January 17, 2024

Ms. Stacey Denewith-Fici
Warren Woods Public Schools



Re: Southwest corner of 12 & Mile and Schoenherr, Warren, Michigan

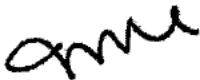
Ms. Denewith-Fici,

You have our approval to use our property, as referenced above, that is directly north of the Tim Horton's for the fair from May 14, 2024 through May 22, 2024.

Please forward a Certificate of Insurance prior to the start of the Fair.

If you need anything additional, please contact me.

Sincerely,



Joseph Paluzzi
JP TH PROPERTIES, LLC

13400 Twelve Mile
LEGAL DESCRIPTION: 13-14-226-023

3/11/2020

VARIANCES REQUESTED: Permission to
Conduct annual spring fair in the parking lot from Friday, May
15 to Sunday, May 17, 2020 from:
Friday 4:00 p.m. to 12:00 a.m.
Saturday Noon to 12:00 a.m.
Sunday Noon to 11:00 p.m.

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

13400 TWELVE MILE
LEGAL DESCRIPTION: 13-14-226-023

03/09/2022

VARIANCES REQUESTED: Permission to

Conduct annual spring fair in the parking lot from Friday, May
20th to Sunday, May 22, 2022 from:
Friday 4pm to 12am
Saturday Noon to 12am
Sunday Noon to 11pm

The petitioner's request was **APPROVED** with the condition that
music be shut off by 10:00 pm.

12

PUBLIC HEARING: April 6, 2023 APPLICANT: Warren Woods Tower Booster Club REPRESENTATIVE: Jason Chamberlin

COMMON DESCRIPTION: 13400 Twelve Mile

LEGAL DESCRIPTION: 13-14-226-023 & -024 ZONE: MZ, R-1-C, C-1

VARIANCES REQUESTED: Permission to conduct annual spring fair in the parking lot from

Friday, May 19th to Sunday, May 21, 2023 from:

Friday 4pm to 12am

Saturday Noon to 12am

Sunday Noon to 11pm Music to be lowered at 10pm each night.

The petitioner's request was APPROVED as written.

PUBLIC HEARING: 3/14/2018

APPLICANT: WARREN WOODS TOWER HS
BOOSTER CLUB

REPRESENTATIVE: NORBERT COLES
COMMON DESCRIPTION: 13400 TWELVE MILE
LEGAL DESCRIPTION: 13-14-226-023
ZONE: MZ, R-1-C, C-1

VARIANCES REQUESTED: PERMISSION TO
CONDUCT ANNUAL SPRING FAIR IN THE PARKING LOT FROM FRIDAY, MAY 18, TO SUNDAY, MAY 20,
FROM:

FRIDAY: 4 P.M. TO 12 A.M.
SATURDAY: 12 P.M. TO 12 A.M.
SUNDAY: 12 P.M. TO 11 P.M.

ORDINANCES AND REQUIREMENTS:
SECTION 4.35: FAIRS REQUIRE THE APPROVAL OF THE ZONING BOARD OF APPEALS.

THE PETITIONER'S REQUEST WAS GRANTED AS WRITTEN WITH THE CONDITION THAT ALL MUSIC BE
SHUT OFF AT 10:00 P.

PUBLIC HEARING: 2/13/2019

APPLICANT: NORBERT COLES

REPRESENTATIVE: SAME AS ABOVE.
COMMON DESCRIPTION: 13400 TWELVE MILE
LEGAL DESCRIPTION: 13-14-226-023
ZONE: MZ, R-1-C, C-1

VARIANCES REQUESTED: PERMISSION TO
TO CONDUCT ANNUAL SPRING FAIR IN THE PARKING LOT FROM FRIDAY, MAY 17, 2019 TO SUNDAY,
MAY 19, 2019 FROM:

FRIDAY 4:00 P.M. TO 12:00 A.M.
SATURDAY NOON TO 12:00 A.M.
SUNDAY NOON TO 11:00 P.M.

ORDINANCES AND REQUIREMENTS:
SECTION 4.35: FAIRS REQUIRE THE APPROVAL OF THE ZONING BOARD OF APPEALS.

THE PETITIONER'S REQUEST WAS APPROVED WITH THE CONDITION THAT ALL MUSIC BE SHUT OFF AT
10:00 P.M.M.

13400 Twelve Mile
LEGAL DESCRIPTION: 13-14-228-023

4/20/2017

VARIANCES REQUESTED: Permission to
conduct annual spring fair in the parking lot from Friday, May 19 to
Sunday, May 21 from:

Friday 4 p.m. to 12 a.m.
Saturday noon to 12 a.m.
Sunday noon to 11 p.m.

The Petitioner's request was **GRANTED** with the amendments to the
initial request for the beginning hours. Along with the Condition:
that the music is turned off at 10:00 p.m. for each of the three
days.

13400 Twelve Mile Road
LEGAL DESCRIPTION: 13-14-228-013

4/27/2016

VARIANCES REQUESTED: Permission to
conduct Annual Spring Fair in the parking lot from Friday, May
20, 2016 to Sunday, May 22, 2016 as follows:
Friday, May 20, 2016 4 p.m. to 12 a.m.
Saturday May 21, 2016 noon to 12 a.m.
Sunday May 22, 2016 noon to 11 p.m.

Petitioner's request was **GRANTED** with the condition all music
be turned off by 10 p.m.

13400 12 Mile

4/22/16

PUBLIC HEARING **APPLICANT:** Warren Woods Tower Booster Club
REPRESENTATIVE: Mr. Norbert Coles
COMMON DESCRIPTION: 13400 Twelve Mile Road
LEGAL DESCRIPTION: 13-14-228-013
ZONE: R-1-D

VARIANCES REQUESTED: Permission to
conduct annual spring fair on the parking lot from as per the plan:
Friday, May 15, 2016, to Sunday May 17, 2016, as follows:
May 15, 2016 -Friday 4 p.m. to 11 p.m.
May 16, 2016 -Saturday noon to 11 p.m.
May 17, 2016 -Sunday noon to 10 p.m.

The Petitioner's request was **GRANTED** with the Condition that the music is to be
turned off each night by 10:00 p.m.

4/10/2013

13400 Twelve Mile

Warren Woods Tower Booster Club, 13400 Twelve Mile Road, 13-14-
228-001, 009, 013, 015, 019, 021, petitioner was **GRANTED** permission
to conduct Annual Spring Fair on the School Parking Lot as follows:
May 16, 2013 Thursday - 4:00 p.m. to 11:00 p.m.
May 17, 2013 Friday - 4:00 p.m. to 11:00 p.m.
May 18, 2013 Saturday - 10:00 a.m. to 11:00 p.m.
May 19, 2013 Sunday - 11:00 a.m. to 10:00 p.m.

WITH THE FOLLOWING CONDITION: The music will be turned off
at 10:00 p.m. each night.

4/11/2012

13400 Twelve Mile

Warren Woods Tower Booster Club, 13400 12 Mile Rd., also
known as 13-14-228-009, 015, 019, 023, 024; **GRANTED**
Permission to conduct annual spring fair on the school
parking lot from Thursday, May 17, 2012 through Sunday,
May 20, 2012 as follows: Thursday, May 17, 2012 from 4:00
p.m. to 11:00 p.m.; Friday, May 18, 2012 from 4:00 p.m. to
11:00 p.m.; Saturday, May 19, 2012 from 10:00 a.m. to
11:00 p.m.; and Sunday, May 20, 2012 from 11:00 a.m. to
10:00 p.m. Adding the condition that the parent
volunteers be situated on the Schoenherr side of the
road and advise people to cross at the light.

13400 Twelve Mile**5/11/2011**

Warren Woods Tower High School Booster Club, 13400 12 Mile Road, Also Known As 13-14-226-001, 007, 009, 013, 015, GRANTED the following request: Permission to conduct Annual "May Fair" on the school parking lot as follows: Thursday, May 19, 2011 from 8:00 p.m. to 10:00 p.m., Friday, May 20, 2011 from 4:00 p.m. to 11:00 p.m., Saturday, May 21, 2011 from 12:00 noon to 11:00 p.m., Sunday, May 22, 2011 from 12:00 noon to 10:00 p.m. With the condition that personnel be assigned to monitor and direct parking and street crossings.

13400 Twelve Mile**4/14/10**

Warren Woods Tower High School Booster Club, 13400 12 Mile, Also Known As 13-14-226- 001, 007, 009, 013, 015, GRANTED request to conduct annual "May Fair" on the school parking lot from Thursday, May 20, 2010 to Sunday, May 23, 2010 as follows: Thursday 4:00 p.m. to 10:00 p.m.; Friday 4:00 p.m. to 10:00 p.m.; Saturday 12:00 noon to 11:00 p.m.; Sunday 12:00 noon to 10:00 p.m. With the following condition: All music associated with the rides or other activities will cease at 10:00 p.m. during each and every day of operation.

13400 Twelve Mile**4/22/09**

WARREN WOODS TOWER BOOSTER CLUB, STACEY DENEWITH-FICI, SUPERINTENDENT, 13400 Twelve Mile, Also Known As 13-14-226-001, 13-14-226-007, 13-14-226-009, 13-14-226-013 & 13-14-226-015 - GRANTED request to conduct annual "May Fair" on the school parking lot from Thursday, May 14, 2009 through Sunday May 17, 2009 as follows: Thursday, 6 p.m. to 10 p.m., Friday 4 p.m. to 11 p.m., Saturday, Noon to 11 p.m. and Sunday, Noon to 10 p.m.

3/26/2008**13400 12 Mile**

WARREN WOODS TOWER BOOSTER CLUB, DR. ROBERT LIVERNOIS, SUPERINTENDENT, 13400 Twelve Mile, Also Known As 13-14-226-001, 13-14-226-007, 13-14-226-009, 13-14-226-013, 13-14-226-015 - GRANTED request to conduct annual "May Fair" on the school parking lot as follows: Thursday, May 15, 2008 from 4 p.m. to 10 p.m., Friday May 16, 2008 from 4 p.m. to 11 p.m., Saturday, May 17, 2008 from Noon to 11 p.m. and Sunday, May 18, 2008 from Noon to 10 p.m.

3/14/2007**13400 Twelve Mile**

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, Also Known As 13-14-226-001, 13-14-226-009, 13-14-226-013, 13-14-226-015, 13-14-226-019, 13-14-226-021 - GRANTED request to conduct annual spring fair on the school parking lot as follows: Thursday May 17, 2007 from 4 p.m. to 10 p.m., Friday, May 18, 2007 from 4 p.m. to 11 p.m., Saturday, May 19, 2007 from 12 Noon to 11 p.m. and Sunday May 20, 2007 from 12 Noon to 10 p.m.

13400 Twelve Mile

3/22/2006

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, Also Known As 13-14-226-001, 13-14-226-007, 13-14-226-009, 13-14-226-013 and 13-14-226-015 - **GRANTED** request conduct annual Spring Fair on the School parking lot as follows: Thursday, May 18, 2006 from 6 p.m. to 10 p.m., Friday, May 19, 2006 from 4 p.m. to 11 p.m., Saturday, May 20, 2006 from 12 noon to 11 p.m. and Sunday, May 21, 2006 from 12 noon to 10 p.m.

13400 Twelve Mile

4/13/05

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, 13-14-226-001, 13-14-226-007, 13-14-226-009, 13-14-226-013 & 13-14-226-015 - **GRANTED** request to conduct annual Spring Fair on the School parking lot as follows: Thursday, May 12, 2005 from 6 p.m. to 10 p.m., Friday, May 13, 2005 from 4 p.m. to 11 p.m., Saturday May 14, 2005 from 12 Noon to 11 p.m. and Sunday, May 15, 2005 from 12 Noon to 10 p.m. **WITH THE CONDITION** that the petitioner will address the safety problem of the patrons crossing Schoenherr, with their security.

13400 Twelve Mile

3/10/2004

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, Also Known As 13-14-226-009, 13-14-226-013, 13-14-226-015, 13-14-226-019, and 13-14-226-021 - **GRANTED** request to conduct annual spring fair on the school parking lot as follows: Thursday, May 13, 2004, from 6:00 p.m. to 10:00 p.m., Friday, May 14, 2004, from 4:00 p.m. to 11:00 p.m., Saturday, May 15, 2004, from 12 noon to 11:00 p.m. and Sunday, May 16, 2004, from 12 noon to 10:00 p.m.

13400 Twelve Mile

2/26/2003

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, Also Known As 13-14-226-009, 13-14-226-013, 13-14-226-015, 13-14-226-019 and 13-14-226-021 - **GRANTED** request to conduct annual spring fair on the school parking lot as follows: Thursday May 15, 2003, from 6:00 p.m. to 10:00 p.m., Friday, May 16, 2003 4:00 p.m. to 11:00 p.m., Saturday, May 17, 2003, from 12 noon to 11:00 p.m. and Sunday, May 18, 2003, from 12 noon to 10:00 p.m. **WITH THE CONDITION** that a letter will be faxed or presented to the City Attorney's Office indicating that Mr. Lewinski was indeed authorized to represent the Warren Woods Booster Club.

13400 Twelve Mile

3/27/2002

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, Also Known As 13-14-226-001, 13-14-226-007, 13-14-226-009, 13-14-226-013 & 13-14-226-015 - **GRANTED** request to conduct Annual Spring Fair on the school parking lot as follows: Thursday, May 16, 2002 from 6:00 p.m. to 10:00 p.m., Friday May 17, 2002 from 4:00 p.m. to 11:00 p.m., Saturday, May 18, 2002, from 12 noon to 11:00 p.m. and Sunday May 19, 2002, from 12 noon to 10:00 p.m.

13400 12 Mile

3/14/2001

WARREN WOODS TOWER BOOSTER CLUB, 13400 Twelve Mile, Also Known As 13-14-226-009, 13-14-226-013, 13-14-226-015, 13-14-226-019, 13-14-226-021 - GRANTED request to conduct annual Spring Fair on the school parking lot as follows: Thursday May 17, 2001, from 5:00 p.m. to 11:00 p.m., Friday May 18, 2001 from 3:30 p.m. to 12:00 midnight, Saturday, May 19, 2001, 12:00 noon to 12:00 midnight, Sunday, May 20, 2001, from 12:00 noon to 11:00 p.m.

13400 Twelve Mile

4-12-00

Also known as 13-14-226-009, 13-14-226-013, 13-14-226-015, 13-14-226-019, 13-14-226-021

Warren Woods Tower Booster Club - GRANTED request to conduct an annual Spring Fair on the school parking lot from May 18, 2000 to May 21, 2000.

13400 Twelve Mile

4/14/99

Also known as 13-14-227-001, 13-14-226-009, 13-14-226-013 & 13-14-227-015

Warren Woods Tower Booster Club GRANTED request to conduct an annual spring fair on the school parking lot from May 13, 1999, to May 16, 1999.

4-8-98

13400 Twelve Mile

Also known as 13-14-226-001, 13-14-226-009, 13-14-226-013, 13-14-226-015, and 13-14-226-015

Warren Woods Tower Booster Club- GRANTED permission to conduct an annual spring fair on the school parking lot from May 13, 1998 to May 17, 1998, with the stipulation that there be no moonwalk or lawn signs.

13400 Twelve Mile

Warren Woods Tower Booster Club

Granted permission to conduct annual Spring Fair on the school parking lot from May 14 through May 18, 1997, with the condition they do not have a moonwalk, they do not have any lawn signs scattered throughout the city, and they abide by all city ordinances.

April 9, 1997

13400 Twelve Mile

Warren Woods Booster Club

Granted permission to construct the annual spring fair on school property from May 15 through May 19, 1996, with the condition they do not have a moonwalk.

April 10, 1996

13400 Twelve Mile Road

WARREN WOODS TOWER BOOSTER CLUB

GRANTED permission to conduct a School Fair from May 17 through May 21, 1995, with the condition they do not have a moonwalk.

