



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
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William Clift
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Shaun Lindsey
Garry Watts
Michael Assessor

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, May 14, 2025 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

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

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meetings of March 12, 2025,
April 9, 2025 and April 23, 2025.**

6. PUBLIC HEARING: **APPLICANT: The Home Depot -USE-**
(Reschedule from 3/12/2025)
REPRESENTATIVE: Kaleb Sondgerath
COMMON DESCRIPTION: 25879 Hoover
LEGAL DESCRIPTION: 13-22-432-016
ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow 1,167 square ft. of permanent outdoor storage in a P district.
 - 2) Allow 9,770 square ft. of permanent outdoor storage in a C-2 district.
- For a total of 10,937 square ft. of permanent outdoor storage.

ORDINANCES and REQUIREMENTS:

Section 14.01 – Uses Permitted: Outdoor storage is not a permitted use in C-2 district.

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

7. PUBLIC HEARING: **APPLICANT: Paslin**
(Revised from 4/23/2025)
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 and retain a 24" x 24' (48 square ft.) existing wall sign for a total of 723 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

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

8. PUBLIC HEARING: **APPLICANT: Joseph and Suzanne Gatt**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 30110 Blossom Lane
LEGAL DESCRIPTION: 13-12-178-026
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain a 12' x 10' shed outside of the side building lines of residence to within 3' of the south property line.

ORDINANCES and REQUIREMENTS:

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

9. PUBLIC HEARING: **APPLICANT: Patricia Brown**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 24521 Columbus
LEGAL DESCRIPTION: 13-25-253-041
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a 12' x 10' shed that extends 9' beyond the north building line of the principal building to within 6' 11" of the north property line.

Existing non-permitted shed to be removed.

ORDINANCES and REQUIREMENTS:

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

10. PUBLIC HEARING: **APPLICANT: Thomas and Kolleen Farrah**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 13728 Tefft

LEGAL DESCRIPTION: 13-01-107-002
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Construct a 15' x 15' (225 square ft.) covered porch in the rear setback to within 17' 3" of the rear property line.
- 2) Retain rear setback of residence at 30' 3".

ORDINANCES and REQUIREMENTS:

Section 7.08 – Rear Yards: Each lot in R-1-C districts shall have a rear yard depth of not less than thirty-five (35) feet.

11. PUBLIC HEARING: **APPLICANT: Patrick Rosenick**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 22370 Curie
LEGAL DESCRIPTION: 13-32-205-014
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain a horseshoe driveway that is:

- 1) In the front yard.
- 2) Non-hard surfaced (gravel). Main drive to remain hard surfaced.

ORDINANCES and REQUIREMENTS:

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

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

12. PUBLIC HEARING: **APPLICANT: Ron Her**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 30301 Gloede
LEGAL DESCRIPTION: 13-12-252-021
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow the expansion of a non-conforming church by constructing an accessory structure with the following conditions:

- 1) 30' x 50' (1,500 square ft.)
- 2) 14' in height at the eaves accessory structure.
- 3) Outside of the side building lines of the principal building.

Also to:

- 4) Continue non-conforming use of a church not on a major thoroughfare.
- 5) Continue non-conforming use of a church with wall or greenbelt screening where site abuts residential districts or uses.

ORDINANCES and REQUIREMENTS:

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

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

Section 5.11 – Churches, Schools, Libraries and Civic Clubs: Churches, synagogues, mosques, public schools, public libraries, private educational institutions, funeral homes, community buildings, country clubs, fraternal lodges or similar civic or social clubs shall be permitted with permission of the Planning Commission pursuant to the standard set forth in Section 22.14(b)(1) and upon compliance with the following minimum requirements:

(1) That these uses shall be located on a major thoroughfare as identified by the City of Warren Master Thoroughfare Plan.

(5) That a six (6) foot wall or eight (8) foot greenbelt pursuant to Section 2.26 of this ordinance, be provided where the site abuts a residential district or residential use of is adjacent to an alley which abuts a residential district or residential use.

13. PUBLIC HEARING: **APPLICANT: Jonathon Sulaka**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 24800 Hoover
LEGAL DESCRIPTION: 13-26-101-026
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 30' x 30' (900 square ft.) tent in an area designated for parking from 9:00 a.m. to 9:00 p.m. June 21, 2025 through July 6, 2025.

ORDINANCES and REQUIREMENTS:

Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts:

Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2.

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

14. PUBLIC HEARING: **APPLICANT: Mohamad Abualrub**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 15150 Fourteen Mile
LEGAL DESCRIPTION: 13-01-228-024
ZONE: C-1

VARIANCES REQUESTED: Permission to

- 1) Install a 18" x 7' (10.5 square ft.) wall sign in addition to existing 20.56 square ft. and 19 square ft. wall signs.
- 2) Install 864 square ft. of design element to gas canopy.
- 3) Install 103.90 square ft. of signage to (5) gas pumps. Sides of pump valances to remain white.

For a total of 1,017.96 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

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

15. PUBLIC HEARING:

**APPLICANT: MC Development Holdings LLC –
Derick Riba**

REPRESENTATIVE: James Dworman
COMMON DESCRIPTION: 2003 and 2005 Twelve Mile
LEGAL DESCRIPTION: 13-07-351-021
ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to
Erect an 8' high, 16' x 35' dumpster screen walls.

ORDINANCES and REQUIREMENTS:

Section 4D.40 – Refuse, Recycling Container Screening: Containers for refuse and recycling uses shall be screened from view from any adjacent residential use or public right-of-way, excluding alleys, screening may consist of a six (6) foot high opaque wall constructed of masonry material which matches the primary masonry of the principal structure on the site, 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. Live landscape material located so it does not interfere with the function of the refuse container is encouraged in addition to the opaque screen.

16. PUBLIC HEARING:

APPLICANT: Terraval LLC (Ramona Cean)

REPRESENTATIVE: PEA Group (Becky Klein)
COMMON DESCRIPTION: 23170 Schoenherr
LEGAL DESCRIPTION: 13-25-351-006
ZONE: M-1

VARIANCES REQUESTED: Permission to

Allow 20,158 square ft. of open storage to a property that the primary structure is 5,008 square ft.

ORDINANCES and REQUIREMENTS:

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

17. NEW BUSINESS

18. ADJOURNMENT

Paul Jerzy
Secretary of the Board

Rescheduled from 3/12/2025

6

CITY OF WARREN

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

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

REASON: Petitioner seeks variances to obtain permanent outdoor storage areas.

ORDINANCES and REQUIREMENTS:

SECTION 14.01 - USES PERMITTED. Outdoor storage is not a permitted use in C-2 district.

SECTION 16.01 - USES PERMITTED. Outdoor storage is not a permitted use in P district.

VARIANCES REQUESTED: Permission to:

- 1) Allow 1167 sq/ft of permanent outdoor storage in a P district.
- 2) Allow 9770 sq/ft of permanent outdoor storage in a C-2 district.

For a total of 10,937 sq/ft of permanent outdoor storage.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector 5/10/2024 1/13/2025-Revisions submitted 1/29/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT:

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

Section 14.01 - Uses permitted. Outdoor storage is not a permitted use in C-2 district.

Section 16.01 - Uses permitted. Outdoor storage is not a permitted use in P district.

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

Brian Schuman, Zoning Inspector

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: The Home Depot, Inc.

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

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) _____

The Home Depot, Inc.

Name of Representative: Kaleb Sondgerath Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

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

Parcel I.D. No. (as shown on tax bill): 12-13-22-432-016

Purpose of Request: Allow 1167 sq/ft of permanent outdoor storage in "P" District.

Allow 9770 sq/ft of permanent outdoor storage in "C-2" District.

For a total of 10,937 sq/ft of permanent outdoor storage.

Please explain the nature of your hardship:

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

Signature: Suzanne Russo Date: April 25, 2024

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Suzanne Russo

Name(s) of Person(s)

OF _____

Address, City, State

Zip

Telephone

THE Assistant General Counsel OF The Home Depot, Inc.

Title of Officer

Name of Company

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

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 Kaleb Sondgerath *

Name(s) of Person(s)

THE Engineer on Record/Representative OF Kimley-Horn of Michigan, Inc. *

Title of Officer

Name of Company

OF _____

Address, City, State

Zip

Telephone

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

FURTHER, DEPONENT SAYS NOT.

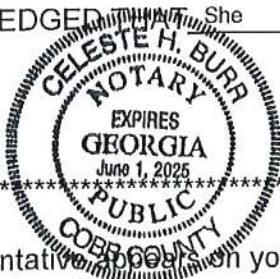
SIGNED Suzanne Russo L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF ~~MICHIGAN~~ GEORGIA
COUNTY OF COBB

ON THIS 25TH DAY OF April, 2024, BEFORE ME PERSONALLY CAME
Suzanne Russo, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT She DID SO OF her OWN FREE WILL AND DEED.



Celeste H. Burr
NOTARY PUBLIC, COBB COUNTY, ~~MICHIGAN~~ GEORGIA
MY COMMISSION EXPIRES: 6/1/2025

NOTICE TO OWNER

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

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

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

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

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

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

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

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

The condition was not created by the applicant nor a previous owner and is instead a direct reflection of a growing community with growing needs of goods and services.

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

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

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

Granting the variance of an additional permanent 1,987 square feet of outdoor storage in a C-2 Zoning will not be a detriment to surrounding properties nor the community as a whole. It is intended to better serve the community with said variance.

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

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

25879 HOOVER

02/14/2024

LEGAL DESCRIPTION: 13-22-432-016

- USE -

VARIANCES REQUESTED: Permission to

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

The petitioner's request was WITHDRAWN as written.

25879 HOOVER

02/14/2024

LEGAL DESCRIPTION: 13-22-432-016

- USE -

VARIANCES REQUESTED: Permission to

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

The petitioner's request was APPROVED as written.

25879 HOOVER

01/11/2023

LEGAL DESCRIPTION: 13-22-432-016

VARIANCES REQUESTED: Permission to

- USE -

- 1) Allow 1,478 square ft. of ^{temporary} permanent open storage in a "C-2" zone.
- 2) Allow 500 square ft. of temporary open storage in a "C-2" zone from April 1-August 31, 2023.
- 3) Allow 720 square ft. of ~~permanent~~ ^{temporary} outdoor storage in a "P" zone.

The petitioner's request was APPROVED with the following changes:
Items 1 and ~~2~~ are temporary, not permanent.

25879 HOOVER

04/27/2022

LEGAL DESCRIPTION: 13-22-432-016

VARIANCES REQUESTED: Permission to

Operate seasonal outdoor sales from March 1 to December 31, 2022 in the following areas:

- Area #2 Labeled "tent, patio, furniture, top soil, trees" in fenced corral: 40' x 130' = 5,200 square ft.
- Area #3 Labeled "plants" 20' x 125' = 2,500 square ft.

Total of 7,700 square ft. of seasonal outdoor sales as per the plan.

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

25879 HOOVER

03/10/2021

LEGAL DESCRIPTION: 13-22-432-016

VARIANCES REQUESTED: Permission to

Operate a seasonal outdoor sales from March 1 to August 1, 2021 in the following areas:

Area #2 labeled "Tent, patio, furniture, top soil, trees" in fenced corral: 40' x 130' = 5,200 square ft.

Area #3 labeled "Plants" 20' x 125' = 2,500 square ft.

Total of 7,700 square ft. of seasonal outdoor sales as per the plan.

- 1) Temporarily waive 79 parking spaces associated with the seasonal outdoor sales above.

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

25879 HOOVER

6/24/2020

LEGAL DESCRIPTION: 13-22-432-016

VARIANCES REQUESTED: Permission to

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

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

25879 Hoover**3/11/2020**

LEGAL DESCRIPTION: 13-22-432-016

VARIANCES REQUESTED: Permission to

- 1) Permanently waive 75 additional parking spaces for permanent outdoor sales and redevelopment of parking lot. .
- 2) Operate seasonal outdoor sales from April 1st to December 31, 2020 in the following areas:

Area #2 labeled tents/trees 40' x 130' = 5,200 square ft.

Area #3 labeled plants 20 x 125 = 2,500 square ft.

Total of 7,700 square ft. of seasonal outdoor sales as per the plan.

- 3) Temporarily waive 79 parking spaces associated with the seasonal outdoor sale above.

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

25879 Hoover**4/10/2019**

LEGAL DESCRIPTION: 13-22-432-016

VARIANCES REQUESTED: Permission to

1. Operate seasonal outdoor sales from March 1 to December 31, 2019 in the following areas:

Area #1 labeled sheds 70' x 20' = 1,400 square feet and 54' x 20' = 1,080, total 2,480 square feet.

Area #2 labeled tents/trees 40' x 130' = 5,200 square feet.

Area #3 labeled plants 20' x 125' = 2,500 square feet

Total of 10,180 square feet of seasonal outdoor sales as per the plan.

2. Waive parking related to outdoor sales:

- a. Waive 17 required permanent parking spaces.
- b. Waive 68 parking spaces for seasonal outdoor sales and temporary storage.

The petitioner's request was **Granted** with the **Amendments as follows:**

Item # 2a amended to fourteen (14) required permanent spaces, not (17). As well as the following: (Subsequent to the last item of the meeting, before the New Business, the Board discussed the matter of item number 2a, whereby the Board stated the petitioner would need to return if this matter is requested to permanently be waived. Therefore, this particular item as discussed by the Board is only approved through December 31, 2019. The Board did advise the petitioner during item discussion to return regarding the sheds, in either January or February of 2020).

25879 Hoover**4/25/2017**

LEGAL DESCRIPTION: 13-22-432-016

VARIANCES REQUESTED: Permission to

- 1) Operate seasonal outdoor sales from March 1 to December 31 in the following areas:

Area #1 labeled tent/trees 40' x 130' = 5,200 sq ft.

Area #2 labeled sheds 20' x 90' = 1,800 sq ft.

Area #3 labeled plants 20' x 125' = 2,500 sq ft.

Total of 9,500 sq. ft. of seasonal outdoor sales as per the plan.

- 2) Waive 100 parking spaces for the seasonal outdoor sale and temporary outdoor storage.

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

25879 Hoover**3/9/2016**

PUBLIC HEARING

APPLICANT: Home Depot – Store #2702

REPRESENTATIVE: Joe Schulte, Manager
COMMON DESCRIPTION: Kern Billette, PCP
25879 Hoover Road
LEGAL DESCRIPTION: 13-22-432-016
ZONE: C-2, C-1 and P

VARIANCES REQUESTED: Permission to:

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

25879 Hoover**2/11/2015**

PUBLIC HEARING

APPLICANT: HOME DEPOT,
Mr. Mike Woodford, Mgr., Store #2702

REPRESENTATIVE: Kern Billette
COMMON DESCRIPTION: 25879 Hoover Road
LEGAL DESCRIPTION: 13-22-432-016
ZONE: C-2, C-1 & P

VARIANCES REQUESTED: Permission to

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

25879 Hoover**2/13/2013**

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

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

25879 Hoover

3/28/2012

Home Depot, Store #2702, 25879 Hoover Rd., also known as 13-22-432-016, GRANTED the following: #1. To operate seasonal sales from March 1, 2012 to December 31, 2012, in the (#1 area) outdoor sales "Tent / trees" unit of 40' x 130' (5200 sq. ft.) and "Sheds" 20' x 90' (1800 sq. ft.) in the front parking areas. **#2.** To display for sale (#2 area) "Plants" 20' x 125' (2500 sq. ft.) in front of the building. **#3.** To waive 93 additional off-street parking spaces for the display areas and displaced parking, in addition to the 167 parking spaces previously waived as per plan.

25879 Hoover

3/23/2011

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

25879 Hoover

2/24/10

Home Depot, 25879 Hoover Road, Also Known As 13-22-432-016, GRANTED request: (1) To operate seasonal sales for one year in the (#1 area) – outdoor sales "Tent/trees" unit of 40' x 130', (5,200 sq. ft.) and "Sheds" 20' x 90' (1800 sq. ft.) in the front parking areas. (2) To display for sale (#2 area) "Plants" 20' x 125' (2,500 sq. ft.) in front of the building. (3) To waive 93 additional off-street parking spaces for the display areas and displaced parking, in addition to the 167 parking spaces previously waived as per plan. (4) To waive the required five-day waiting period if the outdoor sales is granted. **WITH THE FOLLOWING CONDITIONS:** The time frame will be March 1, 2010 to December 31, 2010 and that the sale items are kept within the permitted parameters and that the area be kept neat and clean.

25879 Hoover

3/25/09

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

25879 Hoover

5/14/2008

HOME DEPOT, ROBERT DENNISON, MGR. STORE #2702, 25879 Hoover, Also Known As 13-22-432-016 **GRANTED** request 1) To operate seasonal outdoor sales of sheds in the area requested 20' x 90' through the end of December to be cleaned up at the end of December or the beginning of January. 2) To operate a tent & trees sales area that is 40' x 130' (5,200 sq. ft.) in the area depicted on the plan provided, as seasonal outdoor sales through the end of July. 3) To allow a plant sale area 20' x 125' (2,500 sq. ft.) in the front of the building per the plan, for seasonal outdoor sales through the end of July. 4) To waive the required five (5) day waiting period if the outdoor sales is granted. And **DENIED** request 5) To store bagged goods as requested 11' x 265' (2,915 sq. ft.) in the center of the store front and 14' x 117' (1,260 sq. ft.) in the rear of the garden area and the request for the storage of fence materials 25' x 115' (2,875 sq. ft.) in the rear of the store.

25879 Hoover

3/14/2007

HOME DEPOT, MICHAEL KERRIGAN, MANAGER STORE #2702, 25879 Hoover, Also Known As 13-22-432-016 – **DENIED** request 1) To operate seasonal sales for one year in the (#4)-outdoor sales "fencing" area of 20' x 126' (2,520 sq. ft.) to the rear of the property in a "P" zoned district. 2) To display for sale "bull goods" 8' x 112.5' (900 sq. ft.) at the south end of the building (#3) under the canopy. To display for sale "live goods" 20.8' x 120' (2,500 sq. ft.) in the center of the store front (#2), and 30' x 130' (3,900 sq. ft.) in front of the garden center. To display a fenced area (#1) for sale "sheds, tents & tree corral" 40' x 198' (7,911 sq. ft.) in front of the Hoover face of the store. To display for sale "rock & pavers" 10' x 64' (640 sq. ft.) behind the garden center (#5). For a total area of 14,471 sq. ft. of outdoor sales. 3) To waive fifty-eight (58) additional off-street parking spaces for the display areas, in addition to the 167 parking spaces previously waived for a total of 225 spaces waived as per plan. 4) To waive the required five-day waiting period if the outdoor sales is granted.

25876 Hoover-Card 2**8/11/05**

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

25879 Hoover**6/8/05**

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

25879 Hoover**5/11/05**

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

25879 Hoover – Card 1

1/26/05

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

25879 Hoover – Card 2

1/26/05

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

25879 Hoover-Card 1

9/8/2004

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

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

25879 Hoover. 25879 12/9/98 Card 1.

Also known as 13-22-432-016

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

25879 Hoover Rd. 12/9/98 Card 2

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

25879 Hoover

10/14/98

Also Known as 13-22-432-016

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

25879 Hoover

9/9/98

Also known as 13-22-432-016

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

TABLED From 7-8-98 / 9-9-98

25879 Hoover

6-17-98

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

TABLED- until the meeting of July 8, 1998

25879 Hoover Rd.

The Home Depot

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

October 13, 1993

25879 Hoover Rd.

The Home Depot

C-1/C-2/4 P
4/14/1993

GRANTED the following:

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

->

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

~~April 14, 1993~~

ZONING Enforcement | E23--02278**Property Information**

12-13-22-432-016

25879 HOOVER

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: HD DEVELOPMENT OF MARYLAND INC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 04/25/2023

Date Closed:

Status: IN PROGRESS

Complaint:

OUTSIDE STORAGE - HOME DEPOT

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | STEVEN WATRIPONT

Status: Violations

Result: Violations

Scheduled: 04/24/2023

Completed: 04/25/2023

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection | EVERETT MURPHY**

Status: Violations

Result: Violations

Scheduled: 05/23/2023

Completed: 05/23/2023

Violations:

Uncorrected

Comments:

ON-SITE MEETING ON-SITE MEETING

FIELD INSPECTION Inspection | EVERETT MURPHY

Status: Scheduled

Result: Scheduled

Scheduled: 08/08/2023

Completed:

Violations:

Uncorrected

Comments:

HOME DEPOT HOME DEPOT

ZONING Enforcement | E20-01019**Property Information**

12-13-22-432-016

25879 HOOVER

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: HD DEVELOPMENT OF MARYLAND INC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 03/11/2020

Date Closed:

Status: In Progress

Complaint:

CHECK OPEN STORAGE IN AREAS NOT APPROVED (SEE STEVE). ALSO SHEDS WITH BUSTED WINDOWS. -EM

Last Action Date:

Last Inspection:

Last Action:

Status:

Result:

Scheduled:

Completed:

Violations:

Uncorrected

Comments:

ZONING Enforcement | E13-00636**Property Information**

12-13-22-432-016

25879 HOOVER

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: HOME DEPOT USA #2702

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 02/19/2013

Date Closed: 03/19/2013

Status: Resolved

Complaint:

SEND APP FOR ODS PERMIT.

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | LYNNE MARTIN

Status: Violations

Result: Violations

Scheduled: 02/19/2013

Completed: 02/19/2013

Violations:

Uncorrected

Comments:

Scheduling Comment SEND APP FOR ODS

ZONING Inspection | LYNNE MARTIN

Status: Complied

Result: Complied

Scheduled: 03/19/2013

Completed: 03/19/2013

Violations:

Uncorrected

Comments:

Scheduling Comment HAS ODS PERMIT BEEN ISSUED

ZONING Enforcement | E12-9899**Property Information**

12-13-22-432-016	25879 HOOVER	Subdivision:	
	warren, MI 48089	Lot:	Block:

Name Information

Owner:	HOME DEPOT USA #2702	Phone:	
Occupant:		Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	05/07/2012	Date Closed:	02/19/2013	Status:	COMPLY LETTER SENT
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Complaint:
OUTDOOR SALES WITHOUT PERMIT. HAS ZBA

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status:	Scheduled	Result:	Scheduled
Scheduled:	05/21/2012	Completed:	

Violations:
Uncorrected

Comments:
Scheduling Comment HOME DEPOT NEEDS ODS PERMIT

ZONING Inspection | LYNNE MARTIN

Status:	Violations	Result:	Violations
Scheduled:	05/07/2012	Completed:	05/07/2012

Violations:
Uncorrected

Comments:

ZONING Enforcement | E11-5999**Property Information**

12-13-22-432-016

25879 HOOVER

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: HOME DEPOT USA #2702

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 05/26/2011

Date Closed:

Status: COMPLY LETTER SENT

Complaint:

OUT DOOR SALES WITHOUT PERMIT HAS ZBA LAM 5/26/11

Last Action Date:

Last Inspection:

Last Action:

Status:

Result:

Scheduled:

Completed:

Violations:

Uncorrected

Comments:

ZONING Enforcement | E11-4560**Property Information**

12-13-22-432-016	25879 HOOVER	Subdivision:	
	Warren, MI 48089	Lot:	Block:

Name Information

Owner:	HOME DEPOT USA #2702	Phone:	
Occupant:		Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	01/27/2011	Date Closed:	02/01/2011	Status:	Resolved
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Complaint:

SENT SNOW LETTER TO OCCUPANT, HOME DEPOT TO COMPLY. 1-31-11-SNOW REMOVED. ABATE.

Last Action Date:	Last Inspection:
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Last Action:

ZONING Inspection | BRIGGS, GRETCHEN

Status:	Complied	Result:	Complied
Scheduled:	01/31/2011	Completed:	02/01/2011

Violations:

Uncorrected

Comments:**ZONING Inspection | BRIGGS, GRETCHEN**

Status:	Complied	Result:	Complied
Scheduled:	01/26/2011	Completed:	01/27/2011

Violations:

Uncorrected

Comments:

ZONING Enforcement | E09-0211**Property Information**

12-13-22-432-016

25879 HOOVER

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: HOME DEPOT USA #2702

Phone:

Occupant:

phone:

Filer:

Phone:

Enforcement Information

Date Filed: 12/03/2009

Date Closed:

Status: WARNING SENT

Complaint:

HAS A ZBA FOR TEMPORARY/SEASONAL ODS AND HAS NOT OBTAINED THE PROPER LICENSE FROM THE BUILDING DIVISION

Last Action Date:

Last Inspection:

Last Action:

Status:

Result:

Scheduled:

Completed:

Violations:

Uncorrected

Comments:

Location on Site	Product	Max Allowed on Site (if applicable)
Side of building by lumber	Concrete / Sand	50 Pallets
Side of building by garden (Hoover & Dock Well)	Pavestone / Soils / Mulch / Stones (Rock)	Dock: 50 Pallets Hoover Side: 100 Pallets
Back of building by lumber	all PT Lumber / dimensional lumber / plywood / boards, planks, panels (wood) / siding / vinyl fence panels / wood fence panels / chain link fencing / metal fencing / rebar / shingles - as well as deliveries palletized tagged and ready for loading	
Front of outside garden (apron and lot)	Apron: annuals, hanging baskets, potted plants, vegetables. Lot: flowering trees, arborvitaes, shrubs, fruit trees, regular trees (e.g. maple)	
Front of building	Grill laydown area	
Parking lot	Tool rental equipment: Boom, trailers, stump grinder, trencher, backhoe, skid steer, scissor lifts	
Far lot	Display sheds (tuff shed/arrow, handy home)	10 Display Sheds Max



Mulch / Grills



Fence Panels



Live Goods



Live Goods



Tool Rental Equipment



Display Sheds



Lumber (Back of Building)



Concrete (Side of Building)



Mulch/Pavestone



Mulch



Date: 05.02.2024

RE: Applications for Permits and Approvals

TO: Whom it May Concern

Home Depot (the "Owner") is in the process of obtaining required permits located at 25897 Hoover Warren, MI 48089 (the "Site").

