



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

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

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, April 23, 2025 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

Site plans are available for viewing in the Building D
City Hall at 1 City Square, 3rd Floor, Warren
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 March 12, 2025 and April 9, 2025.**

6. PUBLIC HEARING:

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:
- APPLICANT: Fouad Youkhanna**
(Rescheduled from 4/9/2025)
Same as above.
30823 Boewe
13-08-128-014
R-1-C

VARIANCES REQUESTED: Permission to

Retain widened driveway 12' beyond edge of garage in the front yard.

ORDINANCES and REQUIREMENTS:

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

7. PUBLIC HEARING: **APPLICANT: MMC Real Estate Investments LLC**
(Rescheduled from 1/8/2025)
REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 28661 Van Dyke
LEGAL DESCRIPTION: 13-16-229-043
ZONE: MZ, M-1, R-1-P

VARIANCES REQUESTED: Permission to

- 1) Construct an 8' precast concrete wall along the west property line.
- 2) Operate 2 shifts.

ORDINANCES and REQUIREMENTS:

Section 4D.36 – Obscuring Walls: Where a non-residential land use abuts a residential district and a wall is used to obscure the non-residential property from the abutting property, the wall shall be constructed of masonry material. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Required walls shall be similarly finished on all sides and structurally sound.

Section 4D.38 – Height: Obscuring walls and fences in non-residential districts shall be not more than six (6) feet in height.

Section 17.02 (r) – Industrial Standards: Number of production work hours including Sunday and holidays 7:00 a.m. to 7:00 p.m. if nearest residence is less than two hundred (200) feet from industrial plant.

8. PUBLIC HEARING: **APPLICANT: Dale Smith**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 14566 Stephens
LEGAL DESCRIPTION: 13-25-405-060
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a horseshoe shaped driveway 12' in width and 69' across in the front yard.

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

9. PUBLIC HEARING: **APPLICANT: Warren Lions Club**
REPRESENTATIVE: Al Lindsey
COMMON DESCRIPTION: 3001 Thirteen Mile
LEGAL DESCRIPTION: 13-06-402-002
ZONE: R-1-A

VARIANCES REQUESTED: Permission to

Conduct the Warren Lions Club City Fair as follows:

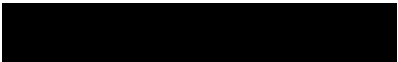
Wednesday	June 11 th	3:00 pm to 11:00 pm
Thursday	June 12 th	3:00 pm to 11:00 pm

Friday June 13th 3:00 pm to 11:00 pm
Saturday June 14th 12:00 pm to 11:00 pm
Sunday June 15th 12:00 pm to 10:00 pm

ORDINANCES and REQUIREMENTS:

Section 4.35 – Circuses, Fairs, Carnivals and Similar Uses: Permit circuses, fairs, carnivals and similar uses in any District after approval by the Board of Appeals under the following conditions:

- (1) When engaged in by schools, churches, fraternal societies and similar non-profit organizations as an accessory use for the sole purpose of raising money for the financial support of such institutions in pursuit of their natural functions; provided, that such uses are confined to the land and buildings normally used and occupied by such institutions.
- (2) A permit is obtained from the City of Warren Police Department.
- (3) Such use and occupancy is not disturbing to the public peace and tranquility.
- (4) Such use and occupancy will not create undue traffic hazard and congestion.
- (5) Permits for such uses shall be valid for a total of sixteen (16) consecutive or nonconsecutive days; however, the permit expires thirty (30) days from the date of issue.

10. PUBLIC HEARING: **APPLICANT: Paslin** 
REPRESENTATIVE: Bryan Duquet / William Lince
COMMON DESCRIPTION: 25411 Ryan
LEGAL DESCRIPTION: 13-19-478-013
ZONE: MZ, R-1-P, M-2

VARIANCES REQUESTED: Permission to

Install a 15' high x 45' wide (675 square ft.) wall sign on the east elevation of the building in addition to an existing wall sign that is approximately 32 square ft.

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.

11. PUBLIC HEARING: **APPLICANT: Andrew Moiseev-MGA Architects-USE-**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 26160 Groesbeck
LEGAL DESCRIPTION: 13-24-253-005
ZONE: MZ, C-3, P

VARIANCES REQUESTED: Permission to -USE-

Allow an area of 75' x 85' (6,375 square ft.) in C-3 District for the open storage of trucks/trailers for overnight parking where the primary structure on the site will be 4,008 square ft. **USE** Petitioner to relinquish variance granted 9/8/2021 if this variance is granted.

ORDINANCES and REQUIREMENTS:

Section 15.01 – Uses Permitted: Open storage not a permitted use in a C-3 District.

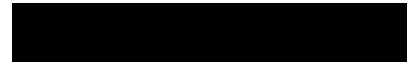
Section 17.02 (S) – Industrial Standards: Open storage other than junk... Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

12. NEW BUSINESS

13. ADJOURNMENT

Paul Jerzy
Secretary of the Board

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



CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: FOUAD YOUKHANNA

REPRESENTATIVE: FOUAD YOUKHANNA

COMMON DESCRIPTION: **30823 BOEWE**

PARCEL NUMBER: 12-13-08-128-014

ZONED DISTRICT: R-1-C

REASON: Petitioner seeks to retain widened driveway in front yard.

ORDINANCES and REQUIREMENTS:

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

VARIANCES REQUESTED: Permission to:

Retain widened driveway 12' beyond edge of garage in the front yard.

No previous variances requested.

Brian Schuman, Zoning Inspector

3/11/2025 3/21/2025 (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: FOUAD YOUKHANNA

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

Section 4.06 - Yard—Use.

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

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

Brian Schuman, Zoning Inspector

\$95
B8 3/11/25

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: Fouad Youkhanna

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) The same

Name of Representative: The same Telephone: [REDACTED]

Representative's Address: Same

Representative's Email Address: Same ☐ prefer email communication

Address of Property: Same

Parcel I.D. No. (as shown on tax bill): 12-13-08-128-014

Purpose of Request: TO DETAIN DRIVE WAY
SIDE EXTENSION

Please explain the nature of your hardship:

my hardship I have one family member that visits
me once a week and most of the time she can't find parking
in the front of the house plus the heavy traffic that passes in
that radius of the street is unsafe and this family member
is handicapped and in the last 15 years living at my address
my car been side swept by the heavy traffic that passes thru

Signature: [Signature]

Date: 3-11-2025

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

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.

ON THIS 11 DAY OF MARCH, 2017, BEFORE ME PERSONALLY CAME
Found Your Name
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGE AND CONFIRMED THAT HE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires February 14, 2030
Acting in the County of Macomb
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: Macomb

*Leave blank if not applicable.

THE _____ OF _____
Title of Officer _____
Name of Company _____
Address, City, State _____
Zip _____
Telephone _____
IS/ARE/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.
FURTHER, DEPONENT SAYS NOT.
SIGNED _____ L.S.*
SIGNED _____ L.S.*

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS
FURTHER, THAT Same
Name(s) of Person(s) _____
* _____

OF LAND FOR WHICH SUBMITTAL HAS BEEN MADE TO THE CITY OF WARREN,
MACOMB COUNTY, MICHIGAN IN A:
_____/RECORDED LAND CONTRACT PURCHASER(S) _____
_____/RECORDED DEEDHOLDER(S) _____
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT
Title of Officer _____
Name of Company _____
Address, City, State _____
Zip _____
Telephone _____
OF _____
Name(s) of Person(s) _____

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN
Found Your Name

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.

By my hardship with ^{me} ~~my~~ is heavy Traffic Due to short cut
Car's make to Avoid Traffic signal and the pass 16 years
we have been side swept by fast moving cars in that
street Radius, plus my sister visiting ones a week and she is handicapped

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

yes the condition I'm sorry I don't
understand the question

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.

well it is kind of combination of both
neighborhood condition of heavy Traffic and the way
the property sets on a Radius making it difficult

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.

For sure it will not cause none of the
above

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

yes I have one handicapped member of the family
plus the unique location of the property

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

The Variance is just to make thing for me
and my family safer to park and clear the
way of a busy street that I'm located at
and Thank you so much

ZONINGenforcement | E25-06521**Property Information**

12-13-08-128-014

30823 BOEWE

Subdivision:

Warren, MI 48092-1911

Lot:

Block:

Name Information

Owner: YOUKHANNA FOUAD

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 03/05/2025

Date Closed:

Status: In Progress

Complaint:

COMPLAINT CAME IN OF WIDENED DRIVEWAY THAT IS 4 TO 5 VEHICLES WIDE AND POSSIBLE COMMERCIAL VEHICLES BEING PARKED THERE.

Last Action Date:

Last Inspection: 03/23/2025

Last Action:

FIELD CHECK COMPLAINT Inspection | BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 03/05/2025

Completed: 03/05/2025

Violations:

Uncorrected

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

INSPECTOR COMMENTS: VEHICLES WERE HANGING OVER EDGE OF CONCRETE ON THE GRASS.

Uncorrected

SECTION 5.01 - OPERATING A BUSINESS FROM A RESIDENCE IS PROHIBITED. REMOVE OR PROPERLY STORE ANY BUSINESS RELATED VEHICLES, TRAILERS, TOOLS, OR EQUIPMENT.

INSPECTOR COMMENTS: COMMERCIAL VEHICLES PARKED AT RESIDENCE. DONE HEATING & COOLING IS LISTED AT THIS RESIDENCE.

Uncorrected

IPMC 4.12 No front yard storage of trash cans. Must be stored in side or rear yard.

Uncorrected

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

INSPECTOR COMMENTS: Driveways are not permitted to be widened beyond the width of the garage. widened driveway must be restored back to grass.

Comments:

Scheduling Comment CHECK FOR WIDENED DRIVEWAY, POSSIBLE COMMERCIAL VEHICLES AT RESIDENCE. TOOK PICS AND SENT VIOL LTR.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Partially Complied

Result: Partially Complied

Scheduled: 03/20/2025

Completed: 03/20/2025

Violations:

Uncorrected

Comments:

Scheduling Comment OWNER CAME IN 3/11/25 AND SUBMITTED FOR ZBA TO RETAIN WIDENED DRIVEWAY. WILL CHECK PROPERTY NEXT WEEK TO SEE IF COMMERCIAL VEHICLES STILL BEING PARKED THERE.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Scheduled

Result: Scheduled

Scheduled: 03/24/2025

Completed:

Violations:

Uncorrected

Comments:

Scheduling Comment CHECK IF COMMERCIAL VANS STILL BEING PARKED THERE.



March 5, 2025

FOUAD YOUKHANNA
30823 BOEWE
Warren, MI 48092-1911

PLANNING DEPARTMENT
ONE CITY SQUARE, SUITE 2000
WARREN, MI 48090-2000
(586) 574-4635
FAX (586) 574-4635
WWW.CITYOFWARREN.MI

Re: Violations at **30823 BOEWE**

The following violation(s) were found on 3/5/2025:

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

INSPECTOR COMMENTS: Driveways are not permitted to be widened beyond the width of the garage. Widened driveway must be restored back to grass.

SECTION 4.32 (k) - OFF-STREET PARKING REQUIREMENTS. All off street parking must be on a hard surface.

INSPECTOR COMMENTS: Vehicles were hanging over edge of concrete on the grass.

SECTION 5.01 - Operating a business from a residence is prohibited. remove or properly store any business related vehicles, trailers, tools, or equipment.

INSPECTOR COMMENTS: Commercial vehicles parked at residence. Done Heating & Cooling is listed at this residence.

IPMC 4.12 - No front yard storage of trash cans. Must be stored in side or rear yard.

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

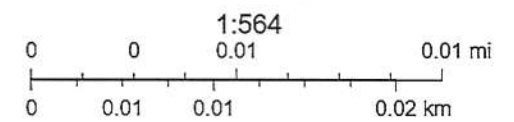
Respectfully,

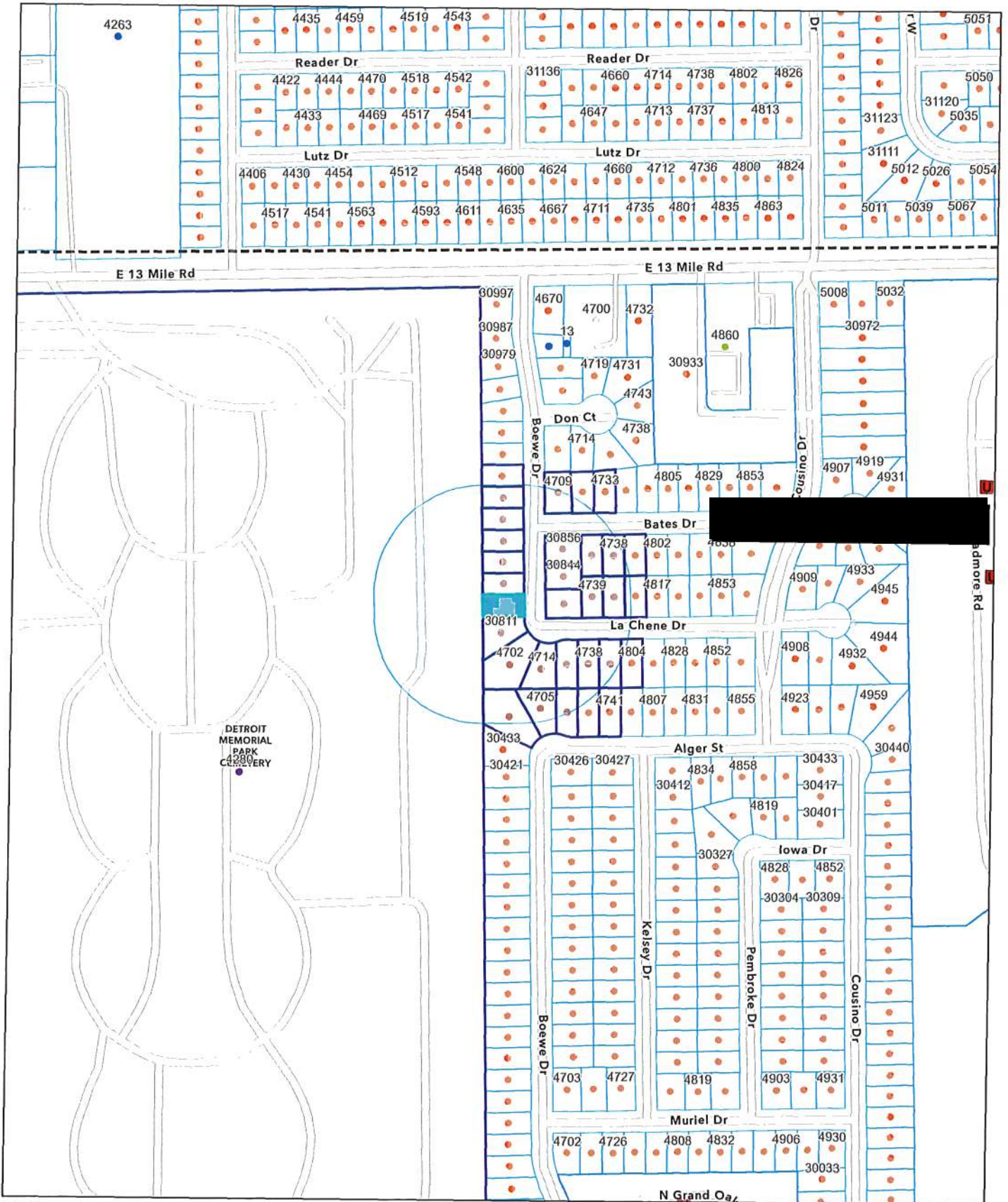
Brian Schuman
Zoning Inspector
Division of Building & Safety Engineering
[REDACTED]

30823 BOEWE



3/21/2025, 3:33:28 PM

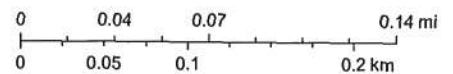




3/24/2025, 8:42:52 AM

32

1:4,094



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

2025/03/05
12:21





30823

2025/03/05
12:21

Before



After



E Thirteen Mile Rd

XX

Boewe Dr

Cousino Dr

Traffic
Signal

Bates Dr



heavy car Traffic making
a short cut To AVOID
Traffic signal

La Chene Dr

Rescheduled from 1/8/2025

7

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: MMC REAL ESTATE INVESTMENTS LLC

REPRESENTATIVE: CAREN BURDI

COMMON DESCRIPTION: 28661 VAN DYKE

PARCEL NUMBER: 12-13-16-229-043

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

REASON: Petitioner seeks to construct an 8' concrete obscuring wall & to continue to operate 2 shifts per day.

ORDINANCES and REQUIREMENTS:

Section 4D.36. - Obscuring walls. Where a non-residential land use abuts a residential district and a wall is used to obscure the non-residential property from the abutting property, the wall shall be constructed of masonry material. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Required walls shall be similarly finished on all sides and structurally sound.

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

Section 17.02 (r)- Industrial standards. Number of Production work hours including Sunday and holidays. 7:00 a.m. to 7:00 p.m. if nearest residence is less than two hundred (200) feet from industrial plant.

VARIANCES REQUESTED: Permission to:

- 1) Construct an 8' precast concrete wall along the west property line.
- 2) Operate 2 shifts.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT:

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

Section 4D.36. - Obscuring walls.

Where a non-residential land use abuts a residential district and a wall is used to obscure the non-residential property from the abutting property, the wall shall be constructed of masonry material. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Required walls shall be similarly finished on all sides and structurally sound.

Section 4D.38. - Height.

Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

Section 17.02 - Industrial standards. (r)

Number of Production work hours including Sunday and holidays. 7:00 a.m. to 7:00 p.m. if nearest residence is less than two hundred (200) feet from industrial plant.

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

Brian Schuman, Zoning Inspector

\$365 SW 12/6/24

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: MMC Real Estate Investments, LLC

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: Caren M. Burdi Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 28661 Van Dyke Avenue, Warren, MI 48093

Parcel I.D. No. (as shown on tax bill): 12-13-16-229-043

Purpose of Request: (1) Install an 8' precast concrete wall along the West property line to create
a buffer between the industrial building and the residences to the West. (2) To allow MMC Roll
Form to continue to run two shifts per day as has been done at this facility.

Please explain the nature of your hardship:

28661 is an industrial building that was built in 1950 and had run two shifts. The building abutts
residential homes. Two residents have made complaints as to noise and even though the noise
levels are below the decibles allowed per the testing by Warren, we would like to work to resolve
the issue by installing an 8' wall to further minimize the noise for the neighbors. The business
cannot meet it's contractual obligations with the car manufacturers if they are restricted to 1 shift/day.