March 8, 1995

13400 Twelve Mile Road

Warren Woods Tower Booster Club

GRANTED permission to conduct annual Spring Fair on the school grounds from May 11 through May 15, 1994, with the condition they do not have a moonwalk.

March 9, 1994

13400 Twelve Mile Rd.

Warren Woods Tower Booster Club

GRANTED permission to conduct a fair on the school parking lot from May 12 through May 16, 1993.

March 10, 1993

13400 Twelve Mile

WARREN WOODS TOWER BOOSTER CLUB

GRANTED PERMISSION AT THE MEETING: 3-25-92
To conduct annual spring fair on the school
parking lot from May 13 through May 17, 1992.

13400 Twelve Mile Rd.

Warren Woods Tower Booster Club

At the meeting held on Wednesday, March 27, 1991 permission was granted to operate the annual spring fair on the school parking lot from May 15 through May 19, 1991, with the stipulation that there be no moonwalk.

13400 Twelve Mile

Warren Woods Tower Booster Club

GRANTED permission at the meeting of 3-14-90 to conduct annual Spring Fair on the school parking lot from May 16 through May 20, 1990.

13400 Twelve Mile

Warren Woods Tower Booster Club

GRANTED permission at the meeting of 3/8/89 to conduct their annual Spring Fair on the school parking lot from May 17 through May 21, 1989.

13400 Twelve Mile Road

Warren Woods Tower Booster

Granted permission at the meeting of 3-9-88 to conduct an annual Spring Fair on the school parking lot from May 18 thru May 22, 1988.

13400 Twelve Mile Road

Warren Woods Tower Booster

Granted permission at the meeting of 2-11-87 to conduct an annual Spring Fair on the school parking lot from May 13 through May 17, 1987.

13400 Twelve Mile Road

Warren Woods Tower Booster

Granted permission at the meeting of 4-30-86 to conduct an annual spring fair on the school parking lot from May 14 through May 18, 1986.

13400 Twelve Mile Road

Warren Woods - Tower Booster

Granted permission at the meeting of 4-8-85 to hold their Annual Spring Fair on the school parking lot from May 13 through May 19, 1985, inclusive. Also granted to waive the five (5) waiting period.

13400 Twelve Mile Road

Warren Woods Tower Booster Club

Granted permission at the meeting of 4-11-84 to hold a fair on the school parking lot from May 9 through May 13, 1984 inclusive.

13400 Twelve Mile Warren Woods Booster Club

At the meeting of 4-15-83 was GRANTED permission to hold a fair on the school parking lot from May 10 through May 15, 1983, inclusive.

13400 Twelve Mile

13400 Twelve Mile Road

Warren Woods Boosters Club

Granted permission at the meeting of 4-14-82 to hold a fair on the school parking lot from May 11 thru May 16, 1982 inclusive.

13400 Twelve Mile Road

Warren Woods Boosters Club

Granted permission at the meeting of 4-8-81 to hold a fair on the school parking lot from 4-29 thru 5-3-81 incl.

13400 Twelve Mile Rd.

Warren Woods Boosters Club

GRANTED permission to hold a fair on school parking lot from April 30 thru May 4, 1980 inc. with condition a guard is stationed to insure no fair goers park in the medical bldg. parking lot while the doctors are there.

13400 TWELVE MILE

Warren Woods Boosters Club

GRANTED--permission to conduct a fair on the school parking lot May 4, through May 6, 1979, inclusive.
MEETING OF April 25, 1979.

Warren Woods Booster Club.

13400 Twelve Mile

GRANTED permission at the meeting of 4/12/78 to hold a fair on the school parking lot from May 5, through May 7, 1978

WARREN WOODS BOOSTER CLUB

13400 TWELVE MILE ROAD

GRANTED PERMISSION AT MEETING OF APRIL 13 1977 TO HOLD A FAIR ON THE SCHOOL PARKING LOT FROM MAY 4 THROUGH MAY 8, 1977.

13400 E. Twelve Mile Rd.

Warren Woods Booster Club

Request granted at the Meeting of Jan. 29, 1975
to hold Booster Club Fair on school parking lot
April 29 thru May 4, 1975.

Request granted at Meeting of April 14, 1976 to
conduct a fair from April 27 thru May 2, 1976.

13400 E. Twelve Mile Rd.

Warren Woods Booster Club

Request granted at the Meeting of March 27, 1974 to hold
a Booster Club Fair on the school parking lot from May 1
through May 5, 1974.

13400 E. Twelve Mile Rd.

Warren Woods Booster Club

Request granted at the Meeting of March 28, 1973 to
conduct a fair from May 4 through May 6 inc.

13400 Twelve Mile Rd.

Warren Woods Public Schools

Request granted at the Meeting of October 25, 1972 to
install three strands of barbed wire around football
field.

13400 E. Twelve Mile Rd.

Warren Woods Booster Club
27578 Dover

Request granted at the Meeting of May 10, 1972.

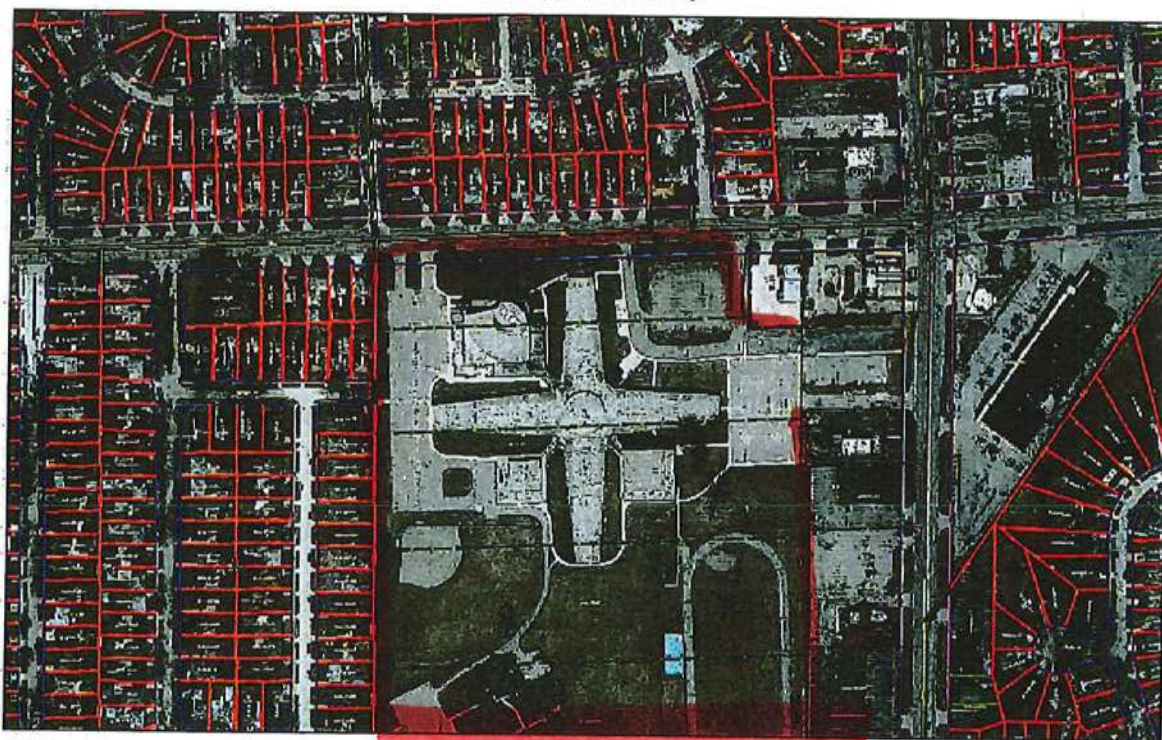
13400 E. Twelve Mile Rd.

Warren Woods Booster Club

Rep: Arnold O. Silverman
27578 Dover Dr.

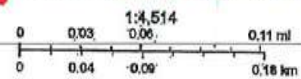
Request granted at the Meeting of Sept. 22, 1971.

ArcGIS Web Map



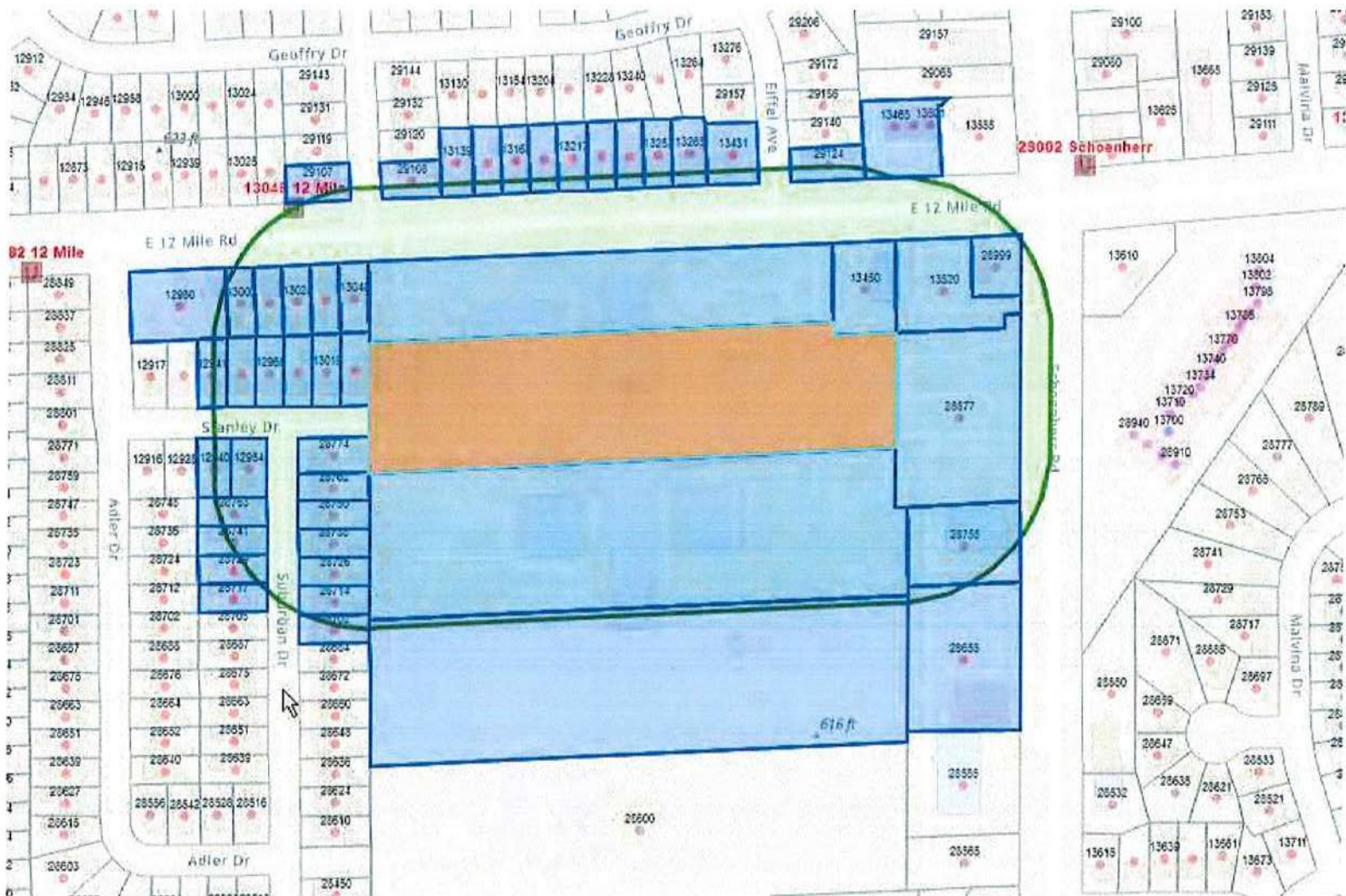
2/2/2022, 11:47:53 AM

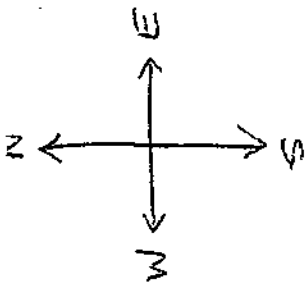
- | | | | |
|--------------------------|------------------------------|---------------------|------------------|
| Pinned Area Boundaries | Property Lines - Core | 107 - ParcelWater | 201 - SubClosure |
| Property Area Boundaries | 100 - Parcel | 108 - ParcelCombine | 202 - ParcelRoad |
| Property Lines - Retired | 101 - ParcelROW | 109 - ParcelSplit | 205 - TwpClosure |
| | 106 - ParcelWaterCombine | | |



ArcGIS WebAppBuilder
This layer is visible at all scales. [This layer is visible between the scale 1:1 - 1:20,000.]

46





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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: MARCH 13, 2024 at 7:30 P.M.

Applicant: WARREN WOODS TOWER BOOSTER CLUB
Common Description: 13400 TWELVE MILE

VARIANCE(S) REQUESTED: Permission to:

Conduct annual spring fair in the parking lot from Friday, May 17th to Sunday, May 19, 2024 from: Friday, 4:00 p.m. to 12:00 a.m.; Saturday, Noon to 12:00 a.m.; Sunday, Noon to 11:00 p.m. Music to be lowered at 10:00 p.m. each night.

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: 14 MILE TENT LLC

REPRESENTATIVE: EDDIE H BABBIE

COMMON DESCRIPTION: 32800 RYAN

PARCEL NUMBER: 12-13-05-101-039

ZONED DISTRICT: C-1

REASON: Petitioner seeks to operate a seasonal outdoor sales of fireworks for which there is insufficient parking.

ORDINANCES and REQUIREMENTS:

SECTION 4.32 OFF STREET PARKING REQUIREMENTS (H) 22: One (1) parking space required for each 150 sf of floor space and outdoor sales areas combined.

SECTION 4.52 STANDARDS FOR TEMPORARY OUTDOOR RETAIL SALES APPROVAL. (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

VARIANCES REQUESTED: Permission to:

- 1) Conduct a seasonal outdoor sales operation in an area of 20 ft. x 20 ft. (400 sq. ft.), from June 23, 2024 through July 5, 2024 from 10 AM to 10 PM.
- 2) Waive 14 off-street parking spaces for the outdoor sale and where the tent is located.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/17/2024 01/22/2024 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: 14 MILE TENT LLC

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

**SECTION 4.52 (D): SALES ACTIVITY OR DISPLAY OF
MERCHANDISE**

SECTION 4.32 (H) 22: OFF-STREET PARKING REQUIREMENTS

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

dwenson, Zoning Inspector

\$195 SW 1/17/24
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: 14 Mile Tent LLC

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Babbie Enterprises, LLC

Name of Representative: Eddie Babbie Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 32800 Ryan Rd, Warren, MI 48092

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

Purpose of Request: Outdoor Fire Works Sales, From June 23rd
till July 5th. 20x20 (Reduced) from Approved 20x30

Please explain the nature of your hardship:

We have been doing this for our third year, we have done a great job
following city, state guidelines all Required Safety 300 ft and sign requirements,
we offer security vehicle with flashers to make sure customers are safe.
Plenty of lighting. Tent also will have water tanks for extra secure.
and also kept in areas to protect from vehicles, Safety is first.

Signature: [Signature] Date: 1/16/2024

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 Eddie H. Babbie
Name(s) of Person(s)

OF [REDACTED]

Address, City, State Zip Telephone

THE Manager OF 14 Mile Tent, LLC
Title of Officer Name of Company

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

I /RECORDED LAND CONTRACT PURCHASER(S) X /RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

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

THE _____ OF _____ *
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 17 DAY OF January, 2028, BEFORE ME PERSONALLY CAME
Eddie H. Babbie, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.

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

[Signature]
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 6/8/2028

NOTICE TO OWNER

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

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.

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.

Temporary tent to be used for 10 days and removed!

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.

Everything will remain as is this tent will be placed in a designated area of the property as shown on plans and removed after.