On behalf of the Owner, I hereby authorize Kimley-Horn of Michigan, Inc. (the "Engineer"), the Applicant's consulting engineers, to act as agents of the Owner for the purpose of obtaining permits and approvals related to the improvements of this Site.

In such capacity, the Engineer's authority is expressly limited to signing and delivering applications for permits and approvals that are related to the renovation of the Site and to advancing nominal funds on the Owner's behalf as required to file such applications. The Engineer is not authorized to negotiate on the Owner's behalf or to bind or obligate the Owner in any manner whatsoever, including without limitation accruing any obligations on the Owner's behalf to pay for or construct improvements without additional authorization in writing from the Owner.

Sincerely,

Name: John Chescavage

Title: Senior Corporate Counsel

Company: Home Depot

NOTARY

County of Cherokee

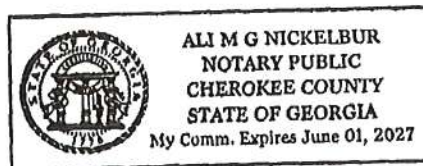
State of Georgia

The foregoing instrument was acknowledged before me this 2nd day of May, 2024
by John Chescavage of Atlanta, GA, who is
personally known to me or who has produced _____, as
identification and who did not take an oath.

NOTARY PUBLIC:

My Commission Expires: June 1, 2027

Print Name: Ali M G Nickelbur



13663
TTL: 2003 10:45:00
05/15/2003 10:51:06 P.M.
48049 071071, MI
CORRELLY SORRICE, REG/DENEC

Instrument Drafted by
and after recording return to:

Allison M. Ryan, Esq.
Alston & Bird LLP
1201 West Peachtree Street
Atlanta, Georgia 30309
404/388 7000

WARRANTY DEED

STATE LEGEND: This deed is conveyed to a grantee that is substantially related to the grantor to be considered a single employer with the grantor under section 1361(b)(2) of the Internal Revenue Code and where the value of the consideration is less than \$100,000, accordingly, the transfer is exempt from Michigan state real estate transfer tax pursuant to M.C.L. §§ 207.526(a) and 207.526(a).

COUNTY LEGEND: This deed is conveyed to a grantee where the value of the consideration is less than \$100,000, accordingly, the transfer is exempt from the real estate transfer tax pursuant to M.C.L. §§ 207.526(a).

KNOW ALL MEN BY THESE PRESENTS: That **HOME DEPOT U.S.A., INC.**, a Delaware corporation, ("Grantor") whose address is 2455 Paces Ferry Road, Atlanta, Georgia 30319 Conveys and Warrants in **HD DEVELOPMENT OF MARYLAND, INC.**, a Maryland corporation, ("Grantee") whose address is c/o Home Depot U.S.A., Inc., 2455 Paces Ferry Road, Atlanta, Georgia 30339, the premises described on Exhibit A attached hereto and made a part hereof, which premises are located at 25879 Hoover Road, situated in the City of Warren, County of Macomb, and State of Michigan, for the full consideration of \$1.00, subject to easements and restrictions of record. No personalty is conveyed or is intended to be conveyed hereby.

The property conveyed by this deed is the same property that was conveyed to the Grantor by (i) Geraldine Scaduto, as successor Trustee of the Joint Scaduto Trust, by deeds dated June 30, 1993, of record in the Office of the Clerk of Macomb County, Michigan, in Liber 05922, Pages 268 and 271, respectively, reference to which deeds are here made for all pertinent purposes, (ii) Michael Hitch and Marian Hitch, by deed dated June 30, 1993, of record in the Office of the Clerk of Macomb County, Michigan, in Liber 05922, Page 270, reference to which deed is here made for all pertinent purposes, and (iii) Warren Assembly of God, by deed dated

June 30, 1993, of record in the Office of the Clerk of Macomb County, Michigan, in Liber 05912, Page 267, reference to which deed is here made for all pertinent purposes.

Tax Parcel ID Number 13-22-432-016

Dated this 1st day of July, 1999

Witnesses:

Allison M. Ryan
Print Name: Allison M. Ryan

Sarah K. Kennedy
Print Name: Sarah K. Kennedy

HOME DEPOT U.S.A., INC.,
a Delaware corporation

By: Kathryn E. Lee
Name: Kathryn E. Lee
Title: Vice President - Real Estate Law Group

STATE OF GEORGIA
COUNTY OF FULTON SS.

The foregoing instrument was acknowledged before me this 1st day of July, 1999 by Kathryn E. Lee, Vice President - Real Estate Law Group, of Home Depot U.S.A., Inc., a Delaware corporation on behalf of the said company

My commission expires
January 11, 2005

Angela K. Kline
Notary Public Polk County, Georgia

Send future int. bills to:

HD Development of Maryland, Inc.
c/o Home Depot U.S.A., Inc.
a Delaware corporation
2455 Paces Ferry Road
Atlanta, Georgia 30329

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act

LIBER 1543 PAGE 407

EXHIBIT A

A parcel of land located in and being a part of the Southeast 1/4 of Section 22, Town 1 North, Range 12 East, City of Warren, Michigan and being more particularly described as follows:

Commencing at a point 189.28 feet South and 60.00 feet South 89 degrees 23 minutes West from the East 1/4 corner of Section 22, and thence extending South 688.54 feet meas., along the West line of Hoover Road (120 feet wide); thence South 89 degrees 17 minutes 20 seconds West 150.00 feet, thence South 100.00 feet, thence South 89 degrees 17 minutes 20 seconds West 115.62 feet, thence South 0 degrees 30 minutes 10 seconds East 298.60 feet, thence South 89 degrees 17 minutes 20 seconds West 345.06 feet along the North line of Engleman Avenue (86 feet wide), thence North 0 degrees 10 minutes 20 seconds East 1088.40 feet meas., 1086.01 rec., along the Easterly line of "Gerry Stearns Subdivision", as recorded in Liber 40 of Plats on page 34, Macomb County Records, thence North 89 degrees 23 minutes East 604.78 feet to the point of beginning.

This is to certify that according to the County Treasurer's records, the above described property is owned by the City of Warren, Michigan, and that the same is not subject to any other claim or lien. The County Treasurer's Office is not responsible for the accuracy of the above description. The County Treasurer's Office is not responsible for the accuracy of the above description. Date 2-23-07

25879 HOOVER WARREN, MI 48089 (Property Address)

Parcel Number: 12-13-22-432-016



Item 1 of 5

4 Images / 1 Sketch

Property Owner: HD DEVELOPMENT OF MARYLAND INC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1994
 - # of Buildings: 3
 - Total Sq.Ft.: 116,778
- > 2 Special Assessments found
- > 85 Building Department records found
- > Assessed Value: \$3,159,270 | Taxable Value: \$2,606,551
- > Property Tax information found

Owner and Taxpayer Information

Owner	HD DEVELOPMENT OF MARYLAND INC PO BOX 105842 ATLANTA, GA 30348	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2022

Property Class	201 COMMERCIAL-IMPROVED	Unit	12 CITY OF WARREN
School District	CENTER LINE PUBLIC SCHOOLS	Assessed Value	\$3,159,270
Notes	No Data to Display	Taxable Value	\$2,606,551
PP CLASS / YEAR	0	State Equalized Value	\$3,159,270
NOTES	Not Available	Date of Last Name Change	10/05/2018
BUSINESS TYPE	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
NOTES	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 03/01/1994

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	-
2022	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$3,066,690	\$3,066,690	\$2,523,283
2020	\$3,127,870	\$2,488,445	\$2,488,445
2019	\$3,075,190	\$3,075,190	\$2,442,045

Land Information

Zoning Code	MZ	Total Acres	12.980
Land Value	\$2,261,640	Land Improvements	\$118,187
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	CWS40 WAREHOUSE STORES	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	688.50 ft	604.70 ft
Lot 2	100.00 ft	460.60 ft
Lot 3	298.80 ft	345.00 ft
Total Frontage: 1,087.30 ft		Average Depth: 470.10 ft

Legal Description

T1N,R12E,SEC 22, COMM AT EAST 1/4 COR SEC 22; TH SOUTH 189.28 FT & S89°23'W 60.00 FT TO POB; TH SOUTH 688.54 FT ALGWEST LINE OF HOOVER RD; TH S89°17'20"W 150.00 FT; TH SOUTH 100.00 FT; TH S89°17'20"W 115.62 FT; TH S0°30'10"E 298.00 FT; TH S89°17'20"W 345.06 FT; TH N0°10'20"E 1088.40 FT; TH N89°23'E 604.78 FT TO POB. 12.986 A.

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
07/01/1999	\$100.00	WD	HOME DEPOT USA INC	HD DEVELOPMENT OF MARYLAND INC	03-ARM'S LENGTH	09543/405

Building Information - 113342 sq ft Stores - Warehouse Discount (Commercial)

Floor Area	113,342 sq ft	Estimated TCV	Not Available
Occupancy	Stores - Warehouse Discount	Class	C
Stories Above Ground	1	Average Story Height	24 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1994	Year Remodeled	No Data to Display
Percent Complete	0%	Heat	Package Heating & Cooling
Physical Percent Good	45%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	26 yrs

Building Information - 1356 sq ft Stores - Warehouse Discount (Commercial)

Floor Area	1,356 sq ft	Estimated TCV	Not Available
Occupancy	Stores - Warehouse Discount	Class	C
Stories Above Ground	1	Average Story Height	15 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1994	Year Remodeled	No Data to Display
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	35%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	26 yrs

Building Information - 2080 sq ft Stores - Warehouse Discount (Commercial)

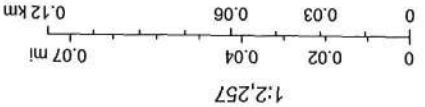
Floor Area	2,080 sq ft	Estimated TCV	Not Available
Occupancy	Stores - Warehouse Discount	Class	C
Stories Above Ground	1	Average Story Height	15 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	2005	Year Remodeled	No Data to Display
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	54%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	15 yrs

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

25879 HOOVER

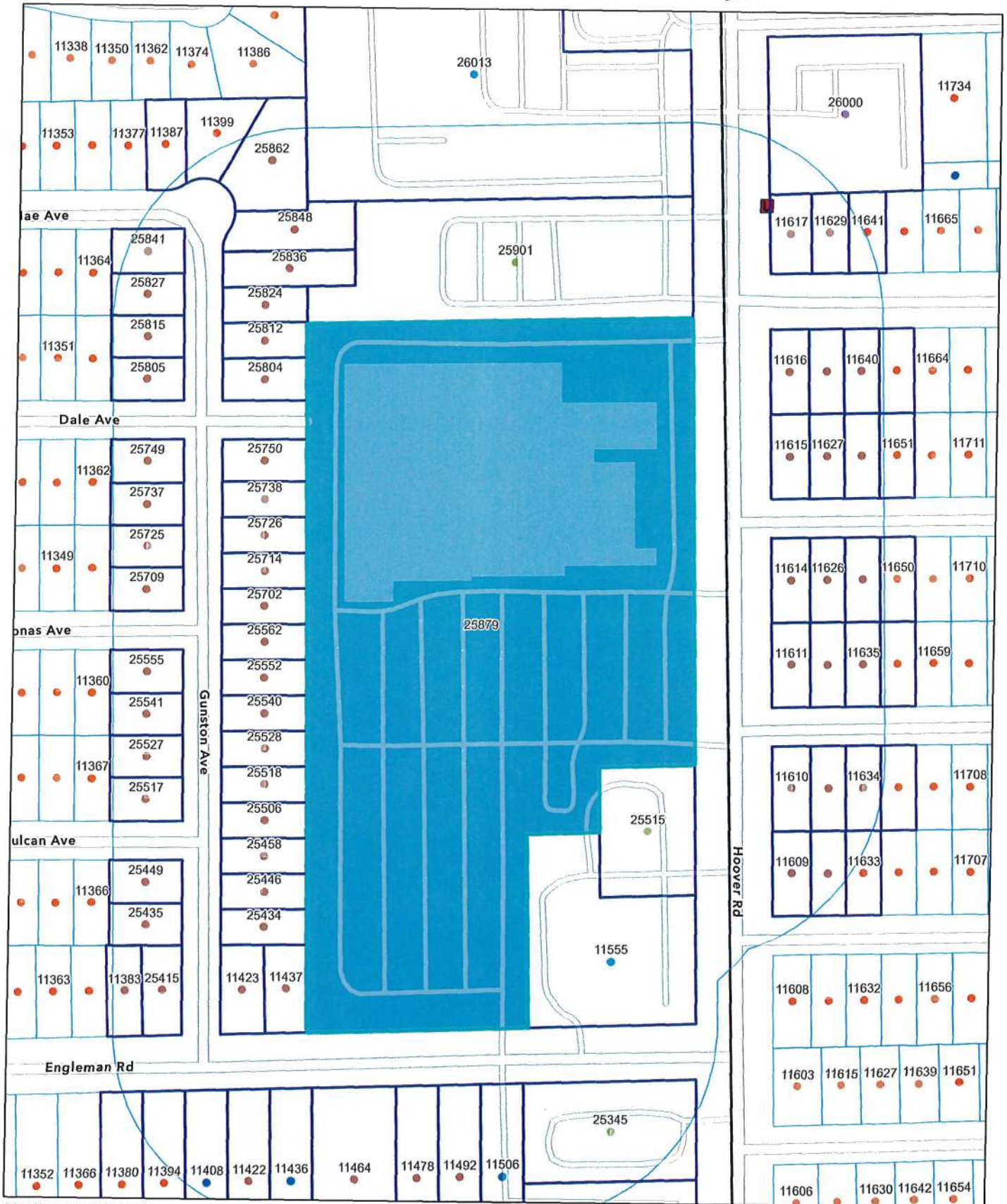


1/27/2025, 4:05:12 PM



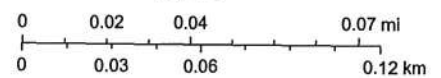
25879 HOOVER RD

50



2/21/2025, 2:29:08 PM

1:2,280



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

Rescheduled from 4/23/26

7

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 in addition to existing 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 and retain a 24" x 24' (48 sq/ft) existing wall sign for a total of 723 sq/ft of wall signage.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector 3/14/2025 4/3/2025 (revised) 4/16/2025 (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

48120

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: 36886 Harper Ave Clinton twp mi 48035

Representative's Email Address: ☐ 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: 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

\$ 250

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: Requesting allowance of a 15' Height x 45' wide
~~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: [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
Name(s) of Person(s)

OF _____
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 _____
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 _____
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.*

*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 _____

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 11-25-87 to erect a third floor office to a building previously granted a height deviation on August 12, 1987.

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

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

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:
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Last Action:

FIRE Inspection | JOHN IMPELLIZZERI

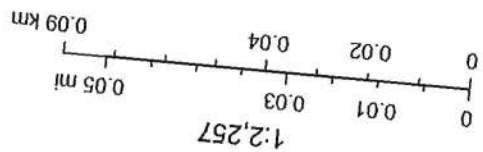
Status:	Complied	Result:	Complied
Scheduled:	07/16/2019	Completed:	07/16/2019

Violations:

Uncorrected

Comments:

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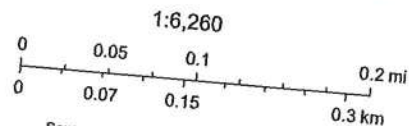


25411 Ryan - 13-19-478-013

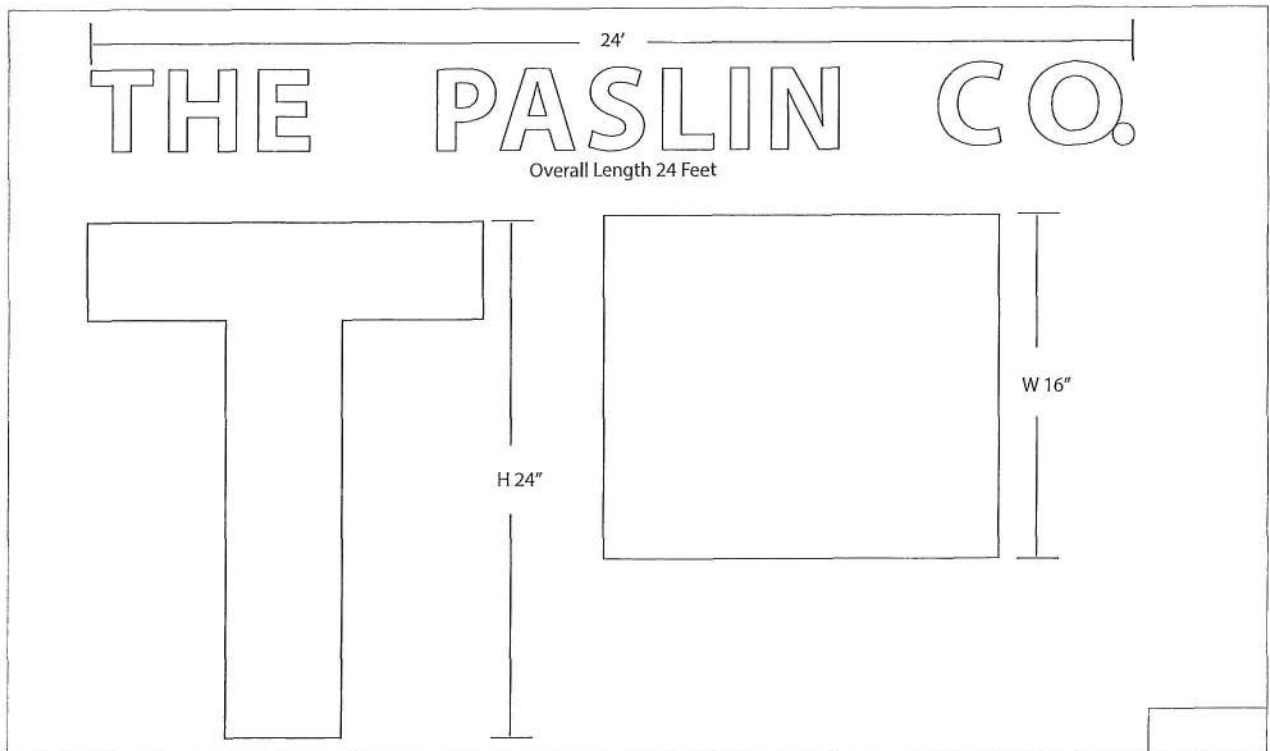
53



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

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: MAY 14, 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 and retain a 24" x 24' (48 square ft.) existing wall sign for a total of 723 square ft. of wall signage.

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: JOSEPH & SUZANNE GATT

REPRESENTATIVE: JOSEPH & SUZANNE GATT

COMMON DESCRIPTION: **30110 BLOSSOM LANE**

PARCEL NUMBER: 12-13-12-178-026

ZONED DISTRICT: R-1-C

REASON: Petitioner seeks to retain a 12' x 10' shed outside of the side building lines of the residence.

ORDINANCES and REQUIREMENTS:

SECTION 4.20 - DETACHED ACCESSORY BUILDINGS (a) ...Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot ...

VARIANCES REQUESTED: Permission to:

Retain a 12' x 10' shed outside of the side building lines of residence to within 3' of the south property line.

No previous variances requested.

Brian Schuman, Zoning Inspector

3/21/2025

4/9/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: JOESPH & SUZANNE GATT

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

SECTION 4.20 - DETACHED ACCESSORY BUILDINGS (a)

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

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 BE 3/21/25

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: Joseph and Suzanne Gatt

Address: 30110 Blossom Lane, Warren, MI 48088 Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: _____ Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 30110 Blossom Lane Warren MI 48088

Parcel I.D. No. (as shown on tax bill): 12-13-12-178-026

* Purpose of Request: To retain 12x10 Shed outside the

building lines of the house.

Current shed has slab and rat wall to code.

Please explain the nature of your hardship:

Signature: _____ Date: _____

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Joseph and Suzanne Gatt
Name(s) of Person(s)
OF 30110 Blossom Lane, Warren, MI 48088
Address, City, State Zip Telephone
THE _____ OF _____
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) ____/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT _____
Name(s) of Person(s)
THE _____ OF _____
Title of Officer Name of Company
OF _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Joseph Gatt L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 21 DAY OF March, 2025, BEFORE ME PERSONALLY CAME
Joseph Gatt, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT He DID SO OF His OWN FREE WILL AND DEED.

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

Tammy Mareel
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: Feb 14, 2030

NOTICE TO OWNER

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

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

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

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

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

With the shed already constructed and in full use storing lawn and pool equipment, to comply with the ordinance we would have to tear it down and find alternative storage for its contents. Joe recently had total shoulder replacement surgery on both shoulders (11/15/24 & 3/31/25). We cannot physically tear down the shed ourselves. Also, shed is attached to slab & cannot be moved.

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 Original shed was installed in the late 1990's. We hired a contractor and expected him to handle the permits. When we examined the slab and rat wall we knew they met requirements, but we didn't realize the location wasn't in compliance.

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.

Our house is the only house on the street with the garage on the right. The shed was placed in its location because of its easy access to bring equipment (lawn, etc.) through the gate up to the driveway and front of house. It is also clear of overhead lines. The shed in its current location extends about 18" beyond the chimney on the right side of the house.

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

The original shed was updated in 2015 in the same spot (due to slab). We improved it to a higher quality shed (Tuff Shed). We also repainted it 2 years ago to maintain its good appearance. The area around the shed is also nicely landscaped.

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

The shed in its current location and condition compliments the layout of the backyard which includes an above ground pool, cement patio with a pergola and landscaping. The pool and patio, as well as overhead lines, prevent utilizing another location on the property. These reasons as well as the close gate access to driveway, garage & front yard.

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 shed in its current location gives us the ability to enjoy the swimming pool (it stores the pool equipment), the patio and pergola and allows us to plant many flowers to make the landscaping look really nice. We use it to maintain all of this so we can have celebrations with our family, friends and neighbors. We've had quite a few neighbors over and all have commented on how nice our property is.

COMPLAINT enforcement | E24-05305**Property Information**

12-13-12-178-026	30110 BLOSSOM LANE	Subdivision:	
	WARREN MI, 48088-5811	Lot:	Block:

Name Information

Owner:	GATT JOSEPH G & SUZANNE M	Phone:	
Occupant:		Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	11/26/2024	Date Closed:	Status: In Progress
-------------	------------	--------------	---------------------

Complaint:
Excessive back yard building structures. Exceeding total of 1 and more than 30% of yard. FIRE HAZZARD.
ILLEGAL complaint through Qalert

Last Action Date:	Last Inspection: 04/02/2025
-------------------	-----------------------------

Last Action:

All Notes:

12/3/2024 Baited Property with the City--Signed Waiver on File--may enter rear yard of property. RB

2 small sheds on side of garage 1 large and 1 small shed in rear yard pool and pool deck no permits shown for anything dp

1/13/25 POOL & POOL ELEC PERMITS APPLIED FOR ON THIS DATE.

3/14/25 POOL ELECTRICAL PERMIT FINALED.-BS

3/21/25 ZBA APP SUBMITTED FOR SHED.-BS

3/27/25 POOL PERMIT FINALED.-BS

ZONING Inspection | DAVID PODESZWIK

Status:	Violations	Result:	Violations
Scheduled:	12/03/2024	Completed:	12/03/2024

Passed Inspection Items:

Uncorrected

Comments:

field check compla discuss w/em

FOLLOW-UP Inspection | DAVID PODESZWIK

Status:	Violations	Result:	Violations
Scheduled:	01/07/2025	Completed:	01/07/2025

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment No follow-up scheduled. Additional complaints.

