



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, Ste. 505
Warren, MI 48092
Ph. (586)258-2060
Fax: (586)268-0606

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, July 9, 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: June 11, 2025 and June 25, 2025.**

6. PUBLIC HEARING: **APPLICANT: William Tate**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 25531 Loretta
LEGAL DESCRIPTION: 13-20-327-043
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a 20' x 20' (400 square ft.) addition to an existing 26' x 26' (676 square ft.) garage for a total of 1,076 square ft. of accessory structure floor area.

ORDINANCES and REQUIREMENTS:

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

7. PUBLIC HEARING: **APPLICANT: Dao Pham**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 4553 Thirteen Mile
LEGAL DESCRIPTION: 13-05-383-031
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain 23' x 24' of hard surface in front yard for widened driveway.

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.

8. PUBLIC HEARING: **APPLICANT: City of Warren**
REPRESENTATIVE: Steven Campbell – City of Warren
COMMON DESCRIPTION: 14217 Nine Mile
LEGAL DESCRIPTION: 13-25-376-022
ZONE: MZ, M-1, R-1-P

VARIANCES REQUESTED: Permission to

Install 133' of 6' high chain link fence in the front setback and in front of the front building line.

ORDINANCES and REQUIREMENTS:

Section 17.02 (A) – Industrial Standards. Front Yards: M-1 zoning district front setback 8'.

Section 4D.07 – Setback Required: Walls, fences and landscape screens shall conform to the setback requirements for the zoning district, unless otherwise provided in this article.

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.

9. PUBLIC HEARING: **APPLICANT: Fisnik Nazarko -USE-**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 23625 Van Dyke
LEGAL DESCRIPTION: 13-28-431-026
ZONE: C-2

VARIANCES REQUESTED: Permission to -USE-

Allow a dental lab in a C-2 zoning district.

ORDINANCES and REQUIREMENTS:

Section 14.01 – Uses Permitted: Dental lab/manufacturing is not a permitted use in a C-2 zoning district.

10. PUBLIC HEARING: **APPLICANT: Ginkgo Property Group LLC -USE-**
REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: Eleven Mile
LEGAL DESCRIPTION: 13-30-227-001
ZONE: C-2

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow a 3 unit (triplex) multi-family (R3 use) dwelling in a C-2 zoning district.
- 2) Allow a lot area of 12,600 square ft., 4,600 square ft. less than ordinance requires.
- 3) Allow a 24' front setback, 11' less than ordinance requires.

ORDINANCES and REQUIREMENTS:

Section 14.01 – Uses Permitted: In all C-2 districts no building or land, except as otherwise provided in this ordinance, shall be erected or used except for one (1) or more of the following specified uses:

- (a) All uses permitted in C-1 Districts, except dwellings for one-family, two-family and multiple-family in which the occupants primarily make their home twelve (12) months out of each year. This is not intended to exclude overnight, weekly or monthly transient living quarters.

Section 10.03 – Lot Area: ... Every lot in an R-3 district on which a multiple family dwelling is to be erected shall provide a minimum lot area of seventy-two hundred (7,200) square feet for the first living unit ... and not less than five thousand (5,000) square feet for each additional three (3) or four (4) bedroom unit...

Section 10.04 – Front Yard: Each lot in R-3 districts shall have a front yard of not less than twenty-five (25) feet in depth for a one (1) story building plus ten (10) feet for each additional story or portion thereof.

11. PUBLIC HEARING: **APPLICANT: Agree Development, LLC –**
Josh Bratton
REPRESENTATIVE: Mandy Gauss
COMMON DESCRIPTION: 26100 Groesbeck
LEGAL DESCRIPTION: 13-24-253-014
ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to

Install the following signage:

- 1) A 74.69" x 60" (31.12 square ft.) wall signage on the west elevation of building.
- 2) A 20.38" 104.56" (14.80 square ft.) wall sign on the west elevation of building.
- 3) A 8" x 59" (3.27 square ft.) wall sign on the west elevation of building.
- 4) A 89.63" x 72" (44.81 square ft.) wall sign on the east elevation of building.
- 5) A 8" x 59" (3.27 square ft.) wall sign on the east elevation of building.
- 6) A 104.56" x 84" (61 square ft.) wall sign on the north elevation of building.
- 7) A 104.56" x 84" (61 square ft.) wall sign on the south elevation of building.
- 8) A 34" x 26" (6.114 square ft.) wall sign on the south elevation of canopy.
- 9) A 136" x 26" (24.56 square ft.) wall sign on the west elevation of canopy.
- 10) 1,128' x 36" (3,384 square ft.) design element on the canopy.
- 11) 4 gas pumps with 37.81 square ft. of signage each and 2 gas pumps with 36.08 square ft. Of signage each for a total of 223.40 square ft. of pump signage.

- 12) A 2nd ground sign on the property that is 20' high with a 15' setback with 61.38" x 118.5" (50.51 square ft.) of signage with condition that the existing ground sign with off-site signage will be modified to remove the upper portion of signage that was for Frazho Plaza and retain the 48 square ft. of signage for the apartment complex that was previously granted a variance.

Signage requested includes 249.97 square ft. of wall signage, 3,384 square ft. of design element, 223.40 square ft. of pump signage for an overall total of 3,857.37 of wall signage as well as a 50.51 square ft. and a 48 square ft. ground sign for a total of 98.51 of ground 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): (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.

(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.

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

12. PUBLIC HEARING:	APPLICANT: Sheetz, Inc by Andrew Siwiki
REPRESENTATIVE:	Zoning Resources – Rebecca Green
COMMON DESCRIPTION:	31925 Van Dyke
LEGAL DESCRIPTION:	13-04-278-010
ZONE:	MZ, M-1, M-2

VARIANCES REQUESTED: Permission to

Install the following signage:

- 1) A 74.31" high x 62.5" (32.25 square ft.) menu board sign with a 17.25" under clearance.
- 2) A 13' high order point sign with a total of 42.3 square ft. of signage and an 11.75" under clearance.
- 3) A 18' high clearance sign with 2' x 11.33' (22.66 square ft.) signage and an 11' under clearance.

For a total of 97.21 square ft. of ground signage for items 1, 2 and 3 in addition to a proposed 104.4 square ft. pylon sign which has a previous variance. Overall ground signage to be 201.61 square ft.

- 4) Gas pump signage – 12.48 square ft. valance signage area, 12.125 skirt signage area (24.6 square ft. per gas pump) on 7 gas pumps for a total of 172.2 square ft. of pump signage.
- 5) A 22" x 9' (16.50 square ft.) wall sign on the east elevation of building.
- 6) A 22" x 9' (16.50 square ft.) wall sign on the west elevation of building.
- 7) A 19.63" x 8' (13.09 square ft.) wall sign on the east elevation of canopy.
- 8) A 19.63" x 8' (13.09 square ft.) wall sign on the west elevation of canopy.

For a total of 231.38 square ft. of wall signage for items 4, 5, 6, 7 and 8.

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): (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.

(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.

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

13. PUBLIC HEARING:	APPLICANT: Metro Signs and Lighting
REPRESENTATIVE:	Paul Deters – Metro Detroit Signs
COMMON DESCRIPTION:	23830 Groesbeck
LEGAL DESCRIPTION:	13-26-429-001
ZONE:	M-2

VARIANCES REQUESTED: Permission to

- 1) Install two (2) 5'2" x 50' (258.33 square ft. each) awnings with signage on them for a total 516.66 square ft. of wall signage.
 - 2) Retain 78" x 120" (65 square ft.) painted wall sign on west elevation.
 - 3) Retain 24" x 72" (12 square ft.) wall sign on east elevation.
 - 4) Retain 78" x 120" (65 square ft.) painted wall sign on east elevation.
 - 5) Retain 257' of 10" high decorative design element (stripes) around perimeter of building.
- Existing wall signage of 142 square ft. and proposed 516.66 square ft. of awning wall signage total 658.66 square ft. with an additional 257' of 10" high (214.17 square ft.) of design element for a grand total of 872.83 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): 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.

14. NEW BUSINESS

15. 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.

6

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: WILLIAM TATE
REPRESENTATIVE: WILLIAM TATE
COMMON DESCRIPTION: 25531 LORETTA
PARCEL NUMBER: 12-13-20-327-043
ZONED DISTRICT: R-1-C

REASON: Petitioner seeks variance to construct addition to existing garage over the square footage allowed by ordinance.

ORDINANCES and REQUIREMENTS:

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

VARIANCES REQUESTED: Permission to:

To construct a 20' x 20' (400 sq/ft) addition to an existing 26' x 26' (676 sq/ft) garage for a total of 1076 sq/ft of accessory structure floor area.

No previous variances requested.

Brian Schuman, Zoning Inspector

6/3/2025

6/20/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: WILLIAM TATE

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

SECTION 5.01 (i) - USES PERMITTED.

...All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

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

Brian Schuman, Zoning Inspector

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: William Tate

Address: 25531 Loretta Ave WRN 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 25531 Loretta Warren 48091

Parcel I.D. No. (as shown on tax bill) 12-13-20-327-043

Purpose of Request: TO ALLOW A GARAGE EXPANSION TO 1,056 sq ft.

Attached are pictures of our cars. we have 3 classic cars and
one everyday car that we would like to keep in the garage.

With this addition there is no obstruction to our neighbors

Please explain the nature of your hardship:

to house these vehicles in one place. This will help to eliminate
in paying storage in another facility.

Signature: [Signature] Date 6-2-25

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, William J Tate & Denise M Tate

(Name(s) of Person(s))

OF

Address, City, State

Zip

Telephone

THE

Title of Officer
Name of Company

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

I/We/It

/RECORDED LAND CONTRACT PURCHASER(S)

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 William J Tate & Denise M Tate

(Name(s) of Person(s))

THE OF Ditech Financial 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 [Signature]

L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF

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

NOTARY PUBLIC, COUNTY, MICHIGAN

MY COMMISSION EXPIRES:

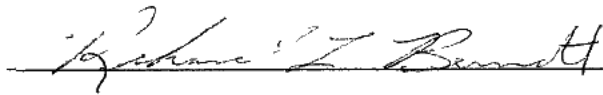
NOTICE TO OWNER

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

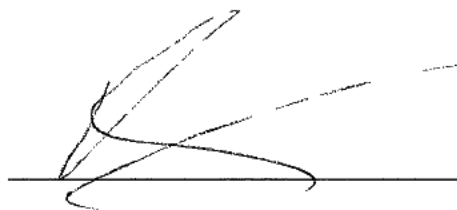
I Lori Zimmerman @ [REDACTED] Ave Warren MI 48091
will not contest to the addition to the garage @ 25531 Loretta
Ave Warren MI 48091

Lori Zimmerman

I Richard Berndt @ [REDACTED] Ave Warren MI 48091
will not contest to the addition to the garage @ 25531 Loretta
Ave Warren MI 48091

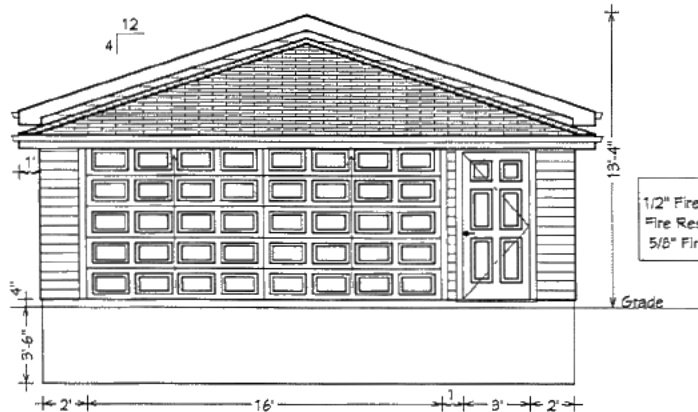
_____

I Paul Harding @ [REDACTED] Ave Warren MI 48091 will
not contest to the addition to the garage @ 25531 Loretta Ave
Warren MI 48091

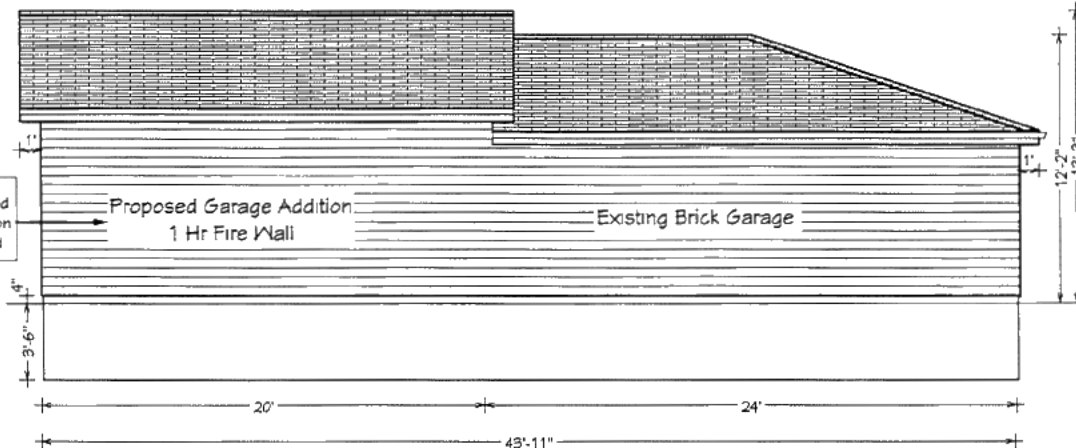
 05/29/25

I James Marchese @ [REDACTED] Ave Warren MI 48091
will not contest to the addition to the garage @ 25531 Loretta
Ave Warren MI 48091 - cell phone - 1-248-225-6556

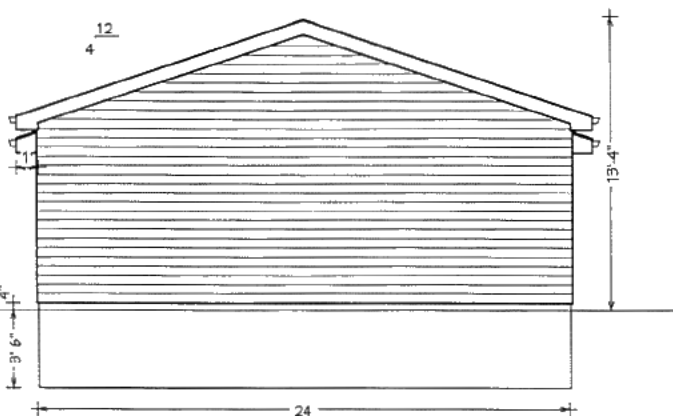
James W Marchese 5/28/2025



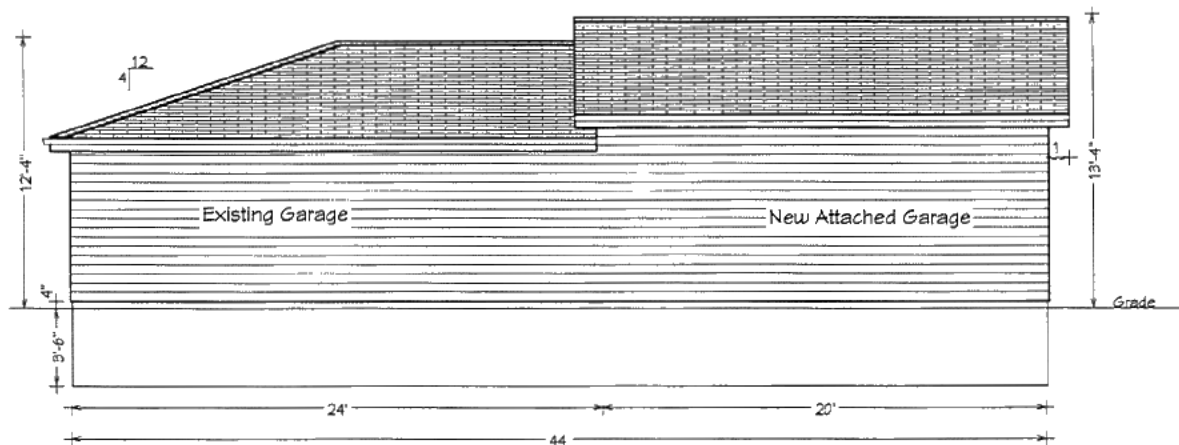
Front Elevation



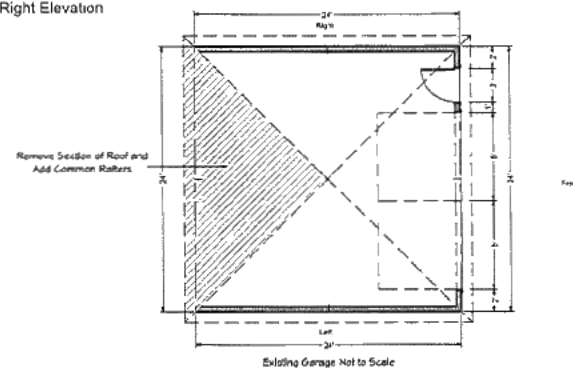
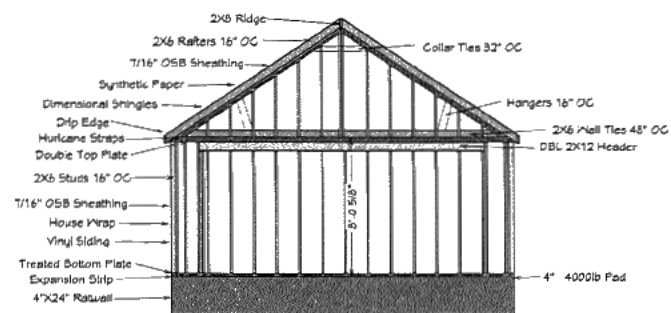
Left Elevation



