



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

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

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, June 26, 2024 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

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

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meetings of May 22, 2024 & June 12, 2024.**
6. PUBLIC HEARING:

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Andrew Green
(Rescheduled from May 22, 2024 and June 12, 2024)
Same as above.
25813 Lila Ct
13-19-403-011
R-1-C

VARIANCES REQUESTED: Permission to

PREVIOUS REQUEST:

Allow:

- 1) A 6 ft. high privacy fence to extend approximately 60 ft. past the front building line along the north property line.
- 2) A 6 ft. high privacy fence to extend 17.6 ft. past the front building line along the south property line.
- 3) A privacy fence to be constructed within the 10 ft. clear vision zone of the neighboring driveway to the west at 25850 Virginia.
- 4) A 4 ft. high privacy fence past the front building line in the northwest corner of the property (adjacent to the public sidewalk from Lila Ct. to Frazho) to extend approximately 24.9 ft. from 1 ft. in from the public sidewalk on Lila Ct. to 1 ft. from the public sidewalk on Frazho.

UPDATED REQUEST:

Allow:

- 1) A privacy fence to be constructed within the 10 ft. clear vision zone of the neighboring driveway to the west at 25850 Virginia.
- 2) Allow a 4 ft. high privacy fence past the front building line the northeast corner of the property (adjacent to the public sidewalk from Lila Ct. to Frazho) to extend approximately 24.9 ft. from 1 ft. in from the public sidewalk on Lila Ct. to 1 ft. from the public sidewalk on Frazho, with the section of fence (adjacent to the public sidewalk from Lila Ct. to Frazho) tapering from 4 ft. down to 2 ft. 6 in. from north to south.

ORDINANCES and REQUIREMENTS:

Section 4D.08 – Fences, Walls and Landscape Screens in Front Yard Between Building Line and Front Property Line: No fence, wall or landscape screen shall be constructed between the established building line and the front property line, except as follows: B. Cul-de-sac. When a lot at the closed end of a cul-de-sac street and the side yard is adjacent to a street, fences or walls may be extended beyond the front building line up to one (1) foot from the sidewalk and shall not exceed the height of four (4) feet along the side yard property line adjacent to the street.

Section 4D.33 – Privacy Fences. B. Corner Lots: A privacy fences is permitted on corner lots provided that if the fence abuts any driveway, including driveways on adjacent property, the fence shall be set back a minimum of ten (10) feet from the intersection of the property line and the driveway providing a clear vision zone area as depicted on the diagram below. The portion of the fence set back a minimum of ten (10) feet, may be angled away from the driveway or installed perpendicular to the driveway. The clear vision zone area is required to provide for the unobstructed vision of a driver existing the driveway.

- | | | |
|----|--|---|
| 7. | PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE: | APPLICANT: Steven Laughlin
Same as above.
11268 Cadillac
13-34-209-008
R-1-C |
|----|--|---|

VARIANCES REQUESTED: Permission to

Construct a 6' x 16' front porch to no less than 16' 10" of the front property line.

ORDINANCES and REQUIREMENTS:

Section 7.05: Each lot in R-1-C districts shall have a front yard of not less than twenty-five (25) feet from the front property line.

- | | | |
|----|--|--|
| 8. | PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE: | APPLICANT: Metro Detroit Signs
Kevin Deters / Metro Detroit Signs
6711 Eight Mile
13-33-457-018
M-2 |
|----|--|--|

VARIANCES REQUESTED: Permission to

- 1) Erect a wall sign 6.75' x 8.2' (55.35 square ft.) on the east elevation. In addition to 6.75' x 8.2' (55.35 square ft.) on the south elevation that has previous variance from 3/25/2004.
Total wall signage: 110.7 square ft.
- 2) Erect two (2) drive-thru menu boards 4.125' x 7.213' (29.75 square ft.) with a 1.65' under clearance and 5.78' overall height each.

Total ground signage: 152.83 square ft. (Includes 93.33 square ft/ ground signage granted 8/11/1993.)

3) Erect six (6) canopies with a colored striping decorative design element at 3.16' x 5' (15.8 square ft.) each.

Total decorative design element: 94.80 square ft.

ORDINANCES and REQUIREMENTS:

Section 4A.35 (b): One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

Section 4A.35 (c): Total wall signage of a size not to exceed forty (40) square ft. shall be allowed for each business in C-1, C-2, C-3, M-1 and M-2.

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

9. NEW BUSINESS

10. ADJOURNMENT

Paul Jerzy
Secretary of the Board

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

Rescheduled from 5/22/24 to 6/12/24

6

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: ANDREW GREEN

REPRESENTATIVE: ANDREW GREEN

COMMON DESCRIPTION: **25813 LILA CT**

PARCEL NUMBER: 12-13-19-403-011

ZONED DISTRICT: R-1-C

REASON: Petitioner wishes to erect a privacy fence. (Tabled from 5/22/24 ZBA Meeting)

ORDINANCES and REQUIREMENTS:

SECTION 4D.08. - FENCES, WALLS AND LANDSCAPE SCREENS IN FRONT YARD BETWEEN BUILDING LINE AND FRONT PROPERTY LINE. No fence, wall or landscape screen shall be constructed between the established building line and the front property line, except as follows: B. Cul-de-sac. When a lot at the closed end of a cul-de-sac street and the side yard is adjacent to a street, fences or walls may be extended beyond the front building line up to one (1) foot from the sidewalk and shall not exceed the height of four (4) feet along the side yard property line adjacent to the street.

4D.33 PRIVACY FENCES. B. CORNER LOTS. A privacy fence is permitted on corner lots provided that if the fence abuts any driveway, including driveways on adjacent property, the fence shall be set back a minimum of ten (10) feet from the intersection of the property line and the driveway providing a clear vision zone area as depicted on the diagram below. The portion of the fence set back a minimum of ten (10) feet, may be angled away from the driveway or installed perpendicular to the driveway. The clear vision zone area is required to provide for the unobstructed vision of a driver exiting the driveway.

VARIANCES REQUESTED: Permission to:

Allow:

1. A Privacy fence to be constructed within the 10 ft. clear vision zone of the neighboring driveway to the west at 25850 Virginia.
2. Allow a 4 ft. high privacy fence past the front building line in the northeast corner of the property (adjacent to the public sidewalk from Lila Ct. to Frazho) to extend approximately 24.9 ft. from 1 ft. in from the public sidewalk on Lila Ct. to 1 ft. from the public sidewalk on Frazho, with the section of fence (adjacent to the public sidewalk from Lila Ct. to Frazho) tapering from 4 ft. down to 2 ft. 6 in. from north to south.

Previous Variance Requested: None.

dwenson, Zoning Inspector	04/22/2024	04/23/2024	(M)	(P)	(C)
bschuman Zoning Inspector	05/28/24	05/28/2024		(P)	(C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: ANDREW GREEN

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:

4D.08 FENCES.
4D.33 PRIVACY FENCES.

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

dwenson, Zoning Inspector

2/12/2024
#9500

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Andrew Green

Address: 25813 Lila Ct. Warren, MI 48091 Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) N/A

Name of Representative: N/A Telephone: N/A

Representative's Address: N/A

Representative's Email Address: N/A ☐ prefer email communication

Address of Property: 25813 Lila Ct. Warren, MI 48091

Parcel I.D. No. (as shown on tax bill): 12-13-19-403-011

Purpose of Request: Listed below:

1. Allow 6 ft. high privacy fence to extend past the front building line of the dwelling along the east and west to the end of property line; Frazho side.
2. Allow 6 ft. high privacy fence to extend to the rear northwest right corner of the property line, allowing full use of my property.
3. Allow 4 ft. high privacy fence to replace existing fencing on northeast right corner of the property line, blocking off my property from pedestrian traffic.

Please explain the nature of your hardship:

On 04/24/24 JK from Zoning provided a redrawn proposal that I am appealing to meet the above request with variance. 1. The redrawn proposal would prohibit use of the northwest right corner of my property. In it's current state, the trees and fencing do no support view of pedestrian/cross traffic, moreover, the driveway on the adjoining property is not used, is gated and locked. 2. The redrawn proposal does not support aesthetic cohesion or privacy from road noise, pedestrian traffic, or unsightly neighboring yards. Trash is blown/thrown onto the property from cars/pedestrian traffic. 3. In it's current state, the fence on the northeast right corner mirrors the neighbors fence (original) and blocks pedestrian traffic/bikes from the property.

Signature: [Signature] Date: 04/22/2024

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Andrew Green

Name(s) of Person(s)
OF 25813 Lila Ct. Warren, MI 48091 [REDACTED]
Address, City, State Zip Telephone
THE N/A OF N/A
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Andrew Green
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) X_____/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Andrew Green *
Name(s) of Person(s)
THE N/A OF N/A *
Title of Officer Name of Company

OF 25813 Lila Ct. Warren, MI 48091 [REDACTED]
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

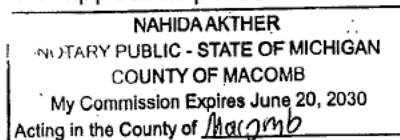
ON THIS 22 DAY OF Apr, '1, 2024, BEFORE ME PERSONALLY CAME
Andrew Green, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Andrew Green DID SO OF his OWN FREE WILL AND DEED.

