



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, August 13, 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: July 9, 2025 and July 23, 2025.**
6. PUBLIC HEARING:

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: 13 & Hoover BP LLC / Nameer Kastaw
(Rescheduled from 7/23/2025)
Brandon Kastaw
11610 Thirteen Mile
13-11-101-001
MZ, C-1, P

VARIANCES REQUESTED: Permission to

- 1) Waive five (5) required parking spaces.
- 2) Allow parking spaces 20' in length along a property line.
- 3) Allow parking in the front setback to the property lines along Thirteen Mile Road and to Hoover.
- 4) Retain existing non-conforming maneuvering lanes adjacent to gas pumps.

ORDINANCES and REQUIREMENTS:

Section 4.32 (H)(22) Off-Street Parking Requirements: All retail stores – One (1) parking space for each three hundred (300) square feet of gross floor area.

Section 4.32 (i): All spaces that abut a continuous curb required in accordance with Section 16.07 of this ordinance or a common property line shall be laid out in the following dimensions,

including off-street maneuvering lanes: Type: 90 degrees, Width: 9'; Length: 22'; Length of maneuvering lane: 22'.

7. PUBLIC HEARING: **APPLICANT: Abdulla Alysofi -USE-**
(Rescheduled from 7/23/2025)
REPRESENTATIVE: Lance Seba
COMMON DESCRIPTION: 3900 Fourteen Mile
LEGAL DESCRIPTION: 13-06-228-025
ZONE: C-1

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow a drive-in restaurant in a C-1 zoning district. **USE**
- 2) Waive the requirement of a chain-link fence to completely enclose the use.

ORDINANCES and REQUIREMENTS:

Section 13.01 – Uses Permitted: Drive-in restaurant is not a permitted use in C-1 zoning districts.

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:

(k) Drive-in restaurant, an establishment whose principal business is to serve food that may be consumed in the building on the premises, on the premises outside the building, or off the premises. Drive-in restaurants shall be permitted upon approval of the Planning Commission, after a public hearing has been held and it is found that the proposed drive-in restaurant meets all the requirements of the Zoning Ordinances and the following standards:

4. Drive-in restaurant properties shall be completely enclosed with a chain-link fence with a height of four (4) feet; however, when abutting a residential property, a decorative masonry screening wall constructed to a height of six (6) feet shall be provided.

8. PUBLIC HEARING: **APPLICANT: Bazo Construction**
(Rescheduled from 7/23/2025)
REPRESENTATIVE: Sarah Mheisen
COMMON DESCRIPTION: 4090 Nine Mile
LEGAL DESCRIPTION: 13-31-226-016
ZONE: MZ, C-2, P

VARIANCES REQUESTED: Permission to

Retain new signage as follows:

- 1) 85.95 square ft. of wall signage on canopy and 7.94 square ft. of wall signage on building for a total of 93.89 square ft. of wall signage.
 - 2) 278.75 square ft. of design element on the canopy.
 - 3) 92.92' of 6.5" high light bar on the canopy.
 - 4) 11.50 square ft. of painted design element per column, on 4 canopy columns for a total of 46 square ft.
 - 5) 46.22 square ft. of signage per gas pump on 3 pumps, for a total of 138.66 square ft.
- Total of 557.30 square ft. of wall signage and 92.92 feet on 6.5" light bar.

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.

Section 4A.14 (b) – Prohibited Signs: Exterior rope lighting, except temporary lighting.

9. PUBLIC HEARING: **APPLICANT: Bazo Construction**
(Rescheduled from 7/23/2025)
REPRESENTATIVE: Sarah Mheisen
COMMON DESCRIPTION: 11550 Thirteen Mile
LEGAL DESCRIPTION: 13-10-226-011
ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to

Install new signage as follows:

- 1) 85.95 square ft. of wall signage on canopy #1 (southern most canopy) and 61.66 square ft. of wall signage on canopy #2 (northern most canopy) for a total of 147.61 square ft. of wall signage on the canopies.
 - 2) 730.75 square ft. of design element on the canopies.
 - 3) 243.59' of 6.5" high light bar on the canopies.
 - 4) 46.22 square ft. of signage per gas pump on 5 pumps, for a total of 231.10 square ft.
- Total of 1,109.46 square ft. of wall signage and design elements and 243.59' of 6.5" light bar.
Existing "CHILLBOX" wall sign to be removed from building per representative.

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.

Section 4A.14 (b) – Prohibited Signs: Exterior rope lighting, except temporary lighting.

10. PUBLIC HEARING: **APPLICANT: Bazo Construction**
REPRESENTATIVE: Sarah Mheisen
COMMON DESCRIPTION: 23011 Hoover
LEGAL DESCRIPTION: 13-27-478-019
ZONE: M-1

VARIANCES REQUESTED: Permission to

Retain new signage as follows:

- 1) Three 13.64 square ft. wall signs on the canopy and one 22.32 square ft. wall sign on the building for a total of 63.22 square ft. of wall signage.
 - 2) 753 square ft. of design element on the canopy.
 - 3) 149.5' of 1-1/8" high light bar on the canopy.
 - 4) 11.13 square ft. of painted design element per column, on 6 canopy columns for a total of 66.80 square ft.
 - 5) 48.48 square ft. of signage per gas pump, on 6 pumps for a total of 290.88 square ft.
- Total of 1,173.90 square ft. of wall signage and 149.50' of 1-1/8" light.

ORDINANCES and REQUIREMENTS:

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

Section 4A.14 (b) – Prohibited Signs: Exterior rope lighting visible from the public right-of-way except temporary lighting and government signs.

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

APPLICANT: Katie Bell
Nathaniel and Katie Bell
8581 Linda
13-15-176-020
R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain an 10' x 12' gazebo, on the patio and waive the requirement of a 24" rat wall.
- 2) Erect a 2nd accessory structure, a 10' x 12' shed that will not be placed against another accessory structure.
- 3) Install 100' of 8' high privacy fence adjacent to the south property line.

ORDINANCES and REQUIREMENTS:

Section 4.20 (a) – Detached Accessory Buildings: The construction of all such accessory structures shall be subject to the following conditions:

- 2. That the building be fixed to a permanent foundation of the type required for detached garages in the Building Code.
- 3. That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory structure shall be permitted in the yard.

Section 4D.33 (a) – Privacy Fences On Interior Lots: Interior lots. On interior lots in residential areas, privacy fences may be located on the lot line or immediately adjacent thereto and may be constructed not more than six (6) feet in height above the established grade of the property and shall not extend beyond either the front building of the property or into the front yard setback.

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

APPLICANT: Peter Sabbagh
Same as above.
4603 Thirteen Mile
13-05-383-036
R-1-C

VARIANCES REQUESTED: Permission to

Retain a 18' 6" x 24' 6" (453.25 square ft.) widened portion of driveway in front yard.

ORDINANCES and REQUIREMENTS:

Section 4.06 – Yard Use: No part of any required yard, except a rear or side yard shall be used for any detached garage or any accessory building other than 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.

13. PUBLIC HEARING: **APPLICANT: Benjamin Moe -USE-**
REPRESENTATIVE: Scott Moe
COMMON DESCRIPTION: 5966 Engleman
LEGAL DESCRIPTION: 13-21-351-003
ZONE: M-2

VARIANCES REQUESTED: Permission to -USE-

Retain single family residential use in a M-2 industrial zoning district.

ORDINANCES and REQUIREMENTS:

Section 17.02 (e) – Industrial Standards: Dwellings are not a permitted use in a M-2 zoning district.

14. PUBLIC HEARING: **APPLICANT: Joe Zerilli**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 26615 Ryan
LEGAL DESCRIPTION: 13-19-228-036
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Remove the condition of variance granted 10/29/2003 that all other wall signage is removed.
- 2) Retain a 9' x 22.6' (203 square ft.) mural painted on the south elevation.
- 3) Retain a 53" x 53" (19.51 square ft.) wall sign on the north elevation.

Total wall signage if granted would be 222.51 square ft.

ORDINANCES and REQUIREMENTS:

Section 4A.31 – Signs Permitted In Residential Zones (R-1-A, R-1-B, R-1-C, R-2, R-3, R-3-A, R-4, R-5): The following signs are allowed in residential zones: d) Permitted non-residential uses. One (1) freestanding and one (1) wall sign not to exceed thirty-two (32) square feet in sign area for each sign for permitted non-residential uses including churches, synagogues, schools, libraries and parks.

Section 4A.11 – Specific Sign Definitions #24: Mural. A picture painted directly on a wall and shall be considered a painted wall sign for the purpose of this ordinance.

15. PUBLIC HEARING: **APPLICANT: Marogi Investments LLC – Mazin Marogi**
REPRESENTATIVE: Gasper Salvaggio
COMMON DESCRIPTION: 20809 and 20787 Mound
LEGAL DESCRIPTION: 13-32-483-038
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Operate a major auto repair facility that is 184 feet from a residential zoning district.
- 2) Retain the roll up garage doors that are facing residential zoning district and are buffered by the parking lot and masonry wall.

ORDINANCES and REQUIREMENTS:

Section 14.01 (j) – Uses Permitted: Automobile repair shops, including body and fender business, provided that such uses are conducted entirely within an enclosed building, and provided further that such establishments are located at least two hundred (200) feet from any residential district or are operated on the premises of and in conjunction with an automobile dealership

in a building with appropriate filtering system to prevent emission of paint odors and with a masonry wall facing any such residential district, which shall have a sound retarding insulation, shall have no doors other than any door required by law as a fire exit, and shall no windows but may have glass block areas to transmit light.

16. PUBLIC HEARING: **APPLICANT: Easter Michigan Industries -USE-**
REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 4965 Nine Mile
LEGAL DESCRIPTION: 13-29-451-029
ZONE: C-1

VARIANCES REQUESTED: Permission to -USE-

- 1) Retain 6' tall fencing in the front setback 5' 7" from the front property line.
- 2) Allow 4,450 square ft. of open storage of steel plates stacked no higher than 36" to a non-conforming use in a C-1 zoning district. **USE**

ORDINANCES and REQUIREMENTS:

Section 13.04 – Front Yards For Commercial Buildings: A fifteen (15) foot front yard setback shall be provided by all commercial buildings in a C-1 district, measuring from the proposed right-of-way line established by the City's Master Thoroughfare Plan.

Section 13.01 – Uses Permitted: Open storage is not a permitted use in a C-1 zoning district.