Rear Elevation



Right Elevation



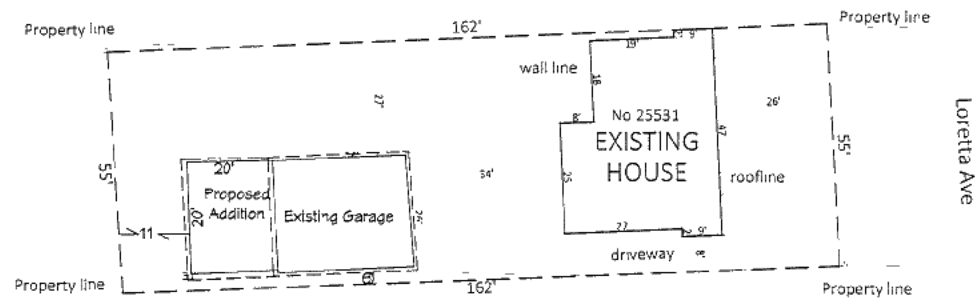
SITE PLAN

25531 Loretta Ave

Warren, MI 48091

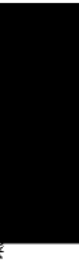
Parcel ID: 12-13-20-327-043

Lot area: 0.21 Acres



NO.	DESCRIPTION	BY	DATE

SHEET TITLE
Elevations



DRAWINGS PROVIDED BY
R Gillespie

DATE

SCALE

SHEET

A-2



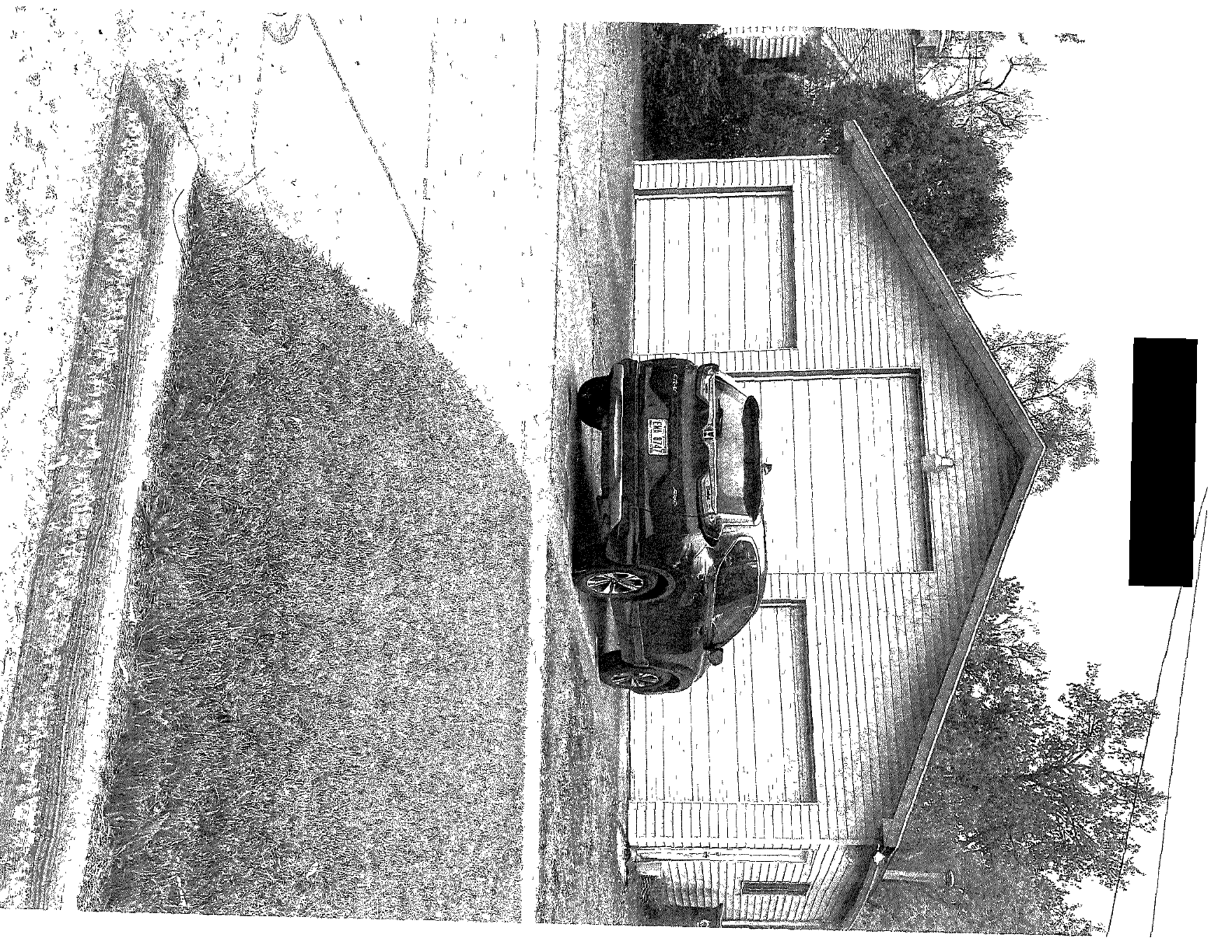


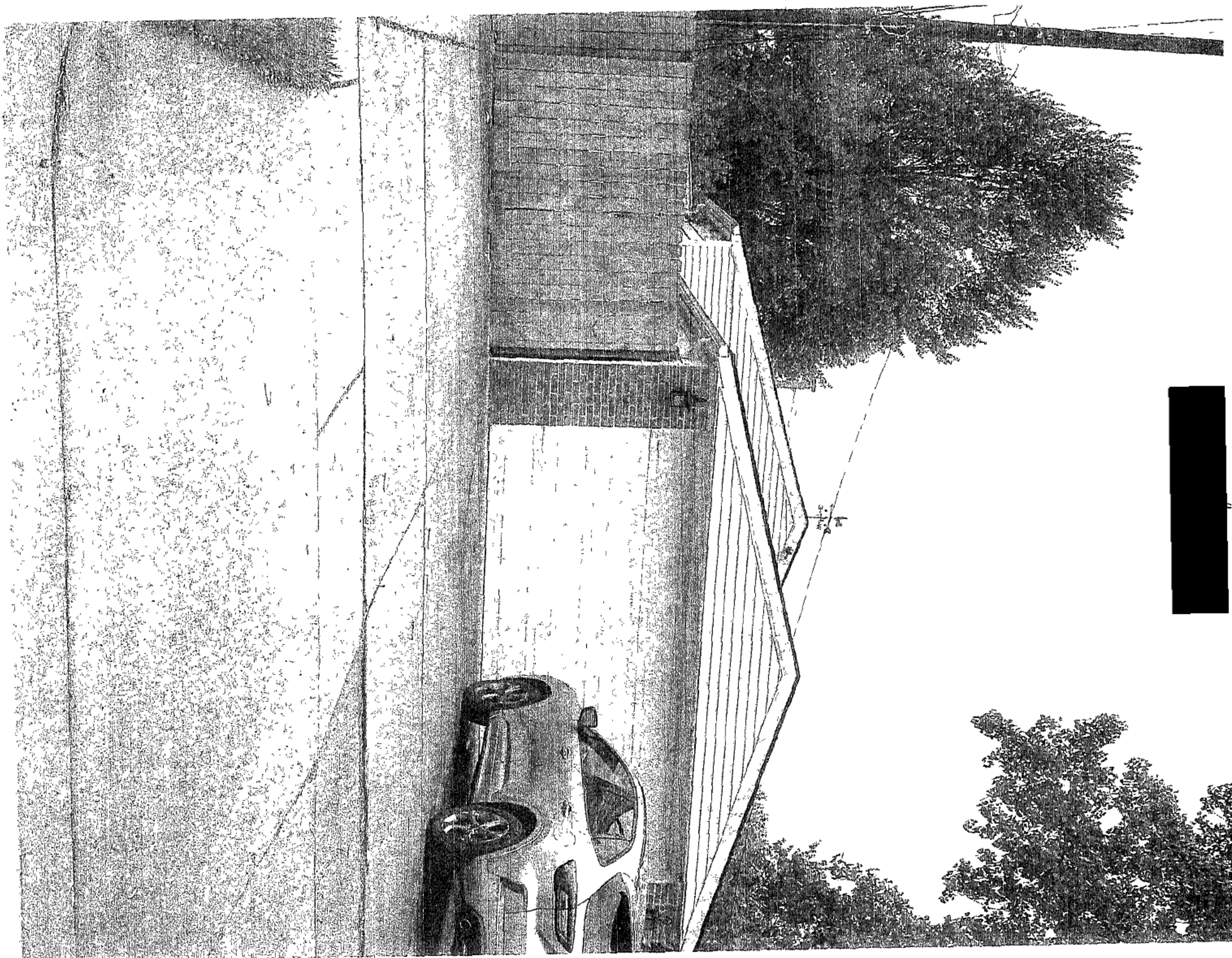


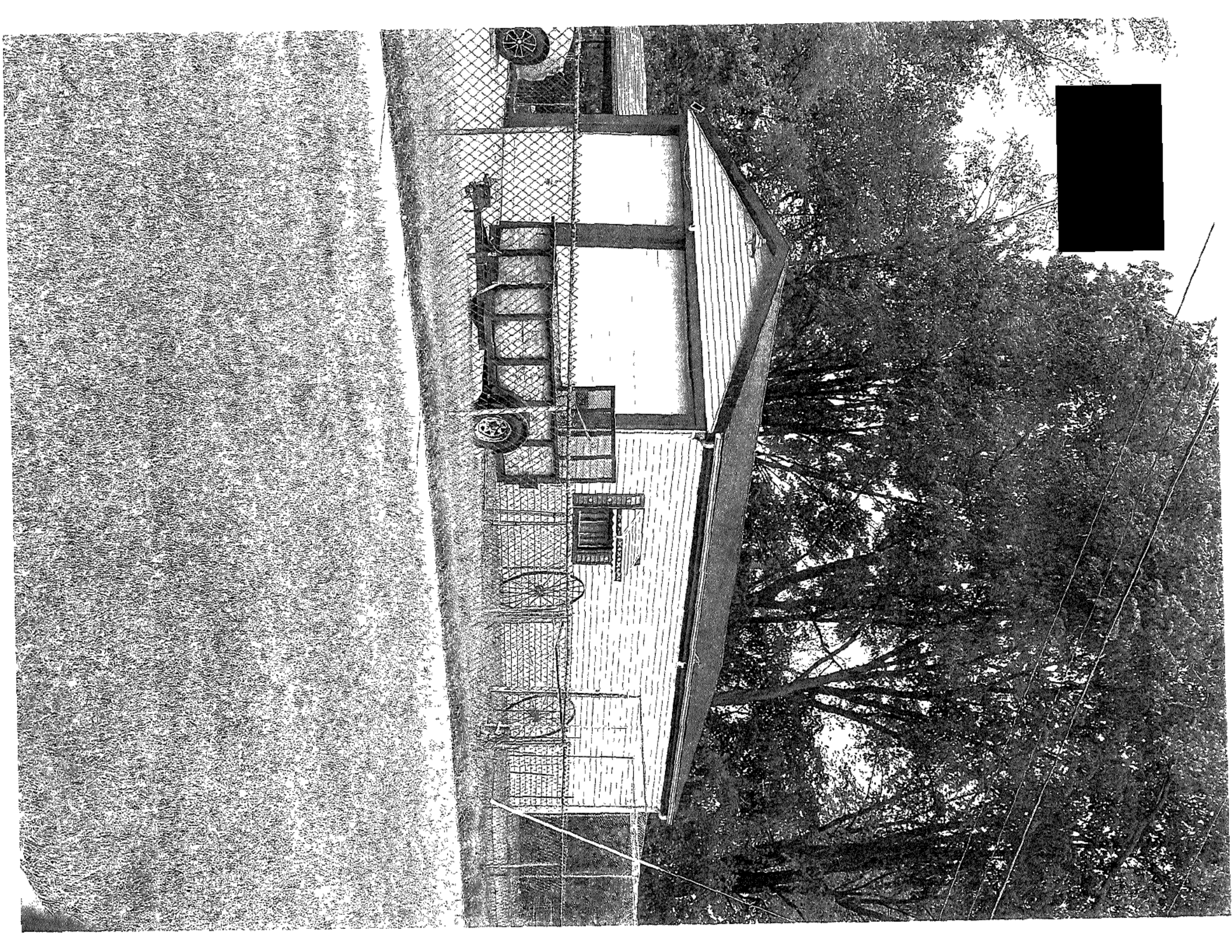


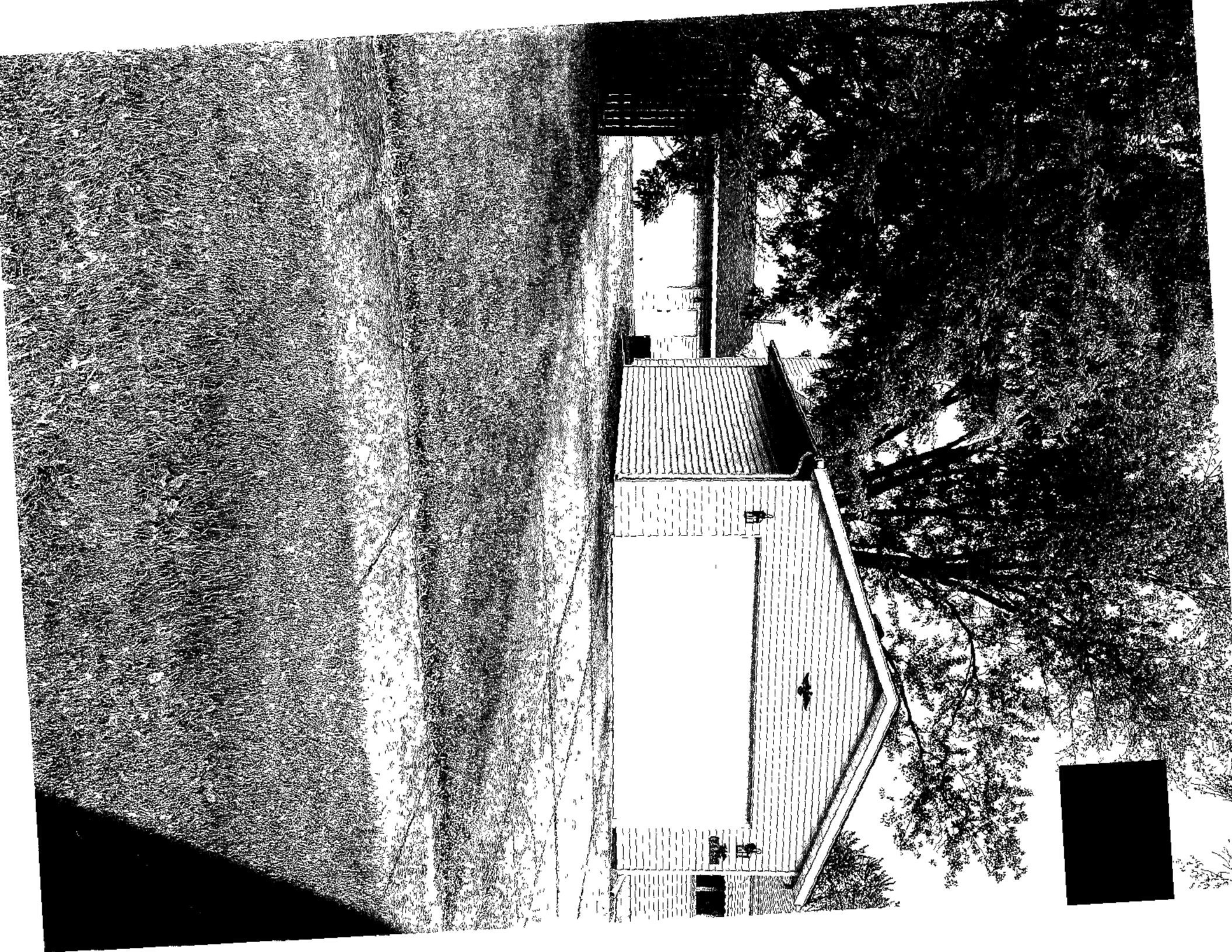












25531 Lorella

6/20/2025, 11:11 06 AM

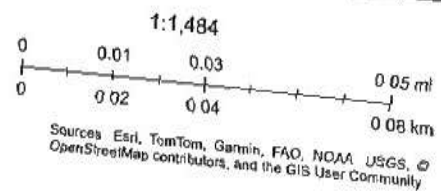


25531 Loretta

B-20-327-043



6/23/2025, 10:40:20 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: JULY 9, 2025 at 7:30 P.M.

Applicant: WILLIAM TATE
Common Description: 25531 LORETTA

VARIANCE(S) REQUESTED: Permission to:
Construct a 20' x 20' (400 square ft.) addition to an existing 26' x 26' (676 square ft.) garage for a total of 1,076 square ft. of accessory structure floor area.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: DAO PHAM
REPRESENTATIVE: DAO PHAM
COMMON DESCRIPTION: 4553 13 MILE
PARCEL NUMBER: 12-13-05-383-031
ZONED DISTRICT: R-1-C

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

ORDINANCES and REQUIREMENTS:

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

VARIANCES REQUESTED: Permission to:

Retain 23' x 24' of hard surface in front yard for widened driveway..

No previous variances requested.

Brian Schuman, Zoning Inspector 6/3/2025 6/20/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: DAO PHAM

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

SECTION 4.06 - YARD-USE.

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

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

Brian Schuman, Zoning Inspector

\$95 10/1/17

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

CITY OF WARREN ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: DAO ANH PHAM

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) DAO ANH PHAM

Name of Representative: DAO ANH PHAM Telephone: [REDACTED]

Representative's Address [REDACTED]

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

Address of Property 4553 E. ISMILE RD WARREN MI 48092

Parcel I.D. No. (as shown on tax bill): 12-13-05-383-031

☒ Purpose of Request: ~~TO RETURN~~ ^{RETAIN} EXISTING HANDSURFACE IN THE
FRONT YARD

☒ Please explain the nature of your hardship:
my PARENTS HAVE KEPT THAT IN FRONT OF THE HOUSE FOR OVER
20 YEARS. BUT NOW THEY ASK ME TO TAKE IT ALL OUT I WON'T BE
ABLE TO WRITE IT

Signature: [Signature] Date: 6.2.25

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 DAO ANH PHAM
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE _____ OF _____
Title of Officer Name of Company

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

_____/I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) 1/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT DAO ANH PHAM *
Name(s) of Person(s)

THE _____ OF _____ *
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF _____

ON THIS 11 DAY OF June, 20____, BEFORE ME PERSONALLY CAME
Dao Pham, 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.

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

[Signature]
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.

Strict compliance with the driveway setback or width regulations would unreasonably burden the use of the property by limiting available off street parking. With 4 vehicles and a small driveway it is not feasible to park safely within the existing limit.

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 condition was not created by me. The home and driveway were constructed according to original lot layout, which was not designed for modern day vehicle needs.

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 located on ~~a street~~ a mile street limiting safe on street parking.

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.

It will not negatively impact neighboring properties. It will not block air, light or access nor it will affect 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 request is not based on financial hardship or personal convenience, but on the property's limitations. The small driveway does not reasonably support multiple vehicles which is a common need for families.

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 request variance is essential to allow the property to be used in substantially the same manner as neighboring lots. Because existing driveway was built to serve a smaller lot layout and cannot safely fit 4 vehicles.

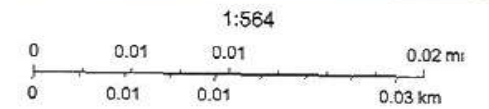
COMPLAINTEnforcement | E25-07440

Property Information			
12-13-05-383-031	4553 13 MILE	Subdivision:	
	warren MI, 48092	Lot:	Block:
Name Information			
Owner:	PHAM DAO	Phone:	
Occupant:		Phone:	
Filer:		Phone:	
Enforcement Information			
Date Filed:	05/20/2025	Date Closed:	Status: In Progress
Complaint:			
Drive way was expanded			
Last Action Date.		Last Inspection: 05/23/2025	
Last Action:			
All Notes:			
FIELD INSPECTION Inspection FRANK BADALAMENTE			
Status:	Not Complied	Result:	Not Complied
scheduled:	05/22/2025	Completed:	05/23/2025
Passed Inspection Items:			
Uncorrected			
Comments:			
FOLLOW-UP Inspection FRANK BADALAMENTE			
Status:	Scheduled	Result:	Scheduled
scheduled:	06/30/2025	Completed:	
Passed Inspection Items:			
uncorrected			
Comments:			
going for variance			

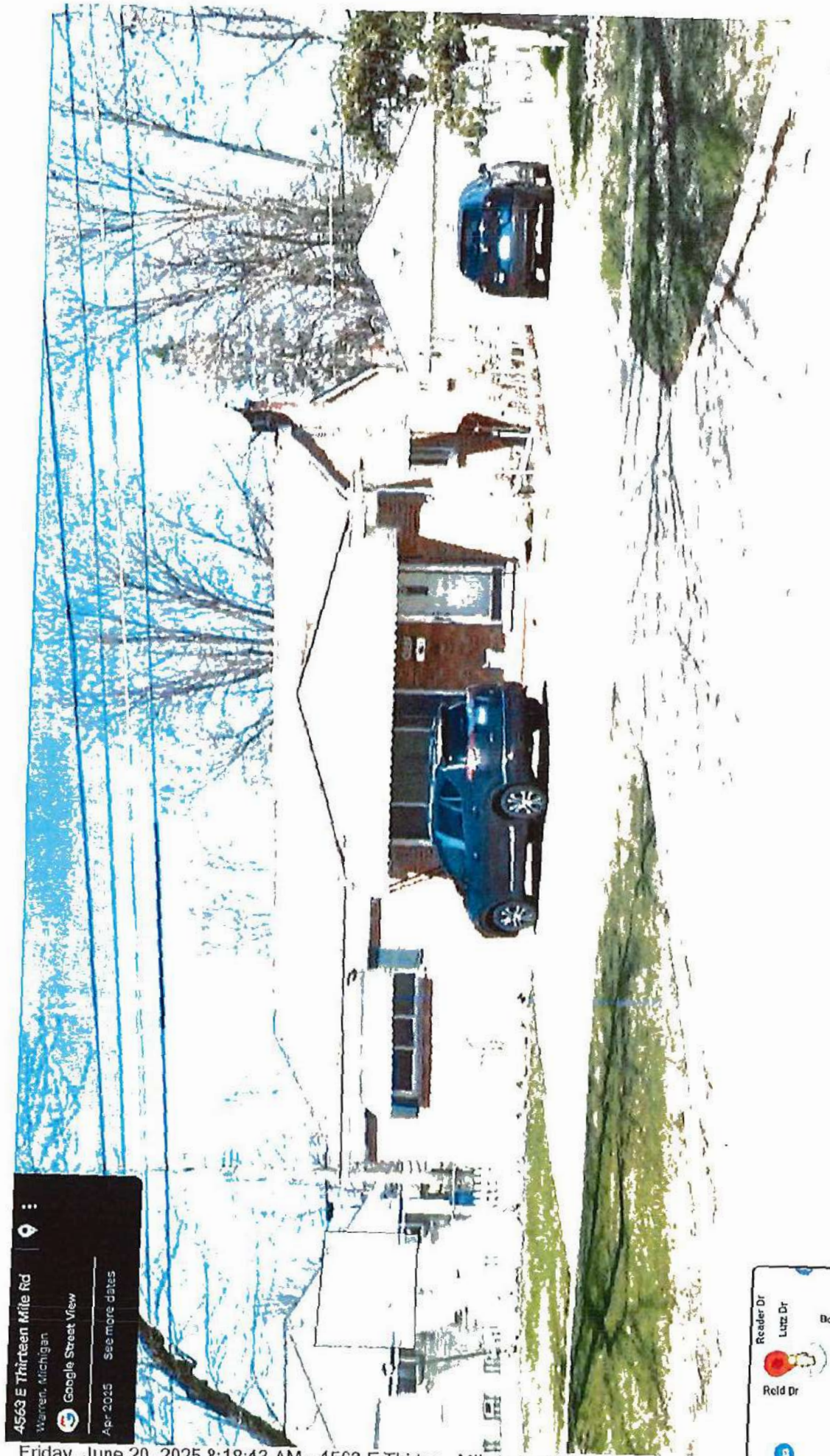
4553 13 MILE



6/20/2025, 8:43.04 AM







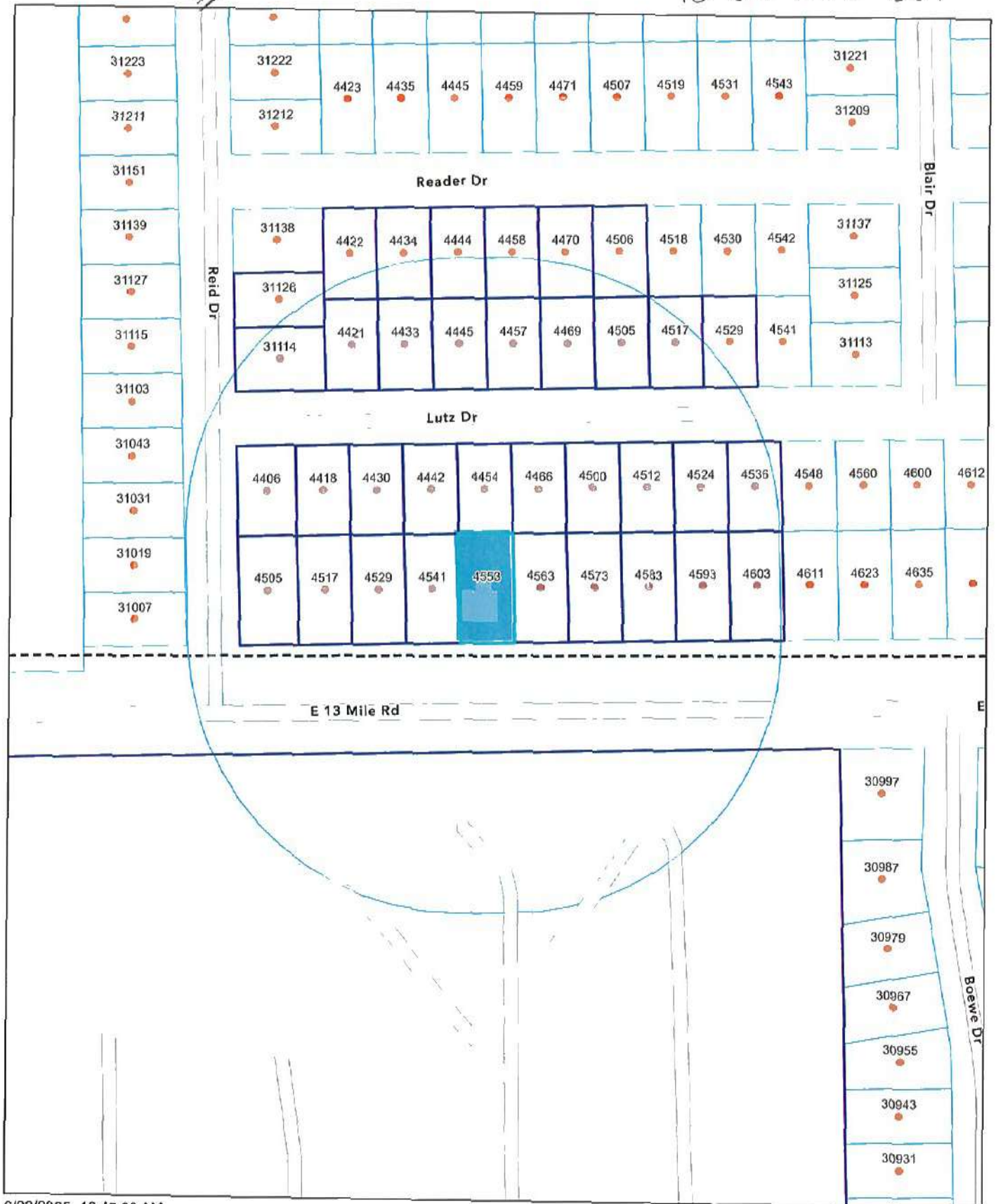
4563 E Thirteen Mile Rd
Warren, Michigan
Google Street View
Apr 2015 See more dates

Reader Dr
Lutz Dr
Reid Dr

35

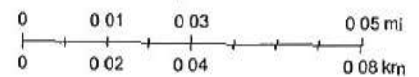
4553 Thirteen Mile

13-05-383-031



6/23/2025, 10:45:08 AM

1:1,618



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: JULY 9, 2025 at 7:30 P.M.

Applicant: DAO PHAM
Common Description: 4553 THIRTEEN MILE

VARIANCE(S) REQUESTED: Permission to:

Retain 23' x 24' of hard surface in front yard for widened driveway.

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: CITY OF WARREN

REPRESENTATIVE: STEVEN CAMPBELL - CITY OF WARREN

COMMON DESCRIPTION: **14217 9 MILE**

PARCEL NUMBER: 12-13-25-376-022

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

REASON: Petitioner seeks to install 133' of 6' chain link fence in the front setback.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 (A) - INDUSTRIAL STANDARDS. FRONT YARDS. M-1 zoning district front setback 8'.

SECTION 4D.07. - SETBACK REQUIRED. Walls, fences and landscape screens shall conform to the setback requirements for the zoning district, unless otherwise provided in this article.

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

VARIANCES REQUESTED: Permission to:

Install 133' of 6' high chain link fence in the front setback and in front of the front building line.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

6/20/2025

6/20/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: CITY OF WAARREN

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 (a) - Industrial standards. Front Yards.

M-1 zoning district front setback 8'.

Section 4D.07. - Setback required.

Walls, fences and landscape screens shall conform to the setback requirements for the zoning district, unless otherwise provided in this article.

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

[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

B8
6/23/25

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: City of Warren

Address: 14217 9 Mile Rd. Telephone: (586) 574-4605

Applicant's Email Address: scampbell@cityofwarren.org ☐ prefer email communication

Name and Address of Property Owner (if different) City of Warren

One City Sqaure, Warren MI 48093

Name of Representative: Steve Campbell Telephone: (586) 574-4605

Representative's Address: One City Sqaure Suite 320, Warren MI 48093

Representative's Email Address: scampbell@cityofwarren.org ☐ prefer email communication

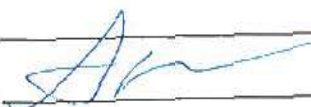
Address of Property: 14217 9 Mile Rd.

Parcel I.D. No. (as shown on tax bill): 12-13-25-376-022

Purpose of Request: To install 6' chain link fence in the front setback and in front of the front building line.

Please explain the nature of your hardship:

To secure the parking lot to protect city owned vehicles.

Signature 

Date: 6/23/25

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 Steve Campbell

Name(s) of Person(s)

OF One City Sqaure Suite 320, Warren MI

48093

(586) 574-4605

Address, City, State

Zip

Telephone

THE Administrative Supervisor

OF Public Service Department for the City of Warren

Title of Officer

Name of Company

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

We

I/We/It

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Steve Campbell

*

Name(s) of Person(s)

THE Administrative Supervisor

OF City of Warren

*

Title of Officer

Name of Company

OF One City Sqaure Suite 320, Warren MI

48093

(586) 574-4605

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 23 DAY OF June, 20 25, BEFORE ME PERSONALLY CAME
Steve Campbell, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF HIS OWN FREE WILL AND DEED.

Crystal Pierson

NOTARY PUBLIC, macomb COUNTY, MICHIGAN

MY COMMISSION EXPIRES: 12-18-2029

NOTICE TO OWNER

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

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.

Ordinance prevents fence from being in front setback, which would prevent a portion of the parking area of city vehicles to be left unsecured.

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

Not self imposed. The city needs this property to house the Department of Property Maintenance.

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 fact that it city owned and city vehicles will be stored at the property.

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

Chain link fence will not impair view or create any detriment to 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.

Variance request is not for economic reasons but to secure the property.

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

The variance is necessary to keep city owned vehicles secured in a fenced lot.

14217 Nine Mile Road

Michigan National Bank of Macomb

Granted permission at the meeting of 10-01-82 to erect a 30" x 48" (10 sq.ft.) sign on top of an existing, 10' x 10' (100 sq.ft.) sign located 5' from the front property line, 26'6" to the top of the sign.

14217 E. Nine Mile Road

Michigan National Bank of
Macomb

TABLED at the meeting of 3-12-80 until Wednesday
3-26-80/

GRANTED permission at the meeting of 3-26-80 to erect a 10' x 10' sign, 24' high, to not less than 5' of the front property line along Nine Mile Road. Theth Board also accepted their offer of voluntary compliance with the Board's suggestion that the sign only haveth Michigan National Bank of Macomb and their logo on it.

14217 Nine Mile Road

Michigan National Bank of Macomb

Granted permission at the meeting of 10-01-82 to erect a 30" x 48" (10 sq.ft.) sign on top of an existing, 10' x 10' (100 sq.ft.) sign located 5' from the front property line, 26'6" to the top of the sign.

14217 E. Nine Mile Road

Michigan National Bank of
Macomb

TABLED at the meeting of 3-12-80 until Wednesday
3-26-80/

GRANTED permission at the meeting of 3-26-80 to erect a 10' x 10' sign, 24' high, to not less than 5' of the front property line along Nine Mile Road. Theth Board also accepted their offer of voluntary compliance with the Board's suggestion that the sign only haveth Michigan National Bank of Macomb and their logo on it.

13/

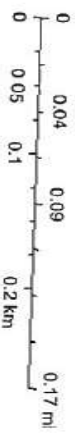
14217 Nine Mile

13-25-376-022



6/23/2025, 10:49:50 AM

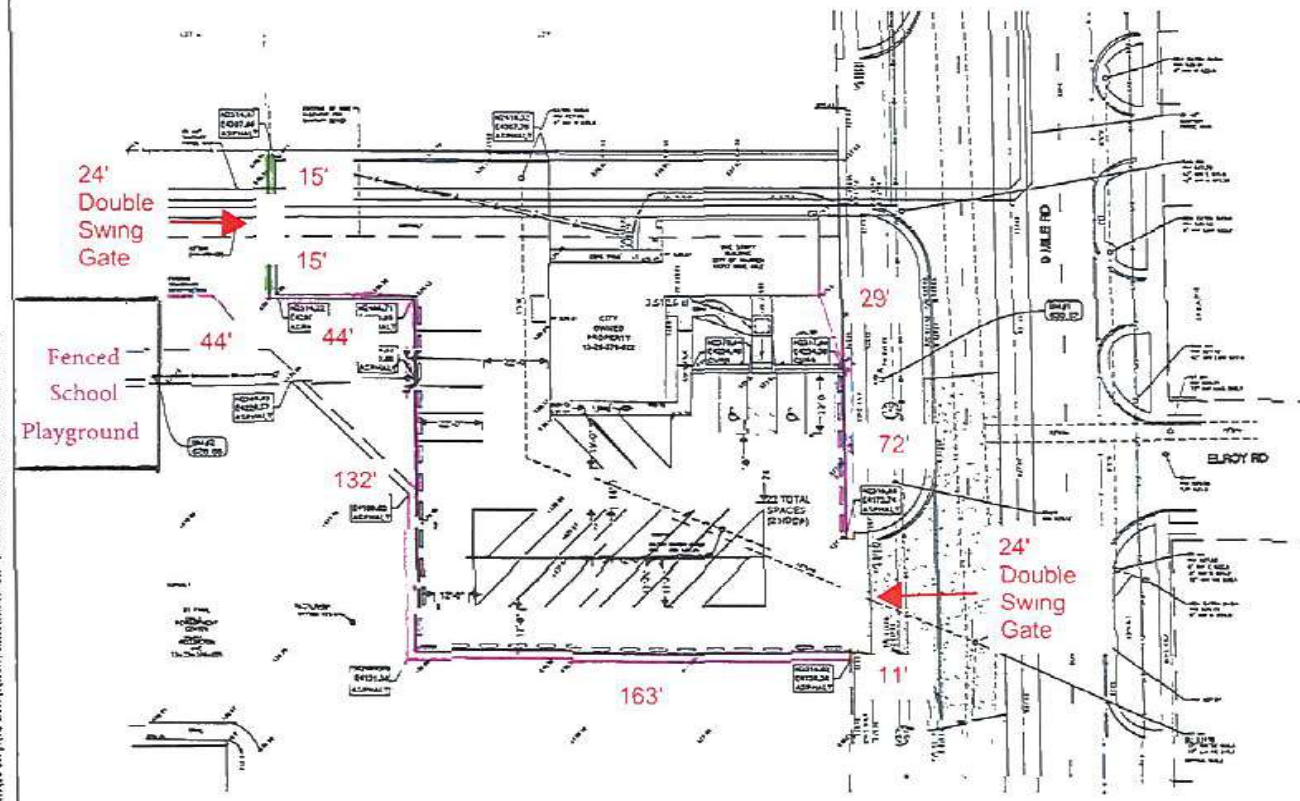
1:5,020



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

- Pink Line = 6' Tall Chain Link Fencing with Top Rail

- Green Line = 6' Tall Chain Link Gate, 24' wide (2 twelve foot sections)



ITB-W-1527

4/11/2024 1:51 PM
 C:\Users\jwheeler\OneDrive\Documents\ITB-W-1527\ITB-W-1527.dwg
 13-28-279-432

1. 10. 2024 2. 3. 4. 5. 6. 7. 8. 9. 10.	1. 10. 2024 2. 3. 4. 5. 6. 7. 8. 9. 10.	1. 10. 2024 2. 3. 4. 5. 6. 7. 8. 9. 10.	1. 10. 2024 2. 3. 4. 5. 6. 7. 8. 9. 10.	1. 10. 2024 2. 3. 4. 5. 6. 7. 8. 9. 10.	1. 10. 2024 2. 3. 4. 5. 6. 7. 8. 9. 10.	1. 10. 2024 2. 3. 4. 5. 6. 7. 8. 9. 10.
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FO 017-02

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: JULY 9, 2025 at 7:30 P.M.

Applicant: CITY OF WARREN
Common Description: 14217 NINE MILE

VARIANCE(S) REQUESTED: Permission to:

Install 133' of 6' high chain link fence in the front setback and in front of the front building 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 - USESUMMARY OF VARIANCE REQUEST

APPLICANT: FISNIK NAZARKO
REPRESENTATIVE: FISNIK NAZARKO
COMMON DESCRIPTION: 23625 VAN DYKE
PARCEL NUMBER: 12-13-28-431-026
ZONED DISTRICT: C-2

REASON: Petitioner seeks a variance to operate a dental lab in a C-2 zoning district.

ORDINANCES and REQUIREMENTS:

SECTION 14.01 - USES PERMITTED. Dental lab/manufacturing is not a permitted use in a C-2 zoning district.

VARIANCES REQUESTED: Permission to:

USE-Allow a dental lab in a C-2 zoning district.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

5/27/2025

6/17/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: FISNIK NAZARKO

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.