FOLLOW-UP Inspection | DAVID PODESZWIK

Status:	No Change	Result:	No Change
Scheduled:	01/24/2025	Completed:	01/24/2025

Passed Inspection Items:

Uncorrected

Comments:

shed complaint owners came in they will be applying for permit and removing one of the two

FOLLOW-UP Inspection | DAVID PODESZWIK

Status:	No Change	Result:	No Change
Scheduled:	04/02/2025	Completed:	04/02/2025

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment check for she permit and compliance

shed check with pl homeowners had came in to discuss and will pull permit

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: Scheduled

Result: Scheduled

scheduled: 04/30/2025

Completed:

Passed Inspection Items:

Uncorrected

Comments:

CO. PLAINTE Enforcement | E24-05305**Property Information**

12-13-12-178-026 30110 BLOSSOM LANE Subdivision:
WARREN MI, 48088-5811 Lot: Block:

Name Information

Owner: GATT JOSEPH G & SUZANNE M Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 11/26/2024 Date Closed: Status: In Progress

Complaint:

Excessive back yard building structures. Exceeding total of 1 and more than 30% of yard. FIRE HAZZARD.
ILLEGAL complaint through Qalert

Last Action Date: Last Inspection: 04/02/2025

Last Action:**All Notes:**

12/3/2024 Baited Property with the City--Signed Waiver on File--may enter rear yard of property. RB

2 small sheds on side of garage 1 large and 1 small shed in rear yard pool and pool deck no permits shown for anything dp

1/13/25 POOL & POOL ELEC PERMITS APPLIED FOR ON THIS DATE.

3/14/25 POOL ELECTRICAL PERMIT FINALED.-BS

3/21/25 ZBA APP SUBMITTED FOR SHED.-BS

3/27/25 POOL PERMIT FINALED.-BS

ZONING Inspection | DAVID PODESZWIK

Status: Violations Result: Violations
Scheduled: 12/03/2024 Completed: 12/03/2024

Passed Inspection Items:

Uncorrected

Comments:

field check compla discuss w/em

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: Violations Result: Violations
Scheduled: 01/07/2025 Completed: 01/07/2025

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment No follow-up scheduled. Additional complaints.

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: No Change Result: No Change
Scheduled: 01/24/2025 Completed: 01/24/2025

Passed Inspection Items:

Uncorrected

Comments:

shed complaint owners came in they will be applying for permit and removing one of the two

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: No Change Result: No Change
Scheduled: 04/02/2025 Completed: 04/02/2025

Passed Inspection Items:

uncorrected

Comments:

Scheduling Comment check for she permit and compliance

shed check with pl homeowners had came in to discuss and will pull permit

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: Scheduled

Result: Scheduled

Scheduled: 04/30/2025

Completed:

Passed Inspection Items:

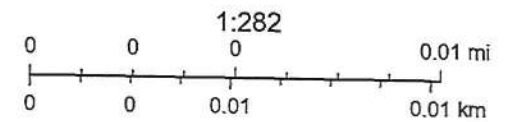
Uncorrected

Comments:

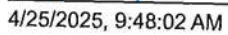
30110 BLOSSOM LANE



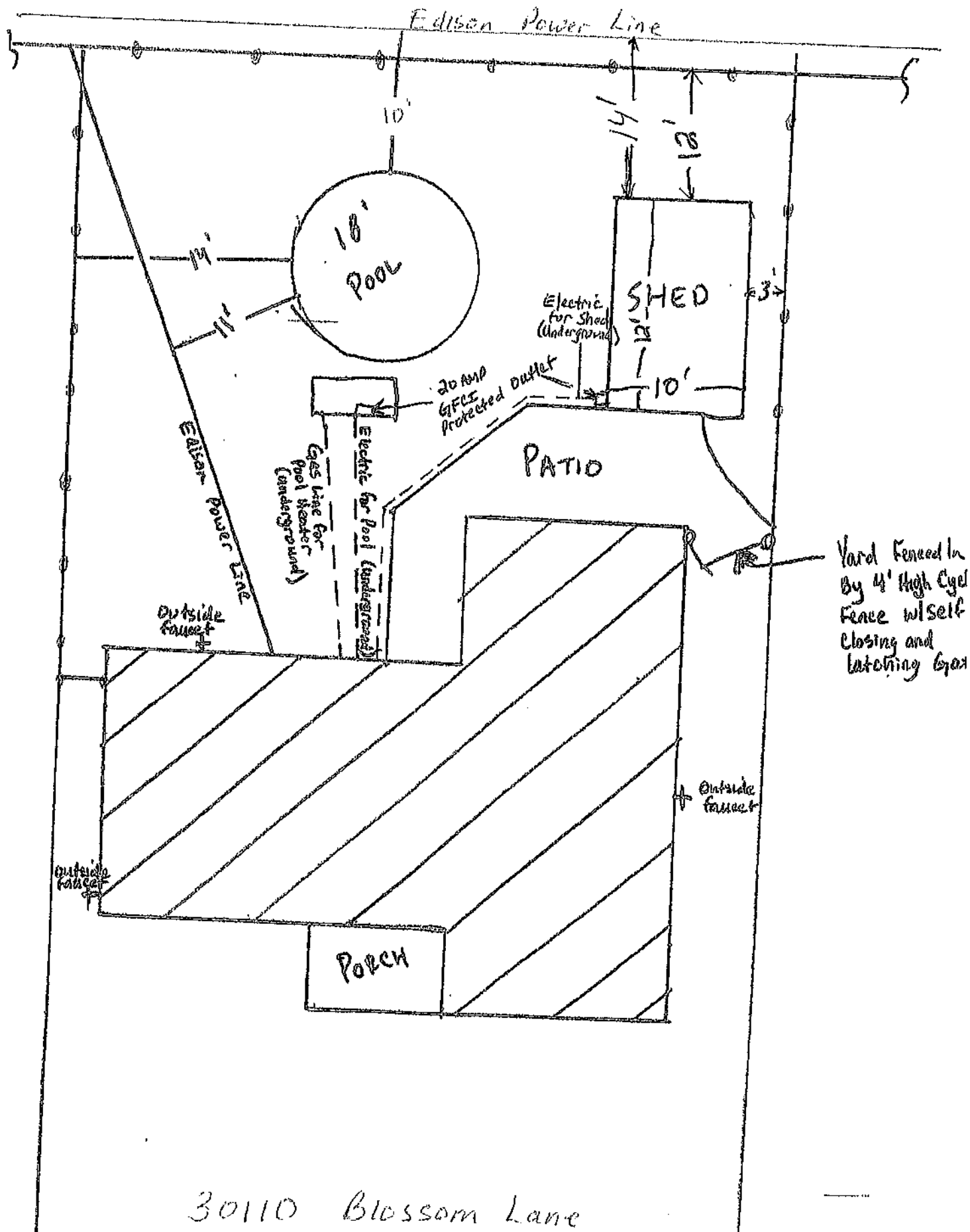
4/9/2025, 10:37:57 AM



41



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

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: MAY 14, 2025 at 7:30 P.M.

Applicant: JOSEPH AND SUZANNE GATT

Common Description: 30110 BLOSSOM LANE

VARIANCE(S) REQUESTED: Permission to:

Retain a 12' x 10' shed outside of the side building lines of residence to within 3' of the south property line.

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

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

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

You may e-mail: njones@cityofwarren.org 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 APPEALSSUMMARY OF VARIANCE REQUEST

APPLICANT: PATRICIA BROWN
REPRESENTATIVE: PATRICIA BROWN
COMMON DESCRIPTION: **24521 COLUMBUS**
PARCEL NUMBER: 12-13-25-253-041
ZONED DISTRICT: R-1-C

REASON: Petitioner seeks to construct a shed outside of the side building line of the residence.

ORDINANCES and REQUIREMENTS:

SECTION 4.20 - DETACHED ACCESSORY BUILDINGS (a) ...Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot ...

VARIANCES REQUESTED: Permission to:

To construct a 12' x 10' shed that extends 9' beyond the north building line of the principal building to within 6' 11" of the north property line.

Existing non-permitted shed to be removed.

No previous variances requested.

Brian Schuman, Zoning Inspector

3/24/2025

4/10/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: PATRICIA BROWN

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

SECTION 4.20 - DETACHED ACCESSORY BUILDINGS (a)

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

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

Brian Schuman, Zoning Inspector

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

\$95.00
3/24/25
E.F.

PLEASE PRINT OR TYPE

Name of Applicant: Patricia Jean Brown

Address: 24521 Columbus Ave Telephone _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) Same

Name of Representative: _____ Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: _____

Parcel I.D. No. (as shown on tax bill): 12-13-25-253-041

Purpose of Request: To be able to put up a 12'x10' shed on existing concrete slab, with existing Ret wall. Extends Beyond Building Lines of the house.

Please explain the nature of your hardship:

I had to remove my attached garage in 2024 and lost all storage space. I have no basement and have no way to store my Tools, Lawn mower and garbage cans.

Signature: Patricia Jean Brown Date: 03-13-2025

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 Patricia Jean Brown
Name(s) of Person(s)
OF 24521 Columbus Ave 48089 Telephone _____
Address, City, State Zip
THE _____ OF _____
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) ____/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

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

THE _____ OF _____ *
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Patricia Jean Brown

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 24 DAY OF March, 2025, BEFORE ME PERSONALLY CAME
Patricia Jean Brown, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT 1 DID SO OF my OWN FREE WILL AND DEED.

CRYSTAL PIERSON
NOTARY PUBLIC - STATE OF MICHIGAN

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

My Commission Expires December 18, 2029

NOTICE TO OWNER

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

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

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

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

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

The shed will be placed on an existing concrete slab with an existing rat wall where the garage used to be. The shed will be white to match the house and the dimensions are 12 feet wide x 10 feet deep with a height of 6.72 feet. No impact on frontage and is 47' 7" from back property line, and 6' 11" from neighbors/my fenceline. It will be placed at the very end of the existing driveway and just behind the back part of the house.

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

I cannot create a new concrete slab with a rat wall in the back yard as it is prone to flooding to the point that I have to use pumps numerous times to prevent property damage.

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

N/A

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

The location of the shed will be where there was an existing garage which has been demolished do to hazardous conditions. There will be no impact on surrounding properties.

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

This property has no storage space available for my lawn equipment, tools and general household belongings, as there is no basement and the garage was demolished.

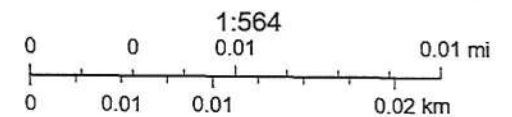
Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

The shed can be used as my general workshop and storage which I don't have at this time.

24521 COLUMBUS



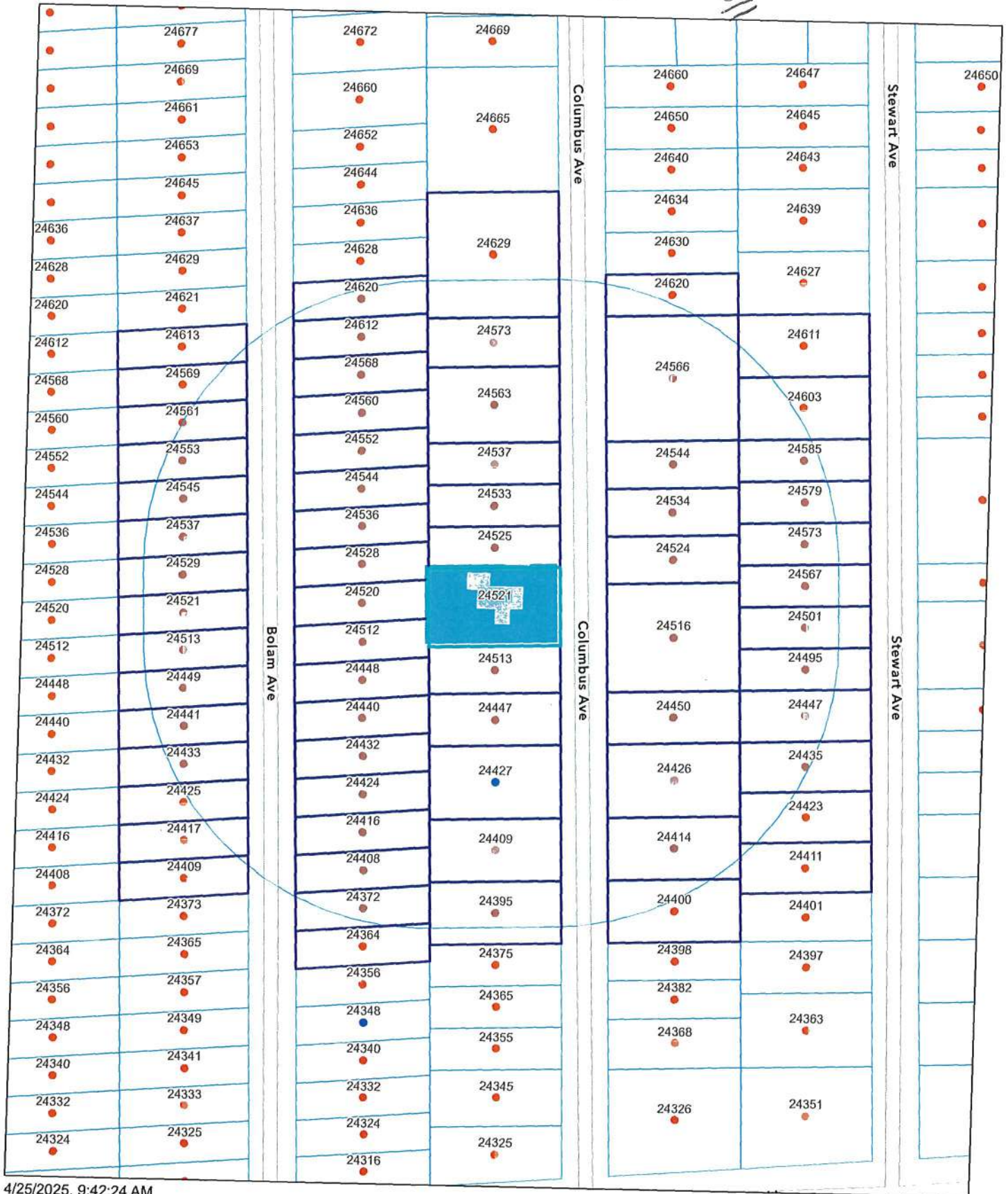
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13-25-253-041

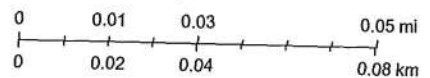
24521 Columbus

59



4/25/2025, 9:42:24 AM

1:1,528



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

47 FEET 7 INCHES FROM PROPERTY LINE

6 FEET 11 INCHES
FROM SIDE PROPERTY

SHED TO BE
REMOVED

12 X 10
SHED

STRUCTURE
ALREADY
REMOVED

GARDEN
AREA

STRUCTURE
ALREADY
REMOVED

13-25-253-041

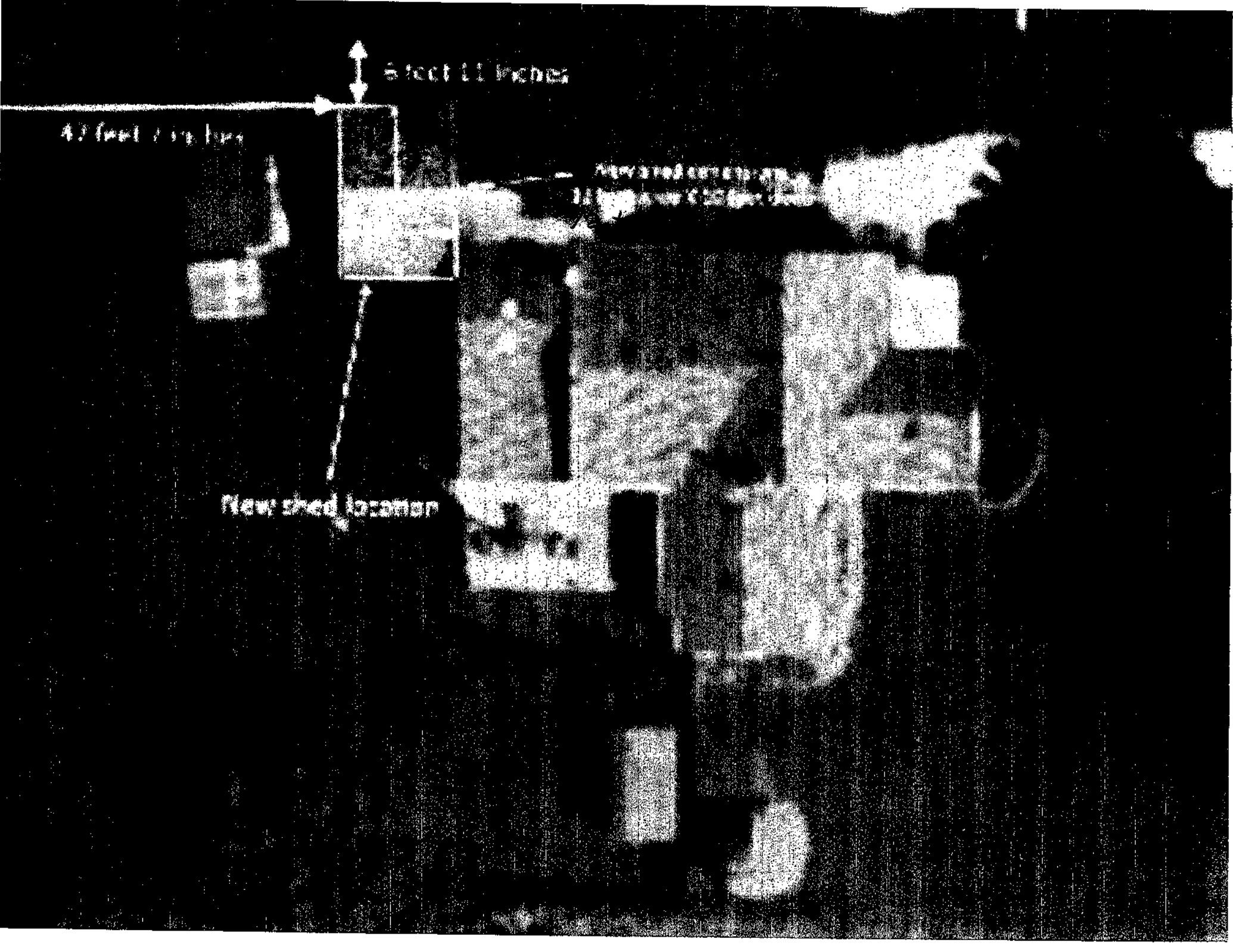
49

5 feet 11 inches

42 feet 7 inches

Revised design
11 feet 6 inches

New shed location

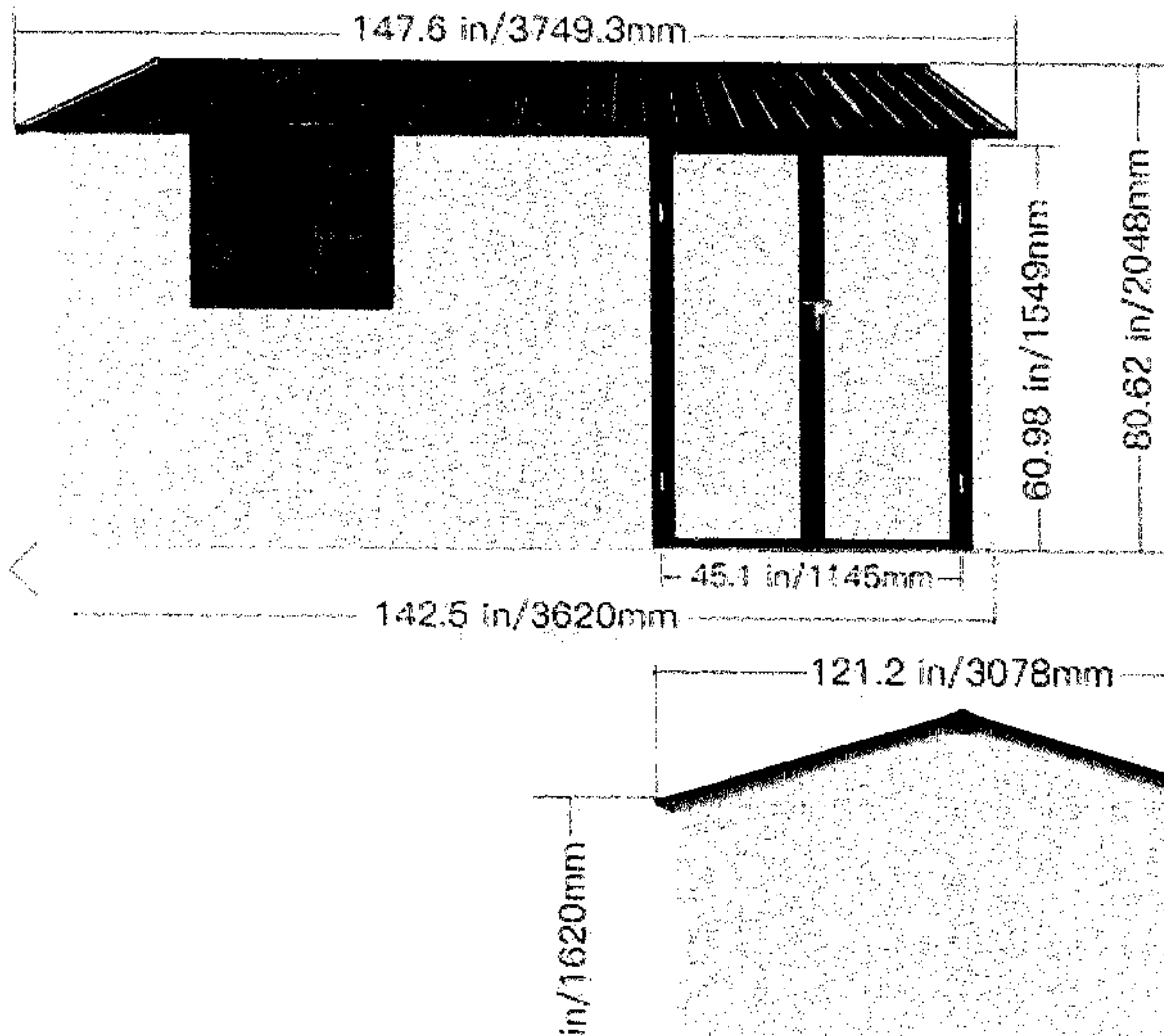


sq. ft.)

✦ 1000 800 600 400 200 0

Product Dimension

Rainproof, windproof, Strong and reliable.





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

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: MAY 14, 2025 at 7:30 P.M.

Applicant: PATRICIA BROWN

Common Description: 24521 COLUMBUS

VARIANCE(S) REQUESTED: Permission to:

Construct a 12' x 10' shed that extends 9' beyond the north building line of the principal building to within 6' 11" of the north property line.

Existing non-permitted shed to be removed.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: THOMAS & KOLLEEN FARRAH

REPRESENTATIVE: THOMAS & KOLLEEN FARRAH

COMMON DESCRIPTION: **13728 TEFFT**

PARCEL NUMBER: 12-13-01-107-002

ZONED DISTRICT: R-1-C

REASON: Petitioner seeks to construct a covered porch that extends into the rear setback & to retain existing rear setback of residence.

ORDINANCES and REQUIREMENTS:

SECTION 7.08 - REAR YARDS. Each lot in R-1-C Districts shall have a rear yard depth of not less than thirty-five (35) feet.

VARIANCES REQUESTED: Permission to:

- 1) Construct a 15' x 15' (225 sq/ft) covered porch in the rear setback to within 17' 3" of the rear property line.
- 2) Retain rear setback of residence at 30' 3".

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

4/11/2025

4/23/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: THOMAS & KOLLEEN FARRAH

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

Section 7.08 - Rear yards.

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

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

Brian Schuman, Zoning Inspector

\$95

BB

4/1/25

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: Thomas and Kolleen Farrah

Address: 13728 Tefft Drive, Warren, Michigan 48088 Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) Thomas and Kolleen Farrah

Name of Representative: _____ Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 13728 Tefft Drive, Warren, Michigan

Parcel I.D. No. (as shown on tax bill): 12-13-01-107-002

Purpose of Request: We are requesting a rear yard zoning variance to build a covered porch on the back
of our home.

Please explain the nature of your hardship:

The rear yard set back is currently 35 ft. The back of our home is 32 ft from the rear yard property
line. We would like to add a covered porch onto the back of our home to enjoy our back yard.

Signature: Kolleen Farrah Date: 4/3/25

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 Thomas and Kolleen Farrah
Name(s) of Person(s)
OF 13728 Tefft Drive, Warren, Michigan 48088
Address, City, State Zip Telephone
THE _____ OF _____
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Thomas and Kolleen Farrah
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 Thomas and Kolleen Farrah *
Name(s) of Person(s)
THE _____ OF _____ *
Title of Officer Name of Company
OF _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Thomas A. Farrah L.S.
SIGNED Kolleen Farrah L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 9th DAY OF April, 2025, BEFORE ME PERSONALLY CAME
Thomas + Kolleen Farrah, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT they DID SO OF their OWN FREE WILL AND DEED.



ALYSSA A AMEY
My Commission Expires
March 30, 2031
County of Macomb
Acting in the County of Macomb

Alyssa A. Amey
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 3/30/31

NOTICE TO OWNER

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

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

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

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

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

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

The rear of the house is at 32' from the property line, which would prohibit and patio of porch of any
kind. Our faces north, so our rear yard is on the south side of the house. We have no tree
or shade in the rear yard making it unbearable in the summer months during sunny days.