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

32800-32790 Ryan

8/9/06

BABBIE ENTERPRISES LLC, EDDIE BABBIE, MANAGER, 32800-32790 Ryan, Also Known As 13-05-101-015, 13-05-101-006 and 13-05-101-007 – **TABLED** request to the meeting of August 23, 2006.

32800-32790 Ryan

8/23/06

BABBIE ENTERPRISES LLC, EDDIE BABBIE, MANAGER, 32800-32790 Ryan, Also Known As 13-05-101-015, 13-05-101-006 and 13-05-101-007 – **GRANTED** request to construct one (1) monument sign, 11' x 15' (165 sq. ft.) 13' high, on a 2' brick pedestal base and frame, to no less than 3' of the front property line on Ryan for the new strip shopping center.

32800 RYAN

06/09/2021

LEGAL DESCRIPTION: 13-05-101-039

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 30' (600 square ft.) from June 21, 2021 through July 5, 2021 from 10:00 a.m. to 9:00 p.m.
- 2) Waive 14 off-street parking spaces for the outdoor sale and where the tent is located.

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

32800 RYAN

04/13/2022

LEGAL DESCRIPTION: 13-05-101-039

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation in an area of 20 ft. x 30 ft. (600 square ft.) from June 21, 2022 through July 5, 2022 from 10am to 9pm.

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

PUBLIC HEARING: March 8, 2023 APPLICANT: 14 Mile Tent LLC
REPRESENTATIVE: Eddie H Babbie COMMON DESCRIPTION: 32800 Ryan
LEGAL DESCRIPTION: 13-05-101-039 ZONE: C-1

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20 x 20 = 400 square ft. from June 23, 2023 through July 5, 2023 from 10:00 a.m. to 10:00 p.m.
- 2) Waive 14 off-street parking spaces for the outdoor sale and where the tent is located.

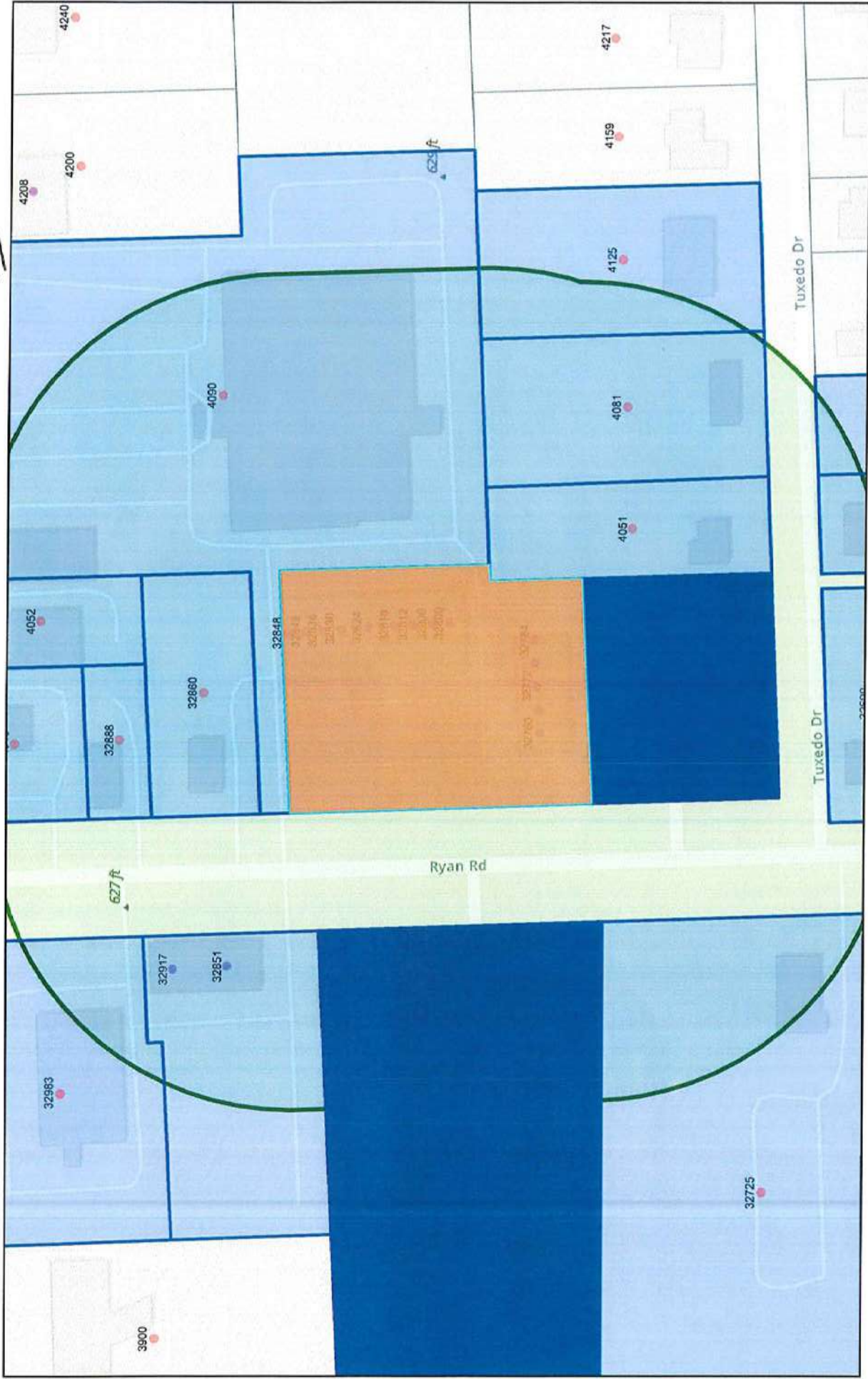
The petitioner's request was APPROVED as written.

2023 WARREN



32800 Ryan - 13-05-101-039

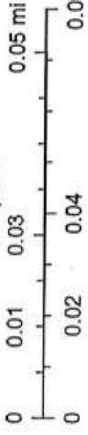
17



2/22/2024, 3:14:05 PM

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

1:2,257



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

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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: MARCH 13, 2024 at 7:30 P.M.

Applicant: 14 MILE TENT LLC
Common Description: 32800 RYAN

VARIANCE(S) REQUESTED: Permission to:

- 1) Conduct a seasonal outdoor sales operation in an area of 20 ft. x 20 ft. (400 square ft.) from June 23, 2024 through July 5, 2024 from 10:00 a.m. to 10:00 p.m.
- 2) Waive 14 off-street parking spaces for the outdoor sale and where the tent is located.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: MICHAEL PAUL KANAKRY & JENA NOLA

REPRESENTATIVE: CAREN M BURDI

COMMON DESCRIPTION: 5821 THIRTEEN MILE

PARCEL NUMBER: 12-13-05-476-006

ZONED DISTRICT: MZ, C-2, P

REASON: Petitioner seeks to conduct temporary outdoor sales of flowers, fireworks, and pumpkins.

ORDINANCES and REQUIREMENTS:

SECTION 4.52 STANDARDS FOR TEMPORARY OUTDOOR RETAIL SALES APPROVAL. (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

VARIANCES REQUESTED: Permission to:

1. Conduct seasonal outdoor sales in an area 30' x 60'=1800 sq. ft. from 4/1/2024 thru 7/15/2024 (flower sales.)
2. Conduct a second seasonal outdoor sales operation of fireworks in an area of 30' x 60' (1800 sf), from June 15, 2024 through July 7, 2024 from 10:00 A.M. TO 10:00 P.M.
3. Conduct seasonal outdoor sales of pumpkins, in an area of 30' x 600'=1800 sf., from September 1, 2024 to November 1, 2024.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/23/2024 01/23/2024 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: MICHAEL PAUL KANAKRY & JENA NOLA

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 4.52 OUTDOOR SALES

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

dwenson, Zoning Inspector

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED

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

CITY OF WARREN ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: MICHAEL PAUL KAWAKRY & JERUNA NOLA

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) MATT & MASOUD SHAMIR

Name of Representative: CAREN BURDI Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 5821 EAST 13 MILE

Parcel I.D. No. (as shown on tax bill): 13-05476006

Purpose of Request: TO CONDUCT TEMPORARY FLOWERS SALE

FROM APRIL 1 TO JULY 15-2024 30 BY 60 TENT WITH

28 TABLES 7X32 SHOWN ON PAGE 2 FIRE WORK FROM JUNE 15 TO

JULY 7-2024 30X60 TENT, PUMPKIN SALE FROM SEPT 15 TO NOV 1

WITH 30X60 TENT

Please explain the nature of your hardship:

TEMPORARY OUTDOOR SALE REQUIRE THE

APPROVAL OF BOARD, THE VARIANCE

REQUEST WILL NOT BE A DETERIMENT TO

ADJACENT PROPERTY OWNER

Signature: [Signature] Date: 1/28/24

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 13 mile L.L.C. MATT SHARGO
Name(s) of Person(s)

OF _____
Address, City, State

THE owner OF 13 mile L.L.C. Zip Telephone

Title of Officer Name of Company

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

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Michael PAUL KAWAKRY *
Name(s) of Person(s)

THE _____ OF X 13 mile & mound LLC *
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

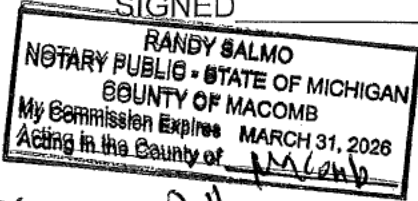
FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb



ON THIS 23rd DAY OF January, 2024, BEFORE ME PERSONALLY CAME
Masoud Shargo, 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.

Randy Salmo
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: March 31, 2026

NOTICE TO OWNER

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

5821 THIRTEEN MILE

05/11/2022

LEGAL DESCRIPTION: 13-05-476-006

VARIANCES REQUESTED: Permission to

- 1) Conduct seasonal outdoor sales in an area of 40' x 60' = 2,400 square ft. from 4/1/2022 through 12/31/2022 (flower sales from 4/1/2022 through 11/30/2022 and Christmas trees sales from 11/15/2022 through 12/31/2022).
- 2) Conduct a second seasonal outdoor sales operation in an area of 40' x 60' (2,400 square ft.) from June 15, 2022 through July 5, 2022 from 10am to 10pm.

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

5821 THIRTEEN MILE

04/27/2022

LEGAL DESCRIPTION: 13-05-476-006

VARIANCES REQUESTED: Permission to

- 1) Conduct seasonal outdoor sales in an area 40' x 60' = 2,400 square ft. from 4/1/2022 through 12/31/2022 (flower sales from 4/1/2022 through 11/30/2022 and Christmas trees sales from 11/15/2022 through 12/31/2022).
- 2) Conduct a second seasonal outdoor sales operation in an area of 40' x 60' (2,400 square ft.) from June 15, 2022 through July 5, 2022 from 10am to 10pm.

The petitioner's request was **RESCHEDULED** to May 11, 2022.

PUBLIC HEARING: 3/8/2023 APPLICANT: Mike's Fruit & Flower & Family Fun Fireworks, Michael Kanakry and Jenna Nola

REPRESENTATIVE: Caren M. Burdi

COMMON DESCRIPTION: 5821 Thirteen Mile

LEGAL DESCRIPTION: 13-05-476-006

ZONE: MZ, C-2, P

VARIANCES REQUESTED: Permission to

- 1) Conduct seasonal outdoor sales in an area 40' x 60' = 2,400 square ft. from 3/10/2023 through 12/22/2023 (flower sales and Christmas tree sales prior to Christmas.)
- 2) Conduct a second seasonal outdoor sales operation (fireworks) in an area of 40' x 60' (2,400 square ft.) from June 15, 2023 through July 5, 2023 from 10:00 a.m. to 10:00 p.m.

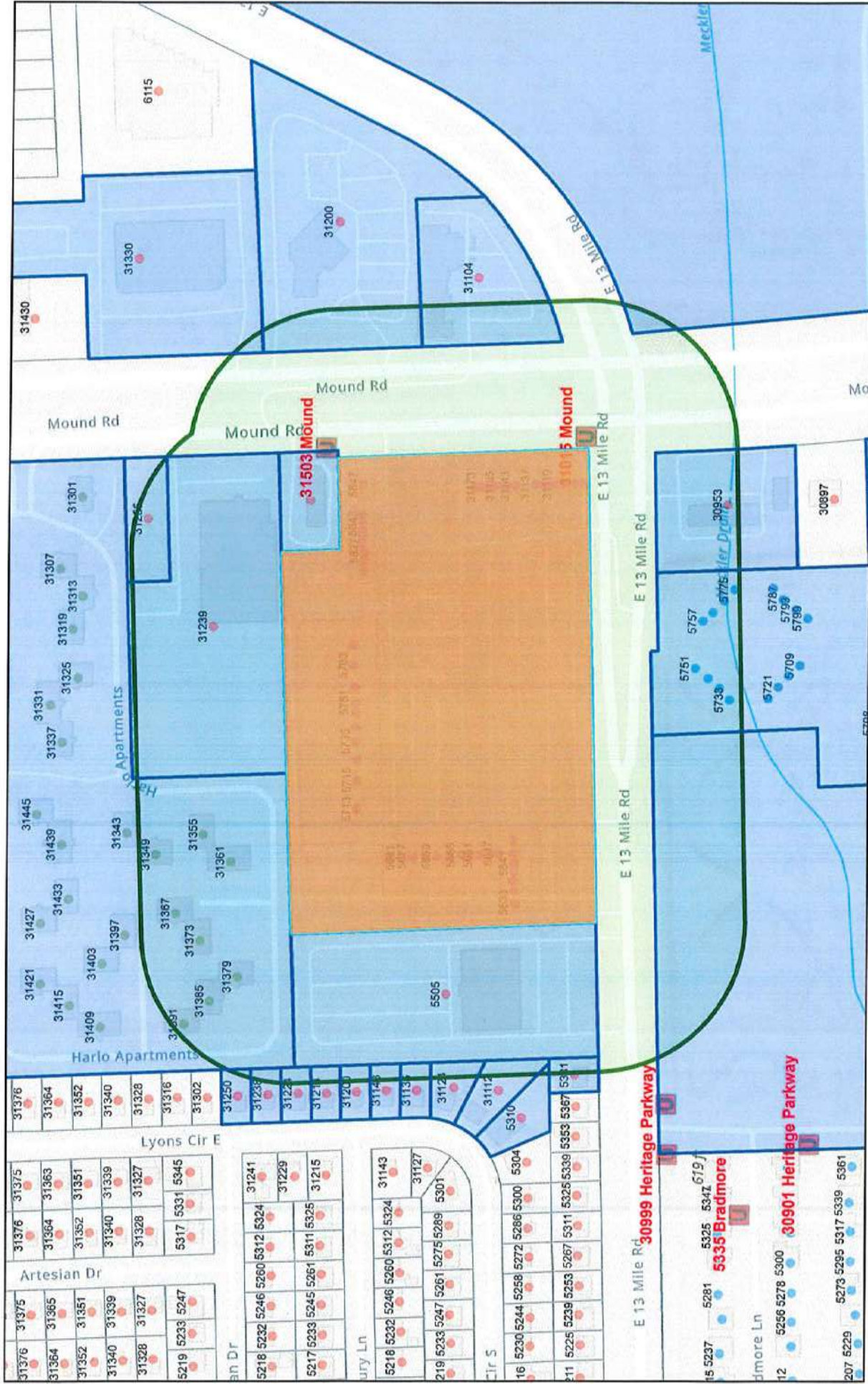
The petitioner's request was **APPROVED** with the following changes: Remove request #2; incorporate request number 2 into request 1 to read as 1) Conduct seasonal outdoor sales and fireworks in an area 40' x 60' = 2,400 square feet from 4/1/23-7/20/2023 and 9/1/2023-11/1/2023 from 9:00 a.m. to 10:00 p.m.

2021 WARREN



5821 Thirteen Mile - 13-05-476-006

22



2/22/2024, 3:03:55 PM

Utility Address Points

Building

Multi-Business

Site Address Point

Condominium

Apartment

Parcels

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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

Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCAN, Parks Canada

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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: MARCH 13, 2024 at 7:30 P.M.