Dental lab/manufacturing is not a permitted use in a C-2 zoning 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

\$250⁰⁰
5/27/25
E.V.

Name of Applicant Fisnik Nazarko

Address: [REDACTED] Telephone [REDACTED]

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

Name and Address of Property Owner (if different) Wojciech Urban [REDACTED]

Name of Representative: Same as Applicant Telephone:

Representative's Address:

Representative's Email Address: ☐ prefer email communication

Address of Property 23625 Van Dyke, Warren, MI

Parcel I.D. No. (as shown on tax bill): 12-13-28-431-026

Purpose of Request Property is currently zoned C-2 Applicant wishes to conduct a dental laboratory at the property which by code requires M-1 or M-2 zoning and is therefore seeking a use variance

Please explain the nature of your hardship:

As a dental lab is technically considered a manufacturing function, it is not the typical industrial type process. Our equipment is computer controlled, is positioned on desktops and counters, and will not be a noise nuisance to surrounding businesses or residences. The location of the property is ideally suited for our needs. Our employees daily pick-up molds and deliver finished products to dental offices in the tri-county area, and the building's proximity to freeways and major roads will allow us to provide prompt service to our customers, and to maximize efficiency.

Signature: [Signature] Date: 27-5-25

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE WOJCIECH URBAN

OF _____

Address, City, State

Zip

Telephone

THE OWNER OF EASTSIDE VETERINARY HOSPITAL

Title of Officer

Name of Company

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

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 ELZBIETA NAZARKO *

Name(s) of Person(s)

THE _____ OF _____ *

Title of Officer

Name of Company

OF _____

Address, City, State

Zip

Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF OAKLAND

ON THIS 24th DAY OF MAY, 2025, BEFORE ME PERSONALLY CAME
WOJCIECH URBAN, 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.

GARY M. HOUSEY
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES JUL 28, 2030
ACTING IN COUNTY OF OAKLAND

[Signature]
NOTARY PUBLIC, OAKLAND COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 7-20-30

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.

Fisnik Nazarko
23625 Van Dyke

Worksheet #2 - Section 20.24 - Land Use Variance; Unnecessary Hardship Standard

Property cannot be used as zoned .

The property is currently zoned for industrial use, but the building is designed and built for commercial occupancy. It is not suitable for industrial operations such as manufacturing or warehousing due to its size, interior layout, and parking limitations.

Not self-imposed.

The zoning classification was in place before I acquired the property. I am simply requesting to use the property in a way that matches its physical structure and location - as a dental lab - which is a quiet, clean, professional use. The property has also been on the market for over a year.

Property unique.

The property has a commercial layout with office space, accessible entrances, and parking that is more suited to a dental or medical use. This makes it physically unique compared to typical industrial buildings. Its immediate surroundings also include other non-industrial properties, contributing to its unique context.

Not a detriment.

Granting the variance will not negatively affect surrounding properties. The modern equipment used in our dental lab will not generate loud, obnoxious noise or create any odors that will affect adjoining property owners or businesses. The work and equipment will generate less noise than barking dogs in a veterinary clinic or auto mechanic business to the north.

Necessary.

The variance is necessary to allow reasonable use of the building. Without the variance, the property cannot be effectively used or leased because its structure and location do not align with industrial needs. The dental lab will also be a need to the community since there are over 409 dental practitioners in the Warren area. Also there is only one more dental lab within that area, which is also zoned as commercial. The building is also necessary due to the proximity to the freeway.

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.

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

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

Not a detriment. Granting the variance will not result in detriment to nearby properties; will not impair an adequate supply of light and air to the adjacent properties; will not impair the property values in the surrounding area; will not alter the essential character of the area; and will not cause public safety concerns. The modern equipment used in our dental lab will not generate loud, obnoxious noise or create any odors that will affect adjoining property owners or businesses. The equipment is more likened to typical general office equipment than to industrial equipment, which appropriately requires M-1 or M-2 zoning. The work conducted in

our lab will generate less noise than barking dogs in a veterinary clinic or the auto mechanic business to the north.

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

Leonard Shapiro
Irving Goldsmith
23660 Van Dyke
Warren

Re: 23625 Van Dyke

Rep: Leonard Shapiro

Request approved at meeting of June 9, 1965

Item 15.

The next public hearing was on an application submitted by Leonard Shapiro and Irving W. Goldsmith for property located at 23625 Van Dyke Avenue; Lots 92 and 93 of Poleski Van Dyke Subdivision. They requested permission to erect a 44 foot by 48 foot office building to the front and side street property lines and to have parking to the side street property line. The property in question was zoned C-2; and the ordinance required a 15 foot front yard setback, a 25 foot side yard setback when rear yard abuts side yard of an adjacent residential

lot, and that all street boundaries of parking areas shall be provided with a 15 foot wide greenbelt. Messrs. Shapiro and Goldsmith appeared before the Board. Mr. Shapiro advised that this was on the southwest corner of Ready and Van Dyke, that they have two lots together measuring 48 feet by 110 feet, with an 18 foot public alley to the rear. He further stated that there are many many building along Van Dyke that are built to the front lot line, that they will have a ten-car parking lot to the rear of the building. He stated they felt it would be a hardship upon them if they were compelled to make the building any smaller than what they propose, and that it would be a professional building. Councilman Perry stated he would like to see a setback on Ready. Mr. Shapiro stated that it was his understandings that there were no objections from the people to the rear of the proposed building. The owner of Ace Bar appeared before the Board and objected to the proposed variances. William Lloyd advised the Board that he felt this would be an improvement over the cars and trucks that are parked on the lot presently. Councilman Kingsley made a motion to grant the requests inasmuch as this will be an improvement, supported by Councilman Austin. A roll call was taken. All "Ayes." The motion was carried.

CPMIE Enforcement | E17-04067**Property Information**

12-13-28-431-026

23625 VAN DYKE

Subdivision:

Warren MI, 48089-1651

Lot:

Block:

Name Information

Owner: URBAN DR WOJCIECH

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 07/18/2017

Date Closed: 09/07/2017

Status: DISMISSED

Complaint:

Last Action Date:

Last Inspection: 07/18/2017

Last Action:

All Notes:

TICKET Inspection | CRAIG GARWOOD

Status: Violations

Result: Violations

Scheduled:

Completed: 07/18/2017

Violations:

Uncorrected OVER 6 INCHES IN HEIGHT.

Passed Inspection Items:

Uncorrected

Comments:

Enforcement | E15-01295**Property Information**

12-13-28-431-026

23625 VAN DYKE

Subdivision:

warren MI, 48089-1651

Lot:

Block:

Name Information

Owner:

URBAN DR WOJCIECH

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 02/25/2015

Date Closed: 02/26/2015

Status: No Violation

Complaint:

Last Action Date:

Last Inspection: 02/26/2015

Last Action:

All Notes:

FIELD INSPECTION Inspection | DEBORAH WENSON

Status: No Violation

Result: No violation

Scheduled: 02/25/2015

Completed: 02/26/2015

Passed Inspection Items:

Uncorrected

Comments:

Scheduling Comment CHECK FOR VEHS FROM USED CAR LOT

23625 VAN DYKE



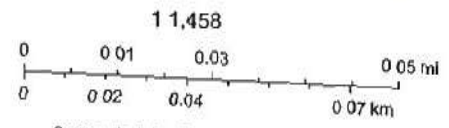
31

23625 Van Dyke

13-28-431-026



6/23/2025, 10:20:19 AM



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

(No Subject)

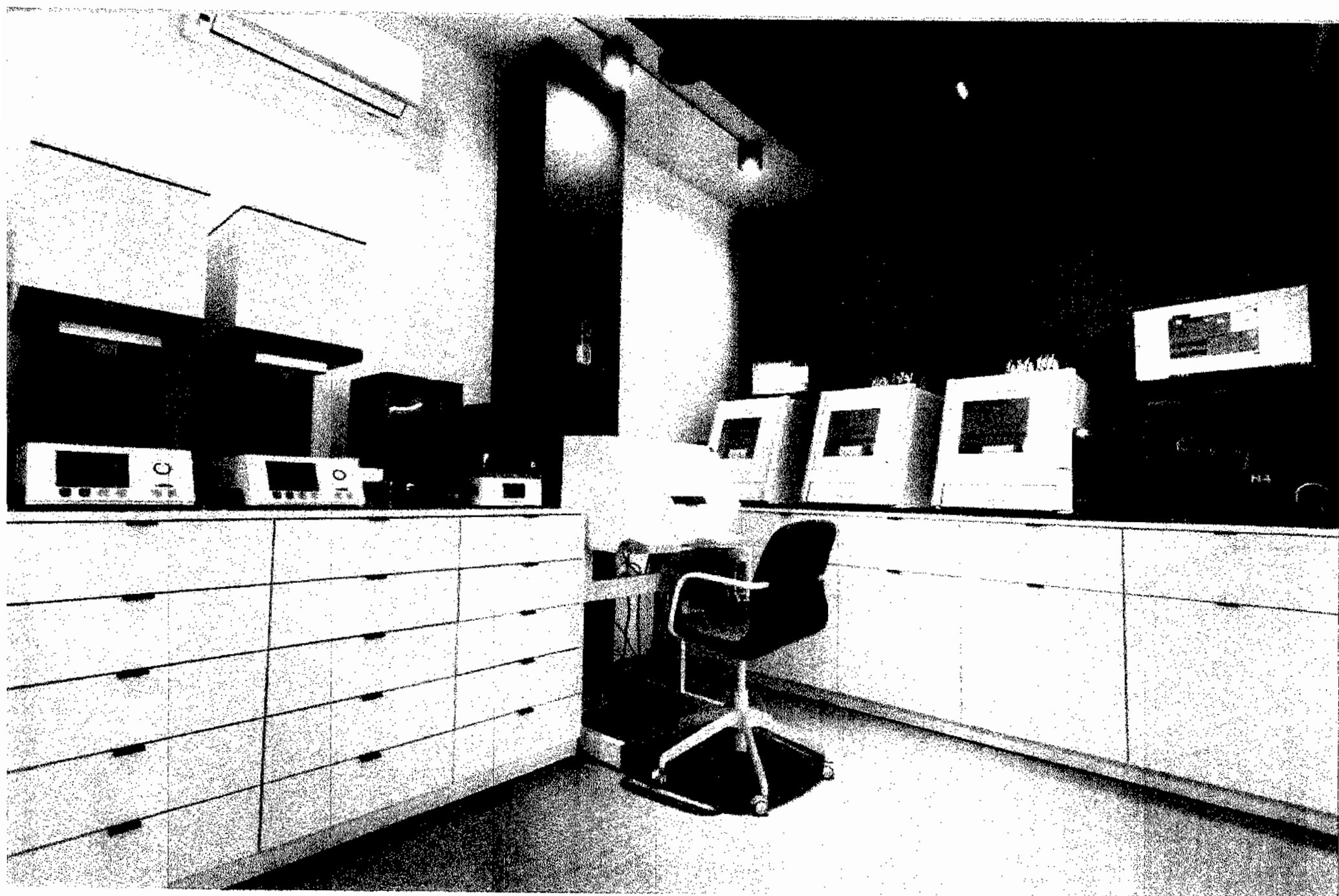
To:



Date: Tuesday, May 27, 2025 at 12:30 PM EDT

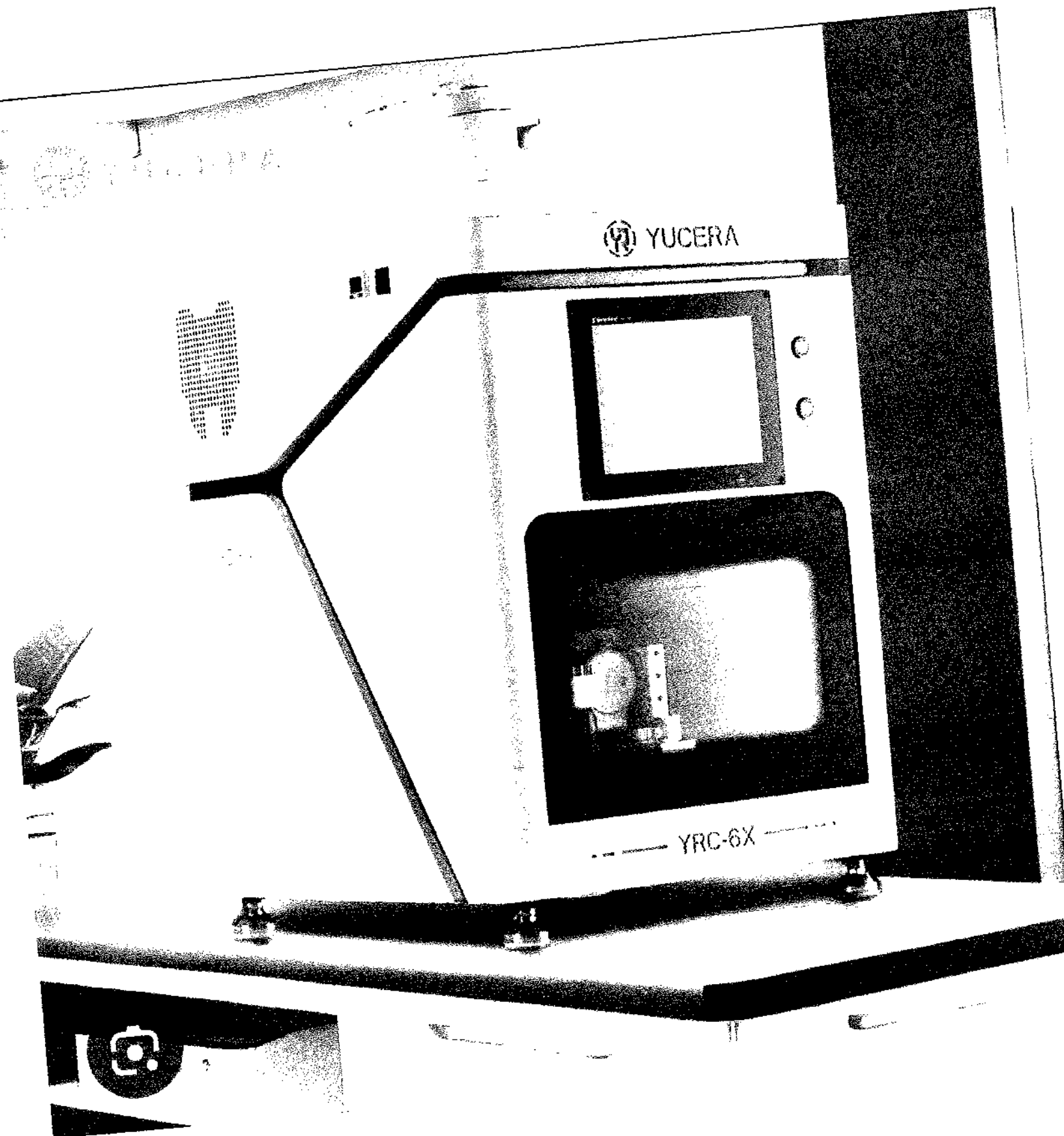


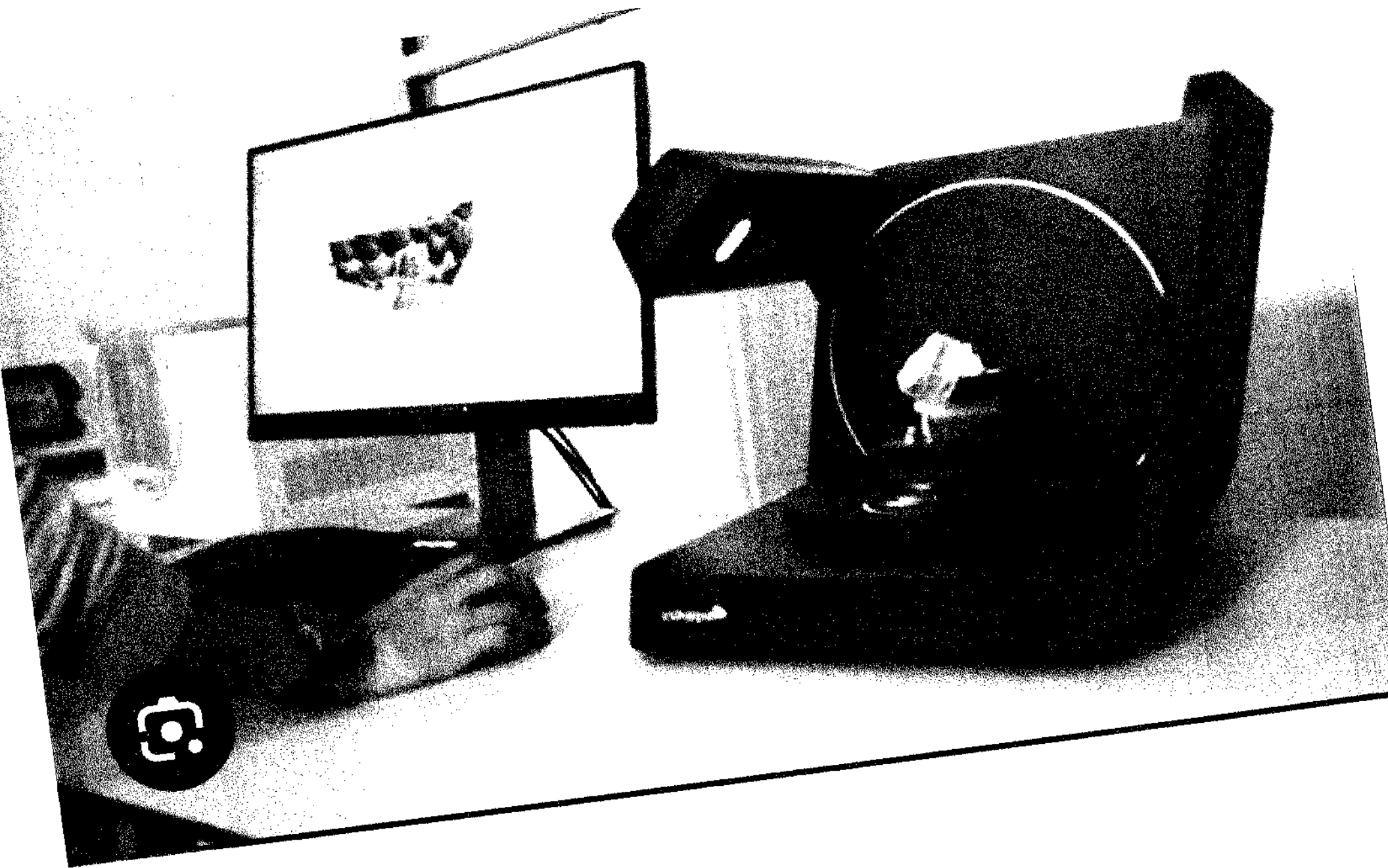
Sent from AOL on Android











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: JULY 9, 2025 at 7:30 P.M.

Applicant: FISNIK NAZARKO ~~-USE-~~
Common Description: 23625 VAN DYKE

VARIANCE(S) REQUESTED: Permission to: ~~-USE-~~
Allow a dental lab in a C-2 zoning district.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: GINKGO PROPERTY GROUP LLC
REPRESENTATIVE: CAREN BURDI
COMMON DESCRIPTION: 11 MILE
PARCEL NUMBER: 12-13-20-227-001
ZONED DISTRICT: C-2

REASON: Petitioner seeks variances related to a new proposed multi-family dwelling.

ORDINANCES and REQUIREMENTS:

SECTION 14.01 - USES PERMITTED. In all C-2 Districts no building or land, except as otherwise provided in this Ordinance, shall be erected or used except for one (1) or more of the following specified uses:

(a) All uses permitted in C-1 Districts, except dwellings for one-family, two-family and multiple-family in which the occupants primarily make their home twelve (12) months out of each year. This is not intended to exclude over-night, weekly or monthly transient living quarters.

SECTION 10.03 - LOT AREA. ...Every lot in an R-3 District on which a multiple family dwelling is to be erected shall provide a minimum lot area of seventy-two hundred (7,200) square feet for the first living unit... ..and not less than five thousand (5,000) square feet for each additional three (3) or four (4) bedroom unit...

SECTION 10.04 - FRONT YARD. Each lot in R-3 Districts shall have a front yard of not less than twenty-five (25) feet in depth for a one (1) story building plus ten (10) feet for each additional story or portion thereof.

VARIANCES REQUESTED: Permission to:

- 1) Allow a 3 unit (triplex) multi-family (R3 use) dwelling in a C-2 zoning district. **-USE**
- 2) Allow a lot area of 12,600 sq/ft, 4,600 sq/ft less than ordinance requires. **-USE**
- 3) Allow a 24' front setback, 11' less than ordinance requires. **-USE**

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: GINKGO PROPERTY GROUP 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 14.01 - USES PERMITTED.

In all C-2 Districts no building or land, except as otherwise provided in this Ordinance, shall be erected or used except for one (1) or more of the following specified uses:

(a) All uses permitted in C-1 Districts, except dwellings for one-family, two-family and multiple-family in which the occupants primarily make their home twelve (12) months out of each year. This is not intended to exclude over-night, weekly or monthly transient living quarters.

SECTION 10.03 - LOT AREA.

...Every lot in an R-3 District on which a multiple family dwelling is to be erected shall provide a minimum lot area of seventy-two hundred (7,200) square feet for the first living unit... ..and not less than five thousand (5,000) square feet for each additional three (3) or four (4) bedroom unit...

SECTION 10.04 - FRONT YARD.

Each lot in R-3 Districts shall have a front yard of not less than twenty-five (25) feet in depth for a one (1) story building plus ten (10) feet for each additional story or portion thereof.

[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 SW 5/27/25

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: Ginkgo Property Group, LLC

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

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

Representative's Address: [REDACTED]

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

Address of Property no address yet South side 11 Mile, 671.6 ft west Mound

Parcel I.D. No. (as shown on tax bill): 13-20-227-001

Purpose of Request: Allow a multi-family dwelling, 3 units (triplex), in a C-2 zone

Allow a lot area 4,600 sq feet smaller than required

Allow a front yard set back 11 feet shorter than required

Please explain the nature of your hardship:

Please see attached

Signature: [Signature] Date: 05-16-25

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Mohammed Haque of Ginkgo Property Group, LLC

OF [REDACTED] [REDACTED]
Address, City, State
THE Managing Member OF Ginkgo Property Group, LLC Zip [REDACTED] Telephone [REDACTED]
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT It
I/We/It
[REDACTED] /RECORDED LAND CONTRACT PURCHASER(S) X /RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Caren M. Burdi *
Name(s) of Person(s)

THE [REDACTED] OF Burdi Law *
Title of Officer Name of Company

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

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

FURTHER, DEPONENT SAYS NOT.

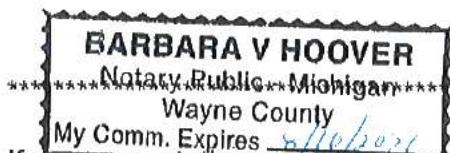
SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 16th DAY OF MAY, 2025, BEFORE ME PERSONALLY CAME
Mohammed Haque, 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.



Barbara V Hoover
NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 8/16/2031

NOTICE TO OWNER

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

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 use of using a C-2 zoned property as Multi-family is more conducive to the neighborhood

There is no unreasonable burden or impact.

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

Reducing our zoning use to better suit the neighborhood was not self imposed but brought about by prior development

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.

Property is unique as it is located on a residential street and on a mile road with an C-2 zoning

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.

Housing is not a detriment to a residential neighborhood

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

Not personal or economic. Petitioner is trying to find a use compatible with Residential and being located on a busy street

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

To bring this compromise use about for the neighbors these variances are necessary.

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.

The property can be used as zoned but it will not make the residential neighbors happy. Petitioner could push through a C-2 use that does not need variances and the neighbors would be without recourse. We are seeking a compromise that the neighbors want.

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

Reducing our zoning use to better suit the neighborhood was not self imposed but brought about by prior development

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.

Property is unique as it is located on a residential street and on a mile road with an C-2 zoning

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.

Housing is not a detriment to a residential neighborhood.

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

To bring this compromise use about for the neighbors these variances are necessary.

Nature of the Hardship:

Petitioner is proposing a 3 unit, two story, multi family structure on a piece of property located on the corner of Blackmar and Eleven Mile that is zoned C-2.

In a C-2 district, Petitioner is allowed to build the following, with only Site Plan approval that cannot be denied if meeting the building criteria:

Market such as fruit, groceries etc.

Delicatessen carry out, that is consumed off premises

Drug Store

Variety Store

Hardware Store

Gas Station or Oil Service Station

Florist or Gift Shop

Shops producing food merchandise such as bakeries

Martial Arts or Yoga Studios

Business Offices and professional offices, doctors, dentists, lawyers, Chiropractors or similar

Banks

Public Utility Buildings

Veterinary Clinics

Health Club or Fitness Center

Indoor Recreational Center

Service establishment with showroom, such as electrician, decorator, dressmaker, tailor, baker, printer, upholsterer, appliance repair, or similar

Theater

Public Assembly building,

bowling alley

catering establishment

parking lot

mortuary establishment

tattoo parlor

Private club or lodge that may sell beer, wine or spirits

Business schools or colleges or private schools operated for a profit.

Drive in restaurant

Car wash

Antennas and antenna towers

Motels and hotels

This is just an example of what can be build there with their current C-2 zoning classification. THE RESIDENTS ON BLACKMAR WANT NONE OF THESE USES. The residents are in support of the Petitioner putting in a three family dwelling.

Each Unit is approximately 1,600 sq ft excluding the garage. Each Unit has a two car, attached garage, 3 bedrooms and 2 ½ baths. This Multifamily use best fits in with the neighbors on Blackmar.

The Use Variance is three steps down the hierarchy of zoning in the City. Below C-2 is C-1 and then Office and then Multi-Family. The proposed use best fits with the neighborhood and is the least intensive use. Many of the other uses above would involve many people coming and going daily to the businesses, while the proposed use adds 3 families to the neighborhood to live,

on the corner. It is important to note that the variance allowing the lot area to be 4,600 sq feet smaller than required is a C-2 requirement for the more intensive uses. Most residential uses the house takes up 1/3 to 1/2 of the lot size where in the Petitioner's proposed use the building only takes 24 percent of the lot coverage. Please note that the requirement for recreation area is 1,104 sq feet and we are providing 4,600 sq ft for recreation area, that is more than four times the amount required. As this body knows, this property was before the Zoning Board with a four unit multi family proposal that was approved by the Planning Commission and this Board denied the variances, indicating that it was too big. The Petitioner has reduced the building to three units and increased the green space for the project. The shorter front yard setback allows for good turning radius into the garages and some parking for visitors in the back of the building away from the residences.

The plan presented to the Board, if approved, is a good plan for this piece of property .

10/11/2023 The petitioner's request was DENIED as written.

COMMON DESCRIPTION: 11 Mile

LEGAL DESCRIPTION: 13-20-227-001

ZONE: C-2

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow a multi-family dwelling, 4 units in a C-2 zone. USE
- 2) Allow a lot area of 12,600 square ft. when 19,200 square ft. is required.
- 3) Construct a multi-family dwelling without the required basement.
- 4) Construct a building in the front yard setback, no closer than 25' from the front (west) property line.
- 5) Construct a building in the side yard setback, no closer than 25' from the side (north) property line.

10/11/2023 The petitioner's request was DENIED as written.

COMMON DESCRIPTION: 11 Mile

LEGAL DESCRIPTION: 13-20-227-001

ZONE: C-2

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow a multi-family dwelling, 4 units in a C-2 zone. USE
- 2) Allow a lot area of 12,600 square ft. when 19,200 square ft. is required.
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- 4) Construct a building in the front yard setback, no closer than 25' from the front (west) property line.
- 5) Construct a building in the side yard setback, no closer than 25' from the side (north) property line.

ZONING Enforcement | E24-04532**Property Information**

12-13-20-227-001

11 MILE

Subdivision:

WARREN MI, 48091

Lot:

Block:

Name Information

Owner: GINKGO PROPERTY GROUP LLC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 09/26/2024

Date Closed:

Status: In Progress

Complaint:

4.39 - PROPERTY MAINTENANCE

Remove boat/trailer from property.