Signature: [Signature] Date: 12/4/24

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 Ryan Hernden
Name(s) of Person(s)
OF [REDACTED]
Address, City, State [REDACTED] Zip [REDACTED] Telephone [REDACTED]
THE Mnaagaing Member OF MMC Real Estate Investments, LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT 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 Caren M. Burdi
Name(s) of Person(s)
THE Attorney OF Burdi Law *
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.

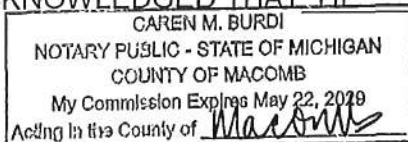
SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 5TH DAY OF DECEMBER, 20 24, BEFORE ME PERSONALLY CAME
Ryan Hernden, 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.



Caren M. Burdi
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 5/22/2029

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.

The 8' wall is designed to absorb and deflect noise back towards the building. We believe that this will alleviate any noise disturbance to our neighbors. With the wall installed we do not believe that there will be a disturbance to our neighbor

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

Two shift have always been run at this facility that was built in 1950 so
However, we want to peacefully coexist with our neighbors and as such, after research, we believe that the proposed 8' wall will absorb and deflect a great deal of noise. This concrete wall company provides walls along freeways designed to absorb and deflect noise.

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

This is a unique situation wherein the industrial building was built in 1950, before the City became a city and adopted the Zoning Ordinances. It was not great planning at the time to plan housed next to an industrial building. However, that is the situation that we have and as such we want to do our part to alleviate it.

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

We believe that the 8' wall will be an asset to the neighbors to reduce noise. Second shifts have been run at this facility since it was built and employes 60 people. If unable to run two shift 30 people may need to be layed off, the business will increase the number of work days to 7 days a weej and MMC Roli Form will not be able to meet its contractual obligations with GM

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 willing to make the investment to improve the situation between the homeowners and us.

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 for the wall is necessary to drop the the noise even further and provide for peacefull coexistence. Without the second shift the business may need to lay 30 people off increase the number of work days to 7 and they will not be able to meet their contractual obligations

28661 Van Dyke Ave.

Center Line Tool and Die Company

Granted permission at the meeting of 4-22-87 to raise the roof of the north 59' of an existing building to 33'9" thus expanding a non-conforming use.

28661 Van Dyke

Center Line Tool & Die

28661 Van Dyke Avenue

Warren, Michigan

Rep: Perica, Breithart,
McAlpine & Carmody

Request ~~was~~ denied at meeting of May 24, 1967

Property Information

12-13-16-229-043 28661 VAN DYKE Subdivision:
WARREN MI, 48092 Lot: Block:

Name Information

Owner: MMC REAL ESTATE INVESTMENTS LLC Phone:
Occupant: MMC PRODUCTS COMPANY INC Phone:
Filer: Phone:

Enforcement Information

Date Filed: 03/13/2024 Date Closed: Status: In Progress

Complaint:

HOMEOWNER AT [REDACTED] CAME TO COUNTER W/VIDEO (AUDIO) RE: NOISE COMPLAINT.
SEE VIDEO (W/AUDIO) THAT IS BEING FORWARDED VIA EMAIL FROM M.SUPER

SAID HE SPOKE W/SECRETARY (WHO SPOKE TO OWNER) SAID THAT THEY OPEN DOORS BECAUSE EMPLOYEES ARE HOT. THEY
KNOW THAT IT'S LOUD, AND WILL ALSO BE GETTING MORE MACHINERY. -MS

4-9-24- EMAIL SENT -MY NAME IS [REDACTED] AND I AM A WARREN RESIDENT. I WAS HOPING YOU CAN PLEASE ASSIST
ME OR DIRECT ME TOWARDS THE CORRECT CHANNEL OF COMMUNICATIONS FOR AN ISSUE PLAGUING MYSELF AND MY NEIGHBORS.
THERE IS A FACTORY AT THE ENTRANCE OF OUR NEIGHBORHOOD THAT OPERATES VERY LOUDLY ALL DAY AND NIGHT. IT'S
APPROXIMATELY 500 FEET FROM MY HOUSE. THE FACTORY WAS NON-OPERATIONAL A FEW YEARS BACK WHEN I MOVED TO THE
AREA. SINCE IT STARTED BACK UP, IT HAS BEEN VERY NOISY PAST REGULAR BUSINESS HOURS.

THANK YOU FOR YOUR TIME AND CONSIDERATION,
I GREATLY APPRECIATE IT! THE ADDRESS OF THE FACTORY IS 28661 VAN DYKE AVE, WARREN, MI 48093

4/16/2024 NEIGHBOR CALLED AGAIN, SAYS HE HAS GOTTEN NO RESPONSE ON ANY OF [REDACTED] HE
COMPLAINT, HE WOULD LIKE A FOLLOW-UP/CALL ON THE OUTCOME OF THE COMPLAINT.
WAS GOING OUT IN THE AM ON THE COMPLAINT, I WILL TRY TO TOUCH BASE WITH DAVE AND GIVE [REDACTED] A CALL BACK ON
THE FIELD CHECK COMPLAINT FROM TODAY. [REDACTED] TM

4/16/2024 CALLED [REDACTED] AND LEFT A VM @ 11:50 TO INFORM HIM DAVE FOUND NO VIOLATIONS AND HE
WOULD BE TALKING TO EVERETT REGARDING THIS MATTER. TM

Last Action Date: Last Inspection: 12/06/2024

Last Action:

All Notes:

NO STAMPING GOING ON 4-11-24 OR 4-12-24 DP

4-16-24 HIGHEST DB READINGS ON SITE 62DB AMBIENT TRAFFIC NOISE AT GATE 74DB PLUS DEPENDING ON AMOUNT
OF TRUCK TRAFFIC DP

6/10/2024 - SPOKE TO OWNER RYAN HERNDEN, HE IS GETTING QUOTES FOR AN EIGHT FOOT HIGH SOUND DEADENING
WALL. WE THEN SPOKE IN CONFIDENCE (AWAY FROM HIS STAFF), HE IS LOSING THE CONTRACT TO SUPPLY THE PARTS
HE IS CREATING HERE. HE WILL BE DONE IN 6 MONTHS BUT PRODUCTION WILL BE GRADUALLY BE RAMPING DOWN.
HE IS ANTICIPATING SELLING THE BUILDING AND FEELS IT WILL BE MORE VALUABLE WITH THE WALL SO HE IS STILL
MOVING FORWARD WITH THIS. I INSPECTED THE OPERATION AND OBSERVED THE INFRACTING MACHINE. IT IS NOT
MOUNTED TO THE CONCRETE FLOOR, IT IS MOUNTED ON A PLATFORM THAT IS MOUNTED TO THE FLOOR. MR.
HERNDEN IS PROVIDING ME WITH THE SPECS ON THE MACHINE AND THE MANUFACTURER RECOMMENDED
MOUNTING INFORMATION. THE FLOOR DOES VIBRATE FROM THE IMPACT WHEN THE MACHINE IS OPERATING. THE
SOUND IS REPORTEDLY MUFFLED TO THE POINT OF NOT BOTHERING THE NEIGHBORS IF THE FACTORY DOORS REMAIN
CLOSED BUT THEY REMAIN OPEN DUE TO THE TEMPERATURE (THE FACTORY IS NOT AIR CONDITIONED). THE
RAMPING DOWN WILL RESOLVE THE ISSUE OF OPERATING OUTSIDE THE 7AM TO 7PM MANDATE, UNTIL THEN HE WILL
HAVE THE DOORS CLOSED FROM 7PM TO 7AM. JK

7/17/2024 - SPOKE TO RYAN HERNDEN, HE STATED HE IS WORKING ON THE DOCUMENTS NEEDED TO APPLY FOR THE
VARIANCE FOR THE 8 FOOT WALL. HE SAID THAT HE WOULD LIKE TO HAVE IT FINISHED BY OUR COURT DATE
(7/24/2024), I SAID THAT HAVING FILED FOR THE VARIANCE WOULD GO A LONG WAY IN SHOWING HE IS MOVING IN THE
RIGHT DIRECTION. HE SAID HE IS STILL WORKING THE SAME HOURS EXCEPT HE IS CLOSED ON SATURDAY. HE ALSO
MENTIONED THAT HE MAY BE ABLE TO CREATE A SCHEDULE WORKING FROM 7AM TO 7PM 7 DAYS A WEEK, THIS
WOULD ELIMINATE LAYING OFF 14 EMPLOYEES FROM THE NIGHT SHIFT. JK

7/24/24 - ADJOURNED FOR 6 WEEKS. DM, EM AND I WILL GO TO COMPLAINING HOUSES. JK

9/27/2024 - Mr. Herndon is applying for a variance for operational hours and sound deadening wall. Ticket adjourned for 90 days. JK

10/28/2024 - Spoke to Mr. Herndon, he stated his attorney is in the process of applying for the variances. He also stated that he spoke to the

wall contractor and the wall is not seasonal, it can be constructed any time of the year. He will contact his attorney and e-mail Chief Murphy with the variance time frame. JK

ZONING Inspection | DAVID PODESZWIK

Status: No Violation

Result: No Violation

Scheduled: 04/11/2024

Completed: 04/11/2024

Passed Inspection Items:

Uncorrected

Comments:

FIELD CHECK COMPLA CHECKED AT 11:30AM AND 3:00PM NO STAMPING GOING ON WILL CHECK AGAIN FOR NOISE LEVELS DP

FIELD CHECK COMPLAINT Inspection | DAVID PODESZWIK

Status: No Violation

Result: No Violation

Scheduled: 04/12/2024

Completed: 04/12/2024

Passed Inspection Items:

Uncorrected

Comments:

FIELD CHECK COMPLAINT Inspection | DAVID PODESZWIK

Status: No Violation

Result: No Violation

Scheduled: 04/16/2024

Completed: 04/18/2024

Passed Inspection Items:

Uncorrected

Comments:

ZONING Inspection | DAVID PODESZWIK

Status: Scheduled

Result: Scheduled

Scheduled: 04/22/2024

Completed:

Passed Inspection Items:

Uncorrected

Comments:

FIELD CHECK COMPLA DISCUSS STATUS WITH EM DP

FIELD INSPECTION Inspection | Jim Kaiser

Status: Violations

Result: Violations

Scheduled: 04/29/2024

Completed: 04/29/2024

Violations:

Uncorrected

SECTION 17.02(R) - NUMBER OF PRODUCTION WORK HOURS INCLUDING SUNDAY AND HOLIDAYS. 7:00 A.M. TO 7:00 P.M. IF NEAREST RESIDENCE IS LESS THAN TWO HUNDRED (200) FEET FROM INDUSTRIAL PLANT.

Passed Inspection Items:

Uncorrected

Comments:

CONTACT [REDACTED] IN [REDACTED] CONTACT HASSAN IN 3 DAYS TO CHECK IF BUSINESS IS COMPLYING W/ HOURS OF OPERATION. [REDACTED]

FOLLOW-UP Inspection | Jim Kaiser

Status: No Change

Result: No Change

Scheduled: 05/02/2024

Completed: 05/02/2024

Passed Inspection Items:

Uncorrected

Comments:

CONTACT [REDACTED] IN CONTACT [REDACTED] IN 3 DAYS TO CHECK IF BUSINESS IS COMPLYING W/ HOURS OF OPERATION [REDACTED]

SEE EVERETT

SEE EVERETT

ZONING Inspection | Jim Kaiser

Status: No Change
Scheduled: 05/13/2024

Result: No Change
Completed: 05/13/2024

Passed Inspection Items:

Uncorrected

Comments:

NO CHANGE, RE-INSPECTION NO CHANGE, RE-INSPECT IN 7 DAYS.

SEE EVERETT

SEE EVERETT

ZONING Inspection | Jim Kaiser

Status: Violations
Scheduled: 05/31/2024

Result: Violations
Completed: 05/31/2024

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment RE INSPECT FOR NOISE VIOLATION

ZONING Inspection | Jim Kaiser

Status: Violations
Scheduled: 06/10/2024

Result: Violations
Completed: 06/10/2024

Violations:

Uncorrected

SECTION 17.02 (H) STAMPING MACHINES, PUNCH PRESSES, PRESS BREAKS: ALL MACHINES SHALL BE PLACED ON SHOCK ABSORBING MOUNTINGS AND ON A SUITABLE REINFORCED CONCRETE FOOTING. NO MACHINE SHALL BE LOADED BEYOND THE CAPACITY AS PRESCRIBED BY THE MANUFACTURER.

PROVIDE COPY OF MANUFACTURER'S SPECIFICATIONS FOR MOUNTING/INSTALLING PRESSES.

MACHINES MUST OPERATE IN A MANNER THAT DOES NOT CAUSE DISTURBANCE TO RESIDENTIAL PROPERTIES (INCLUDES NOISE AND VIBRATIONS).

Uncorrected

SECTION 17.02(R) NUMBER OF PRODUCTION WORK HOURS INCLUDING SUNDAY AND HOLIDAYS:

7:00 A.M. TO 7:00 P.M. IF NEAREST RESIDENCE IS LESS THAN TWO HUNDRED (200) FEET FROM INDUSTRIAL PLANT.

Passed Inspection Items:

Uncorrected

Comments:

ZON TICKET # Y0337 CHECK FOR NOISE VIOLATION

FOLLOW-UP Inspection | Jim Kaiser

Status: Violations
Scheduled: 06/10/2024

Result: Violations
Completed: 06/11/2024

Passed Inspection Items:

Uncorrected

Comments:

6/10/2024 - SPOKE

6/10/2024 - SPOKE TO OWNER RYAN HERNDEN, HE IS GETTING QUOTES FOR AN EIGHT FOOT HIGH SOUND DEADENING WALL. WE THEN SPOKE IN CONFIDENCE (AWAY FROM HIS STAFF), HE IS LOSING THE CONTRACT TO SUPPLY THE PARTS HE IS CREATING HERE. HE WILL BE DONE IN 6 MONTHS BUT PRODUCTION WILL BE GRADUALLY BE RAMPING DOWN. HE IS ANTICIPATING SELLING THE BUILDING AND FEELS IT WILL BE MORE VALUABLE WITH THE WALL SO HE IS STILL MOVING FORWARD WITH THIS. I INSPECTED THE OPERATION AND OBSERVED THE INFRACTING MACHINE. IT IS NOT MOUNTED TO THE CONCRETE FLOOR, IT IS MOUNTED ON A PLATFORM THAT IS MOUNTED TO THE FLOOR. MR. HERNDEN IS PROVIDING ME WITH THE SPECS ON THE MACHINE AND THE MANUFACTURER RECOMMENDED MOUNTING INFORMATION. THE FLOOR DOES VIBRATE FROM THE IMPACT WHEN THE MACHINE IS OPERATING. THE SOUND IS REPORTEDLY MUFFLED TO THE POINT OF NOT BOTHERING THE NEIGHBORS IF THE FACTORY DOORS REMAIN CLOSED BUT THEY REMAIN OPEN DUE TO THE TEMPERATURE (THE FACTORY IS NOT AIR CONDITIONED). THE RAMPING DOWN WILL RESOLVE THE ISSUE OF OPERATING OUTSIDE THE 7AM TO 7PM MANDATE, UNTIL THEN HE WILL HAVE THE DOORS CLOSED FROM 7PM TO 7AM. JK

ZONING Inspection | Jim Kaiser

Status: No Change
Scheduled: 06/17/2024

Result: No Change
Completed: 06/17/2024

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment REVIEW MOUNTING INFORMATION AND REPORT TO EM

6/17/2024 - SPOKE TO MR. HERNDEN REGARDING THE NOISE BARRIER WALL. HE WAS INQUIRING WHETHER A 2022 SURVEY DEPICTING THE EXISTING CHAIN LINK FENCE, WHICH WOULD BE REPLACED WITH AN EIGHT FOOT CONCRETE WALL WOULD BE SUFFICIENT FOR THE VARIANCE APPLICATION. HE WILL E-MAIL MR. MURPHY AND MR. MUZZARELLI. HE IS STILL KEEPING THE DOOR SHUT DURING THE OFF PEAK HOURS BUT SAID WITH THIS HEAT WAVE IT MAY NOT BE POSSIBLE. HE IS REQUESTING A MEETING WITH MR. MURPHY AND MUZZARELLI. JK

FIELD INSPECTION Inspection | Jim Kaiser

Status: No Change
Scheduled: 07/17/2024

Result: No Change
Completed: 07/17/2024

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment CK W/EM

7/17/2024 - SPOKE TO RYAN HERNDEN, HE STATED HE IS WORKING ON THE DOCUMENTS NEEDED TO APPLY FOR THE VARIANCE FOR THE 8 FOOT WALL. HE SAID THAT HE WOULD LIKE TO HAVE IT FINISHED BY OUR COURT DATE (7/24/2024), I SAID THAT HAVING [REDACTED] GO A LONG WAY IN SHOWING HE IS MOVING IN THE RIGHT DIRECTION [REDACTED] THE SAME HOURS EXCEPT HE IS CLOSED ON SATURDAY. HE ALSO MENTIONED THAT HE MAY BE ABLE TO CREATE A SCHEDULE WORKING FROM 7AM TO 7PM 7 DAYS A WEEK, THIS WOULD ELIMINATE LAYING OFF 14 EMPLOYEES FROM THE NIGHT SHIFT. JK

FOLLOW-UP Inspection | Jim Kaiser

Status: No Change
Scheduled: 09/10/2024

Result: No Change
Completed: 09/10/2024

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment COURT

TICKET Inspection | Jim Kaiser

Status: Partially Complied
Scheduled: 09/11/2024

Result: Partially Complied
Completed: 09/11/2024

Passed Inspection Items:

Uncorrected

Comments:

ZBA MEETING FOR WA ZBA MEETING FOR WALL VARIANCE, MONITOR PROGRESS. COURT DEFERED FOR 6 WEEKS. JK

7/24/24 - ADJOURNE 7/24/24 - ADJOURNED FOR 6 WEEKS. DM, EM AND I WILL GO TO COMPLAINING HOUSES.