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 rear of the house is at 32' as initially constructed.

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

We have a quad home which is different from the majority of the homes in our neighborhood. This style home
has a larger foot print than the ranches and colonials of my neighbors, there for the rear of our home is 32' feet
from the property line, which would prohibit and porch or patio in our rear yard.

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

Our rear and side property lines are lined with arborvites and pine trees making our yard less visable to our
neighbors.

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

The fact that our home sits so far back already, we are requesting a variance so that we can have a porch
and use our backyard space.

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.

All of our neighbors have decks, patios or porches in their back yards.

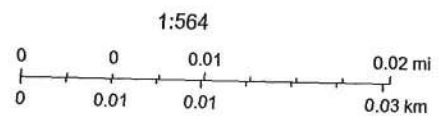
13728 TEFFT

Sue Piper

WITHDRAWN-from meeting of 6-29-88



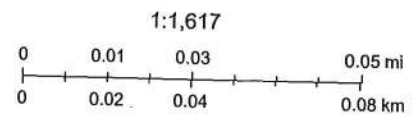
4/23/2025, 8:25:02 AM



13-01-107-002

13728 Tefft

48



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



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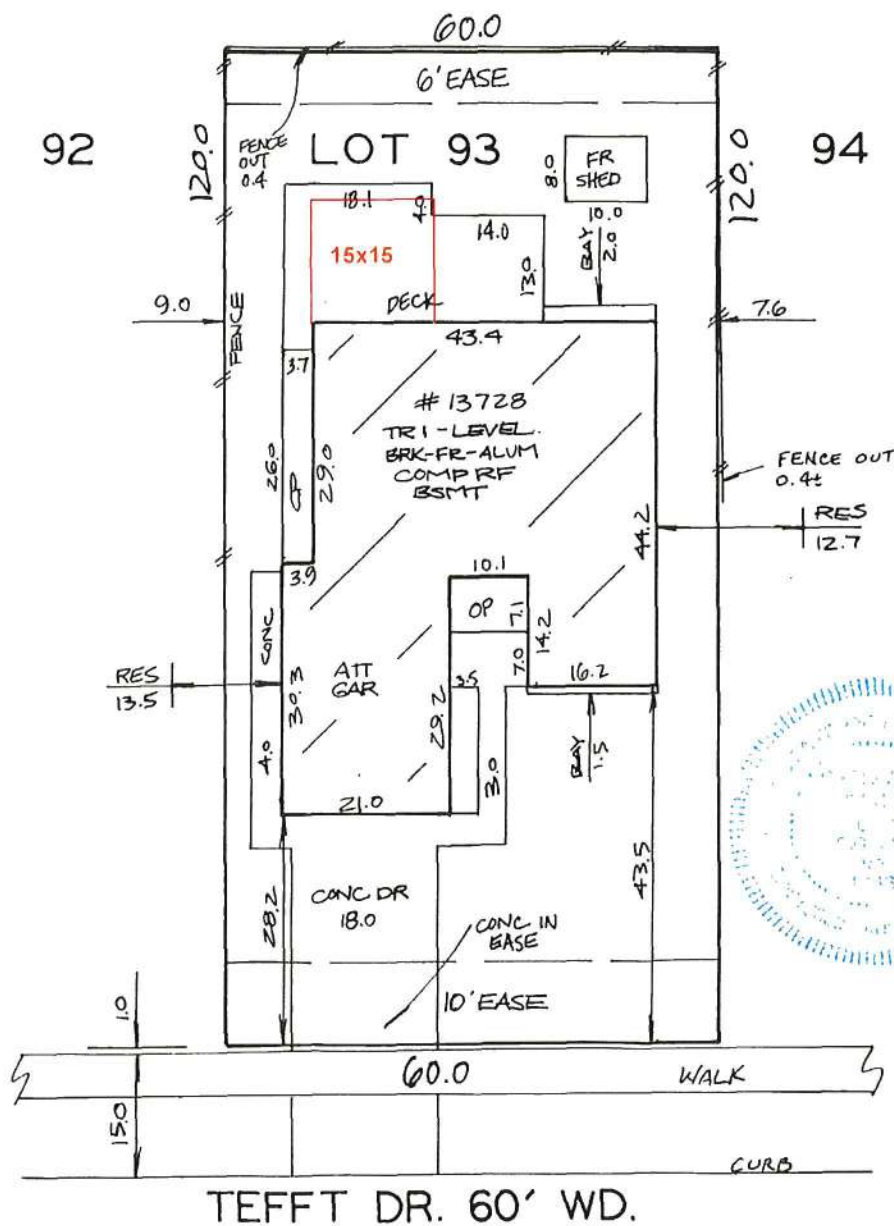
INLAND MORTGAGE CORPORATION,
ITS SUCCESSORS AND/OR ITS ASSIGNS

CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS. 28312 HAYES • ROSEVILLE, MI 48066 • (313) 774-3000

LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

DATE: 7-27-92

Lot 93, "TORRANCE SUB" part of the Northwest 1/4 of Section 1, T.1 N., R.12 E., City of Warren, Macomb County, Michigan. Recorded in Liber 70 of Plats, Pages 1, 2 and 3 of Macomb County Records.



~~INLAND MORTGAGE CORPORATION,
ITS SUCCESSORS AND/OR ITS ASSIGNS~~

CERTIFICATE: We hereby certify to ITS SUCCESSORS AND/OR ITS ASSIGNS
that we have surveyed the above-described property in accordance with the description furnished by you for the



MORTGAGE REPORT for:



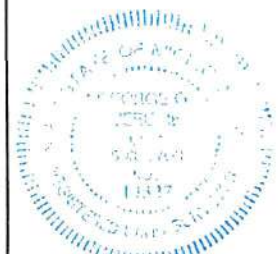
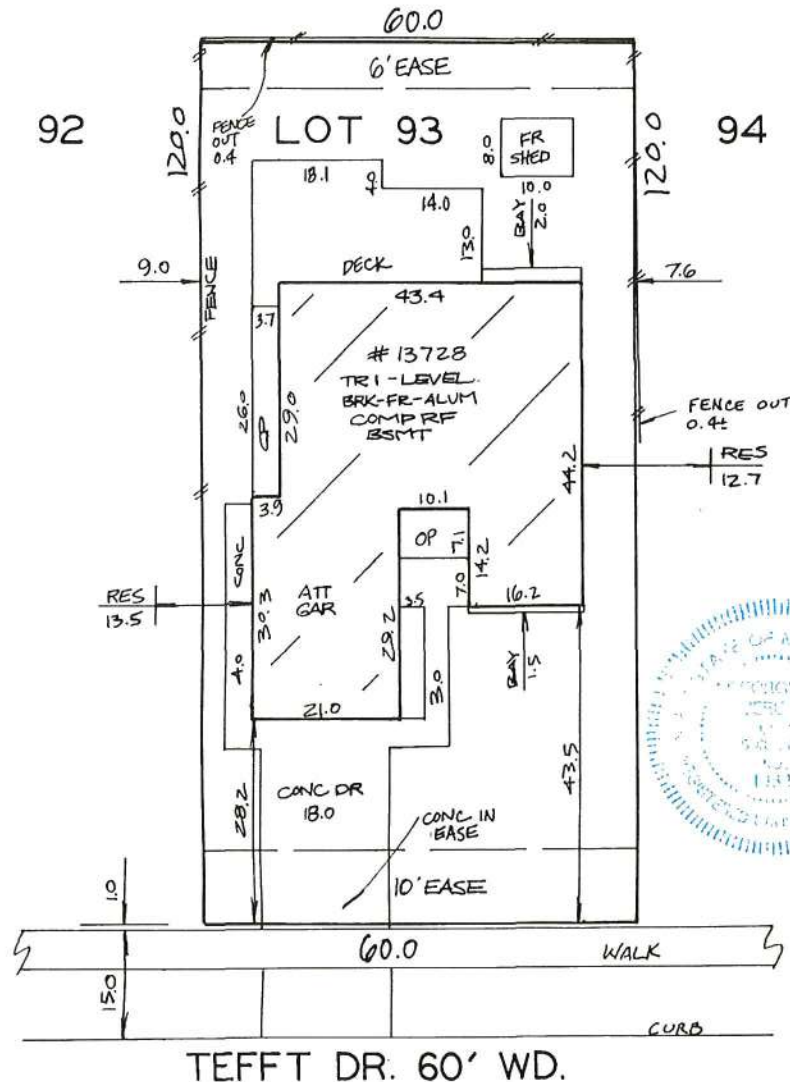
INLAND MORTGAGE CORPORATION,
ITS SUCCESSORS AND/OR ITS ASSIGNS

CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS. 28312 HAYES • ROSEVILLE, MI 48066 • (313) 774-3000

LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

DATE: 7-27-92

Lot 93, "TORRANCE SUB" part of the Northwest 1/4 of Section 1, T.1 N., R.12 E., City of Warren, Macomb County, Michigan. Recorded in Liber 70 of Plats, Pages 1, 2 and 3 of Macomb County Records.



INLAND MORTGAGE CORPORATION,
ITS SUCCESSORS AND/OR ITS ASSIGNS

CERTIFICATE: We hereby certify to _____ that we have surveyed the above-described property in accordance with the description furnished by you for the purpose of a mortgage loan to be made by _____

_____, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

SCALE: 1"=20'
DR. BY T.J.
REV. BY

GEORGE JEROME & CO.

George Jerome
REGISTERED LAND SURVEYOR

JOB NO. N-3119



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

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: MAY 14, 2025 at 7:30 P.M.

Applicant: THOMAS AND KOLLEEN FARRAH

Common Description: 13728 TEFFT

VARIANCE(S) REQUESTED: Permission to:

- 1) Construct a 15' x 15' (225 square ft.) covered porch in the rear setback to within 17' 3" of the rear property line.
- 2) Retain rear setback of residence at 30' 3".

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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



CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: PATRICK ROSENICK

REPRESENTATIVE: PATRICK ROSENICK

COMMON DESCRIPTION: **22370 CURIE**

PARCEL NUMBER: 12-13-32-205-014

ZONED DISTRICT: R-1-C

REASON: Petitioner seeks to retain the non-hard surfaced portion of a horseshoe 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.

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

VARIANCES REQUESTED: Permission to:

- Retain a horseshoe driveway that is:
- 1) In the front yard.
 - 2) Non-hard surfaced (gravel). Main drive to remain hard surfaced.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: PATRICK ROSENICK

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.

Section 4.32 - Off-street parking requirements. (k)

All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent...

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

\$95.00
4-16-68
S.A.

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: Patrick Rosenick

Address: 22370 CURIE AVE Telephone: _____

Applicant's Email Address: _____

☒ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: SAME Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: _____

Parcel I.D. No. (as shown on tax bill): 12-13-32-205-014

Purpose of Request: RETAIN GRAVEL DRIVE FRONT YARD

Please explain the nature of your hardship:

ORIGANALLY HAD A CIRCLE DRIVE OVER
40 YEARS AESTHETICALLY PLEASING
WELL DONE

Signature: Patrick Rosenick Date: 4/16/25

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

AFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

Patrick Rosenick

I, WE

22370 CURTIS AVE WARREN MI 48091

Address, City, State

OF

Title of Officer

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 MADE TO THE CITY OF WARREN, MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT

SAME

Name(s) of Person(s)

OF

Title of Officer

Name of Company

OF

Address, City, State

Zip

Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED

L.S.

SIGNED

L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF MACOMB

ON THIS 14th DAY OF April, 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 *Patrick* DID SO OF HIS OWN FREE WILL AND DEED.

Rosenick

NOTARY PUBLIC, *8-26-2030* COUNTY, MICHIGAN

MY COMMISSION EXPIRES: *March 8-26-2030*

MICHELLE SUPER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires August 28, 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.

FENCE IS BACK FROM STREET

NOT BURDENSOME

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

HAD EXISTING DRIVEWAY
JUST ADDED CRUSHED CONCRETE

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

N/A

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

WILL NOT AFFECT NEARBY
PROPERTIES

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

N/A

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

N/A

MINUTES OF THE MEETING
Wednesday, September 9, 1959

A meeting of the City of Warren Board of Zoning Appeals which convened in the Council Chamber, City of Warren Municipal Building, Macomb County, Michigan, at 8:04 p.m., Councilman Louis A. Kelsey, Chairman.

Members of the Board present:

Councilman Louis A. Kelsey, Chairman
Councilman Harold F. Stilwell, Secretary
Councilman John A. Rinke
Councilman Verne C. Boewe
Councilman Orville R. Young
Councilman Harold H. Perry
Councilman Frank E. Runey
Councilman Lewis Kingsley

Also present:

Howard E. Snapp, City Attorney

####

At 8:04 p.m., Chairman Kelsey called the meeting to order and called the roll. All were present at this time except Councilmen Kingsley and Hill.

Councilman Rinke made a motion to adopt the Agenda, supported by Councilman Stilwell. A vote was taken. All "Ayes." The motion was carried.

Councilman Perry made a motion to approve the Minutes of August 26, 1959 supported by Councilman Young. A vote was taken. All "Ayes." The motion was carried.

The first matter before the Board was an application made by Mrs. Audrey Bricker of 7602 Twelve Mile Road who sought permission to use one room of her residence as a beauty shop. The property was zone C-1. The matter had been set for a public hearing. Chairman Kelsey inquired whether anyone had any objections. There was no response. Councilman Young made a motion to approve the request, supported by Councilman Boewe. A roll call was taken. All "Ayes." The motion was carried.

The next matter before the Board was application made by Bel-Aire Products, Inc., who sought permission to enclose an existing front porch at 8301 Marian. Mr. Harold Goldberg appeared before the Board on behalf of the petitioner. At this point Councilman Kingsley joined the meeting. The matter having been set for a public hearing, Chairman Kelsey inquired whether anyone was in opposition to the request. The Board heard from citizens opposed to the request. Mr. Goldberg advised that he proposed to enclose the existing porch with jalouse windows and they would not be extending the porch. Discussion followed. Councilman Kingsley made a motion to deny the request on the deviation, supported by Councilman Runey. A roll call was taken. Kingsley, "yes." Runey, "yes." Stilwell, "no." Rinke, "no." Perry, "yes." Boewe, "I'm going to vote 'no,' for one reason

Mr. Chairman, I want to state it very emphatically because I believe this gentleman is going to do just exactly what he says--going to build it eleven inches on his existing front porch line." Young, "same reason, 'no.' I vote the same way." Kelsey, "yes." The motion to deny was lost.

Councilman Young made a motion to table the matter until the Board gets into the reading of the subdivision restrictions and check it further about the Code. The motion was not supported. Some further discussion followed. Councilman Boewe made a motion to grant the request, supported by Councilman Stilwell. Councilman Young withdrew his motion. A roll call was taken. Boewe, "yes." Stilwell, "yes." Perry, "no." Young, "yes." Runey, "no." Kingsley, "no." Rinke, "yes." Kelsey, "no." The motion was not carried.

The next matter before the Board was an application made by Bel-Aire Products, Inc., who sought permission to erect a garage 22' 6" from the front lot line and 4' from the side lot line. Mr. Harold Goldberg appeared before the Board on behalf of the petitioner and advised the garage would be erected at 31330 W. Lyons Circle. Discussion followed as a citizen that was present inquired about a door to be installed in the rear of the garage, and the location of a driveway. Councilman Young made a motion to table until the representative present could get together with the owner and find out where the driveway is going. It was ascertained that the existing driveway was right on the lot line. After some comment Councilman Young withdrew his motion. Councilman Boewe made a motion that the deviation be granted, with the understanding, as part of the motion, that the existing driveway be removed and a new driveway be put in so as to have access to the building, and the proposed full-size 7' x 9' door in the rear be eliminated and a grade door adequate for a wheel-barrow be put in its space. Councilman Young supported the motion. A roll call was taken. All "Ayes." The motion was carried.

The next matter before the Board was an application made by Mr. Joseph Soroka, Jr., of 27881 Sylvan who sought permission to erect a utility building at the rear of his lot. The petitioner advised he would erect an 8' x 10' brick building to be used for garden tools. There were no objections. Councilman Perry made a motion to grant Mr. Soroka the deviation, supported by Councilman Boewe. A roll call was taken. All "Ayes." The motion was carried.

The next matter was an application made by Kraftube Fabricators of 23444 Schoenherr Road. Permission was sought to erect a 68' x 100' addition to the side of an existing building 3' from the front lot line, and to continue the existing building line to the north lot line. The property was zoned M-2. Eldon P. Kraft appeared before the Board on behalf of the petitioner. There being no objections Councilman Rinke made a motion to grant the deviation, supported by Councilman Kingsley. A roll call was taken. All "Ayes." The motion was carried.

Application was made to the Board by the Kencoat Company of 25986 Mound Road who sought permission to erect a 30' x 12 1/2' building to the rear of an existing building and to the north lot line. John J. Zolad appeared before the Board on behalf of the petitioner. Councilman Stilwell advised that an incomplete petition had been submitted. Councilman Perry made a motion to grant a Public Hearing, supported by Councilman Kingsley. A vote was taken. All "Ayes." The motion was carried.

Application was made to the Board by Mr. George E. Lamoureux

of 22370 Curie who sought permission to divide a 100' lot into two 50' lots. The property was known as Lot No. 39 of Supervisor's Plat of Old Homestead Farms Subdivision. Councilman Stilwell advised that a complete petition had been submitted. Councilman Kingsley made a motion to grant the request, supported by Councilman Perry. A roll call was taken. All "Ayes." The motion was carried.

Application was made to the Board by the Northern Cast Alloy, Inc., of 23801 Hoover Road who sought permission to continue the existing rear building line of the present building, which is 5' from the rear lot line. Councilman Stilwell advised that an incomplete petition had been submitted. Some discussion followed. Councilman Stilwell stated he would try to arrange the next meeting in two weeks. Councilman Kingsley made a motion to grant a public hearing, supported by Councilman Boewe. A vote was taken. All "Ayes." The motion was carried.

Upon motion of the Board Chairman Kelsey adjourned the meeting at 8:55 p.m.

Councilman Louis A. Kelsey, Chairman

Harold F. Stilwell, Secretary

Approved by the City of Warren
Board of Zoning Appeals, this
30th day of September, 1959.

per 
Harold F. Stilwell
Secretary of the Council

ZONING Enforcement | E24-03154**Property Information**

12-13-32-205-014	22370 CURIE	Subdivision:	SP OF OLD HOMESTEAD FARMS
	Warren, MI 48091	Lot:	39 Block:

Name Information

Owner:	ROSENICK PATRICK A	Phone:
Occupant:		Phone:
Filer:		Phone:

Enforcement Information

Date Filed:	06/24/2024	Date Closed:	Status:	In Progress
-------------	------------	--------------	---------	-------------

Complaint:
INSTALLED GRAVEL DRIVE AND CHECK FOR FENCE PERMIT (ADDED GATES)

Last Action Date: Last Inspection: 07/08/2025

Last Action:

ENF LETTER Inspection | Suzanne Rutkowski

Status:	Violations	Result:	Violations
Scheduled:	06/25/2024	Completed:	06/27/2024

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection | Suzanne Rutkowski**

Status:	Violations	Result:	Violations
Scheduled:	07/12/2024	Completed:	07/12/2024

Violations:

Uncorrected

Comments:

SR MET PROP OWNER SR MET PROP OWNER WHO WILL CALL EVERETT MURPHY, CHIEF ZONING INSPECTOR TO DISCUSS. NO FENCE PERMIT WAS OBTAINED NOR WAS THE GRAVEL AREA RETURNED TO GRASS.

HAS A FENCE PERMIT HAS A FENCE PERMIT BEEN ACQUIRED AND THE GRAVEL DRIVEWAY RET'D TO GRASS?

FOLLOW-UP Inspection | Suzanne Rutkowski

Status:	Scheduled	Result:	Scheduled
Scheduled:	07/19/2024	Completed:	

Violations:

Uncorrected

Comments:**FIELD INSPECTION Inspection | Suzanne Rutkowski**

Status:	Violations	Result:	violations
Scheduled:	04/10/2025	Completed:	04/10/2025

Violations:

Uncorrected

Comments:

PICS OF GRAVEL DRI PICS OF GRAVEL DRIVEWAY AND GATE

TICKET Inspection | Suzanne Rutkowski

Status:	Violations	Result:	violations
Scheduled:	04/15/2025	Completed:	04/15/2025

Violations:

Uncorrected

Comments:

PO CAME TO COUNTER PO CAME TO COUNTER AND DISCUSSED TICKET WITH EM. PO APPLIED FOR FENCE PERMIT AND COMPLETED A ZBA APPLICATION. SET FOLLOW UP FOR 90 DAYS OUT FROM 4/16/2025. TICKET PULLED AND NOT SENT TO COURT.

COURT Inspection | Suzanne Rutkowski

Status: Scheduled

Result: Scheduled

Scheduled: 07/09/2025

Completed:

Violations:

Uncorrected

Comments:

FOLLOW-UP Inspection | Suzanne Rutkowski

Status: Scheduled

Result: Scheduled

Scheduled: 07/16/2025

Completed:

Violations:

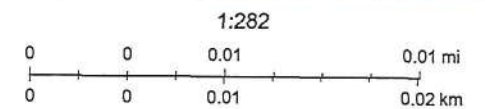
Uncorrected

Comments:

Scheduling Comment CHECK FENCE PERMIT STATUS AND ZBA RESULTS. IF ZBA WAS DENIED, PROCESS TICKET IN DRAWER



4/25/2025, 9:06:12 AM



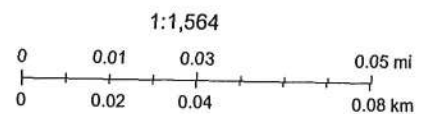
B-32-205-014

22370 Currie

39



4/25/2025, 3:01:34 PM



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

COPIES 1

100

39

13-32-205-014

14143

14143

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



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: MAY 14, 2025 at 7:30 P.M.

Applicant: PATRICK ROSENICK

Common Description: 22370 CURIE

VARIANCE(S) REQUESTED: Permission to:

Retain a horseshoe driveway that is:

- 1) In the front yard.
- 2) Non-hard surfaced (gravel). Main drive to remain hard surfaced.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: RON HER
REPRESENTATIVE: RON HER
COMMON DESCRIPTION: 30301 GLOEDE
PARCEL NUMBER: 12-13-12-252-021
ZONED DISTRICT: R-1-C

REASON: Petitioner seeks to allow the expansion of a non-conforming church by adding an oversized accessory structure, that will be 14' high at the eaves, outside of the side building lines of the principal building, to a property that is not located on a major thoroughfare and to waive the required screening abutting residential districts or uses.

ORDINANCES and REQUIREMENTS:
SECTION 4.20 - DETACHED ACCESSORY BUILDINGS. (a) ...Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot...

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

SECTION 5.11 - CHURCHES, SCHOOLS, LIBRARIES AND CIVIC CLUBS. Churches, synagogues, mosques, public schools, public libraries, private educational institutions, funeral homes, community buildings, country clubs, fraternal lodges or similar civic or social clubs shall be permitted with permission of the Planning Commission pursuant to the standards set forth in section 22.14(b)(1) and upon compliance with the following minimum requirements:

(1) That these uses shall be located on a major thoroughfare as identified by the City of Warren Master Thoroughfare Plan.

(5) That a six (6) foot wall or eight (8) foot greenbelt pursuant to section 2.26 of this Ordinance, be provided where the site abuts a residential district or residential use or is adjacent to an alley which abuts a residential district or residential use.

VARIANCES REQUESTED: Permission to:
Allow the expansion of a non-conforming church by constructing an accessory structure with the following conditions:

- 1) 30' x 50' (1500 sq/ft).
- 2) 14' in height at the eaves accessory structure.
- 3) Outside of the side building lines of the principal building.

Also to:

- 4) Continue non-conforming use of a church not on a major thoroughfare.
- 5) Continue non-conforming use of a church with wall or greenbelt screening where site abuts residential districts or uses.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: RON HERR

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

Section 4.20 (a) - Detached accessory buildings.

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

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

Section 5.11 - Churches, schools, libraries and civic clubs.

Churches, synagogues, mosques, public schools, public libraries, private educational institutions, funeral homes, community buildings, country clubs, fraternal lodges or similar civic or social clubs shall be permitted with permission of the Planning Commission pursuant to the standards set forth in section 22.14(b)(1) and upon compliance with the following minimum requirements:

- (1)** That these uses shall be located on a major thoroughfare as identified by the City of Warren Master Thoroughfare Plan.

- (5)** That a six (6) foot wall or eight (8) foot greenbelt pursuant to section 2.26 of this Ordinance, be provided where the site abuts a residential district or residential use or is adjacent to an alley which abuts a residential district or residential use.

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

Brian Schuman, Zoning Inspector

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

\$95.00
3/24/25
E.V.