Last Action Date:

Last Inspection: 10/16/2024

Last Action:

All Notes:

10/1/2024 - Received a cal from MD stating he owns the boat and the property. He stated that he has had many inspections including property maintenance and all said the boat is OK. I informed him that it is in fact a violation and he asked for the ordinance. I told him I would call him back.

10/2/2024 - I called MD and again he asked for the code that specifically stated that the boat/trailer cannot be stored there. He quoted ordinance 5a.06 that a recreational vehicle may be stored in the rear yard 5 feet from the fence line and 10 feet behind the dwelling. I informed him this is a vacant lot with no dwelling so it is not allowed. I then informed him that 14.01 is the ordinance that C2 properties permitted uses are located. I said if it is not permitted per 14.01B it is not permitted and the boat/trailer has to go. MD said he need time to research this. I said I gave him 10 days on the warning so I will give him 10 days from today. He said he is very busy and he wants two weeks. I said I am also very busy and granted 10 days. JK

FIELD CHECK COMPLAINT Inspection | Jim Kaiser

Status: Violations

Result: Violations

Scheduled: 09/26/2024

Completed: 09/26/2024

Violations:

Uncorrected

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

Passed Inspection Items:

PROPERTY MAINTENANCE

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

Status: Complied

Result: Complied

Scheduled: 10/16/2024

Completed: 10/16/2024

Passed Inspection Items:

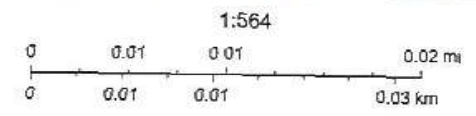
Uncorrected

Comments:

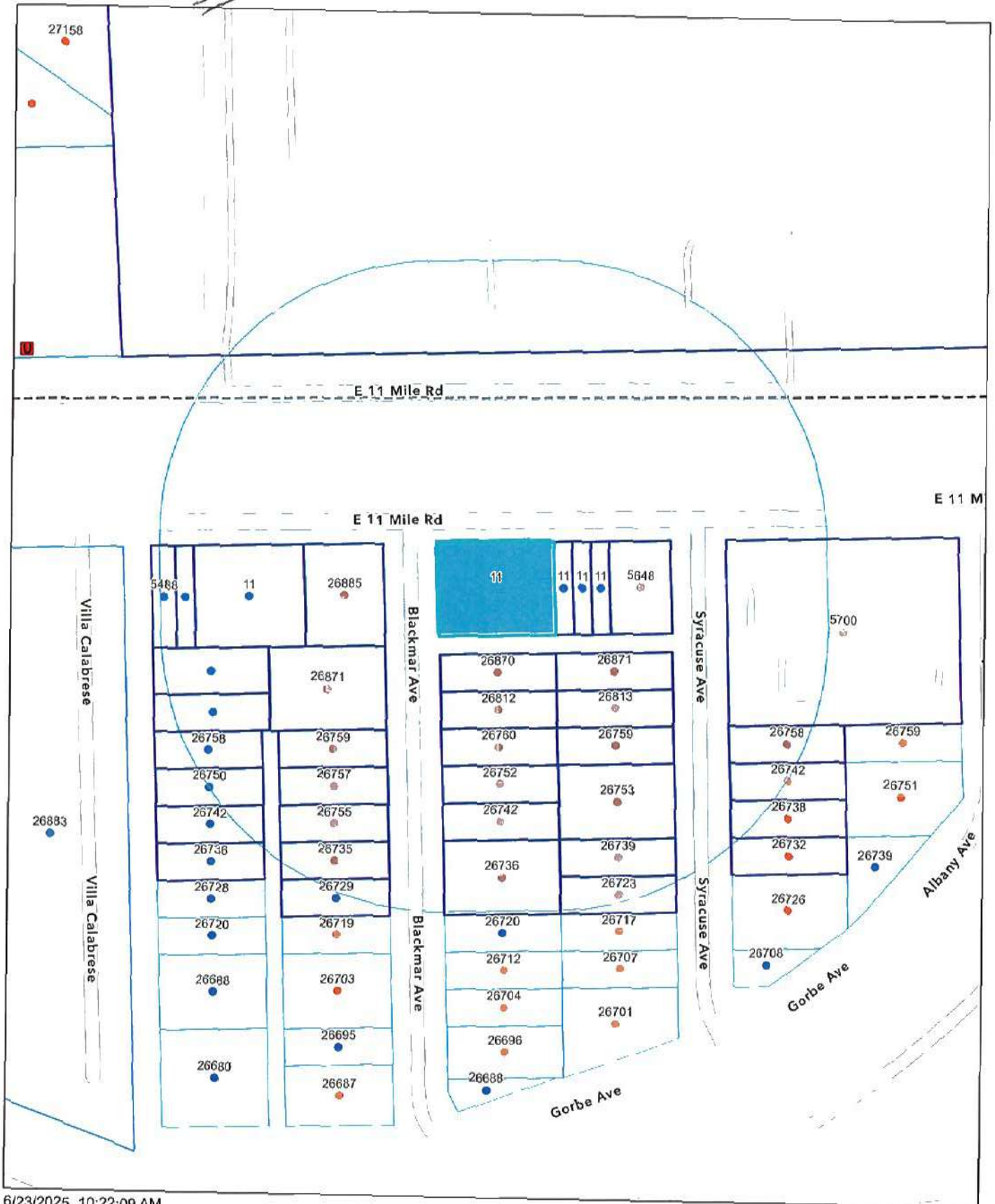
12-13-20-227-001



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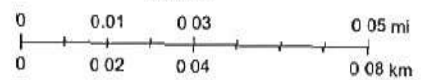


19



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1:1,577



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: JULY 9, 2025 at 7:30 P.M.

Applicant: GINKGO PROPERTY GROUP LLC ~~-USE-~~
Common Description: ELEVEN MILE

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

- 1) Allow a 3 unit (triplex) multi-family (R3 use) dwelling in a C-2 zoning district.
- 2) Allow a lot area of 12,600 square ft., 4,600 square ft. less than ordinance requires.
- 3) Allow a 24' front setback, 11' less than ordinance requires.

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: AGREE DEVELOPMENT, LLC JOSH BRATTON

REPRESENTATIVE: MANDY GAUSS

COMMON DESCRIPTION: 26100 GROESBECK

PARCEL NUMBER: 12-13-24-253-014

ZONED DISTRICT: MZ, C-1, P

REASON: Petitioner seeks variances to install new 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).

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.

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.

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

VARIANCES REQUESTED: Permission to:

Install the following signage:

- 1) A 74.69" x 60" (31.12 sq/ft) wall sign on the west elevation of building.
- 2) A 20.38" x 104.56" (14.80 sq/ft) wall sign on the west elevation of building.
- 3) A 8" x 59" (3.27 sq/ft) wall sign on the west elevation of building.
- 4) A 89.63" x 72" (44.81 sq/ft) wall sign on the east elevation of building.
- 5) A 8" x 59" (3.27 sq/ft) wall sign on the east elevation of building.
- 6) A 104.56" x 84" (61 sq/ft) wall sign on the north elevation of building.

- 7) A 104.56" x 84" (61 sq/ft) wall sign on the south elevation of building.
 - 8) A 34" x 26" (6.114 sq/ft) wall sign on the south elevation of canopy.
 - 9) A 136" x 26" (24.56 sq/ft) wall sign on the west elevation of canopy.
 - 10) 1,128' x 36" (3,384 sq/ft) design element on the canopy.
 - 11) 4 gas pumps with 37.81 sq/ft of signage each and 2 gas pumps with 36.08 sq/ft of signage each for a total of 223.40 sq/ft of pump signage.
 - 12) A 2nd ground sign on the property that is 20' high with a 15' setback with 61.38" x 118.5" (50.51 sq/ft) of signage with condition that the existing ground sign with off-site signage will be modified to remove the upper portion of signage that was for Frazho Plaza and retain the 48 sq/ft of signage for the apartment complex that was previously granted a variance.
- Signage requested includes 249.97 sq/ft of wall signage, 3,384 sq/ft of design element, 223.40 sq/ft of pump signage for an overall total of 3,857.37 of wall signage as well as a 50.51 sq/ft & a 48 sq/ft ground sign for a total of 98.51 of ground signage.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

5/14/2025 6/16/2025 (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: JOSH BRATTON - AGREE DEVELOPMENT

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).

- 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.
- 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.

Section 4A.17 (b) - Setbacks.

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

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

\$515
B8 5/14/25

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: Josh Bratton - Agree Development

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Tobin Group LLC [REDACTED]

Name of Representative Mandy Gauss Telephone [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property 26100 Groesbeck Hwy

Parcel I D. No (as shown on tax bill): 12-13-24-253-014

Purpose of Request: Request 4 sign variances (building signage, freestanding signage, canopy signage, and dispenser signage). See attached report for a detailed description of the requests.

The property owner has the right to void these newly approved variances if construction does not begin within 12 months of the approval date in which case the previously approved variances will remain in effect.

Please explain the nature of your hardship:

See attached report stating the hardships for the 4 variances being requested.

Signature: [Signature] Date: 5/13/2025

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 Michael E. Tobin
Name(s) of Person(s)
OF [REDACTED] [REDACTED]
Address, City, State Zip Telephone
THE Manager OF Tobin Group LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT We are
I/We/It
/RECORDED LAND CONTRACT PURCHASER(S) The /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 Josh Bratton *
Name(s) of Person(s)
THE Agency / Rep OF Agree Development LLC *
Title of Officer Name of Company
OF [REDACTED] [REDACTED]
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THE 23 DAY OF April, 2025, BEFORE ME PERSONALLY CAME
Michael E. Tobin, 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, Wayne COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 12/8/2025

Acting in Oakland County

NOTICE TO OWNER

If a rep request is made on your behalf, they must be informed on all pertinent data relative to your
request denied any question from the Board could result in your request being delayed or
denied denied BEFORE RECOMMENDED THAT YOU appear in person.

26030-26040 Groesbeck Hwy.

National Bank of Detroit

Granted permission at the meeting of 4-10-85 to install two wall signs totaling 29 sq. ft.

26014-26016 Groesbeck Highway
The Tobin Group

Denied permission to operate a massage parlor in a C-1 zone.

May 28, 1997

26020 Groesbeck Hwy.

McColley Brothers Sign Co.

Granted permission at the meeting of 10-8-86 to erect an 11' x 18' (180 sq. ft.), shopping-center, ID sign with a 4'6" x 16' (48 sq. ft.), apartment, off-site, ID sign, 24' high to no less than 8'3" of the property line along Frazho Road and to no less than 20' of the property line along Groesbeck Hwy. The total signage is to be 228 sq. ft.

26014, 16, 18 Groesbeck Hwy.

Bill Gouleche

Granted permission at the meeting of 10-12-88 to erect a 3ft. x 8 ft. (24 sq.ft.) wall sign.

26020 Groesbeck

McColley Brothers Sign Co.

Failed to grant permission at the meeting of 8-13-86 to erect a 11' x 18' (180 sq. ft.) shopping center identification sign. Total 228 sq. ft., 25' high to no less than 8'3" of the property line along Frazho and to no less than 20' of the property line along Grossbeck.

14721 FRAZHO

01/10/2024

LEGAL DESCRIPTION: 13-24-253-014

- USE -

VARIANCES REQUESTED: Permission to

Operate a medical training facility in a C-1 district.

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

14721 FRAZHO

12/13/2023

LEGAL DESCRIPTION: 13-24-253-014

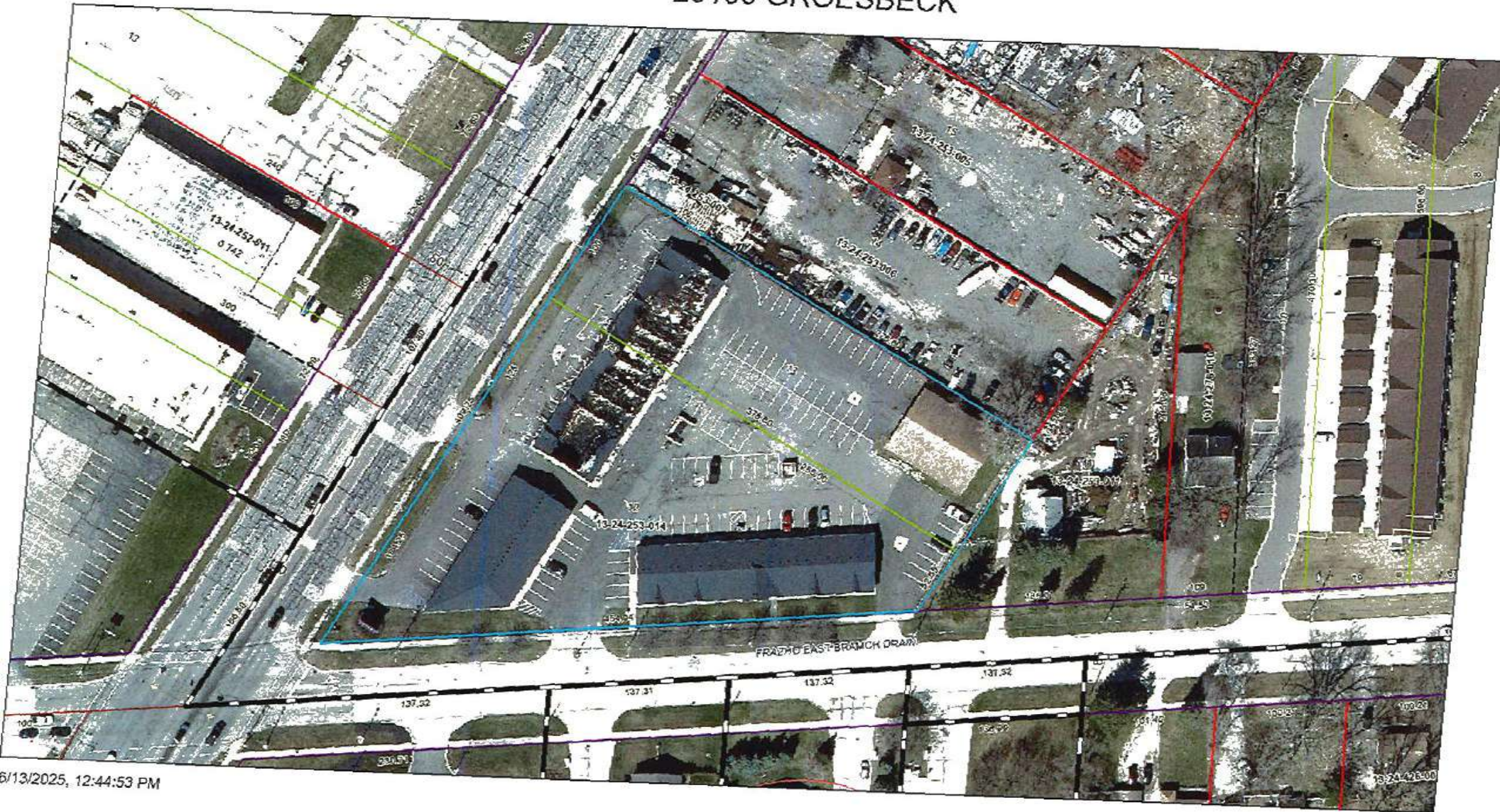
- USE -

VARIANCES REQUESTED: Permission to

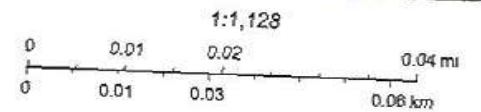
Operate a medical training facility in a C-1 district.

The petitioner's request was **RESCHEDULED** to January 10, 2024.

26100 GROESBECK



6/13/2025, 12:44:53 PM



155

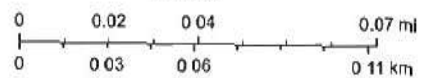
26100 Groesbeck

B-24-253-014



6/23/2025, 10:31:05 AM

1:2,148



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



04.17.2025

CESO, Inc.

Zoning Board of Appeals Variance Request Report

Speedway branded 7-Eleven
26100 Groesbeck Hwy.
Warren, MI 48093

On behalf of:



Contact:

Josiah Bratton

Preparation Date:

April 2025

Revision1_May 2025

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Section 1

Purpose of Variances Request

The purpose of this request is to obtain four (4) variances related to signage for the proposed Speedway gas station, in order to meet operational needs, fulfill branding requirements, and ensure proper site visibility

First, a variance is requested for building wall signage. The Speedway brand requires a total of 211.66 square feet of signage across all building elevations, significantly exceeding the City's current limit of 40 square feet. This signage is essential for brand recognition and customer wayfinding.

Second, a variance is requested for canopy signage, which is considered part of the building wall sign area under the City's signage regulations. The proposed canopy signage totals 30.68 square feet. When combined with the building wall signage, the total area exceeds the 40 square foot maximum. These signs are critical for maintaining consistent branding and visibility from multiple approaches.

Third, we request a variance to modify the existing dual-panel freestanding sign near the southwest corner of the site. The proposal includes removing the upper "Frazho Plaza" panel while retaining the lower directional sign for Regency Club Apartments, in accordance with a standing agreement. In addition, we are requesting a variance to install a second freestanding pylon sign identifying the Speedway business, which is essential for site visibility and customer orientation. A separate setback variance is also requested to allow this new sign to be placed 15 feet from the property line, rather than the 20-foot minimum required by ordinance.

Finally, a variance is requested to allow branded graphics on the six fuel dispensers. Each dispenser includes integrated graphics totaling approximately 19 square feet, two panels per side, including an upper panel that wraps around all four sides. These graphics are not addressed in the City's signage code but are standard across Speedway locations and serve an important function for branding and customer interaction at the point of service.

These variances are necessary to accommodate unique site conditions, uphold legal obligations, and align with Speedway's national brand standards, while ensuring a functional, safe, and attractive commercial development.

The property owner has the right to void these newly approved variances if construction does not begin within 12 months of the approval date, in which case the previously approved variances will remain in effect.

Section 2

Variance Request No. 1 - Building wall signage

Hardship Explanation:

We are requesting a variance from the City of Warren's zoning ordinance, which limits wall signage to a total of 40 square feet per building in the current zoning district. The proposed Speedway gas station requires signage consistent with national brand standards, which include a 44.85 SF sign at the entrance wall, a 44.81 SF sign on the rear wall, and 61 SF signs on both the left and right sides of the building, totaling 211.66 square feet. This variance is necessary due to the building's orientation and operational needs, as each elevation is visible to vehicular traffic and plays a role in site access and customer navigation. The hardship is not self-imposed but arises from the need to meet corporate signage standards for safety, visibility, and branding, in addition to the unique site layout which requires clear identification from multiple approaches. Without this variance, the development would suffer from inadequate signage, limiting customer awareness and creating potential confusion. The proposed signs will comply with all other applicable code requirements, and the variance would not negatively impact surrounding properties or the public interest.

Section 3

Building wall signage exhibits

These signs are represented by the descriptions A1, A2, A3, and A4 on the following exhibits:

[illegible]

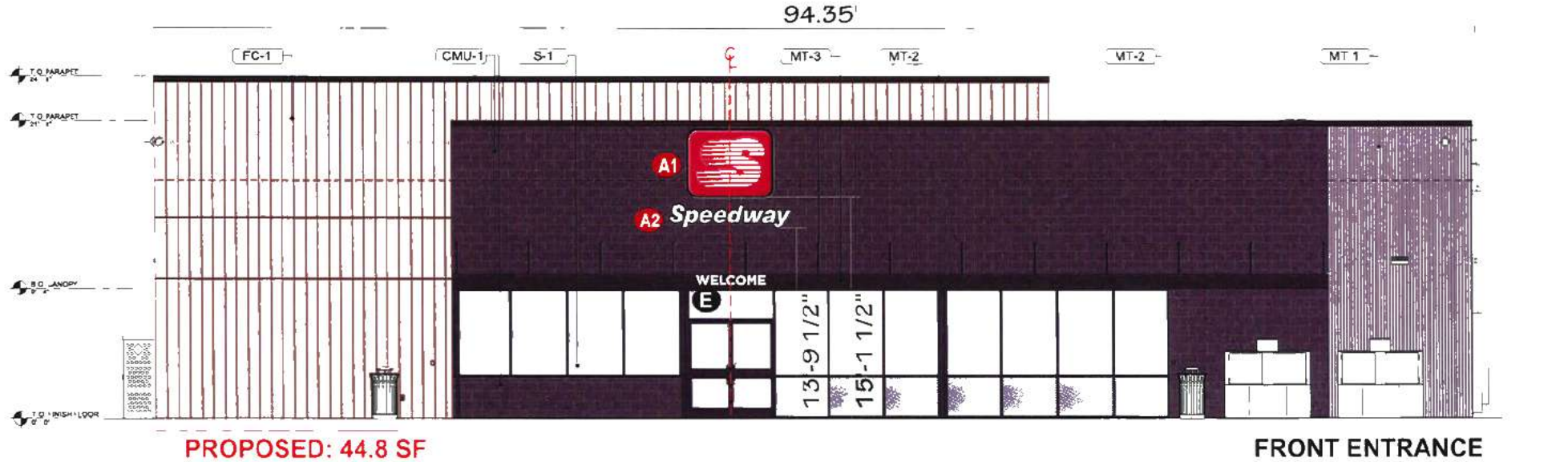
TdP

SCALE: 3/32" = 1'-0"

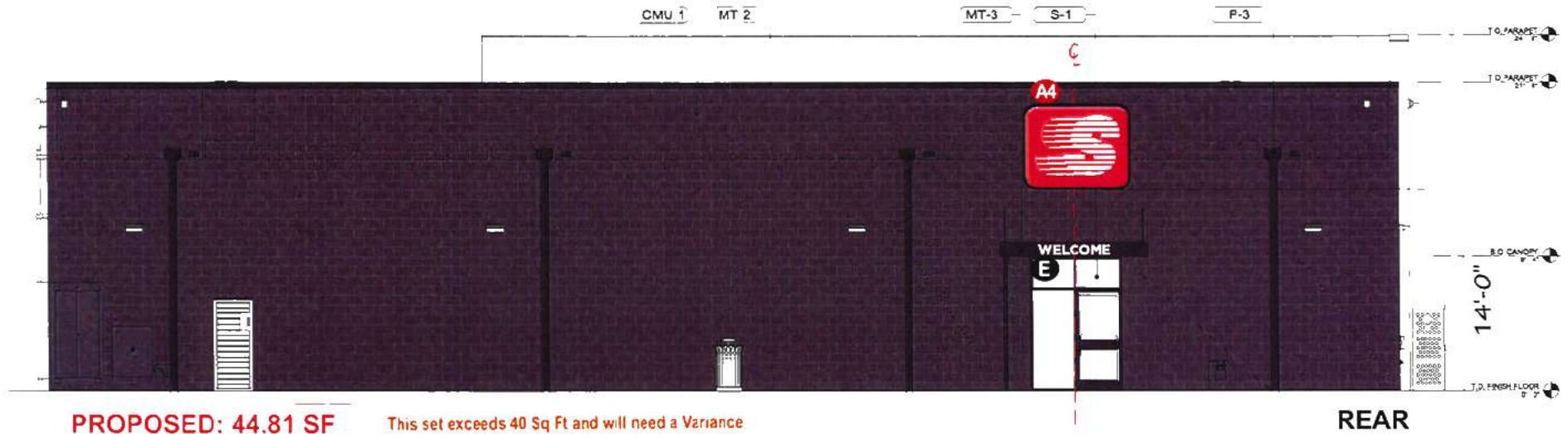
PRELIM. ELEVATIONS (GEN 2 - CMU)

ELEVATION - WALL SIGNAGE

Wall Code Total signage not to exceed 40 SF shall be allowed for each business in District C-2 per each wall according to online code
CODE NEEDS TO BE REVIEWED BY CITY FOR VERIFICATION



This set exceeds 40 Sq Ft and will need a Variance



This set exceeds 40 Sq Ft and will need a Variance

Job Location: Site # 1056968
Groesbeck Hwy,
Warren, MI 48093
Date: March 3, 2025



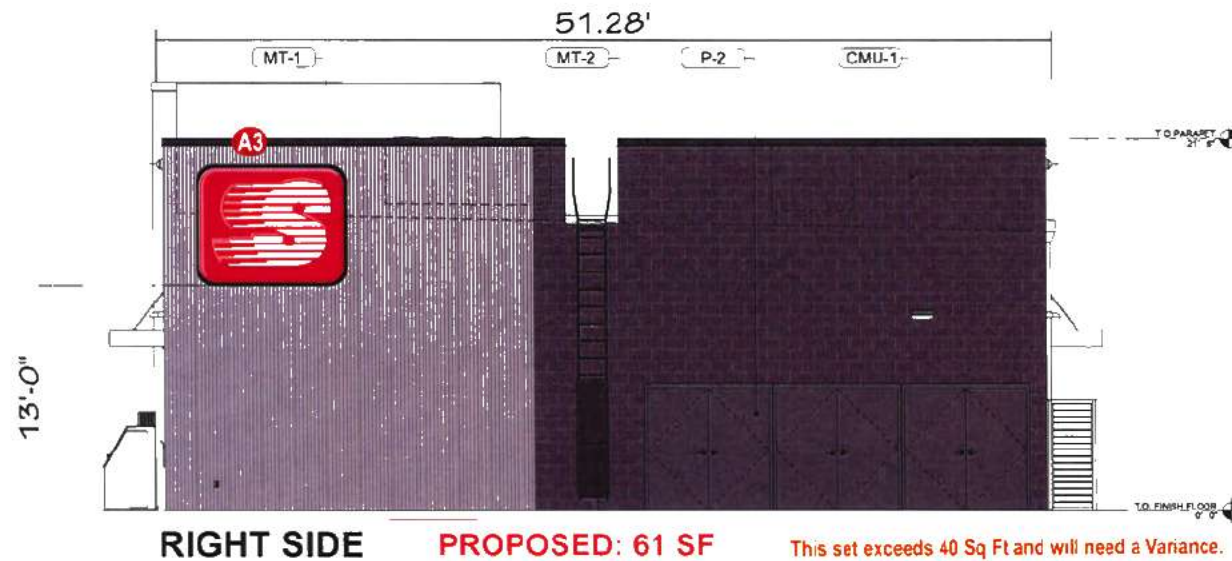
TdP

SCALE: 3/32" = 1'-0"

PRELIM. ELEVATIONS (GEN 2 - CMU)

ELEVATION - WALL SIGNAGE

Wall Code. Total signage not to exceed 40 SF shall be allowed for each business in District C-2 per each wall according to online code
CODE NEEDS TO BE REVIEWED BY CITY FOR VERIFICATION

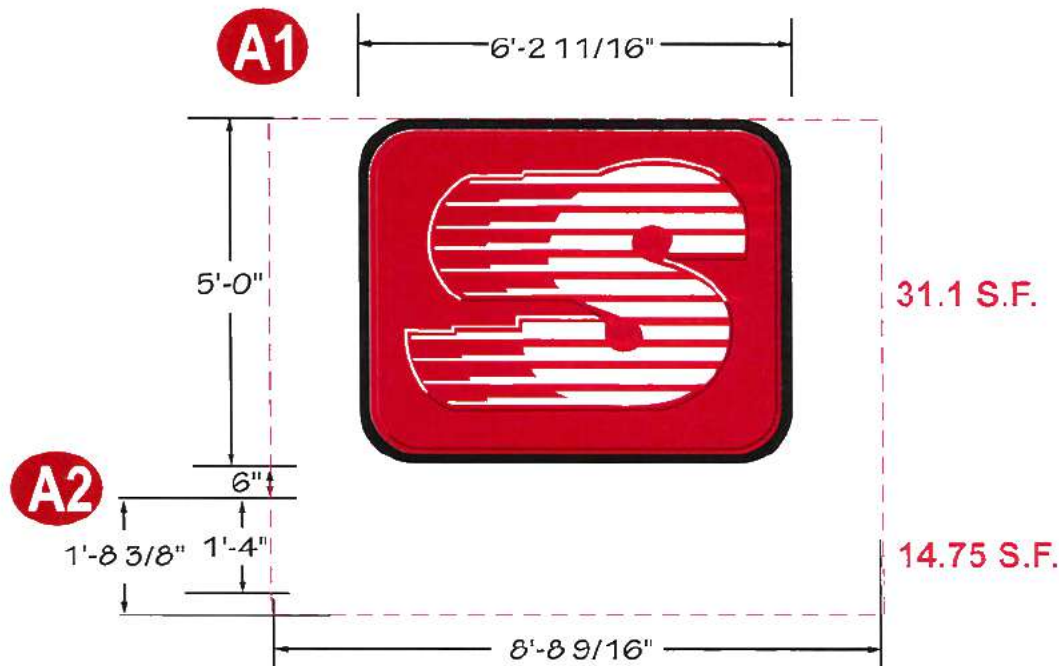


Job Location: Site # 1056968
Groesbeck Hwy,
Warren, MI 48093
Date: March 3, 2025



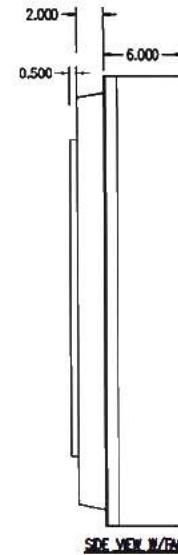
D-ORDER# 1589740772.01

TdP



SIGN SET BOXED: 44.8 SF BOXED

This set exceeds 40 Sq Ft and will need a Variance.