Nahida Akther
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 06-20-2030

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.

Macomb



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

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

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

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

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

Due to the shape of the lot, being at the end of a cul-de-sac, combined with the redrawn proposal by the zoning office, would deprive the property owner the right and privileges currently enjoyed on this site and by other property owners in the same zoning district. Moreover, the heavily trafficked Frazho Rd. presents recurrent issues of loose trash, as well as view of neighboring house(s) across Frazho Rd. that are unsightly. The existing fencing is (on all sides) a on the property line and is a restrictive boundary from pedestrian traffic onto the property.

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 a previous owner of the property, and was not reasonably discovered by the owner; the fencing (on all sides) was installed in 1967 when the subdivision/home was built, and at that time met all zoning regulations.

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

The property has unique physical features or characteristics; fencing on the northeast right corner of the property line (specifically), and on all sides, mirrors the neighbor across the street and the neighbor behind, and so-forth. Removing the small fencing on that area would not be cohesive, nor would it be fair to allow continued use of non-compliant fencing, while denying this fence to be replaced for continued use.

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

Granting the variance would have no effect on any adjoining properties, nor would it obstruct view of traffic. The zoning relief requested will not cause any detriment to the common good, as the literal interpretation and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to the current property owner, not just a casual/discretionary inconvenience to the property owner.

The variance would allow the property owner to modernize and improve the property; it may also stimulate revitalization and improve 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.

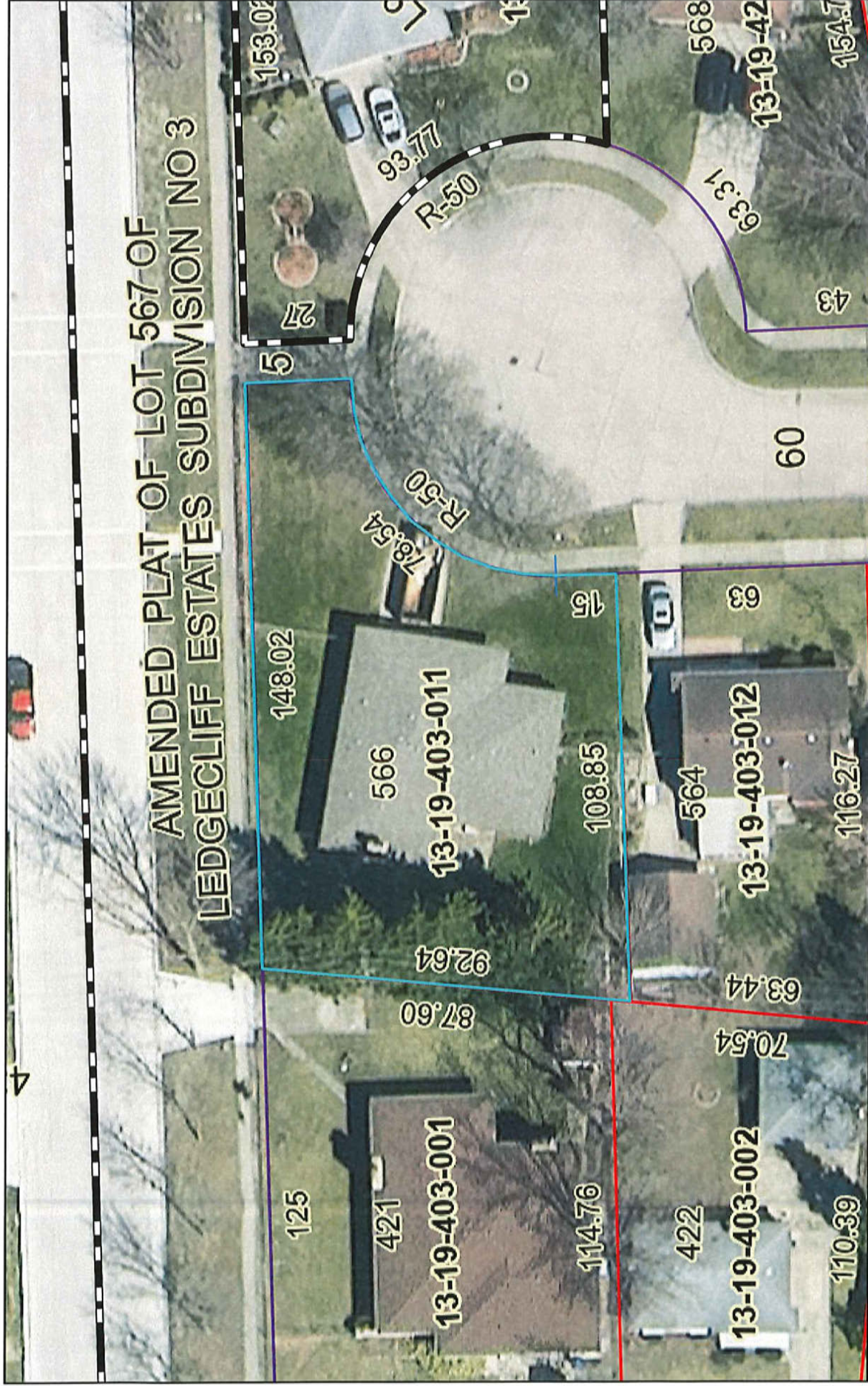
The variance request is not primarily related to personal or economic hardship; the property owner has purchased \$4,000 worth of premium materials.

The variance 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.

This request is the minimum necessary. It would allow the home to be consistent with the spirit and purpose of this chapter and the city of Warren's Master Plan as the as the property would blend with the homes in the neighborhood, and will be well within the spirit of the street and community.

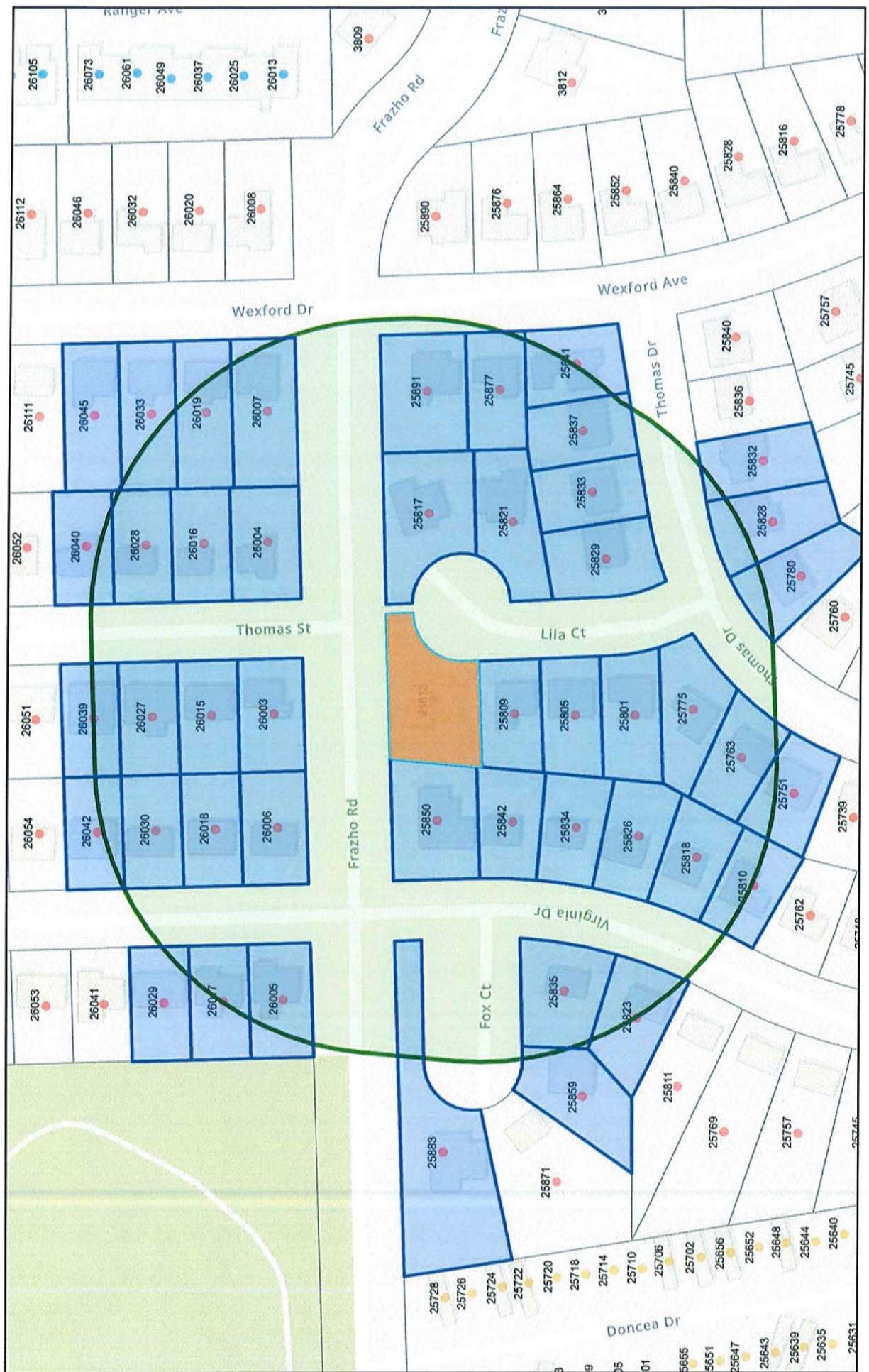
ArcGIS Web Map



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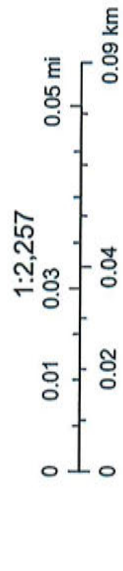
47

25813 Lila Ct. - 13-19-403-011



5/6/2024, 9:08:08 AM

- Site Address Point
- Condominium
 - Building
 - Parcels
 - Trailer



→ Z



ANDREW LUTHER
25813 Lila Ct.
WARREN, ME 04809

Cul-de-sac
Closed

FRAZAR Rd.