PLEASE PRINT OR TYPE

Name of Applicant: Ron HER

Address: _____

Telephone: _____

Applicant's Email Address: _____

☐ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: _____ Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 30301 GLOEDE DRIVE WARREN MI 48088

Parcel I.D. No. (as shown on tax bill): 13-12-252-021

Purpose of Request: TO ALLOW THE EXPANSION OF A NONCONFORMING CHURCH WITH AN ACCESSORY STRUCTURE 30' X 50' = 1500 SF. THAT IS NOT LOCATED ON A MAJOR THOROUGHFARE, AND TO WAIVE THE REQUIRED WALL/GREENBELT.

Please explain the nature of your hardship:

THE NON-USE VARIANCE (STORAGE SHED) IS FINANCIALLY ADDED TO PRODUCE OPEN SPACE WITHIN THE CHURCH BUILDING. DUE TO AVAILABLE PROPERTY SPACE THE STORAGE SHED ADDITION WAS CONCEDED TO ASSIST WITH STORAGE FOR BUILDING MAINTENANCE EQUIPMENT.

Signature: Ron SL Date: 3/18/2025

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 Ron HER
Name(s) of Person(s)
OF 30301 GLOEDE DRIVE WARREN, MI 48088
Address, City, State Zip Telephone
THE DIRECTOR OF WARREN ARMED ALLIANCE CHURCH
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 Ron HER *
Name(s) of Person(s)
THE DIRECTOR OF WARREN ARMED ALLIANCE CHURCH
Title of Officer Name of Company
OF 30301 GLOEDE DRIVE WARREN, MI 48088
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 18th DAY OF March, 2025, BEFORE ME PERSONALLY CAME
Ron Her, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.

[Signature]
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 8-26-2030

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.

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

The proposed non-use variance (storage shed) addition was considered for maximizing proximity closeness at northwest corner of church building. The shed size is 30' wide by 50' long, rectangle in shape. The shed is distanced significantly from property edge lines with surrounding neighbors on the south, west, and north sides of the property lines. There are no front yard views (only minimal backyard views) of the shed addition to surrounding neighbors.

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

The church building on the existing property abuts against the parking lot and walkways on both south and west sides. The east side of the building (main entrance) already has drive circle and flag pole obstructions. There is a main travel street (Gloede Dr) that runs adjacent along east side of building (from north property line to south drive entrance) and would cause inappropriate setback for additions of separate structures.

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.

There are residential neighbors along south, west, and north property lines. The property building was originally built for commercial education usage intent. Later on the building/property was purchased in 1991 for the intent of non-profit, church usage and religious practice. The non-use variance (storage shed) will add support for serving the church purpose of faith growth only through storage purposes and is situated appropriately to undeveloped section of property within close proximity to the church building. The location along with necessary steps are/will be taken per city ordinances to avoid any disruptions or burden of view to surrounding neighbors.

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.

Refer to submitted documents and filings to local city zoning for location of non-use variance (storage shed). There is no impact to environmental conditions for adding storage shed. Storage shed will meet all applicable storage requirements per local ordinances. The storage shed will not develop or cause public safety concerns with abutting properties. The storage shed will be constructed to by licensed contractor(s) to meet local ordinance requirements.

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

The non-use variance (storage shed) is primarily added to promote open space within the church building. Due to available property space, the storage shed addition was considered to assist with storage for building maintenance equipment.

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 church property requires regular maintenance and lawn care. The dimensional non-use variance (storage shed) requested is required to properly store lawn equipment for lawn care. The variance will also retain idle equipment (tables, chairs, etc.) opening up more space within the building for social church events and gatherings. This helps to beautified the church property while opening up space for enjoyment of church member with each other.

30301 Gloede

Grace Christian Church

Granted permission at the meeting of 2-24-88 to erect a 4' x 9'8" (77.28 sq. ft.) "V"-shaped sign, 5'8" high to no less than 30' of the front property line.

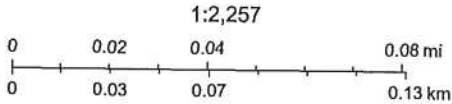
30301 Gloede

Grace Christian Church

Granted permission at the meeting of 4-13-88 to leave the existing sign at its current setback of 19 feet 6 inches from the front property line.

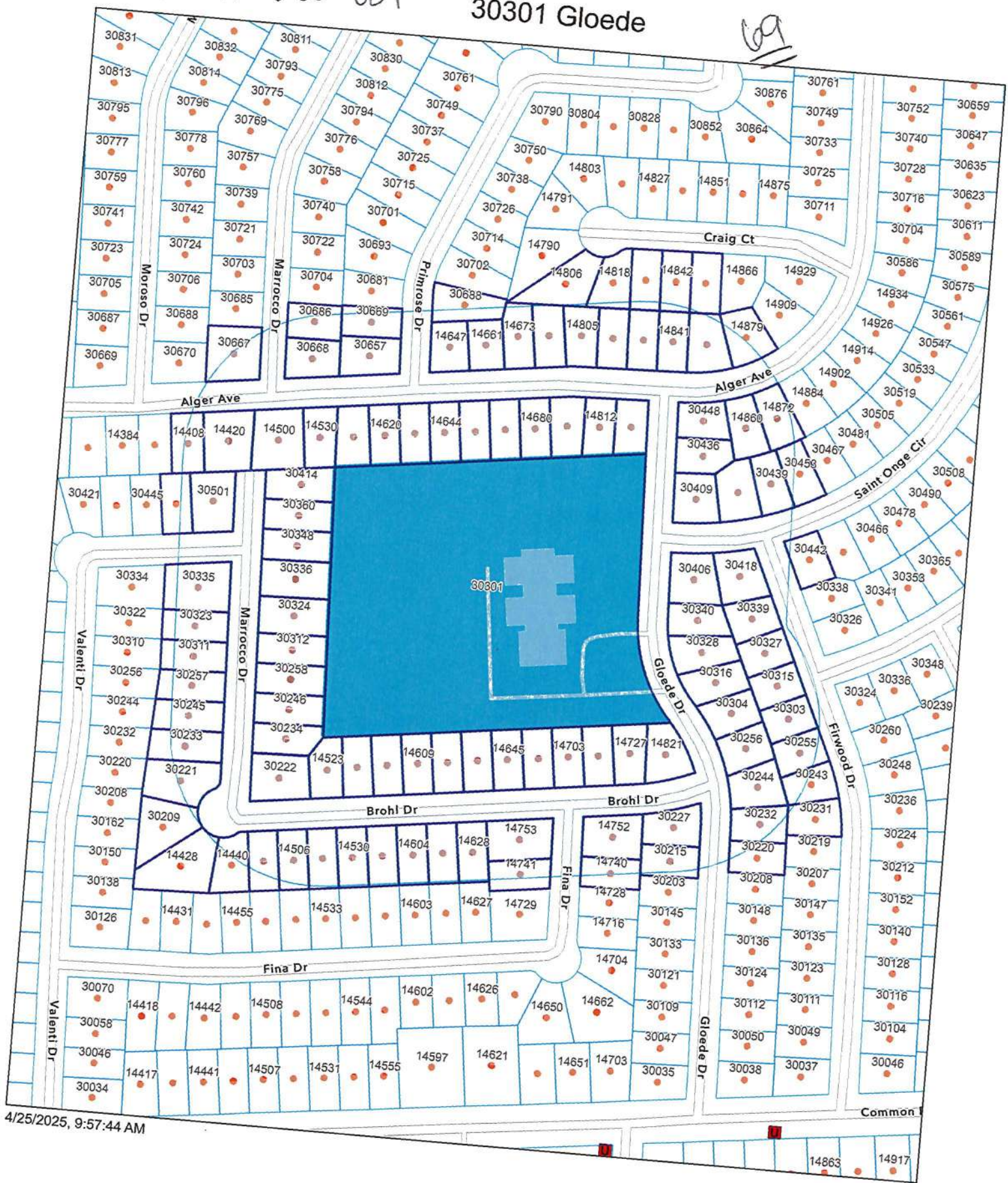


4/16/2025, 11:03:11 AM

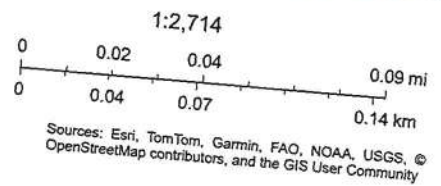


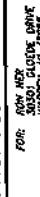
30301 Gloede

69



4/25/2025, 9:57:44 AM







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

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: MAY 14, 2025 at 7:30 P.M.

Applicant: RON HER
Common Description: 30301 GLOEDE

VARIANCE(S) REQUESTED: Permission to:

Allow the expansion of a non-conforming church by constructing an accessory structure with the following conditions:

- 1) 30' x 50' (1,500 square ft.)
- 2) 14' in height at the eaves accessory structure.
- 3) Outside of the side building lines of the principal building.

Also to:

- 4) Continue non-conforming use of a church not on a major thoroughfare.
- 5) Continue non-conforming use of a church with wall or greenbelt screening where site abuts residential districts or uses.

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: JONATHON SULAKA

REPRESENTATIVE: JONATHON SULAKA

COMMON DESCRIPTION: **24800 HOOVER**

PARCEL NUMBER: 12-13-26-101-026

ZONED DISTRICT: M-2

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

ORDINANCES and REQUIREMENTS:

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

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

VARIANCES REQUESTED: Permission to:

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 30' x 30' (900 sq/ft) tent in an area designated for parking from 9:00 a.m. to 9:00 p.m. June 21, 2025 through July 6, 2025.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

3/19/2025

4/7/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: JONATHON SULAKA

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

**SECTION 4.48 - TEMPORARY OUTDOOR RETAIL SALES IN
COMMERCIAL AND INDUSTRIAL DISTRICTS.**

Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.

**SECTION 4.52 (d) - STANDARDS FOR TEMPORARY OUTDOOR
RETAIL SALES APPROVAL.**

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

[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

\$195 SW 3/19/25

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: Jonathon Sulaka

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

Name and Address of Property Owner (if different) Johni Matti / Matti 4 Properties

Name of Representative: Jonathon Sulaka Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 24800 Hoover Rd Warren, MI 48089

Parcel I.D. No. (as shown on tax bill): 13-26-101-026

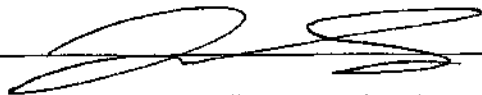
Purpose of Request: To conduct outside sales of Michigan Legal Fireworks from

June 21, 2025 thru July 6, 2025 (9:00am - 9:00pm)

Please explain the nature of your hardship:

1) Need approval from ZBA to obtain a temporary outside sales license.

2) Need a variance to omit 12 parking spaces for the purpose of outside sales.

Signature:  Date: 3/7/25

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

Johni Matti

Name(s) of Person(s)

24800 Hoover Rd Warren, MI

Address, City, State

Owner

OF

Name of Company

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

I/We/It

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

OF LAND FOR WHICH SUBMITTAL HAS BEEN 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)

Jonathon Sulaka

*

THE

Owner

OF

Name of Company

AJ's Fireworks LLC

*

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.

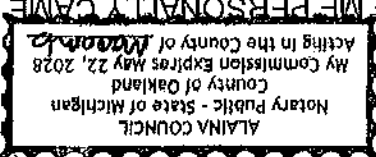
SIGNED

L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

County of Oakland



ON THIS 7 DAY OF March, 2025, BEFORE ME PERSONALLY CAME

Johni Matti, TO ME KNOWN TO BE THE INDIVIDUAL(S) NAMED IN

AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND

ACKNOWLEDGED THAT HE DID SO OF HIS OWN FREE WILL AND DEED.

NOTARY PUBLIC, Alaina Council, COUNTY, MICHIGAN

MY COMMISSION EXPIRES: 5.22.28

NOTICE TO OWNER

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

AJ's Fireworks LLC

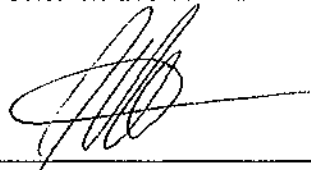
Property Permission Form

The undersigned owner/controlling party of the property listed below hereby grants permission to AJ's Fireworks LLC to use the property for the temporary sales of legal fireworks at the following location:

Name: Jonni Matti Parcel #: 13-26-101-020

Address: 24800 Hoover Rd. City/Zip: Warren, 48089

This temporary use permission form is for the purpose of obtaining a state and local licenses, permits and other pertinent to the sale of class C state approved fireworks at the location for the 2025 season.



Signature

Jonni Matti
Name Owner/Controller

Value Fresh Marketplace
Company Name

3/7/25
Date

Jonathon Sulaka
AJ's Firework LLC

COMPLAINT INFORMATION:

THE ISSUANCE OF THIS LICENSE SHOULD NOT BE CONSTRUED AS A
WAIVER, DISMISSAL OR ACQUIESCENCE TO ANY COMPLAINTS OR
VIOLATIONS PENDING AGAINST THE LICENSEE, ITS AGENTS OR
EMPLOYEES.

FUTURE CONTACTS:

YOU SHOULD DIRECT INQUIRIES REGARDING THIS LICENSE
OR ADDRESS CHANGES TO THE DEPARTMENT OF LICENSING
AND REGULATORY AFFAIRS BY CALLING (517) 241-8847

YOUR LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE.

GRETCHEN WHITMER
Governor

STATE OF MICHIGAN
Michigan Department of Licensing and Regulatory Affairs

TYPE OF CONSUMER FIREWORKS RETAIL FACILITY: TEMPORARY
ISSUED TO THIS CONSUMER FIREWORKS RETAIL FACILITY PURSUANT TO THE
MICHIGAN FIREWORKS SAFETY ACT, P.A. 256 OF 2011.

THIS CERTIFICATE REMAINS THE PROPERTY OF THE MICHIGAN DEPARTMENT OF
LICENSING AND REGULATORY AFFAIRS (LARA), AND IS TRANSFERABLE UNDER
CONDITIONS SPECIFIED IN MCL 28.454(b), MICHIGAN FIREWORKS SAFETY
ACT. THIS CERTIFICATE IS SUBJECT TO PAYMENT OF CERTIFICATE FEES FOR
INITIAL AND ANNUAL APPLICATION OR TRANSFER FEES.

Jonathon Sulaka
AJ's Fireworks

Certificate Number
CT02092

Expiration Date:
04/30/2026

This document is duly
issued under the laws of
the State of Michigan

24800 HOOVER

LEGAL DESCRIPTION: 13-26-101-026

05/12/2021

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 30 ft. x 30 ft. (900 square ft.) from June 20, 2021 through July 7, 2021 from 9:00 am to 9:00 pm.
- 2) Waive 12 additional off-street parking spaces for the outdoor sale and where the tent is located.

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

24800 HOOVER

LEGAL DESCRIPTION: 13-26-101-026

6/10/2020

VARIANCES REQUESTED: Permission to

- 1) Conduct a seasonal outdoor sales operation in an area of 30' x 30' (900 square ft.) from June 20, 2020 through July 6, 2020 from 9 a.m. to 9 p.m.
- 2) Waive twelve (12) additional off-street parking spaces for the outdoor sale and where the tent is located.

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

04/10/2024

24800 HOOVER

LEGAL DESCRIPTION: 13-26-101-026

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation of Michigan legal fireworks in an area of 30' x 30' (900 square ft.) from June 21, 2024 through July 6, 2024 from 9:00 a.m. to 9:00 p.m.

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

05/10/2023

24800 HOOVER

LEGAL DESCRIPTION: 13-26-101-026

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation of Michigan legal fireworks in an area of 30 ft. x 30 ft. (900 square ft.) from June 23, 2023 through July 6, 2023 from 9 a.m. to 9 p.m.

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

04/13/2022

24800 HOOVER

LEGAL DESCRIPTION: 13-26-101-026

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation in an area of 30 ft. x 30 ft. (900 square ft.) from June 20, 2022 through July 7, 2022 from 9am to 9pm.

The petitioner's request was **APPROVED** with the condition that weights are added to secure the tent.

24800 Hoover**5/08/2019**

LEGAL DESCRIPTION: 13-26-101-026

VARIANCES REQUESTED: Permission to

1. Conduct a seasonal outdoor sales operation in an area of 30' x 30' (900 sq. ft.), from June 21, 2019 through July 7, 2019 from 9 a.m. to 9 p.m.
2. Waive 12 additional off-street parking spaces for the outdoor sale and where the tent is located.

The petitioner's request was Granted as written.

24800 Hoover**4/25/2018**

LEGAL DESCRIPTION: 13-26-101-026

VARIANCES REQUESTED: Permission to

1. Conduct a seasonal outdoor sales operation in an area of 30 x 30 (900 square feet), from June 20, 2018 through July 6, 2018 from 9 am to 9 pm.
2. Waive 12 additional off-street parking spaces for the outdoor sale and where the tent is located.

The petitioner's request was GRANTED as written.

24800 Hoover Road**4/25/2017**

LEGAL DESCRIPTION: 13-26-101-020

VARIANCES REQUESTED: Permission to

- 1) Waive 88 required off-street parking spaces.
- 2) Allow two rows at 19-foot-long of parking spaces.

The petitioner's request was GRANTED as written.

24800 Hoover Road

LEGAL DESCRIPTION: 13-26-101-020

5/25/2016**VARIANCES REQUESTED: Permission to**

1. Conduct a seasonal outdoor sales operation in an area of 30' x 30' (900 square feet) from June 23, 2016 through July 6, 2016 from 9 am to 9 pm.
2. Waive 12 additional off-street parking spaces for the outdoor sale and where the tent is located.

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

24800 Hoover Road

LEGAL DESCRIPTION: 13-26-101-020

5/25/2016**VARIANCES REQUESTED: Permission to**

1. Waive 99 required off street parking spaces.
2. Retain 18 foot long parking spaces.

This matter was Tabled to a date unknown; that would be determined after it goes to the Planning Commission.

24800 Hoover

6/11/2008

VALUE FRESH MARKET PLACE, LARRY FARIDA, AFENDI II LLC, 24800 Hoover, 13-26-101-020 - GRANTED request to To renovate the existing ground sign (ZBA approved 6/10/70) 6' x 10' (160 sq. ft.) and install an electronic message center 4.3' x 15' (64.5 sq. ft.) inside the existing sign frame. Also, to erect two (2) wall signs on the face of the building. One (1) sign 5.6' x 20' (112 sq. ft.) and one (1) sign 2' x 11.2' (22.4 sq. ft.). Total of 132.4 sq. ft. of wall signage, as presented in the revised design package. WITH THE CONDITION that there will be no flashing, blinking or scrolling of the electronic sign and that it will not change more than four (4) times per day.

24800 Hoover Rd.

Beaton Sign, Inc.
18615 Weaver, Detroit

Tabled at the Meeting of December 3, 1971 until Wednesday, January 12, 1972.

Tabled indefinitely at the Meeting of January 12, 1972.
Request granted at the Meeting of January 17, 73 for permission to erect 3'x7' sign to an existing sign 11 ft. from the front property line.

24800 Hoover Road

Beaton Sign, Inc.

Rep: David Beaton

Granted permission to erect 35' sign at the Meeting of June 10, 1970.

24800 Hoover Rd.

1/21/70

BORMAN'S INCORPORATED, 24800 Hoover Road, also known as 13-26-101-020 - GRANTED permission to hardsurface the front yard on Hoover Road and Ten Mile Road and use for parking with the condition they provide an 11 foot greenbelt on Hoover Road and Ten Mile Road.

24800 Hoover

Borman's Inc.

Granted at the meeting of January 21, 1970 with condition - 11' greenbelt.

ZONING Enforcement | E23-05414**Property Information**

12-13-26-101-026 24800 HOOVER Subdivision: 13-26-101-020
WARREN, MI 48089 Lot: Block:

Name Information

Owner: MATTI 4 PROPERTIES LLC Phone:
Occupant: VALUE FRESH MARKETPLACE Phone:
Filer: Phone:

Enforcement Information

Date Filed: 10/20/2023 Date Closed: 11/09/2023 Status: CLOSED

Complaint:

TEMPORARY GROUND SIGNS IN ROW OF HOOVER FOR GREATER CARE PHARMACY

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 10/20/2023 Completed: 10/20/2023

Violations:

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

A 30 DAY TEMPORARY SIGN PERMIT CAN BE ACQUIRED FOR (1) TEMPORARY SIGN FOR \$95. EVEN WITH THE
TEMPORARY SIGN PERMIT THE SIGNS CAN NOT BE LOCATED IN THE RIGHT-OF-WAY.

Corrected SECTION 4A.14(E) - SIGNS MAY NOT BE PLACED ON ANY PUBLIC PROPERTY OR PUBLIC RIGHT-OF-WAY,
UNLESS OTHERWISE PROVIDED BY ORDINANCE. (REMOVE TEMPORARY GROUND SIGNS FROM RIGHT-OF-WAY)

Comments:**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: Complied Result: Complied
Scheduled: 11/09/2023 Completed: 11/09/2023

Violations:

Uncorrected

Comments:

Scheduling Comment CHECK TEMP GRD SIGNS IN ROW FOR GREATER CARE PHARMACY HAVE BEEN REMOVED.

ZONING Enforcement | E22-02066**Property Information**

12-13-26-101-026 24800 HOOVER Subdivision: 13-26-101-020
WARREN, MI 48089 Lot: Block:

Name Information

Owner: B 4 MALIBU LLC Phone:
Occupant: VALUE FRESH MARKETPLACE Phone:
Filer: Phone:

Enforcement Information

Date Filed: 05/27/2022 Date Closed: 07/13/2022 Status: CLOSED

Complaint:

ZBA FOLLOW UP

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | STEVEN WATRIPONT

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

Violations:

Uncorrected

Comments:

ZONING Enforcement | E22-01815

Property Information

12-13-26-101-026 24800 HOOVER Subdivision: 13-26-101-020
WARREN, MI 48089 Lot: Block:

Name Information

Owner: B 4 MALIBU LLC Phone:
Occupant: VALUE FRESH MARKETPLACE Phone:
Filer: Phone:

Enforcement Information

Date Filed: 05/13/2022 Date Closed: 05/13/2022 Status: CLOSED

Complaint:
SIGN REMOVED FROM ROW FROM ROW

Last Action Date: Last Inspection:

Last Action:

Status: Result:

Scheduled: Completed:

Violations:

Uncorrected

Comments:

DPMI Enforcement | E14-05878**Property Information**

12-13-26-101-026 24800 HOOVER Subdivision: 13-26-101-020
WARREN, MI 48089 Lot: Block:

Name Information

Owner: B 4 MALIBU LLC Phone:
Occupant: DAVID NAJOR Phone:
Filer: Phone:

Enforcement Information

Date Filed: 02/05/2014 Date Closed: 02/26/2014 Status: CLOSED

Complaint:

1-27-14 ISSUED CIT#6006923 TO B 4 MALIBU FOR SNOW/SIDEWALKS. DPMI JPG

2-26-14 COURT DATE COMPLIED DISMISSED

Last Action Date: Last Inspection:

Last Action:

Status: Result:
Scheduled: Completed:

Violations:

Uncorrected

Comments:

Enforcement | E12-8035**Property Information**

12-13-26-101-026 24800 HOOVER Subdivision: 13-26-101-020
WARREN, MI 48089 Lot: Block:

Name Information

Owner: VALUE FRESH MARKETPLACE Phone:
Occupant: DAVID NAJOR Phone:
Filer: Phone:

Enforcement Information

Date Filed: 01/09/2012 Date Closed: 01/27/2012 Status: Resolved

Complaint:

Last Action Date: Last Inspection:

Last Action:

SERVICE Inspection | DEBORAH WENSON

Status: Complied Result: Complied
Scheduled: 01/27/2012 Completed: 01/27/2012

Violations:

Uncorrected

Comments:

SERVICE Inspection | DEBORAH WENSON

Status: Violations Result: Violations
Scheduled: 01/09/2012 Completed: 01/09/2012

Violations:

Uncorrected

SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE ZONING BOARD OF APPEALS AND THE PLANNING DEPARTMENT. REMOVE ITEMS STORED TO REAR OF BUILDING OR SUBMIT SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.

Uncorrected

SECTION 4.11 - NO GARBAGE, SEWAGE, FILTH, REFUSE OR OTHER OBNOXIOUS MATTER SHALL BE KEPT IN OPEN CONTAINERS OR PILED ON THE OPEN GROUND.