Scheduling Comment COURT

FOLLOW-UP Inspection | Jim Kaiser

Status: Partially Complied
Scheduled: 08/12/2024

Result: Partially Complied
Completed: 08/12/2024

Passed Inspection Items:

Uncorrected

Comments:

SPOKE TO RYAN HERN SPOKE TO RYAN HERNDEN, HIS ZBA PACKAGE IS COMPLETE FOR THE FENCE/WALL VARIANCE, HE WILL BE BRINGING IT IN TOMORROW (8/13/2024) TO THE COUNTER. HE INQUIRED RE THE NON CONFORMING USE AS THE BUILDING WAS MANUFACTURING PARTS BEFORE THE HOUSES WERE BUILT. HE WILL SEE EVERETT WHEN HE COMES IN. JK

FOLLOW-UP Inspection | Jim Kaiser

Status: Scheduled
Scheduled: 01/07/2025

Result: Scheduled
Completed:

Passed Inspection Items:
Uncorrected

Comments:
Scheduling Comment APPLYING FOR A WALL VARIANCE, 6 WEEK EXTENSION

COURT Inspection | Jim Kaiser

Status: Scheduled
Scheduled: 01/08/2025

Result: Scheduled
Completed:

Passed Inspection Items:
Uncorrected

Comments:

ZONING Inspection | Jim Kaiser

Status: No Change
Scheduled: 07/23/2024

Result: No Change
Completed: 07/25/2024

Passed Inspection Items:
Uncorrected

Comments:
COURT RE-CHECK COURT RE-CHECK

FIELD INSPECTION Inspection | Jim Kaiser

Status: No Change
Scheduled: 10/28/2024

Result: No Change
Completed: 10/28/2024

Passed Inspection Items:
Uncorrected

Comments:
Scheduling Comment Make a quick stop today, ask for an estimated time frame to submit the ZBA application.
Spoke to Mr. Hernd Spoke to Mr. Herndon, he stated his attorney is in the process of applying for the variances. He also stated that he spoke to the wall contractor and the wall is not seasonal, it can be constructed any time of the year. He will contact his attorney and e-mail Chief Murphy and I with the variance time frame. JK

FOLLOW-UP Inspection | Jim Kaiser

Status: No Change
Scheduled: 11/19/2024

Result: No Change
Completed: 11/20/2024

Passed Inspection Items:
Uncorrected

Comments:
Scheduling Comment Check if variance is filed.
Spoke to Mr. Hernd Spoke to Mr. Hernden, he is asking for everything in the variance so it took more time to complete. It is completed and he is waiting for his attorney to file it. He will keep me posted, re-check set for 7 days. JK

FOLLOW-UP Inspection | Jim Kaiser

Status: No Change
Scheduled: 11/26/2024

Result: No Change
Completed: 11/26/2024

Passed Inspection Items:
Uncorrected

Comments:
Scheduling Comment Check for variance filed, report to EM & SW.

FOLLOW-UP Inspection | Jim Kaiser

Status: No Change

Result: No Change

Scheduled: 12/05/2024

Completed: 12/06/2024

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment Check if variance is filed.

email E-mail has been sent to Ryan Herndon requiring variance immediately, CCed DM, EM, SW. JK

FOLLOW-UP Inspection | Jim Kaiser

Status: Partially Complied

Result: Partially Complied

Scheduled: 12/12/2024

Completed: 12/06/2024

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment Check if variance has been filed

Variance filed. J Variance filed. JK



2.JNIN Enforcement | E24-01219**Property Information**

12-13-16-229-043 28661 VAN DYKE Subdivision:
WARREN MI, 48092 Lot: Block:

Name Information

Owner: MMC REAL ESTATE INVESTMENTS LLC Phone:
Occupant: MMC PRODUCTS COMPANY INC Phone: [REDACTED]
Filer: Phone:

Enforcement Information

Date Filed: 03/05/2024 Date Closed: Status: In Progress

Complaint: NOISE COMPLAINT. AS EARLY 5/6 AM, AS LATE AS 7/8PM. METAL WORK. LOUD WHEN GARAGE DOORS OPEN. -MS

Last Action Date: Last Inspection: 12/06/2024

Last Action:

All Notes:

FIELD CHECK COMPLAINT Inspection | Jim Kaiser

Status: Violations Result: Violations [REDACTED]
Scheduled: 10/08/2024 Completed: 10/08/2024

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment Complaint of property maintenance/open storage in lot (discuss w/EM)

Spoke to Mr. Hernd Spoke to Mr. Herndon, notified him of complaints of employees parking in the street. I explained there is no employee/customer parking in the street. I also explained that M1 properties have no open storage without site plan approval. He asked what open storage is here and I said everything out here. I explained the dumpsters would be allowed in an enclosure, parking would be striped all according to the site plan. He said he could not operate without some storage but he could remove half of it relatively quickly. I said that would be a great start. If he could remove enough of the items store to give the employee on site parking we could go from there. jk

Spoke to Mr. Hernd Spoke to Mr. Herndon regarding the status on the variance application. He stated he is asking for multiple variances and his attorney should have applied. He also stated he spoke to the wall contractor and the wall can be built year round, this is not a seasonal issue. He stated he will check with his attorney and e-mail Chief Murphy and I with an update. I scheduled a follow up inspection in 3 weeks. JK

FOLLOW-UP Inspection | Jim Kaiser

Status: No Change Result: No Change
Scheduled: 10/28/2024 Completed: 10/28/2024

Passed Inspection Items:

Uncorrected

Comments:

Spoke to Mr. Hernd Spoke to Mr. Herndon, he stated his attorney is in the process of applying for the variances. He also stated that he spoke to the wall contractor and the wall is not seasonal, it can be constructed any time of the year. He will contact his attorney and e-mail Chief Murphy and I with the variance time frame. JK

FOLLOW-UP Inspection | Jim Kaiser

Status: No Change Result: No Change
Scheduled: 11/19/2024 Completed: 11/20/2024

Passed Inspection Items:

Uncorrected

Comments:

Spoke to Mr. Hernd Spoke to Mr. Hernden, he is asking for everything in the variance so it took more time to complete. It is completed and he is waiting for his attorney to file it. He will keep me posted, re-check set for 7 days. JK

FOLLOW-UP Inspection | Jim Kaiser

Status: No Change

Result: No Change

Scheduled: 11/26/2024

Completed: 11/26/2024

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment See if variance is filed, report to EM & SW.

ZONING Inspection | Jim Kaiser

Status: No Change

Result: No Change

Scheduled: 12/05/2024

Completed: 12/06/2024

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment Check if variance is filed.



Enforcement | E23-05141**Property Information**

12-13-16-229-043 28661 VAN DYKE Subdivision:
WARREN MI, 48092 Lot: Block:

Name Information

Owner: MMC REAL ESTATE INVESTMENTS LLC Phone:
Occupant: MMC PRODUCTS COMPANY INC Phone:
Filer: Phone:

Enforcement Information

Date Filed: 10/03/2023 Date Closed: 12/29/2023 Status: CLOSED

Complaint:
PLEASE INVESTIGATE ALLEGATION OF EXTREME NOISE AND BANGING SOUNDS FROM THIS ADDRESS STARTING AT 5 AM M-F AND
ON WEEKENDS (NOT SURE OF TIME ON WEEKEND)

Last Action Date: Last Inspection: 12/28/2023

Last Action:

All Notes:

2ND READINGS TAKEN THIS AM PRESSES RUNNING DECIBLE READINGS AT SOUTH GATE 65DB DECIBLE READINGS
FROM TRAFFIC NOISE ON VAN DYKE AT SAME LOCATION 72DB DP

12/28/23 TOOK DECIBEL READING FROM THE SOUTH PROPERTY LINE GATE AND GO

FIELD CHECK COMPLAINT Inspection | DAVID PODESZWIK

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

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment INSPECT EARLY A.M. FOR NOISE COMPLAINT AND CHECK IF ZONING COC VIOLATIONS ARE CORRECTED.

ZONING Inspection | BRIAN SCHUMAN

Status: No Violation Result: No Violation
Scheduled: 12/28/2023 Completed: 12/28/2023

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment CHECK NOISE LEVELS WITH DECIBLE METER

COMPLAINT Enforcement | E23-01704**Property Information**

12-13-16-229-043

28661 VAN DYKE

Subdivision:

WARREN, MI 48092

Lot:

Block:

Name Information

Owner: MMC REAL ESTATE INVESTMENTS LLC

Phone:

Occupant: MMC PRODUCTS COMPANY INC

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 03/28/2023

Date Closed: 10/31/2023

Status: CLOSED

Complaint:

COMPANY HAS ONE ENTRANCE/EXIT BLOCKED SO TRUCKS DRIVING ON THE GRASS WHEN BACKING UP OUT OF THE ONLY ENTRANCE/EXIT -- RUINING GRASS AND MUDDYING UP THE STREET + BLOCKING RESIDENTIAL TRAFFIC SO PEOPLE CAN'T GET BY SINCE THE TRUCKS ARE SO LARGE

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | DAVID PODESZWIK

Status: Violations

Result: Violations

Scheduled: 03/29/2023

Completed: 03/29/2023

Violations:

Uncorrected

Comments:

COMPLAINT DISCUSS WITH EM DP

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: No Violation

Result: No Violation

Scheduled: 04/04/2023

Completed: 10/31/2023

Violations:

Uncorrected

Comments:

Enforcement | E15-05830**Property Information**

12-13-16-229-043 28661 VAN DYKE Subdivision:
WARREN, MI 48092 Lot: Block:

Name Information

Owner: KLP II LLC Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 10/16/2015 Date Closed: Status: In Progress

Complaint:

11/4/15 SPOKE TO LOUIS-586-576-3000 (RETURNED PAULA'S CALL) EXPLAINED COC IN 1999 WAS NEVER FINALED--NEW ONE REQ'D NEEDS NEW LETTER FOR MGT.
12/4/15 SPOKE TO PAULA MGT AT OTHER OFFICE HAS PAPERWORK--WILL CHECK THIS DAY AND RETURN CALL--WILL EXTEND ONE WEEK. (CENTERLINE DIE & ENGINEERING) 2/2/16 CHECK FOR COURT MAJORITY OF BLD PAINTED. SOME OPS REMAINS. 2/3/16 COURT ADJOURNED 45 DAYS--MUST OBTAIN COC, COMPLETE AND FINALIZE ALL INSPECTIONS, IF ALL DONE BY NEXT COURT DATE POSSIBLE REDUCED FINE. 3/11/16 SPOKE TO EMPLOYEE WHO PHONED RE: COC. EXPLAINED TO HER COC WAS TO BE APPLIED/PAID FOR, INITIAL INSPECTIONS AND RE-INSPECTIONS COMPLETED AND COC FINALIZED BY NEXT COURT DATE--SHE THOUGHT PERMIT TO BE APPLIED FOR BY COURT DATE--THIS WAS NOT AGREEMENT MADE IN COURT ON 2/3/16. 3/16/16 APPLIED NO INITIAL INSPECTIONS SCHEDULED. WILL ADJ, MUST COMPLETE AND FINALIZE BY NEXT COURT DATE.

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | DEBORAH WENSON

Status: Violations Result: Violations
Scheduled: 10/20/2015 Completed: 10/20/2015

Violations:

Uncorrected IPMC 304.2 - ALL EXTERIOR SURFACES SHALL BE MAINTAINED IN GOOD CONDITION. PEELING, FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED.
Uncorrected IPMC 302.4 WEEDS: ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 6".
Uncorrected SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE PLANNING DEPARTMENT AND MAY REQUIRE A VARIANCE FROM THE ZONING BOARD OF APPEALS. REMOVE ALL ITEMS STORED OUTSIDE. IF OPEN STORAGE IS DESIRED, SUBMIT A SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.

Comments:**FIELD INSPECTION Inspection | DEBORAH WENSON**

Status: Violations Result: Violations
Scheduled: 11/05/2015 Completed: 11/05/2015

Violations:

Uncorrected SECTION 22.10(K) - OPERATING A BUSINESS WITHOUT A CERTIFICATE OF COMPLIANCE. SUBMIT APPLICATION TO THE BUILDING DEPARTMENT WITHIN 10 DAYS AND SCHEDULE REQUIRED INSPECTIONS.

Comments:**FOLLOW-UP Inspection | DEBORAH WENSON**

Status: Not Complied Result: Not Complied
Scheduled: 11/17/2015 Completed: 11/19/2015

Violations:

Uncorrected

Comments:**FIELD INSPECTION Inspection | DEBORAH WENSON**

Status: Not Complied Result: Not Complied
Scheduled: 11/23/2015 Completed: 11/23/2015

Violations:

Uncorrected

Comments:

Scheduling Comment SEND FWN IF COC NOT REC'D

FIELD INSPECTION Inspection | DEBORAH WENSON

Status: Not Complied

Result: Not Complied

Scheduled: 12/04/2015

Completed: 12/04/2015

Violations:

Uncorrected

Comments:

FOLLOW-UP Inspection | DEBORAH WENSON

Status: Not Complied

Result: Not Complied

Scheduled: 12/11/2015

Completed: 12/14/2015

Violations:

Uncorrected

Comments:

FIELD INSPECTION Inspection | DEBORAH WENSON

Status: Not Complied

Result: Not Complied

Scheduled: 02/02/2016

Completed: 02/03/2016

Violations:

Uncorrected

Comments:

FOLLOW-UP Inspection | DEBORAH WENSON

Status: Not Complied

Result: Not Complied

Scheduled: 03/14/2016

Completed: 03/14/2016

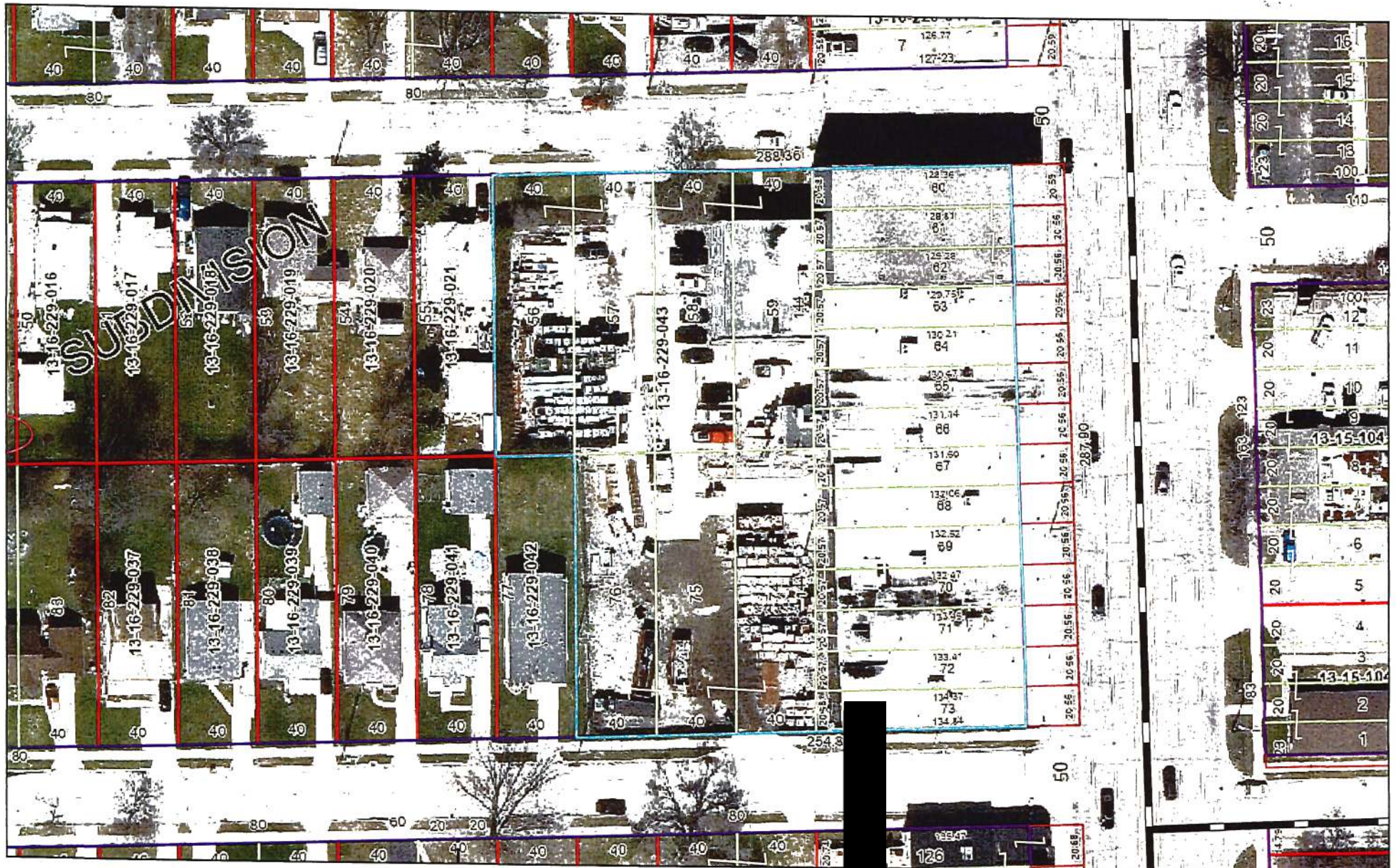
Violations:

Uncorrected

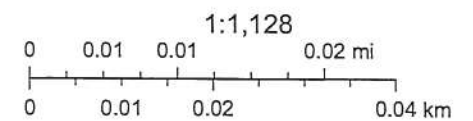
Comments:

Scheduling Comment COC APPLIED FOR?

28661 VAN DYKE

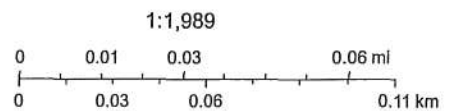


12/19/2024, 9:51:48 AM





12/20/2024, 11:48:18 AM



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

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

APPLICANT: DALE SMITH
REPRESENTATIVE: DALE SMITH
COMMON DESCRIPTION: **14566 STEPHENS**
PARCEL NUMBER: 12-13-25-405-060
ZONED DISTRICT: R-1-C

REASON: Petitioner seeks to construct a horseshoe shaped driveway in the front yard.

ORDINANCES and REQUIREMENTS:

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

VARIANCES REQUESTED: Permission to:

Construct a horseshoe shaped driveway 12' in width and 69' across in the front yard.

No previous variances requested.

Brian Schuman, Zoning Inspector

3/6/2025 4/4/2025 (C) (P)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: DALE SMITH

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

SECTION 4.06 - YARD-USE.

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

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

Brian Schuman, Zoning Inspector

\$95 SW 3/6/25

PR 25 0048

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED
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: Dale Smith

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: _____ Telephone: [REDACTED]

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 14566 Stephens Rd. Warren, Mich. 48089

Parcel I.D. No. (as shown on tax bill): 12-13-25-405-060

Purpose of Request: Handicap accessibility to wit mobility challenges - wheelchairs - walkers - scooters. Importances focused for elderly seniors with disabilities.