Google Maps

3398 Frazho Rd

Warren, Michigan

Google Street View

Oct 2018

See more dates



Image capture: Oct 2018 © 2024 Google



Google Maps 3398 Frazho Rd



Image capture: Oct 2018 © 2024 Google



CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: STEVEN LAUGHLIN

REPRESENTATIVE: STEVEN LAUGHLIN

COMMON DESCRIPTION: 11268 CADILLAC

PARCEL NUMBER: 12-13-34-209-008

ZONED DISTRICT: R-1-C

REASON: Petitioner seeks permission to construct a front porch that does not conform to the front yard setback.

ORDINANCES and REQUIREMENTS:

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

VARIANCES REQUESTED: Permission to:

To construct a 6' x 16' front porch to no less than 16' 10" of the front property line.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: STEVEN LAUGHLIN

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 7.05: Each lot in R-1-C Districts shall have a front yard of not less than twenty-five (25) feet from the front property line.

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

\$950.00
pd 5/28/24-AS

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: Steven M. Laughlin

Address: 11268 Cadillac Ave. Telephone: [REDACTED]

Applicant's Email Address: [REDACTED] ☐ 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: _____

Parcel I.D. No. (as shown on tax bill): 13-34-209-008

Purpose of Request: Build new Front Porch

Extends into Front.

Please explain the nature of your hardship:

No Hardship

Signature: [Signature] Date: 28 May 24

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Steven M. Laughlin
Name(s) of Person(s)
OF 11268 Cadillac Ave 48089-2524 [REDACTED]
Address, City, State Zip Telephone
THE N/A OF N/A
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT
_____/RECORDED LAND CONTRACT PURCHASER(S) I/We/It ✓/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT 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 St M. Laughlin L.S.
SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 28th DAY OF May, 2024, BEFORE ME PERSONALLY CAME
Steven M. Laughlin, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.

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

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

NOTICE TO OWNER

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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.

No

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

No

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

No

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

No

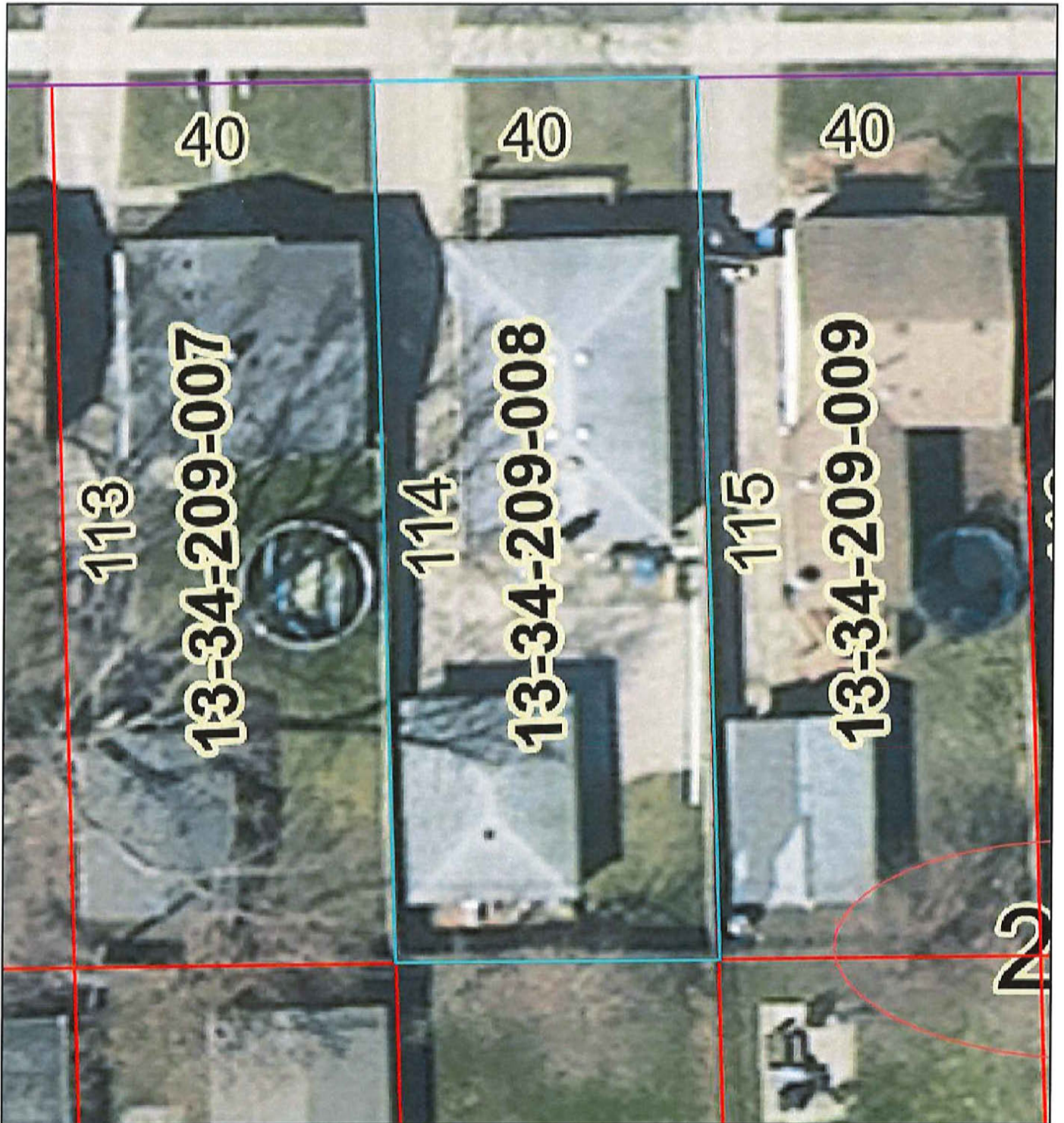
Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

Yes

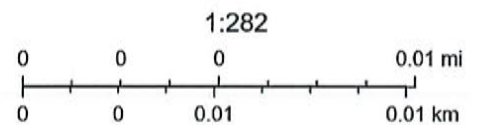
Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