"S" SIGN BADGE

CABINET: 6" DEPTH, SF, FABRICATED ALUMINUM CABINET & RETAINERS PAINTED TRICORN BLACK SW 6258

FACE: PAN-FORMED & EMBOSSED CLEAR POLYCARBONATE W/2ND SURFACE VINYL, HAND CUT & BACK SPRAYED WHITE.

ILLUMINATION WHITE LEDs

"SPEEDWAY" CHANNEL LETTERS

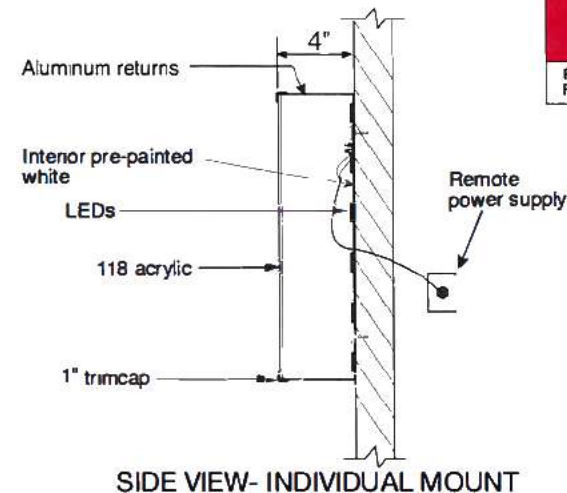
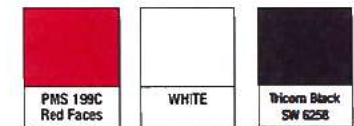
FACES: WHITE ACRYLIC

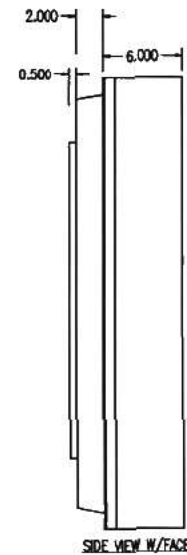
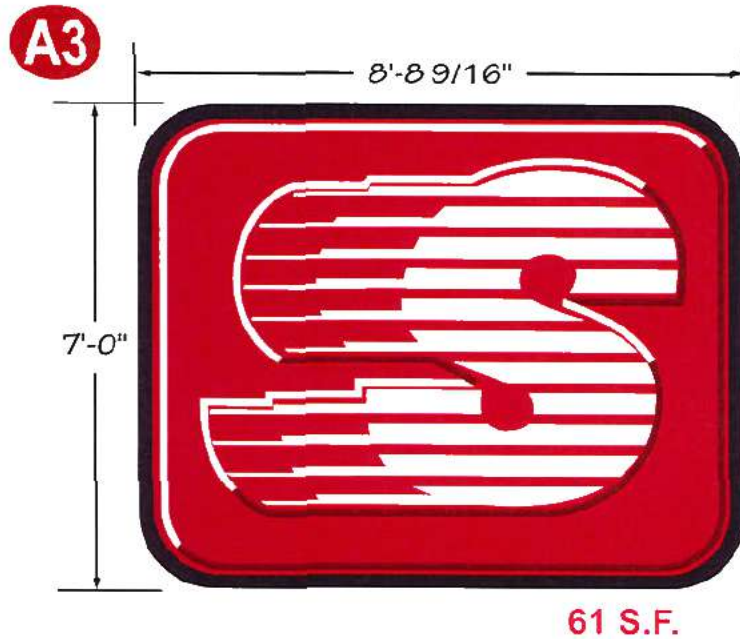
TRIM CAP BLACK

RETURNS 4" DEEP ALUMINUM, BLACK

ILLUMINATION WHITE LEDs

COLORS:





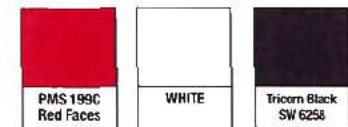
"S" SIGN BADGE

CABINET, 6" DEPTH, SF FABRICATED ALUMINUM CABINET & RETAINERS PAINTED TRICORN BLACK SW 6258

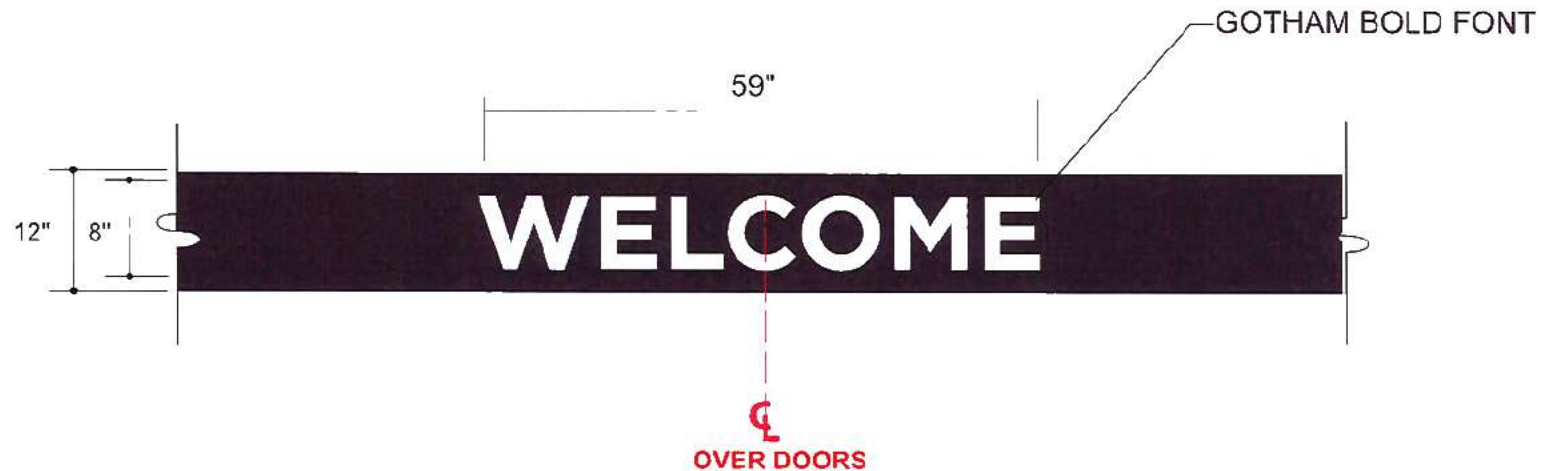
FACE PAN FORMED & EMBOSSED CLEAR POLYCARBONATE W/2ND SURFACE VINYL, HAND CUT & BACK SPRAYED WHITE

ILLUMINATION WHITE LEDs

COLORS:



E



OPAQUE WHITE WELCOME VINYL LETTERS FOR
FIRST SURFACE IN FIELD APPLICATION TO NEW
BLDG. CANOPY FACE

Job Location: Site # 1056968
Groesbeck Hwy,
Warren, MI 48093
Date: March 3, 2025

**CUMMINGS**

TdP

Section 4

Variance Request No. 2 - Canopy signage

Hardship Explanation:

We are requesting a variance from the City of Warren's zoning ordinance, which limits canopy signage. The proposed Speedway development requires canopy signage consistent with national branding standards, including a 6.13 SF sign on the right side of the canopy and a 24.55 SF sign on the front (facing the street), totaling 30.68 square feet. In addition, the canopy includes vinyl stripe graphics that wrap around all four sides, serving as a cohesive visual element tied to Speedway's national design standards. This signage is essential for clear site identification, wayfinding, and brand visibility from all directions, especially considering the site's position along a busy corridor and the layout of the gas station, which exposes all four canopy faces to public view. The hardship is not self-created but results from operational and branding requirements that ensure customer safety, orientation, and corporate consistency. Without this variance, the visibility and functionality of the site would be significantly compromised. The proposed signage will maintain a clean, professional appearance, and granting this variance would support effective business operation without negatively impacting surrounding properties or the intent of the City's sign regulations.

Section 5

Canopy signage exhibits

These signs are represented by the descriptions F1, F2, and F3 on the following exhibits:

GROESBECK HWY

THIS SIGN WILL REQUIRE A VARIANCE.

15' SET BACK

F3

F3

F3

F3

F1

F2

E

E

E

E

4,380 SF (GAG)

15' SIDE BUILDING SETBACK

FRAZZARD RD

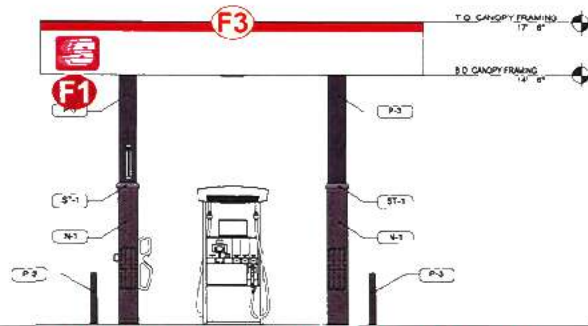


CUMMINGS

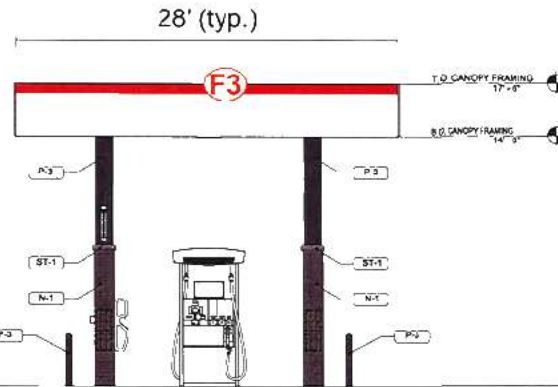
CONCEPT ELEVATIONS ONLY

FUEL CANOPY FASCIA SIGNS ONLY BY CUMMINGS

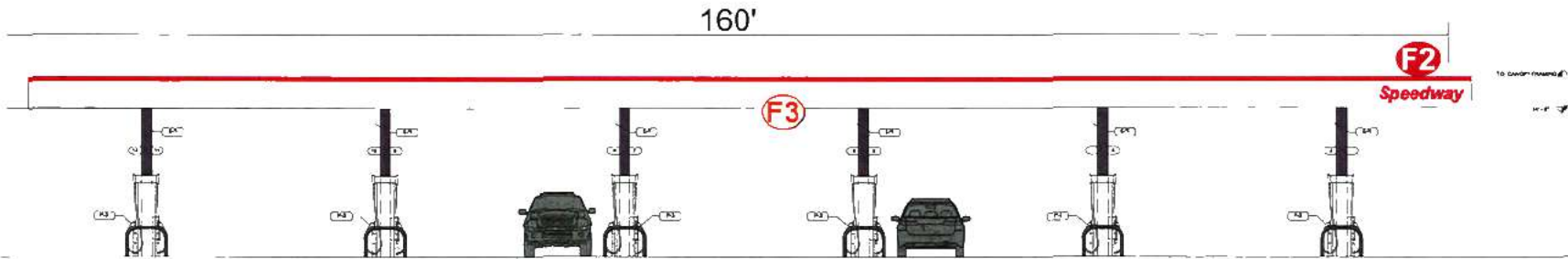
CANOPY CODE: Wall cannot exceed 40 Sq Ft.
This set exceeds 40 Sq Ft and will need a Variance.



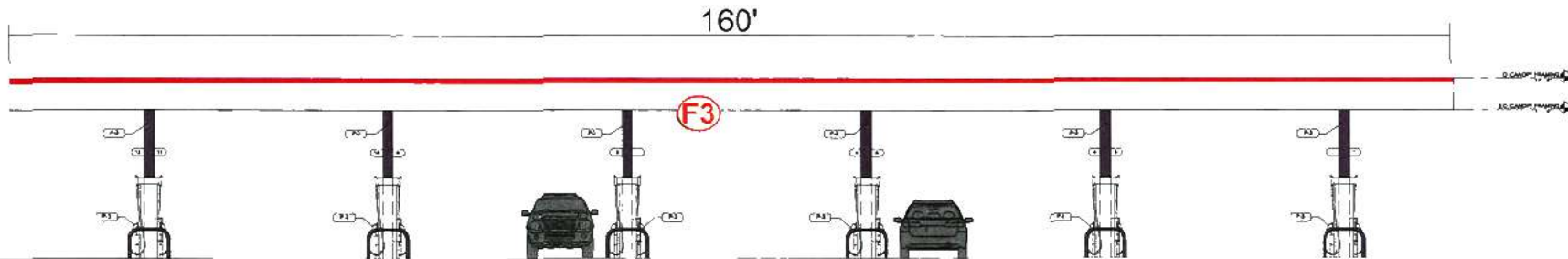
RIGHT SIDE -BADGE SIGN BY CUMMINGS RED & GRAY VINYL STRIPES & EYEBROW LIGHTING BY OTHERS



LEFT SIDE -RED & GRAY VINYL STRIPES & EYEBROW LIGHTING BY OTHERS



FRONT (FACING STREET) -CHANNEL LETTER SET SIGN BY CUMMINGS. RED & GRAY VINYL STRIPES & EYEBROW LIGHTING BY OTHERS



REAR (FACING STORE) -RED & GRAY VINYL STRIPES & EYEBROW LIGHTING BY OTHERS

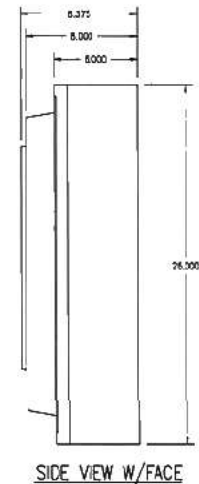
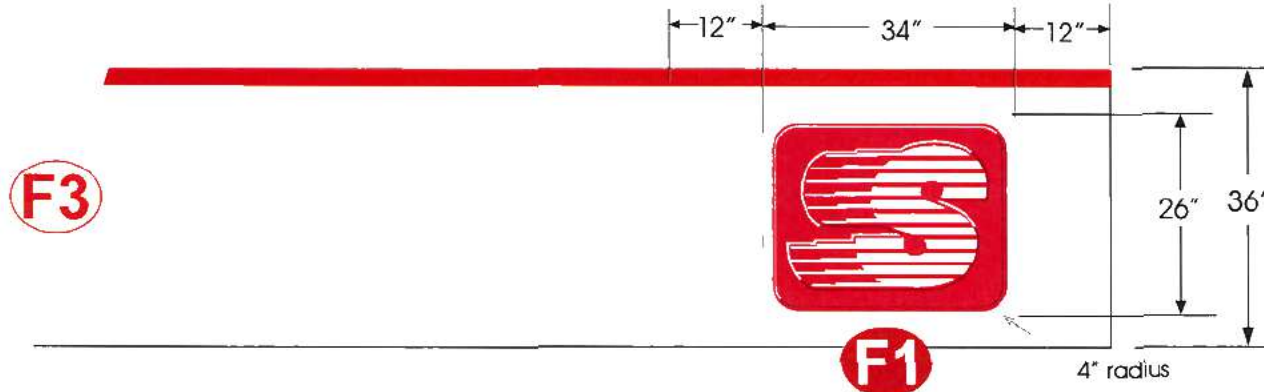
Job Location: Site # 1056968
Groesbeck Hwy,
Warren, MI 48093
Date: March 3, 2025



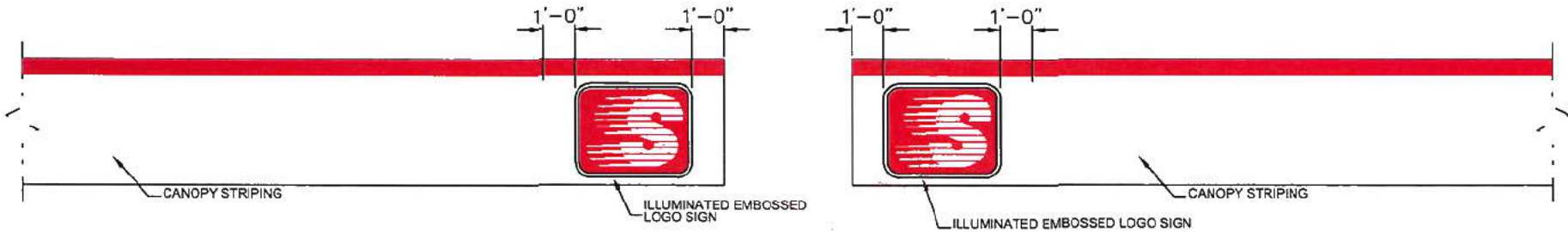
TdP

SPEEDWAY CANOPY BADGE SIGN

CANOPY STRIPING LAYOUT NEEDS TO BE PROVIDED BY THE CONSTRUCTION MANAGER NOT WHAT'S SHOWN IN THE BRAND BOOK



6.13 SQ. FT. - SF LED ILLUM'D CANOPY LOGO SIGN: 2'-2"x 2'-10", PAN EMBOSSED



GENERAL SPECIFICATIONS:

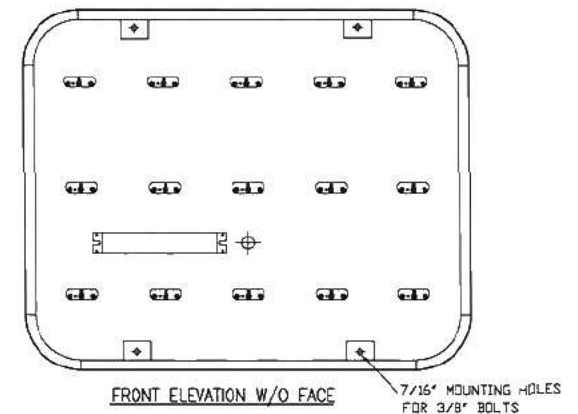
Depth: 6" cabinet, 8.5" overall depth
 Face: .177 pan embossed
 Area Squared: 6.13 Sq. Ft.
 Weight: 60 lbs. (crated)
 Wind Load: 35 psf/90 mph
 Service: Remove face to service LEDs & power supply

ELECTRICAL

Illumination: (15) White LEDs
 Line Load:
 • 0.61 AMPS @ 120 VAC 60 Hz
 • (1) 15 AMP circuit, 60 Hz, UL 48 & NEC compliant

COLOR:

Cabinet and retainer ptd. PMS 428C Gray returns



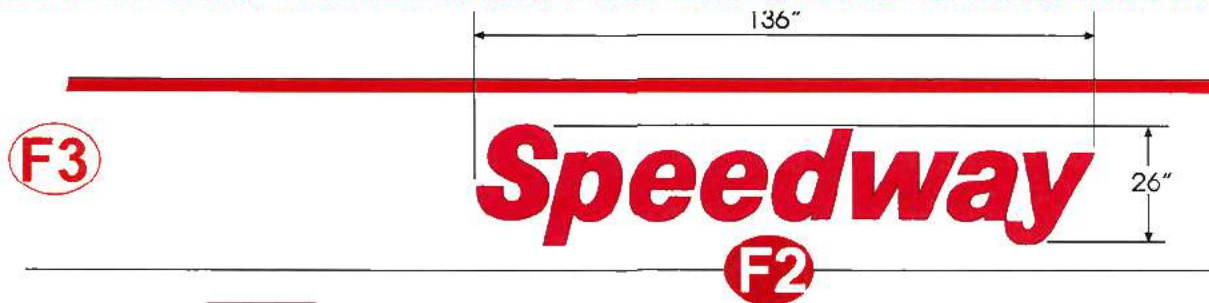
Job Location: Site # 1056968
 Groesbeck Hwy,
 Warren, MI 48093
Date: March 3, 2025



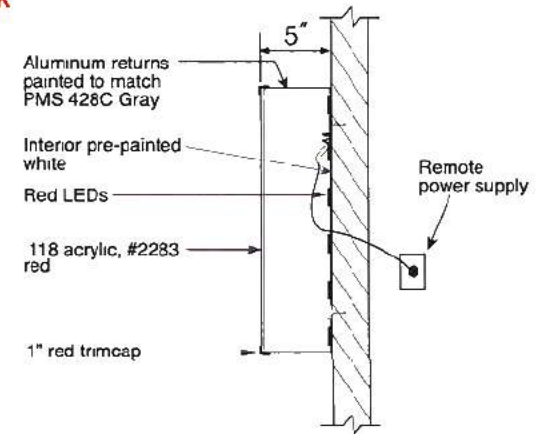
TdP

INTERNALLY ILLUM. REMOTE CHANNEL LETTERS

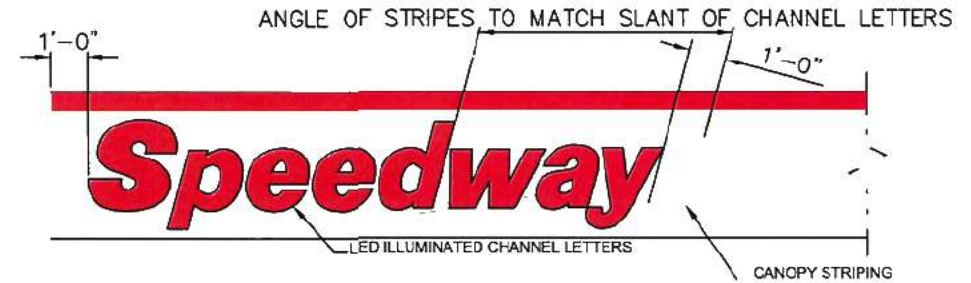
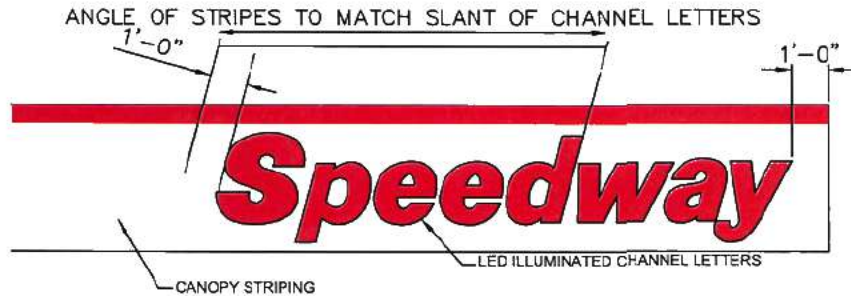
CANOPY STRIPING LAYOUT NEEDS TO BE PROVIDED BY THE CONSTRUCTION MANAGER NOT WHAT'S SHOWN IN THE BRAND BOOK



24.55 SQ. FT. - 26" LED ILLUMINATED CHANNEL LETTERS FOR CANOPY MOUNT



SIDE VIEW- INDIVIDUAL MOUNT



GENERAL SPECIFICATIONS:

Depth: 5" returns
Trimcap: 1" red
Face: .118 flat red acrylic, #2283
Area Squared 24.55 Sq. Ft
Weight (tbd) (crated)
Wind Load: 35 psf/90 mph

ELECTRICAL

Illumination: (92) Red LEDs
Power Supply: (1) LED 60 WATT, 12VOLT
Line Load:
• 0.80 AMPS each (input)
• Total (0.80 AMPS) @ 100-277 VAC
• (1) 20 AMP circuit

COLOR:

PMS 428C Gray returns
#2283 Red Acrylic Faces
Red trimcap to match faces

Job Location: Site # 1056968
Groesbeck Hwy,
Warren, MI 48093
Date: March 3, 2025



TdP

Section 6

Variance Request No. 3 – Pylon sign

Hardship Explanation

The subject parcel is currently limited to one freestanding sign per lot, as required by the City of Warren's zoning ordinance. However, the existing condition of the site includes a dual-panel sign mounted on two poles near the southwest portion of the property. This sign currently displays two separate panels: the upper panel identifies "Frazho Plaza" (the former shopping center on the site), and the lower panel provides directional signage for the adjacent Regency Club Apartments, in accordance with a contractual obligation.

As part of the redevelopment of the site into a new Speedway gas station, the property developer intends to remove the outdated "Frazho Plaza" sign from the top panel of the existing structure. However, the Regency directional arrow must remain in place due to the terms of an existing agreement with the apartment complex, which requires the continued presence of this wayfinding signage to assist residents and visitors.

The requested variance is to allow the installation of a new freestanding pylon sign identifying the Speedway business, which would be located further north on the site to align with the new building layout and driveway access. This new sign is critical for business visibility, customer orientation, and safe traffic flow—particularly because the existing sign structure is located far from the primary Speedway frontage and no longer supports the needs of the redeveloped use.

The hardship arises from the fact that the one-sign-per-lot restriction does not account for the unique circumstance of a required off-site directional sign that occupies the only permitted sign location under current code. Without a variance, the Speedway development would be left without any dedicated on-site signage to identify or advertise its presence, significantly impairing operations and causing confusion for customers.

In addition to the sign quantity variance, we are also requesting a variance to the required setback for the proposed pylon sign. Per the City's code, the minimum setback distance must equal the height of the sign, in this case, 20 feet. Due to existing site constraints and the layout of the new development, we are requesting approval to place the sign 15 feet from the property line. This reduced setback still provides a clear and safe view of the sign from the public right-of-way while maintaining adequate

distance from traffic and pedestrian areas. The requested adjustment allows for better integration with site circulation and visibility while minimizing disruption to the overall site design

Importantly, the hardship is not self-created, but instead results from pre-existing legal obligations and site conditions. The proposed new pylon sign will meet all other applicable zoning standards and will be positioned to provide appropriate visibility without contributing to visual clutter. Granting the variances would support reasonable use of the property consistent with surrounding commercial developments, while also upholding prior commitments and ensuring public safety.