Section 4.17 (a) – Non-Conforming Uses: Non-conforming Use-Continuance. Any lawful non-conforming use consisting of a building or land usage existing at the time of the effective date of this ordinance may be continued, except as herein prohibited or restricted, provided that the building or use thereof shall not be structurally changed, altered or enlarged, unless such altered or enlarged building or use shall conform to the provisions of this ordinance for the district in which it is located. No non-conforming use if changed to a use permitted in the district in which it is located shall be resumed or changed back to a non-conforming use. Failure to continue to use any land, building or structure, or part thereof, which use is a non-conforming use under this ordinance, for a period of one (1) year or more shall be held to be conclusive proof of an intention to legally abandon any such non-conforming use.

17. PUBLIC HEARING: **APPLICANT: IDrive Auto Parts, Inc. – Kalven Hermiz**
-USE-
REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 21311 Groesbeck
LEGAL DESCRIPTION: 13-35-331-001
ZONE: M-2

VARIANCES REQUESTED: Permission to -USE-

- 1) Retain 1,149.64 feet of 8' high corrugated sheet metal fencing. (Total of 2,840.64' of 8' high fencing, of which 1,655' was previously granted a variance on 6/7/2017.)
- 2) Retain existing non-conforming auto wrecking yard and expand the outdoor storage area by 59,485.92 square ft., identified as parcel 1 on the site plan. **USE**
- 3) Waive 5 required parking spaces.
- 4) Retain the parking within the Groesbeck front setback.
- 5) Construct a building addition to within 29.07' of the east property line along Groesbeck and to within 7.28' of the north property line along Prospect.

ORDINANCES and REQUIREMENTS:

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

Section 17.02 (T) – Industrial Standards: Open storage for junk, auto wrecking yards and other waste products is not a permitted use in M-2 zoning districts.

Section 4.32 (H) – Off-Street Parking Requirements: The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following tables, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use. (23) One (1) parking space for each one thousand two hundred (1,200) square feet of gross floor area.

Section 17.02 (A) – Industrial Standards: Front yard setback in M-2 zoning districts is 25’.

Section 17.02 (B) – Industrial Standards: Side yard setback in M-2 zoning districts is 20’.

Section 4.17 (A) – Non-Conforming Uses: Non-conforming Use-Continuance. Any lawful non-conforming use consisting of a building or land usage existing at the time of the effective date of this ordinance may be continued, except as herein prohibited or restricted, provided that the building or use thereof shall not be structurally changed, altered or enlarged, unless such altered or enlarged building or use shall conform to the provisions of this ordinance for the district in which it is located. No non-conforming use if changed to a use permitted in the district in which it is located shall be resumed or changed back to a non-conforming use. Failure to continue to use any land, building or structure, or part thereof, which use is a non-conforming use under this ordinance, for a period of one (1) year or more shall be held to be conclusive proof of an intention to legally abandon any such non-conforming use.

18. NEW BUSINESS**19. ADJOURNMENT**

Paul Jerzy
Secretary of the Board

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

Rescheduled from 7/23/25!

6

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: 13 & HOOVER BP LLC; NAMEER KASTAW
REPRESENTATIVE: BRANDON KASTAW
COMMON DESCRIPTION: **11610 13 MILE**
PARCEL NUMBER: 12-13-11-101-001
ZONED DISTRICT: MZ, C-1, P

REASON: Petitioner seeks variances related to parking and maneuvering lanes.

ORDINANCES and REQUIREMENTS:

SECTION 4.32 (H) (22) OFF-STREET PARKING REQUIREMENTS. All retail stores - One (1) parking space for each three hundred (300) square feet of gross floor area.

SECTION 4.32 (i) All spaces that abut a continuous curb required in accordance with Section 16.07 of this Ordinance or a common property line shall be laid out in the following dimensions, including off-street maneuvering lanes:

Type: 90°, Width: 9', Length: 22', Length of Maneuvering Lane: 22'

VARIANCES REQUESTED: Permission to:

- 1) Waive (5) required parking spaces.
- 2) Allow parking spaces 20' in length along a property line.
- 3) Allow parking in the front setback to the property lines along 13 Mile Rd. and to Hoover.
- 4) Retain existing non-conforming maneuvering lanes adjacent to gas pumps.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

6/10/2025

6/30/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: 13 & HOOVER BP; NAMEER KASTAW

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 4.32 (h) (22) Off-street parking requirements.

All retail stores - One (1) parking space for each three hundred (300) square feet of gross floor area.

Section 4.32 (i)

All spaces that abut a continuous curb required in accordance with Section 16.07 of this Ordinance or a common property line shall be laid out in the following dimensions, including off-street maneuvering lanes:

Type: 90°, Width: 9', Length: 22', Length of Maneuvering Lane: 22'

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 6/10/25

PD
PR25-0137

**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: 13 & Hoover BP, LLC; Nameer Kastaw

Address: 11610 E 13 Mile Road, Warren, MI 48093 Telephone: _____

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

Name and Address of Property Owner (if different) _____

Name of Representative: Brandon N. Kastaw Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 11610 E 13 Mile Road, Warren, MI 48093

Parcel I.D. No. (as shown on tax bill): 12-13-11-101-001

Purpose of Request: Applicant is seeking to expand the existing 2,239 square foot building by approximately

2,153 square feet, for a total of 4,392 square feet. The City ordinance requires 1 parking spot per 300sqft,
necessitating 15 parking spots. The site plan proposed to the Planning Commission, as conditionally
approved, contains a total of 10 parking spots. We are hereby requesting a variance for the 5 parking spots
shortfall. The fuel pump locations are not counted toward the parking provided calculation. The expanded facility
will continue to operate as a gas station convenience store with the addition of a carry-out restaurant component.

Please explain the nature of your hardship:

Due to physical site constraints—including the lot's size, configuration, and the need to accommodate other
elements such as landscaping buffers, pedestrian circulation, and trash enclosure—we are unable to provide the
full number of required parking spaces without significantly compromising the functionality and viability of the site.
The hardship is not self-created but is inherent to the property's layout and surrounding built environment.

Adding Square Footage to existing building will add to Parking
Requirements, landscaping and buffer, a need for variance is
required due to size and nature of existing property.

Signature: [Signature] Date: 6/10/2025

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Nameer Kastaw
OF [REDACTED] [REDACTED]
OF [REDACTED] [REDACTED]
THE MEMBER OF 13 & hOOVER bp, llc Zip Telephone
Title of Officer Name of Company It
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT
 I/We/It
 /RECORDED LAND CONTRACT PURCHASER(S) x /RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/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 Brandon Kastaw *
Name(s) of Person(s)
THE Attorney For OF 13 & Hoover BP, LLC *
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 Oakland

ON THIS 10TH DAY OF June, 2025, BEFORE ME PERSONALLY CAME
Nameer Kastaw, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT Nameer Kastaw DID SO OF his OWN FREE WILL AND DEED.

[Signature]
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 2 10 28

NOTICE TO OWNER Notary in the County of Macomb

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.

See Attached.

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

See Attached.

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.

See Attached.

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.

See Attached.

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.

See Attached.

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.

See Attached.

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.

A: Strict compliance with the minimum parking requirements would unreasonably burden the use of the property by significantly limiting the ability to expand the building in a functional and economically viable manner. The proposed expansion is intended to improve the site, modernize the facility, and add a carry-out restaurant component—an allowed use under the current zoning. However, due to the physical constraints of the lot, including its size, shape, and existing improvements, it is not feasible to accommodate all required parking spaces without eliminating essential site elements such as landscaping, pedestrian access, and circulation areas.

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

A: The need for the variance arises from existing site conditions that were not created by the applicant or any prior owner, nor could they have been reasonably altered or avoided. The lot is limited in size and configuration, with pre-existing improvements that restrict the available area for expansion and parking. These constraints were present prior to the applicant's proposal and are inherent to the property itself. The variance is being sought in good faith to make reasonable improvements that align with permitted uses while respecting the practical limitations of the site.

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.

A: Although the lot is a standard 150-foot by 150-foot square, the property contains fixed physical improvements that create unique site constraints. Specifically, the existing layout includes two permanent canopies over the gas dispensers, which are essential to the operation of the business and cannot be relocated or removed. These structures occupy significant space on the site and, along with existing drive aisles, building footprint, and other ordinance-mandated features (such as trash enclosures, landscaping, and pedestrian circulation), restrict the available area for additional 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.

A: Granting the requested variance to waive five (5) parking spaces will not result in any detriment to surrounding properties or impair the intent of the zoning ordinance. The

proposed expansion is modest in scale and will enhance the appearance and functionality of the site, thereby contributing positively to the surrounding area. The reduction in parking will not impair the supply of light or air to adjacent parcels, nor will it negatively affect property values, as the existing use is being improved and updated.

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.

A: The requested variance is not based on personal preference or economic gain, but rather on the physical and regulatory constraints specific to the property. The need to waive five (5) parking spaces arises from the existing development on the site—including the fixed location of the building, fuel canopies, and required site elements such as drive aisles, landscaping, and trash enclosure—which together limit the feasible area for additional parking.

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.

A: The variance is necessary to preserve and allow the applicant to enjoy a substantial property right consistent with that of other properties in the same zoning district. Many comparable commercial properties in the vicinity have been developed with similar building footprints and customer-serving uses, yet benefit from more flexible site layouts or shared parking arrangements. Without the requested variance, the applicant would be unable to make full use of the property for a permitted and customary commercial purpose—namely, operating a convenience store with a carry-out restaurant component.

Additional Considerations

Consumer behavior data from NACS shows that 44% of gas-station customers park at the pump and then enter the store, underscoring that pump-side spaces serve the same function as traditional parking stalls and generate the in-store traffic the ordinance is meant to support. While the City's ordinance does not consider fuel-dispenser parking to be counted toward the parking space requirement, recognizing these transient stalls as functionally equivalent would help alleviate any parking concerns from increased traffic at the site.

11610 THIRTEEN MILE

LEGAL DESCRIPTION: 13-11-101-001

04/26/2023

1 of 2

VARIANCES REQUESTED: Permission to

- USE -

Allow a pylon sign in a 'P' zone with the following specifications:

- 1) Located in a 'P' zone.
- 2) Height of 27' 2-1/2".
- 3) Total square ft. of sign 145.79.
- 4) Under clearance of 6' 6-1/2".

11610 THIRTEEN MILE

LEGAL DESCRIPTION: 13-11-101-001

04/26/2023

2 of 2

VARIANCES REQUESTED: Permission to

- USE -

- 5) Leading edge of sign no closer than 48" from property line.
- If approved all previous variances related to the pylon sign with be relinquished.

The petitioner's request was APPROVED with the following changes:

- 1) Height of **23** feet.
- 2) Total square ft. of sign **118**

11610 THIRTEEN MILE

LEGAL DESCRIPTION: 13-11-101-001

04/12/2023

- USE -

VARIANCES REQUESTED: Permission to

Allow a pylon sign in a 'P' zone with the following specifications:

- 1) Located in a 'P' zone.
 - 2) Height of 27' 2-1/2".
 - 3) Total square ft. of sign 145.79.
 - 4) Under clearance of 6' 6-1/2".
 - 5) Leading edge of sign no closer than 48" from property line.
- If approved all previous variances related to the pylon sign with be relinquished.