Applicant: MICHAEL KANAKRY AND JENNA NOLA
Common Description: 5821 THIRTEEN MILE

VARIANCE(S) REQUESTED: Permission to:

- 1) Conduct seasonal outdoor sales in an area 30' x 60' = 1,800 square ft. from 4/1/2024 through 7/15/2024 (flower sales).
- 2) Conduct a second outdoor sales operation of fireworks in an area of 30' x 60' (1,800 square ft.) from June 15, 2024 through July 7, 2024 from 10:00 a.m. to 10:00 p.m.
- 3) Conduct seasonal outdoor sales of pumpkins, in an area of 30' x 60' = 1,800 square ft. from September 1, 2024 to November 1, 2024.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

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

APPLICANT: FAMILY FUN FIREWORKS MICHAEL PAUL KANAKRY JENNA NOLA

REPRESENTATIVE: CAREN BURDI

COMMON DESCRIPTION: 30800 HOOVER

PARCEL NUMBER: 12-13-11-101-033

ZONED DISTRICT: MZ, C-1, P, C-2

REASON: Petitioner seeks variances regarding temporary fireworks sales.

ORDINANCES and REQUIREMENTS:

SECTION 4.48 - TEMPORARY OUTDOOR RETAIL SALES IN COMMERCIAL AND INDUSTRIAL DISTRICTS. Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.

SECTION 4.32 (H) 22: One (1) parking space required for each 150 sq. ft. of floor space and outdoor sales areas combined.

.52 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

VARIANCES REQUESTED: Permission to:

1. Conduct a temporary outdoor retail sale without a permanent building.
2. Conduct a temporary outdoor sale in a 10' x 50' tent= 500 sf in a parking lot from 6/15/2024 through 7/7/2024 10 a.m. to 10 p.m. with a 10' buffer around the tent.
3. Waive 54 off-street parking spaces for the outdoor sales area and retail businesses combined.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/31/2024 02/07/2024 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: FAMILY FUN FIREWORKS MICHAEL PAUL KANAKRY
JENNA NOLA

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 4.48 TEMPORARY SALES
SECTION 4.52 STANDARDS FOR TEMPORARY RETAIL SALES
APPROVAL
SECTION 4.32 (H) PARKING.

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

dwenson, Zoning Inspector

Div #1954
11/12/17

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: Jenna NOLA FAMILY FUN FIREWORKS MICHAEL PAULKANAKRY

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) AT gmail.com
X JAMES ESSHAK

X [REDACTED]

Name of Representative: CAREN BURDI Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: X 30800 Hoover WARREN Mich

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

Purpose of Request: TO CONDUCT TEMPORARY OUTDOOR
SALE OF FIREWORKS from A JOBY 50 tent
from 6-15 TO 7-7-2024 from 10 AM TO 10 PM
with 10 foot Buffer around tent

Please explain the nature of your hardship:
TEMPORARY OUTDOOR SALE require the
APPROVAL of board. The VARIANCE
REQUEST WILL NOT be A detriment
TO adjoining Property Owner

Signature: X [Signature] Date: 1-25-24

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 JAMES ESSHAK
OF [REDACTED]
Address, City, State Zip Telephone
THE OWNER OF HOOVER CENTER - 30800 Hoover
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 CAREN BURDI ATTORNEY *
Name(s) of Person(s)
THE MICHAEL KAWALOFF OF EARL EARL ROSE *
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 Oakland

ON THIS 27th DAY OF January, 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 DID SO OF OWN FREE WILL AND DEED.

[Signature]
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 11/27/2029

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.

PUBLIC HEARING: 4/12/2023 APPLICANT: Family Fun Fireworks REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 30800 Hoover
LEGAL DESCRIPTION: 13-11-101-033 ZONE: MZ, C-1, P, C-2

ARIANCES REQUESTED: Permission to:

- 1) Conduct a temporary outdoor retail sale without a permanent building.
- 2)) Conduct a temporary outdoor sale in a 20' x 50' tent = 1,000 square ft. in a parking lot from 6/15/2023 through 7/5/2023, 9:00 a.m. to 9:00 p.m. with a 10' buffer around the tent.
- 3) Waive 54 off-street parking spaces for the outdoor sales area and retail businesses combined.

The petitioner's request was APPROVED as written.

PUBLIC HEARING: 3/10/2021
KANAKRY

APPLICANT: FAMILY FUN FIREWORKS – JENNA NOLA AND MIKE

REPRESENTATIVE:

CAREN M. BURDI

COMMON DESCRIPTION:

30800 HOOVER

LEGAL DESCRIPTION:

13-11-101-033

ZONE:

MZ, C-1, P, C-2

VARIANCES REQUESTED: PERMISSION TO

- 1) CONDUCT A TEMPORARY OUTDOOR FIREWORKS SALE OPERATION WITH A 20' X 50' TENT (1,000 SQUARE FT.) IN A PARKING LOT FROM JUNE 15, 2021 THROUGH JULY 7, 2021 FROM 10:00 A.M. TO 9:00 P.M., WITH A 10' BUFFER AROUND TENT.
- 2) WAIVE FIFTY-FOUR (54) OFF-STREET PARKING SPACES FOR THE OUTDOOR SALES AREA AND RETAIL BUSINESS COMBINED.

ORDINANCES AND REQUIREMENTS:

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

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

PUBLIC HEARING: 3/9/2022

APPLICANT: FAMILY FUN FIREWORKS

REPRESENTATIVE:

CAREN BURDI

COMMON DESCRIPTION:

30800 HOOVER

LEGAL DESCRIPTION:

13-11-101-033

ZONE:

MZ, C-1, P, C-2

VARIANCES REQUESTED: PERMISSION TO

- 1) CONDUCT A TEMPORARY OUTDOOR FIREWORKS SALE OPERATION WITH A 20' X 50' TENT (1,000 SQUARE FT.) IN A PARKING LOT FROM JUNE 15, 2022 THROUGH JULY 6, 2022, 9AM TO 10PM WITH A 10' BUFFER AROUND TENT.
- 2) WAIVE FIFTY-FOUR (54) OFF-STREET PARKING SPACES FOR THE OUTDOOR SALES AREA AND RETAIL BUSINESS COMBINED.

ORDINANCES AND REQUIREMENTS:

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

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

THE PETITIONER'S REQUEST WAS APPROVED WITH THE CONDITION TO HAVE ADDITIONAL WEIGHTS TO PREVENT THE COLLAPSE OF THE TENT IF HIGH WINDS. REQUEST 1) SHOULD READ 10AM TO 10PM. PETITIONER'S REQUEST WAS APPROVED AS WRITTEN.

PUBLIC HEARING: 3/13/2019

APPLICANT: 4 Z's LLC Fireworks

REPRESENTATIVE:

Caren M. Burdi

COMMON DESCRIPTION:

30800 Hoover

LEGAL DESCRIPTION:

13-11-101-033

ZONE:

MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 60' (1,200 square foot) tent in a parking lot from June 18, 2019 through July 8, 2019, from 10:00 a.m. to 10:00 p.m., with a 10' buffer around tent.
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

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

6. 6/10/2020

APPLICANT: Family Fun Fireworks

REPRESENTATIVE:

Caren Burdi

COMMON DESCRIPTION:

30800 Hoover

LEGAL DESCRIPTION:

13-11-101-033

ZONE:

MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 60' tent (1,200 square ft.) in a parking lot from June 15, 2020 through July 7, 2020 from 10:00 a.m. to 10:00 p.m., with a 10' buffer around the tent.
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

The petitioner's request was **APPROVED** with the following change to item number 1: 20' x 50' tent (1,000 square ft.).

30800 Hoover

4/11/2017

PUBLIC HEARING: **APPLICANT: Z&Z Fireworks & Michael P. Kanakry**
REPRESENTATIVE: Michael P. Kanakry
COMMON DESCRIPTION: 30800 Hoover
LEGAL DESCRIPTION: 13-11-101-033
ZONE: MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor fireworks sale operation with a 20' x 60' tent (1,200 sq. ft.) in a parking lot from June 18, 2017 through July 8, 2017; 10:00 a.m. to 10:00 p.m., with a 10' buffer around tent.
- 2) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

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

30800 Hoover

3/28/2018

PUBLIC HEARING: **APPLICANT: 4 Z's LLC Fireworks**
REPRESENTATIVE: Caren M. Burdi
COMMON DESCRIPTION: 30800 Hoover
LEGAL DESCRIPTION: 13-11-101-033
ZONE: MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

1. Conduct a temporary outdoor fireworks sale operation with a 20' x 60' tent (1,200 sq. ft.) in a parking lot from June 18, 2018 through July 8, 2018, 10:00 a.m. to 10:00 p.m., with a 10' buffer around tent.
2. Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

ORDINANCES and REQUIREMENTS:

Section 4.32 (H) 22: One (1) parking space required for each 150 sq. ft. of floor space and outdoor sales areas combined.

Section 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

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

30800 Hoover**4/13/2016**

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

APPLICANT: Z & Z Fireworks / Oak Ridge Market
 Mr. Caren M. Burd
 30800 Hoover Road
 13-11-101-033
 C-1 & P

VARIANCES REQUESTED: Permission to

- 1.) Conduct a temporary outdoor fireworks sale operation with a 20' x 60' tent (1,200 sq. ft.) in a parking lot (as per plan) from June 18, 2016 through July 5, 2016, 10:00 a.m. to 10:00 p.m., with a 10' buffer around tent.
- 2.) Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

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

30800 Hoover**4/8/15**

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

APPLICANT: Z & Z Fireworks/Oak Ridge Market
 Mr. Caren M. Burd
 30800 Hoover Road
 13-11-101-033
 C-1 & P

VARIANCES REQUESTED: Permission to
 Conduct a temporary outdoor fireworks sale operation 40' x 72' with a 20' x 80' tent (1,200 sq. ft.) in the parking lot (as per plan) of a market from June 18, 2016 through July 13, 2016, 10 a.m. to 10 p.m., with a 10' buffer around tent.
 Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

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

30800 Hoover**12/11/2013**

PUBLIC HEARING
 Kohler,

APPLICANT: Z & Z Fireworks/ Mr. Ron

Mr. Mike Kanakry

REPRESENTATIVE:
 COMMON DESCRIPTION:
 LEGAL DESCRIPTION:
 ZONE:

Mr. Charles Earl, Jr.
 30800 Hoover Road
 13-11-101-033
 C-1 & P

VARIANCES REQUESTED: Permission to:

1. Conduct a temporary outdoor fireworks sale operation 40' x 72' with a 20' x 60' tent (1,200 sq. ft.) in the parking lot (as per the plan) of a market from June 19, 2014 through July 5, 2014, 9a.m. to 9 p.m.
2. Waive fifty-four (54) off street parking spaces for the outdoor sales area and retail business combined.

Petitioner's request was **GRANTED**.

1/9/2013**30800 Hoover**

Oak Ridge Market/Ronald Kohler/Mike Kanakry, 30800 Hoover Road, 13-11-101-033, petitioner was **GRANTED** permission to:
 1. Conduct a temporary outdoor fireworks sale operation 40' x 72', with a 20' x 60' tent (1,200 sq. ft.), in the parking lot (as per plan) of a market from June 20, 2013, through July 5, 2013, 9:00 a.m. to 8:00 p.m.
 2. Waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

10/12/11**30800 Hoover**

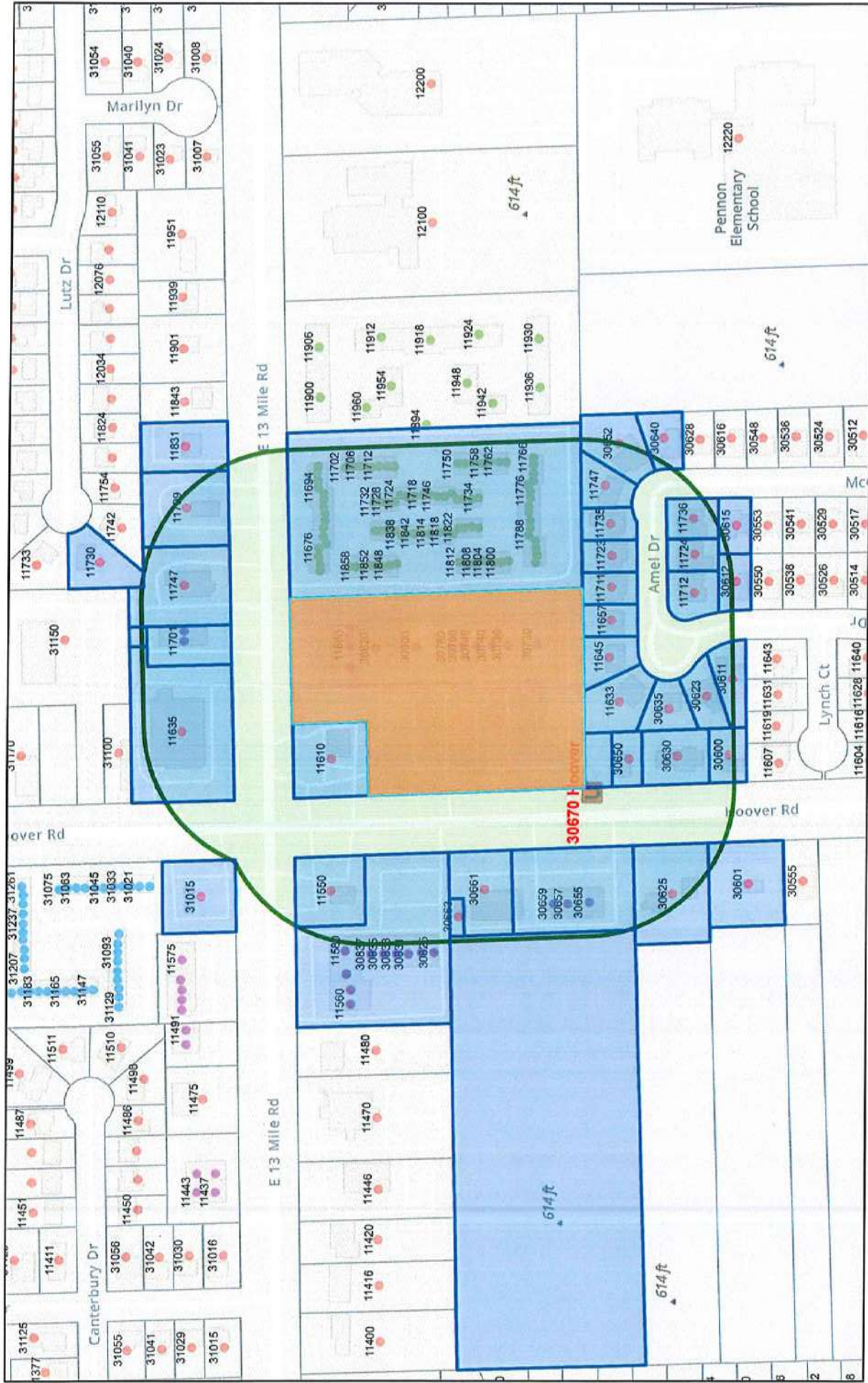
Oak Ridge Market/ Ron Kohler, 30800 Hoover Road, Also Known As 13-11-101-033, **GRANTED** the following request: #1. To conduct a temporary outdoor fireworks sale operation 40' x 72' with a 20' x 60' tent (1,200 square feet) in the parking lot (as per plan) of a market from June 20, 2012 through July 5, 2012, 9:00 a.m. to 9:00 p.m. #2. To waive fifty-four (54) off-street parking spaces for the outdoor sales area and retail business combined.

2021 WARREN



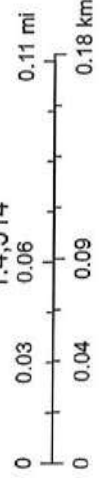
30800 Hoover - 13-11-101-033

49



2/22/2024, 3:18:32 PM

1:4,514



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

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

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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: MARCH 13, 2024 at 7:30 P.M.