Section 7

Pylon sign exhibits

These signs are represented by the descriptions R, and P on the following exhibits:

PRODUCT LIST		
SQ FT	QTY	ITEM
EXTERIOR BUILDING SIGNS		
31 1	1	5" S" BADGE WALL SIGN
14 75	1	"SPEEDWAY" CHANNEL LETTER SET
61	2	7" S BADGE WALL SIGNS
44 81	1	8" S BADGE WALL SIGN
VINYLS ONLY		
N/A	2	WELCOME VINYL
EXTERIOR GROUND SIGNS		
50	1	DF PYLON SIGN
2	2	DF DIRECTIONAL SIGNS
N/A	2	REPLACEMENT FACES @ EXISTING
FUEL CANOPY FASCIA SIGNS		
6 13	1	LOGO BADGE SIGN
24 55	1	SPEEDWAY CHANNEL LETTER SET
FUEL CANOPY FASCIA ITEMS BY OTHERS		
N/A	4	RED/GRY STRIPES & DOWNLIGHTING BY "HEFS"

A1
A2
A3
A4

E

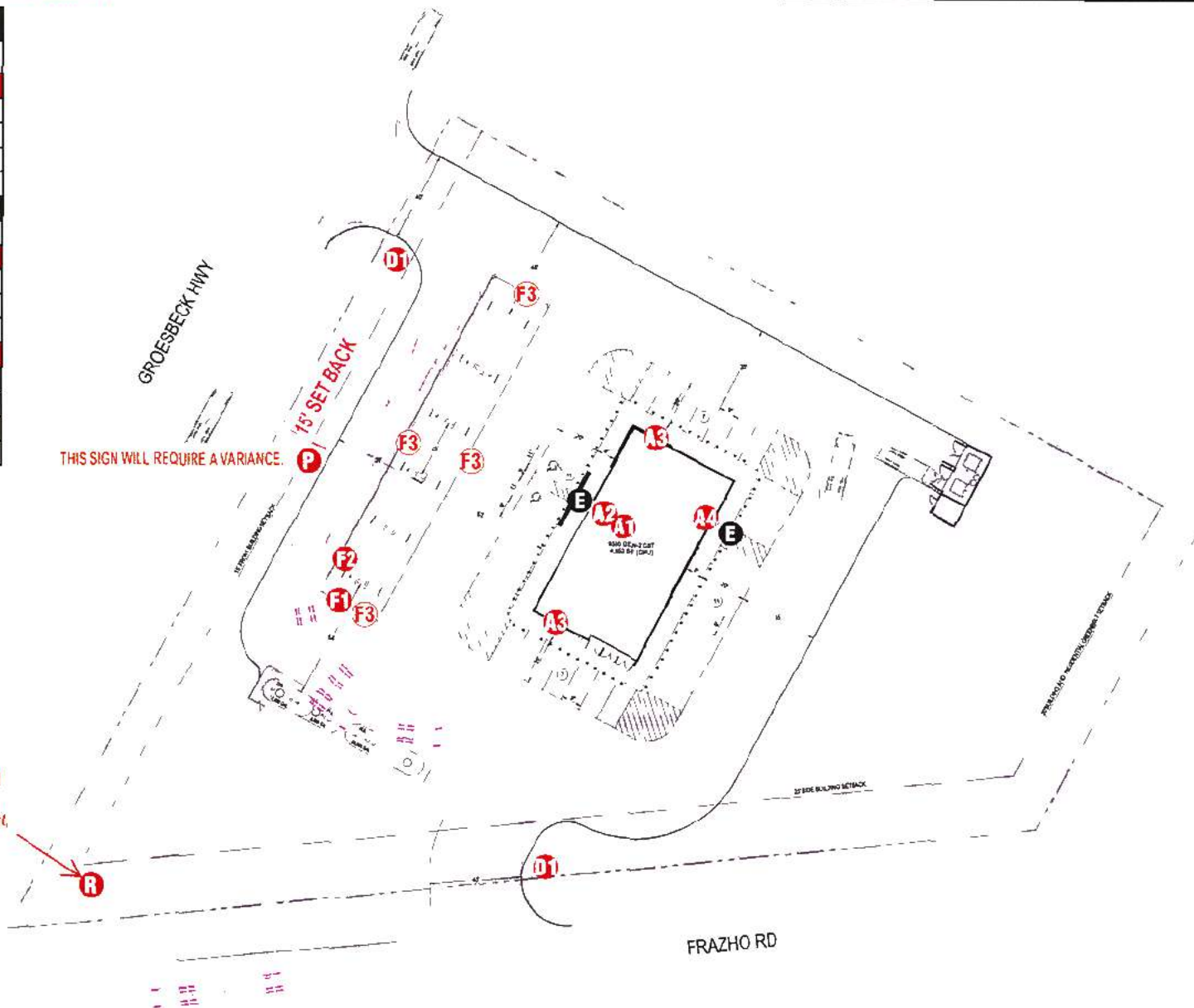
P
D1
R

F1
F2

F3

THIS SIGN WILL REQUIRE A VARIANCE.

NOTE: VARIANCE NEEDED TO KEEP THIS SIGN
SINCE ONLY 1 SIGN IS ALLOWED PER PARCEL
Per Purchase Agreement with Regency Apartment,
Arrow sign needs to remain on property
BE SURE TO TAG YOUR SUB-P



Job Location: Site # 1056968
Groesbeck Hwy,
Warren, MI 48093
Date: March 3, 2025



CUMMINGS

TdP

SCALE: 1/4" = 1'



5' DF PYLON SIGN SYSTEM

DF INTERNALLY ILLUMINATED PYLON SIGN

SPEEDWAY SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED TRICORN BLACK PMS 6258
- PAN FORMED & EMBOSSED CLEAR POLYCARBONATE FACES W/2ND SURFACE DECORATION
- LED ILLUMINATION

FUEL PRICE SIGN HEAD

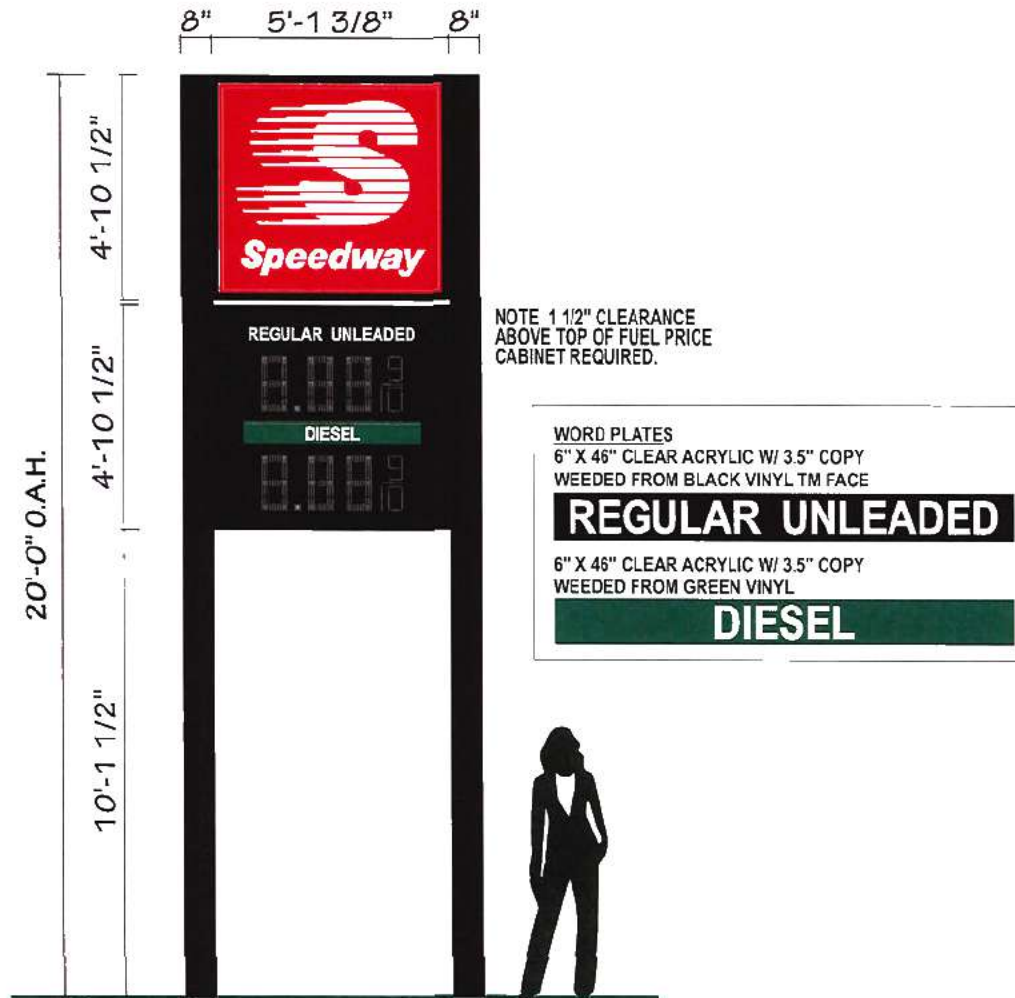
- 8" DEEP DF EXTRUDED ALUMINUM CABINET & RETAINER PAINTED TRICORN BLACK SW 6258
- PAN-FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED BLACK WITH WHITE RECTANGLES FOR FLAT CLEAR ACRYLIC WORD PLATES WITH COPY WEDED FROM BLACK & GREEN BACK-GROUNDS TO SLIDE INTO 1ST SURFACE APPLIED CLEAR TRACKS
- **FLAT PCU TACK (PWM) 14" WHITE LED DIGITS**
- LED ILLUMINATION

COLUMNS

- 8" SQ. TUBE POLES PAINTED SPEEDWAY RED

SPEEDWAY COLORS

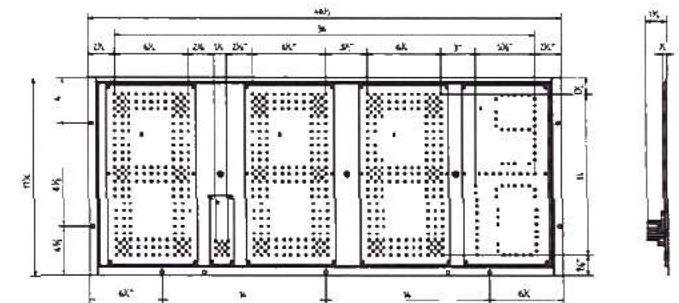
- RED 2283 ■ YELLOW (TBD) ■ WHITE
- SAFETY RED (TBD)



FREESTANDING SIGNS:

Code: 75F Total allowed per side, 20' OAH, 1 pylon allowed only

Setbacks: Min distance equal to the height of sign. (20' setback), 10' Clearance



PROPOSED: 50 SQ. FT.

Job Location: Site # 1056968
Groesbeck Hwy,
Warren, MI 48093
Date: March 3, 2025



TdP

PROPOSED



EXISTING SIGN TO BE CUT DOWN & CAPPED OFF
EXISTING CUSTOM SIGN TO BE RE-PAINTED &
REFACED AS SHOWN ABOVE. NEW LED RETRO
FIT KIT TO BE INSTALLED, AS NEEDED

VARIANCE NEEDED TO KEEP THIS SIGN
AS PARCEL IS ONLY ALLOWED 1 SIGN PER LOT.
PER PURCHASE AGREEMENT WITH REGENCY
APARTMENT, ARROW SIGN NEEDS TO REMAIN ON
PROPERTY

EXISTING



☒ DIMENSIONS
☐ COLORS
☐ MATERIAL
☐ MOUNTING TYPE
☐ OTHER _____

COMPREHENSIVE FIELD SURVEY REQUIRED
PRIOR TO MANUFACTURING

Job Location: Site # 1056968
Groesbeck Hwy,
Warren, MI 48093
Date: March 3, 2025



Section 8

Variance Request No. 4 – Dispenser Graphics

Hardship Explanation:

We are requesting a variance to allow branding graphics on the fuel dispensers for the proposed Speedway gas station, as this type of signage is not specifically addressed under the City of Warren's current signage regulations. Each of the six dispensers includes four graphics, two on each side, consisting of an upper panel and a lower panel. The upper graphic panel is designed to wrap around all four sides of the top portion of each dispenser, creating a clean and unified branding element. The bottom graphic panel is applied to both sides of each dispenser to ensure visibility. The total requested graphic square footage for the six dispensers is 32,175 square feet. These graphics are essential for conveying brand identity, promotional messaging, and important customer information directly at the point of service. They are an integral part of the dispenser design and do not contribute to visual clutter, as they are located at a pedestrian scale. Denial of this variance would create an undue hardship by limiting the business's ability to provide a consistent and effective customer experience in line with national branding standards. Granting this variance would not negatively impact neighboring properties or the public interest and would enhance the overall quality and professionalism of the development.

Section 9

Dispenser Graphics exhibit

Speedway Dispenser Graphics & Under Canopy



Gilbarco (3+1)

Top 4 pumps x 2,421.75 sf = 9,687 sf

Bottom 4 pumps x 3,024 sf = 12,096 sf

Total = 21,783 sf



Diesel Only

Top 2 pumps x 2,172 sf = 4,344 sf

Bottom 2 pumps x 3,024 sf = 6,048 sf

Total Diesel = 10,392 sf

Total Dispenser Graphics = 32,175 sf

Bollards and Canopy Columns



Sherwin Williams –
Tricorn Black 6258

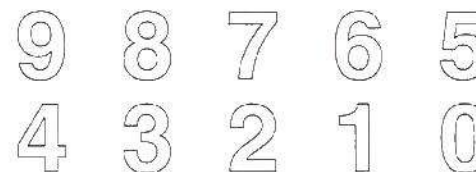
Lane Markers (10" x 16")



DIESEL



Lane Marker Numbers (5")



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: JULY 9, 2025 at 7:30 P.M.

Applicant: AGREE DEVELOPMENT, LLC – JOSH BRATTON
Common Description: 26100 GROESBECK

VARIANCE(S) REQUESTED: Permission to:

Install the following signage:

- 1) A 74.69" x 60" (31.12 square ft.) wall signage on the west elevation of building.
- 2) A 20.38" 104.56" (14.80 square ft.) wall sign on the west elevation of building.
- 3) A 8" x 59" (3.27 square ft.) wall sign on the west elevation of building.
- 4) A 89.63" x 72" (44.81 square ft.) wall sign on the east elevation of building.
- 5) A 8" x 59" (3.27 square ft.) wall sign on the east elevation of building.
- 6) A 104.56" x 84" (61 square ft.) wall sign on the north elevation of building.
- 7) A 104.56" x 84" (61 square ft.) wall sign on the south elevation of building.
- 8) A 34" x 26" (6.114 square ft.) wall sign on the south elevation of canopy.
- 9) A 136" x 26" (24.56 square ft.) wall sign on the west elevation of canopy.
- 10) 1,128' x 36" (3,384 square ft.) design element on the canopy.
- 11) 4 gas pumps with 37.81 square ft. of signage each and 2 gas pumps with 36.08 square ft. Of signage each for a total of 223.40 square ft. of pump signage.
- 12) A 2nd ground sign on the property that is 20' high with a 15' setback with 61.38" x 118.5" (50.51 square ft.) of signage with condition that the existing ground sign with off-site signage will be modified to remove the upper portion of signage that was for Frazho Plaza and retain the 48 square ft. of signage for the apartment complex that was previously granted a variance.

Signage requested includes 249.97 square ft. of wall signage, 3,384 square ft. of design element, 223.40 square ft. of pump signage for an overall total of 3,857.37 of wall signage as well as a 50.51 square ft. and a 48 square ft. ground sign for a total of 98.51 of ground signage.

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 Burke, Dist 4
Henry Newnan, Dist 5

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

CITY OF WARREN

ZONING BOARD OF APPEALSSUMMARY OF VARIANCE REQUEST

APPLICANT: SHEETZ, INC BY ANDREW SIWIKI

REPRESENTATIVE: ZONING RESOURCES - REBECCA GREEN

COMMON DESCRIPTION: 31925 VAN DYKE

PARCEL NUMBER: 12-13-04-278-010

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

REASON: Petitioner seeks variances to install new 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).**

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.

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.

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

VARIANCES REQUESTED: Permission to:

Install the following signage:

- 1) A 74.31" high x 62.5" (32.25 sq/ft) menu board sign with a 17.25" underclearance.
- 2) A 13' high orderpoint sign with a total of 42.3 sq/ft of signage and an 11.75" underclearance.
- 3) A 18' high clearance sign with 2' x 11.33' (22.66 sq/ft) signage and an 11' underclearance.

For a total of 97.21 sq/ft of ground signage for items 1, 2 & 3 in addition to a proposed 104.4 sq/ft pylon sign which has a previous variance. Overall ground signage to be 201.61 sq/ft.

4) Gas Pump Signage - 12.48 sq/ft valance signage area, 12.125 skirt signage area (24.6 sq/ft per gas pump) on 7 gas pumps for a total of 172.2 sq/ft of pump signage.

5) A 22" x 9' (16.50 sq/ft) wall sign on the east elevation of building.

6) A 22" x 9' (16.50 sq/ft) wall sign on the west elevation of building.

7) A 19.63" x 8' (13.09 sq/ft) wall sign on the east elevation of canopy.

8) A 19.63" x 8' (13.09 sq/ft) wall sign on the west elevation of canopy.

For a total of 231.38 sq/ft of wall signage for items 4, 5, 6, 7 & 8.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

5/5/2025

6/12/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: SHEETZ, INC by ALEXANDER SIWICKI

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).

- 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.
- 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.

SECTION 4A.19 - CLEARANCE.

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

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: Sheetz Inc. by Alexander Siwicki

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different): Laudes Self Storage, LLC

3671 E 12 Mile Road Warren MI 48092

Name of Representative: Zoning Resources - Rebecca Green Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 31925 Van Dyke Ave Warren MI 48093

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

Purpose of Request: To allow the installation of wall signs, a ground sign, and drive-thru signs

See attached statement

Please explain the nature of your hardship.

See attached statement

Signature: [Signature] Date: 4/30/25

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 Nicholas Kardas
OF [REDACTED]
Address, City, State [REDACTED] Zip [REDACTED] Telephone [REDACTED]
Title of Officer member Name of Company Laudas Self Storage, LLC
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
I/We/It am /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 Alexander Siwicki and David Bruckelmeyer, Sheetz, Inc.
Name(s) of Person(s) [REDACTED]
THE [REDACTED] OF Rebecca Green, Zoning Resources
Name of Company [REDACTED]
OF [REDACTED]
Address, City, State [REDACTED] Zip [REDACTED] Telephone [REDACTED]

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 30 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 I DID SO OF my OWN FREE WILL AND DEED.

[Signature]
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 12/30/2030

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.

31925 VAN DYKE

11/13/2024

LEGAL DESCRIPTION: 13-04-278-010

VARIANCES REQUESTED: Permission to

- 1) Waive the required chain-link fence to completely enclose the use.
- 2) Erect an 8' high, 16' x 35' dumpster screen wall.

The petitioner's request was APPROVED as written.

31925 Van Dyke Avenue
Larry Bruzzese

Granted permission to erect a 12-foot x 30-foot (360 square feet), ground sign, 30-feet tall, to the property line of Van Dyke Avenue with a 5-foot underclearance.

January 8, 1997

31925 Van Dyke Avenue
Larry R Bruzzese

Granted permission to erect one (1), 26.6-inch x 156-inch (28.8 square feet), wall sign on the north elevation and one (1), 28.3-inch x 187.5 inch (36.8 square feet), wall sign on the east elevation for a total of 65.6 square feet. The petitioner withdrew his request for permission to erect two (2), Atomic Dog signs on the doors at .6 square feet each and also his request for permission to erect two (2), Atom logos on the doors at 1.8 square feet each.

August 14, 1996

31925 Van Dyke Avenue

Pampa Lanes, Inc.

Granted permission at the meeting of 7-8-81 to operate a coin-operated, amusement-device establishment containing nine machines.

31925 Van Dyke Avenue

Pampa Lanes, Inc.

Denied at the meeting of 3-25-81 to operate a coin operated amusement device establishment containing nine machines.

31925 VAN DYKE

11/13/2024

LEGAL DESCRIPTION: 13-04-278-010

VARIANCES REQUESTED: Permission to

- 1) Waive the required chain-link fence to completely enclose the use.
- 2) Erect an 8' high, 16' x 35' dumpster screen wall.

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

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August 14, 1996

31925 Van Dyke Avenue

Pampa Lanes, Inc.

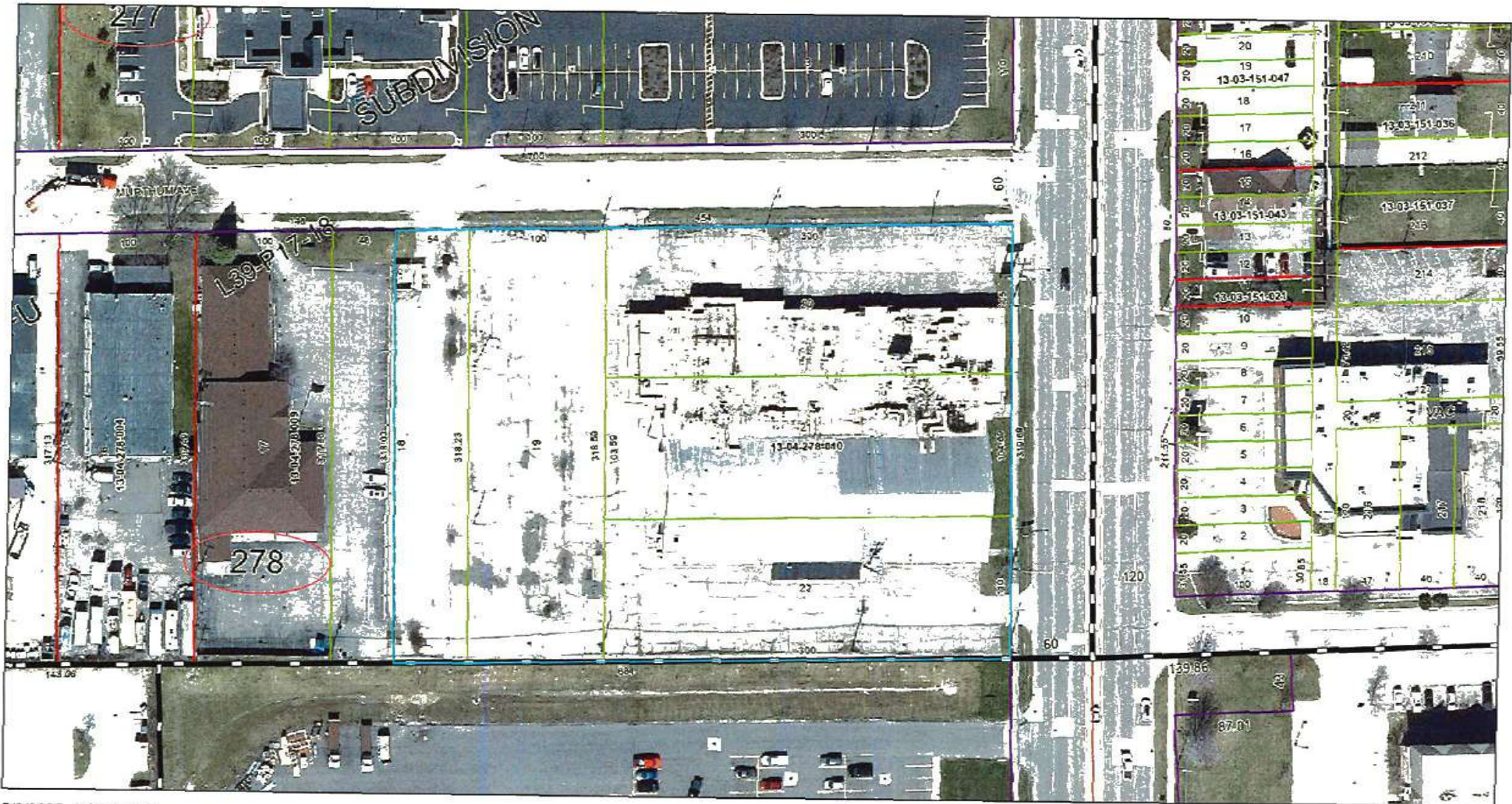
Granted permission at the meeting of 7-8-81 to operate a coin-operated, amusement-device establishment containing nine machines.

31925 Van Dyke Avenue

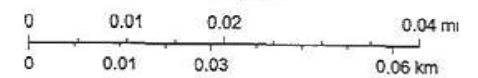
Pampa Lanes, Inc.

Denied at the meeting of 3-25-81 to operate a coin operated amusement device establishment containing nine machines.

31925 VAN DYKE



1:1,128



Statement in Support

Summary:

Sheetz service station offers many different services and products. Sheetz offers motor vehicle refueling, in-person dining, in-person convenience store shopping, and drive-thru shopping and dining. Anything for sale within the store is available to be purchased through the drive-thru.

Sheetz relies heavily on clear signage, intuitive site layout, and safe traffic flow. These elements are especially important for a location that offers both in-store and drive-thru services. The signage requested isn't just about branding—it's critical for customer safety, proper site circulation, and effective wayfinding. Signage is how people know where to enter, where to stop, where to order, and where to go next. Without it, the site doesn't function efficiently or safely.

Warren's zoning code limits wall sign area, the number of ground signs, ground sign area, and ground sign setback. Sheetz asks that it be allowed to install sufficiently minimal signage to promote its brands and entrance into the City of Warren service station market. It asks that it be allowed to install the necessary drive-thru equipment so patrons can safely and effectively navigate the drive-thru lane. Lastly, it asks that it be allowed to install ground signs of a sufficient height and area so that its product price is clearly and safely recognized by prior to turning into the store's entrances.

Variances Requested:

- **§4A.35 – Wall Sign Area:**
To allow the installation of 239.45sf of wall sign area, which includes signage on the building, the gas canopy, and seven fuel pumps.
239.45 sf proposed; 40 sf allowed; for a variance of 199.45sf.
- **§4A.35 –Ground Sign Area:**
To allow for 219.44 square feet of ground sign area for the ground sign, the clearance bar, the order point, and the menu board. 219.44sf proposed; 146.21sf allowed; for a variance of 73.23sf.
- **§4A.35 – Number of Ground Signs:**
To allow for the installation of 4 ground signs, which include 1 primary site sign and 3 drive-thru signs.
4 proposed; 1 allowed; for a variance of 3 ground signs.

Criteria for Consideration

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

Strict compliance with the sign code would unreasonably burden the applicant and limit the use of the property for its intended commercial purpose. The site needs clear and effective signage to support its multi-faceted operations, including drive-thru, indoor service, and fuel sales. Signage also limits the contact between motor vehicles and pedestrians. Sheetz is proposing a scaled-back wall signage package compared to its other locations—choosing four signs instead of the typical eight. The proposed wall signs include two wall signs at 16.52 sf each, two canopy signs at 13.08 sf each, and fuel pump sides of the

customer safety and clarity would suffer. Since the store is positioned on a corner lot, there are unique features of ingress/egress from two public streets.

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 needed for Sheetz to use its property in the same way similar properties in commercial areas are used. Without them, Sheetz cannot offer the full range of services that the property was designed to support. These are essential adjustments—not bonuses. They allow the business to function safely and responsibly within the context of its location and zoning district.

Other businesses along Van Dyke have ground signs with gas pricers similar to the ground sign proposed by Sheetz. These include Mobil, Marathan, and BP as well as others. Also on Van Dyke, there are two McDonalds that have both a ground sign and drive-thru signs.

Additional Justification:

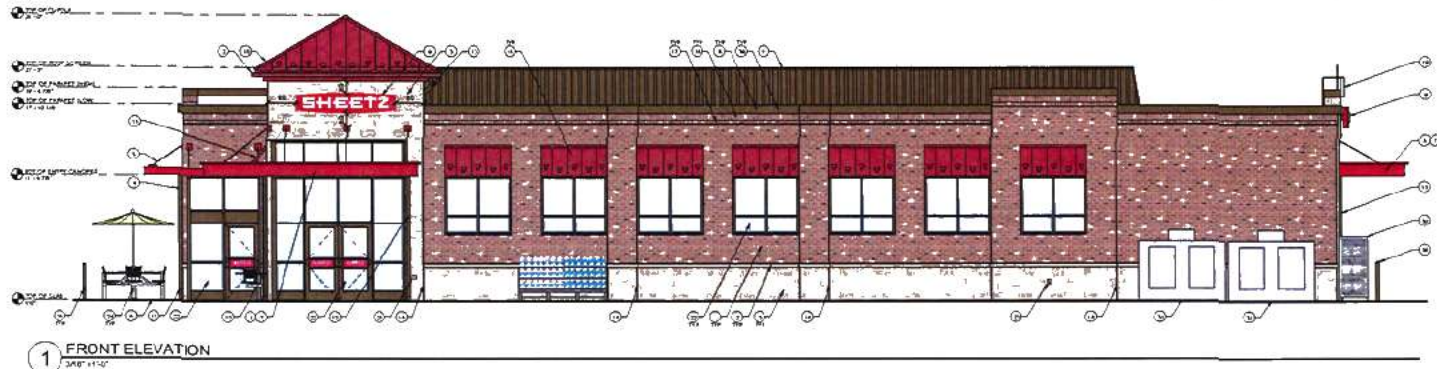
The extraordinary condition is that there are no other multi-use stores within the vicinity of this site that offer both in store, motor vehicle refueling, and a drive-thru. This location is a commercial corner that experiences consistent high volume through-traffic. The visibility of the site, and more importantly the clarity of its circulation, directly impacts public safety. The signs promote safe traffic patterns on-site and at nearby intersections. They are designed to be functional first and foremost.

Sheetz has made every effort to stay within reasonable limits. It has reduced its standard wall signage, followed past approvals for the ground sign, and only asks for what is necessary to maintain safe operations and site visibility. The requested variances are modest in scope when considering the nature of the site's use.

The City of Warren benefits from having a well-operated commercial site. Granting these variances supports that safety and reflects the needs of a current-day, full-service fuel and retail provider.