The petitioner's request was TABLED to April 26, 2023.

11610 THIRTEEN MILE

09/14/2022

LEGAL DESCRIPTION 13-11-101-001

1 of 3

VARIANCES REQUESTED: Permission to

-- USE --

- 1) Allow the following signage on a gas canopy 172' x 31" = 444.33 square ft. plus 1.6 square ft. (tri-mark extending above canopy) = 446 total square ft. of gas canopy #1.
 - a. North elevation: illuminated "Citgo" sign 21" x 88 5/8" = 12.92 square ft. and one illuminated tri-mark logo at 14.31 square ft.
 - b. West elevation, illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.
 - c. C.East elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.
 Total of 53.07 square ft. of signage on canopy and the remainder of 392.93 square ft. of decorative design.

11610 THIRTEEN MILE

09/14/2022

LEGAL DESCRIPTION: 13-11-101-001

2 of 3

VARIANCES REQUESTED: Permission to

-- USE --

- 2) Allow the following signage on a gas canopy 52' x 31" = 392.66 square ft. plus 1.6 square ft. (tri-mark extending above canopy) = 394.26 total square ft. of gas canopy #2.
 - a. West elevation: illuminated "Citgo" sign 21" x 88 5/8" = 12.92 square ft. and one illuminated tri-mark logo at 14.31 square ft.
 - b. North elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.
 - c. South elevation illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.
 Total 53.07 square ft. of signage on canopy and the remainder 341.19 square ft. of decorative design.

11610 THIRTEEN MILE

09/14/2022

LEGAL DESCRIPTION 13-11-101-001

3 of 3

VARIANCES REQUESTED: Permission to

-- USE --

- 3) Allow re-imaging of 5 gas pumps on both sides at 38.94 per pump for 194.7 square ft. on the pumps.

The petitioner's request was APPROVED as written

11610 Thirteen Mile**5/9/2012**

Nameer Kastau, 11610 Thirteen Mile Road, also known as 13-11-101-001, permission to install a 6' 6" x 5' 6" LED message center to an existing pylon sign approved by ZBA on 1/31/1973.

11610 Thirteen Mile Road
Amoco Oil Co.

Granted permission at the meeting of 4-22-87 to erect a 32' x 50'10" canopy to no less than 8'7" of the north property line along Thirteen Mile Road and a 24' x 51'6" canopy to no less than 5' 2-1/2" of the west property line along Hoover Road. Also granted to erect three 19.5" x 86" signs on each canopy for a total of 70 sq. ft.

11610 E. Thirteen Mile Road

Donald Weisenbach

GRANTED permission at the meeting of 6/28/78 to construct a 24' x 48' canopy with four (4) sets of letters 1' x 8' each to within 8' of the property line along 13 Mile Rd.

11610 Thirteen Mile Road

Standard Oil Company

Request denied at the meeting on Wednesday August 31, 1977

TO CONSTRUCT A 24' x 48' CANOPY TO WITHIN 4' 6" OF THE FRONT ~~BULBARK~~ PROPERTY LINE ALONG 13 MILE

11610 E. Thirteen Mile Rd.

Randall Sign Erection, Inc. .

Request granted at the Meeting of January 31, 1973 to attach a 6 ft. 6 in. x 5 ft. 6 in. sign onto an existing pole, etc.

11610 Thirteen Mile Rd.

Randall Sign Co.
23544 Hoover Rd.

Rep: E. J. Cannon

Request Granted at Meeting of June 25, 1969.

To erect a 12 ft Sign, 11' high
to 1' of front of ~~the~~ conditions
that all Standard's signs
eliminate A-Frame signs

11610 13 Mile Rd

Standard Oil Div, American Oil Co
16025 Northland Dr
Southfield

Rep: Charles H. Martin

Request tabled at meeting of Nov 17, 1965,
until Jan 1966.

Request approved w/conditions at mtg of Jan
12, 1966. To erect 4 light poles, two pump
islands & sign to 4, 23' high in a 17' zone
to the property line & hand surface the
green hill

11610 13 1116

Standard Oil Div, American Oil Co
16025 Northland Drive
Southfield, Mich
Dep: Charles H. Martin

Request adjourned at meeting of Oct 20, 1965

Request tabled at meeting of Nov 17, 1965

ZONING Enforcement | E23-06251**Property Information**

12-13-11-101-001 11610 13 MILE Subdivision:
WARREN, MI 48093 Lot: Block:

Name Information

Owner: 13 & HOOVER BP LLC Phone: 
Occupant: CITGO Phone: 
Filer: Phone: 

Enforcement Information

Date Filed: 12/27/2023 Date Closed: 01/11/2024 Status: CLOSED

Complaint:

EMC IS CHANGING TO QUICKLY NOT IN ACCORDANCE WITH THE ORDINANCE.

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | DAVID PODESZWIK

Status: Violations Result: Violations
Scheduled: 12/28/2023 Completed: 12/29/2023

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection | DAVID PODESZWIK**

Status: Complied Result: Complied
Scheduled: 01/11/2024 Completed: 01/11/2024

Violations:

Uncorrected

Comments:

ZONING Enforcement | E23-03695**Property Information**

12-13-11-101-001 11610 13 MILE Subdivision:
WARREN, MI 48093 Lot: Block:

Name Information

Owner: 13 & HOOVER BP LLC Phone: 
Occupant: CITGO Phone: 
Filer: Phone: 

Enforcement Information

Date Filed: 07/11/2023 Date Closed: 07/26/2023 Status: RESOLVED

Complaint:
FEATHER FLAGS

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 07/11/2023 Completed: 07/11/2023

Violations:

Corrected SECTION 4A.14 - PROHIBITED SIGN. (N) FEATHER FLAGS PROHIBITED.

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

Status: Complied Result: Complied
Scheduled: 07/26/2023 Completed: 07/26/2023

Violations:

Uncorrected

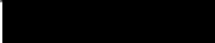
Comments:

Scheduling Comment CITGO-FEATHER FLAGS

ZONING Enforcement | E22-05386**Property Information**

12-13-11-101-001 11610 13 MILE Subdivision:
WARREN, MI 48093 Lot: Block:

Name Information

Owner: 13 & HOOVER BP LLC Phone: 
Occupant: THIRTEEN & HOOVER BP INC Phone: 
Filer: Phone: 

Enforcement Information

Date Filed: 12/13/2022 Date Closed: 01/11/2023 Status: CLOSED

Complaint:

BP CHANGING TO CITGO - NEW COC REQUIRED.

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | DAVID PODESZWIK

Status: Violations Result: Violations
Scheduled: 12/15/2022 Completed: 12/16/2022

Violations:

Uncorrected

Comments:

Scheduling Comment BP CHANGING TO CITGO - NEW COC REQUIRED.

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: Complied Result: Complied
Scheduled: 01/11/2023 Completed: 01/11/2023

Violations:

Uncorrected

Comments:

ZON COC 1-1-23 NAME CHANGE ONLY NO INSPECTIONS NEED TO HAPPEN DP

ZON COC 1-11-23 COC APPLIED FOR FOLLOW UP TO SEE IF INSPECTIONS GET SCHEDULED DP

ZONING Enforcement | E22-05387**Property Information**

12-13-11-101-001

11610 13 MILE

Subdivision:

WARREN, MI 48093

Lot:

Block:

Name Information

Owner: 13 & HOOVER BP LLC

Phone:

Occupant: THIRTEEN & HOOVER BP INC

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 12/12/2022

Date Closed: 01/25/2023

Status: RESOLVED

Complaint:

-NEW SIGNS INSTALLED WITHOUT PERMITS

-TEMPORARY SIGNS WITHOUT PERMITS

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 12/12/2022

Completed: 12/12/2022

Violations:

Corrected

SECTION 4A.12 - OBTAIN PERMITS OR REMOVE ILLEGAL SIGNS.

A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.

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

Status: Complied

Result: Complied

Scheduled: 01/25/2023

Completed: 01/25/2023

Violations:

Uncorrected

Comments:

PERMIT

PERMIT WILL BE RESENT, VARIANCES ALREADY APPROVED.

DPMI Enforcement | E18-00678**Property Information**

12-13-11-101-001 11610 13 MILE Subdivision:
WARREN, MI 48093 Lot: Block:

Name Information

Owner: 13 & HOOVER BP LLC Phone: 
Occupant: THIRTEEN & HOOVER BP INC Phone: 
Filer: Phone: 

Enforcement Information

Date Filed: 02/06/2018 Date Closed: 03/07/2018 Status: ISSUED TICKET

Complaint:

Last Action Date: Last Inspection:

Last Action:

TICKET Inspection | JOEL VANDER LINDEN

Status: Violations Result: Violations
Scheduled: 02/06/2018 Completed: 02/06/2018

Violations:

Uncorrected FAILURE TO COMPLY TO WARNING NOTICE
Uncorrected FAILURE TO REMOVE INCE/SNOW FROM SIDEWALK.