Applicant: FAMILY FUN FIREWORKS/MICHAEL KANAKRY/JENNA NOLA
Common Description: 30800 HOOVER

VARIANCE(S) REQUESTED: Permission to:

- 1) Conduct a temporary outdoor retail sale without a permanent building.
- 2) Conduct a temporary outdoor sale in a 10' x 50' = 500 square ft. in a parking lot from 6/15/2024 through 7/7/2024 10:00 a.m. to 10:00 p.m. with a 10' buffer around the tent.
- 3) Waive 54 off-street parking spaces for the outdoor sales area and retail businesses combined.

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: MICHAEL PAUL & JENNA NOLA

REPRESENTATIVE: CAREN M BURDI

COMMON DESCRIPTION: 26800 DEQUINDRE

PARCEL NUMBER: 12-13-19-101-017

ZONED DISTRICT: C-2

REASON: Petition seeks to conduct temporary outdoor sales of fireworks, same as last year.

ORDINANCES and REQUIREMENTS:

SECTION 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

VARIANCES REQUESTED: Permission to:

To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent, from June 15, 2024 through July 5, 2024 from 10:00 A.M. to 10:00 P.M.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 01/31/2024 02/08/2024 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: MICHAEL PAUL & JENNA NOLA

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 4.52 TEMPORARY OUTDOOR RETAIL SALES

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

2024
1/31/24
\$19500

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: MICHAEL PAUL E. JENNA NOLA

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) X VDG Parkview LLC

[REDACTED]

Name of Representative: CAREN BURDI Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 26800 DEQUINDRE

Parcel I.D. No. (as shown on tax bill): 13-19-101-017

Purpose of Request: TO CONDUCT TEMPORARY OUTDOOR SALE
OF FIREWORKS FROM A 20x40 TENT 10 FOOT
BUFFER AROUND TENT JUNE 15 TO JULY 5 2024

Please explain the nature of your hardship:

TEMPORARY OUTDOOR SALE REQUIRE THE
APPROVAL OF THE BOARD. THE VARIANCE
REQUEST WILL NOT BE A DETERANT TO
ADJOINING PROPERTY OWNER

Signature: [Signature] Date: 1-30-2024

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 Frank Arcon
OF [REDACTED]
Address, City, State [REDACTED] Zip [REDACTED] Telephone [REDACTED]
THE Manager OF VDB Parkview, LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT WE
I/We/It
☒ /RECORDED LAND CONTRACT PURCHASER(S) ☐ /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 CAREN M BURDI ATTORNEY *
Name(s) of Person(s)

THE DR MICHAEL OF PARL EARL ROSE *
Title of Officer Name of Company
KANAKA

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

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

FURTHER, DEPONENT SAYS NOT.

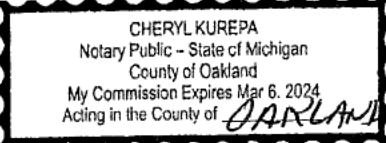
SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF OAKLAND

ON THIS 30th DAY OF JANUARY, 2024, BEFORE ME PERSONALLY CAME
Frank Arcon, 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.



[Signature]
NOTARY PUBLIC, OAKLAND COUNTY, MICHIGAN
MY COMMISSION EXPIRES: MARCH 6, 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.

PUBLIC HEARING: 3/8/2023

APPLICANT: FAMILY FUN FIREWORKS

REPRESENTATIVE: CAREN M. BURDI

COMMON DESCRIPTION: 26800 DEQUINDRE

LEGAL DESCRIPTION: 13-19-101-017 ZONE: C-2

VARIANCES REQUESTED: PERMISSION TO CONDUCT A SEASONAL OUTDOOR SALES OPERATION IN AN AREA OF 20' X 40' (800 SQUARE FT.) WITH A 10' BUFFER AROUND THE TENT, FROM JUNE 17, 2023 THROUGH JULY 7, 2023 FROM 10:00 A.M. TO 10:00 P.M.

THE PETITIONER'S REQUEST WAS APPROVED WITH THE CONDITION THAT THE SUPPORT ROPES ARE CONNECTED TO CEMENT BLOCKS.

03/09/2022

26800 DEQUINDRE

LEGAL DESCRIPTION: 13-19-101-017

VARIANCES REQUESTED: Permission to

1 OF 2

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent from June 15, 2022 through July 6, 2022 from 10:00 am to 10:00 pm.

03/09/2022

26800 DEQUINDRE

LEGAL DESCRIPTION: 13-19-101-017

VARIANCES REQUESTED: Permission to

2 OF 2

- 2) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

The petitioner's request was **APPROVED** with the condition to have additional weights to prevent the collapse of the tent if high winds.

03/10/2021

26800 DEQUINDRE

LEGAL DESCRIPTION: 12-13-19-101-017

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent from June 15, 2021 through July 6, 2021 from 10:00 a.m. to 10:00 p.m.

Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

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

26800 Dequindre

LEGAL DESCRIPTION: 13-19-101-017

3/13/2019

VARIANCES REQUESTED: Permission to -

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square feet) with a 10' buffer around the tent from June 18, 2019 through July 8, 2019 from 10:00 a.m. to 10:00 p.m.
- 2) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

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

26800 DEQUINDRE

LEGAL DESCRIPTION: 13-05-476-006

6/10/2020

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent from June 15, 2020 through July 7, 2020 from 10:00 a.m. to 10:00 p.m.
- 2) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the four-four (44) spaces waived 3/22/2000.

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

26800 Dequindre
LEGAL DESCRIPTION: 13-19-101-017

4/11/2017

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) with a 10' buffer around the tent, from June 1 2017 through July 8, 2017; from 10:00 a.m. to 10:00 p.m.
- 2) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

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

26800 Dequindre

4/13/2016

PUBLIC HEARING:

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Z & Z Fireworks, LLC
Eleven - Dequindre Associates
Ms. Caren M. Burdi
26800 Dequindre
13-19-101-017
C-2

VARIANCES REQUESTED: Permission to

- 1.) Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent from June 18, 2016 through July 8, 2016 from 10:00 a.m. to 10:00 p.m.
- 2.) Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) space waived 03/22/2000.

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

26800 Dequindre

4/8/15

PUBLIC HEARING

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Z & Z Fireworks/11-Dequindre Associates
Ms. Caren M. Burdi
26800 Dequindre
13-19-101-017
C-2

VARIANCES REQUESTED: Permission to:

1. Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) with a 10' buffer around the tent, from June 18, 2015 through July 13, 2015 from 10:00 a.m. to 10:00 p.m.
2. Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) space waived 3/22/2000.

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

26800 Dequindre

6/13/2012

Skyway Inc., (Representative: Mr. John Guzzardo): 26800 Dequindre Road, also known as 13-19-101-017, GRANTED permission to 1. Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent, from June 25, 2012 through July 5, 2012, from 9:00 a.m. to 9:00 p.m. 2. To Waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) spaces waived 3/22/2000.

26800 Dequindre

PUBLIC HEARING

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Z & Z Fireworks, LLC and Eleven-Dequindre Associates

Mr. Charles Earl Jr.

26800 Dequindre
13-19-101-017
C-2

VARIANCES REQUESTED: Permission to:

1. To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.), with a 10' buffer around the tent, from June 26, 2014 through July 7, 2014 from 10:00 a.m. to 10:00 p.m.
2. To waive twenty (20) additional off-street parking spaces for the outdoor sale and where the tent is located. In addition to the forty-four (44) space waived 3/22/2000.

Petitioner's request was **GRANTED**.

26800 Dequindre**6/8/2011**

Skyway, Inc. Richard Rosenbaum, 26800 Dequindre, Also Known As 13-19-101-017, GRANTED the following request: #1. To conduct a temporary outdoor sales operation in an area of 20' x 40' (800 sq. ft.) June 25, 2011 through July 5, 2011 from 9:00 a.m. to 9:00 p.m. #2. To temporarily waive five (5) additional off-street parking spaces where the outdoor sales area is.

26800 Dequindre**4/28/10**

Skyway Inc., Richard A. Rosenbaum, 26800 Dequindre, Also Known As 13-19-101-010, GRANTED variance request: 1) To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) May 1, 2010 through July 5, 2010 from 9:00 a.m. to 9:00 p.m. 2) To waive five (5) additional off-street parking spaces where the outdoor sales area is.

26800 Dequindre**5/23/2012**

Skyway, Inc., Richard A. Rosenbaum, 26800 Dequindre, also known as 13-19-101-017, (representative: John Guzzardo) re-scheduled this item until June 13, 2012.

26800 Dequindre**3/25/09**

PARKVIEW PLAZA ASSOCIATES - RICHARD ROSENBAUM, 26800 Dequindre, Also Known As 13-19-101-010 - GRANTED request 1) To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) April 6, 2009 to June 22, 2009 for flowers and June 25, 2009 to July 6, 2009 for fireworks from 9 a.m. to 9 p.m. 2) To waive five (5) required off-street parking spaces where the outdoor sales area will be placed. 3) To waive the five (5) day waiting period if request is approved and if necessary.

26800 Dequindre**4/23/2008**

PARKVIEW PLAZA ASSOCIATES - RICHARD ROSENBAUM, 26800 Dequindre, Also Known As 13-19-101-010 - GRANTED request 1) To conduct seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) from May 1, 2008 through July 5, 2008 from 9 a.m. to 9 p.m. 2) To waive five (5) required off-street parking spaces where the outdoor sales area will be placed. 3) To waive the five (5) day waiting period, if request is approved, and if necessary.

26800 Dequindre**3/28/2007**

PARKVIEW PLAZA ASSOCIATES - RICHARD ROSENBAUM, 26800 Dequindre, Also Known As 13-19-101-010 - GRANTED request 1) To conduct seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) April 3, 2007 through July 6, 2007 from 9 a.m. to 9 p.m. 2) To waive five (5) required off-street parking spaces where the outdoor sales area will be placed. 3) To waive the five (5) day waiting period, if request is approved and if necessary.

26800 Dequindre

3/22/2006

BIG LOTS, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request 1) To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) from April 7, 2006 through July 6, 2006. 2) To waive five (5) required off street parking spaces where the outdoor sales area will be placed. 3) To waive the five (5) day waiting period, if request is approved and if necessary.

26800 Dequindre

2/23/05

AMY GUZZARDO, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request 1) To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) May 1, 2005 through July 5, 2005. 2) To waive five (5) additional off-street parking spaces for the outdoor sales area.

26800 Dequindre

4/21/2004

AMY GUZZARDO, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request 1) Conduct seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) April 22, 2004 through May 31, 2004 from 9 a.m. to 9 p.m., and again from June 14, 2004 through July 5, 2004, from 9 a.m. to 9 p.m. 2) To waive five (5) additional off-street parking spaces where the outdoor sales area is located. 3) To waive the 5 day waiting period, if request is granted.

26800 Dequindre

4/14/2004

AMY GUZZARDO, 26800 Dequindre, Also Known As 13-19-101-010 - **TABLED** to the meeting of April 21, 2004.

26800 Dequindre

4/9/2003

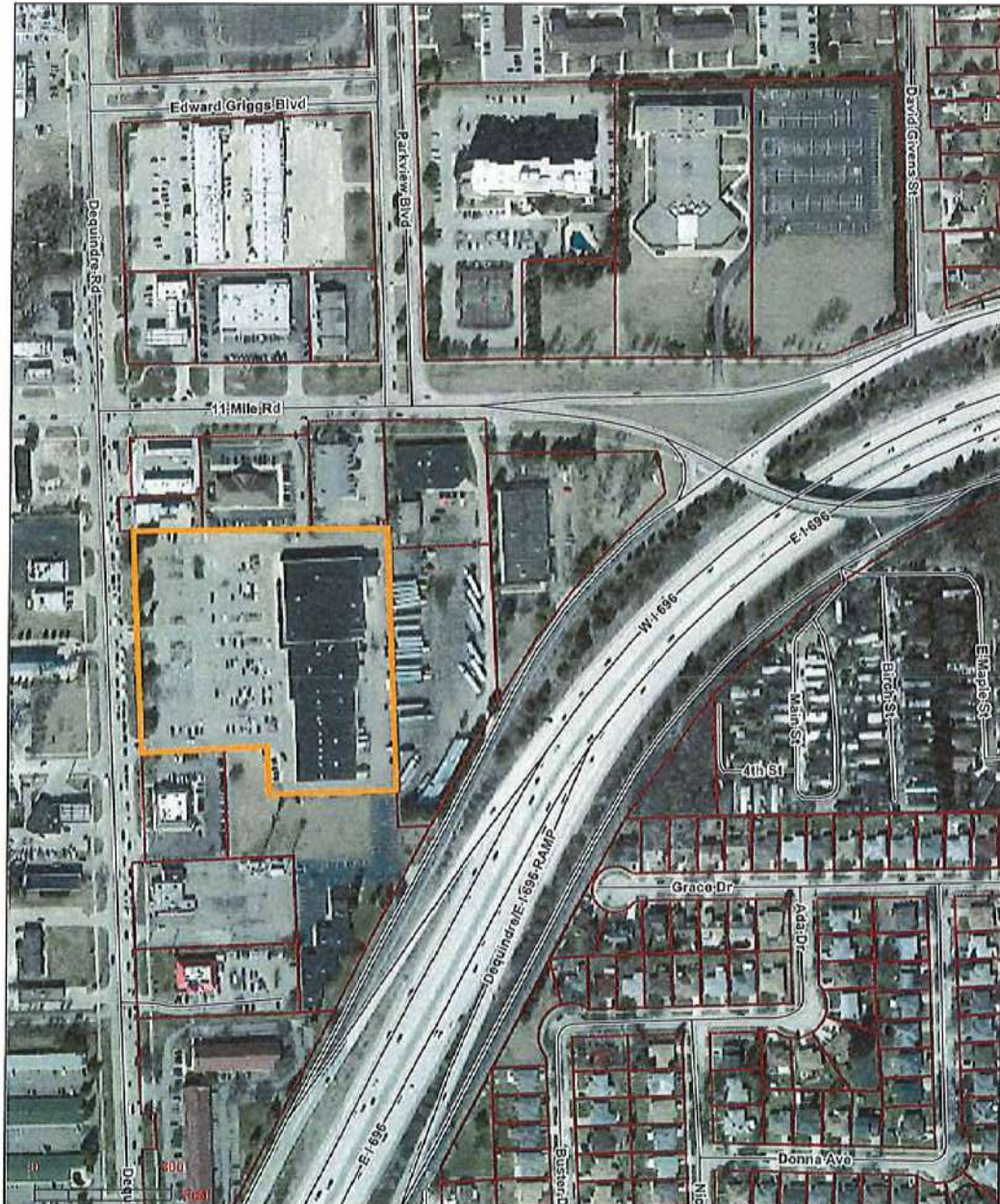
BIG LOTS, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request 1) To conduct seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) April 14 through May 26 and June 27 through July 5, 2003. 2) To waive five (5) additional off-street parking spaces where the outdoor sales area will be placed. 3) To waive the five (5) day waiting period if request is approved.