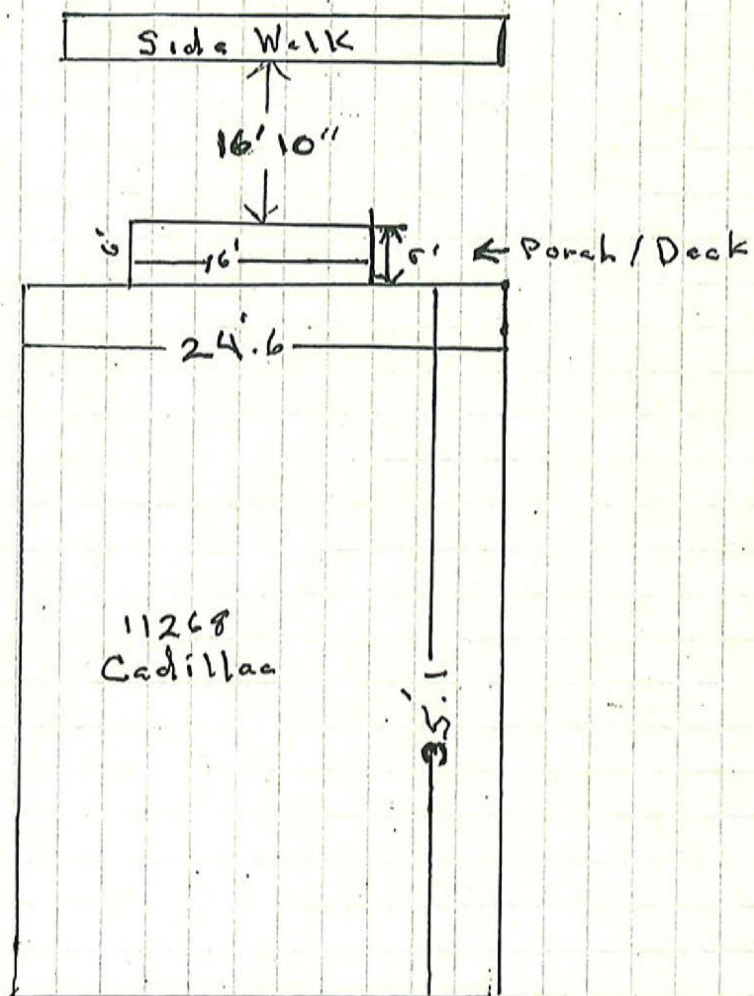
No

26523 WEXFORD



6/6/2024, 8:58:30 AM

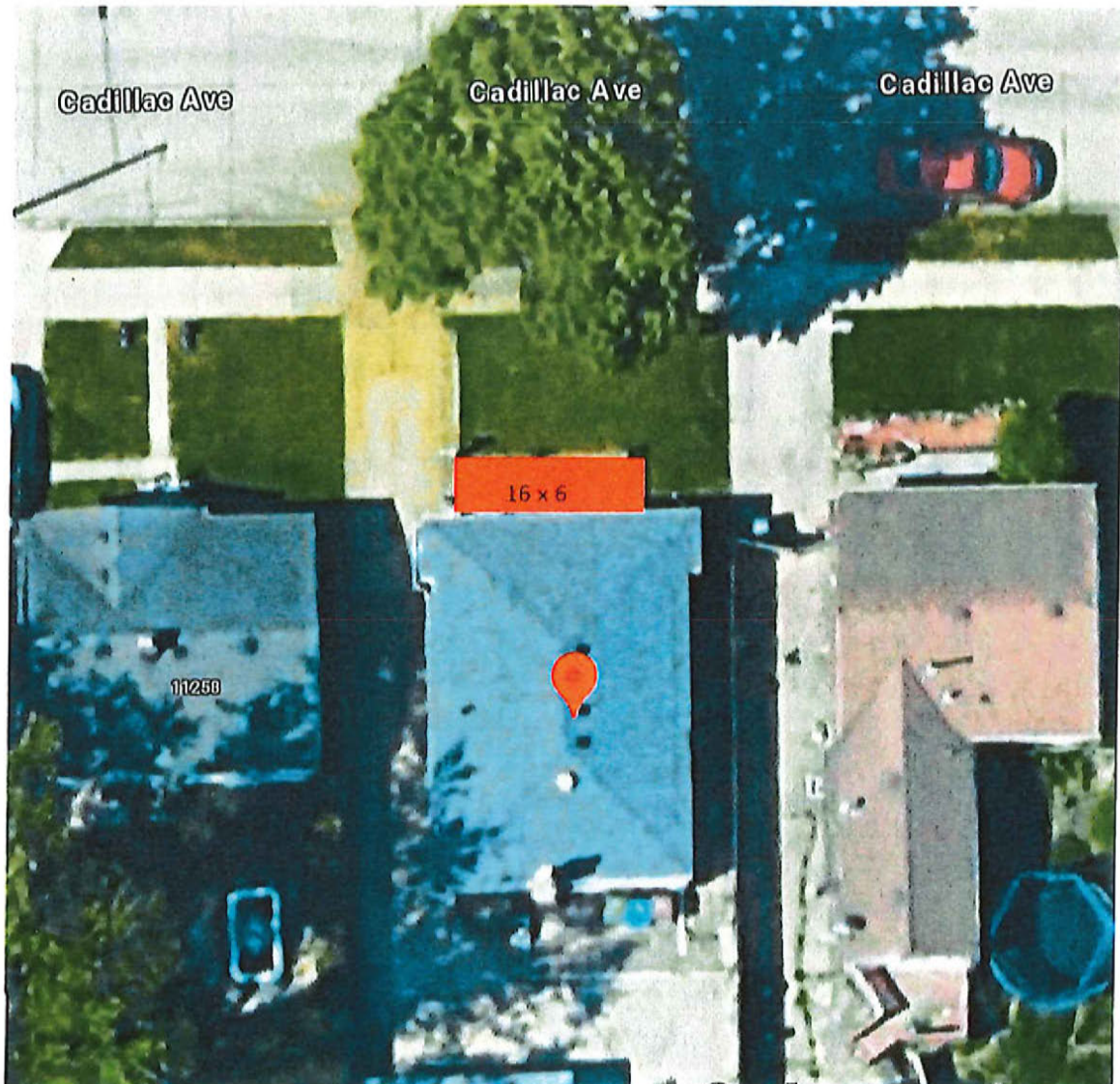




Placement and size:

Deck shall be 6ft wide, 16 ft long and 24 inches high to top of floor boards. There will be stair access on the driveway side for easy access.

House side shall be mounted to house

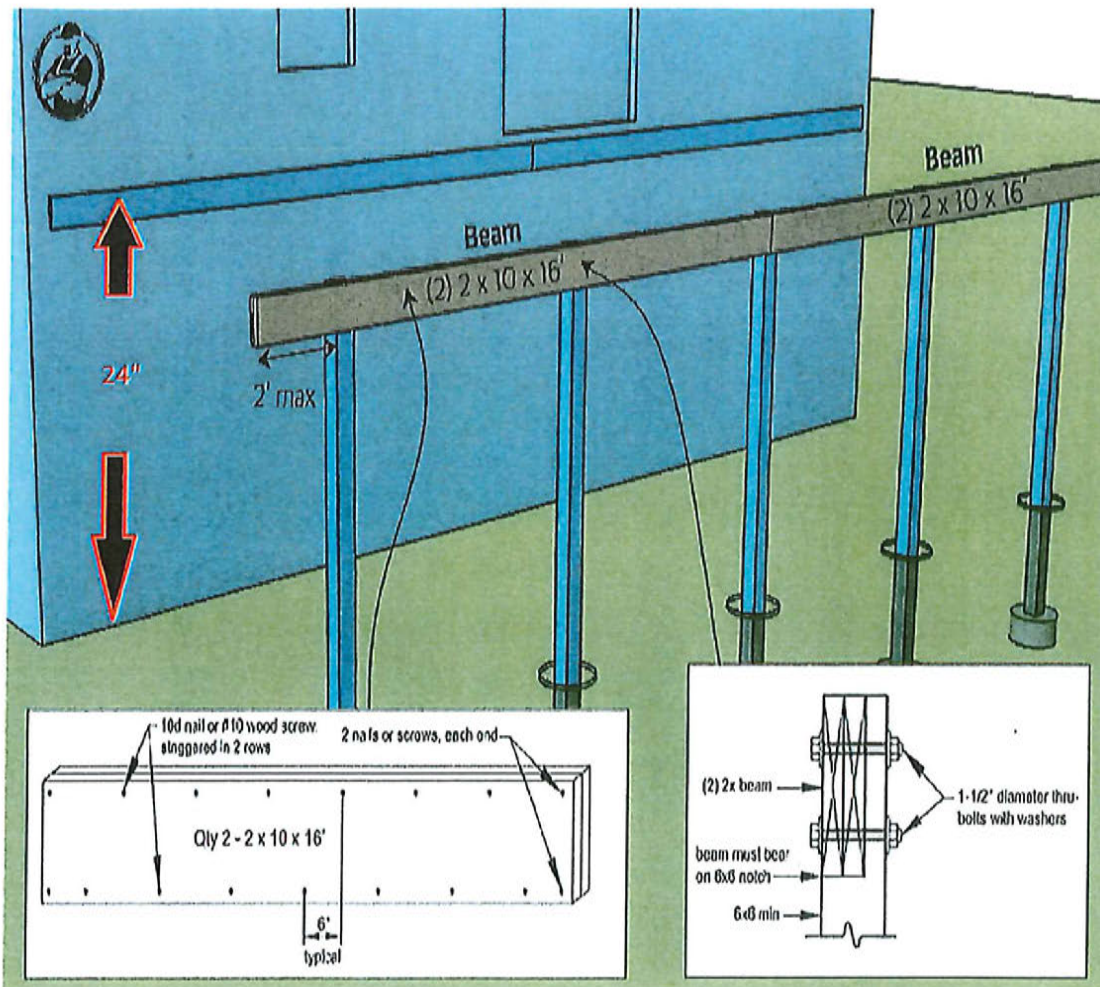


CITY OF WARREN
BUILDING DIVISION
SHEET 2 OF 4
NO. 2 OF 4

Ledger and Beam shall be treated 2 x 10. Floor joists will be 16" on center using treated 2 x 8s

Illustration used shows five posts for a 32 ft span, will be using 6x6s four total to allow better spacing for 4x4 rail posts. Nail/Screw pattern for beam shall match picture below along with Beam to post mounting.

Post holes to be dug to 48" inches and 6" footings to be poured prior to post placement.