Please explain the nature of your hardship:

I am physically challenged. I use mobility ambulatory devices. This makes this a challenge to park and navigating while attempting to merge onto the busy street. This is a double lot with street easements x 2.

Signature: Dale Smith Date: 3-6-2025

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

(Name(s) of Person(s))

Address, City, State

Zip

Telephone

THE

Title of Officer

Name of Company

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

I/We/It

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT

(Name(s) of Person(s))

THE

Title of Officer

Name of Company

OF

*

OF

Address, City, State

Zip

Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED

L.S.*

SIGNED

L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

County of

ON THIS 10th DAY OF March, 2025, BEFORE ME PERSONALLY CAME

_____, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Date Smith DID SO OF his OWN FREE WILL AND DEED.

NOTARY PUBLIC, Macomb COUNTY, MICHIGAN

MY COMMISSION EXPIRES: 8-26-2030

MICHELLE SUPER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires August 26, 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.

NA

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

NA

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

NA

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 Obstructions applied in Variance.

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.

diagnosis — This is related to medical diagnosis. disabled senior.

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.

Does fit the Variances of Nearby Properties. I.E., 14363 Stephens. Also 24563 Columbus Ave.

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.

citizen, disabled

Medical/Senior

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.

and variants city codes,

Will not violate

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

Due to disabled senior citizen!



April 3, 2025

DALE SMITH
14566 STEPHENS
Warren, MI 48089

BUILDING DIVISION
ONE CITY SQUARE, SUITE 305
WARREN, MI 48093-2391
(586) 574-4500
FAX (586) 574-4577
WWW.CITYOFWARREN.ORG

Re: Violations at **14566 STEPHENS**

The following violation(s) were found on 4/3/2025:

SECTION 4.13 - JUNK/DEBRIS

Inspector comments: All junk/debris in rear yard must be stored or removed [REDACTED]

SECTION 4.20 - DETACHED ACCESSORY BUILDINGS.

Inspectors comments: Temporary accessory structures not permitted and must be removed.

SECTION 5A.06 - PARKING AND STORAGE IN REAR YARD. A recreational unit may be parked or stored in the rear yard provided that the recreational unit is parked or stored no less than five (5) feet from any property line, and ten (10) feet from the dwelling.

Inspector comments: Camper or whichever trailer you choose to keep at the property must be moved so that it is 10' behind the rear building line of house.

SECTION 5A.07 - STORAGE PAD REQUIRED. A recreational unit parked or stored outside of a building shall be located on a storage pad constructed of either concrete, asphalt or patio block which shall encompass the wheel areas of the vehicle. All storage pads shall be constructed and maintained to properly hold the vehicle stored thereon.

SECTION 5A.09 - NUMBER OF RECREATIONAL UNITS ALLOWED. Other than in an enclosed building, no person shall park or store more than one (1) recreational unit upon any single family or two family residential lot or parcel.

INSPECTOR COMMENTS: 2 of the 3 trailers on the property must be removed.

Corrections shall be made within 30 days and a re-inspection requested by calling (586) 574 4635. Failure to comply will result in a blight violation with fines up to \$1,000.00 per day for each violation and require you to appear in 37th District Court.

Respectfully,

Brian Schuman
Zoning Inspector
Division of Building & Safety Engineering
BSCHUMAN@CITYOFWARREN.ORG

ZONING Enforcement | E25-06860**Property Information**

12-13-25-405-060	14566 STEPHENS	Subdivision:	
	warren, MI 48089	lot:	Block:

Name Information

Owner:	SMITH DALE	Phone:	
Occupant:		Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	04/02/2025	Date closed:	Status: In Progress
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Complaint:

HOMEOWNER HAS APPLIED FOR A VARIANCE FOR A HORSESHOE DRIVEWAY. DISCUSSED W/ SW & BECAUSE OF PREVIOUS VIOLATIONS AT THE PROPERTY HE WANTS ME TO DO A FIELD INSPECTION PRIOR TO ZBA.

Last Action Date:	Last Inspection: 05/04/2025
-------------------	-----------------------------

Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status:	Violations	Result:	Violations
Scheduled:	04/03/2025	Completed:	04/03/2025

Violations:

Uncorrected	SECTION 4.20 - DETACHED ACCESSORY BUILDINGS. INSPECTOR COMMENTS: TEMPORARY ACCESSORY STRUCTURES NOT PERMITTED AND MUST BE REMOVED.
Uncorrected	SECTION 5A.06 - A RECREATIONAL UNIT MAY BE PARKED OR STORED IN THE REAR YARD PROVIDED THAT THE RECREATIONAL UNIT IS PARKED OR STORED NO LESS THAN FIVE (5) FEET FROM ANY PROPERTY LINE, AND TEN (10) FEET FROM THE DWELLING. INSPECTOR COMMENTS: CAMPER MUST BE MOVED SO THAT IT IS 10' BEHIND THE REAR BUILDING LINE OF HOUSE.
Uncorrected	SECTION 5A.07 - A RECREATIONAL UNIT PARKED OR STORED OUTSIDE OF A BUILDING SHALL BE LOCATED ON A STORAGE PAD CONSTRUCTED OF EITHER CONCRETE, ASPHALT OR PATIO BLOCK WHICH SHALL ENCOMPASS THE WHEEL AREAS OF THE VEHICLE. ALL STORAGE PADS SHALL BE CONSTRUCTED AND MAINTAINED TO PROPERLY HOLD THE VEHICLE STORED THEREON.
Uncorrected	SECTION 4.13 - JUNK/DEBRIS INSPECTOR COMMENTS: ALL JUNK/DEBRIS IN REAR YARD MUST BE STORED OR REMOVED.
Uncorrected	SECTION 5A.09 - OTHER THAN IN AN ENCLOSED BUILDING, NO PERSON SHALL PARK OR STORE MORE THAN ONE (1) RECREATIONAL UNIT UPON ANY SINGLE FAMILY OR TWO FAMILY RESIDENTIAL LOT OR PARCEL. INSPECTOR COMMENTS: 2 OF THE 3 TRAILERS ON THE PROPERTY MUST BE REMOVED.

Comments:

Scheduling Comment	PROPERTY INSPECTION FOR ZBA REQUEST. TOOK PHOTOS AND DISCUSSED VIOLATIONS THAT MUST BE CORRECTED WITH OWNER. -3 TRAILERS ON PROPERTY. -TRAILERS NOT ON HARD SURFACE AND NOT 10 FEET BEHIND REAR BUILDING LINE OF RESIDENCE. -JUNK/DEBRIS. -TEMPORARY ACCESSORY STRUCTURE
--------------------	--

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status:	Scheduled	Result:	Scheduled
Scheduled:	05/05/2025	Completed:	

Violations:

Uncorrected

Comments:

Scheduling Comment VIOLATIONS CORRECTED?

DPMI Enforcement | E22-02886**Property Information**

12-13-25-405-060 14566 STEPHENS Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: SMITH DALE Phone: [REDACTED]
Occupant: Phone: [REDACTED]
Filer: Phone:

Enforcement Information

Date Filed: 07/13/2022 Date Closed: 09/15/2022 Status: ISSUED TICKET

Complaint:

Last Action Date: 09/14/2022 Last Inspection:

Last Action:
DISMISSED

TICKET Inspection | KEITH GURNEY

Status: Violations Result: Violations
Scheduled: 07/13/2022 Completed: 07/13/2022

Violations:

Uncorrected NO STOAGE OF TRAILER FRONT/SIDE YARDS

Uncorrected FAILURE TO COMPLY TO WARNING NOTICE

Comments:

ZONING Enforcement | E21-00093**Property Information**

12-13-25-405-060

14566 STEPHENS

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: SMITH DALE

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 01/25/2021

Date Closed:

Status: In Progress

Complaint:

TEMPORARY STRUCTURE.

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | STEVEN WATRIPONT

Status: Violations

Result: Violations

Scheduled: 01/20/2021

Completed: 01/25/2021

Violations:

Uncorrected

SECTION 4.20(A) - TEMPORARY CARPORTS MAY BE USED IN THE REAR YARD ONLY; BETWEEN APRIL AND OCTOBER; FOR RECREATIONAL ACTIVITIES. USE OF A TEMPORARY CARPORT FOR STORAGE OF VEHICLES OR PERSONAL ITEMS OTHER THAN DESCRIBED ABOVE IS PROHIBITED.

Comments:**ZONING Inspection | STEVEN WATRIPONT**

Status: scheduled

Result: scheduled

Scheduled: 04/14/2021

Completed:

Violations:

Uncorrected

Comments:**ZONING Inspection | STEVEN WATRIPONT**

Status: Violations

Result: Violations

Scheduled: 10/01/2021

Completed: 10/01/2021

Violations:

Uncorrected

Comments:

Scheduling Comment TARP WALL STILL UP PER NEIGHBOR.

ZONING Inspection | STEVEN WATRIPONT

Status: scheduled

Result: scheduled

Scheduled: 02/15/2022

Completed:

Violations:

Uncorrected

Comments:

COMPLAINT Enforcement | E20-01043**Property Information**

12-13-25-405-060

14566 STEPHENS

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: SMITH DALE

Phone: [REDACTED]

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 03/13/2020

Date Closed: 08/19/2020

Status: CLOSED

Complaint:

WOOD FENCE PANELS LEANING UP AGAINST CHAIN LINK. (IN BETWEEN THE HOUSES)

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection | SARA ZAYAS

Status: Violations

Result: Violations

Scheduled: 03/19/2020

Completed: 03/19/2020

Violations:

Corrected

4D.16 - ALL FENCES, WALLS AND LANDSCAPE SCREENS SHALL BE MAINTAINED IN A GOOD CONDITION AT ALL TIMES. ALL FENCES AND WALLS SHALL BE KEPT IN GOOD STRUCTURAL CONDITION AND NEATLY PAINTED, STAINED, SEALED OR PRESERVED AND SUCH TREATMENT SHALL BE OF THE SAME CONTIGUOUS COLOR, STAIN OR OTHER TREATMENT.

Corrected

SECTION 4D12 - ALL FENCES SHALL BE A SELF SUPPORTING STRUCTURE AND MAY NOT BE ATTACHED TO AN EXISTING FENCE.

Comments:**FOLLOW-UP Inspection | SARA ZAYAS**

Status: No Violation

Result: No Violation

Scheduled: 08/20/2020

Completed: 08/20/2020

Violations:

Uncorrected

Comments:

ZONING Enforcement | E19-03698**Property Information**

12-13-25-405-060

14566 STEPHENS

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: SMITH DALE

Phone: [REDACTED]

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 07/26/2019

Date Closed: 08/29/2019

Status: Complied

Complaint:

CHAIN LINK FENCE GATE OVER 4FT IN HEIGHT

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | SARA ZAYAS

Status: Violations

Result: Violations

Scheduled: 07/24/2019

Completed: 07/26/2019

Violations:

Uncorrected

SECTION 4D.32 - ALL FENCES IN RESIDENTIAL AREAS SHALL BE OF AN ORNAMENTAL TYPE. FENCES IN RESIDENTIAL AREAS SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT AND MAY BE CONSTRUCTED OF EITHER METAL, IRON, CHAIN LINK, WIRE, ORNAMENTAL ALUMINUM, VINYL OR SOLID MATERIAL CONSTRUCTION SUCH AS WOOD, BRICK OR MASONRY, EXCEPT PRIVACY FENCES ALLOWED AS PROVIDED IN SECTION 4D.33 MAY NOT EXCEED SIX (6) FEET IN HEIGHT.

Comments:**FOLLOW-UP Inspection | SARA ZAYAS**

Status: Canceled

Result: Canceled

Scheduled: 08/30/2019

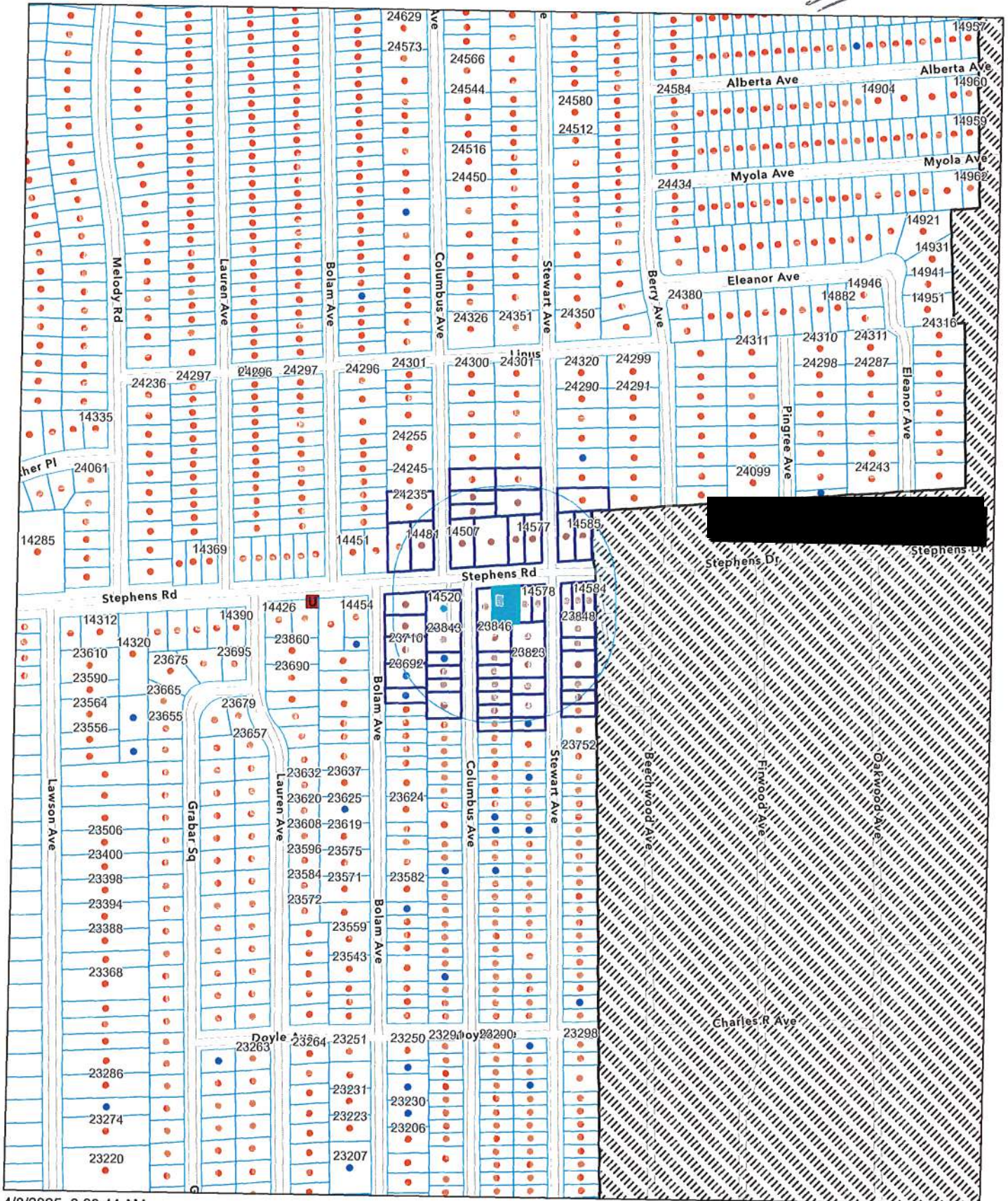
Completed: 08/29/2019

Violations:

Uncorrected

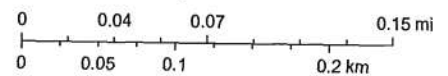
Comments:

49



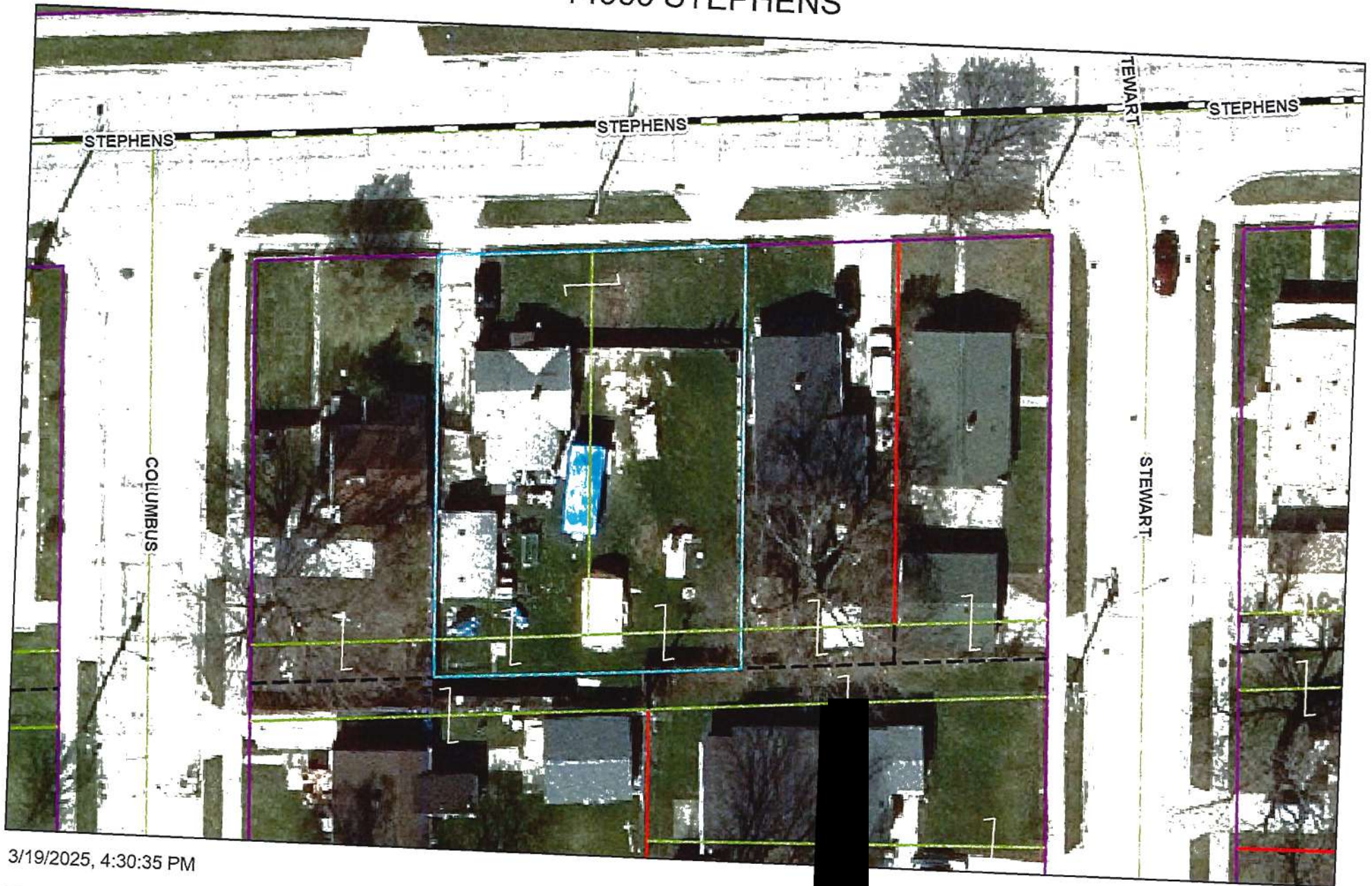
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1:4,434