26800 Dequindre

6/12/2002

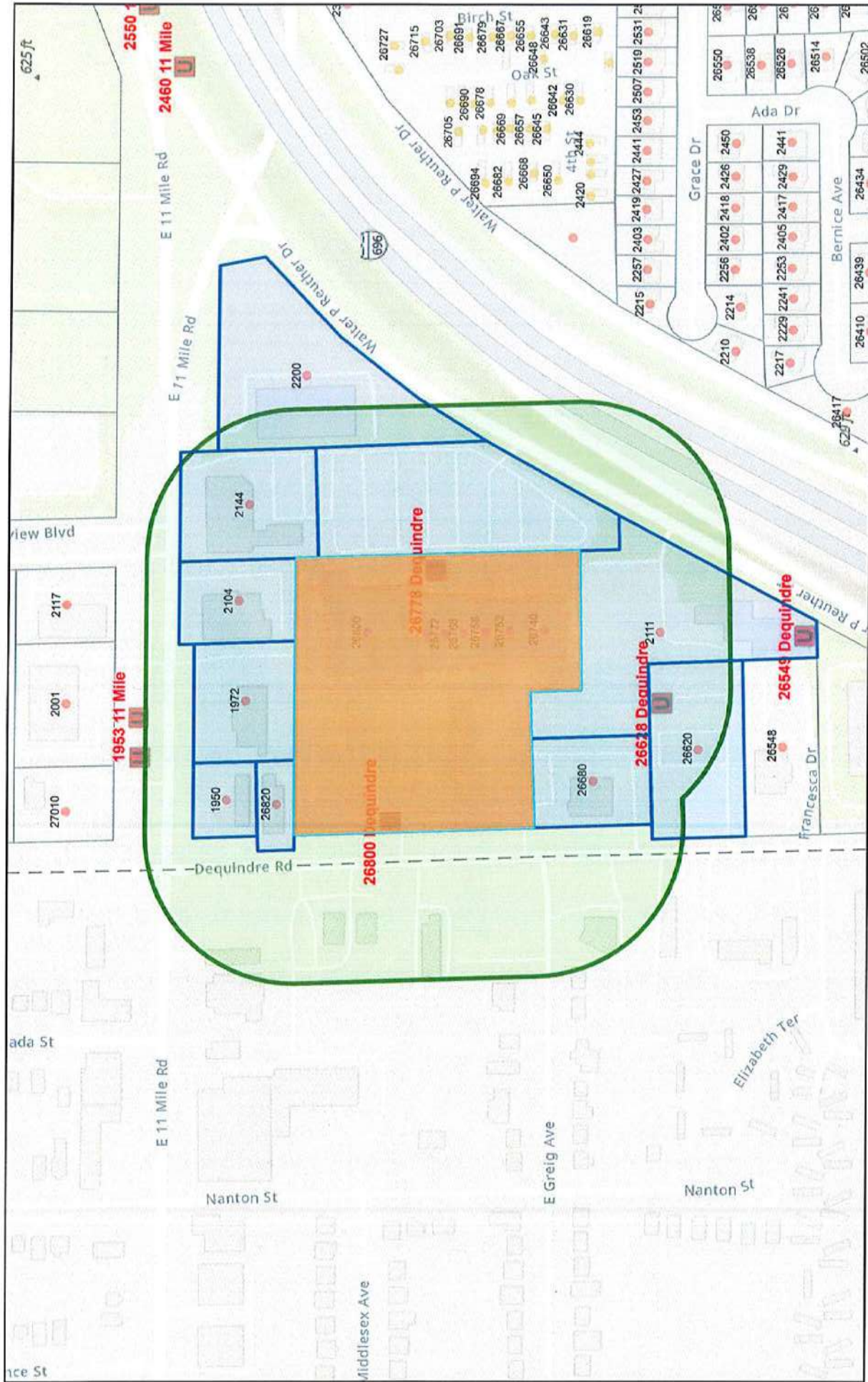
BIG LOTS, 26800 Dequindre, Also Known As 13-19-101-010 - **GRANTED** request 1) To conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 sq. ft.) June 25, 2002 through July 5, 2002 from 9:00 a.m. to 9:00 p.m. 2) To waive five (5) additional off-street parking spaces where the outdoor sales area will be placed. 3) To waive the 5 day waiting period if request is granted.

2021 WARREN



26800 Dequindre - 13-19-101-017

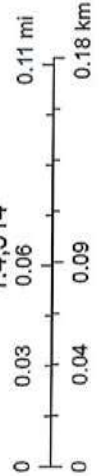
10



2/22/2024, 3:47:57 PM

- Utility Address Points
- Multi-Business
- Parcels
- Trailer
- Building

1:4,514



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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: MARCH 13, 2024 at 7:30 P.M.

Applicant: MICHAEL PAUL AND JENNA NOLA
Common Description: 26800 DEQUINDRE

VARIANCE(S) REQUESTED: Permission to:

Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent from June 15, 2024 through July 5, 2024 from 10:00 a.m. to 10:00 p.m.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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: BAZO CONSTRUCTION

REPRESENTATIVE: SARAH MHEISEN

COMMON DESCRIPTION: 4695 9 MILE

PARCEL NUMBER: 12-13-29-376-049

ZONED DISTRICT: C-1

REASON: Petitioner seeks variance for new branding of signs.

ORDINANCES and REQUIREMENTS:

SECTION 4A.35 - SIGNS PERMITTED IN COMMERCIAL BUSINESS AND INDUSTRIAL

DISTRICTS (C-1, C-2, C-3, M-1 AND M-2). C) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

VARIANCES REQUESTED: Permission to:

1. Allow the following signage on a gas canopy: Total of 1032 sf., with 3 BP Helios @ 10.56 sf. each, (on three of the four elevations total Helios 31.68 sf.) and the remainder 1000.32 sf. of design element.
2. Allow re-imaging of 10 gas pumps on faces and sides at 20.9 sf. per pump for a total of 209 sf on the pumps.

If approved the variances related to the canopy and pumps previously approved on 9/5/2001 and 11/13/2008 will be relinquished.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 02/07/2024 02/12/2024 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: BAZO CONSTRUCTION/SARAH MHEISEN

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

SECTION 4A.35 - SIGNAGE

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

Rec'd
2/1/24
Dum
250

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

Name of Representative: Sarah Mhelisen Telephone: [REDACTED]
Representative's Address: [REDACTED]
Representative's Email Address: [REDACTED] .com ☐ prefer email communication
Address of Property: 4695 E. 9 Mile Bch., Warren, MI
Parcel I.D. No. (as shown on tax bill): _____

Purpose of Request: To reimage existing gas station to different brand because owner signed a new supply agreement.

Please explain the nature of your hardship:

Site will have to display the new image for the brand otherwise they would cancel the supply agreement.

Signature: [REDACTED] Date: 1/22/2024

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 Bill SAAD
OF _____
Address, City, State _____ Telephone _____
THE Sole member OF _____
Title of Officer Name of Company Bill SAAD
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Bill SAAD
_____/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 Sarah Mheisen *
Name(s) of Person(s)
THE Permitting Director OF B&Z Construction *
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.

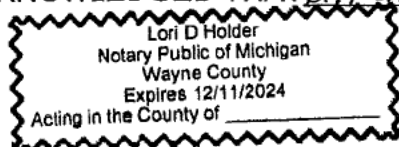
SIGNED _____ L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Wayne

ON THIS 17th DAY OF January, 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 Bill SAAD DID SO OF His OWN FREE WILL AND DEED.



Lori D Holder
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 12-11-2024

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 requirements. The granting 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.

They would be a burden for the owner.

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

Not self imposed fuel agreements typically run 10 years when the contract is up you need to renew

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 improvements would improve the overall appearance of the neighborhood.

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 a detriment

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

Not economic

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

Necessary to maintain the overall use of the site

4695 Nine Mile**11/13/08**

VALERO GAS STATION #8897, BILL SAAD, OWNER, 4695 Nine Mile, Also Known As 13-29-376-040 – **GRANTED** request to renovate the ground sign and install three (3) LED price panels 5.33' x 5.1' (27.1 sq. ft.) inside the existing (ZBA approved 9/5/01) ground sign on 9 Mile. Also, to install one (1) illuminated "Valero" sign on the face of the canopy, facing Nine Mile and two (2) non-illuminated "Valero" signs on the east and west sides of the canopy 1.75' x 10.33' (18.1 sq. ft.) and logo's 1.75' x 11.79' (20.7 sq. ft.) on the south, west and east elevations of the canopy as per submittals. WITH THE CONDITION that there will be no flashing, blinking or scrolling of the LED signs.

4695 Nine Mile**4/30/2003**

ALI SHUR/PENZOIL, 4695 Nine Mile, Also Known As 13-29-376-040 – **GRANTED** request to erect a second ground sign 6' x 6' (36 sq. ft.) 16 feet high to no less than one (1) foot from the property line on Nine Mile Road in addition to a previously approved ground sign in front of the building. Total area of two ground signs will equal 108 sq. ft.

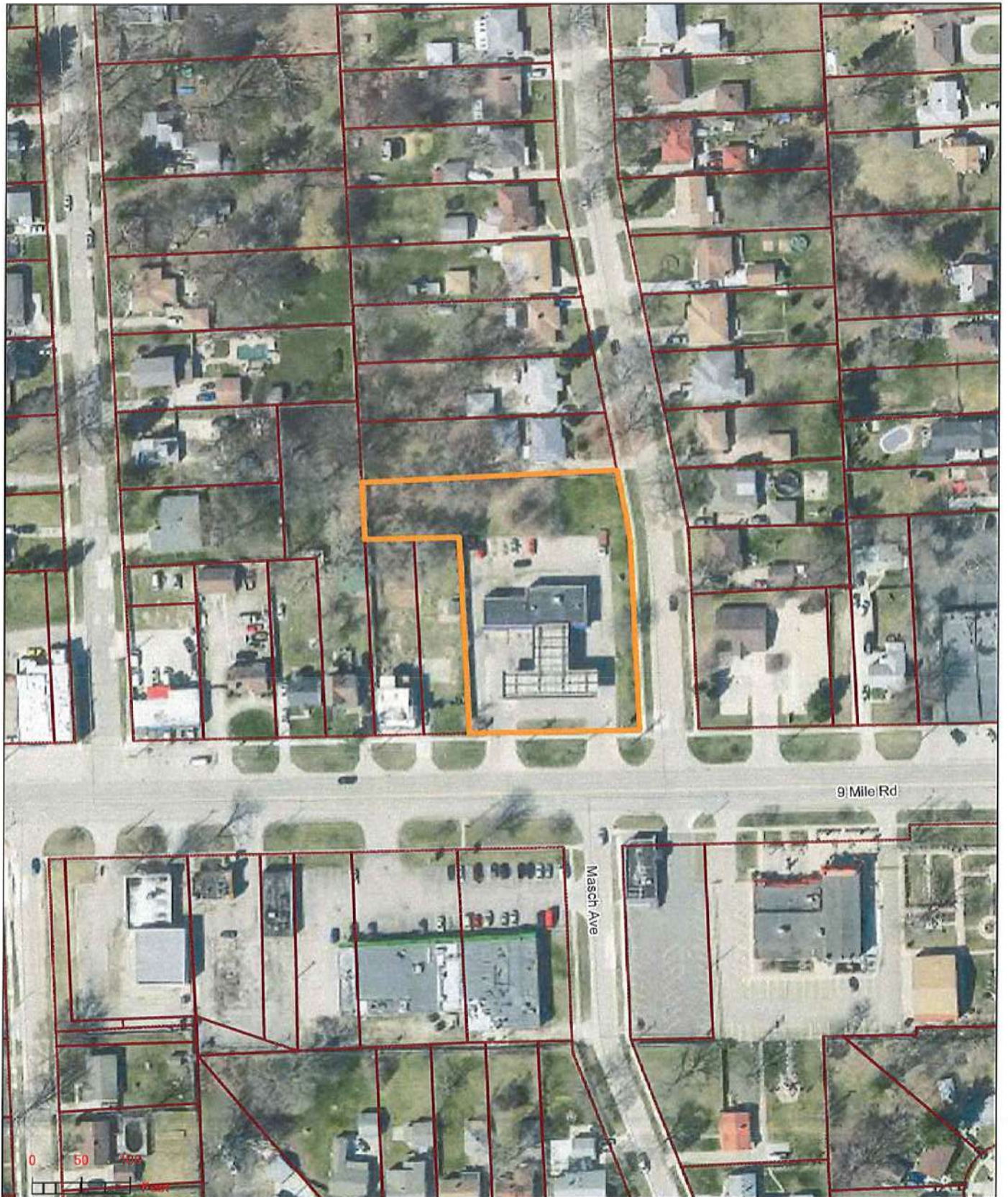
4695 Nine Mile**9/5/2001 Card 1**

M & I PETRO, INC. – MIKE DORRA , 4695 E. Nine Mile, Also Known As 13-29-376-041 – **GRANTED** request 1) To install a 6' x 12' (72 sq. ft.) double faced ground sign, 20 feet high, with an eight (8) foot underclearance to no less than one (1) foot from front property line along Nine Mile and to no less than two (2) feet in from side property line of Masch Street. 2) To install a 48" x 180" (60 sq. ft.) Ten Minute Quick Lube on front fascia at west end of building. 3) To install one (1) set of plastic letters on south side of the canopy, 2' x 9'6" (19 sq. ft.) with continuous stripes on the east and west side of the canopy.

4695 Nine Mile**9/5/2001 Card 2**

4) To install Citgo standard stripes around canopy 28" x 300' (699 sq. ft.). 5) To install logos on five (5) gas pumps with logos on both sides, ten (10) total, 7.5" x 7.5" (5/8 sq. ft. ea.) for a total of 5.8 sq. ft. 6) To install stripes, four (4) feet wide on lower part of pumps 16 sq. ft.

2023 WARREN



우



2/22/2024, 3:41:26 PM

1:2,257

Total Square Feet of signage proposed 1,032 sq ft canopy signage.

JOBBER: MICHIGAN FUELS INC

ADDRESS: 4695 E 9 Mile Rd, Warren, MI 48091-5721

SVB: 2220300

SITE LEVEL: B

DESIGNER: ERIC STARK

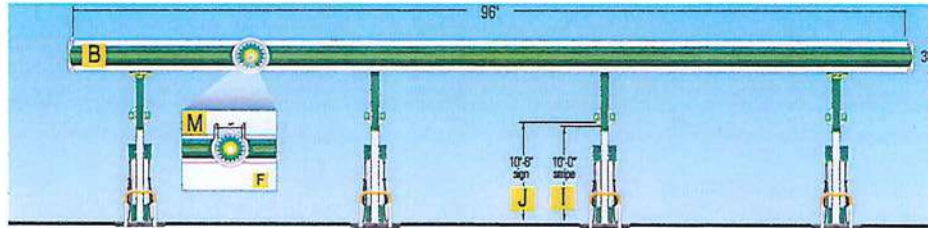
DATE: 01.08.2023

REVISION #: ORIGINAL

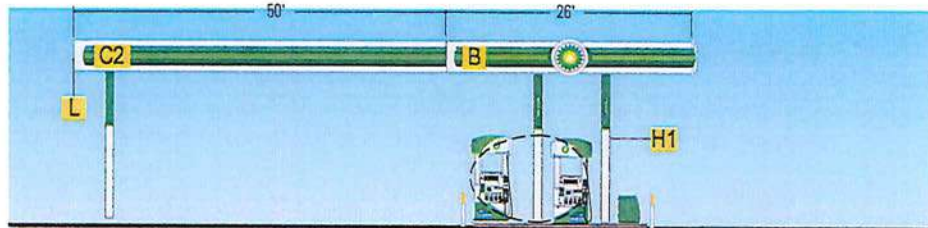
CANOPY 1 OF 1



Front Elevation $96' \times 36' = 288'$

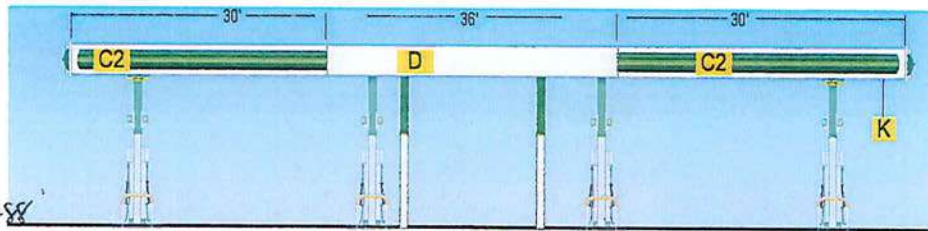


Left Elevation $50' \times 26' \times 36' = 128'$

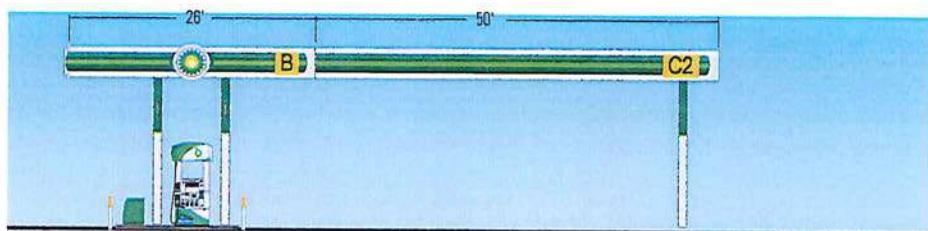


NO IMAGE AVAILABLE

Back Elevation $30' \times 36' \times 30' \times 36' = 288'$



Right Elevation $26' \times 50' \times 36' = 228'$



See Site Notes page for specific paint codes and contact info.