Comments:

BUILDING Enforcement | E17-04984**Property Information**

12-13-11-101-001

11610 13 MILE

Subdivision:

WARREN, MI 48093

Lot:

Block:

Name Information

Owner: 13 & HOOVER BP LLC

Phone:

Occupant: THIRTEEN & HOOVER BP INC

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 09/05/2017

Date Closed: 10/20/2017

Status: CLOSED

Complaint:

NO HANDICAP RAILS IN REST ROOM/PER CALLER PL BLDG

Last Action Date:

Last Inspection:

Last Action:

BUILDING Inspection | PAUL LIZE

Status: Violations

Result: Violations

Scheduled: 09/07/2017

Completed: 09/12/2017

Violations:

Uncorrected

Comments:

LETTER 9-12-17

FOLLOW-UP Inspection | PAUL LIZE

Status: Partially Complied

Result: Partially Complied

Scheduled: 09/26/2017

Completed: 09/27/2017

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection | PAUL LIZE**

Status: Complied

Result: Complied

Scheduled: 10/20/2017

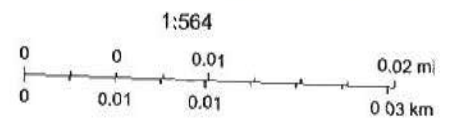
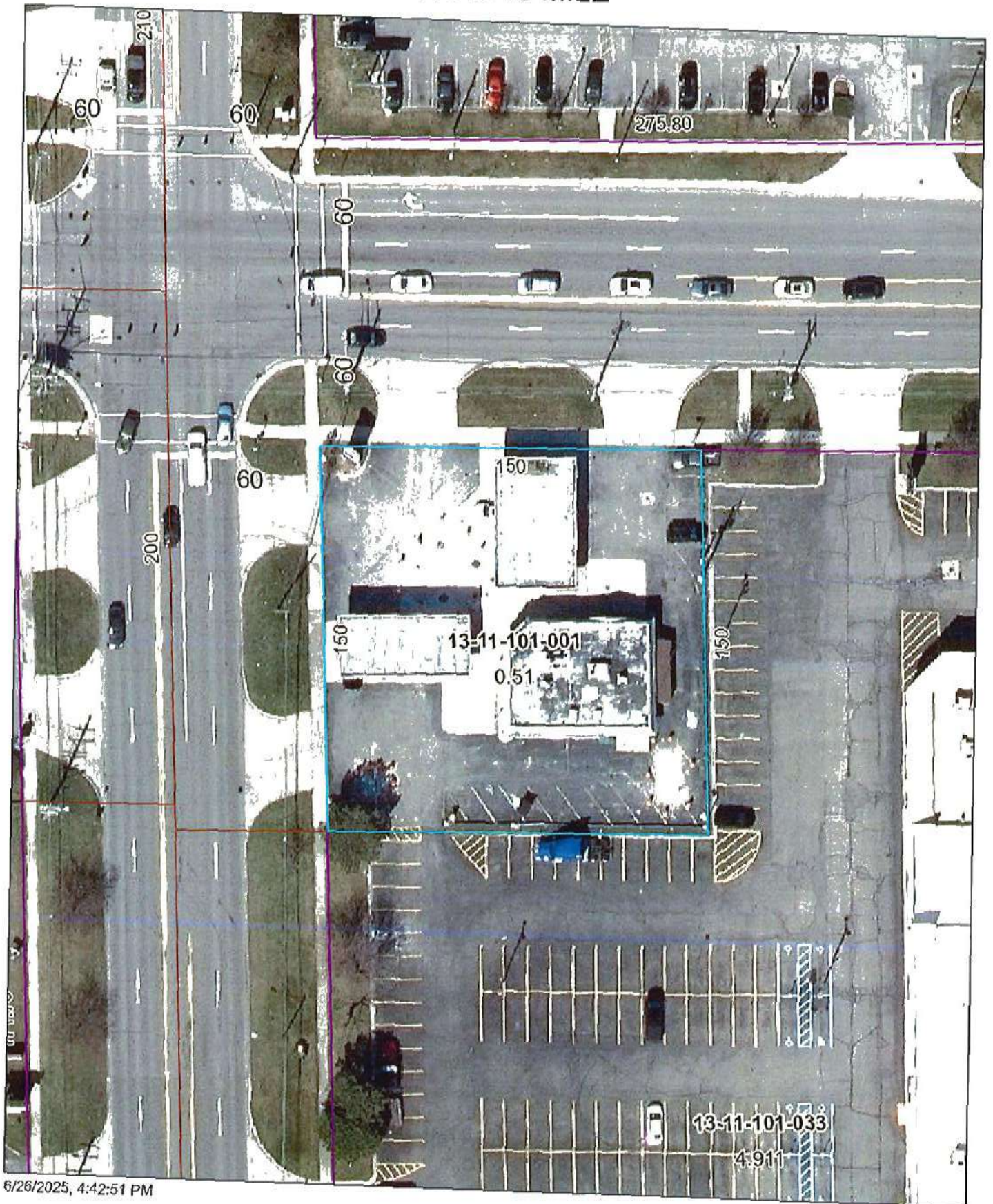
Completed: 10/20/2017

Violations:

Uncorrected

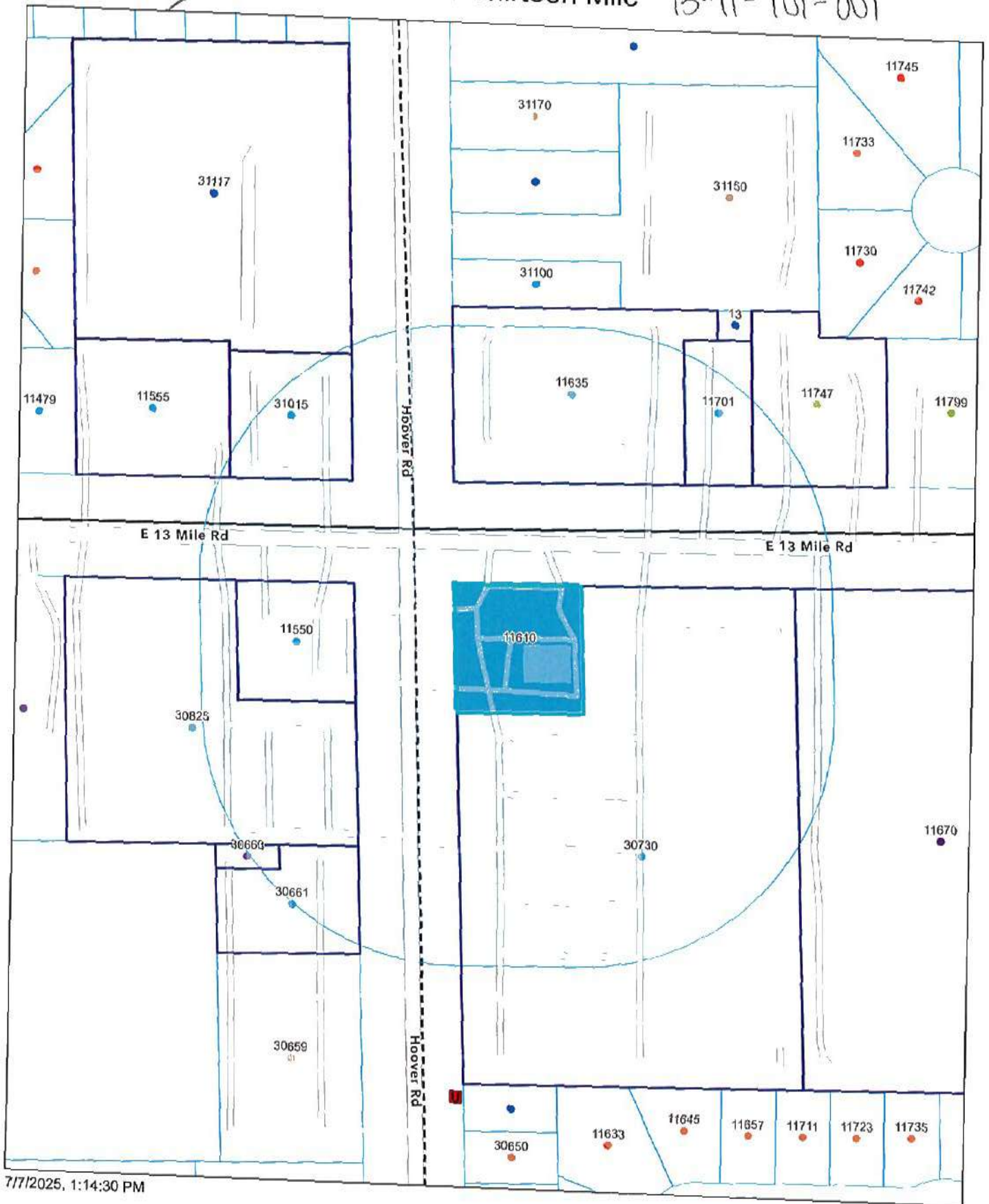
Comments:

11610 13 MILE

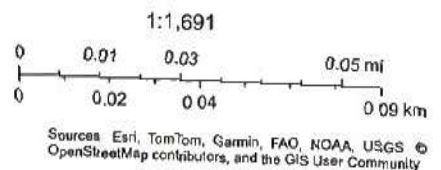


11610 Thirteen Mile

13-11-101-001



7/7/2025, 1:14:30 PM



Rescheduled from 7/23/25

7

CITY OF WARREN

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: ABDULLA ALYSOFI

REPRESENTATIVE: LANCE SEBA

COMMON DESCRIPTION: 3900 14 MILE

PARCEL NUMBER: 12-13-06-228-025

ZONED DISTRICT: C-1

REASON: Petitioner seeks variances to allow drive-in restaurant in a C-1 zoning district and to waive required chain link fence.

ORDINANCES and REQUIREMENTS:

SECTION 13.01 - USES PERMITTED. Drive-in restaurant is not a permitted use in C-1 zoning districts.

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:

(k) Drive-in restaurant, an establishment whose principal business is to serve food that may be consumed in the building on the premises, on the premises outside the building, or off the premises. Drive-in restaurants shall be permitted upon approval of the Planning Commission, after a public hearing has been held and it is found that the proposed drive-in restaurant meets all the requirements of the Zoning Ordinances and the following standards:

4. Drive-in restaurant properties shall be completely enclosed with a chain-link fence with a height of four (4) feet; however, when abutting a residential property, a decorative masonry screening wall constructed to a height of six (6) feet shall be provided.

VARIANCES REQUESTED: Permission to:

- 1) **USE** - Allow a drive-in restaurant in a C-1 zoning district.
- 2) Waive the requirement of a chain-link fence to completely enclose the use.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: ABDULLA ALYSOFI

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 13.01 - Uses permitted.

Drive-in restaurant is not a permitted use in C-1 zoning districts.

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:

(k) Drive-in restaurant, an establishment whose principal business is to serve food that may be consumed in the building on the premises, on the premises outside the building, or off the premises. Drive-in restaurants shall be permitted upon approval of the Planning Commission, after a public hearing has been held and it is found that the proposed drive-in restaurant meets all the requirements of the Zoning Ordinances and the following standards:

4. Drive-in restaurant properties shall be completely enclosed with a chain-link fence with a height of four (4) feet; however, when abutting a residential property, a decorative masonry screening wall constructed to a height of six (6) feet shall be provided.

[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: Abdulla Alysofi

Address: 29310 Stephenson Hwy Madison Hts, MI 48071 Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: Lance Seba Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 3900 E. 14 Mile RD Warren, MI 48092

Parcel I.D. No. (as shown on tax bill): 13-06-228-025 (C1)

Purpose of Request: A use variance for drive-thru restaurant, after planning commission review.

Please explain the nature of your hardship:

A use variance from the Zoning Board of Appeals to operate a drive-thru restaurant. The minimum zoning required is C-2, property is zoned C-1. To waive the chain-link fence to completely enclose the use, per section 14.01 Subsection K.4. Site is a former drive-thru bank, as a coffee consumer, typically a consumer is looking for convenience while obtaining a drink. It will assist in offsetting overhead cost for a coffee shop this size.