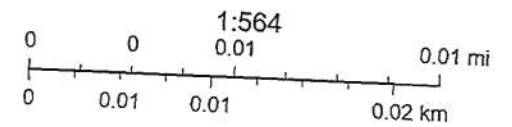
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

14566 STEPHENS

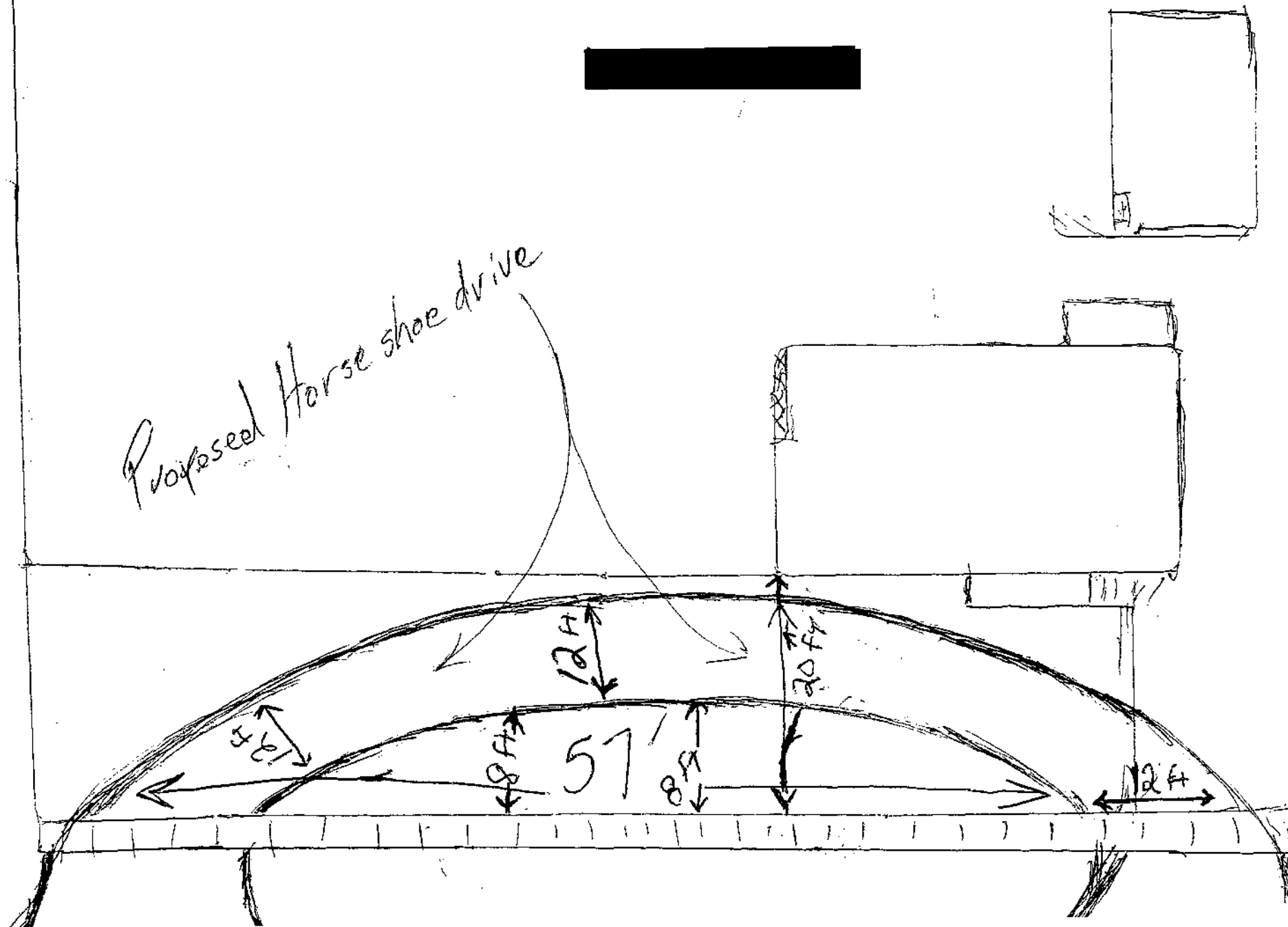


3/19/2025, 4:30:35 PM

— Road Names



Proposed Horse shoe drive





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

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: APRIL 23, 2025 at 7:30 P.M.

Applicant: DALE SMITH
Common Description: 14566 STEPHENS

VARIANCE(S) REQUESTED: Permission to:

Construct a horseshoe shaped driveway 12' in width and 69' across the front yard.

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:** WARREN LIONS CLUB**REPRESENTATIVE:** AL LINDSEY**COMMON DESCRIPTION:** 3001 13 MILE**PARCEL NUMBER:** 12-13-06-402-002**ZONED DISTRICT:** R-1-A**REASON:** Petitioner seeks to conduct the Warren Lions Club City Fair.**ORDINANCES and REQUIREMENTS:**

SECTION 4.35 - CIRCUSES, FAIRS, CARNIVALS AND SIMILAR USES. Permit circuses, fairs, carnivals and similar uses in any District after approval by the Board of Appeals under the following conditions:

(1) When engaged in by schools, churches, fraternal societies and similar non-profit organizations as an accessory use for the sole purpose of raising money for the financial support of such institutions in pursuit of their natural functions; provided, that such uses are confined to the land and buildings normally used and occupied by such institutions.

(2) A permit is obtained from the City of Warren Police Department.

(3) Such use and occupancy is not disturbing to the public peace and tranquility.

(4) Such use and occupancy will not create undue traffic hazard and congestion.

(5) Permits for such uses shall be valid for a total of sixteen (16) consecutive or nonconsecutive days; however, the permit expires thirty (30) days from the date of issue.

VARIANCES REQUESTED: Permission to:
Conduct the Warren Lions Club City Fair as follows:

Wednesday	June 11th	3 pm	to	11 pm
Thursday	June 12th	3 pm	to	11 pm
Friday	June 13th	3 pm	to	11 pm
Saturday	June 14th	12 pm	to	11 pm
Sunday	June 15th	12 pm	to	10 pm

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: WARREN LIONS 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 - CIRCUSES, FAIRS, CARNIVALS AND SIMILAR USES.

Permit circuses, fairs, carnivals and similar uses in any District after approval by the Board of Appeals under the following conditions:

- (1) When engaged in by schools, churches, fraternal societies and similar non-profit organizations as an accessory use for the sole purpose of raising money for the financial support of such institutions in pursuit of their natural functions; provided, that such uses are confined to the land and buildings normally used and occupied by such institutions.
- (2) A permit is obtained from the City of Warren Police Department.
- (3) Such use and occupancy is not disturbing to the public peace and tranquility.
- (4) Such use and occupancy will not create undue traffic hazard and congestion.
- (5) Permits for such uses shall be valid for a total of sixteen (16) consecutive or nonconsecutive days; however, the permit expires thirty (30) days from the date of issue.

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

Brian Schuman, Zoning Inspector

3/6/25
\$195

REQUESTED TO BE ON 4/23/25.

B8

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE
WARREN LIONS CLUB

Name of Applicant:

Address:

Telephone:

Applicant's Email Address:

☒ prefer email communication

Name and Address of Property Owner (if different):

CITY OF WARREN

ONE CITY SQUARE, WARREN, MI 48093

Name of Representative:

AL LINDSEY

Telephone:

Representative's Address:

Representative's Email Address:

☒ prefer email communication

3001 13 MILE ROAD, WARREN MI, 48092

Address of Property:

Parcel I.D. No. (as shown on tax bill): 13-06-402-002 PLOT #N15382- WARREN

TO CONDUCT THE WARREN CITY FAIR FROM WEDNESDAY

Purpose of Request:

JUNE 11, 3PM - 11PM, THURSDAY JUNE 12, 3PM - 11PM, FRIDAY JUNE 13,

3PM - 11PM, SATURDAY JUNE 14, 12PM - 11 PM, SUNDAY JUNE 15, 12PM - 10PM

TO AID THE WARREN LIONS CLUB IN THEIR CHARITABLE WORK.

Please explain the nature of your hardship:

~~ARTICLE #4 SECTION 4.35 OF THE CITY OF WARREN ZONING ORDINANCE~~

~~#30. WE REQUIRE THE BOARDS APPROVAL TO OPERATE THE WARREN~~

~~CITY FAIR FOR OUR 64TH YEAR~~

Signature:

Al Lindsey

Date:

3/5/25

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE CITY OF WARREN
Name(s) of Person(s)
OF ONE CITY SQUARE, WARREN MI 48093 586-574-4519
Address, City, State Zip Telephone
THE MAYOR OF CITY OF WARREN
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 LORI STONE *
Name(s) of Person(s)
THE MAYOR OF CITY OF WARREN
Title of Officer Name of Company
OF ONE CITY SQUARE, WARREN MI 48093 586-574-4519
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Lori Stone L.S.
SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 13th DAY OF March, 2025, BEFORE ME PERSONALLY CAME
Lori Stone, 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.

CARRIE D. ENGLISH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires June 28, 2027
Notary in the County of Macomb

Carrie D. English
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 06-28-27

NOTICE TO OWNER

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



DATE: March 31, 2025

TO: Paul Jerzy, Secretary to the Board of Appeals
Everett Murphy, Chief Zoning Inspector
Brian Schuman, Zoning Inspector

PLANNING DEPARTMENT

ONE CITY SQUARE, SUITE 315
WARREN, MI 48093-5283
(586) 574-4687
FAX (586) 574-4646
www.cityofwarren.org

FROM: Ronald F. Wuerth, AICP, Planning Director 
David Crabtree, Assistant Planner 

RE: 3001 Thirteen Mile Rd – Conduct Warren Lions Club City Fair.

As per Article XX, Board of Appeals, Section 20.29 Impact Statement, 
Director, I have been requested to review the above-mentioned item for its impact on the
City's general planning principles and other related issues.

My responsibility is to consider the effect of the variance request on pedestrian and vehicular circulation, off-street parking, structural relationship, public utilities, landscaping, accessibility and other site design elements. When a petitioner requests a variance to a Zoning Ordinance regulation, it is my responsibility to consider the overall impact of the variance(s) on the abutting, local or general public as a factor to be considered.

After review of the request, no issues were found to impact the abutting, local or general public.

It is with this observation that I provide my opinion. Should you have any questions, please contact me at the Planning Department at 586-574-4687

/dwc

3001 THIRTEEN MILE**04/24/2024**

LEGAL DESCRIPTION: 13-06-402-002

VARIANCES REQUESTED: Permission to

Conduct 63rd Warren City Fair as follows:

- Wednesday June 12 3:00 p.m. to 11:00 p.m.
- Thursday June 13 3:00 p.m. to 11:00 p.m.
- Friday June 14 3:00 p.m. to 11:00 p.m.
- Saturday June 15 12:00 p.m. to 11:00 p.m.
- Sunday June 16 12:00 p.m. to 11:00 p.m.

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

3001 THIRTEEN MILE**04/26/2023**

LEGAL DESCRIPTION: 13-06-402-002

VARIANCES REQUESTED: Permission to

Conduct the 2023 Warren City Fair as follows:

Wednesday	June 14	3pm to 11pm
Thursday	June 15	3pm to 11pm
Friday	June 16	3pm to 11pm
Saturday	June 17	12pm to 11pm
Sunday	June 18	12pm to 10pm

The petitioner's request was APPROVED with the condition that all music be off by 10:00 p.m.

3001 THIRTEEN MILE**04/27/2022**

LEGAL DESCRIPTION: 13-06-402-002

VARIANCES REQUESTED: Permission to

Conduct the Warren City Fair as follows:

- Wednesday June 15 3pm to 11pm
- Thursday June 16 3pm to 11pm
- Friday June 17 3pm to 11pm
- Saturday June 18 12pm to 11pm
- Sunday June 19 12pm to 11pm

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

3001 Thirteen Mile

LEGAL DESCRIPTION: 13-06-402-002

VARIANCES REQUESTED: Permission to

Conduct the Warren City Fair as follows:

Wednesday	June 12	3:00 p.m. to 11:00 p.m.
Thursday	June 13	3:00 p.m. to 11:00 p.m.
Friday	June 14	3:00 p.m. to 11:00 p.m.
Saturday	June 15	Noon to 11:00 p.m.
Sunday	June 16	Noon to 11:00 p.m.

The petitioner's request was APPROVED with the condition that all music be shut off by 10:00 p.m. each night.

4/26/2019

3001 Thirteen Mile

LEGAL DESCRIPTION: 13-06-402-002

VARIANCES REQUESTED: Permission to

Conduct the Warren City Fair as follows:

Wednesday	June 14	3 p.m. to 11 p.m.
Thursday	June 15	3 p.m. to 11 p.m.
Friday	June 16	3 p.m. to 11 p.m.
Saturday	June 17	12 p.m. to 11 p.m.
Sunday	June 18	12 p.m. to 11 p.m.

The Petitioner's request was GRANTED as written with the conditions: That all music would be shut off by 10:00 p.m.

4/25/2017

3001 Thirteen Mile

4/13/2016

PUBLIC HEARING: APPLICANT: Warren Lions Club
REPRESENTATIVE: Al Lindsey
COMMON DESCRIPTION: 3001 Thirteen Mile
LEGAL DESCRIPTION: 13-06-402-002 & 13-06-451-001
ZONE: R-1-A

VARIANCES REQUESTED: Permission to

Conduct the Warren City Fair as follows:

Wednesday	June 15, 2016,	3 p.m. to 11 p.m.
Thursday	June 16, 2016,	3 p.m. to 11 p.m.
Friday	June 17, 2016,	3 p.m. to 11 p.m.
Saturday	June 18, 2016,	12 p.m. to 11 p.m.
Sunday	June 19, 2016,	12 p.m. to 11 p.m.

The Petitioner's request was **GRANTED** as written, with the Condition that all music is to be turned off at 10:00 p.m.

3001 13 Mile

March 11, 2015

PUBLIC HEARING APPLICANT: Warren Lions Club
REPRESENTATIVE: Al Lindsey
COMMON DESCRIPTION: 3001 Thirteen Mile
LEGAL DESCRIPTION: 13-06-402-002 & 13-06-451-001
ZONE: R-1-A

VARIANCES REQUESTED: Permission to

1. Conduct the Warren City Fair as follows:

Wednesday	June 17, 2015	3 p.m. to 11 p.m.
Thursday	June 18, 2015	3 p.m. to 11 p.m.
Friday	June 19, 2015	3 p.m. to 11 p.m.
Saturday	June 20, 2015	12 p.m. to 11 p.m.
Sunday	June 21, 2015	12 p.m. to 11 p.m.

2. Operate the video game tent the same as operated for the last 25 years.

The petitioner's request was **GRANTED**, with condition that all loud noises and band are done by 10 p.m.

3001 13 Mile

5/14/14

PUBLIC HEARING APPLICANT: Warren Lions Club
REPRESENTATIVE: Al Lindsey
COMMON DESCRIPTION: 3001 Thirteen Mile
LEGAL DESCRIPTION: 13-06-402-002 & 13-06-451-001
ZONE: R-1-A

VARIANCES REQUESTED: Permission to:

1) Conduct the Warren City Fair as follows:

Wednesday	June 11, 2014,	3 p.m. to 11 p.m.
Thursday	June 12, 2014,	3 p.m. to 11 p.m.
Friday	June 13, 2014,	3 p.m. to 11 p.m.
Saturday	June 14, 2014,	12 p.m. to 11 p.m.
Sunday	June 15, 2014,	12 p.m. to 11 p.m.

2) To operate the video game tent the same as operated for the last 25 years.

Petitioner's request was **GRANTED**.

3001 Thirteen Mile

4/10/20

Warren Lions Club, 3001 Thirteen Mile, 13-06-402-002 & 13-06-451-001, petitioner was **GRANTED** permission to:

1. Conduct the Warren City Fair as follows:

June 12, 2013	Wednesday	3:00 p.m. to 11 p.m.
June 13, 2013	Thursday	3:00 p.m. to 11 p.m.
June 14, 2013	Friday	3:00 p.m. to 11 p.m.
June 15, 2013	Saturday	12:00 noon to 11 p.m.
June 16, 2013	Sunday	12:00 noon to 11 p.m.

2. Operate the video game tent the same as operated for the last 25 years.

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

3001 Thirteen Mile

4/25/2016

Warren Lions Club, 3001 Thirteen Mile, also known as 13-06-402-001 & 002, 13-06-402-002, petitioner was **GRANTED** permission to: 1. Conduct the Warren City Fair as follows:

Wednesday	June 13, 2012,	3 p.m. to 11 p.m.
Thursday	June 14, 2012,	3 p.m. to 11 p.m.
Friday	June 15, 2012,	3 p.m. to 11 p.m.
Saturday	June 16, 2012,	12 p.m. to 11 p.m.
Sunday	June 17, 2012,	12 p.m. to 11 p.m.

2. To Operate the video game tent the same as operated for the last 25 years.

WITH THE CONDITION: That the music will be off by 10:00 p.m.

3001 13 Mile

4/13/2011

Warren Lions Club, 3001 13 Mile Road, Also Known As 13-06-402-001 & 13-06-402-002, **GRANTED** the following request: Permission to conduct the Warren City Fair as follows: #1 Wednesday, June 15, 2011 from 3:00 p.m. to 11:00 p.m.; Thursday, June 16, 2011, from 3:00 p.m. to 11:00 p.m.; Friday, June 17, 2011, from 3:00 p.m. to 11:00 p.m.; Saturday, June 18, 2011, from 12:00 noon to 11:00 p.m.; Sunday, June 19, 2011 from 12:00 noon to 11:00 p.m. #2. To operate the video game tent the same as operated for the last 25 years.