Warren Murthum Sign Area

Wall Signs		
Area of A.1 Sheetz	16.52	
Area of A.3 Sheetz	16.52	
Area of B.1 Sheetz	13.08	
Area of B.3 Sheetz	13.08	
Subtotal Building Signs		59.2
Pump Signs		
#of Pump sides (7 pumps)	14	
Area of Pump Valance Front	3.44	48.16
Area of Pump Valance Side	2.81	39.34
Area of Pump Skirt (lower assembly)	6.625	92.75
Subtotal Pump Area		180.25
Total Wall Sign Area		239.45
Ground Signs		
Area D.1 Clearance Bar	16.67	
Area D.2 Orderpoint	32.06	
Area D.3 MenuBoard	24.5	
Area Ground Sign	146.21	
Total Area of Ground Signs		219.44
Number of Ground Signs		4



1 FRONT ELEVATION
38'0" x 110'

TYPICAL EXTERIOR ELEVATION NOTES

- ALL LIGHTS SHOWN ABOVE WINDOW OR ON DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FEATURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED COLUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION OF 6015 JOINT SEALANTS. GENERAL BUILDING FACADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STONE.

EXTERIOR ELEVATION KEYNOTES

- BRICK VENEER, COLOR 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC.
- CART STONE, BULL, COLOR CASH ORCHARD. SEE MASONRY SPEC.
- ANCHORED CAST STONE MASONRY VENEER, COLOR CRAB ORCHARD. SEE MASONRY SPEC.
- EXTERIOR LIGHT FEATURE REFER TO ELECTRICAL DRAWINGS.
- ARCHITECTURAL CANOPY, COLOR REFLECT, RED, PREMIUM TWO-DAY KYNAR FL-80.
- BRICK PAVEMENT WALKWAY.
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT.
- METAL COPING, COLOR DARK BRONZE.
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING BEAM METAL ROOF, COLOR BRITE RED.
- ROOF EQUIPMENT SCREEN, COLOR DARK BRONZE.
- CUTTER, COLOR TO MATCH CLIPPERA COLOR.
- DOWNSPUT, COLOR DARK BRONZE.
- DRIVE-THRU WINDOW (IF APPLICABLE).
- METAL STANDING BEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR WHITE, 160, FRAME COLOR, DARK BRONZE.
- BRICK BOLLARD, COLOR 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC.
- BRICK ROWLOCK COURSE, COLOR 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC.
- CONTROL JOINT, SEE MASONRY SPEC.
- STEEL ROOF LADDER AND CRANK POST, COLOR DARK BRONZE.
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPUT, COLOR DARK BRONZE.
- OVERFLOW SCUPPER.
- ALUMINUM STOREFRONT SYSTEM, SEE A60.
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS.
- OUTDOOR FURNITURE.
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS.
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS.
- HM DOOR AND FRAME, COLOR DARK BRONZE.
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS.
- SEAMLESS ALUMINUM PANEL SYSTEM WITH (X)OOD FASTENERS, COLOR DARK BRONZE.
- PROPANE LOCKER.
- ICE MERCHANTSHER.
- 8" FILLPORT.
- STEEL BOLLARD, COLOR DARK BRONZE.
- 8" FILLPORT.
- DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE.
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR DARK BRONZE.
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR DARK BRONZE.
- WTO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.



2 LEFT ELEVATION
38'0" x 110'

SHEETZ

1010 LANE CENTER - 1000 SOUTH
MCKINNEY - 7500 SOUTH
PROJECT 11-001 PAGE OF BUILDING

A WALL MOUNTED "SHEETZ" BUILDING SIGN
38'0" x 110'

PROJECT NAME:
NEW SHEETZ STORE

CONSULTANT

PROFESSIONAL

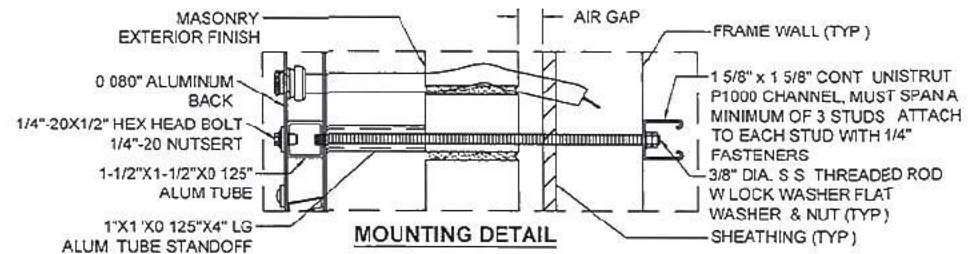
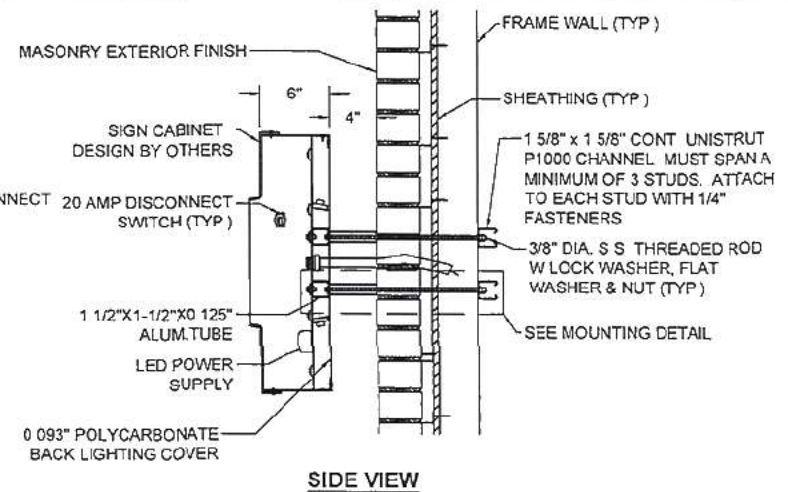
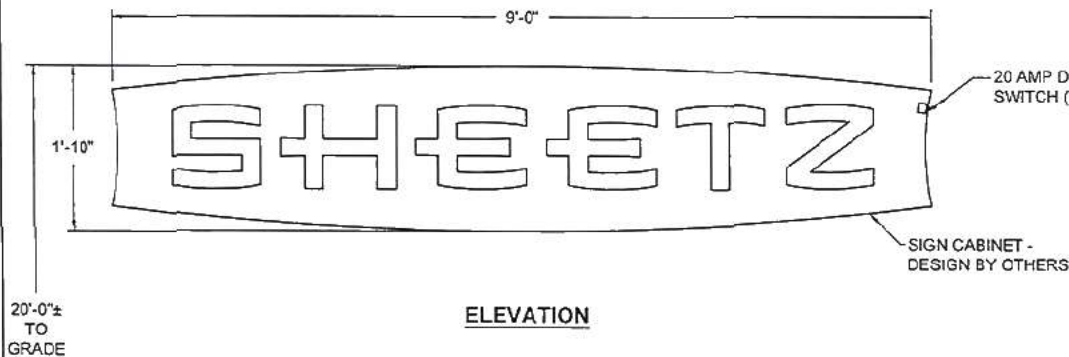
ISSUE: 06 13 2024
SITE ID NO: 214636
AUTHOR BY: RLK
REVIEW BY: RLK
VERSION: 6152R v1.6

EXTERIOR
ELEVATIONS

A200

PRELIMINARY ELEVATIONS

SIGN CABINETS
DESIGN BY OTHERS.



2 IDENTICAL SIGNS WILL BE
INSTALLED AT THIS SITE

GRAPHICS DEPICTED ON THIS DRAWING
ARE FOR ILLUSTRATIVE PURPOSES ONLY! USE
ONLY APPROVED ARTWORK FOR PRODUCTION

THE SCOPE OF THIS ENGINEER IS LIMITED TO THE
ATTACHMENT OF THE RACEWAY TO THE EXISTING
BUILDING WALL. ALL OTHER ASPECTS OF THIS
DESIGN ARE EXPLICITLY EXCLUDED

NOTE: All designs depicted on this drawing are the sole property of Campbell
Consulting Engineering, LLC developed specifically for this project. Use of these
designs for any purpose other than the intended application without written consent
of Campbell Consulting Engineering, LLC is prohibited. Disclosure of the
information presented herein, without Owner's consent, is a violation of intellectual
property and will not be tolerated.



SHEETZ
INT OF MURTHOM AVENUE AND VAN DYKE AVENUE
WARREN MI 48093

CLIENT		
SHEET	RDG	24-0132
1	DATE	01/02/2025
OF	DRAWING NO	B144418
3		

SIGN CABINET DETAILS

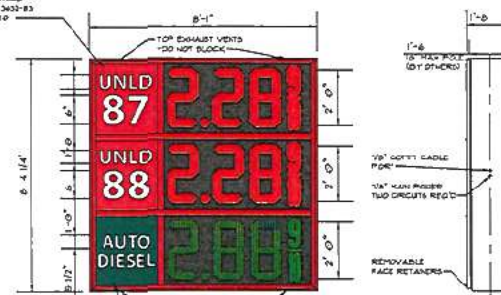
TOTAL SIGN AREA: 10.44 SQ. FT.



OUTLINE AREA = 22.11 SQ. FT.
SIGN SURF. AREA = 14.76 SQ. FT.
FITS 1800C AND F113 440C



CORPORATE BACKGROUND TO BE
OPACQUE WITH TRANSLUCENT COPY
FONT STYLE: HYTRAD
REGAL RED 3M 3602-83
DATE 3M 3658-10



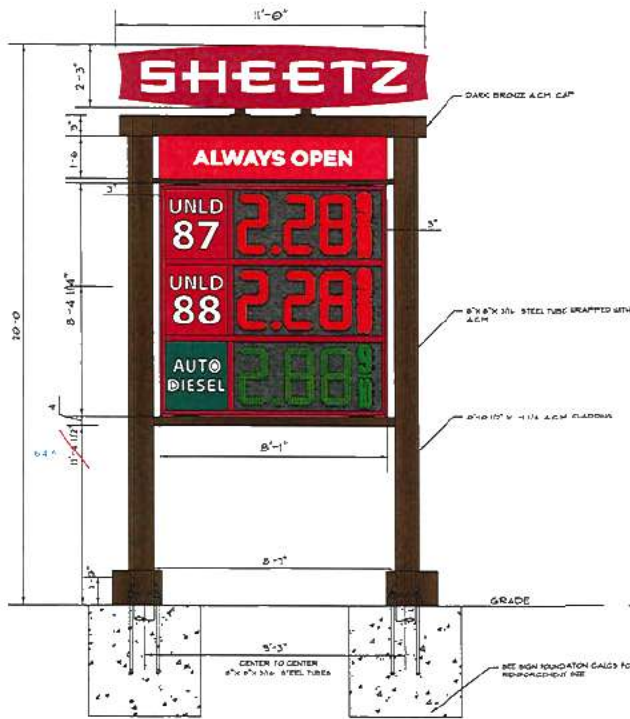
CORPORATE BACKGROUND TO BE
OPACQUE WITH TRANSLUCENT COPY
FONT STYLE: HYTRAD GREEN 3M 3602-26

CABINET AREA: 67.51 SQ. FT.

NOTES

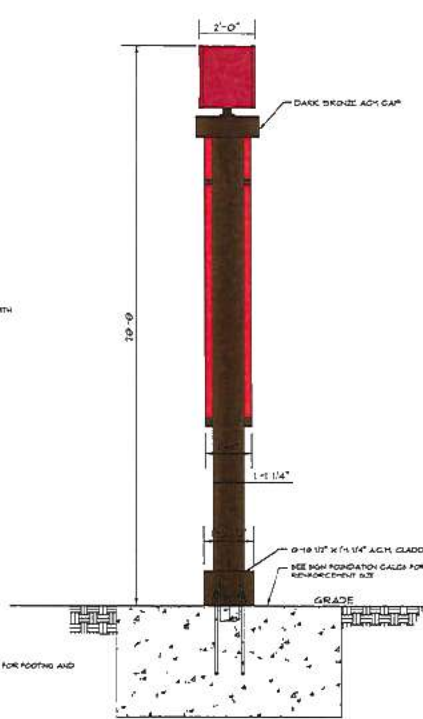
1. SIGNING TO 1/4" MIN. 1/4"
2. FONT: HYTRAD
3. CABINET PAINTED "SHEETZ" RED
4. ACTUAL POLE SIZE MAY DETERMINE SIGN DEPTH
5. SIGN HOUSING NOT DESIGNED TO BE LOAD BEARING
6. FACE VINYL TO BE APPLIED ON OUTSIDE SURFACE (WIND SURFACED)
7. ALL PANELS TO BE 1/2" CLEAR ON WHITE ACETYLENE
8. CORP. BACKGROUND TO BE OPACQUE WITH TRANSLUCENT COPY
9. PRICE AREA TO BE OPACQUE WITH TRANSLUCENT COPY
10. INTERIOR ILLUMINATION LED BACKLIGHTING
11. ELECTRICAL REQUIREMENTS: 120V/100VA 15 AMP 60 HZ

CONTROL: 1471 4 AMP



DOUBLE-FACED GAS PRICE SIGN DETAIL - PARTIAL ELEVATION
SCALE: 1/2" = 1'-0"

AREA: 10.44 SQ. FT.



DOUBLE FACED GAS PRICE SIGN SIDE ELEVATION
SCALE: 1/2" = 1'-0"

PROJECT NAME
NEW SHEETZ SITE

CONTRACT

PROJECT

KEYPLAN

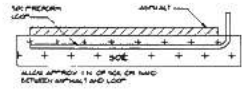
ISSUE NO. 05/26/2024
APPROVAL BY: [Signature]
DATE: 05/26/2024

POLE SIGN
DETAILS

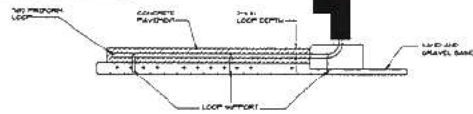
SIGN

DATE: 05/26/2024

Diagram illustrating the installation of asphalt on a roof structure. The assembly consists of a wooden joist, a layer of asphalt, and a layer of typical fiberglass insulation. The asphalt is applied over the insulation. A vertical line on the right side of the asphalt layer is labeled 'ASPHALT'.

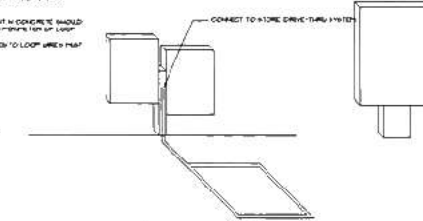


1. POSITION PREPARED LOOP APPROPRIATELY 1" FROM CURB, CENTERED IN FRONT OF THE SIDEWALK OR DRIVEWAY FRONT
2. LOOP SHOULD BE INSTALLED 2' BELOW THE SURFACE OF THE PAVEMENT 8" MAX DEPTH
3. IF INSTALLED IN ANIMAL COVER LOOP WITH MAX 1/2" OR MORE TO PROTECT FROM HOT ASPHALT
4. CONNECT LOOP TO ALL EXISTING UNDERGROUND IN PREVIOUSLY INSTALLED POINT
5. WHEN NEW OR REINFORCEMENT IN CONCRETE SHOULD BE SET 1/2" ABOVE OR MORE TO REINFORCE FROM TOP OF LOOP
6. ALL CONNECTIONS AND SPICES TO LOOP WIRE MUST BE SOLDED

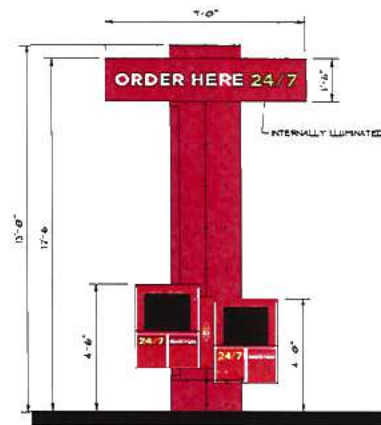


SIDE VIEW INSTALLED

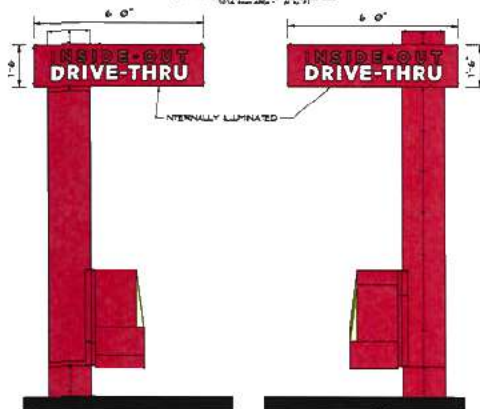
NO SCALE



MENUBOARD W/ SPEAKER POST INSTALLATION



FRONT ELEVATION
 ORDER 4800 247 0000 AREA 2 05 00 FT
 247 0000 247 0000 AREA 2 05 00 FT

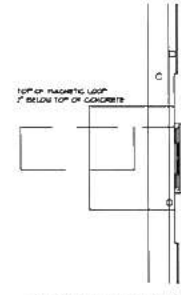


LEFT ELEVATION
SIGN AREA: 44550 FT

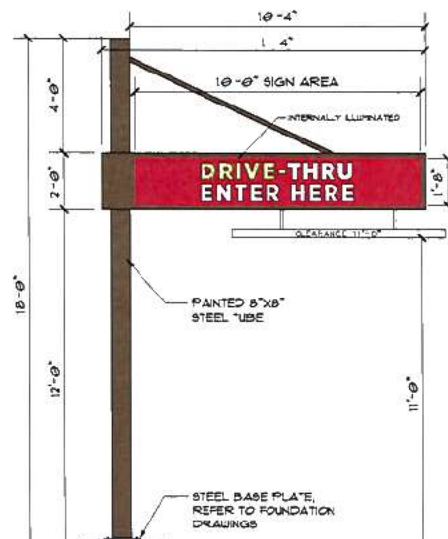
ORDER POINT ELEVATIONS
SCALE 3/8"=1' @"



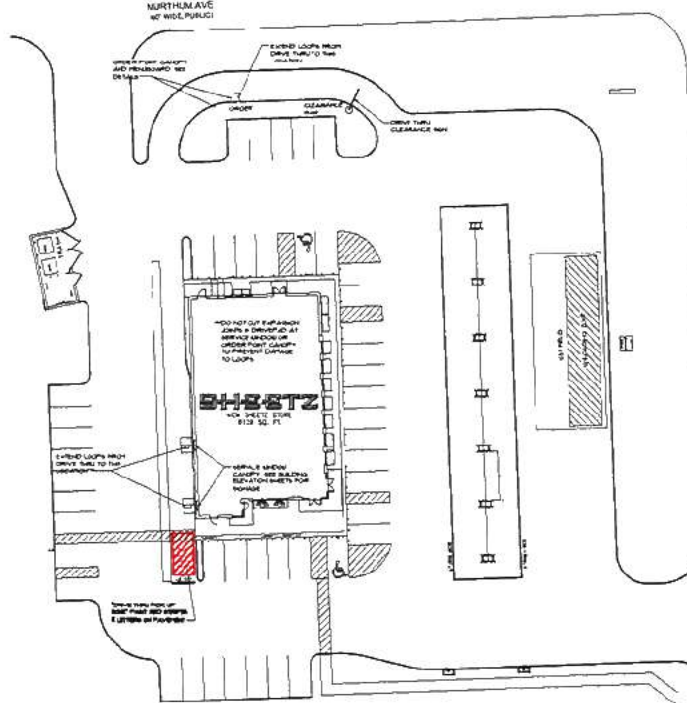
PARKING SPACE PAINTING DIAGRAM



SCALE 1/4" = 1'-0"

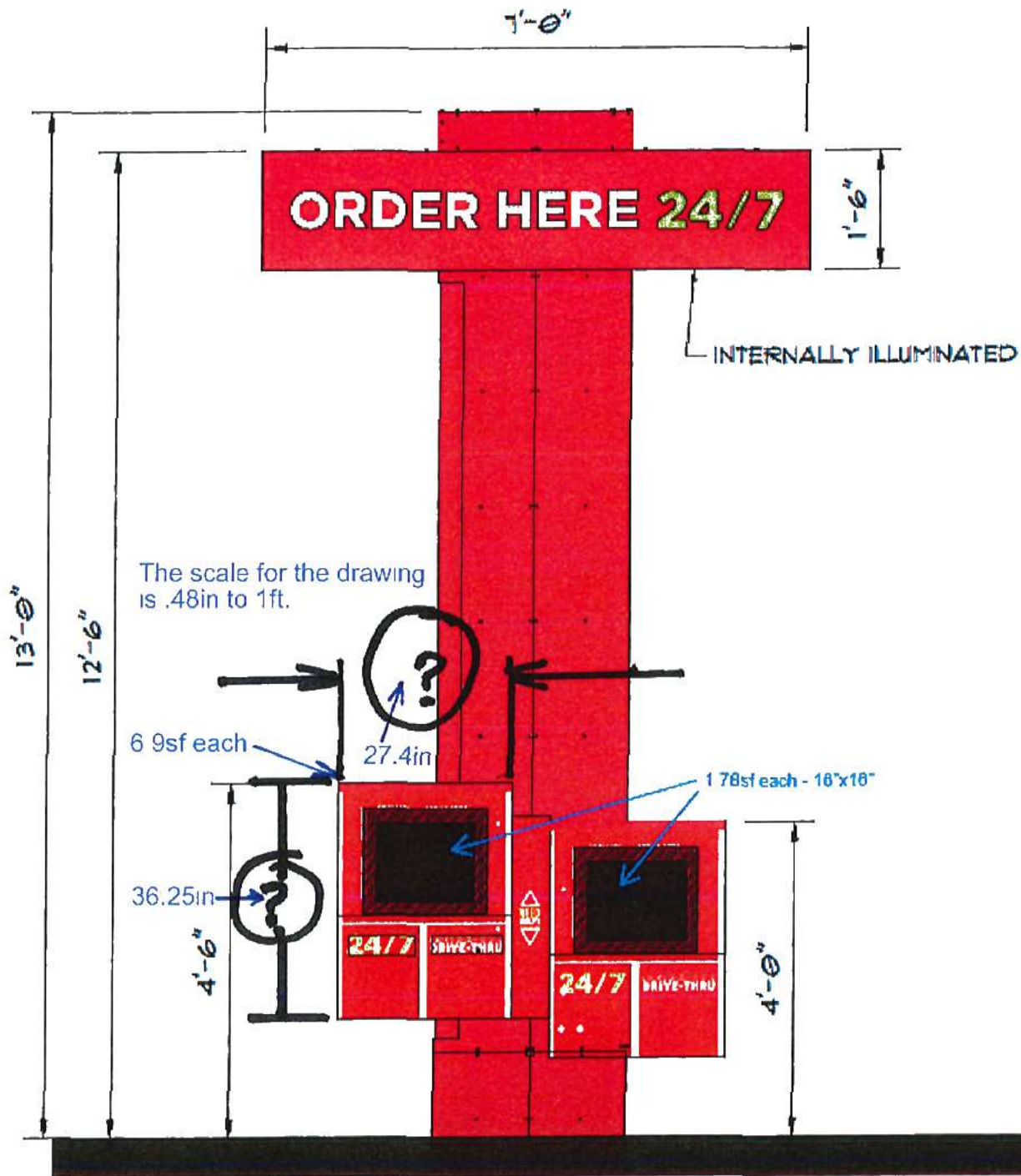


CANTILEVERED CLEARANCE BAR DETAILS
SIGN AREA = 6.36 SQ FT



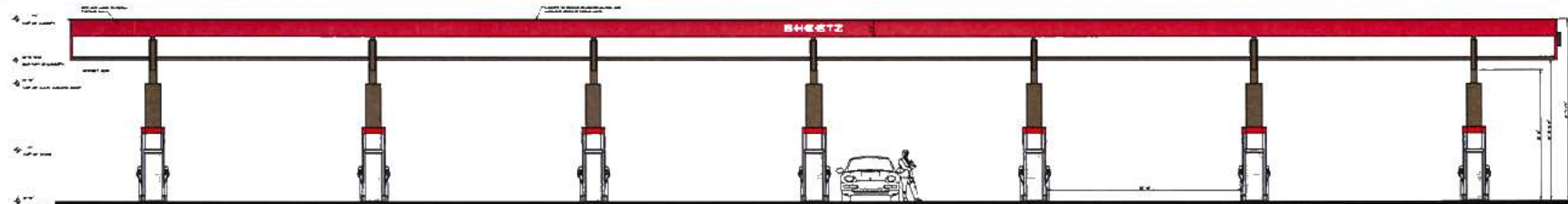
SITE SIGN PLAN
NO SCALE

NO SCALE

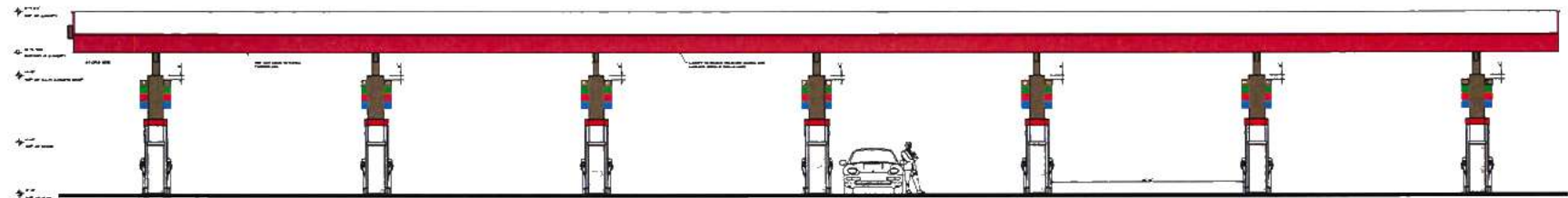


FRONT ELEVATION

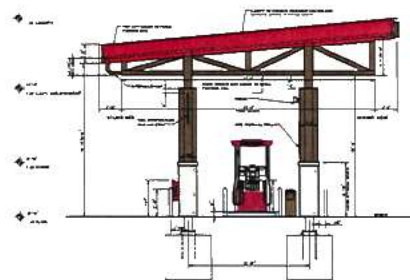
ORDER HERE 24/7 SIGN AREA = 2.99 SQ. FT.
24/7 ORDER PONT SIGN AREA = .41 X 2 = .82 SQ. FT.
TOTAL SIGN AREA = 3.81 SQ. FT.