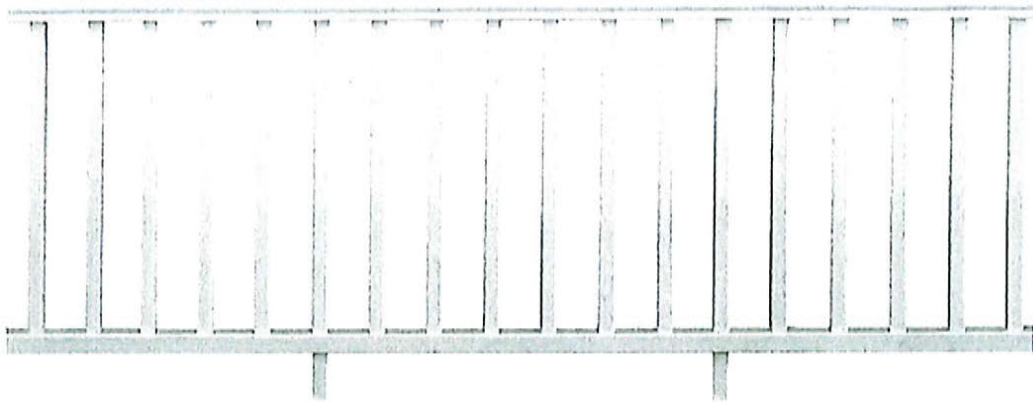


CITY OF WARREN
BUILDING DIVISION
SHEET

NO 3 OF 4

1000

Railing: Railing will be PolyComposit white vinyl railing with post jacket sleeves and all appropriate hardware and brackets.



Upon completion white vinyl lattice shall be affixed to lower portion of deck to block off access from animals.

CITY OF WARREN
BUILDING DIVISION
SHEET

NO 4 OF 4

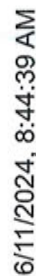
202000 - 145899

EXISTING PORCH



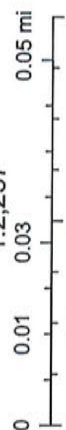
Thursday, June 6, 2024 9:00:35 AM - Window

9/11



Site Address Point Parcels

Building



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

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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: JUNE 26, 2024 at 7:30 P.M.

Applicant: STEVEN LAUGHLIN

Common Description: 11268 CADILLAC

VARIANCE(S) REQUESTED: Permission to:

Construct a 6' x 16' front porch to no less than 16' 10" of the front property line.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS revised

SUMMARY OF VARIANCE REQUEST

APPLICANT: METRO DETROIT SIGNS

REPRESENTATIVE: KEVIN DETERS AT METRO DETROIT SIGNS

COMMON DESCRIPTION: 6711 Eight Mile

PARCEL NUMBER: 12-13-33-457-018

ZONED DISTRICT: M-2

REASON: Petitioner seeks permission to add additional ground & wall signs, & decorative design element over the size allowed by the Zoning Ordinance

ORDINANCES and REQUIREMENTS:

Section 4A.35 (b): One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

Section 4A.35 (c): Total wall signage of a size not to exceed forty (40) sq. ft. shall be allowed for each business in C-1, C-2, C-3, M-1 and M-2.

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

VARIANCES REQUESTED: Permission to:

1. Erect a wall sign 6.75' x 8.2' (55.35 sq/ft) on the East elevation. In addition to 6.75' x 8.2' (55.35 sq/ft) on the south elevation that has previous variance from 3/25/2004.
Total Wall signage: 110.7 sq/ft.
2. Erect Two (2) Drive-thru menu boards 4.125' x 7.213' (29.75 sq/ft) with a 1.65' under clearance and 5.78' overall height each.
Total Ground signage: 152.83 sq/ft. (Includes 93.33 sq/ft ground signage granted 8/11/1993)
3. Erect Six (6) Canopies with a colored striping decorative design element at 3.16' x 5' (15.8 sq/ft) each.
Total Decorative design element: 94.80 sq/ft.

Previous Variances Requested: see attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: METRO DETROIT SIGNS

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

Section 4A.35 Paragraph (b): freestanding signs

Section 4A.35 Paragraph (c): wall signs

Section 4A.19 Underclearance

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

DWensun
#44000
5/9/24

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Metro Detroit Signs

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Anthony Joseph at White Castle Michigan LLC

[REDACTED]

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

Representative's Address: [REDACTED]

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

Address of Property: 6711 Eight Mile Rd

Parcel I.D. No. (as shown on tax bill): 12-13-33-457-018

Purpose of Request: Requesting variances for the following: Two wall signs at 6.75' x 8.2' (55.35 sq
ft) each ; two drive thru menu boards at 4.125' x 7.213' (29.75 sq ft), 1.65' underclearance, and
5.78 feet OAH each; six canopies with a colored striping design element at 3.16' x 5' (15.8 sq ft)
each.

Please explain the nature of your hardship:

Please see the attached ZBA cover letter with the drawings.

Signature: *Ki Deters* Date: 5/9/24

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Anthony Joseph
OF [REDACTED]
THE CAO Secretary OF White Castle Michigan LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
_____/RECORDED LAND CONTRACT PURCHASER(S) I/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

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

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

OF 11444 Kaltz Ave Warren, MI 48089 (586) 759-2700
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.

ohio
STATE OF MICHIGAN
COUNTY OF Franklin

ON THIS 18th DAY OF April, 2024, BEFORE ME PERSONALLY CAME
Anthony Joseph, 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.



Julie A. Hulbea
NOTARY PUBLIC, Franklin COUNTY, MICHIGAN ohio
MY COMMISSION EXPIRES: 07/16/2027

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.

If White Castle were allowed only one new wall sign, then they would be giving up their identification on the east side of the building, which is essential for westbound traffic on 8 Mile Rd. The two drive thru menu boards are necessary because their remodel will have two drive thru lanes. The striping on the canopies is just like the striping that they currently have, except with different colors.

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

This White Castle site is going through a remodel, so the need for these variances was not created by White Castle or the property 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.

The wall sign on the east elevation is essential for westbound traffic on 8 Mile Rd. The 2 drive thru menu boards are necessary for expedited traffic flow and drive thru customer service with 2 drive thru lanes. The striping on the awnings is just like the striping that White Castle has on their current awnings, except the colors are different.

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

We are asking for two wall signs (one on the south & one on the east), just like White Castle currently has. The 2 drive thru menu boards are behind the building and will improve drive thru traffic flow. The awning striping is just different colors than what they currently have. Therefore, if these variances are granted, they will not have a negative impact on any neighboring properties.

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

This White Castle site is going through a remodel, so the need for these variances is not due to economic hardship. Rather, the variances are needed because the proposed new signage is slightly different than what White Castle got approval for back in the year 2004.

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.

These variances are necessary in order for White Castle to not lose half of their existing wall signage and also for them to be able to have two drive thru menu boards in order to cater to having two drive thru lanes as part of their upcoming remodel.

6711 Eight Mile

3/25/2004

WHITE CASTLE SYSTEMS, INC./JOSEPH BARTS, CONST. MANAGER, 6711 Eight Mile, Also Known As 13-33-457-018 - **GRANTED** request to erect two (2) wall signs. One sign 5.33' x 16' (85.3 sq. ft.) on the face of the building on 8 Mile Road and one 2.87' x 16.33' (46.7 sq. ft.) attached to the side of the building on 8 Mile Road. Additional wall signage requested 132 sq. ft. total.

6711 Eight Mile Road

White Castle System, Incorporated

GRANTED permission to hardsurface to no less than 6 feet of the property line along Eight Mile Rd. and to no less than 8 feet of the property line along Sherwood. Also permission was GRANTED to erect a non-rotating, 8-foot x 8-foot 1-inch (64.66 square feet), identification sign with a 3-foot 7-inch x 8-foot (28.67 square feet), changeable-copy sign below, on a 45-degree angle, 20-feet high, to no less than 10 feet of the property lines along 8 Mile Rd. and Sherwood. August 11, 19

6711 E. Eight Mile Rd.

Motor City Bar, Inc.

Request granted at the Meeting of Aug. 7, 1974 to relocate a 64 sq. ft. sign, 29 ft. high to within 2 ft. of the front property line. Waive five day waiting period.

6711 Eight Mile Road

Motor City Bar, Inc.

Granted at the meeting of 1-27-82 permission to waive 67 required off-street parking spaces.

6711 E. Eight Mile Road

Motor City Bar, Inc.

Tabled at the meeting of 3-10-82 until 4-14-82
Granted permission at the meeting of 4-14-82 to operate an amusement-machine center containing 25 machines.

6711 Eight Mile also known as 13-16-101-021

4/10/2024

WHITE CASTLE/Lauren Mansperger/Archall Architects

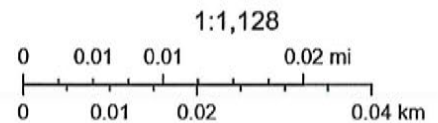
Granted at the meeting of 4/10/2024 permission to:

- 1) Retain the driveway to Sherwood Ave., which is approximately 168 ft. to the Eight Mile Road and Sherwood Ave. intersection.
- 2) Waive the requirement to enclose the property with a chain-link fence.