Signature: Abdulla Alysofi Date: 06/18/25

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 Abdulla Alysofi
Name(s) of Person(s)
OF [REDACTED]
Address, City, State Zip Telephone
THE Agent OF Alysofi Properties 2 LLC
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 Lance Seba *
Name(s) of Person(s)

THE Representative OF Alysofi Properties 2 LLC *
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.

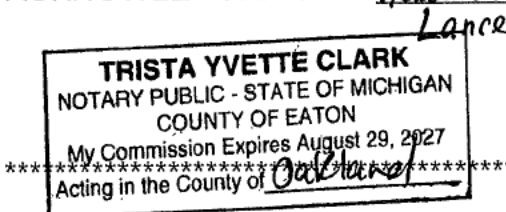
FURTHER, DEPONENT SAYS NOT.

SIGNED Abdulla Alysofi L.S.
SIGNED [Signature] L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 18 DAY OF June, 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 Abdulla + Lance DID SO OF their OWN FREE WILL AND DEED.



[Signature]
NOTARY PUBLIC, Eaton COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 8/29/27

NOTICE TO OWNER

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

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 building was constructed with a built in drive-thru. The business will have distress value to the owner and to the citizens, by not functioning to it's maximum potential.

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

The condition was not created by the applicant, as the building was constructed by bank of America.

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

The property has unique features, as a previous drive-thru. The size of the property makes it great to Not have any impact to 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.

As a previous drive-thru, given the size and position of the property, it will not impair the property values. It may help property values, providing an inviting space filled with good vibes, where families and friends can come together to enjoy delicious delicacies, fresh coffee, and good eats in a welcoming atmosphere.

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

It will provide enjoyment of the property by providing citizens and visitors of warren the convenience and options. It is necessary for preservation for long term use, as it will offset overhead costs to be able to sustain the enjoyment of this property of this size.

3900 Fourteen Mile Rd.

Eller Outdoor Adv. Co.
88 Custer, Detroit

Rep: M. E. Thomas

Request granted at Meeting of Oct. 22, 1969.

*granted permission to erect 1'11" X 28'11"
sign 57# on face of building*

3900 Fourteen Mile Rd.

Standard Federal Savings
405 Griswold, Detroit

Rep: John P. Ray

Tabled June 11, 1969 to July 9, 1969.

Request granted with conditions at Meeting of
July 9, 1969 - height, setback and size.

*granted permission to erect a 14' X 10'6"
sign 22.6 ft ht, 14.5 feet from
front property line*

COMPLAINT Enforcement | E17-03017**Property Information**

12-13-06-228-025 3900 14 MILE Subdivision:
WARREN, MI 48092 Lot: Block:

Name Information

Owner: BANK OF AMERICA CORP NC1-001-03-81 Phone:
Occupant: BANK OF AMERICA Phone: XXXXXXXXXX
Filer: Phone:

Enforcement Information

Date Filed: 05/22/2017 Date Closed: 06/08/2017 Status: Complied

Complaint:

POND IN THE BACK OF PROPERTY IS OVERFLOWING AND WATER IS POURING THROUGH THE BARRIER WALL....RB

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | FRANK BADALAMENTE

Status: Violations Result: Violations
Scheduled: 05/31/2017 Completed: 06/01/2017

Violations:

Uncorrected

Comments:

SPOKE TO MATT FROM SPOKE TO MATT FROM BANK. (248) 729-3172 THEY ARE DRAINING RETENTION AREA AND WILL HAVE COMPANY COME OUT AND ASSESS PROBLEM AND RESOLVE SOON AS POSSIBLE. FB

FOLLOW-UP Inspection | FRANK BADALAMENTE

Status: Complied Result: Complied
Scheduled: 06/08/2017 Completed: 06/08/2017

Violations:

Uncorrected

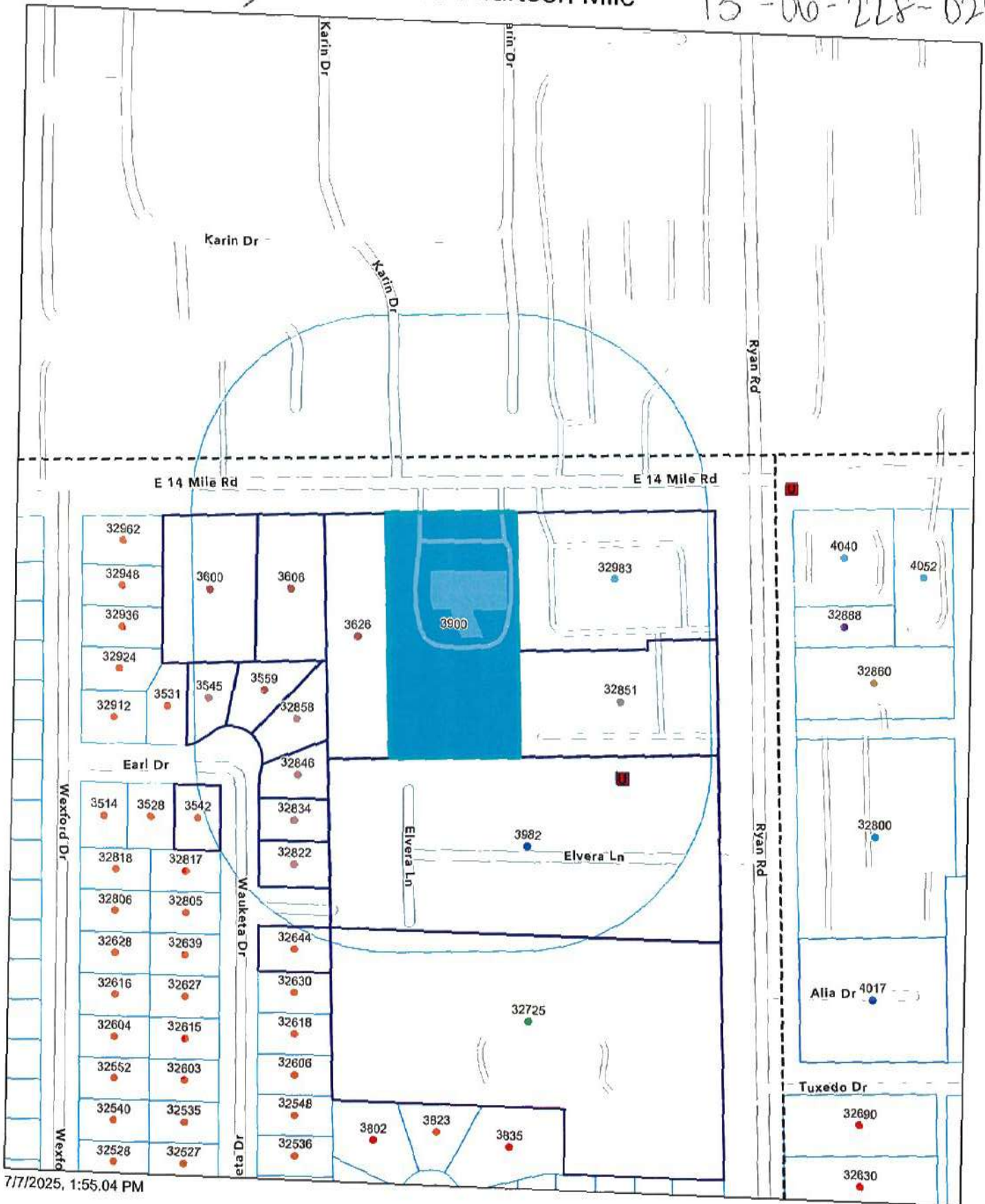
Comments:



40

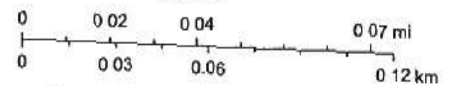
3900 Fourteen Mile

13-00-228-025



7/7/2025, 1:55:04 PM

1:2,205



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

Rescheduled from 7/23/25

8

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: BAZO CONSTRUCTION

REPRESENTATIVE: SARAH MHEISEN

COMMON DESCRIPTION: **4090 9 MILE**

PARCEL NUMBER: 12-13-31-226-016

ZONED DISTRICT: MZ, C-2, P

REASON: Petitioner seeks variances to retain rebranded signage.

ORDINANCES and REQUIREMENTS:

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

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

SECTION 4A.14 (c) - PROHIBITED SIGNS. Exterior rope lighting, except temporary lighting.

VARIANCES REQUESTED: Permission to retain new signage as follows:

- 1) 85.95 sq/ft of wall signage on canopy & 7.94 sq/ft of wall signage on building for a total of 93.89 sq ft of wall signage.
- 2) 278.75 sq/ft of design element on the canopy.
- 3) 92.92' of 6.5" high light bar on the canopy.
- 4) 11.50 sq/ft of painted design element per column, on 4 canopy columns for a total of 46 sq/ft.
- 5) 46.22 sq/ft of signage per gas pump on 3 pumps, for a total of 138.66 sq/ft.

Total of 557.30 sq/ft of wall signage and 92.92 feet of 6.5" light bar.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: BAZO CONSTRUCTION

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.

Section 4A.14 (b) - Prohibited signs.

Exterior rope lighting, except temporary lighting.

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

138 4/25/25

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

Name of Representative: Sarah Mhelsen Telephone: [REDACTED]
Representative's Address: [REDACTED]
Representative's Email Address: [REDACTED] ☐ prefer email communication
Address of Property: 4090 E. 9 Mile, Warren, MI 48091
Parcel I.D. No. (as shown on tax bill): 12-13-31-226-016

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

Please explain the nature of your hardship:

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

Signature: [Signature] Date: 3/20/25

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 Hussein Shammout

OF [REDACTED] h(s) [REDACTED]

Address, City, State Zip Telephone

THE Owner OF Ryan Market Inc

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 Beto Construction / Sarah Mheisen *

Name(s) of Person(s)

THE Project Manager OF Beto Construction *

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.

(X) SIGNED _____ L.S.

SIGNED [Signature] _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 3rd DAY OF March, 2025, BEFORE ME PERSONALLY CAME
Hussein Shammout, 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.

LEANNE M. PROVO
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jul. 11 2029
Acting in the County of Macomb

Leanne M. Provo
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 7-11-2029

NOTICE TO OWNER

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

Non-use variances relate to the modification of applicable area, dimension or structural requirements. Any variance of the (8) 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 unreasonably burdensome.

They would be a burden for the street

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

not self imposed fuel agreements typically run 7 to 10 years when the contract is up you need to renew

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

The improvements would improve the overall appearance of the neighborhood.