REMOVE ALL EXISTING SIGNAGE

- B** ☒ Install Dimensional Bullnose Fascia With Light Bar
- C1** ☐ Install Dimensional Bullnose Fascia With No Light Bar
- C2** ☒ Install BGB Flat ACM With Decal Applied With No Light Bar
- D** ☒ Install New White ACM
 - ☐ Jobber Supplied ☒ Federal Heath Supplied
- E** ☐ Paint Existing Flat ACM White
 - ☐ Install Bullnose Decal ☐ Leave White
- F** ☒ Install Helios With Arc Kit
 - ☐ 39" Helios ☐ 30" Helios (restricted P&Z only)
 - ☒ 44" Helios ☐ 36" Helios (restricted P&Z only)
- G** ☐ Install Helios Without Arc Kit
 - ☐ 39" Helios ☐ 30" Helios (restricted P&Z only)
 - ☐ 44" Helios ☐ 36" Helios (restricted P&Z only)
- H1** ☒ Paint Canopy Columns White/BP Green, & Install Column Decal
(Per Standards Shown on Note Page)
- H2** ☐ Image As Shown In Concepts
- I** ☒ Install Flag Signs 10'6" From The Ground
- J** ☒ Apply BP Light Green Stripe 10'0" From The Ground
- K** ☒ Canopy Deck To Be BP White
- L** ☒ Canopy Corners: ☒ Are 90° ☐ Are NOT 90°
- M** ☒ Canopy Detail (Full Canopy Detail Page After Elevation)

NOTES:

FOR A TWO TIER FASCIA, PLEASE REMOVE ALL LAYERS OF FASCIA AND TAKE IT BACK TO THE DECK, THEN BUILD THE FASCIA HEIGHT TO 36".

MAP:



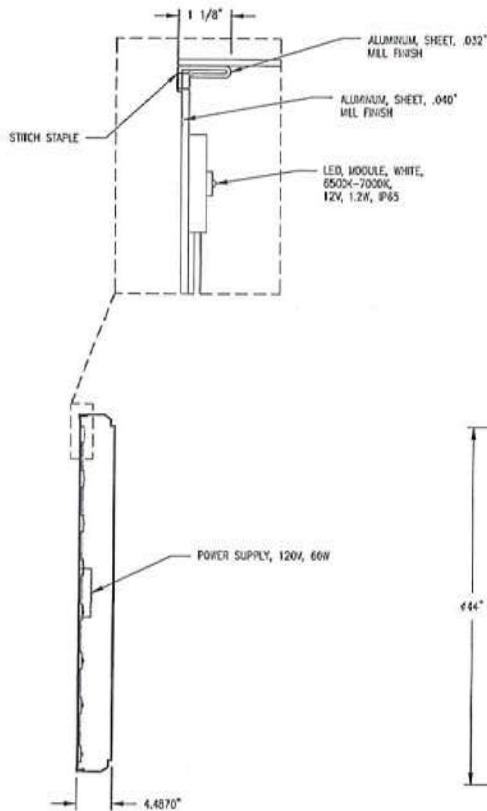
This is an original concept drawing created by Big Red Rooster Flow, LLC. It is submitted for use in connection with the project being planned for you by BRRFlow. All or any part of this design (except registered trademarks) remains the property of BRRFlow. This drawing is not to scale. For all questions regarding the scope of the project, please contact Steve Garrity 847.232.7621 or The Brand Image Adviser, Debbie Petruskas 630.544.4425 / Larry Rollins 708.495.5814



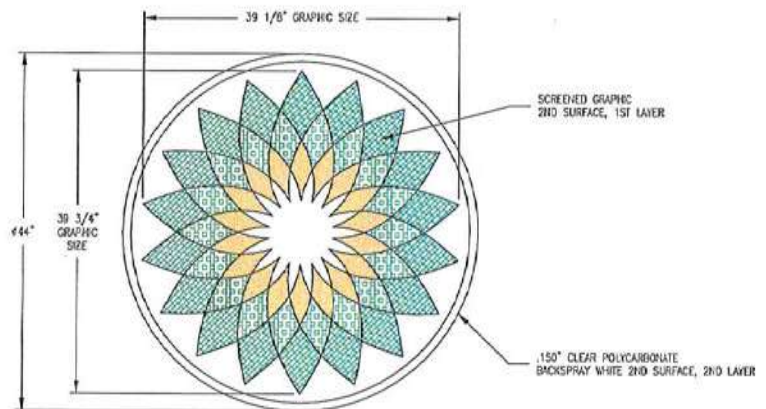
3 (Bp logos) Helios on canopy. $3 \times 10.56 = 31.68 \text{ sq. ft.}$

This original design is the sole property of the Blair Companies, it cannot be reproduced, copied, or exhibited, in whole or part, without first obtaining written consent from the Blair Companies.

NOTE: NOT TO SCALE



44" HELIOS BUTTON BODY
- 10.56 SQ FT



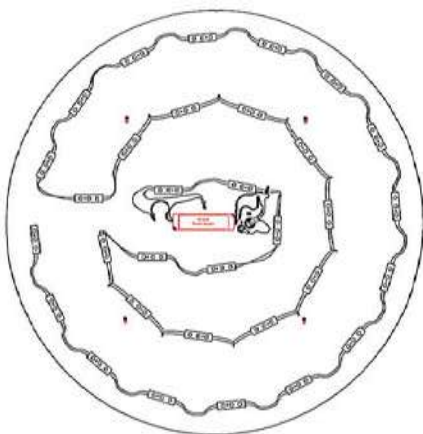
SIDE SECTION

FRONT VIEW

---	---	---	CUT FILE BY/PO	MOLD #:	N/A	MOLD:	N/A	CUSTOMER CODE:	REV STATUS	CREATION DATE		5107 KISSELL AVENUE ALTOONA, PA 16601 (814) 548-8287 FAX (814) 548-8293 E-MAIL: cad@blairimage.com
---	---	---	LOCATION/EXTERIOR	RAIL MOLD #1:		QTY:		BPL	N/A	10/18/17		
---	---	---	DRAWN BY/PO	RAIL MOLD #2:		QTY:						
---	---	---	ART FILE BY/NA	RAIL MOLD #3:		QTY:						
STATUS	DATE	BY/NA	DESCRIPTION	ART FILE BY/NA	BLANK SIZE:			PART #:	BGB00115_BDY			
REVISIONS				SHEET: 1 OF 2			N/A					

NOTE: NOT TO SCALE

POWER SUPPLY BREAK DOWN & LED QUANTITIES									
POWER SUPPLY			LETTERS	LED MODULES			QUANTITY OF LED MODULES PER OUTPUT	SERVICE DRAW (AMPS)	CIRCUITS
WATTS	PART#	POWER SUPPLY#		QUANTITY	COLOR	PART #			
60	25-60-18	#1	HELIOS	32	WHITE	25-06-09	32	1.20	(1) 120 VAC 20 AMP SERVICE
POWER SUPPLY				LED MODULES					SERVICE DRAW (AMPS)
QUANTITY	WATTS	PART#		QUANTITY	COLOR	PART #			
1	60	25-60-18		32	WHITE	25-06-09			1.20



FRONT VIEW

LUMEN OUTPUT: 3200 lm



NIGHT ILLUMINATION VIEW

DATE	TIME	USER	PRINT	CUT FILE B/WPO	MOLD: N/A	MOLD: N/A	CUSTOMER CODE:	REV STATUS	CREATION DATE	 5107 KISSELL AVENUE ALTOONA, PA 16601 (814) 949-8287 FAX (814) 949-8293 E-MAIL: ccd@blairimage.com
DATE	TIME	USER	PRINT	LOCATION: EXTERIOR	RAIL MOLD #1:	QTY:	BPL	N/A	10/18/17	
DATE	TIME	USER	PRINT	DRAWN: B/WPO	RAIL MOLD #2:	QTY:				
DATE	TIME	USER	PRINT	ATTI FILE B/WNA	RAIL MOLD #3:	QTY:				
STATUS	DATE	OWN	DESCRIPTION	BLANK SIZE:	N/A			PART #:	BGB00115_BDY	
REVIEWS				SHEET: 2 OF 2						

Total pump square feet: 208.90

Pump face: 16.39 SF per pump face x 10 (pump faces) = 163.90

Sides of pump valve dimensions: 4.5 SF x 10 (sides) = 45

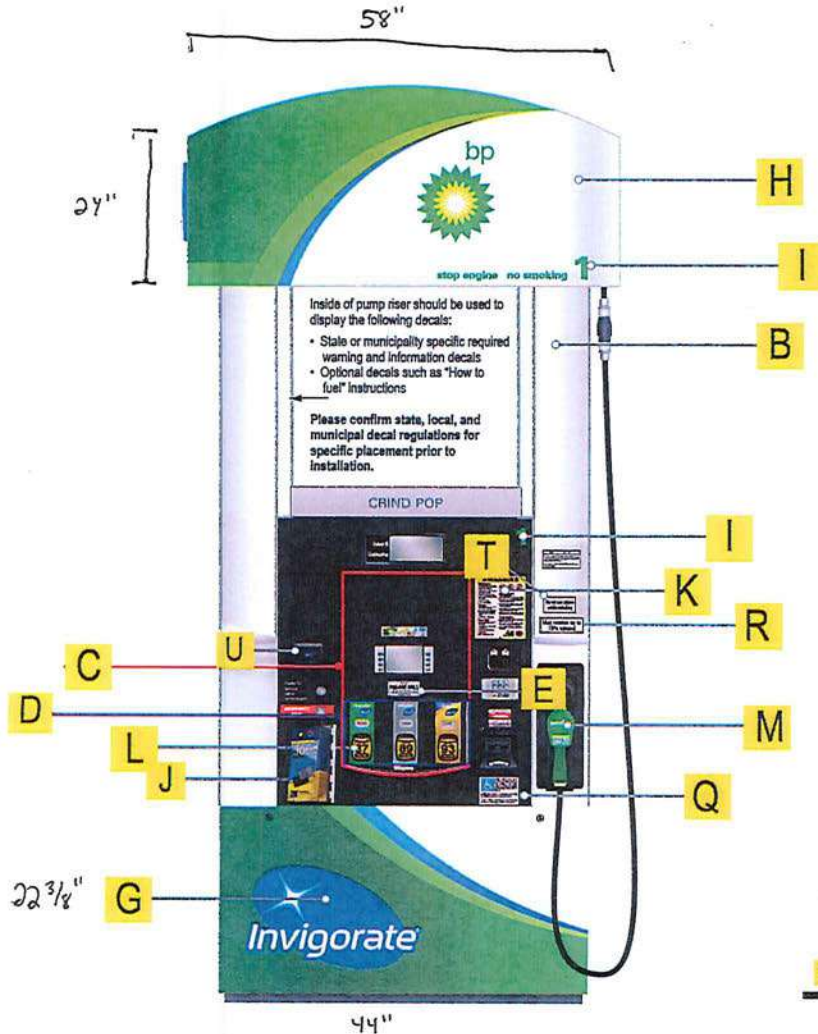
JOBBER: MICHIGAN FUELS INC

ADDRESS: 4695 E 9 Mile Rd, Warren, MI 48091-5721

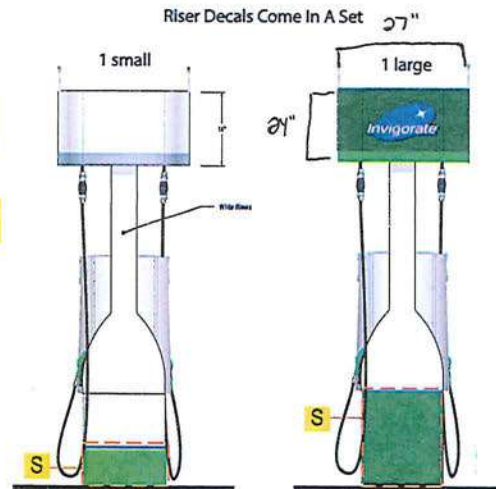
SVB: 2220300

4 EXISTING WAYNE OVATION 13+0

Unless prior approval has been given by the BP Image Manager. The decals shown in this rendering are the only decals approved by BP. The failure to remove existing decals, or the installation of any additional decals will be considered non-compliant with BP Brand Standards.



EXISTING DISPENSER

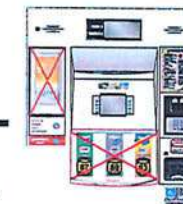


REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS

See Site Notes Page For Specific Paint Codes And Contact Info.

- ☐ Crind Hardware
- ☐ Inverted Pump Sign Hardware (NY & NJ ONLY)
- A ☐ Install BP Credit Card Acceptance Decal
- B ☐ Install BP White Dispenser Riser Panel Overlay
- C ☐ Panel Surrounding Electronics Must Be One Of The Following Colors And/or Any Combination Of BP White, Grey, Beige And/or Black. Blue And Red Are Not Approved Amoco Colors.
 - ☐ Current electronic panel meets BP Standards
 - ☐ Current electronic panel DOES NOT meet BP standards
- D ☐ Apply BP Branded Grade Decals
- E ☐ Apply Please Prepay First Decal
- F ☐ Install "This Is Not A BP Product" Decal
- G ☐ Install BP Pump Appropriate Skirt
 - ☐ Install BP Branded Skirt (as shown)
 - ☐ Install BP Un-Branded Skirt (as shown)
- H ☐ Install Spec Valance (as shown)
- I ☐ Apply Pump Numbers
(Decal supplied should have BP Green number with clear background)
- J ☐ Install Rewards Brochure Holder
- K ☐ Apply Regulatory Graphic Provided By BP
(Additional graphics may be required by your state.)
- L ☐ Install Applicable Octane Decals
- M ☐ Install Correct Nozzle Covers (See Forecourt Notes Page)
- N ☐ Install Nozzle Surround For BP Branded Diesel
- O ☐ Install BP Branded Diesel Actuator Button
- P ☐ Apply Vertical Grade Decal For BP Branded Diesel
- Q ☐ Apply Handicap Decal
- R ☐ Apply 10% Ethanol Decal
(As required by code)
- S ☐ Apply Riser Decal
- T ☐ Do Not Use Phone While Fueling Decal
- U ☐ Tap To Pay Interface

Notes



- All filler panels, excluding those marked with an "X" will need to be purchased through the dispenser manufacturer, Wayne. BP Parts will not provide these on the estimate.

- This is only needed if you are reimagining an existing dispenser and this area is an unapproved dispenser color (Red or Blue).

This is an original concept drawing created by Big Red Rooster Flow, LLC. It is submitted for use in connection with the project being planned for you by BRRFlow. All or any part of this design (except registered trademarks) remains the property of BRRFlow. This drawing is not to scale. For all questions regarding the scope of the project, please contact Steve Garrity 847.232.7621 or The Brand Image Adviser, Debbie Petruskas 630.544.4425 / Larry Rollins 708.495.5814

BIG RED
ROOSTER FLOW

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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: MARCH 13, 2024 at 7:30 P.M.