6711 8 MILE



6/3/2024, 11:51:13 AM



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

ArcGIS Web AppBuilder

Esri Community Maps Contributors, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA,



DATE: 5/9/24
TO: City of Warren ZBA
FROM: Kevin Deters at Metro Detroit Signs
RE: White Castle at 6711 Eight Mile Rd

Cover Letter for ZBA

We are requesting variances for the following:

- Two wall signs at 6.75' x 8.2' (55.35 sq feet) each, one on the south elevation and one on the east elevation
- Two drive thru menu boards at 4.125' x 7.213' (29.75 sq feet), 1.65 foot underclearance, and 5.78 feet overall height each
- Six canopies with a colored striping design element at 3.16' x 5' (15.8 sq feet) each

On 3/25/2004, White Castle got a variance for a south wall sign at 85.3 sf and an east wall sign at 46.7 sq ft (132 sq feet total). Our two proposed wall signs will need a variance because they do not match those sizes. However, our two wall signs combined are smaller in total area at 110.7 sq feet combined.

The two drive thru menu boards need a variance because White Castle already has their one permitted ground sign (the pole sign). The White Castle remodel will have two drive thru lanes. As such, two drive thru menu boards are needed in order to expedite drive thru traffic flow and customer service.

The proposed six striped awnings will need a variance because the colored stripes are considered a design element. The existing awnings have blue & white striping. These proposed new awnings just reflect White Castle's most current colors (blue, gray, white & orange). It is similar to the red & white striping that KFC locations feature on their awnings.

PROPOSED
CABINET SIGNS

SALES: Bill Karmell 800.845.9927
ARTIST: Joshua Kroeger CREATED: 2/5/24

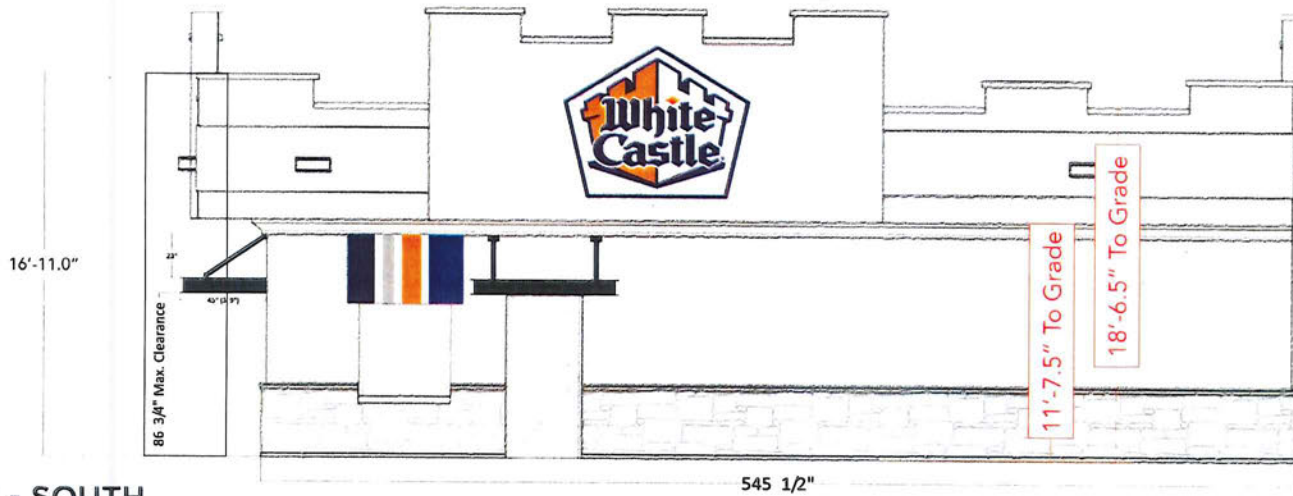
CLIENT: White Castle Management Co. # 20320
LOCATION: 6711 East 8 Mile Rd. Warren, MI 48091

DRAWING #: ao50055-1
REV DATE: 4/2/24 REV: 1

PAGE
02

EXTERIOR - EAST

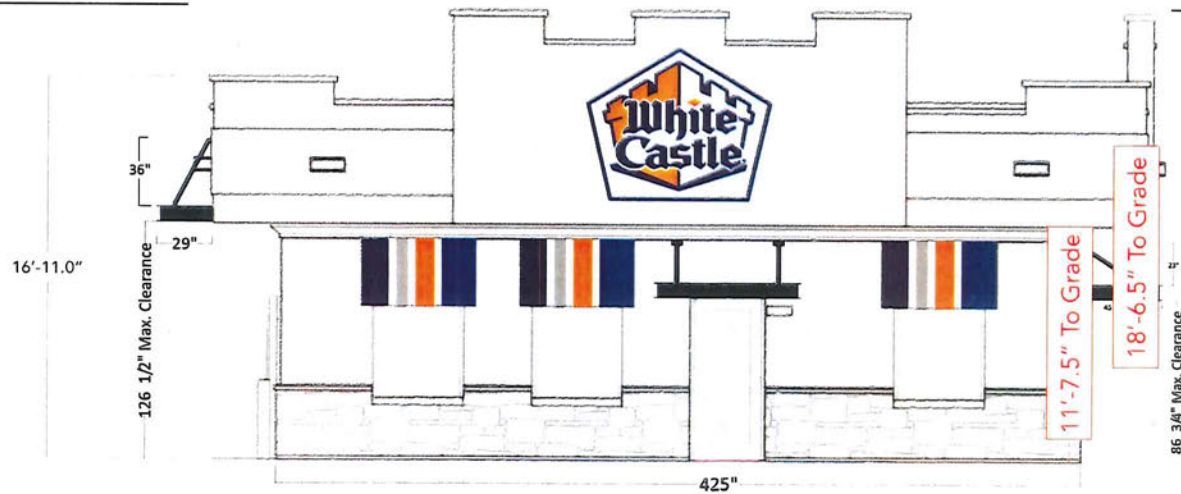
SCALE: 3/16"=1'



FRONT ELEVATION
ELEVATION SF: 769.00 SF

EXTERIOR - SOUTH

SCALE: 3/16"=1'



MAIN ELEVATION
ELEVATION SF: 599.13 SF

PROPOSED
CABINET SIGNS

SALES: Bill Karmell 800.845.9927
ARTIST: Joshua Kroeger CREATED: 2/5/24

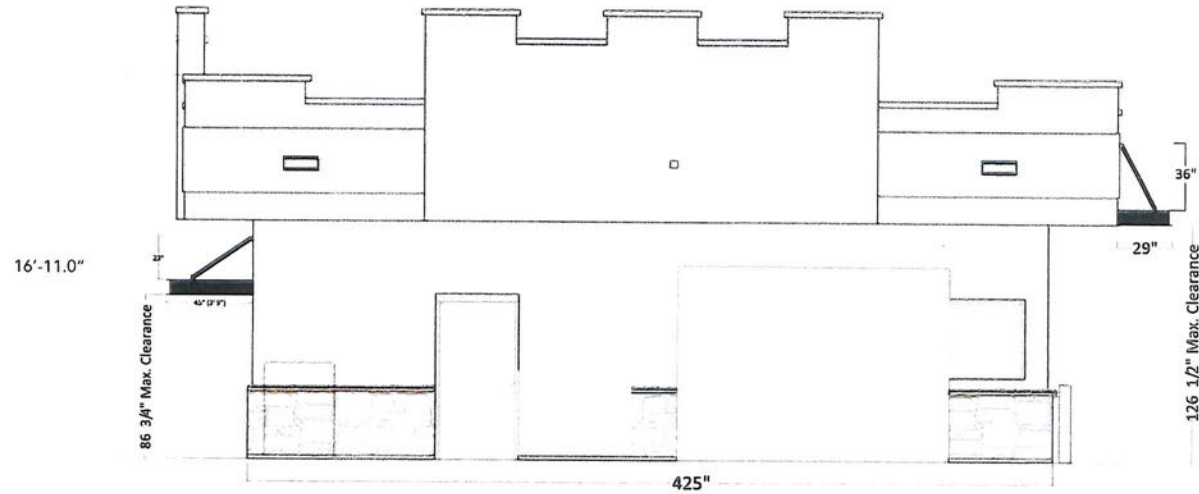
CLIENT: White Castle Management Co. # 20320
LOCATION: 6711 East 8 Mile Rd. Warren, MI 48091