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

not a detriment

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

not economic

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

Necessary to maintain the overall use of the site

4090 East Nine Mile Road
AMOCO OIL COMPANY

GRANTED PERMISSION AT THE MEETING: 4-22-92

1. To erect a 32-foot x 46-foot canopy to no less than 5 feet 6 inches or the property line along Nine Mile.
2. To waive two (2), required, off-street parking spaces.
3. To erect a new ground sign, 25 ft 6 inches high, containing one (1), 6-foot x 10-foot (34.75 square ft.), identification sign and one (1)

5-foot 6-inch x 6-foot 6-inch (35.75 square ft.), price sign (total -- 70.5 sq. ft.), to no less than 8 ft. of the property line along Ryan Rd. and to no less than 2 ft. of the property line along Nine Mile Rd.

4. To erect three (3), 8.55 sq. ft. each, Amoco signs on the canopy.

Tabled at the Meeting of Feb. 11, 1976 until the Meeting of March 10, 1976.

A. C. Tase, Amoco Oil Co.

Request granted at Meeting of March 10, 1976 to erect canopy over gas pumps, 24' x 48', to within 3' of property line along Nine Mile Rd. Also to erect 82-1/2 sq. ft. sign, 23' high to within 2' of property lines along Nine Mile Rd. and Ryan Road with condition no other signs are added to this sign and existing sign is removed.

4090 Nine Mile Road

Ad Art

Granted permission at the meeting of 7-13-83 to erect a 7'4" x 7'9" (56.8 sq. ft.) sign, 17'9" high to no less than 2' of the property line along Nine Mile Road. Also granted to install two 2'6" x 17' (42.5 sq. ft. ea.) wall signs and a 5'6" x 8'6" (46.75 sq. ft.) logo, wall sign. The Board stipulated that they are to eliminate the wall sign on the rear elevation of the building and that they are not to have any additional signs.

ZONING Enforcement | E25-06469**Property Information**

12-13-31-226-016	4090 9 MILE	Subdivision:	
	WARREN, MI 48091	Lot:	Block:

Name Information

Owner:	SHAMMOUT HUSSIEN	Phone:	
Occupant:	RYAN MARKET INC	Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	02/27/2025	Date Closed:	Status:	WARNING SENT
-------------	------------	--------------	---------	--------------

Complaint:

ALL SIGNAGE, WALL, GROUND CANOPY & PUMPS HAS BEEN CHANGED FROM VALERO TO AMOCO W/O PERMITS. ALSO NO COC ON FILE FOR AMOCO.-BS

Last Action Date:	Last Inspection: 07/24/2025
-------------------	-----------------------------

Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status:	violations	Result:	Violations
Scheduled:	02/27/2025	Completed:	02/27/2025

Violations:**Uncorrected**

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

INSPECTOR COMMENTS: ALL SIGNAGE ON PROPERTY FOR AMOCO INSTALLED WITHOUT PERMITS. APPLICATIONS MUST BE SUBMITTED BY A LICENSED SIGN CONTRACTOR FOR GROUND SIGN, WALL SIGN, CANOPY SIGNAGE & PUMP SIGNAGE.

Corrected

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

INSPECTOR COMMENTS: No Certificate of Compliance on file for Amoco.

Comments:

Scheduling Comment SENT VIOL LTR. GAS STATION SIGNAGE ALL REBRANDED AS AMOCO.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status:	Violations	Result:	Violations
Scheduled:	03/14/2025	Completed:	03/14/2025

Violations:**Uncorrected****Comments:**

Scheduling Comment SENT FINAL WARNING LTR FOR SIGNS REBRANDED TO AMOCO W/O PERMITS.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status:	Violations	Result:	Violations
Scheduled:	03/31/2025	Completed:	03/31/2025

Violations:**Uncorrected****Comments:**

Scheduling Comment SIGN APPS HAVE NOT BEEN SUBMITTED FOR REBRAND TO AMOCO. TICKET PENDING.

FOLLOW-UP Inspection | BRIAN SCHUMAN

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

Violations:**Uncorrected****Comments:**

Scheduling Comment STILL HAVE NOT APPLIED FOR SIGN PERMITS. TICKET PENDING.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Partially Complied

Result: Partially Complied

Scheduled: 04/08/2025

Completed: 04/08/2025

Violations:

Uncorrected

Comments:

Scheduling Comment COC NAME CHANGE APP WAS SUBMITTED. WAITING ON SIGN CONTRACTOR TO SUBMIT SIGN APPS NOW.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 04/22/2025

Completed: 04/23/2025

Violations:

Uncorrected

Comments:

Scheduling Comment SIGN APPS STILL NOT SUBMITTED FOR GAS STATION REBRAND. TICKET PENDING.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Partially Complied

Result: Partially Complied

Scheduled: 04/28/2025

Completed: 04/28/2025

Violations:

Uncorrected

Comments:

Scheduling Comment SIGN CONTRACTOR SUBMITTED ZBA APP 4/25/25.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Scheduled

Result: Scheduled

Scheduled: 07/25/2025

Completed:

Violations:

Uncorrected

Comments:

Scheduling Comment RESULTS OF ZBA REQUEST?

ZONING Enforcement | E22-05193**Property Information**

12-13-31-226-016

4090 9 MILE

Subdivision:

WARREN, MI 48091

Lot:

Block:

Name Information

Owner: SHAMMOUT HUSSIEH

Phone:

Occupant: RYAN MARKET INC

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 12/01/2022

Date Closed: 12/16/2022

Status: RESOLVED

Complaint:

-TEMP. SIGNS ON POLES

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 11/30/2022

Completed: 11/30/2022

Violations:

Corrected

SECTION 4A.12 - OBTAIN PERMITS OR REMOVE ILLEGAL SIGNS.

A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.

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

Status: Complied

Result: Complied

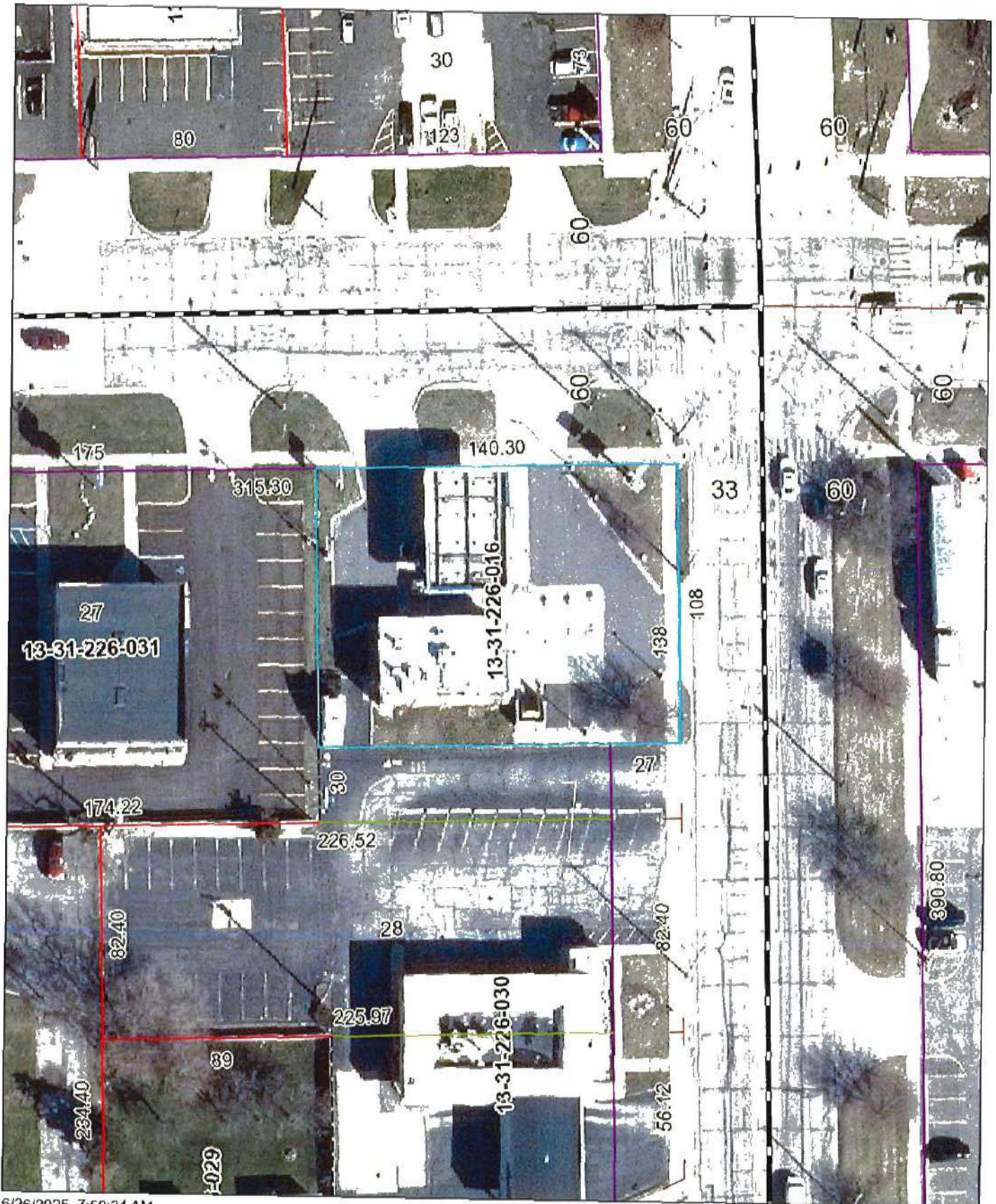
Scheduled: 12/16/2022

Completed: 12/16/2022

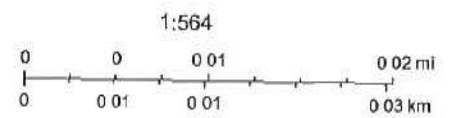
Violations:

Uncorrected

Comments:



6/26/2025, 7:50:24 AM



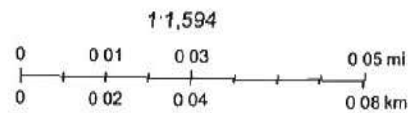
110

4090 9 MILE RD

13-31-226-0116



7/7/2025, 1:33.15 PM



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

Total Square Footage of Signage on gas canopy. 503.62 ~~479 SF~~

85.95 WALL SIGNS
 278.75 DESIGN ELEMENT
 46 PAINTED DESIGN ON 4 COLUMNS
 92.92 OF 6.5" LIGHT BAR

JOBBER: ISAACS ENTERPRISES INC

ADDRESS: 4090 E 9 MILE ROAD, WARREN, MI 48091-3405

SVB: 2198300

SITE LEVEL: B

DESIGNER: ERIC STARK

DATE: 07.12.2024

REVISION #: ORIGINAL

CANOPY 2 OF 2



Front Elevation North Elevation

$32' \times 36' = 96 SF$



Left Elevation West Elevation

$47' \times 36' = 141 SF$



Back Elevation South Elevation

$32' \times 36' = 96 SF$

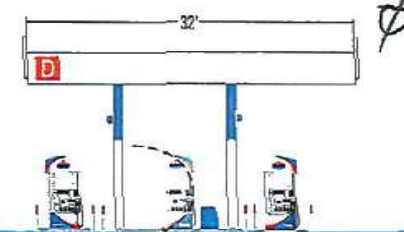
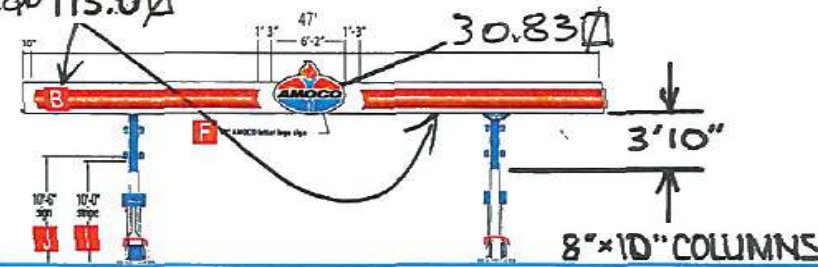


Right Elevation East Elevation

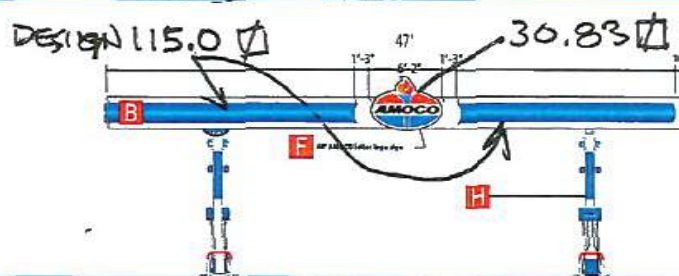
$47' \times 36' = 141 SF$



DESIGN 115.0



NOTES: installer responsible for squaring corners to 90°. no materials provided.



See Site Notes page for specific paint codes and contact info.
REMOVE ALL EXISTING SIGNAGE

- B** ☒ Install Dimensional Bullnose Fascia With Light Bar
- C1** ☐ Install Dimensional Bullnose Fascia With No Light Bar
- C2** ☐ Install Flat ACM With Decal Applied With No Light Bar
- D** ☒ Install New White ACM
 - ☐ Jobber Supplied ☒ Federal Heath Supplied
- E** ☐ Paint Existing Flat ACM White
 - ☐ Install Bullnose Decal ☐ Leave White
- F** ☒ Install Amoco T&O
 - ☒ 60" T&O ☐ 34" T&O (restricted P&Z only)
 - ☐ 36" T&O ☐ 30" T&O (restricted P&Z only)
- G** ☒ Install Amoco Channel Letters
 - ☒ 22" Channel Letters ☐ 15" Channel Letters (restricted P&Z only)
- H1** ☒ Paint Canopy Columns Amoco White & Amoco Dark Blue (Per Standards Shown on Note Page)
- H2** ☐ Image As Shown In Concepts
- I** ☒ Install Flag Signs 10'6" From The Ground
- J** ☒ Apply Amoco Light Blue Stripe 10'0" From The Ground
- K** ☒ Canopy Deck To Be Amoco White
- L** ☒ Canopy Corners: ☒ Are 90° ☐ Are NOT 90°
- M** ☒ Canopy Detail (Full Canopy Detail Page After Elevation)

NOTES:

ANY ADDITIONAL FASCIA SHOULD BE REMOVED. ACM IS MEANT TO FIT OVER FIRST LAYER OF FASCIA ONLY.

IF FASCIA HEIGHT IS LESS THAN 30" IT WILL NEED TO BE BUILT UP TO AT LEAST 30".

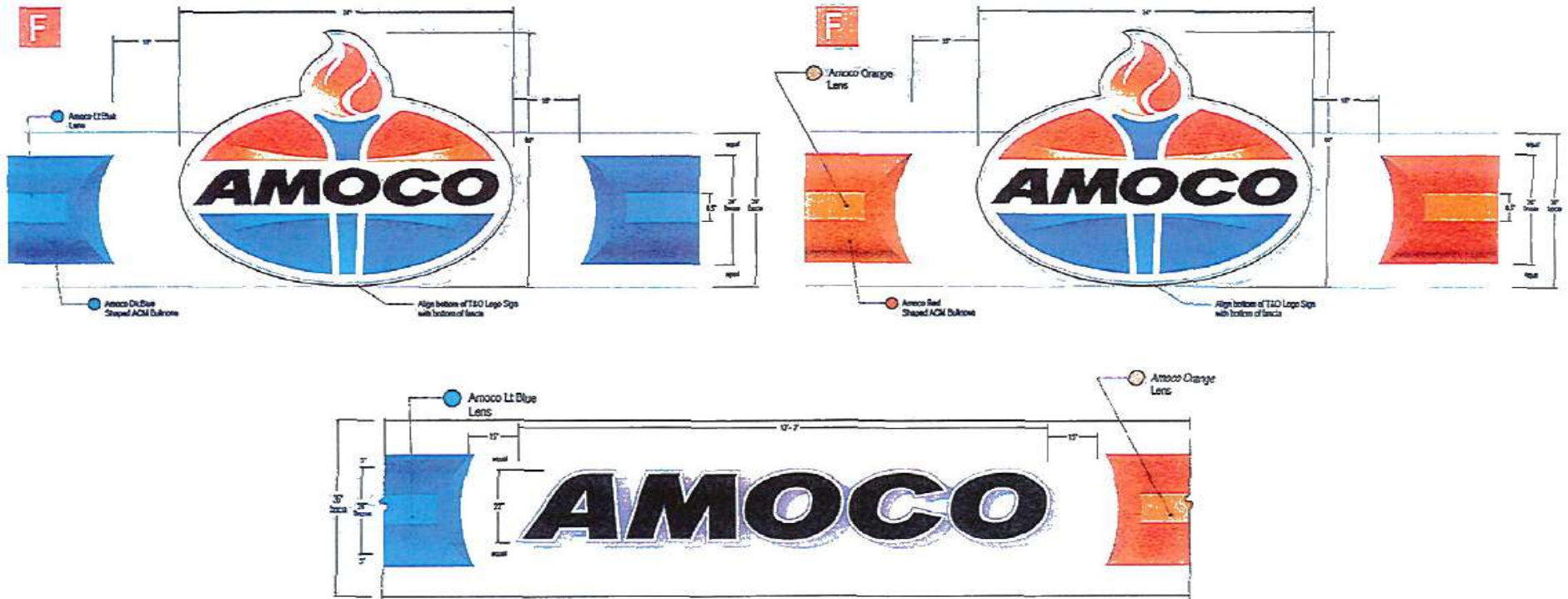
MAP:



(2) Amoco logos $74" \times 60" = 30.83 \text{ SF}$

Total: 61.66 SF

1 Amoco wordmark $22' \times 13'5" = 24.38 \text{ SF}$ CANOPY DETAIL



~~Total pump square feet: 125.34~~

~~Pump face: 16.39 SF x 6 = 98.34~~

~~Sides of pump valance dimensions: 4.5 SF x 6 = 27~~

JOBBER: ISAACS ENTERPRISES INC

ADDRESS: 4090 E 9 MILE ROAD, WARREN, MI 48091-3405

SVB: 2198300

2 EXISTING WAYNE OVATION 3+0

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

REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS

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

☒ Crnd Hardware

☐ Inverted Pump Sign Hardware (NY & NJ ONLY)

- ☒ A Install Amoco Credit card acceptance decal
- ☒ B Install Amoco White Dispenser Riser Panel Overlay
- ☒ C Panel surrounding electronics must be one of the following colors and/or any combination of Amoco Pearl, White, Grey, Beige and/or Black. Blue and Red are NOT approved Amoco colors.

☐ Current electronic panel meets Amoco Standards

☒ Current electronic panel DOES NOT meet Amoco standards

☒ D Apply Amoco Branded Grade Decals

☒ E Apply Please Prepay First Decal

☒ F Install Amoco Pump Appropriate skirt

☒ Install Amoco Branded Skirt (as shown)

☒ G Apply Pump Numbers

(Decal supplied should have Amoco Retail Red number with clear background)

☒ H Install Rewards Brochure Holder

☒ I Apply Regulatory Graphic provided by Amoco
(Additional graphics may be required by your state.)

☒ J Install applicable octane decals

☒ K Install Correct Nozzle Covers (See Forecourt Notes Page)

☒ L Install nozzle surround for Amoco Branded Diesel

☒ M Install Amoco Branded Diesel Actuator Button

☒ N Apply vertical grade decal for Branded Amoco Diesel

☒ O Apply Handicap decal

☒ P Apply 10% Ethanol decal
(As required by code)

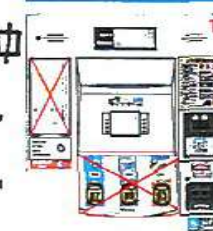
☒ Q Install Amoco Spec Valance (as shown)

☒ R Apply Riser Decal

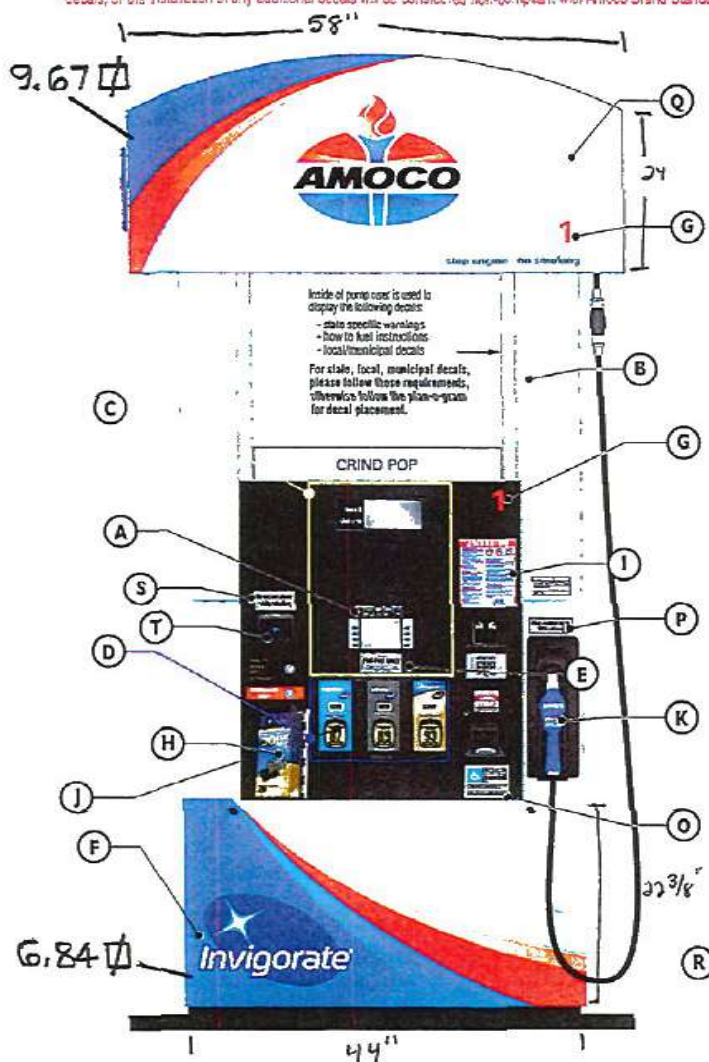
☒ S Do not use phone while fueling decal