Applicant: BAZO CONSTRUCTION

Common Description: 4695 NINE MILE

VARIANCE(S) REQUESTED: Permission to:

- 1) Allow the following signage on a gas canopy: Total of 1,032 square ft., with 3 BP Helios @ 10.56 square ft. of each, (on three of the four elevations total Helios 31.68 square ft.) and the remainder 1,000.32 square ft. of design.
- 2) Allow re-imaging of 10 gas pumps on faces and sides at 20.9 square ft. per pump for a total of 209 square ft. on the pumps.

If approved the variances related to the canopy and pumps previously approved on 9/5/2001 and 11/13/2008 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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: UNIVERSAL CONTRACTIN/URBAN INFRASTRUCTURE SERVICE

REPRESENTATIVE: KAL MANSOUR SIGN EMPORIUM

COMMON DESCRIPTION: 24595 GROESBECK

PARCEL NUMBER: 12-13-25-102-013

ZONED DISTRICT: M-2

REASON: Petitioner wishes to erect new signage larger than the ordinance allows.

ORDINANCES and REQUIREMENTS:

SECTION 4A.35 - SIGNS PERMITTED IN COMMERCIAL BUSINESS AND INDUSTRIAL DISTRICTS (C-1, C-2, C-3, M-1 AND M-2). C) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

VARIANCES REQUESTED: Permission to:

Erect two wall signs one for each separate business at this address as follows:

1. Suite 101--83 sf wall sign.
2. Suite 102-- 84 sf. wall sign.

Total of 83 sf. and 84 sf. respectively for each business when 40 sf. for each business if allowed.

Previous Variance Requested: See attached sheet

dwenson, Zoning Inspector 02/05/2024 02/05/2024 (M) (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: UNIVERSAL CONTRACTIN/URBAN INFRASTRUCTURE
SERVICE

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

SECTION 4A.35 SIGNS PERMITTED IN AN M-2 ZONE.

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

Warren
11/31/24
8365

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: Universal Contracting / Urban Infrastructure Services

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Louis Michael

[REDACTED]

Name of Representative: Kal Mansour - Sign Emporium Inc Telephone: [REDACTED]

Representative's Address [REDACTED]

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

Address of Property: 24595 Groesbeck Hwy, Ste 101 & 102, Warren, MI 48089

Parcel I.D. No. (as shown on tax bill): 12-13-25-102-013

Purpose of Request: Zoning ordinance states total signage allowed for building is 40sq ft per business

Please explain the nature of your hardship:

Mr. Michael bought the property with the presumption that he would be allowed the same size signage
that is currently up on the building. We do not believe that smaller signage would be visible on such a
large building. No precedence is being set here because the requested signage is smaller than what
the previous business had installed.

Signature: [Signature] Date: 1-30-24

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 Louie Michael
Name(s) of Person(s)
OF [REDACTED] [REDACTED]
Address, City, State Zip Telephone
THE Vice President OF Universal Contracting Services/Urban Infrastructure Services
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 Kal Mansour *
Name(s) of Person(s)
THE President OF Sign Emporium Inc. *
Title of Officer Name of Company
OF [REDACTED] [REDACTED]
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 16 DAY OF JANUARY, 20 24 BEFORE ME PERSONALLY CAME
LOUIS MICHAEL, 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.



[Signature]
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN
MY COMMISSION EXPIRES: AUGUST 10, 2025

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed on all pertinent data relative to your request. Failure to answer any question from the Board could result in your request being delayed or denied. IT IS HEREBY 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 strict compliance of the sign allowance would be unnecessarily burdensome and would not allow the new owner the same type of visibility that the old owner was allowed with their signage.

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

The condition was not created by the applicant, the previous owner was allowed a variance.

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 in a tall, large building and the new owner is simply requesting to have signage proportional to the building that is in fact smaller than what the previous owner was allowed to install.

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

The variance will not result in any detriment, considering there is currently a larger sign on the building from the previous owner and there have been no previous issues.

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

The variance request is not related to personal or economic hardship, the new owner simply wants to have proportional signage to the building and similar to what was previously allowed.

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

The variance would grant the new owner similar rights enjoyed by the previous owner and was under the impression that they would be allowed similar sized signage.

24595 Groesbeck Hwy.

National Lumber Co.

Request granted at the Meeting of April 23, 1975 to construct 40' x 100' storage structure to the north side property line and rear property line.

24595 Groesbeck

3/12/2003

NATIONAL LUMBER COMPANY - JAMES ROSENTHAL, PRESIDENT, 24595 Groesbeck, Also Known As 13-25-102-009 - **GRANTED** request to hard surface for parking purposes to no less than ten feet of the front (east) property line on Groesbeck. Also, to retain the storage buildings to the north and south property lines and the fueling station to the south as per plan.

24595 Groesbeck

9/8/10

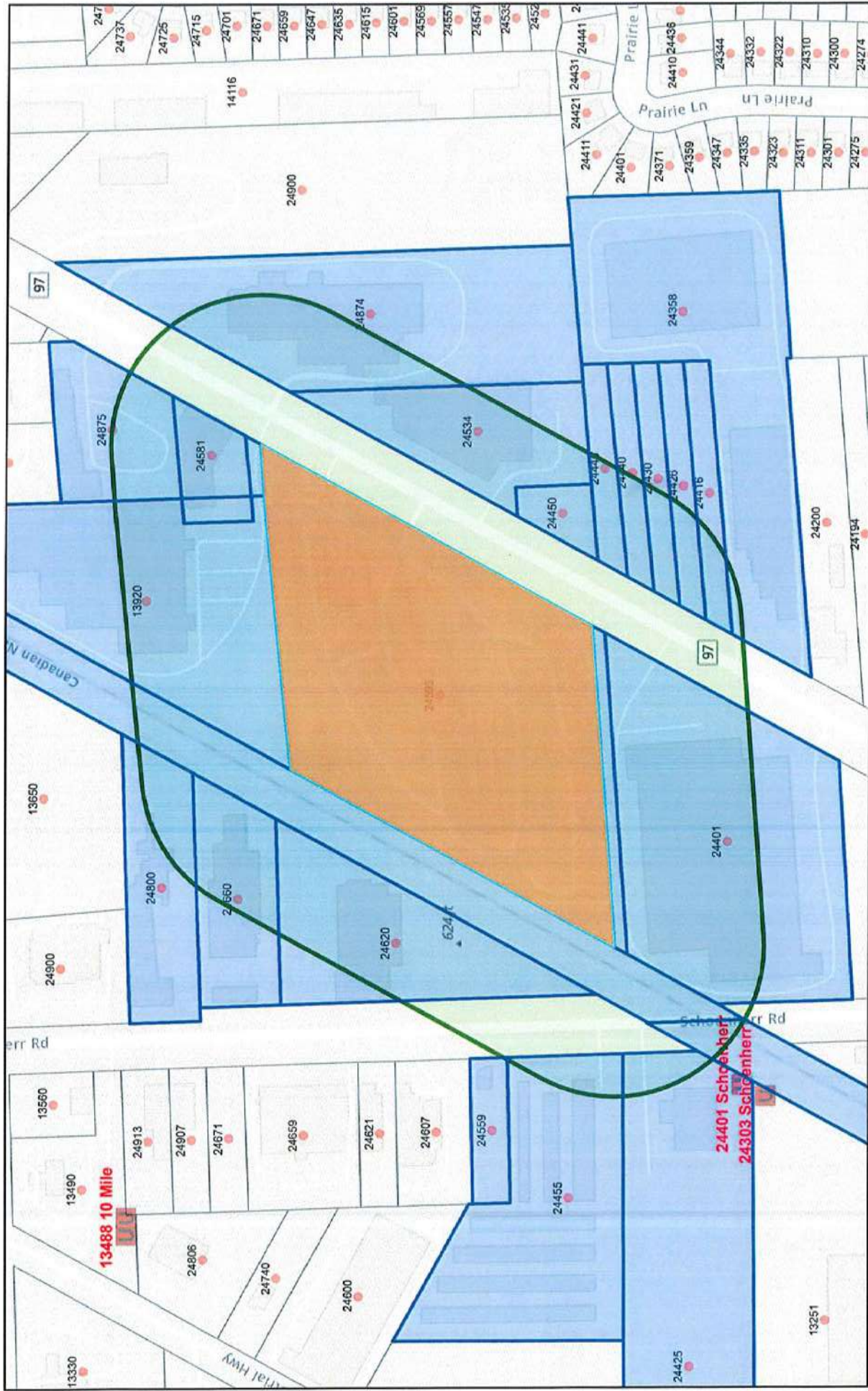
Atsalis Brothers Painting, 24595 Groesbeck, Also Known As 13-25-102-013, **GRANTED** the following request: To waive 63 required off-street parking spaces and allow a 6' decorative fence in the front yard setback as per plan. **WITH THE FOLLOWING CONDITION(S):** Any and all barbed wire will be removed.

2023 WARREN



24595 Groesbeck - 13-25-102-013

16



2/22/2024, 2:42:39 PM

Utility Address Points Parcels

Site Address Point

Building

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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

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

Flush Mounted Lit Channel Letters & Capsules

Mounting Detail

After

Sign 1 84sq ft
Ste. 102

Sign 2 83sq ft
Ste. 101



Sign Description
Universal Contracting
Services

Date: 12-14-23

Site Address: 24595 Groesbeck Hwy
Warren, MI 48089

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

.Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval: _____ Date: _____

**SIGN
EMPORIUM**

phone: 586.576.7901
fax: 866.881.8182
11035 E 9 Mile Rd
Warren, MI 48089

email: signsbykal@gmail.com

Flush Mounted Lit Channel Letters & Capsules

Mounting Detail

After



Sign Description
Universal Contracting
Services

Date: 12-14-23

Site Address: 24595 Groesbeck Hwy
Warren, MI 48089

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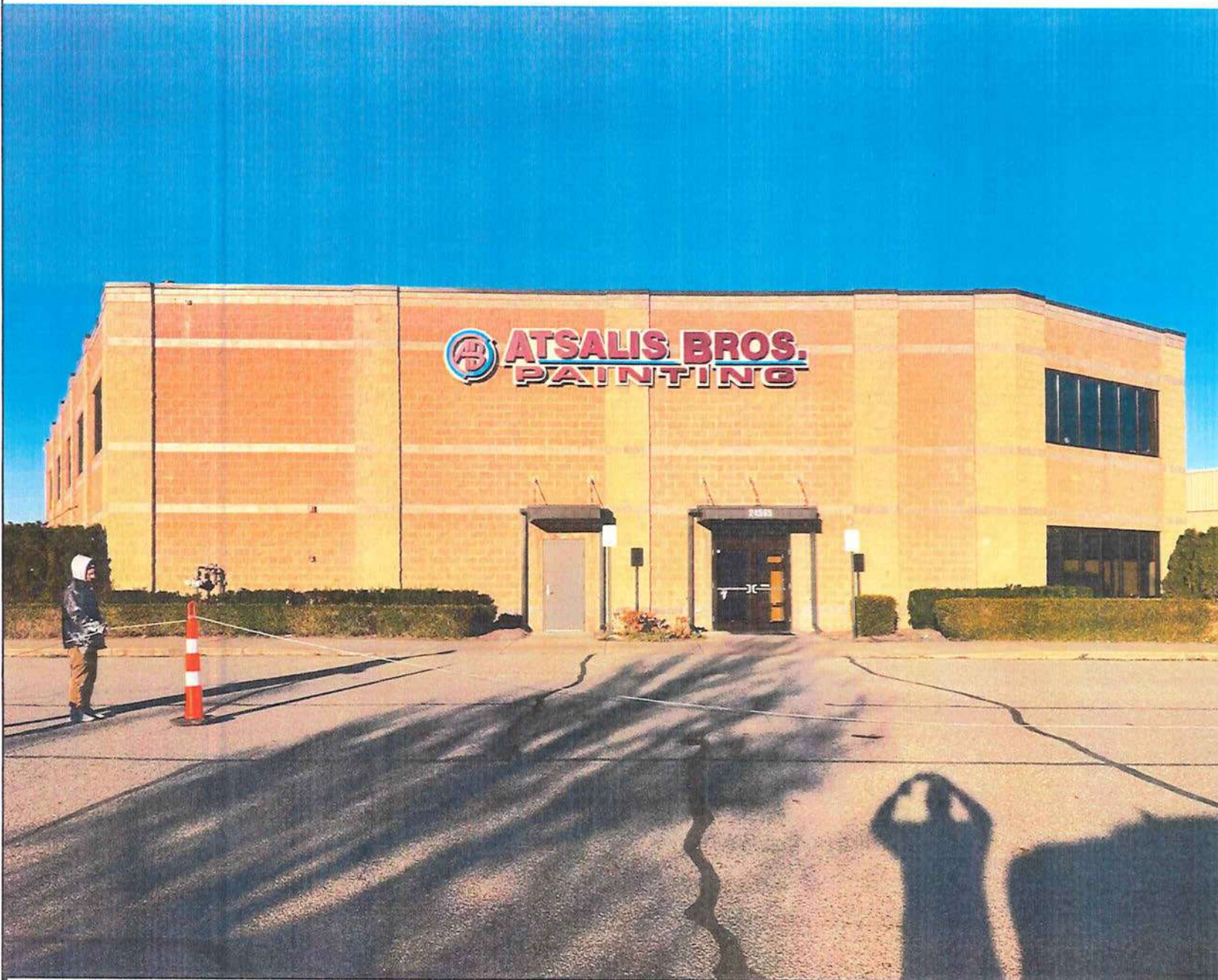
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Approval: _____ Date: _____

SIGN
EMPORIUM
phone: 586.576.7901
fax: 866.881.8182
11035 E 9 Mile Rd
Warren, MI 48089
email: signsbykal@gmail.com



Mounting Detail

Before

Sign Description
Universal Contracting
Services

Date: 12-14-23

Site Address: 24595 Groesbeck Hwy
Warren, MI 48089

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

.Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

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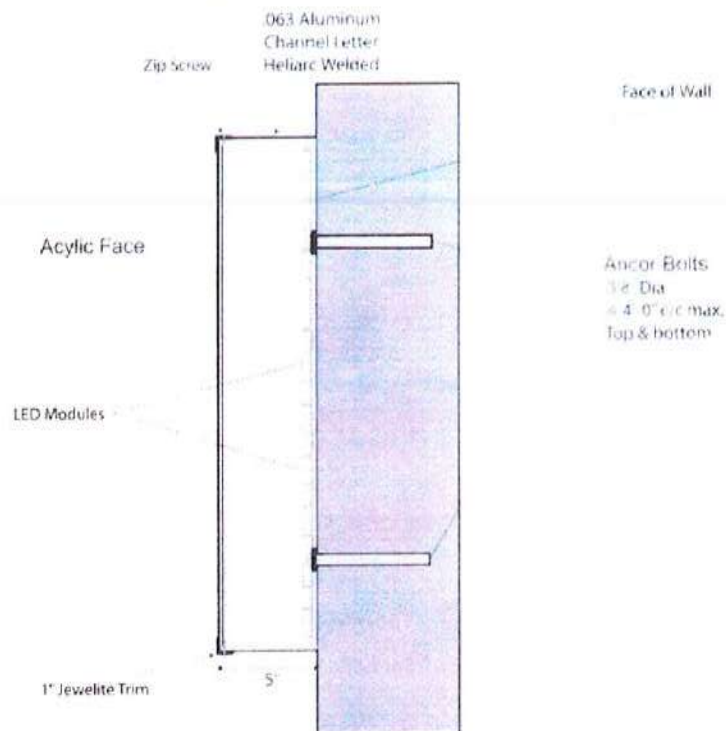
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Sign Mounting Details



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Universal Contracting Services

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Check Sign Ordinance:

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Landlord Approval:

Permits Needed:

**SIGN
EMPORIUM**

phone 586.576.7601
fax 866.601.8162
11035 E 9 Mile Rd
Warren, MI 48089

email: signbykfs@gmail.com



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



Zoning Board of Appeals
Office of the City Council
5460 ARDEN, SUITE 505
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P: (586) 258-2060
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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