DRAWING #: 0050055-2
REV DATE: 4/2/24 REV: 1

PAGE
03

EXTERIOR - NORTH

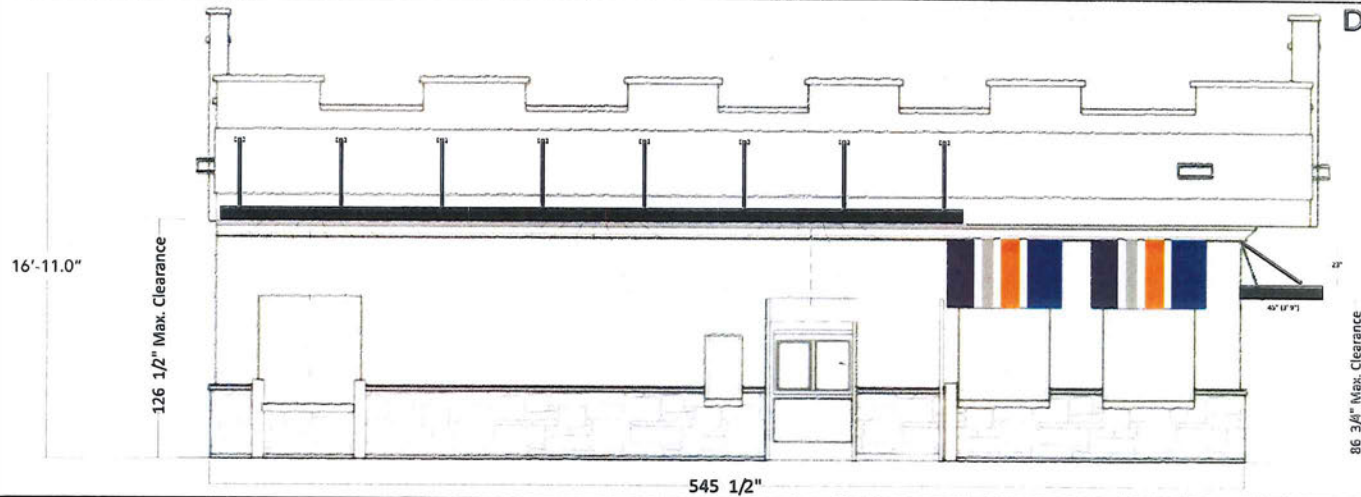
SCALE: 3/16"=1'



REAR ELEVATION
ELEVATION SF: 599.13 SF

EXTERIOR - WEST

SCALE: 3/16"=1'



DRIVE-THRU ELEVATION
ELEVATION SF: 769.00 SF

AUTHORIZED SIGNATURE:

DATE:

PROPOSED
CABINET SIGN

SALES: Bill Karmell 800.845.9927
ARTIST: Joshua Kroeger CREATED: 2/5/24

CLIENT: White Castle Management Co. # 20320
LOCATION: 6711 East 8 Mile Rd. Warren, MI 48091

DRAWING #: 0050055-3
REV DATE: N/A | REV. 0

PAGE
04

EXTERIOR

SCALE: 1/2"=1'
QTY: 2

WALL SIGN PENTAGON



SIGN SPECS

8" SINGLE FACE EXTRUSION WELDED WITH 1/4" FILE WELD ALL (5) CORNERS, PAINTED EXTERIOR SURFACES (SIDES, BACK, RETAINER, 90° CLIPS), WITH MP 101384 SOA GLOSS - V 1.0 (WHITE CASTLE BLUE), TO MATCH PANTONE 286 BLUE. UNDERCOAT AND PAINTED INTERIOR SURFACES, MP 274535SP WHITE. (2) VERTICAL 1-1/2" X 1-1/2" X 3/16" ALUMINUM ANGLE SUPPORT BRACKETS (FOR MOUNTING), (4) 1/2" MOUNTING HOLES 6" IN FROM EDGE OF CABINET AND, .040 ALUMINUM BACK ALUMINUM TRAYS WITH LEDS.

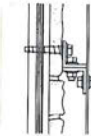
POWERED WITH (1) PRINCIPAL P-0H120-12-PL, AND (1) DISCONNECT SWITCH. 1/2" X 10'-0" LONG SEAL-TITE WHIP OUT BACK OF CABINET NEAR BOTTOM. ALL ELECTRIC PER LOCAL CODE AND SITE REQUIREMENTS.

3/16" WHITE POLYCARBONATE 1 8/8" RAISED PAN, AND 1/2" RAISED EMBOSSED FACE, DECORATED WITH 3M 3630-97 BRISTOL BLUE & 3630-84 TANGERINE TRANSLUCENT VINYL

SIGN HAS (2) PICKUP POINTS AND (4) MOUNTING POINTS.

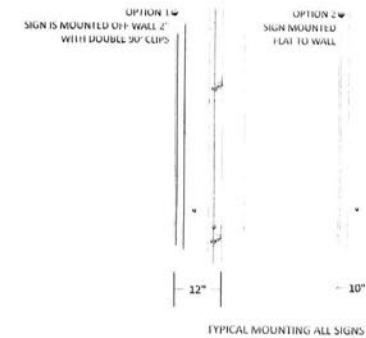
SIGN IS MOUNTED OFF WALL 2" WITH DOUBLE 90° CLIPS (OPTIONALLY FLAT TO WALL)

4 ATTACHMENT POINTS



(4) MOUNTING POINTS
SIGN IS MOUNTED OFF WALL 2" WITH DOUBLE 90° CLIPS OR FLAT TO WALL
FASTENED TO WALL WITH 3/8" LAGS INTO 5/8" PLYWOOD BRACING

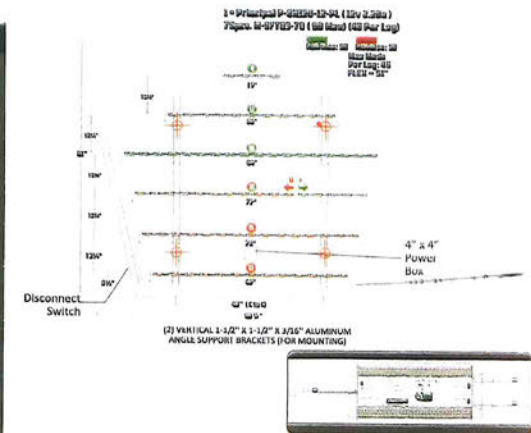
ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.20



INTERNALLY ILLUMINATED SINGLE FACE ALUMINUM WALL SIGN PAINTED TO MATCH PANTONE 286 BLUE WITH 1 8/8" PAN AND 1/2" EMBOSSED WHITE POLYCARBONATE FACE DECORATED WITH 3630-97 BRISTOL BLUE AND 3630-84 TANGERINE TRANSLUCENT VINYL.

COLOR SPECIFICATIONS
Material/Paint Specifications

	White Polycarbonate Pan-formed Face		PMS 286C MP 101384 SOA GLOSS Matthews Paint / Sign Cabinet & Retainer
	Bristol Blue 3630-97 Logo Translucent Vinyl		Tangerine 3630-84 Logo Translucent Vinyl



AUTHORIZED SIGNATURE

DATE:

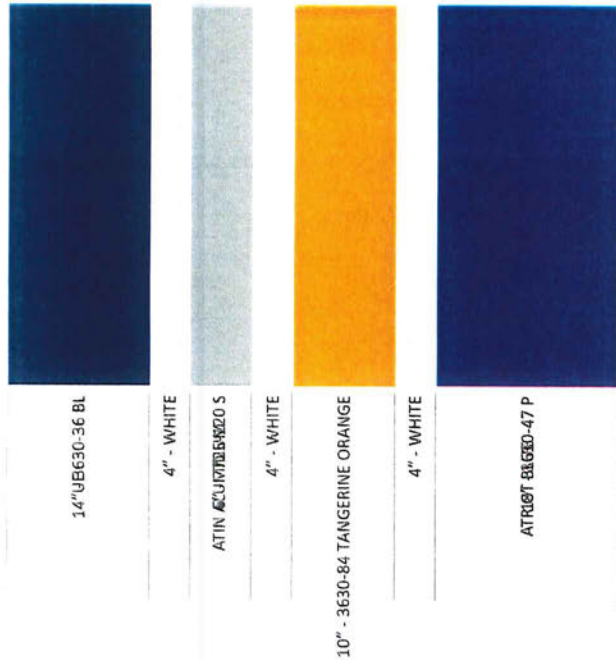
EXTERIOR

SCALE: 1"=1'
QTY: 6

FRAME CONSTRUCTED OF 1" X 1" AND 1" X 2" ALUMINUM TUBE SKINNED WITH ELITE COMPOSITE BO
UNDER AND SIDE ASSEMBLY PAINTED WHITE AND DECORATED WITH TRANSLUCENT VINYL MOUNTED
TO WALL WITH A SERIES OF NON-CORROSIVE FASTENERS AND HARDWARE

5'-0.0"

3'-2.0"



COLOR SPECIFICATIONS

Material/Paint Specifications

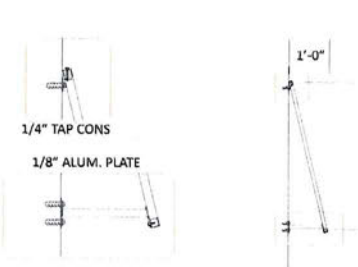
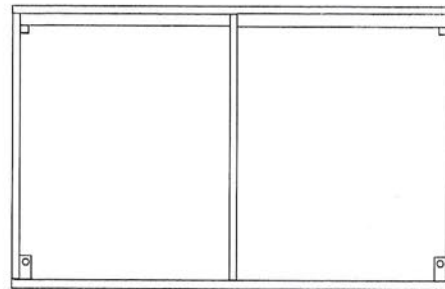
White N 202SP
Matthews Paint

Blue 3630-36
Translucent Vinyl

Satin Aluminum 7725-120
Vinyl

Patriot Blue 3630-47
Translucent Vinyl

Tangerine 3630-84
Translucent Vinyl



SIGN SPECS

1.00 General Requirements:

- A: The sign contractor shall be responsible for the manufacturing and installation of each sign. The sign contractor shall produce production and engineering drawings when required prior to manufacturing. These drawings must conform to all design intent and applications.
- B: Drawings and specifications have been issued by:
White Castle
555 Edgar Waldo Way
Columbus, Ohio 43215
by email: evanst@whitecastle.com

Note: Any questions relating to any information contained herein should be directed to the WHITE CASTLE at the above email address.