3001 Thirteen Mile

5/12/10

Warren Lions Club, 3001 13 Mile Road, Also Known As 13-06-402-001 & 13-06-40-002, **GRANTED** the following request: 1) To conduct the Warren City Fair as follows: Wednesday, Thursday, & Friday June 16th, 17th, & 18th from 3:00 p.m. to 11:00 p.m.; Saturday and Sunday June 19th and 20th from 12:00 p.m. to 11:00 p.m. 2) To operate a video game tent the same as operated for the last 25 years. **WITH THE FOLLOWING CONDITION:** As offered and agreed upon by the Petitioner, all music from the rides, bands, etc. will cease at 10:00 p.m. each evening the fair is in operation.

3001 Thirteen Mile

4/22/09

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-001 and 13-06-402-002 - **GRANTED** request 1) To conduct the warren City fair as follows: Wednesday, June 17, 2009 from 3 p.m. to 11 p.m., Thursday, June 18, 2009 from 3 p.m. to 11 p.m., Friday June 19, 2009 from 3 p.m. to 11 p.m., Saturday, June 20, 2009 from 12 noon to 11 p.m. and Sunday, June 21, 2009 from 12 noon to 11 p.m. 2) To operate a video game tent the same as operated for the last 25 years.

3001 Thirteen Mile

5/14/2

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 - **GRANTED** request 1) To conduct the Warren City Fair as follows: Wednesday, June 11 3 p.m. to 11 p.m., Thursday, June 12, 2008 from 3 p.m., Friday June 13, 2008 from 3 p.m. to Midnight June 14, 2008 from Noon to Midnight and Sunday June 15, 2008 from Noon to 11 p.m. 2) To operate a video game tent the same as operated for the last 25 years.

3001 Thirteen Mile

4/11/2007

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 - **GRANTED** request 1) To conduct the Warren City Fair as follows: Wednesday, June 13, 2007 from 3 p.m. to 11 p.m., Thursday, June 14, 2007 from 3 p.m. to 11 p.m., Friday June 15, 2007 from 3 p.m. to Midnight, Saturday, June 16, 2007 from noon to Midnight, and Sunday, June 17, 2007 from noon to 11 p.m. 2) To operate a video game tent the same as operated for the last 25 years.

3001 Thirteen Mile

4/12/06

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 – **GRANTED** request 1) To conduct the Warren City Fair as follows: Wednesday, June 14, 2006 from 3 p.m. to 11 p.m., Thursday June 15, 2006 from 3 p.m. to 11 p.m., Friday, June 16, 2006 from 3 p.m. to 12 Midnight, Saturday, June 17, 2006 from 12 Noon to 12 Midnight, and Sunday, June 18, 2006 from 12 noon to 11 p.m. 2) To operate a video game tent the same as operated for the last 24 years.

3001 Thirteen Mile

4/13/05

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 – **GRANTED** request 1) To conduct the Warren City Fair as follows: Tuesday, June 14, 2005 from 3 p.m. to 11 p.m., Wednesday, June 15, 2005 from 3 p.m. to 11 p.m., Thursday June 16, 2005 from 3 p.m. to 11 p.m., Friday, June 17, 2005 from 3 p.m. to Midnight, Saturday, June 18, 2005 from 12 p.m. to Midnight and Sunday, June 19, 2005 from 12 p.m. to 11 p.m. 2) To operate a video game tent the same as operated for the last 24 years. **WITH CONDITION** that they will stop selling tickets and turn off the music at 11 p.m. on the nights that they are open until midnight.

3001 Thirteen Mile

4/21/2004

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 – **GRANTED** request to 1) To conduct the Warren City Fair as follows: Tuesday, June 15, 2004, from 3 p.m. to 11 p.m., Wednesday, June 16, 2004, from 3 p.m. to 11 p.m., Thursday, June 17, 2004, from 3 p.m. to 11 p.m., Friday, June 18, 2004, from 3 p.m. to 12 midnight, Saturday, June 19, 2004, from 12 noon to 12 midnight and Sunday, June 20, 2004, from 12 noon to 11 p.m. 2) To operate a video game tent the same as operated the last 24 years.

3001 Thirteen Mile

4/14/04

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 – **TABLED** to the meeting of April 2004.

3001 Thirteen Mile

4/9/2003

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 – **GRANTED** 1) To conduct the Warren City Fair as follows: Tuesday, June 10, 2003 from 3:00 p.m. to 11:00 p.m., Wednesday, June 11, 2003 from 3:00 p.m. to 11:00 p.m., Thursday, June 12, 2003 from 3:00 p.m. to 11:00 p.m., Friday, June 13, 2003 from 3:00 p.m. to 12 Midnight, Saturday, June 14, 2003 from 12 Noon to 12 Midnight, and Sunday June 15, 2003 from 12 Noon to 11:00 p.m. 2) To operate a video game tent the same as operated for the last 24 years.

3001 Thirteen Mile

4/10/2002

WARREN LIONS CLUB, 3001 Thirteen Mile, Also Known As 13-06-402-002 - **GRANTED** request 1) To conduct the Warren City Fair as follows: Tuesday, June 11, 2002 from 3:00 p.m. to 11:00 p.m., Wednesday, June 12, 2002 from 3:00 p.m. to 11:00 p.m., Thursday, June 13, 2002 from 3:00 p.m. to 11:00 p.m., Friday, June 14, 2002 from 3:00 p.m. to 12:00 midnight, Saturday, June 15, 2002 from 12:00 noon to 12:00 midnight, Sunday, June 16, 2002 from 12:00 noon to 11:00 p.m. 2) To operate a video game tent the same as operated for the last 24 years.

3001 Thirteen Mile

3/14/2001

WARREN LIONS CLUB, 3001 Thirteen Mile Road, Also Known As 13-06-402-002 - **GRANTED** request to conduct the Warren City Fair as follows: 1) Tuesday, June 12, 2001, from 3:00 p.m. to 11:00 p.m., Wednesday, June 13, 2001 from 3:00 p.m. to 11:00 p.m., Thursday June 14, 2001, from 3:00 p.m. to 11:00 p.m., Friday, June 15, 2001, from 3:00 p.m. to 12:00 midnight, Saturday, June 16, 2001, from 12:00 p.m. to 12:00 midnight, Sunday, June 17, 2001, from 12:00 p.m. to 11:00 p.m. 2) To operate a video game tent the same as operated for the last 24 years.

3001 Thirteen Mile

5-10-00

Also known as 13-06-402-002

Warren Lions Club - **GRANTED** request to 1) To conduct the Warren City Fair as follows: Tuesday June 20, 2000 from 3:00 p.m. to 11:00 p.m., Wednesday, June 21, 2000 from 3:00 p.m. to 11:00 p.m., Thursday June 22, 2000 from 3:00 p.m. to 11:00 p.m., Friday June 23, 2000 from 3:00 p.m. to 12:00 midnight, Saturday June 24, 2000 from 12:00 p.m. to 12:00 midnight, Sunday June 25, 2000

12:00 p.m. to 11:00 p.m. 2) To operate a video game tent the same as operated for the last 24 years.

3001 Thirteen Mile

also known as 13-06-402-002

WARREN LIONS CLUB_ **GRANTED** the following:

1. Permission to operate the Warren City Fair on Tuesday, June 16, 1998, through Sunday, June 21, 1998.
2. Permission to operate a video game tent.

3001 13 Mile (HALMICH PARK)
Warren Lions Club

Granted permission to operate the Warren City
Fair from Tuesday, June 17, through Sunday, June 22,
1997.

April 9, 1997

3001 THirteen Mile (Halmich Park)
Warren Lions Club

Granted permission to conduct the Warren City Fair
from June 18 through June 23, 1996, with the
condition they do not have a moonwalk or a bubble
bounce and they do not have any wire signs in
right-of-ways advertising the fair.

May 8, 1996

3001 Thirteen Mile
Warren Lions Club

Tabled until Wednesday, May 8, 1996.

April 24, 1996

3001 Thirteen Mile Road (Halmich Park)
WARREN LIONS CLUB

GRANTED permission to conduct the Warren City Fair
from Tuesday, June 20, through Sunday, June 25, 1995.

February 8, 1995

3001 Thirteen Mile Road (Halmich Park)
WARREN LIONS CLUB

TABLED until Wednesday, February 8, 1995.

January 11, 1995

3001 Thirteen Mile Road

Warren Lions Club

GRANTED permission to hold the City Fair
from June 21 through June 26, 1994.

February 9, 1994

3001 Thirteen Mile RD.

Warren Lions Club

GRANTED permission to conduct the City Fair
from June 22 through June 27, 1993, subject
to all fees and licenses required by the
City.

March 10, 1993

3001 Thirteen Mile Rd.

Warren Lions Club

TABLED until Wednesday, March 10, 1993.

February 10, 1993

3001 Thirteen Mile Road (Halmich Park)
WARREN LIONS CLUB

GRANTED PERMISSION AT THE MEETING: 3-2
To conduct the Warren City Fair from
23 through June 28, 1992.

3001 Thirteen Mile
Halmich Park

Warren Lions Club

At the meeting held on Wednesday, March 13, 1991
permission was granted to operate the City Fair
with video games tent from June 18 through June 23,
1991, with the condition that there be no moon-
walk.

3001 Thirteen Mile Rd.
(Halmich Park)

Warren Lions Club

GRANTED permission at the meeting 3-28-90 to
conduct the Warren City Fair and Arcade from June
19 through June 24, 1990.

3001 Thirteen Mile

Warren Lions Club

GRANTED permission at the meeting of 4/12/89
to conduct the Warren City Fair and arcade
from June 20 through June 25, 1989.

3001 Thirteen Mile Road (Halmich Park)

Warren Lions Club

Granted permission at the meeting of 2-24-88
to operate the Warren City Fair from June 21
through June 26, 1988.

3001 Thirteen Mile
Halmich Park

Warren Festival Committee, Inc.

Granted permission at the meeting of 7-8-87 to
conduct City of Warren's "Celebrate '87"
Sesquicentennial Celebration from August 15
through August 23, 1987.

3001 Thirteen Mile Road (Halmich Park)

Warren Festival Committee, Inc.

Granted permission at the meeting of 4-8-87 to
conduct the City of Warren's "Celebrate '87"
Sesquicentennial Celebration from August 20
through August 23, 1987.

3001 Thirteen Mile Road

Warren Lions Club

Granted permission at the meeting of 12-10-86 to conduct the Warren City Fair from June 23, 1987 through June 28, 1987.

3001 Thirteen Mile Road

Warren Lions Club

Granted permission at the meeting of 4-30-86 to operate the Warren City Fair from 6-11 through 6-15-86.

3001 Thirteen Mile Rd.

Warren Lions Club

Granted permission at the meeting of 4-10-85 to conduct the Warren City Fair from Wed. 6-12-85 through Sun. 6-16-85.

3001 Thirteen Mile Road

Warren Lions

Granted permission at the meeting of 14-84 to operate the Warren City Fair from June 17, 1984 inclusive.

3001 Thirteen Mile Rd.

Warren Lions Club

Granted permission at the meeting of 3-9-83 to conduct the Warren City Fair from June 15 thru June 19, 1983 with the condition they comply with all City ordinances.

3001 Thirteen Mile Rd.

Warren Lions Club

Granted at the meeting of 2-10-82 permission to
conduct the Warren City Fair Wed. June 16 thru
Sun., June 20, 1982.

3001 Thirteen Mile Road
(Halmich Park)

Warren Lions Club

Granted at the meeting of 12-10-80 permission to
conduct the Warren City Fair from June 17 thru
June 21, 1981.

3001 THIRTEEN MILE ROAD

WARREN LIONS CLUB

GRANTED PERMISSION AT THE MEETING OF
2/27/80 TO CONDUCT A CITY FAIR FROM JUNE 11
THROUGH JUNE 15, 1980, WITH THE CONDITION THEY
COMPLY WITH ALL CONDITIONS OF OUR CITY
ORDINANCES.

3001 Thirteen Mile

Warren Lion Club

GRANTED permission at the meeting of 2-14-79 to conduct the Warren City Fair from Wednesday 6-13- through Sunday 6-17-79

3001 Thirteen Mile Road
Warren Lions Club

GRANTED permission on October 12, '77
to conduct the City Fair from Wednesday
June 21, through Sunday June 25, 1978.

3001 THIRTEEN MILE ROAD

WARREN LIONS CLUB

GRANTED PERMISSION AT MEETING OF
APRIL 13, 1977, TO CONDUCT "CITY FAIR"
FROM WEDNESDAY, JUNE 15 THROUGH SUNDAY,
JUNE 19, 1977.

3001 Thirteen Mile Rd.

Warren Lions Club
8937 Thirteen Mile Rd.

Request granted at the Meeting of April 14, 1976
to conduct City Fair June 16 thru June 20, 1976.

3001 Thirteen Mile Rd. (Halmich Park)

Warren Lions Club
8937 Thirteen Mile Rd.

Request granted at the Meeting of Jan. 29, 1975
to conduct City Fair from June 11 thru 15, 1975.

3001 Thirteen Mile Rd. (Halmich Park)
Warren Lions Club
8937 Thirteen Mile Rd.
Request granted at the Meeting of February 13, 1974 to
conduct "City Fair".

3001 Thirteen Mile Rd. (Halmich Park)
City of Warren Parks & Recreation Dept.
Request granted at the Meeting of August 16, 1972 for 4'
fencing.

3001 Thirteen Mile Rd.

Warren Lions Club
29084 Van Dyke Ave.

Request granted at the Meeting of April 26, 1972.

3001 Thirteen Mile Rd.

Warren Lions Club

Granted at Meeting of April 14, 1971.

3001 Thirteen Mile Rd.

Warren Lions Club
Box 591, Warren, Mich.

Rep: John Becher, Secretary
32275 St. Vincent

Request granted at Meeting of May 13, 1970.

3001 Thirteen Mile Rd.

Warren Lions Club
32275 St. Vincent,

Rep: John L. Becher

Request granted at Meeting of May 14, 1969.

Thirteen Mile and Warner

HALMICH PARK

Warren Lions Club
P.O. Box 32, Village Station
Warren, Michigan
rep: Don Bondy

Request approved at meeting of Jan. 25, 1967

Thirteen Mile Road
Halmich Park

Warren Exchange Club
2053 Camel Drive
Warren, Michigan
Richard O. Brown

Request approved at meeting of June 22, 1966

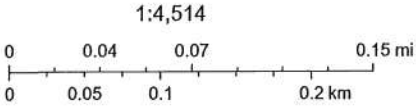
Halmick Park 13 Mile at Warner

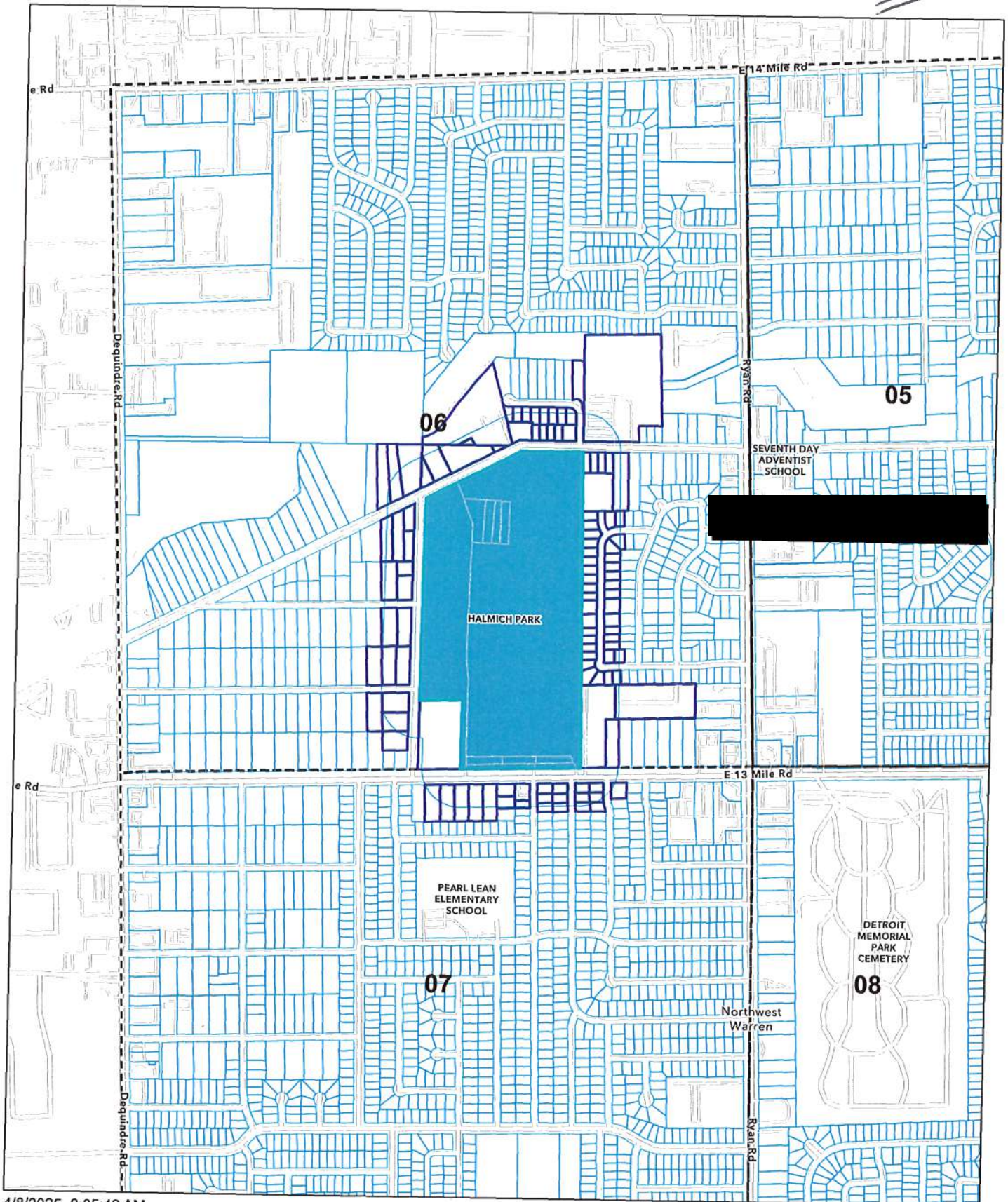
Warren Lions Club
P.O. Box 32
Village Station
Warren, Michigan
Rep: Don Bondy

Request approved at mtg of Feb 23, 1966.