Comments:

SERVICE Inspection | DEBORAH WENSON

Status: Partially Complied Result: Partially Complied
Scheduled: 01/20/2012 Completed: 01/20/2012

Violations:

Uncorrected

Comments:

PART INSP

COULD NOT VIEW BEHIND BUILDING MANY SEMI'S IN MIDST OF DELIVERIES--CHECKED TWICE WILL RECHECK NXT WK

ZONING Enforcement | E11-5881**Property Information**

12-13-26-101-026 24800 HOOVER Subdivision: 13-26-101-020
WARREN, MI 48089 Lot: Block:

Name Information

Owner: VALUE FRESH MARKETPLACE Phone:
Occupant: DAVID NAJOR Phone:
Filer: Phone:

Enforcement Information

Date Filed: 05/17/2011 Date Closed: 05/20/2011 Status: Resolved

Complaint:

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status: Complied Result: Complied
Scheduled: 05/20/2011 Completed: 05/20/2011

Violations:

Uncorrected

Comments:**ZONING Inspection | EVERETT MURPHY**

Status: Violations Result: Violations
Scheduled: 05/17/2011 Completed: 05/17/2011

Violations:

Corrected

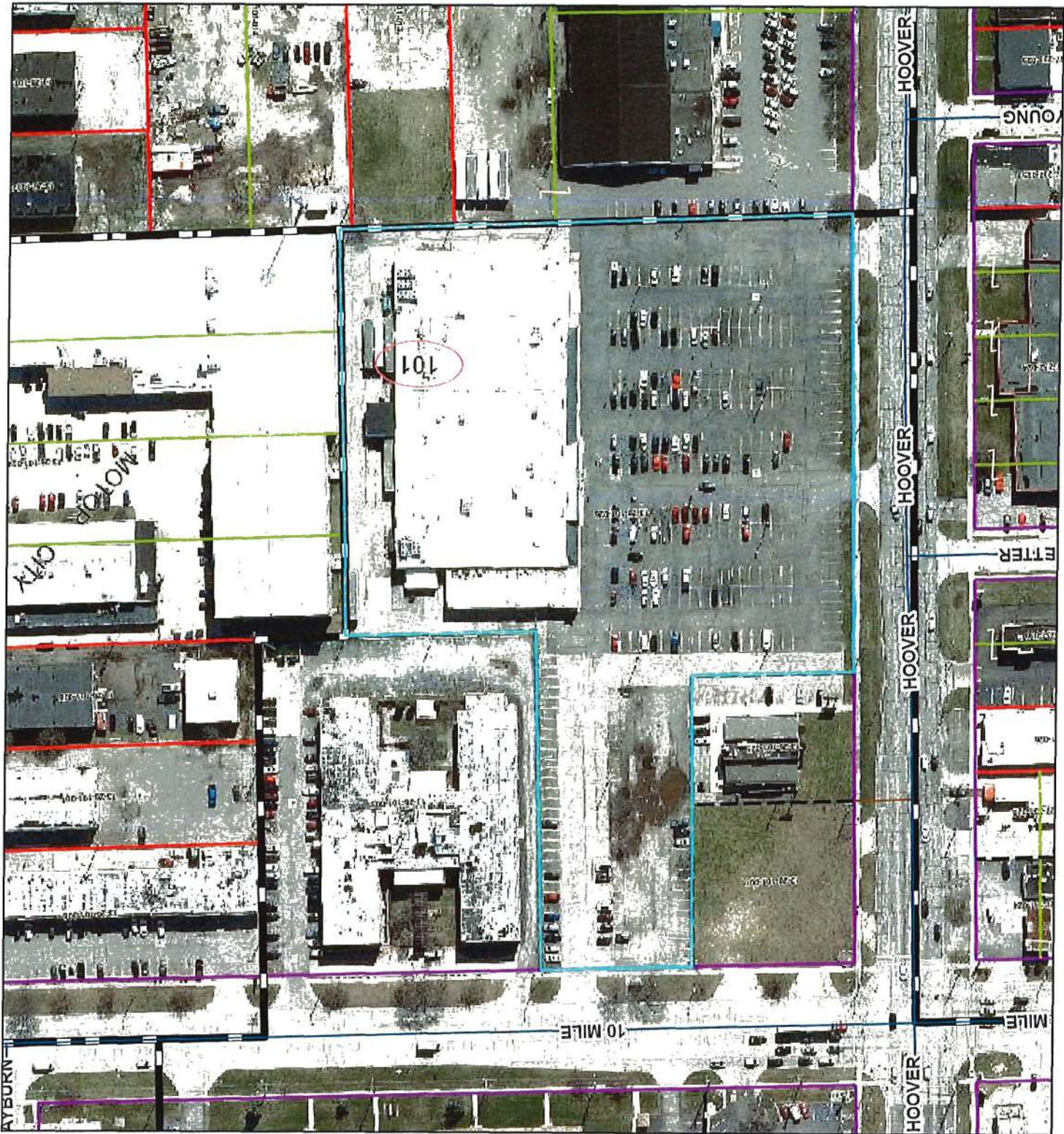
SECTION 4.32(K) - ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED IN A USABLE DUSTPROOF CONDITION, SHALL BE GRADED AND DRAINED TO DISPOSE OF ALL SURFACE WATER, PROVIDE PROTECTIVE BUMPER CURBS AS PER SECTIONS 4.32 (I) AND 16.07, AND SHALL OTHERWISE COMPLY WITH SECTION 2.46 AND 16.05 OF THIS ORDINANCE.

A COMPLAINT HAS BEEN TO THE CITY REGARDING THE CONDITION OF THE PARKING LOT. REPAIR HOLES IN PARKING LOT AND ELIMINATE ANY TRIP HAZZARDS.

Comments:

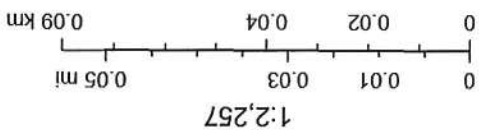
POT HOLES POT HOLES

24800 HOOVER



4/7/2025, 8:26:47 AM

Road Names



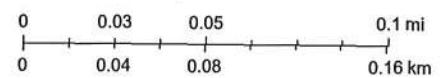
13-26-101-026

24800 Hoover



4/25/2025, 9:54:45 AM

1:2,992



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

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: MAY 14, 2025 at 7:30 P.M.

Applicant: JONATHON SULAKA

Common Description: 24800 HOOVER

VARIANCE(S) REQUESTED: Permission to:

- 1) Construct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 30' x 30' (900 square ft.) tent in an area designated for parking from 9:00 a.m. to 9:00 p.m., June 21, 2025 through July 6, 2025.

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: MOHAMAD ABUALRUB

REPRESENTATIVE: MOHAMAD ABUALRUB

COMMON DESCRIPTION: **15150 14 MILE**

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

ZONED DISTRICT: C-1

REASON: To allow additional wall signage on building, design element on gas canopy & signage on gas pumps.

ORDINANCES and REQUIREMENTS:**SECTION 4A.35 - SIGNS PERMITTED IN COMMERCIAL BUSINESS AND INDUSTRIAL DISTRICTS (C-1, C-2, C-3, M-1 AND M-2).**

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

VARIANCES REQUESTED: Permission to:

- 1) Install a 18" x 7' (10.5 sq/ft) wall sign in addition to existing 20.56 sq/ft and 19 sq/ft wall signs.
- 2) Install 864 sq/ft of design element to gas canopy.
- 3) Install 103.90 sq/ft of signage to (5) gas pumps. Sides of pump valances to remain white.

For a total of 1017.96 sq/ft of wall signage.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

4/8/2025

4/22/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: MOHAMMAD ABUALRUB

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

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

\$440⁰⁰
4-8-25
SA

PLEASE PRINT OR TYPE

Name of Applicant: Mohammed Abualrub

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☐ prefer email communication

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

Name of Representative: ~~THOMAS APPEAL~~ _____ Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 15150 East 14 Mile rd warren 48088

Parcel I.D. No. (as shown on tax bill): 12-13-01-228-04 12-13-01-228-024

Purpose of Request: _____

- * 864 SQ/F design Element on canopy
- * 10.98 SQ/F additional wall sign for a total of 50.98 SQ/F
- * 91.70 SQ/F of signing on Gas pumps

Please explain the nature of your hardship:

We are requesting approval from the
City of warren Zoning Board.

Signature: J. M. P. Date: 4/8/25

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 Jim Suthphir
Macomb County of Deponent
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE J.P. OF S.S.G. stores LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Will Sign
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) _____/RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH I 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 Mohammed Aboalrub
Name(s) of Person(s)
THE Owner OF Image Display
Title of Officer Name of Company

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

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

FURTHER, DEPONENT SAYS NOT

SIGNED [Signature] L.S.

SIGNED [Signature] L.S.*

*Leave blank if not applicable.

OHIO
STATE OF MICHIGAN
COUNTY OF Lucas

ON THIS 4th DAY OF April, 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 uphill DID SO OF their OWN FREE WILL AND DEED.



KATHY A. FRANKEL
Notary Public
State of Ohio
My Comm. Expires
April 14, 2028

Kathy A. Frankel
NOTARY PUBLIC, Lucas COUNTY, MICHIGAN
MY COMMISSION EXPIRES: Ohio

NOTICE TO OWNER

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

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

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

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

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

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

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

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

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

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

15150 14 MILE

LEGAL DESCRIPTION: 13-01-228-024

02/12/2025

1 OF 2

VARIANCES REQUESTED: Permission to

Erect a new ground sign with the following conditions:

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

15150 14 MILE

LEGAL DESCRIPTION: 13-01-228-024

02/12/2025

2 OF 2

VARIANCES REQUESTED: Permission to

The petitioner's request was APPROVED to read as follows:

Erect a new ground sign with the following conditions:

- 1) 22' 20' in height from the grade of the berm.
- 2) Setback 8' 4" from the north property line.
- 3) With an 8' under clearance.
- 4) 133' 84 square ft. of ground signage.

15150 14 MILE ROAD

LEGAL DESCRIPTION: 13-01-228-024

01/08/2025

VARIANCES REQUESTED: Permission to

Erect a new ground sign with the following conditions:

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

The petitioner's request was RESCHEDULED to February 12, 2025.

**15150, 15050 FOURTEEN MILE & HAYES
INGRESS/EGRESS**

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

08/09/2023

VARIANCES REQUESTED: Permission to

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

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

The petitioner's request was APPROVED as written.

15150 Fourteen Mile Road

Peter Geloso D/B/A Geloso's Bakery

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

15150 Fourteen Mile Rd.

Sun Oil Co.
3884 Holbrook
Hamtramck

Tabled at Meeting of Dec. 4, 1968.

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

*Grand Sign 22' high 44 sq ft TOTAL
TO NO LESS THAN 1' FROM RL*

*- WITH OTHER CONDITIONS -
The shrubbery & greenery to be placed on the SE
corner & SW corner of the establishment*

15150 Fourteen Mile Road

Randall Sign Co.

Rep: E. J. Cannon

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

Request granted at the Meeting of May 13, 1970.

*12 sq ft. Sign 12' High TO NO LESS
THAN 2' OF FRONT RL ON EXISTING
LIGHT POLE -*

15050 Fourteen Mile Rd.

First National Bank of Warren

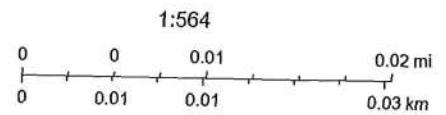
Tabled at the Meeting of May 8, 1974 until the Meeting
of May 22, 1974.

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

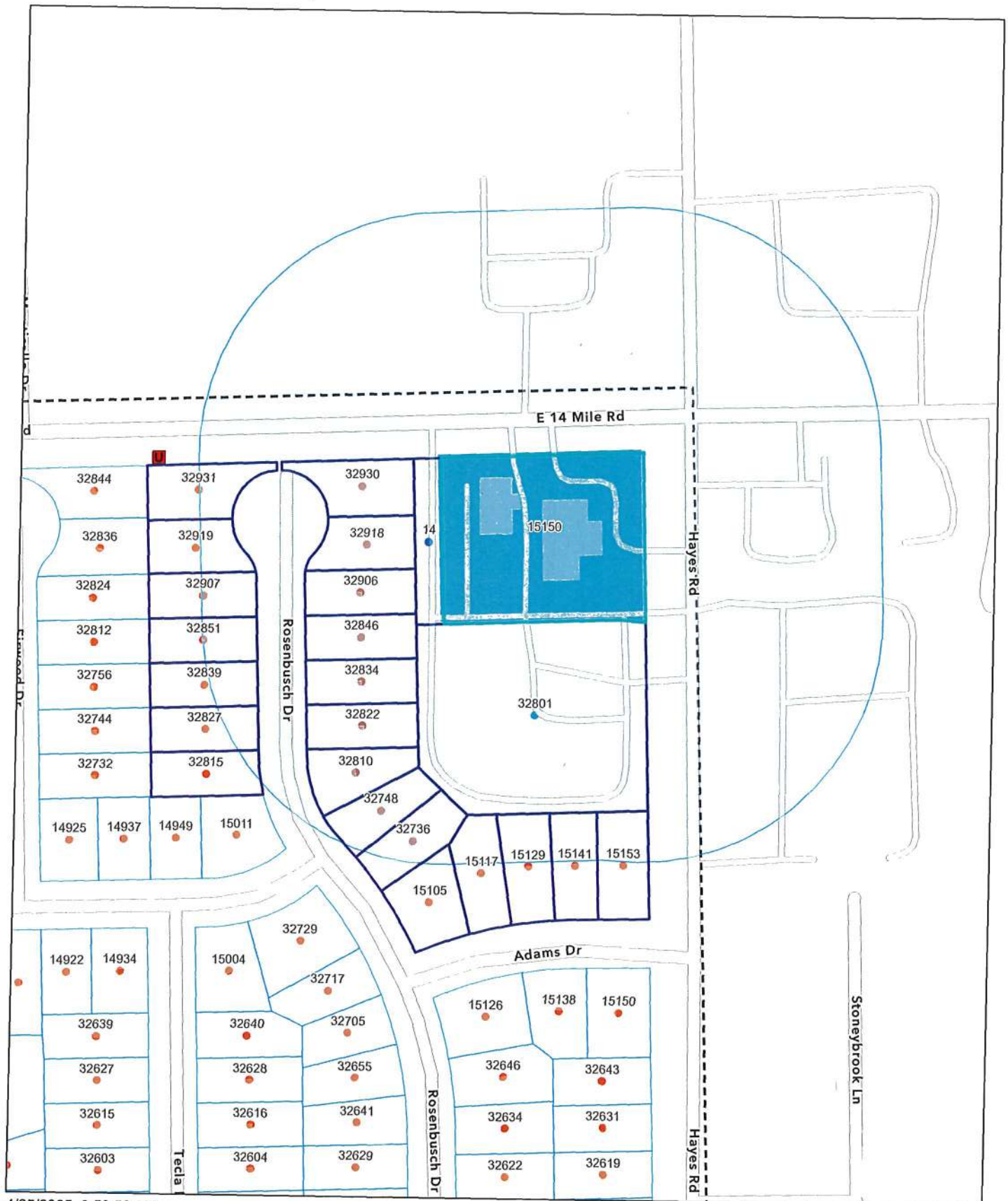
15150 14 MILE



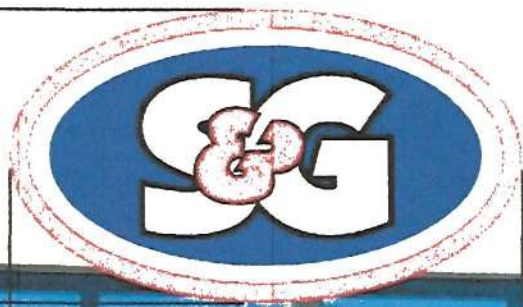
4/22/2025, 7:22:32 AM



15150 Fourteen Mile



3'5"1/8



72"





LIQUOR

24" **LIQUOR**

9.5'



5" 1/2

12"

3"

45"

24"

16"

Thank you.
Drive safely.

Exxon

4

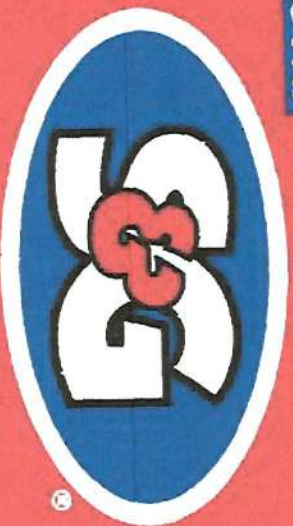
12"

3"

SC PAY



SC PAY



87 88 93

Door size 24X36

5 Pumps



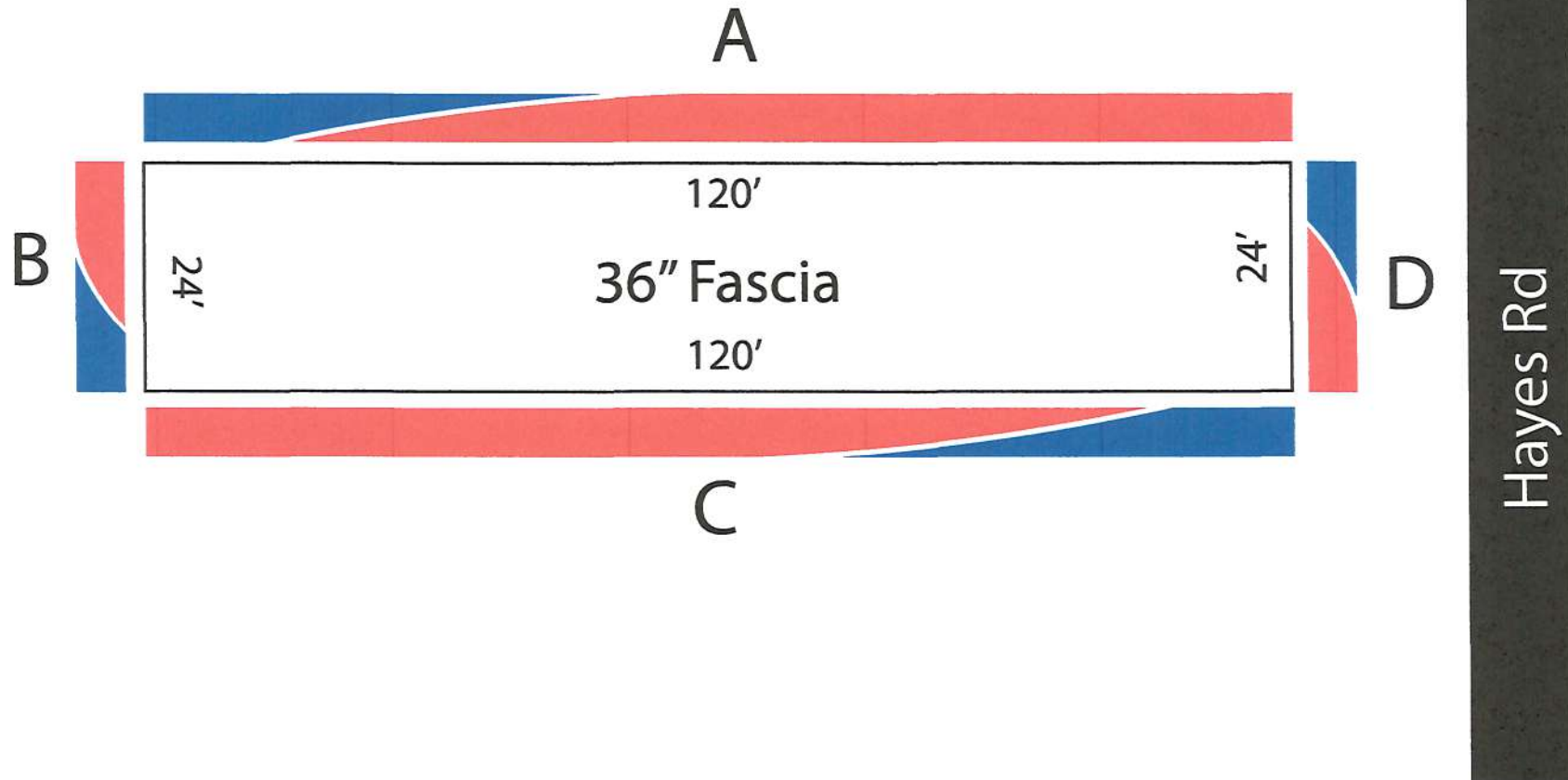
IMAGE DISPLAY



S&G
15150 E 14 Mile Rd
Warren MI



14 Mile Rd



A

120'

36" Fascia

120'

24'

24'

D

C

Hayes Rd

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



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: MAY 14, 2025 at 7:30 P.M.

Applicant: MOHAMAD ABUALRUB
Common Description: 15150 FOURTEEN MILE

VARIANCE(S) REQUESTED: Permission to:

- 1) Install a 18" x 7' (10.5 square ft.) wall sign in addition to existing 20.56 square ft. and 19 square ft. wall signs.
 - 2) Install 864 square ft. of design element to gas canopy.
 - 3) Install 103.90 square ft. of signage to (5) gas pumps. Sides of pump valances to remain white.
- For a total of 1,017.96 square ft. of wall signage.

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: MC DEVELOPMENT HOLDINGS LLC - DERICK RIBA

REPRESENTATIVE: JAMES DWORMAN

COMMON DESCRIPTION: **2003 & 2005 TWELVE MILE**

PARCEL NUMBER: 12-13-07-351-021

ZONED DISTRICT: MZ, C-1, P

REASON: Petitioner seeks to install 8' high dumpster screen walls.

ORDINANCES and REQUIREMENTS:

SECTION 4D.40. - REFUSE, RECYCLING CONTAINER SCREENING. Containers for refuse and recycling uses shall be screened from view from any adjacent residential use or public right-of-way, excluding alleys. Screening may consist of a six (6) foot high opaque wall constructed of masonry material which matches the primary masonry of the principal structure on the site. 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. Live landscape material located so it does not interfere with the function of the refuse container is encouraged in addition to the opaque screen.

VARIANCES REQUESTED: Permission to:

To erect an 8' high, 16' x 35' dumpster screen walls.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: DERICK RIBA, MC DEVELOPMENT
HOLDINGS LLC

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

Section 4D.40. - Refuse, recycling container screening.

Containers for refuse and recycling uses shall be screened from view from any adjacent residential use or public right-of-way, excluding alleys. Screening may consist of a six (6) foot high opaque wall constructed of masonry material which matches the primary masonry of the principal structure on the site. 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. Live landscape material located so it does not interfere with the function of the refuse container is encouraged in addition to the opaque screen.

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

\$440

BS 4/7/2025

Rec'd 4-7-25

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: Derick Riba, MC Development Holdings, LLC

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) Central Twelve LLC,

Name of Representative: James M. Dvorsman Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☒ prefer email communication

Address of Property: 2003/2005 12 MILE ROAD

Parcel I.D. No. (as shown on tax bill): ~~12-13-04-278-010~~ 12-13-07-351-021

Purpose of Request: _____

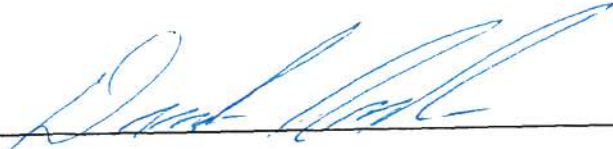
Proposed development is requesting three (3) waivers: Eliminate the required chain link fence/block wall and provide landscaping in lieu of the fence/wall, install a wall greater than 6' (8' proposed) around the dumpster enclosure and the existing approach is less than 200' from the intersection.

Please explain the nature of your hardship:

Fence/wall: The landscaping will be more attractive than a chain link fence or block wall and provide better screening.

Dumpster: The 6' high walls will not fully enclose and screen the dumpster. 8' tall walls will provide proper screening.

Approach: The existing approach is less than 200' from the intersection and the proposed development proposes to utilize the existing approaches as is.

Signature:  Date: 4/4/2025

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

James M. Duerksen

Name(s) of Person(s)

OF

Address, City, State

OF

Title of Officer

Name of Company

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

IM/We/It

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

OF LAND FOR WHICH SUBMITTAL HAS BEEN 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)

OF

Title of Officer

Name of Company

OF

Address, City, State

Zip

Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED

L.S.

SIGNED

L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF Oakland

ON THIS 21 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 I/c DID SO OF his OWN FREE WILL AND DEED.

NOTARY PUBLIC, Oakland COUNTY, MICHIGAN

MY COMMISSION EXPIRES: 5/20/2027

NOTICE TO OWNER

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

Worksheet #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.

Fence/wall: Landscaping will provide a more attractive look and better screening than the fence/wall

Dumpster: 6' high walls will not fully enclose and screen the dumpster, 8' walls will provide this.

Approach: The approach is an existing approach that is proposed to remain.

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

Fence/wall and dumpster: Developer would like the variances to increase the attractiveness of the property by fully screening the dumpsters and providing landscaping in lieu of a chain link fence / wall.

Approach: The approach is an existing approach and proposed to remain.

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.

Fence/wall and dumpster: Developer would like the variances to increase the attractiveness of the property by fully screening the dumpsters and providing landscaping in lieu of a chain link fence / wall.

Approach: The approach is an existing approach and proposed to remain.

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.

Fence/wall: Landscaping will provide a more attractive look and better screening than the fence/wall

Dumpster: Taller walls will fully screen the dumpster and enclosure has high quality materials that will match the building.

The enclosure will be more attractive than looking at a dumpster.

Approach: This approach is an existing condition that is proposed to remain.

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.

Fence/wall and Dumpster: The dumpster and fence/wall variances will be a greater expense but provide for a more attractive property.

Approach: This approach is an existing condition that is proposed to remain.

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.