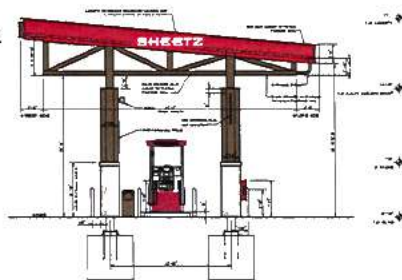
SIDE 'B' ELEVATION
SCALE 3/16" = 1'-0"



SIDE 'D' ELEVATION
SCALE 3/16" = 1'-0"



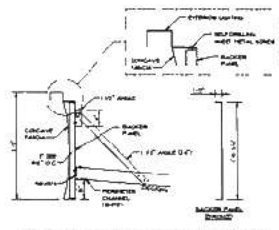
SIDE 'A' LEFT SIDE ELEVATION
SCALE 3/16" = 1'-0"



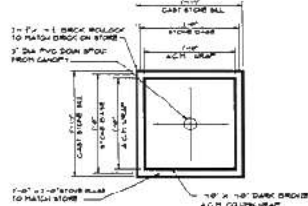
SIDE 'C' RIGHT SIDE ELEVATION
SCALE 3/16" = 1'-0"



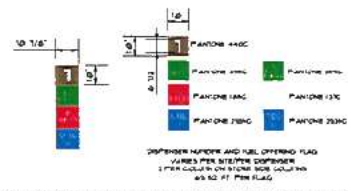
CANOPY MOUNTED SHEETZ SIGN DETAIL
SCALE 1/2" = 1'-0"



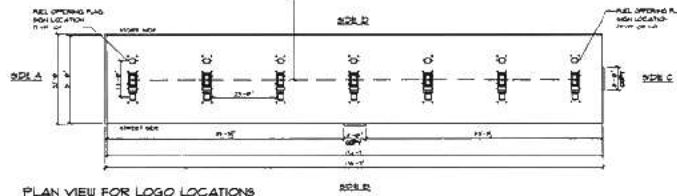
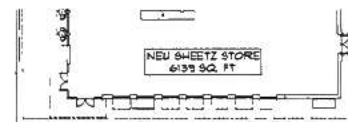
CONCAVE FASCIA MOUNTING DETAIL
SCALE 1/4" = 1'-0"



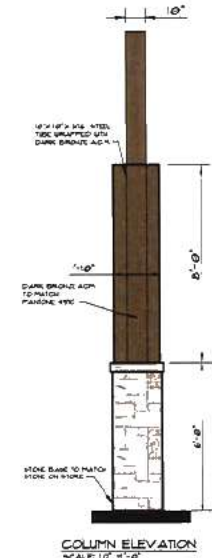
STONE COLUMN BASE DETAIL
SCALE 1/4" = 1'-0"



FUEL OFFERING FLAG SIGN ELEVATION AND DETAIL
SCALE 1/2" = 1'-0"



PLAN VIEW FOR LOGO LOCATIONS



COLUMN ELEVATION
SCALE 1/2" = 1'-0"

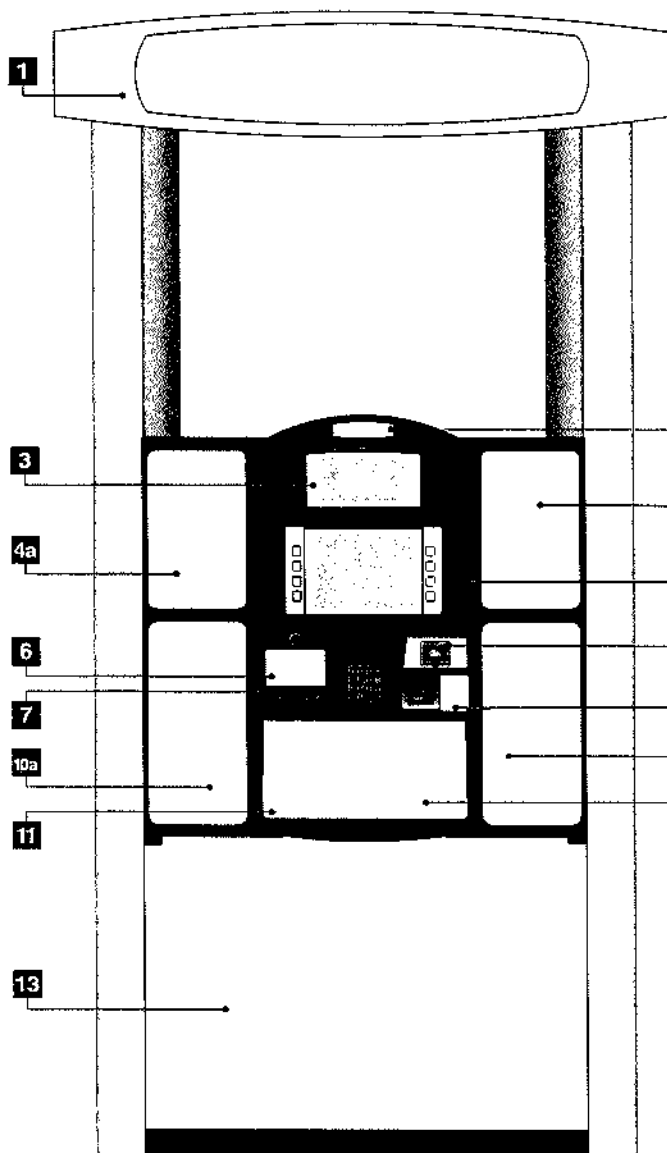
NEW SHEETZ SITE

06/26/2024

DAH

GAS AWNING
CONCAVE FASCIA

AWNING



1 Brandview Canopy Assembly EN55010GA____ Decal EN55010GK____ **2** Crown Graphic ENS1401G____

3 Main Display ENE0201G____ **4a** Bezel Door Upper Graphic ENS1201G____ **4b** Bezel Door Upper Graphic ENS1201G____

5 10.4 Color Screen Display Softkey Overlay ENE0302G____
 10.4 Color Screen Display Softkey Left Side Display Mask ENE0402G____
 10.4 Color Screen Display Softkey Left Side Display Mask ENE0502G____

6 Printer Door Option Keypad ENE0615G____



7 Flex Pay IV Keypad (cannot be altered)

TRIND Blank Overlay ENE0704G____

8 TRIND / CSC Cover Overlay ENE0706G____

9 Scanner Overlay ENE0602G____

10a Left Nozzle Boot Overlay ENS110_G____

10b Right Nozzle Boot Overlay ENS110_G____

11 _____ Grade Brand Panel E6S____G____



12 Octane Overlay Kit E6U2008G001

13 Lower Door Assembly EN13001GA____ Decal EN13001GC____

VISUAL STANDARDS

The ENCORE® 700S
 Premium series w/ eCIM
 10.4 color screen
 with Flexpay IV Keypad

**Standard
 Layouts**

Date: 05/8/22
 Revision Level: A
 Model: Multiple Models

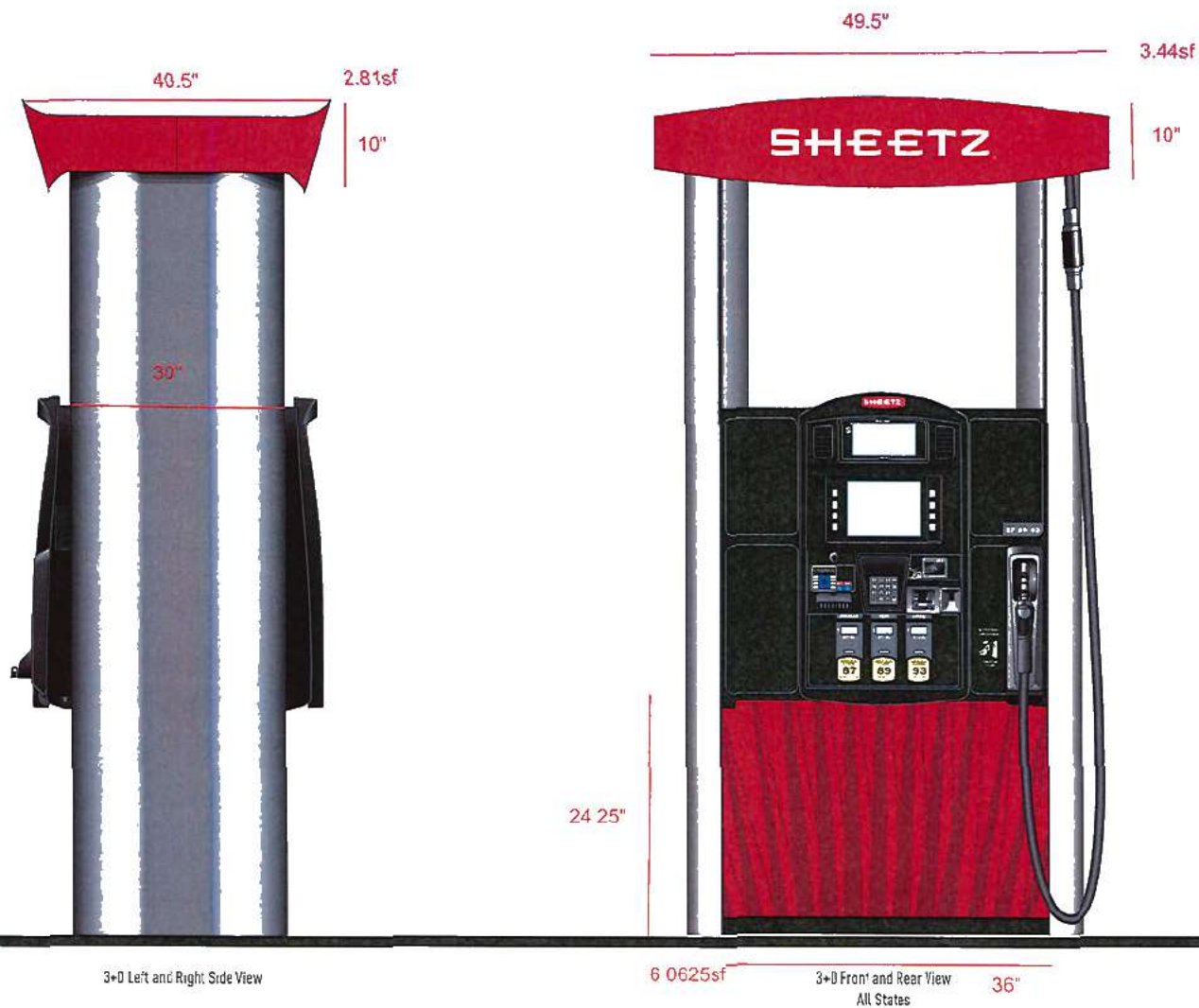
Page Locations

Canopy	page 2
Crown Graphic	page 3
Main Display	page 3
Bezel Door Upper Graphic	page 4
Printer Door Option Keypad	page 5
TRIND / CSC Cover Overlay	page 5
Scanner Overlay	page 5
Nozzle Boot Blanks	page 6
Brand Panels	pages 7, 8, 9, & 10
Octane Overlays	page 11
Lower Doors	page 12

Gilbarco Inc. Graphics Department will maintain original artwork. Colors are to show likeness only and are not to be used for color matching purposes.
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7358 West Friendly Avenue
 P.O. Box 32817
 Greensboro, NC 27402-0187
 Phone 336.547.5000
 Fax 336.547.5004



SHEETZ SIMPLIFIED LOGO GR0012054	Designer Rhonda Henry		Color Legend  BLACK  RED  BLUE  WHITE  RED  BLUE	Additional Specs • 10.4 Colorscreen • FlexPay IV Cardreader and Keypad • Contactless Cardreader • 2D Barcode Scanner • Full Decaled Pump Skirt • Stainless Steel Tuxedo Side Sheathing • Painted Black Bezel Door • Painted Canopy with Sheetz Logo Deca	Gilbarco Inc. Graphics Department will maintain original artwork. Colors are to show likeness only and are not to be used for color matching approval. Gilbarco Inc. Confidential: This print is the property of Gilbarco Inc. NO 25A. Information herein is confidential and must not be reproduced or released outside Gilbarco Inc. without proper authorization.  GILBARCO VEEDER-ROOT
	Gilbarco 700 S 3+D				
	10/01/23	Rev H			
	700S PREMIUM ALL STATES				

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: JULY 9, 2025 at 7:30 P.M.

Applicant: SHEETZ, INC – ANDREW SIWIKI
Common Description: 31925 VAN DYKE

VARIANCE(S) REQUESTED: Permission to:

Install the following signage:

- 1) A 74.31" high x 62.5" (32.25 square ft.) menu board sign with a 17.25" under clearance.
- 2) A 13' high order point sign with a total of 42.3 square ft. of signage and an 11.75" under clearance.
- 3) A 18' high clearance sign with 2' x 11.33' (22.66 square ft.) signage and an 11' under clearance.

For a total of 97.21 square ft. of ground signage for items 1, 2 and 3 in addition to a proposed 104.4 square ft. pylon sign which has a previous variance. Overall ground signage to be 201.61 square ft.

- 4) Gas pump signage – 12.48 square ft. valance signage area, 12.125 skirt signage area (24.6 square ft. per gas pump) on 7 gas pumps for a total of 172.2 square ft. of pump signage.
 - 5) A 22" x 9' (16.50 square ft.) wall sign on the east elevation of building.
 - 6) A 22" x 9' (16.50 square ft.) wall sign on the west elevation of building.
 - 7) A 19.63" x 8' (13.09 square ft.) wall sign on the east elevation of canopy.
 - 8) A 19.63" x 8' (13.09 square ft.) wall sign on the west elevation of canopy.
- For a total of 231.38 square ft. of wall signage for items 4, 5, 6, 7 and 8.

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.

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

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

CITY OF WARREN

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

APPLICANT: METRO SIGNS & LIGHTING

REPRESENTATIVE: PAUL DETERS @ METRO DETROIT SIGNS

COMMON DESCRIPTION: 23830 GROESBECK

PARCEL NUMBER: 12-13-26-429-001

ZONED DISTRICT: M-2

REASON: Petitioner seeks to install new awnings with signage and retain existing wall signage and decorative design element (painted stripes).

ORDINANCES and REQUIREMENTS:

SECTION 4A.35 (c) - SIGNS PERMITTED IN COMMERCIAL BUSINESS AND INDUSTRIAL DISTRICTS (C-1, C-2, C-3, M-1 AND M-2). 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 two (2) 5'2" x 50' (258.33 sq/ft each) awnings with signage on them for a total 516.66 sq/ft of wall signage.
- 2) Retain 78" x 120" (65 sq/ft) painted wall sign on west elevation.
- 3) Retain 24" x 72" (12 sq/ft) wall sign on east elevation
- 4) Retain 78" x 120" (65 sq/ft) painted wall sign on east elevation.
- 5) Retain 257' of 10" high decorative design element (stripes) around perimeter of building.

Existing wall signage of 142 sq/ft & proposed 516.66 sq/ft of awning wall signage totaling 658.66 sq/ft with an additional 257' of 10" high (214.17 sq/ft) of design element for a grand total of 872.83 sq/ft of wall signage.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: METRO SIGNS & LIGHTING

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

\$250 SW 2013
4/22/25 HW

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 Signs & Lighting

Address: [REDACTED] Telephone [REDACTED]

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

Name and Address of Property Owner (if different) Ode Auto Repair and Tire Center
[REDACTED]

Name of Representative: Paul Deters Telephone [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property 23830 Groesbeck Hwy, Warren, MI 48089

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

Purpose of Request: Requesting to replace north (front) elevation illuminated 5'-2" x 50' (258.33sf) awning that was
destroyed in a wind storm and resurface south (rear) elevation illuminated 5'-2" x 50' (258.33sf) awning that was
damaged in a wind storm last summer The footprint of both awnings will be the same as what has
been in place for more than 20 years.

Please explain the nature of your hardship:

The sign ordinance allows for 1 wall sign at 40sf The building sits on an irregular pie-shaped parcel
with multiple ingress and egress points from both Groesbeck and Schoenherr A longstanding member of the
community, Ode Tire offers multiple services (auto repair, tire center, rental cars) that would be difficult to
communicate effectively in a single 40sf sign. Please consider that this is a like for like replacement
of previously installed awnings and that the irregular lot shape and sight lines make a ground sign impractical.

Signature: *Paul Deters* Date: 4/9/25

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 Darrin Ode
Name(s) of Person(s)
OF [REDACTED] [REDACTED]
Address, City, State Zip Telephone
THE [REDACTED] OF Ode Auto Repair and Tire Center
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT [REDACTED]
I/We/It
[REDACTED]/RECORDED LAND CONTRACT PURCHASER(S) [REDACTED]/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 Paul Deters *
Name(s) of Person(s)

THE President OF Metro Signs & Lighting *
Title of Officer Name of Company

OF [REDACTED]
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED [Signature] L.S. *

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 22ND DAY OF APRIL, 2025, BEFORE ME PERSONALLY CAME
DARRIN ODE, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT HE DID SO OF HIS OWN FREE WILL AND DEED.

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

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

NOTICE TO OWNER

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

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

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

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

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

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

The proposed awnings are replacing two awnings of the same size that have been in place for over 20 years.

This is an irregular- shaped lot that does not have a practical location for a ground sign. With a number of different product and service offerings (auto repair, tire center, car rental), it is difficult to communicate all of these within the 40sf ordinance limitation for wall signs.

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 awnings were damaged in a severe windstorm and the owner has been navigating roof and facade repairs with the insurance company for almost a full year. Ode is simply looking to replace long-standing awnings that have been in place for many years.

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

This is an irregular pie-shaped lot with multiple ingress and egress points on the busy Groesbeck Hwy and Schoenherr Rd. It is also a large, multi-service operation that does not have a ground sign.

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.

Ode Auto Repair and Tire Center has been a longstanding member of the Warren community, contributing to multiple charitable initiatives. It is a well-maintained facility that is simply looking to replace signage that has served both the business and the community well over the years.

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 is not a request for additional signage. In fact, a large set of Goodyear letters facing Groesbeck that were removed during the facade repair are not being reinstalled. As such, this finished facade will have a more than 50sf reduction of total sign area.

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.

Other operations with multiple product and service offerings and large or unique facilities have received variances for signage exceeding the ordinance.

23830 Schoenherr Raod

Michael Horowitz, General MAnager

Granted permission to erect one (1), 3-foot x 28-foot (84 square feet), wall sign and one (1), 5-foot x 15-foot (75 square feet), wall sign for a total of 159 square feet with the stipulation the signs will emoved, at their expense, when their ten (10) year lease expires or when they vacate the premises.

August 14, 1996

BUSINESS LICENSE Enforcement | E20-01385**Property Information**

12-13-26-429-001

23830 GROESBECK

Subdivision:

Warren, MI 48089-2626

Lot:

Block:

Name Information

Owner: ODE GROESBECK LLC

Phone:

Occupant: ODE GROESBECK LLC

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 05/05/2020

Date Closed: 06/25/2020

Status: CLOSED

Complaint:

COMPLIANCE CHECK-SZ

Last Action Date:

Last Inspection:

Last Action:

BUSINESS LICENSE Inspection | SARA ZAYAS

Status: Violations

Result: Violations

Scheduled: 05/06/2020

Completed: 05/12/2020

Violations:

Corrected Proper state of repair, Free from Hazardous Conditions

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

Status: Complied

Result: Complied

Scheduled: 06/25/2020

Completed: 06/25/2020

Violations:

Uncorrected

Comments:

ZONING Enforcement | E13-02999**Property Information**

12-13-26-429-001 23830 GROESBECK Subdivision:
Warren, MI 48089-2626 Lot: Block,

Name Information

Owner: ODE LARRY & MARY & MARY Phone: [REDACTED]
Occupant: ODE LARRY & MARY & MARY Phone: [REDACTED]
Filer: Phone:

Enforcement Information

Date Filed: 08/15/2013 Date Closed: 08/20/2013 Status: Resolved

Complaint:

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status: Violations Result: Violations
Scheduled: 08/15/2013 Completed: 08/15/2013

Violations:

Corrected REMOVE INNER TUBE ATTACHED TO WOOD POLE IN RIGHT OF WAY.

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

Status: Complied Result: Complied
Scheduled: 08/20/2013 Completed: 08/20/2013

Violations:

Uncorrected

Comments:

Scheduling Comment INNER TUBE ON POLE IN ROW

ZONING Enforcement | E10-1627**Property Information**

12-13-26-429-001

23830 GROESBECK

Subdivision:

Warren, MI 48089-2626

Lot:

Block:

Name Information

Owner: ODE LARRY & MARY & MARY

Phone:

Occupant: ODE LARRY & MARY & MARY

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 03/30/2010

Date Closed: 04/08/2010

Status: No Violation

Complaint:

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status: Violations

Result: Violations

Scheduled: 03/29/2010

Completed: 03/30/2010

Violations:

Corrected

SECTION 4.90 - UNLAWFUL DISPLAY OF VEHICLES FOR SALE. REMOVE ANY VEHICLES FOR SALE FROM LOT (OR REMOVE FOR SALE SIGNS) IN ORDER TO COMPLY.

Comments:**ZONING Inspection | EVERETT MURPHY**

Status: No Violation

Result: No Violation

Scheduled: 04/08/2010

Completed: 04/08/2010

Violations:

Uncorrected

Comments:

ZONING Enforcement | E09-0304**Property Information**

12-13-26-429-001

23830 GROESBECK

Subdivision:

Warren, MI 48089-2626

Lot:

Block:

Name Information

Owner: ODE LARRY & MARY & MARY

Phone:

Occupant: ODE LARRY & MARY & MARY

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 12/22/2009

Date Closed: 01/04/2010

Status: Resolved

Complaint:

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status: Violations

Result: Violations

Scheduled: 12/22/2009

Completed: 12/22/2009

Violations:

Corrected

SECTION 4A.12 - TEMPORARY SIGNS REQUIRE PERMITS. OBTAIN PERMIT OR REMOVE ALL TEMPORARY SIGNS.

Comments:**ZONING Inspection | EVERETT MURPHY**

Status: Complied

Result: Complied

Scheduled: 01/04/2010

Completed: 01/04/2010

Violations:

Uncorrected

Comments:

ZONING Enforcement | E09-0107**Property Information**

12-13-26-429-001 23830 GROFSBECK Subdivision:
warren, MI 48089-2626 Lot: Block:

Name Information

Owner: ODE LARRY & MARY & MARY Phone: [REDACTED]
Occupant: Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 11/04/2009 Date Closed: 12/07/2009 Status: Resolved

Complaint:

Last Action Date Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status: Violations Result: Violations
Scheduled: 11/04/2009 Completed: 11/04/2009

Violations:

Corrected OBTAIN PERMIT FOR NEW SIGN ON BUILDING.

Comments:**ZONING Inspection | EVERETT MURPHY**

Status: Violations Result: Violations
Scheduled: 11/17/2009 Completed: 11/18/2009

Violations:

Corrected SUBMIT APPLICATION FOR CERTIFICATE OF OCCUPANCY. INFO ONLY.

Comments:

WALL SIGNS OK PAINTED WALL SIGNS OK PER P. WIZNIUK & L. MARTIN

ZONING Inspection | EVERETT MURPHY

Status: Complied Result: Complied
Scheduled: 12/07/2009 Completed: 12/07/2009

Violations:

Uncorrected

Comments:

CK CO - INFO ONLY

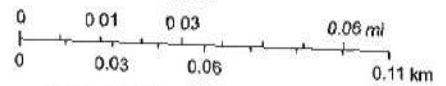
23830 Groesbeck

13-26-429-001



6/23/2025, 10.37 34 AM

1:2,020



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

5' 2"

5'0"

2'6"



New Awning Sign

PROPOSED



Installation Address:

23830 Groesbeck Hwy | Warren, MI



METRO SIGNS
& LIGHTING

METRO DETROIT OFFICE:

11444 Kautz Avenue Warren MI 48089

GRAND RAPIDS OFFICE:

6490 E Fulton Ada MI 49301

Phone 586-759-2700

www.metroal.com

PRESENTATION ONLY

PROJECT NUMBER	TOTAL SQ. FEET
243188	258.33

Ode Tire Awning

3/11/2025

243188 Ode Tire Awning cdr

243188 Ode Tire Awning
B Back Elevation REV-00 Pg 2

Paul Deters

Connie Fotiu

REV-00

XXX

XXX

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5' 2"

30'

26'

SINCE
1969



AUTO REPAIR & TIRE

RENT A WRECK
PRICELESS CAR RENTAL

NEW: Awning Frame and Skin



METRO SIGNS
& LIGHTING

METRO DETROIT OFFICE:

11444 Kaltar Avenue Warren MI 48089

GRAND RAPIDS OFFICE:

6499 E Fulton Ada MI 49301

Phone 586-759-2700

www.metroal.com

PRESENTATION ONLY

PROJECT NUMBER

243188

TOTAL SQ. FEET

258.33

Ode Tire Awning

3/11/2025

243188 Ode Tire Awning cdr

243188 Ode Tire Awning
A Front Elevation REV-00 Pg 1

Paul Deters

Connie Fotiu

REV-00

XXX

XXX

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Installation Address:

23830 Groesbeck Hwy | Warren, MI

Ode Tire Awnings - Before



Storm Damage





Imagery ©2025 Google, Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft

Replacement Awnings

North Elevation - awning
only. Banner is
temporary.



OPEN DURING
CONSTRUCTION

1000



East Elevation - facing Schoenherr

RENT A WRECK

ALTOCAMBE-GENEVE

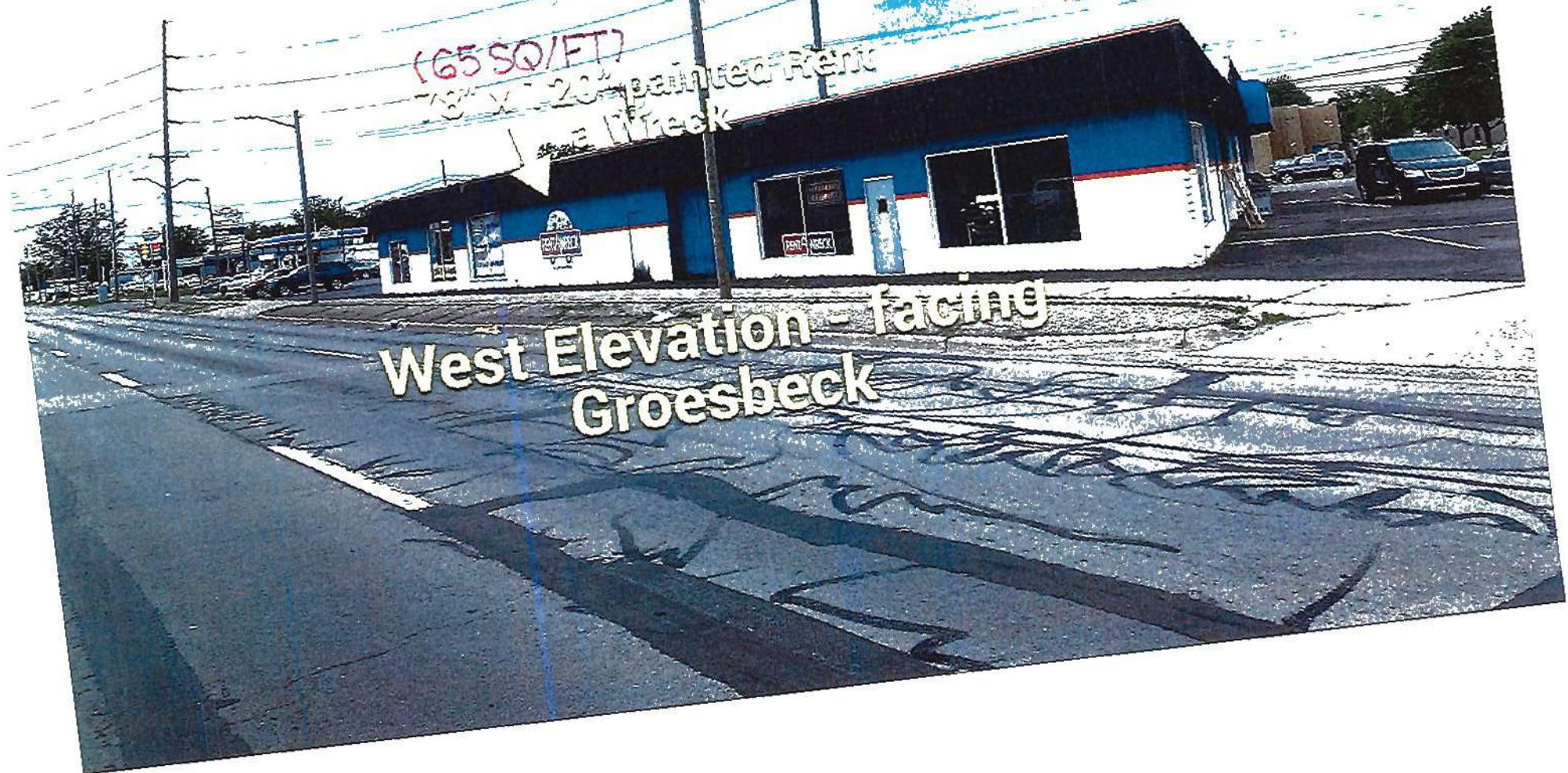
78" X 120" Rent A Wreck
(6580/FT) Painted

27" X 72" NAPA (1280/FT)
ALTOCAMBE-GENEVE



(65 SQ/FT)
18' X 20' painted Rent
a Week

West Elevation - facing
Groesbeck



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: JULY 9, 2025 at 7:30 P.M.

Applicant: METRO SIGNS AND LIGHTING

Common Description: 23830 GROESBECK

VARIANCE(S) REQUESTED: Permission to:

- 1) Install two (2) 5'2" x 50' (258.33 square ft.) awnings with signage on them for a total of 516.66 square ft. of wall signage.
 - 2) Retain 78" x 120" (65 square ft.) painted wall sign on west elevation.
 - 3) Retain 24" x 72" (12 square ft.) wall sign on east elevation.
 - 4) Retain 78" x 120" (65 square ft.) painted wall sign on east elevation.
 - 5) Retain 257' of 10" high decorative design element (stripes) around perimeter of building.
- Existing wall signage of 142 square ft. and proposed 516.66 square ft. of awning wall signage totaling 658.66 square ft. with an additional 257' of 10" high (214.17 square ft.) of design element for a grand total of 872.83 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