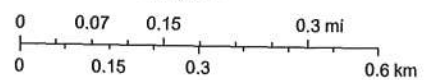
3/21/2025, 4:39:47 PM





4/8/2025, 8:35:42 AM

1:11,435



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

STAGE

RESTROOMS

EXHIBITOR
AREA

SEATING
AREA

FOOD
CONCESSION
AREA

WARREN CITY FAIR

HALMICH PARK

CARNIVAL RIDES

CARNIVAL GAMES

CARNIVAL GAMES

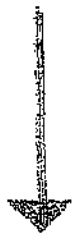
CARNIVAL RIDES

PARKING LOT

13 MILE ROAD

PAVILION
SOUTH

PARK ROAD





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

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: APRIL 23, 2025 at 7:30 P.

Applicant: WARREN LIONS CLUB

Common Description: 3001 THIRTEEN MILE

VARIANCE(S) REQUESTED: Permission to:

Conduct the Warren Lions Club City Fair as follows:

Wednesday	June 11 th	3:00 pm to 11:00 pm
Thursday	June 12 th	3:00 pm to 11:00 pm
Friday	June 13 th	3:00 pm to 11:00 pm
Saturday	June 14 th	12:00 pm to 11:00 pm
Sunday	June 15 th	12:00 pm to 10:00 pm

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: PASLIN

REPRESENTATIVE: BRYAN DUQUET / WILLIAM LINCE

COMMON DESCRIPTION: **25411 RYAN**

PARCEL NUMBER: 12-13-19-478-013

ZONED DISTRICT: MZ, R-1-P, M-2

REASON: Petitioner seeks to install an oversized wall sign.

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:

Install a 15' high x 45' wide (675 sq/ft) wall sign on the east elevation of the building in addition to an existing wall sign that is approximately 32 sq/ft.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

3/14/2025

4/3/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: BRIAN DUQUET / WILLIAM LINCE

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 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.

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

Brian Schuman, Zoning Inspector

4/12/25

3/14/25 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: Paslin Richard Burzynski

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: BRYAN DUQUET William Lince Telephone: [REDACTED]

Representative's Address: 36886 Harper Ave Clinton Twp MI 48035

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

VARIANCE IS
ACTUALLY ON
25411 RYAN
12-13-19-478-013

wn on tax bill): 12-13-19-478-014

Requesting allowance of a 15' Height x 45' wide
ith a Frame on building

Please explain the nature of your hardship:

Building is a very large Complex that is Set back
on the Street. They are looking to increase the visability
of the property for Shipping and recieving and Consumers
to recognize the Companies location

Signature: [Signature] Date: March 6, 2025

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

825

3/14/25 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: Paslin Richard Burzynski

Address: Telephone:

Applicant's Email Address: prefer email communication

Name and Address of Property Owner (if different)

Name of Representative: BRYAN DUQUET William Lince Telephone:

Representative's Address:

Representative's Email Address: prefer email communication

Address of Property: 25303 Ryan Rd warren mi 48091

Parcel I.D. No. (as shown on tax bill): 12-13-19-478-014

Purpose of Request: FLEX FACE
Banner with a Frame on building

Please explain the nature of your hardship:
Building is a very large Complex that is Set back
on the Street. They are looking to increase the visibility
of the property for Shipping and receiving and Consumers
to recognize the Companies location

Signature: Date: March 6, 2025

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 Richard Burzyski
OF [REDACTED] (s) [REDACTED] [REDACTED]
Address, City, State Zip Telephone
THE Graphic manager OF Paslin
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT 1
I/We/It
X /RECORDED LAND CONTRACT PURCHASER(S) /RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT William Lince / BRYAN DUQUET
Name(s) of Person(s)
THE Sign Specialty Contractor OF BML Sign / SIGNARAMA *
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 W. Lince L.S.*
macomb

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF macomb

ON THIS 6th DAY OF March, 2025, BEFORE ME PERSONALLY CAME
Richard Burzyski, 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.

JACLYN EISWIRTH
NOTARY PUBLIC-STATE OF MICHIGAN
MACOMB COUNTY
MY COMMISSION EXPIRES DEC. 08, 2028
Acting in the County of macomb

Jaclyn Eiswirth
NOTARY PUBLIC, macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 12/8/2028

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.

25205 and 25411 Ryan Road

Paslin Company

Granted permission at the meeting of 8-12-87 to erect a third floor office to a building previously granted a height deviation August 12, 1987.

8-87

25411 Ryan Road

The Board stipulated that they must check the wall and make sure that the spikes are out of it and that they must bring the wall into compliance. the board also stipulated that they must check to see if there is a trailer on the property with people living in it.

25411 Ryan Road

Drazick Associates, Inc.
25411 Ryan Road
Warren, Michigan
rpe: Herman Drazick

Request tabled at meeting of March 14, 1962

Request approved at meeting of April 11, 1962

Request approved at meeting of April 10, 1963

25411 Ryan Road

Northeastern Tool & Die Corp.
25411 Ryan Road
Warren, Michigan
Rep: Herman J. Drazick

Request approved at meeting of June 7, 1967

25205 and 25411 Ryan Road

Paslin Company

Granted permission at the meeting of 8-12-87 to split an existing parcel of land with the new lot line 10' south of the existing building. Also granted to construct a 132' x 453' industrial building, 40' high and encroaching 56' into an R-1-P district and located 10' from the new north side property line with the condition the 44' to the rear of the building is all green belt (grass) and there is no concrete whatsoever back there and also there is to be no loading door back there. Also granted to hardsurface to no less than 8' of the front property line

~~for parking purposes. The Board stipulated that they must comply with any requirements imposed on them by the City of Warren Engineering Div. in connection with drainage.~~

25411 RYAN ROAD

Paslin Company

At the meeting held on wednesday, July 10, 1991, permission was granted for the following:

1. Permission to construct a 154-foot x 173-foot (23,177 square feet) addition to no less than 40 feet of the north side property line in an R-1-P zone.
2. Permission to retain the existing, hard-surfaced parking to the front property

line.

3. Permission to waive the required greenbelt or masonry wall along the rear property line and to retain the existing 37-foot wide greenbelt as is.
4. Permission to waive 39,803 square feet of required, hardsurfaced, off-street parking.
5. Permission to retain a 20-foot wide, connecting link to the south side property line.
6. Permission to operate a manufacturing facility in an R-1-P zone.

25411 Ryan Rd.

Paslin Company

Granted permission to hardsurface to the front property line for parking purposes.

August 12, 1992

FIRE Enforcement | E19-03490**Property Information**

12-13-19-478-013	25411 RYAN	Subdivision:	
	Warren, MI 48091-1366	Lot:	Block:

Name Information

Owner:	25411 RYAN LLC	Phone:	
Occupant:		Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	07/15/2019	Date Closed:	07/16/2019	Status:	Complied
-------------	------------	--------------	------------	---------	----------

Complaint:

FIRE TOOK PLACE: 6/30/2019
POST UNSAFE
POST CITY CERTS
MAKE SURE PROPERTY IS SECURE
DOES PROPERTY NEED CLEAN UP?
IF NEEDED, SEND CODE ENFORCEMENT TO DPMI FOR CLEAN UP
UPDATE FLAG
ADD OR UPDATE MISCELLANEOUS DATE

NO STRUCTURAL DAMAGE. OWNER HAS CLEANED UP MESS. JI BLDG 7 16 19

Last Action Date: Last Inspection:

Last Action:

FIRE Inspection | JOHN IMPELLIZZERI

Status:	Complied	Result:	Complied
Scheduled:	07/16/2019	Completed:	07/16/2019

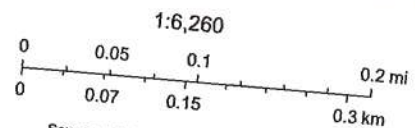
Violations:

Uncorrected

Comments:



4/8/2025, 8:34:41 AM



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



I have carefully reviewed this proof for spelling, colors, dimensions, etc. and understand my signature authorizes this order to be entered into production and once entered into production is unable to be revised or cancelled without incurring additional fees.

X

Signature for approval

Date

Due to limitations in the printing process the colors shown may not reflect actual colors. Color may vary slightly. If an exact color match is required please contact a Signarama, Clinton Twp. representative.

REVISION # (\$15 Charge Each Revision After 2nd)

✓ ☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ 6

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

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: APRIL 23, 2025 at 7:30 P.M.

Applicant: PASLIN
Common Description: 25411 RYAN

VARIANCE(S) REQUESTED: Permission to:

Install a 15' high x 45' wide (675 square ft.) wall sign on the east elevation of the building in addition to an existing wall sign that is approximately 32 square ft.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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 - USESUMMARY OF VARIANCE REQUEST

APPLICANT: ANDREW MOISEEV MGA ARCHITECTS, INC

REPRESENTATIVE: ANDREW MOISEEV MGA ARCHITECTS, INC

COMMON DESCRIPTION: **26160 GROESBECK**

PARCEL NUMBER: 12-13-24-253-005

ZONED DISTRICT: MZ, C-3, P

REASON: Petitioner seeks a use variance to allow open storage that exceeds 50% of gross floor area of the primary structure in a C-3 District for the overnight parking [REDACTED]

ORDINANCES and REQUIREMENTS:

SECTION 15.01 - USES PERMITTED. Open storage not a permitted use in a C-3 District.

SECTION 17.02 (S) - INDUSTRIAL STANDARDS.

Open storage other than junk. ...Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

VARIANCES REQUESTED: Permission to:

USE - Allow an area of 75' x 85' (6375 sq/ft) in C-3 District for the open storage of trucks/trailers for overnight parking where the primary structure on the site will be 4008 sq/ft.

Petitioner to relinquish variance granted 9/8/2021 if this variance is granted.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

3/18/2025

4/4/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: ANDREW MOISEEV

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 15.01 - Uses permitted.

Open storage not a permitted use in a C-3 District.

Section 17.02 (s) - Industrial standards.

Open storage other than junk. ...Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

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

Brian Schuman, Zoning Inspector

3/18/25
B8 \$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: ANDREW J MOISEEV, RA MGA ARCHITECTS, INC

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) PAUL EZENNA

Name of Representative: ANDREW J MOISEEV, RA MGA ARCHITECTS, INC Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 20100 GROESBECK HIGHWAY

Parcel I.D. No. (as shown on tax bill): 12-13-24-253-005

Purpose of Request: VARIANCE TO ALLOW OVERNIGHT TRUCK PARKING
NECESSARY FOR THE USE OF THE PROPERTY AS A
WAREHOUSE FACILITY. THE PARKING AREA TO THE EAST OF THE SITE APPROX.
75'x85'. WITH THE GRANTING OF THIS VARIANCE WE WILL RELINQUISH THE
VARIANCES GRANTED 9/8/2021

Please explain the nature of your hardship:

THE BAN ON OVERNIGHT PARKING IS A HARDSHIP ON THE OWNER'S
LOGISTICS COMPANY, TO PARK HIS TRUCKS OVERNIGHT OFFSITE REQUIRE
HIM TO OBTAIN ANOTHER PROPERTY TO PARK HIS TRUCKS
AND TO FERRY HIS TRUCKS TO THE SITE AT THE BEGINNING
AND END TO EVERY WORK DAY

Signature: [Signature] Date: 03-17-2025

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 PAUL EZENWA
OF [REDACTED]
Address, City, State [REDACTED] Zip [REDACTED] Telephone [REDACTED]
THE OWNER OF PENX LOGISTICS
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT PAUL EZENWA
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) X/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT ANDREW MOISEEV
Name(s) of Person(s)

THE PRESIDENT OF MGA ARCHITECTS, INC
Title of Officer Name of Company

OF [REDACTED]

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

FURTHER, DEPONENT SAYS NOT.

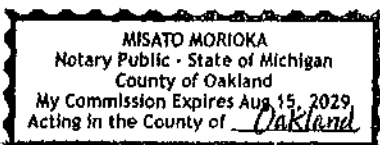
SIGNED [Signature] L.S.

SIGNED [Signature] L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 17th DAY OF March, 20 25, BEFORE ME PERSONALLY CAME
Paul Ezenwa and Andrew Moiseev 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: 8/15/2029

NOTICE TO OWNER

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

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.

WHILE THE RESTRICTION ON OPEN STORAGE AND OVER NIGHT PARKING STILL ALLOWS THE USE OF THE SITE FOR WAREHOUSING THE RESTRICTION ON OVERNIGHT PARKING WOULD IMPOSE A [REDACTED] THE OWNER REQUIRES THE PURCHASE OF ANOTHER SITE FOR TRUCK PARKING

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

THE CONDITION IS IMPOSED BY THE ZONING CODE.

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

THE GRANTING OF THE VARIANCE TO ALLOW OVERNIGHT PARKING OF TRUCKS WILL NOT HARM THE NEIGHBORS, REFRIGERATED TRUCKS WILL NOT BE USED NOR WILL TRUCKS BE LEFT RUNNING OVER NIGHT.

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

THE ABILITY TO PARK TRUCKS OVERNIGHT IS VITAL FOR THE USE OF THE PROPERTY AS A WAREHOUSING FACILITY.

26160 GROESBECK

09/08/2021

LEGAL DESCRIPTION: 13-24-253-005

VARIANCES REQUESTED: Permission to

~~USE~~

- 1) Allow 22,698 square ft. of open storage in a C-3 zone.
- 2) Allow open storage on gravel and asphalt millings in a C-3 zone.
- 3) Allow required off-street parking on gravel in a C-3 zone.
- 4) Retain a commercial building no less than 5.1' from the side (north) property line.
- 5) Retain a garage no less than 2.6' from the side (south) property line.

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

26160 Groesbeck

3/9/2016

PUBLIC HEARING

APPLICANT: TGM Properties LLC ~~USE~~

(Rescheduled from 5/27/15, 7/8/15,
8/26/15 & 12/9/15)

REPRESENTATIVE: Mr. Robert J. Tobin
COMMON DESCRIPTION: 26160 Groesbeck
LEGAL DESCRIPTION: 13-24-253-005
ZONE: C-3 and 30 ft. "P" zone along
Groesbeck

VARIANCES REQUESTED: Permission to: ~~USE~~

1. Allow a non-conforming residential building to be used as a beauty salon existing at no less than 8' of the north property line.
 2. Allow a 100' x 245' storage area for towed vehicles in a C-3.
 3. Eliminate hard surfacing in the vehicle storage area, allowing MDOT 22 A GR., but we are providing site storm water drainage of this lot.
- Petitioner's request was **REMOVED** per the representative's request.

26160 Groesbeck

12/9/15 -

PUBLIC HEARING

APPLICANT: TGM Properties, LLC

REPRESENTATIVE:

Mr. Robert J. Tobin

COMMON DESCRIPTION:

26160 Groesbeck

LEGAL DESCRIPTION:

13-24-253-005

ZONED:

C-3 AND 30 FT. "P" Zone along Groesbeck

VARIANCES REQUESTED: Permission to: ~~USE~~

1. Allow a non-conforming residential building to be used as a beauty salon existing at no less than 8' of the north property line.
 2. Allow a 100' x 245' storage area for towed vehicles in a C-3.
 3. Eliminate hard surfacing in the vehicle storage area, allowing MDOT 22 A Gr., but we are providing site storm water drainage of this lot.
- This matter was **RESCHEDULED** to March 9, 2016 pursuant to representative's written request.

26160 Groesbeck

PUBLIC HEARING

07/08/2015 &

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:

Groesbeck

APPLICANT: TGM Properties LLC

(Rescheduled from

Mr. Robert J. Tobin

26160 Groesbeck

13-24-253-005

C-3 and 30 ft. "P"

along

8/26/15

26160 Groesbeck

PUBLIC HEARING

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:

APPLICANT: TGM Properties ~~USE~~
(Rescheduled from 5/27/15)
Mr. Robert J. Tobin
26160 Groesbeck
13-24-253-005
C-3 and 30 ft. "P" zone along Groesbeck

7/8/15

Rescheduled to 12/9/15

- VARIANCES REQUESTED: Permission to: ~~USE~~
1. To allow a non-conforming residential building to be used as a beauty salon existing at no less than 8' of the north property line.
 2. To allow a 100' x 245' storage area for towed vehicles in a C-3.
 3. Eliminate hard surfacing in the vehicle storage area, allowing MDOT 22 A GR., but we are providing site storm water drainage of this lot.

The Petitioner's request was **RESCHEDULED** to August 26, 2015 for the petitioner to clean up the lot and to determine the number of parking spaces needed.

VARIANCES REQUESTED: Permission to: ~~USE~~

1. Allow a non-conforming residential building to be used as a beauty salon existing at no less than 8' of the north property line.
2. Allow a 100' x 245' storage area.
3. Eliminate hard surfacing in the vehicle storage area, allowing MDOT 22 A GR., but we are providing site storm water drainage of this lot.

26160 Groesbeck

5/27/15

PUBLIC HEARING	APPLICANT: TGM Properties LLC -USE-
REPRESENTATIVE:	Mr. Robert J. Tobin
COMMON DESCRIPTION:	26160 Groesbeck
LEGAL DESCRIPTION:	13-24-253-005
ZONE:	C-3 and 30 ft. "P" zone along
Groesbeck	

The item was RESCHEDULED to July 8, 2015, pursuant to the representative's request.

26160 Groesbeck

4/11/2012

TCM Properties LLC, 26160 Groesbeck, also known as 13-24-253-005, the Petitioner's Request was at the Representative's Request.