Fence/wall and Dumpster: Developer would like the variances to increase the attractiveness of the property by fully screening the dumpsters and providing landscaping in lieu of a chain link fence.

Approach: This approach is an existing condition that is proposed to remain. There is an approach closer to the intersection that is proposed to be removed.

2003 E. Twelve Mile Road

Townsend Neon, Inc.
21840 Eureka Road
Taylor, Michigan
Rep: A.P. Edwards

Request approved at meeting of May 29, 1968

Page 2
May 31, 1968

TOWNSEND NEON INCORPORATED, 2003 East Twelve Mile Road, also known as Plate No. 617302B2 - GRANTED permission to relocate two signs (4 ft. x 6 in. and 5 ft. x 9 in., 25 sq. ft.) 22 feet high on two existing pylons which are located to the front property lines.

2003 Twelve Mile Rd.

David Beaton

Request denied at the Meeting of February 28, 1973.

wall sign

2005 E. Twelve Mile Rd.

Ronald Claire Walker
2285 Somerset Blvd, Apt. 204, Troy

Tabled at the Meeting of October 10, 1973 until Meeting of October 31, 1973.

Removed from the agenda of meeting of 10-31-73
He was advised to apply for a rezoning.

2003 1/2 E. Twelve Mile Rd.

Arnold's Drugs (Borman's, Inc.)

Request granted at Meeting of March 10, 1976 to erect an 191 sq. ft. wall sign 104 ft. long.

2003 Twelve Mile Rd.

Perry Drug Store, Incorporated

Granted permission to erect 208 square feet of wall signage on the south and west elevation of an existing building in addition to two, 62-square-feet each, ground signs. Total Perry signage--540 square feet.

November 12, 1992

2003 East Twelve Mile

Rite Aid Pharmacy

Granted the following:

1. Permission to waive 21, required, off-street parking spaces.
2. Permission to retain hardsurfaced parking to the property line along Twelve Mile Road and Deguindre Road.
3. Permission to permit the operation of a used-car lot on property zoned C-1 and P (use variance).

September 25, 1996

Enforcement | E16-01937**Property Information**

12-13-07-351-021 2005 TWELVE MILE Subdivision:
Warren, MI 48092 Lot: Block:

Name Information

Owner: RITE AID CORPORATION Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 04/11/2016 Date Closed: 05/11/2016 Status: Complied

Complaint:

4/11/16 STANDING WATER TO REAR, ENCRDACHING ONTO PROPERTY TO THE EAST (2101 12 MILE). SPOKE TO PO AT 2101 [REDACTED] HAS TRIED TO APPROACH RITE AID AND CARPET SOTRE (2003 & 2005-12-MILE) FOR ASST. (RITE AID CORP OWNS BLD) WOULD NOT ASST WITH PROPERTY MGT INFO ETC. SPOKE TO MGR AT 2005 (CARPET ZONE) REC'D PROP. MGT. INFO. SAL [REDACTED] 4/12/16 SPOKE TO SAL WILL CONTACT HIS PROP. MAIN. TEAM AND CONTACT ME WITH COURSE OF ACTION. 5/4/16 COMPLAINANT PHONED STILL A PROBLEM. CONTACTED SAL--HAS NOT REC'D AN UPDATE FROM LOCAL PRM CO. 5/4 PM SPOKE TO SCOTT/FULL CIRCLE [REDACTED] WILL BE REPAIRING RER LOT. 5/10/16 SCOTT PHONED CAN REPLACE AND SLOPE CONCRETE AWAY FROM BUIDING BUT MAY NOT ADDRESS PONDING WATER--WILL JUST REDIRECT WATER. OTHER OPTION IS TO INSTALL DRAINS IN PARKING LOT, REFERRED TO ENG. 5/11/16 WATER GONE. WILL MONITOR AND AWAIT MORE PERMANENT SOLUTION FROM CONTRACTOR. 5/18/16 JIM PHONED (COMPLAINANT) WHEN RAINED LAST WEEKEND HAD THE PROBLEM AGAIN INFORMED HIM OF SITUATION. 6/14/16 SPOKE TO SCOTT RITE AID REP IN TOWN CURRENTLY ASSESSING SITUATION (DRYWELL, OR TIE INTO NEIGHBOR'S LINE (FOR A FEE) OR BREAK OUT ALL OLD CONCRETE & REPLACE W/NEW AND DRAINS (HAS CONTACTED TINA IN ENG) WILL CALL BACK WITH FINAL DECISION 6/28/16 WORKING ON OPTIONS; SPOKE TO TINA IN ENG. REGARDING POSSIBLE SOLUTIONS. QUOTES ARE GOING IN TODAY TO RITE AID SCOTT WILL CONTACT ME WITH RESULTS. 7/13/16 SCOTT AWAITING RESULTS FROM RITE AID WILL CB TOMORROW (PLANNING ON REDOING REAR AREA AND SLOPE THE AREA PROPERLY. 8/30/16 PER CONTRACTOR WORK TO START NEXT WEEK.

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | DEBORAH WENSON

Status: Violations Result: Violations
Scheduled: 04/11/2016 Completed: 04/12/2016

Violations:

Uncorrected

SEC. 21-4. - DRAINAGE OF LOTS, LANDS, EXCAVATIONS, CELLARS, VAULTS, ETC.

NO PREMISES WITHIN THE CITY SHALL BE DAMP, UNWHOLESOME, FILTHY, WITH STAGNANT OR IMPURE WATER IN WHICH MOSQUITO LARVAE IS PRONE TO MATURE, OR IN SUCH CONDITION AS TO PRODUCE OFFENSIVE EXHALATIONS. ADMINISTRATIVE SEARCH WARRANTS MAY BE OBTAINED BY THE DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION TO ENFORCE THIS SECTION BY SEARCHING PROPERTIES CONTAINING SWIMMING POOLS OR ON WHICH TIRES ARE REGULARLY KEPT. REQUESTS FOR ADMINISTRATIVE SEARCH WARRANTS MAY BE BASED ON EITHER OF THE FOLLOWING:

(A)

WITH RESPECT TO NON-RESIDENTIAL PREMISES, THE CONDITIONS IN THE AREA SURROUNDING THE PREMISES PROPOSED TO BE SEARCHED AFTER HEAVY RAINFALL;

(B)

COMPLAINTS OF NUMEROUS MOSQUITOES IN THE AREA IN WHICH THE PREMISES ARE LOCATED.

Uncorrected

IPMC 302.0 GRADING & DRAINAGE. ALL PREMISES SHALL BE GRADED AND MAINTAINED TO PREVENT THE EROSION OF SOIL AND TO PREVENT THE ACCUMULATION OF STAGNANT WATER THEREON, OR WITHIN ANY STRUCTURE LOCATED THEREON.

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

Status: Complied Result: Complied
Scheduled: 05/11/2016 Completed: 05/11/2016

Violations:

Uncorrected

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

Status: Partially Complied
scheduled: 05/20/2016

Result: Partially Complied
Completed: 05/24/2016

Violations:

Uncorrected

Comments:

Scheduling Comment PONDING PROBLEM--LOT REPAIRED?

FOLLOW-UP Inspection | DEBORAH WENSON

Status: Scheduled
scheduled: 06/06/2016

Result: Scheduled
Completed:

Violations:

Uncorrected

Comments:

Scheduling Comment STATUS OF LOT?

FIELD INSPECTION Inspection | DEBORAH WENSON

Status: Partially Complied
scheduled: 06/13/2016

Result: Partially Complied
Completed: 06/14/2016

Violations:

Uncorrected

Comments:

FIELD INSPECTION Inspection | DEBORAH WENSON

Status: Partially Complied
scheduled: 06/22/2016

Result: Partially Complied
Completed: 06/28/2016

Violations:

Uncorrected

Comments:

FIELD INSPECTION Inspection | DEBORAH WENSON

Status: Partially Complied
scheduled: 07/12/2016

Result: Partially Complied
Completed: 07/13/2016

Violations:

Uncorrected

Comments:

FOLLOW-UP Inspection | DEBORAH WENSON

Status: Partially Complied
scheduled: 08/30/2016

Result: Partially Complied
Completed: 08/30/2016

Violations:

Uncorrected

Comments:

DPMI Enforcement | E14-06501**Property Information**

12-13-07-351-021

2005 TWELVE MILE

Subdivision:

Warren, MI 48092

Lot:

Block:

Name Information

Owner: RITE AID CORPORATION

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 02/04/2014

Date Closed: 03/12/2014

Status: CLOSED

Complaint:

Last Action Date: 02/04/2014

Last Inspection:

Last Action:

TICKET ISSUED

TICKET Inspection | RON LIPA

Status: Violations

Result: Violations

Scheduled:

Completed: 03/14/2014

Violations:

Uncorrected FAILURE TO REMOVE INCE/SNOW FROM SIDEWALK.

Comments:

SERVICE Enforcement | E12-8754**Property Information**

12-13-07-351-021 2005 TWELVE MILE Subdivision:
Warren, MI 48092 Lot: Block:

Name Information

Owner: RITE AID CORPORATION Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 02/13/2012 Date Closed: 03/30/2012 Status: Resolved

Complaint:

INVESTIGATE PROPERTY MAINTENANCE. SENT LETTER TO THE OCCUPANT, CARPET ZONE TO COMPLY. 3-06-12-IMPROVEMENT BUT NEEDS TO COMPLETE. 3-26-12-MEET WITH MANAGER IMPOROVEMENTG BUT NEEDS TO COMPLETE. 3-30-12- DEBRIS REMOVED. ABATE.

Last Action Date: Last Inspection:

Last Action:

SERVICE Inspection | BRIGGS, GRETCHEN

Status: Complied Result: Complied
Scheduled: 03/30/2012 Completed: 03/30/2012

Violations:

Uncorrected

Comments:**SERVICE Inspection | BRIGGS, GRETCHEN**

Status: Partially Complied Result: Partially Complied
Scheduled: 03/06/2012 Completed: 03/08/2012

Violations:

Uncorrected

Comments:**SERVICE Inspection | BRIGGS, GRETCHEN**

Status: Violations Result: Violations
Scheduled: 03/08/2012 Completed: 03/12/2012

Violations:

Uncorrected

Comments:**SERVICE Inspection | BRIGGS, GRETCHEN**

Status: Violations Result: Violations
Scheduled: 02/13/2012 Completed: 02/15/2012

Violations:

Uncorrected

Comments:

Enforcement | E10-0453**Property Information**

12-13-07-351-021 2005 TWELVE MILE Subdivision:
Warren, MI 48092 Lot: Block:

Name Information

Owner: RITE AID CORPORATION Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 01/13/2010 Date Closed: 01/19/2010 Status: Resolved

Complaint:

SNOW NOT REMOVED FROM PUBLIC SWK

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | DEBORAH WENSON

Status: Violations Result: Violations
scheduled: 01/12/2010 Completed: 01/13/2010

Violations:

Uncorrected

Comments:

SNOW VIOLATION SNOW NOT REMOVED FRM PUBLIC SWK 1/13/10-CONTACTED RITE AID IN SFLD/
DISTRICT MGR WILL CONTACT

ZONING Inspection | DEBORAH WENSON

Status: Complied Result: Complied
scheduled: 01/19/2010 Completed: 01/19/2010

Violations:

Uncorrected

Comments:

ZONING Enforcement | E25-06253**Property Information**

12-13-07-351-021 2003 TWELVE MILE Subdivision: MEETS & BOUNDS
Warren, MI 48092 Lot: Block:

Name Information

Owner: CENTRAL TWELVE LLC C/O JAMES DWORMAN, MANAGE Phone:
Occupant: SHOWTIME NOVELTIES Phone:
Filer: Phone:

Enforcement Information

Date Filed: 02/18/2025 Date Closed: 02/28/2025 Status: Closed

Complaint:

VERY LARGE BANNERS ON SOUTH & WEST FACADE OF BUILDING, LARGE BANNER ON PYLON SIGN ON DEQUINDRE & LIONS FLAGS ON POLES IN GRASS ON DEQUINDRE SIDE OF BUILDING.

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

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

Violations:

Uncorrected

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

INSPECTOR COMMENTS: VERY LARGE BANNERS ON SOUTH & WEST FACADE OF BUILDING, LARGE BANNER ON PYLON SIGN ON DEQUINDRE & LIONS FLAGS ON POLES IN GRASS ON DEQUINDRE SIDE OF BUILDING MUST BE REMOVED. A 30-DAY TEMPORARY SIGN CAN BE OBTAINED FOR \$95 TO RETAIN 1 SIGN 32 SQUARE FOOT OR SMALLER.

Comments:

VERY LARGE BANNERS VERY LARGE BANNERS ON SOUTH & WEST FACADE OF BUILDING, LARGE BANNER ON PYLON SIGN ON DEQUINDRE & LIONS FLAGS ON POLES IN GRASS ON DEQUINDRE SIDE OF BUILDING.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 02/18/2025 Completed: 02/18/2025

Violations:

Uncorrected

Comments:

Scheduling Comment SENT VIOLATION LETTER FROM 2/14/25.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Violation Result: No Violation
Scheduled: 02/28/2025 Completed: 02/28/2025

Violations:

Uncorrected

Comments:

TRUE GRIT-BANNERS TRUE GRIT-BANNERS ON SOUTH & WEST FACADE, PYLON SIGN & 2 LIONS FLAGS ON POLES REMOVED?

Tenant vacated spa

DPMI Enforcement | E24-04576**Property Information**

12-13-07-351-021 2003 TWELVE MILE Subdivision: MEETS & BOUNDS
Warren, MI 48092 Lot: Block:

Name Information

Owner: RITE AID CORPORATION ATTN: REAL ESTATE PAYAB Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 10/02/2024 Date Closed: 10/16/2024 Status: DISMISSED

Complaint:

Last Action Date: Last Inspection:

Last Action:

TICKET Inspection | CRAIG KIRBY

Status: Violations Result: violations
Scheduled: 10/02/2024 Completed: 10/02/2024

Violations:

Uncorrected GARBAGE, RUBBISH, OR DEBRIS ON THE EXTERIOR OF A PROPERTY.
Uncorrected OVER 6 INCHES IN HEIGHT.
Uncorrected FAILURE TO COMPLY TO WARNING NOTICE

Comments:

ZONING Enforcement | E22-05065**Property Information**

12-13-07-351-021 2003 TWELVE MILE Subdivision: MEETS & BOUNDS
Warren, MI 48092 Lot: Block:

Name Information

Owner: RITE AID CORPORATION Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 11/28/2022 Date Closed: 12/13/2022 Status: RESOLVED

Complaint:

TEMP. SIGN ON LIGHT POST @ DEQUINDRE

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 11/28/2022 Completed: 11/28/2022

Violations:

Corrected 4A.41-OBTAIN PERMIT FOR TEMPORARY SIGNS OR REMOVE. TEMPORARY SIGNS PERMITTED. IN ALL DISTRICTS, ONE (1) TEMPORARY SIGN MAY BE APPROVED FOR EACH PARCEL BASED ON THE PERMANENT IDENTIFICATION NUMBER, TWO (2) TIMES PER YEAR FOR A TEMPORARY TIME PERIOD NOT TO EXCEED THIRTY (30) DAYS.

Comments:**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: Complied Result: Complied
Scheduled: 12/13/2022 Completed: 12/13/2022

Violations:

Uncorrected

Comments:

Property Information

12-13-07-351-021 2003 TWELVE MILE Subdivision: MEETS & BOUNDS
warren, MI 48092 Lot: Block:

Name Information

Owner: RITE AID CORPORATION Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 06/05/2018 Date Closed: 07/25/2018 Status: JUDGEMENT

Complaint:

Last Action Date: Last Inspection:

Last Action:

TICKET Inspection | CRAIG GARWOOD

Status: Violations Result: violations
Scheduled: completed: 06/05/2018

Violations:

Uncorrected OVER 6 INCHES IN HEIGHT.

Uncorrected FAILURE TO COMPLY TO WARNING NOTICE

Comments:

COMPLAINT Enforcement | E16-01686**Property Information**

12-13-07-351-021

2003 TWELVE MILE

Subdivision: MEETS & BOUNDS

Warren, MI 48092

Lot:

Block:

Name Information

Owner: RITE AID CORPORATION

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 03/29/2016

Date Closed: 08/09/2017

Status: Complied

Complaint:

██████████ IS COMPLAINING THAT THIS BUILDING IS HAVING DRAINAGE ISSUES IN THE REAR THAT IS
FLOODING HIS PROPERTY NEXT DOOR. JM

Last Action Date:

Last Inspection:

Last Action:

Status:

Result:

Scheduled:

Completed:

Violations:

Uncorrected

Comments:

SERVICE Enforcement | E12-8755**Property Information**

12-13-07-351-021 2003 TWELVE MILE Subdivision: MEETS & BOUNDS
Warren, MI 48092 Lot: Block:

Name Information

Owner: RITE AID CORPORATION Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 02/13/2012 Date Closed: 03/12/2012 Status: Resolved

Complaint:

INVESTIGATE PROPERTY MAINTENANCE. SENT LETTER TO THE OCCUPANT, RITE AID TO COMPLY. 3-6-12-IMPROVEMENT BUT
NEEDS TO COMPLETE. MEET WITH [REDACTED] RECHECK 3-8-12. 3-8-12-MEET WITH DEBRIS REMOVED.

Last Action Date: Last Inspection:

Last Action:

SERVICE Inspection | BRIGGS, GRETCHEN

Status: Violations Result: Violations
Scheduled: 02/13/2012 Completed: 02/15/2012

Violations:

Uncorrected

Comments:**SERVICE Inspection | BRIGGS, GRETCHEN**

Status: Complied Result: Complied
Scheduled: 03/08/2012 Completed: 03/12/2012

Violations:

Uncorrected

Comments:**SERVICE Inspection | BRIGGS, GRETCHEN**

Status: Partially Complied Result: Partially Complied
Scheduled: 03/06/2012 Completed: 03/08/2012

Violations:

Uncorrected

Comments:

ZONING Enforcement | E12-8756**Property Information**

12-13-07-351-021 2003 TWELVE MILE Subdivision: MEETS & BOUNDS
Warren, MI 48092 Lot: Block:

Name Information

Owner: RITE AID CORPORATION Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 02/13/2012 Date Closed: 03/08/2012 Status: Resolved

Complaint:
INVESTIGATE DUMPSTER GATES NEED REPAIR. SENT LETTER TO THE OCCUPANT, RITE AID TO COMPLY. 3-6-12-GATES
REPAIRED. ABATE.

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | BRIGGS, GRETCHEN

Status: Violations Result: Violations
Scheduled: 02/13/2012 Completed: 02/15/2012

Violations:

Uncorrected

Comments:**ZONING Inspection | BRIGGS, GRETCHEN**

Status: Complied Result: Complied
Scheduled: 03/06/2012 Completed: 03/08/2012

Violations:

Uncorrected

Comments:

Enforcement | E11-7364

Property Information

12-13-07-351-021 2003 TWELVE MILE Subdivision: MEETS & BOUNDS
Warren, MI 48092 Lot: Block:

Name Information

Owner: RITE AID CORPORATION Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 10/27/2011 Date Closed: 10/28/2011 Status: Resolved

Complaint:

Last Action Date: Last Inspection:

Last Action:

SERVICE Inspection | DEBORAH WENSON

Status: Violations Result: Violations
Scheduled: 10/27/2011 Completed: 10/27/2011

Violations:

Uncorrected SECTION 4A.12 - TEMPORARY SIGNS REQUIRE PERMITS. OBTAIN PERMIT OR REMOVE ALL TEMPORARY SIGNS.
Uncorrected REMOVED SIGN(S) FROM RIGHT OF WAY

Comments:

VERBAL WN VERBAL WN/CARD TO FEMALE MGR

SERVICE Inspection | DEBORAH WENSON

Status: Complied Result: Complied
Scheduled: 10/28/2011 Completed: 10/28/2011

Violations:

Uncorrected

Comments:

1:1,128

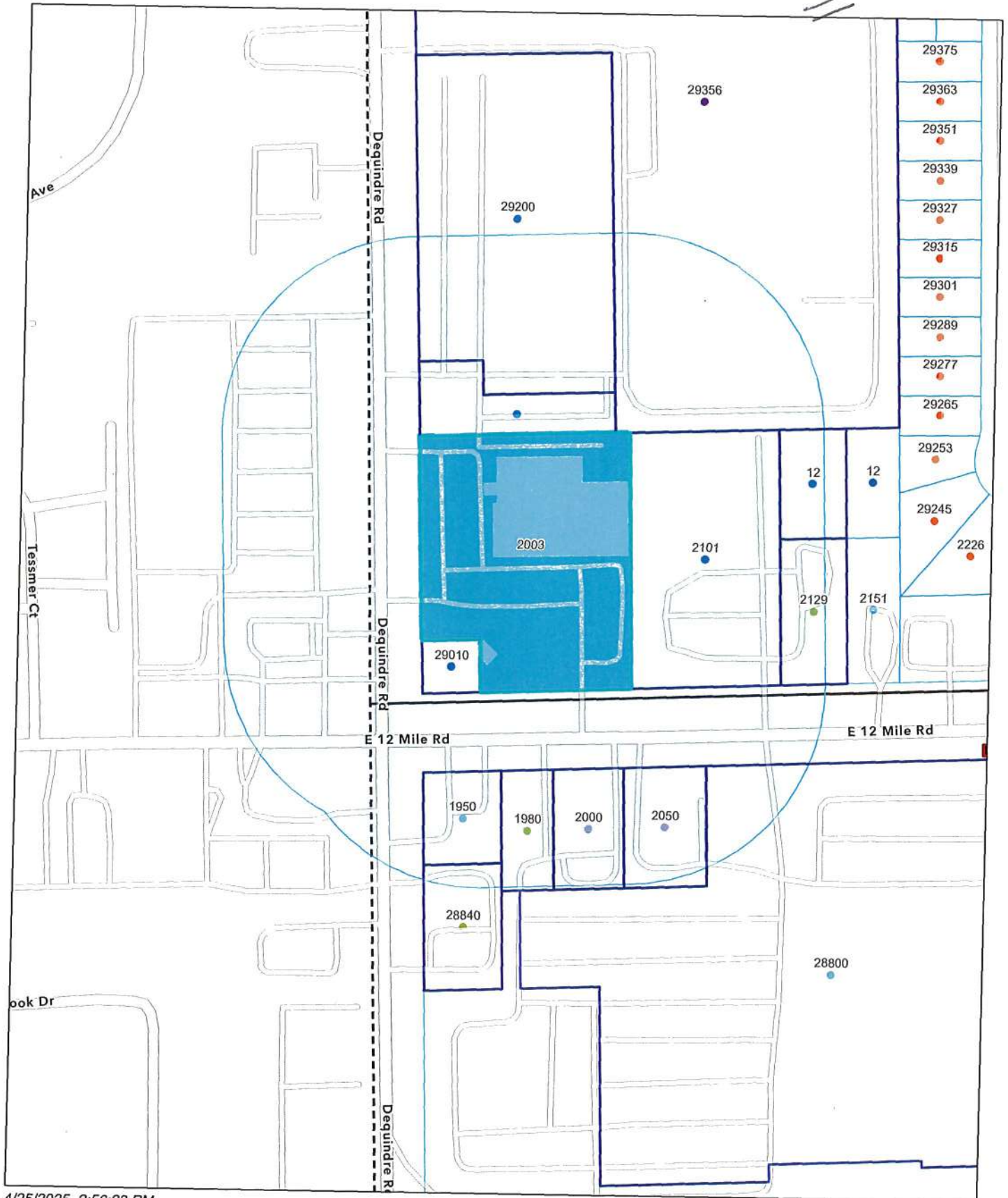
0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

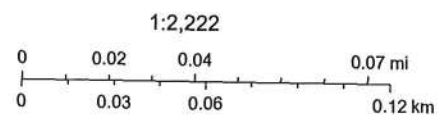
B-07-351-021

2003 and 2005 Twelve Mile

10



4/25/2025, 2:56:23 PM



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

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: MAY 14, 2025 at 7:30 P.M.

Applicant: MC DEVELOPMENT HOLDINGS LLC – DERICK RIBA
Common Description: 2003 AND 2005 TWELVE MILE

VARIANCE(S) REQUESTED: Permission to:
Erect an 8' high, 16' x 35' dumpster screen walls.

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: TERRAVAL LLC (RAMONA CEAN)

REPRESENTATIVE: PEA GROUP (BECKY KLEIN)

COMMON DESCRIPTION: **23170 SCHOENHERR**

PARCEL NUMBER: 12-13-25-351-006

ZONED DISTRICT: M-1

REASON: Petitioner seeks approval for open storage greater than 50% of the gross floor area of the primary structure.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 - INDUSTRIAL STANDARDS. (S) Open storage other than junk.
...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:

Allow 20,158 sq/ft of open storage to a property that the primary structure is 5008 sq/ft.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

3/13/2025

4/24/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: TERRAVAL LLC (RAMONA CEAN)

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

Section 17.02 - Industrial standards. (s)

Open storage other than junk.