2.00 Awning Face:

- A: All awning faces are to be decorated using 3M vinyls. The use of the approved vinyl film ensures correct color match for both illuminated and non-illuminated applications.
- B: Material Color
1. White Castle Blue 3630-36
 2. White Castle Patriot Blue 3630-47
 3. White Castle Tangerine 3630-84
 4. White Castle Satin Aluminum 7725-120

3.00 Awning Mounting and Penetrations:

- A: Sign is to ship with stainless steel hardware for site assembly. Wall attachment anchors shall be chosen and placed by local installer in accordance with all state and local codes.
- B: Exterior side of penetration are to be sealed and bonded with a sealant that will keep flexible and waterproof, but will not
1. Crack
 2. Crumble or dry out
 3. sag
 4. slump

4.00 Painting:

- A: All underneath and side surfaces of the awning structure shall receive a coat of primer and a finish coat of Matthews paint in colors as indicated on sign drawings.
- B: Supporting structures shall be painted with a coat of primer and a finish coat of Matthews paint in colors as indicated on sign drawings.
- C: All paint for finish coats is available from:
Matthews Paint
760 Pittsburgh Drive
Delaware, Ohio 43015
Phone 1.800.323.6593
www.matthewspaint.com

Matthews Paint....
1. White Castle White Satin N 202SP White

5.00 Warranty/Guaranty:

- A: Sign contractor shall be required to provide a one (1) year warranty on all material and labor arising out of both the fabrication and the installation of all signs.

PROPOSED
MENU BOARD

SALES: Bill Karmell ☎ 800.845.9927
ARTIST: Joshua Kroeger CREATED: 2/5/24

CLIENT: White Castle Management Co. # 20320
LOCATION: 6711 East 8 Mile Rd. Warren, MI 48091

DRAWING #: ao50055-9
REV DATE: N/A | REV. 0

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EXTERIOR - MENU BOARD

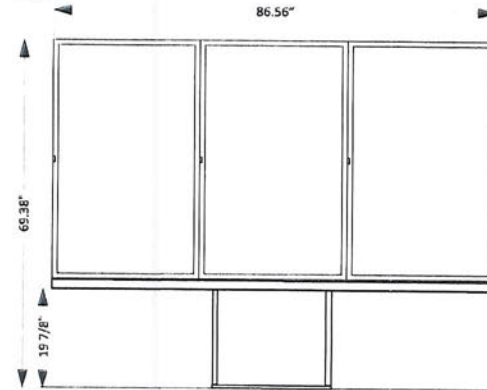
INSTALLATION ONLY - PERMITS & PRODUCT PROVIDED BY CLIENT

GC TO PROVIDE FOUNDATION AND ANCHORS

INSTALL ONLY

SCALE: NTS
QTY: 2

Qty: 1

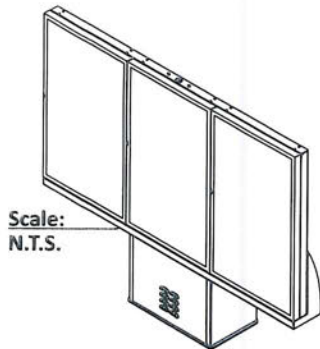


Scale:
1/2" = 1' 0"

- Triple 55" ODMB SYSTEM**
- (3) Samsung 55" OHF series LCD
 - Pedestal Size 23.75" x 17.68" x 14"
 - Cold Rolled Steel Frame
 - 1/2" Steel HRPO Base Plate
 - 1/4" Steel HRPO Top Plate
 - 10GA CRS Walls
 - Durable Outdoor Rated Powdercoat Finish
 - IP56 (Monitor Only)
 - Power 110V~(+/-10%) @60Hz

NOTE

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED, ACCORDING TO 2017 IBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 IBC.



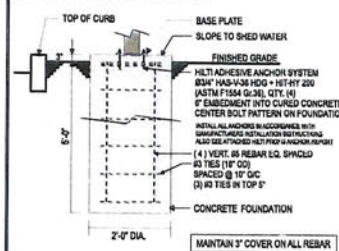
Scale:
N.T.S.

WIND LOAD

115 MPH (ASCE 7-10)

- DESIGN PARAMETERS:**
2015 INTERNATIONAL BUILDING CODE
ASCE 7-10 WIND SPEED DATA
1. BASIC WIND SPEED = 115 MPH
(3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A
- MATERIALS:**
HILTI ADHESIVE ANCHOR SYSTEM
Ø3/4" HAS-V-36 HDG + HIT-HY 200
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS
- CLASS 5 SOIL:**
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

FOUNDATION DETAIL

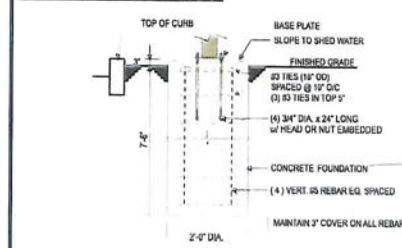


WIND LOAD

180 MPH (ASCE 7-10)

- DESIGN PARAMETERS:**
2015 INTERNATIONAL BUILDING CODE
ASCE 7-10
WIND SPEED DATA
1. BASIC WIND SPEED = 180 MPH
(3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A
- MATERIALS:**
GRADE F1554 Gr 55 ANCHOR BOLTS
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS
- CLASS 5 SOIL:**
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

FOUNDATION DETAIL

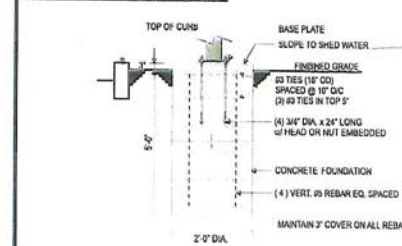


WIND LOAD

115 MPH (ASCE 7-10)

- DESIGN PARAMETERS:**
2015 INTERNATIONAL BUILDING CODE
ASCE 7-10
WIND SPEED DATA
1. BASIC WIND SPEED = 115 MPH
(3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A
- MATERIALS:**
GRADE F1554 Gr 36 ANCHOR BOLTS
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS
- CLASS 5 SOIL:**
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

FOUNDATION DETAIL

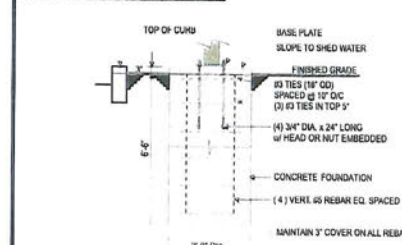


WIND LOAD

150 MPH (ASCE 7-10)

- DESIGN PARAMETERS:**
2015 INTERNATIONAL BUILDING CODE
ASCE 7-10
WIND SPEED DATA
1. BASIC WIND SPEED = 150 MPH
(3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A
- MATERIALS:**
GRADE F1554 Gr 36 ANCHOR BOLTS
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS
- CLASS 5 SOIL:**
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

FOUNDATION DETAIL



81

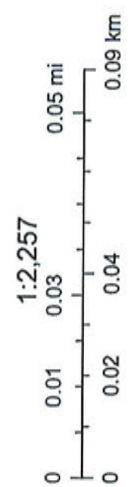
6711 Eight Mile -13-33-457-018



6/10/2024, 10:44:38 AM

Site Address Point ☐ Parcels

● Building



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

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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: JUNE 26, 2024 at 7:30 P.M.

Applicant: METRO DETROIT SIGNS

Common Description: 6711 EIGHT MILE

VARIANCE(S) REQUESTED: Permission to:

1) Erect a wall sign 6.75' x 8.2' (55.35 square ft.) on the east elevation. In addition to 6.75' x 8.2' (55.35 square ft.) on the south elevation that has previous variance from 3/25/2004.

Total wall signage: 110.7 square ft.

2) Erect two (2) drive-thru menu boards 4.125' x 7.213' (29.75 square ft.) with a 1.65' under clearance and 5.78' overall height each.

Total ground signage: 152.83 square ft. (Includes 93.33 square ft/ ground signage granted 8/11/1993.)

3) Erect six (6) canopies with a colored striping decorative design element at 3.16' x 5' (15.8 square ft.) each.

Total decorative design element: 94.80 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