BUILDING Enforcement | E22-05589**Property Information**

12-13-24-253-005

26160 GROESBECK

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: PENX LOGISTICS LLC

Phone: [REDACTED]

Occupant: VALUPART

Phone: [REDACTED]

Filer:

Phone: [REDACTED]

Enforcement Information

Date Filed: 12/20/2022

Date Closed:

Status: In Progress

Complaint:

12/20/22 DILAPIDATING VACANT BUILDING W/BROKEN WINDOWS BLDG DJJ

Last Action Date:

Last Inspection:

Last Action:

BUILDING Inspection | DON JARVIS

Status: Violations

Result: Violations

Scheduled: 12/20/2022

Completed: 12/20/2022

Violations:

Uncorrected

Comments:

ZONING Enforcement | E19-05873**Property Information**

12-13-24-253-005

26160 GROESBECK

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: TGM PROPERTIES LLC

Phone:

Occupant: VALUPART

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 12/12/2019

Date Closed:

Status: In Progress

Complaint:

Last Action Date:

Last Inspection:

Last Action:

FOLLOW-UP Inspection | SARA ZAYAS

Status: Violations

Result: Violations

Scheduled: 02/18/2020

Completed: 02/18/2020

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection | STEVEN WATRIPONT**

Status: Scheduled

Result: Scheduled

Scheduled: 11/25/2020

Completed:

Violations:

Uncorrected

Comments:**NOTES**

PER 0 WATER USAGE AND DRIVE BYS, APPEARS VACANT, TAG FOR COC-SZ

TICKET Inspection | SARA ZAYAS

Status: Canceled

Result: Canceled

Scheduled: 12/12/2019

Completed: 02/14/2020

Violations:

Uncorrected

Comments:

ZONING Enforcement | E19-00665**Property Information**

12-13-24-253-005

26160 GROESBECK

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: TGM PROPERTIES LLC

Phone: [REDACTED]

Occupant: VALUPART

Phone: [REDACTED]

Filer:

Phone:

Enforcement Information

Date Filed: 02/08/2019

Date Closed:

Status: ISSUED TICKET

Complaint:

Last Action Date:

Last Inspection:

Last Action:

TICKET Inspection | SARA ZAYAS

Status: Violations

Result: Violations

Scheduled: 02/08/2019

Completed: 02/11/2019

Violations:

Uncorrected

Comments:

POST TICKET Inspection | SARA ZAYAS

Status: No Change

Result: No Change

Scheduled: 02/26/2019

Completed: 02/26/2019

Violations:

Uncorrected

Comments:

FOLLOW-UP Inspection | SARA ZAYAS

Status: Locked Out

Result: Locked Out

Scheduled: 10/01/2019

Completed: 10/10/2019

Violations:

Uncorrected

Comments:

NOTES

CALLED AND LEFT VOICEMAIL FOR [REDACTED], WANT TO SCHEDULE INSPECTION FOR NEXT WEEK TO DO WALKTHROUGH TO VERIFY VACANT, WAITING FOR CALL BACK-SZ

FOLLOW-UP Inspection | SARA ZAYAS

Status: Violations

Result: Violations

Scheduled: 12/12/2019

Completed: 12/12/2019

Violations:

Uncorrected

Comments:

ZONING Enforcement | E18-05754**Property Information**

12-13-24-253-005 26160 GROESBECK Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: TGM PROPERTIES LLC Phone: [REDACTED]
Occupant: VALUPART Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 10/03/2018 Date Closed: Status: ISSUED TICKET

Complaint:

Last Action Date: Last Inspection:

Last Action:

TICKET Inspection | SARA ZAYAS

Status: Violations Result: Violations
scheduled: 10/03/2018 completed: 10/03/2018

Violations:

Uncorrected

Comments:**POST TICKET Inspection | SARA ZAYAS**

Status: No Change Result: No Change
scheduled: 10/11/2018 completed: 10/11/2018

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection | SARA ZAYAS**

Status: Violations Result: Violations
scheduled: 02/07/2019 completed: 02/08/2019

Violations:

Uncorrected

Comments:**NOTES**

GOING THROUGH SITE PLAN APPROVAL PROCESS FOR 26130? IS 26160 GROESBECK INCLUDED? FOLLOW UP AT LATER DATE-SZ

COC NOT COMPLETE, CANCELLED COC, TICKET ISSUED-SZ

ZONING Enforcement | E17-05649**Property Information**

12-13-24-253-005

26160 GROESBECK

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: TGM PROPERTIES LLC

Phone: [REDACTED]

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 10/11/2017

Date Closed:

Status: ISSUED TICKET

Complaint:

Last Action Date:

Last Inspection:

Last Action:

TICKET Inspection | SARA ZAYAS

Status: Violations

Result: Violations

Scheduled: 10/11/2017

Completed: 10/11/2017

Violations:

Uncorrected

Comments:

POST TICKET Inspection | SARA ZAYAS

Status: No Change

Result: No Change

Scheduled: 10/12/2017

Completed: 10/12/2017

Violations:

Uncorrected

Comments:

ZONING Enforcement | E17-05477**Property Information**

12-13-24-253-005 26160 GROESBECK Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: TGM PROPERTIES LLC Phone: [REDACTED]
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 10/03/2017 Date Closed: Status: In Progress

Complaint:

POST VACANT PER EM-SZ

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | SARA ZAYAS

Status: Violations Result: Violations
Scheduled: 10/04/2017 Completed: 10/11/2017

Violations:

Uncorrected

Comments:

Scheduling Comment POST VACANT PER EM-SZ

ZONING Enforcement | E16-00733**Property Information**

12-13-24-253-005 26160 GROESBECK Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: TGM PROPERTIES LLC Phone: [REDACTED]
Occupant: AMIGOS HAIR SALON Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 02/05/2016 Date Closed: 11/01/2017 Status: Complied

Complaint:

CHECK ON FRONT YARD FENCE

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection | STEVEN WATRIPONT

Status: Violations Result: Violations
Scheduled: 11/01/2017 Completed: 11/01/2017

Violations:

Uncorrected

Comments:

COMPLIANCE OFFICE NEEDS COC, FENCE NO PERMIT PULLED, EXPECTING TO GO BEFORE ZBA

ZONING Enforcement | E14-05960**Property Information**

12-13-24-253-005

26160 GROESBECK

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: TGM PROPERTIES LLC

Phone:

Occupant: AMIGO HAIR SALON

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 02/11/2014

Date Closed: 02/24/2014

Status: Resolved

Complaint:

Last Action Date:

Last Inspection:

Last Action:

FOLLOW-UP Inspection | EVERETT MURPHY

Status: Complied

Result: Complied

Scheduled: 02/25/2014

Completed: 02/24/2014

Violations:

Uncorrected

Comments:

Scheduling Comment AMIGO HAIR SALON COC APP?

ZONING Enforcement | E12-12282**Property Information**

12-13-24-253-005 26160 GROESBECK Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: TGM PROPERTIES LLC Phone: [REDACTED]
Occupant: AMIGO HAIR SALON Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 12/11/2012 Date Closed: 02/11/2014 Status: CLOSED

Complaint:

C OF C NOT COMPLETED 7/20/10 AMIGOS HAIR SALON

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | LYNNE MARTIN

Status: Violations Result: Violations
Scheduled: 12/11/2012 Completed: 12/11/2012

Violations:

Uncorrected SECTION 22.10(K) - OPERATING A BUSINESS WITHOUT A CERTIFICATE OF COMPLIANCE.

A VIOLATION OF THIS PROVISION SHALL BE A MISDEMEANOR WHICH UPON CONVICTION SHALL BE PUNISHED BY A FINE NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) OR IMPRISONMENT FOR A TERM NOT TO EXCEED NINETY (90) DAYS, OR BOTH, PLUS COSTS AND OTHER COURT IMPOSED SANCTIONS. EACH DAY THAT A VIOLATION IS PERMITTED TO EXIST SHALL CONSTITUTE A SEPERATE OFFENSE.

FAILURE TO CALL FOR ALL INSPECTIONS AND OBTAIN A CERTIFICATE OF COMPLIANCE WITHIN 30 DAYS WILL RESULT IN A MISDEMEANOR TICKET WITH FINES AND/OR POSSIBLE JAIL TIME UPON CONVICTION. WE WILL ISSUE TICKETS EVERY DAY YOU ARE NOT IN COMPLIANCE. AFTER 30 DAYS THESE INSPECTIONS WILL BE CANELLED AND YOU WILL HAVE TO REAPPLY FOR NEW INSPECTIONS ALONG WITH THE FEE.

PLEASE CALL 586-574-4504 TO SCHEDULE INSPECTIONS.

Comments:

Scheduling Comment C OF C NOT COMPLETED 7/20/10 AMIGOS HAIR SALON

ZONING Inspection | LYNNE MARTIN

Status: Canceled Result: Canceled
Scheduled: 12/19/2012 Completed: 12/19/2012

Violations:

Uncorrected

Comments:

Scheduling Comment C OF C COMPLETED?

ZONING Enforcement | E12-12232**Property Information**

12-13-24-253-005 26160 GROESBECK Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: TGM PROPERTIES LLC Phone: [REDACTED]
Occupant: AMIGO HAIR SALON Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 12/07/2012 Date Closed: 02/11/2014 Status: Complied

Complaint:

C OF C NOT COMPLETED 7/20/10

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | LYNNE MARTIN

Status: Violations Result: Violations
Scheduled: 12/07/2012 Completed: 12/07/2012

Violations:

Uncorrected

Comments:

Scheduling Comment C OF C NOT COMPLETED 7/20/10 IS SUPPOSE TO BE CLOSED. FIELD CHECK AND POST IS VACANT.

ZONING Inspection | LYNNE MARTIN

Status: Violations Result: Violations
Scheduled: 12/14/2012 Completed: 12/17/2012

Violations:

Uncorrected

Comments:

Scheduling Comment SEE IF FIELD CHECK IS DONE AND POSTED VACANT.

COMPLAINT Enforcement | E12-9533**Property Information**

12-13-24-253-005 26160 GROESBECK Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: TGM PROPERTIES LLC Phone: [REDACTED]
Occupant: AMIGO HAIR SALON Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 04/10/2012 Date Closed: 02/11/2014 Status: Complied

Complaint:

4/10/12 INVESTIGATE THIS HAIR SALON NOT BEING WHEELCHAIR ACCESSIBLE. JM
4-25-12 GAVE 30 DAYS TO COMPLY ,OWNERS MAY NOT KEEP BUSINESS OPEN JG

Last Action Date: Last Inspection:

Last Action:

BUILDING Inspection | GIRARD, JOHN

Status: Not Complied Result: Not Complied
Scheduled: 04/25/2012 Completed: 04/25/2012

Violations:

Uncorrected

Comments:**ZONING Inspection | LYNNE MARTIN**

Status: Violations Result: Violations
Scheduled: 01/24/2014 Completed: 01/24/2014

Violations:

Uncorrected

Comments:

Scheduling Comment FIELD CHECK HAIR SALON IF OPERATING ISSUE TICKET. LAM

ZONING Inspection | EVERETT MURPHY

Status: Not Complied Result: Not Complied
Scheduled: 02/06/2014 Completed: 02/07/2014

Violations:

Uncorrected

Comments:

Scheduling Comment AMIGO HAIR SALON OCCUPIED. GAVE 10 DAYS TO SUBMIT AND AND SCHEDULE INSPECTIONS.

FIELD CHECK Enforcement | E11-4397**Property Information**

12-13-24-253-005 26160 GROESBECK Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: TGM PROPERTIES LLC Phone: [REDACTED]
Occupant: AMIGO HAIR SALON Phone: [REDACTED]
Filer: Phone:

Enforcement Information

Date Filed: 01/19/2011 Date Closed: 01/30/2013 Status: Complied

Complaint:

HAIR SALON WITHOUT A CTO LAM 7/26/11

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status: Violations Result: Violations
Scheduled: 01/19/2011 Completed: 01/19/2011

Violations:

Uncorrected

Comments:**ZONING Inspection | EVERETT MURPHY**

Status: Violations Result: Violations
Scheduled: 02/15/2011 Completed: 02/17/2011

Violations:

Uncorrected

SECTION 22.10 - OPERATING A BUSINESS WITHOUT A CERTIFICATE OF OCCUPANCY.

YOUR APPLICATION FOR A CERTIFICATE OF OCCUPANCY HAS EXPIRED. COMPLETE ALL REPAIRS AND SCHEDULE RE-INSPECTIONS WITHIN 30 DAYS OR TICKETS WILL BE ISSUED AND YOU WILL BE REQUIRED TO SUBMIT A NEW APPLICATION AND FEE.

ADDITIONAL ADMINISTRATIVE AND/OR LEGAL ACTIONS MAY BE SOUGHT IF THE BUSINESS CONTINUES TO OPERATE IN VIOLATION OF CITY ORDINANCE.

Comments:

AMIGOS HAIR SALON AMIGOS HAIR SALON

ZONING Inspection | EVERETT MURPHY

Status: Not Complied Result: Not Complied
Scheduled: 03/21/2011 Completed: 03/21/2011

Violations:

Uncorrected

Comments:

ZONING Enforcement | E10-2377**Property Information**

12-13-24-253-005

26160 GROESBECK

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: TGM PROPERTIES LLC

Phone: [REDACTED]

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 06/21/2010

Date Closed: 07/16/2010

Status: Resolved

Complaint:

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status: Partially Complied

Result: Partially Complied

Scheduled: 06/29/2010

Completed: 06/29/2010

Violations:

Uncorrected

Comments:**ZONING Inspection | EVERETT MURPHY**

Status: Violations

Result: Violations

Scheduled: 06/21/2010

Completed: 06/21/2010

Violations:

Corrected

SECTION 22.10 - FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY. SUBMIT APPLICATION AND SCHEDULE INSPECTIONS.

Comments:**ZONING Inspection | EVERETT MURPHY**

Status: Not Complied

Result: Not Complied

Scheduled: 07/09/2010

Completed: 07/09/2010

Violations:

Corrected

SECTION 22.10 - FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY. SUBMIT APPLICATION AND SCHEDULE INSPECTIONS.

FINAL NOTICE. TICKETS WILL BE ISSUED IN 10 DAYS IF APPLICATION HAS NOT BEEN SUBMITTED AND INSPECTIONS HAVE NOT BEEN SCHEDULED.

Comments:**ZONING Inspection | EVERETT MURPHY**

Status: Complied

Result: Complied

Scheduled: 07/15/2010

Completed: 07/16/2010

Violations:

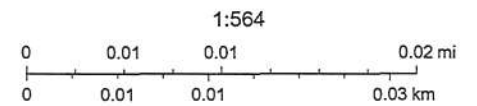
Uncorrected

Comments:

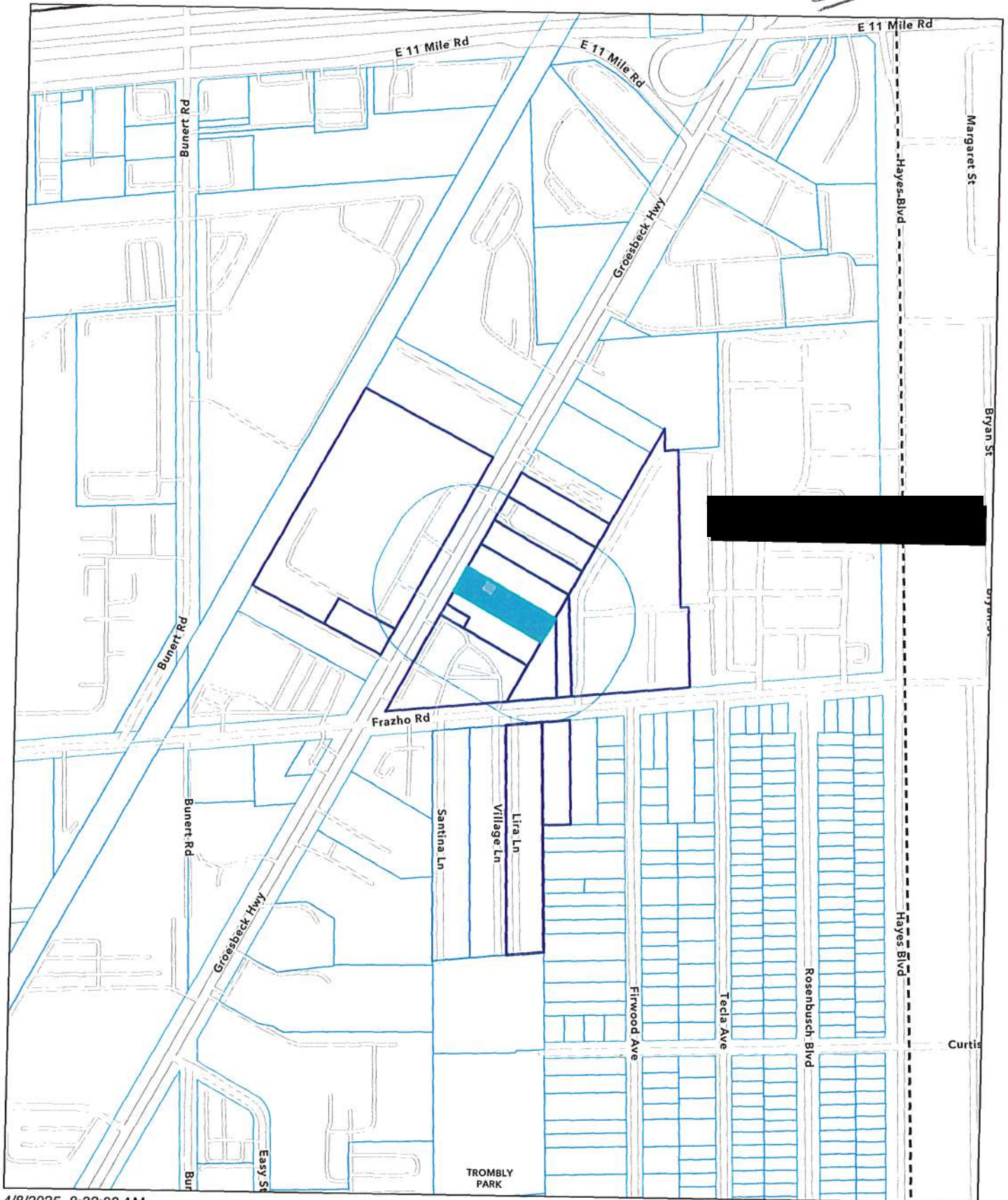
26160 GROESBECK



4/4/2025, 9:45:18 AM

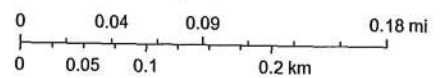


ArcGIS Web AppBuilder
This layer is visible at all scales. | This layer is visible between the scale 1:1 – 1:20,000. |



4/8/2025, 8:32:30 AM

1:5,384



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



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

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: APRIL 23, 2025 at 7:30 P.

Applicant: ANDREW MOISEEV MGA ARCHITECTS, INC -USE-
Common Description: 26160 GROESBECK

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

Allow an area of 75' x 85' (6,375 square ft.) in C-3 District for the open storage of trucks/trailers for overnight parking where the primary structure on the site will be 4,008 square ft. **USE**
Petitioner to relinquish variance granted 9/8/2021 if this variance is granted.

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

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