...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

3/13/25 BB
\$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: Terraval LLC (Ramona Cean)

Address: _____ Telephone: _____

Applicant's Email Address: _____ ☒ prefer email communication

Name and Address of Property Owner (if different) same

Name of Representative: PEA Group (Becky Klein) Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☒ prefer email communication

Address of Property: 23170 Schoenherr Road, Warren, MI 48089

Parcel I.D. No. (as shown on tax bill): 13-25-351-006

Purpose of Request: To obtain a use variance from Article XVII, Section 17.0.S which restricts the outdoor storage area

In the M-1 district to 50% of the Gross Floor Area of the primary structure. A variance of 17,654 sf above the allowed 2,504 sf

is requested for this site.

Please explain the nature of your hardship:

This light industrial (zoned M-1) parcel in Warren is relatively small, being 1.23 acres in size, and the primary building on the premises is only 5,008 sf gross floor area. The site was originally built back in the 1950s or 60s, when standards regarding the outdoor storage of equipment were less rigorous, and most of the area within the fenced yard of the property has been in more or less continuous use as outdoor storage since that time. Current ordinance requirements, however, would restrict outdoor storage on the property to only 2,504 sf, which is insufficient for the types of businesses that have historically utilized the property, and for the current planned tenant.

Signature: _____ Date: 03/10/2025

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 Ramona Cean
Name(s) of Person(s)
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE Owner OF Terraval LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I, Ramona Cean
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 I, Ramona Cean *
Name(s) of Person(s)
THE Owner OF Terraval LLC *
Title of Officer Name of Company
OF _____
Address, City, State _____ Zip _____ Telephone _____

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

FURTHER, DEPONENT SAYS NOT.

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

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 10th DAY OF MARCH, 2025, BEFORE ME PERSONALLY CAME
RAMONA CEAN, 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.

MIHAELA KIRSCH MANGU
Notary Public - State of Michigan
County of Macomb
My Commission Expires Apr 10, 2029
Acting in the County of MACOMB

Michael Kirsch Mangu
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN
MY COMMISSION EXPIRES: APR 10 2029

NOTICE TO OWNER

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

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

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

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

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

Strict application of the outdoor storage regulation will prevent use of the property by any business that has need for outdoor storage of their equipment. This eliminates a significant fraction of potential users and reduces the probability of occupancy greatly.

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

The condition was not created by the applicant or previous owner of the property, nor would it have been reasonably discoverable by the owner. The issue was created by the unique configuration of this property, which rather than being rectangular, is L-shaped. This means that there is a relatively larger portion of land available in ratio to the building size.

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

This property has a relatively small building on a relatively large irregular lot, which disproportionately restricts the amount of outdoor storage. This does not prevail in the general neighborhood as most sites have a larger building on a smaller parcel.

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

Granting this variance will not create a detriment to nearby properties; it will not impact light or air, or lower property values or create a public safety hazard. On the contrary, by having a property that can attractive to a larger potential user pool will make it more valuable, which tends to raise surrounding property values.

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

This variance is not based on personal or economic hardship, but is based on the irregular property shape and ratio of building to yard.

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

This variance is necessary to preserve the type of use that this property has historically enjoyed, since this site was originally constructed sometime prior to 1965. Based on historic aerial photography this site has been employed by businesses with significant outdoor storage requirements throughout much of its history.

23170 Schoenherr Rd.

Mancini Construction, Inc.

Tabled at the Meeting of Dec. 11, 1974 until the Meeting of Jan. 15, 1975.

Tabled at the Meeting of Jan. 15, 1975 until the Meeting of Jan. 29, 1975.

Request granted at the Meeting of Jan. 29, 1975 one story office bldg. within 30 ft. of existing front property line, waive 2,500 sq. ft. off-street parking, waive required 8 ft. front yard setback along Roseberry St.

ZONING Enforcement | E23-01943**Property Information**

12-13-25-351-006	23170 SCHOENHERR	Subdivision:	
	Warren, MI 48089-4259	Lot:	Block:

Name Information

Owner:	TERRAVAL LLC	Phone:	
Occupant:	TERRAVAL LLC	Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	04/11/2023	Date Closed:	05/12/2023	Status:	RESOLVED
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Complaint:
TEMPORARY BANNER SIGN ON FENCE FOR "ROCKS TOWING & RECOVERY
(586) 500-5001"

Last Action Date:	Last Inspection:
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Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status:	Violations	Result:	Violations
Scheduled:	04/11/2023	Completed:	04/11/2023

Violations:

Corrected	SECTION 4A.12 - OBTAIN PERMITS OR REMOVE ILLEGAL SIGNS. A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.
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Comments:**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status:	Violations	Result:	Violations
Scheduled:	04/26/2023	Completed:	04/26/2023

Violations:

Corrected	SECTION 4A.12 - OBTAIN PERMITS OR REMOVE ILLEGAL SIGNS. A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.
Corrected	4A.14 PROHIBITED SIGNS (J) OFF-PREMISES SIGNS OTHER THAN BILLBOARDS, ELECTION AND SPECIAL EVENTS OR ACTIVITIES SIGNS AS REGULATED IN THIS ORDINANCE. TEMPORARY BANNER SIGN ON FENCE FOR ROCKS TOWING & RECOVERY MUST BE REMOVED.

Comments:

Scheduling Comment ROCKS RECOVERY & TOWING BANNER ON FENCE

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status:	Complied	Result:	Complied
Scheduled:	05/12/2023	Completed:	05/12/2023

Violations:

Uncorrected

Comments:

Scheduling Comment TEMP BANNER ON FENCE FOR ROCKS TOWING

CERT OF COMPLIANCE Enforcement | E23-01435**Property Information**

12-13-25-351-006	23170 SCHOENHERR	Subdivision:	
	Warren, MI 48089-4259	Lot:	Block:

Name Information

Owner:	TERRAVAL LLC	Phone:	
Occupant:	TERRAVAL LLC	Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	03/14/2023	Date Closed:	09/24/2024	Status:	Closed
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Complaint:

POST VACANT OR IDENTIFY OCCUPANT AND CHECK FOR COC.

Last Action Date: 07/10/2024 Last Inspection:

Last Action:

NEGOTIATED SETTLEMENT

FIELD INSPECTION Inspection | DAVID PODESZWIK

Status:	Violations	Result:	Violations
Scheduled:	03/15/2023	Completed:	03/15/2023

Violations:

Uncorrected

Comments:

Scheduling Comment POST VACANT OR IDENTIFY OCCUPANT AND CHECK FOR COC.

ZON COC BUILDING IS OCCUPIED TERRAVAL LLC LETTER SENT DP

FOLLOW-UP Inspection | DAVID PODESZWIK

Status:	scheduled	Result:	Scheduled
scheduled:	04/20/2023	Completed:	

Violations:

Uncorrected

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

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

Violations:

Uncorrected

Comments:

Scheduling Comment PER ASSESSING - ATSALIS HAS EQUIPMENT ON THIS SITE - NO COC

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status:	Violations	Result:	violations
Scheduled:	02/01/2024	Completed:	02/01/2024

Violations:

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

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

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

FAILURE TO CALL FOR ALL INSPECTIONS AND OBTAIN A CERTIFICATE OF COMPLIANCE WITHIN 30 DAYS WILL RESULT IN A TICKET WITH FINES UP TO \$1,000.00 PER DAY. AFTER 30 DAYS YOUR APPLICATION WILL EXPIRE AND YOU WILL HAVE TO REAPPLY FOR NEW INSPECTIONS ALONG WITH THE FEE.

PLEASE CALL 586-574-4504 TO SCHEDULE INSPECTIONS.

Y033532

ISSUE TICKET-ATSALIS BROS PAINTING STILL HAS VEHICLES THROUGHOUT LOT.

5/22/24 ISSUED/POSTED TICKET #: Y033532

VIOL #1: 22.10 (C) FAILURE TO OBTAIN COC / 9837

VIOL #2: 17.02 (S) OPEN STORAGE WITHOUT SITE PLAN APPROVAL / 9837

VIOL #3 4A.12 SIGN WITHOUT PERMIT / 9837

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Violation

Result: No Violation

Scheduled: 05/31/2024

Completed: 05/31/2024

Violations:

Uncorrected

Comments:

Scheduling Comment SCAN IN NTA

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Violation

Result: No Violation

Scheduled: 07/01/2024

Completed: 07/02/2024

Violations:

Uncorrected

Comments:

Scheduling Comment SCAN IN NTA. ASKED COURT TO ADJOURN FROM 6/12/24 TO 7/10/24.

COURT Inspection | BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 07/09/2024

Completed: 07/09/2024

Violations:

Uncorrected

Comments:

Scheduling Comment COURT FOLLOW-UP, CHECK IF ALL ATSALIS EQUIP MOVED FROM PROPERTY AND THIER SIGN REMOVED FROM FENCE.

COURT Inspection | BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 07/10/2024

Completed: 07/10/2024

Violations:

Uncorrected

Comments:

Scheduling Comment 7/9/24 ON COURT FOLLOW UP INSPECTION TODAY I OBSERVED SERVAL VEHICLES/EQUIPMENT THAT HAVE ATSALIS BROS LOGOS ON THEM STILL ON THE PROPERTY ALONG WITH OTHER OPEN STORAGE. SIGN HAS BEEN REMOVED FROM FENCE. DISCUSSED W/EM AND THEN LEFT NICK A VM THAT WE ARE STILL GOING TO BE MOVING FORWARD WITH THE TICKET TOMORROW SINCE NOT IN COMPLIANCE.-BS

7/10/24 NEG. SETTLEMENT. PLED RESPONSIBLE TO ALL 3 COUNTS. FINES WERE: VIOL #1: \$0, VIOL #2: \$200, VIOL #3: \$0 & ORDERED TO REMOVE ALL OF THEIR OPEN STORAGE WITHIN 30 DAYS.-BS

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 08/09/2024

Completed: 08/09/2024

Violations:

Uncorrected

Comments:

Scheduling Comment HAS THE REST OF ATSALIS BROS. OUTDOOR STORAGE BEEN REMOVED AS ORDERED ON AHO FROM 7/10/24?

8/9/24 ATSALIS VEHICLES STILL AT PROPERTY. GWTE NOW CLOSED AND LOCKED BUT TOOK PICTURES. SCHEDULED 2ND OFFENSE TICKET FOR NEXT WEEK.-BS

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 09/13/2024

Completed: 09/13/2024

ZONING Enforcement | E20-03050**Property Information**

12-13-25-351-006	23170 SCHOENHERR	Subdivision:	
	Warren, MI 48089-4259	Lot:	Block:

Name Information

Owner:	TERRAVAL LLC	Phone:	
Occupant:	TERRAVAL LLC	Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	10/30/2020	Date Closed:	01/31/2024	Status:	CLOSED OLD COMPLAINT
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Complaint:

PER OWNER, EA EXPRESS MOVED IN ON 1/1/2020. NO COC ON FILE-SZ

Last Action Date:	Last Inspection:
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Last Action:

ZONING Inspection | SARA ZAYAS

Status:	Violations	Result:	Violations
Scheduled:	10/30/2020	Completed:	10/30/2020

Violations:

Uncorrected

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

Status:	Scheduled	Result:	Scheduled
Scheduled:	11/20/2020	Completed:	

Violations:

Uncorrected

Comments:

ZONING Enforcement | E13-03309**Property Information**

12-13-25-351-006

23170 SCHOENHERR

Subdivision:

Warren, MI 48089-4259

Lot:

Block:

Name Information

Owner: TERRAVAL LLC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 09/13/2013

Date Closed: 10/01/2013

Status: Resolved

Complaint:

Last Action Date:

Last Inspection:

Last Action:

FIELD CHECK Inspection | EVERETT MURPHY

Status: Violations

Result: Violations

Scheduled: 09/13/2013

Completed: 09/13/2013

Violations:

Uncorrected

Comments:

Scheduling Comment COMPANY MOVED IN W/O COC

FOLLOW-UP Inspection | EVERETT MURPHY

Status: Complied

Result: Complied

Scheduled: 10/01/2013

Completed: 10/01/2013

Violations:

Uncorrected

Comments:

Scheduling Comment COC

PEA GROUP

March 11, 2025
PEA Project No: P25-0239.00

Planning Commission and Zoning Board of Appeals
City of Warren
One City Square,
Warren, MI 48093-5283

Re: Application for Site Plan Approval and Dimensional Variance
23170 Schoenherr Road
Warren, MI

Dear Officials:

PEA Group represents Terraval LLC, who is the owner of this existing warehouse and storage yard, located on the east side of Schoenherr, north of Nine Mile Road.

The site has been in use since the 1950s, and was built into its current configuration sometime between 1956 and 1961, with the addition of an office building sometime in the 70s or 80s. The property has been in more or less continuous use since that time, with outdoor storage of equipment being a significant component of operations. Please refer to attached Exhibit A.

In order to obtain a Certificate of Occupancy for use of this property as a trucking business, the granting of a variance will be necessary.

The current ordinance Article XVII, Section 17.0.s states:

All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval. The area shall be enclosed on three (3) sides by chain link fencing with metal/plastic slats used for screening as deemed necessary by the Planning Commission. In M-3 and M-4 zones the Planning Commission shall determine whether screening of the outside storage is necessary based on the relationship of the storage to properties zoned residential as identified in Section 3.01(1-7) of the Zoning Ordinance.

The designated area shall always be hardsurfaced and screened from the public street and any residentially zoned areas. The designated areas shall not be located in any area required for parking space and is necessary to meet the minimum requirements of Section 4.32 of this ordinance. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site except in M-3 and M-4 zones where the amount of outside storage area is not limited based on the size of the primary structure. In M-1 and M-2 zones the designated

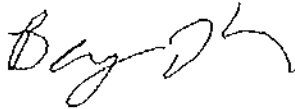
area shall not be located any closer than seventy-five (75) feet to the front property line unless the size of the lot is less than one hundred fifty (150) feet in depth in which case the Planning Commission may allow the designated area to be located no closer than twenty-five (25) feet from the front property line. In M-3 and M-4 zones outside storage may not be closer than one hundred fifty (150) feet from any street right-of-way line.

Since the primary structure of this site is only 5,008 sf, this limits the allowable outdoor storage to 2,504 sf. An analysis of historical photography and current configuration of the property demonstrates that significantly more of this site has consistently been used for outdoor storage. In order to continue to use this property in a manner that is consistent with other use patterns in the neighborhood, we are requesting to be allowed an outdoor storage area of 20,158 sf. This will require a variance for the 17,654 sf of storage that would exceed the ordinance allowed amount.

No improvements are planned to be constructed for this site—we are simply requesting legal recognition by the City of Warren to allow the owner to continue to use the site in the manner it has been used for the past 60-plus years.

We trust these submittals meet requirements. If you should have any questions or require any additional information, please feel free to contact this office.

PEA Group

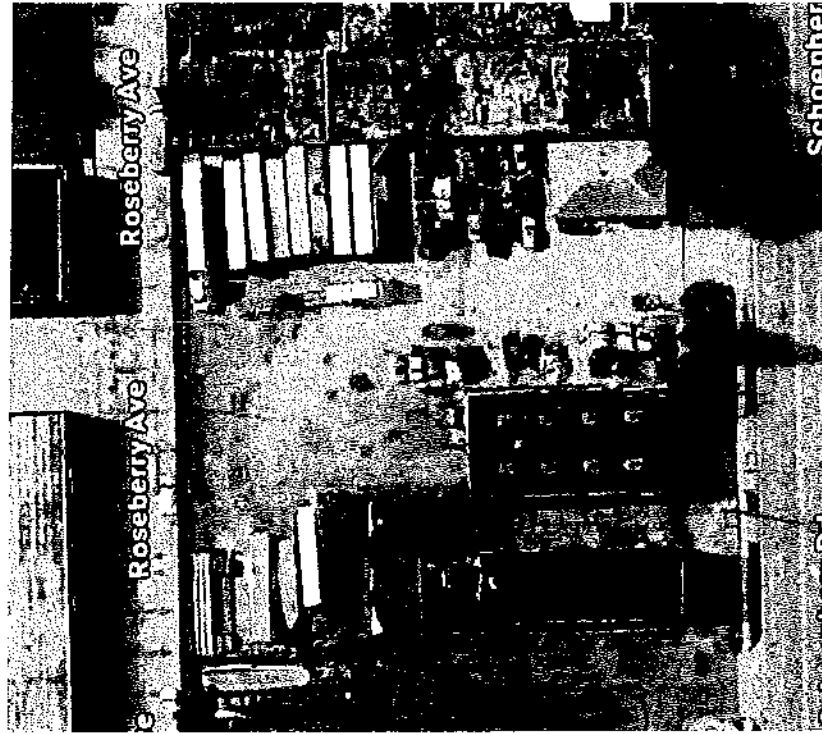


Becky Klein, PE, LEED AP BD+C
Project Manager

Exhibit A

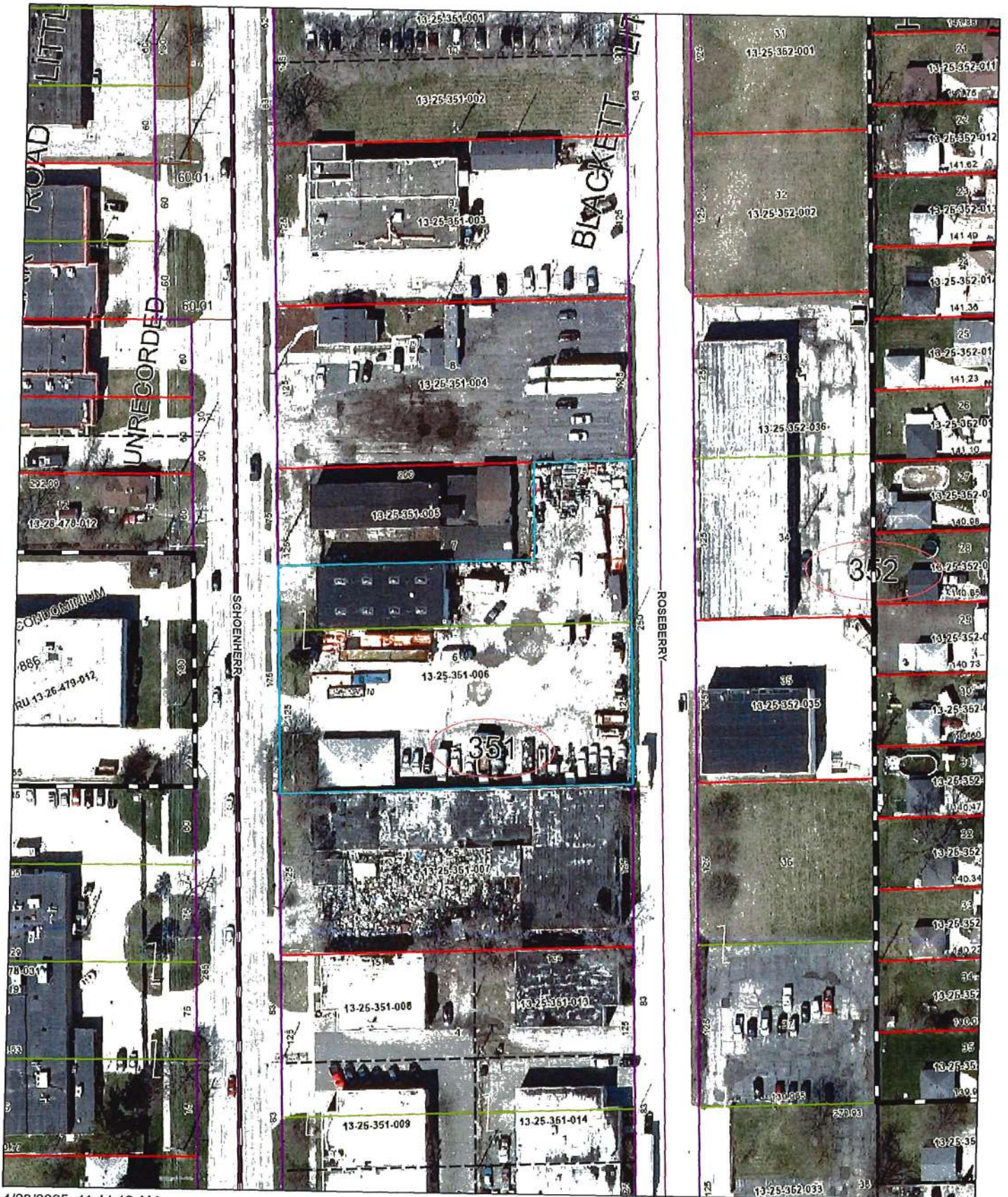


Property in 1961



Property today

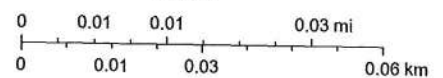
23170 SCHOENHERR



4/23/2025, 11:44:12 AM

— Road Names

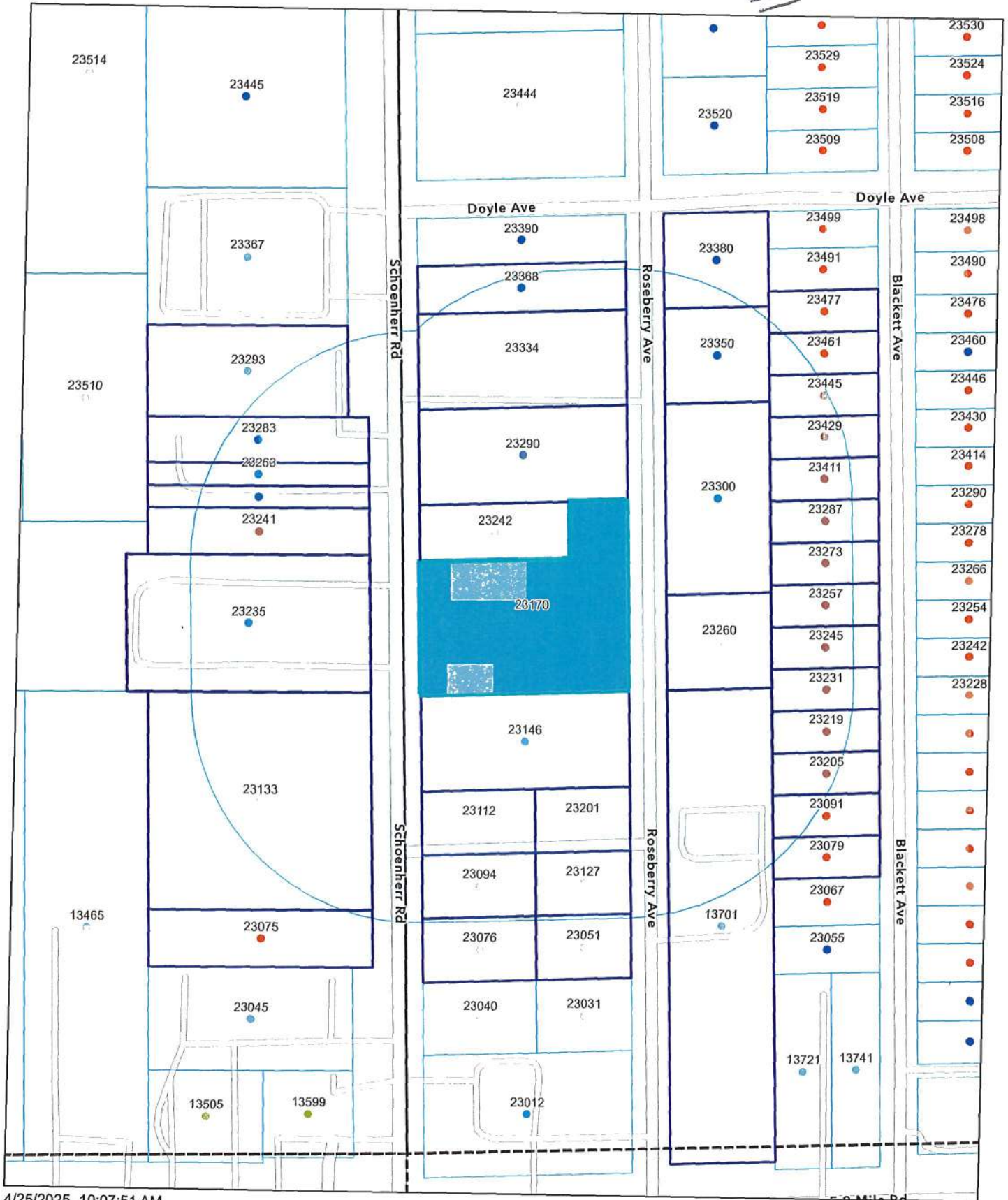
1:1,128



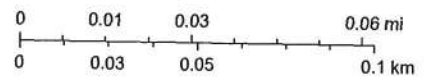
13-25-351-006

23170 Schoenherr

34



1:1,916



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

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: MAY 14, 2025 at 7:30 P.M.

Applicant: TERRAVAL LLC – RAMONA CEAN
Common Description: 23170 SCHOENHERR

VARIANCE(S) REQUESTED: Permission to:

Allow 20,158 square ft. of open storage to a property that the primary structure is 5,008 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