☒ T Tap to pay interface

Notes



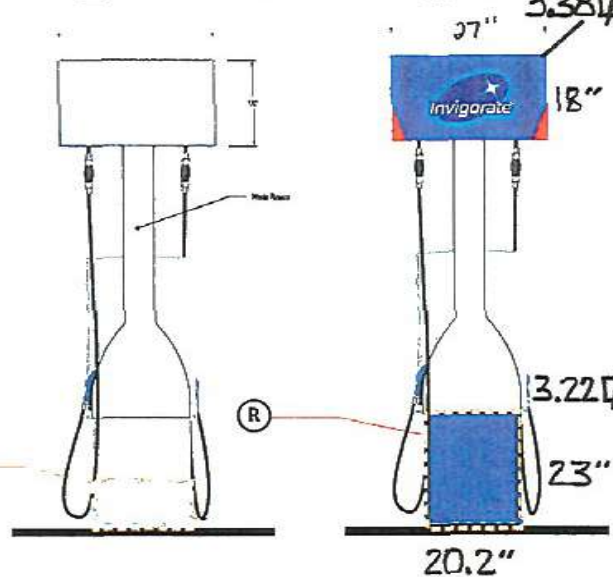
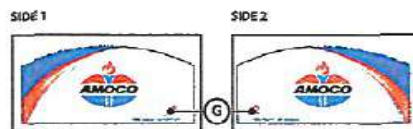
We have provided all overlays/filler panels that we have for your dispenser type. Any areas without filler panels/overlays will need to be painted, or you can contact the dispenser manufacturer directly.



16.51' PER FRT. FACE



EXISTING DISPENSER



6.6' PER SIDE FACE

46.22' PER PUMP x 3 PUMPS = 138.66' TOTAL



To Go Sign : 22" x 52" = 7.94 SF

When using the ToGo image, the building is required to be white or neutral in color. The building roof and fascia **MUST** be white or neutral. You may need to repaint before financial settlement can occur.

Note: It Is A Requirement That The Building Have A Store Name On It.

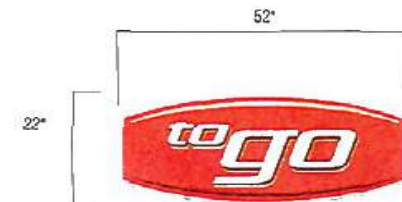


See Site Notes page for specific paint codes and contact info.

REMOVE ALL EXISTING SIGNAGE OFF FASCIA

- A** YES, this location is receiving a Amoco "ToGo" *image (Qty. 1). Install:
- ☐ Install Small Illuminated ToGo Sign, 52" W X 22" H
 - ☐ Install Medium Illuminated ToGo Sign, 77" W X 31" H
 - ☐ Install Large Illuminated ToGo Sign, 112" W X 48" H
- *Note: ToGo sign to be centered over entry door and centered on the fascia above the gradient slope.*
- B** YES, this location is receiving a Amoco "Service" image. (Qty. 0). Install:
- ☐ 5' Service Decal
 - ☐ 5' Service on ACM
 - ☐ 5' Illuminated Service Sign
 - ☐ 8' Service Decal
 - ☐ 8' Service on ACM
 - ☐ 8' Illuminated Service Sign
 - ☐ 12' Illuminated Service Sign
- C** Exterior Building Walls
- ☐ to be painted SP Retail White (C.01)
 - ☐ to be kept neutral
- D** Building Fascia to be Amoco Retail White (C.01)
- ☐ Paint Fascia
 - ☐ Install new ACM
 - ☐ Install new sign
- E** Is this location is receiving a Red Stripe?
- ☐ Install Red Awning Decal
 - ☐ Install Dimensional Red Awning
 - ☐ Paint Red Stripe
- F** Building Door/Window WDDecal ☒ Yes

2 X 4 FT SIGN



WDDICAL DETAIL: NOTE TO BE DISPLAYED IN WINDOW OR DOOR



Rescheduled from 7/23/25

9

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: BAZO CONSTRUCTION
REPRESENTATIVE: SARAH MHEISEN
COMMON DESCRIPTION: 11550 THIRTEEN MILE
PARCEL NUMBER: 12-13-10-226-011
ZONED DISTRICT: MZ, C-1, P

REASON: Petitioner seeks variances for signage to rebrand gas station.

ORDINANCES and REQUIREMENTS:

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

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

SECTION 4A.14 (B) - PROHIBITED SIGNS. Exterior rope lighting, except temporary lighting.

VARIANCES REQUESTED: Permission to install new signage as follows:

- 1) 85.95 sq/ft of wall signage on canopy #1 (southern most canopy) & 61.66 sq/ft of wall signage on canopy #2 (northern most canopy) for a total of 147.61 sq/ft of wall signage on the canopies.
 - 2) 730.75 sq/ft of design element on the canopies.
 - 3) 243.59' of 6.5" high light bar on the canopies.
 - 4) 46.22 sq/ft of signage per gas pump on 5 pumps, for a total of 231.10 sq/ft.
- Total of 1109.46 sq/ft of wall signage and design elements & 243.59' of 6.5" light bar.
 - Existing "CHILLBOX" wall sign to be removed from building per representative.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: BAZO CONSTRUCTION

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.

Section 4A.14 (b) - Prohibited signs.

Exterior rope lighting, except temporary lighting.

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

4/25/25

16 PLANS BEING SUBMITTED MUST BE PRE-WOLDED
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: Beta Construction
Address: [REDACTED] Telephone: [REDACTED]
Applicant's Email Address: [REDACTED] ☐ prefer email communication
Name and Address of Property Owner (if different): _____

Name of Representative: Sarah Mhelsen Telephone: [REDACTED]
Representative's Address: [REDACTED]
Representative's Email Address: [REDACTED] com ☐ prefer email communication
Address of Property: 11550 13 Mile Rd, Warren, MI 48093
Parcel I.D. No. (as shown on tax bill): 17-13-10-226-011

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

Please explain the nature of your hardship:

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

Signature: [Signature] Date: 3/20/25

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 Aly Bazzi
OF [REDACTED]
Address, City, State [REDACTED] Zip [REDACTED] Telephone [REDACTED]
THE owner OF 13 & Hoover - Amolo
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____
_____/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 Bazo Construction / Sarah Mheisen *
Name(s) of Person(s)

THE Project Manager OF Bazo Construction *
Title of Officer Name of Company

OF 12645 Delta St., Taylor, MI 48180 313-584-8842
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 Michigan

ON THIS 11 DAY OF March, 2025, BEFORE ME PERSONALLY CAME
Aly Bazzi, 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.

LEANNE M. PROVO
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jul. 11, 2029
Acting In the County of Macomb

Leanne M. Provo
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 7-11-2029

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

Non-use variances relate to the modification of applicable area, dimension or structural requirements. The unanimous vote of the (6) members of the Board shall be required to approve a non-use variance. No variation from the provisions or requirements of this article shall be authorized by the Board unless the Board finds that the applicant has demonstrated all of the following to establish there is a practical difficulty in complying with the article requirement.

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

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

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

They would be A Burden for The owner

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

NOT Self imposed Aerial Agreements Typically Run 7 to 10 years when those contract is up you need to renew

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

These improvements would improve the overall appearance of the neighborhood.

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

NOT a detriment

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

NOT Economic

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

Necessary To maintain the overall use of the site

11550 Thirteen Mile

12/13/06

ALY BAZZI PRESIDENT/BAZCO/BAZZI BROTHERS LLC, 11550 Thirteen Mile, Also Known As 13-10-226-011 -- **GRANTED** request
1) To re-image the five (5) gas pumps on both sides at 1.04 sq. ft. per pump for a total of 5.2 sq. ft. on the pumps. 2) To erect a 5.2' x 11" I.D. sign (58 sq. ft.) 19' high with an 8.5' underclearance including a 1.33' x 3.7' LED gas-price panel, to no less than 1' of the property lines on 13 Mile and Hoover. 3) To install two (2) illuminated ID signs 1.75' x 22.5' (39 sq. ft.) on the north and east sides of the building in addition to the permitted signs on the property. **WITH THE CONDITION** that there will be no neon lighting.

11550 Thirteen Mile Rd.

Mobil Oil Corp.

At the meeting of 8/30/89, the board granted permission to erect pump islands to no less than 12'10" of the property line along Hoover Rd. and to no less than 20'2" of the property line along 13 Mile Rd. Also to erect a 30'4" x 57'8" canopy to the property line along Hoover Rd. and a 24'4" x 24'4" canopy to no less than 10' of the property line along 13 Mile. Also to retain the existing, hardsurfaced parking to the property lines along Hoover Rd. and 13 Mile. Permission to erect two (2) 1'10" x 6'4" (11.6 sq. ft. ea.) signs on the canopy, one on the north end and one on the s. end.

11550 Thirteen Mile Road

B and B Sign Co.

Granted permission at the meeting of 10-14-87 to erect a 5' x 12' identification sign with a 5' x 5' gas-price sign below, 19' high to no less than 1' of the property lines along Thirteen Mile Road and Hoover Road. Granted to erect two 44" x 70" signs, 11' high, one to no less than 1' of the property line along Thirteen Mile Road and one to no less than 1' of the property line along Hoover Rd. Granted to erect a 1' x 10' and a 4' in diameter, wall sign. The total signage is to be 150 sq. ft. The Board stipulated that the permits for the

signs are not to be issued until the blacktop between the curb and sidewalk on both Hoover Rd. and Thirteen Mile Road is removed and grass is installed in its place.

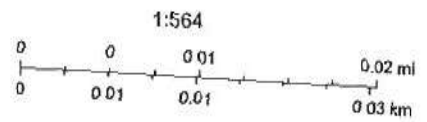
Tabled at the meeting of 8-26-87 to 9-9-87.

Tabled at the meeting of 9-9-87 until 10-14-87.

11550 13 MILE



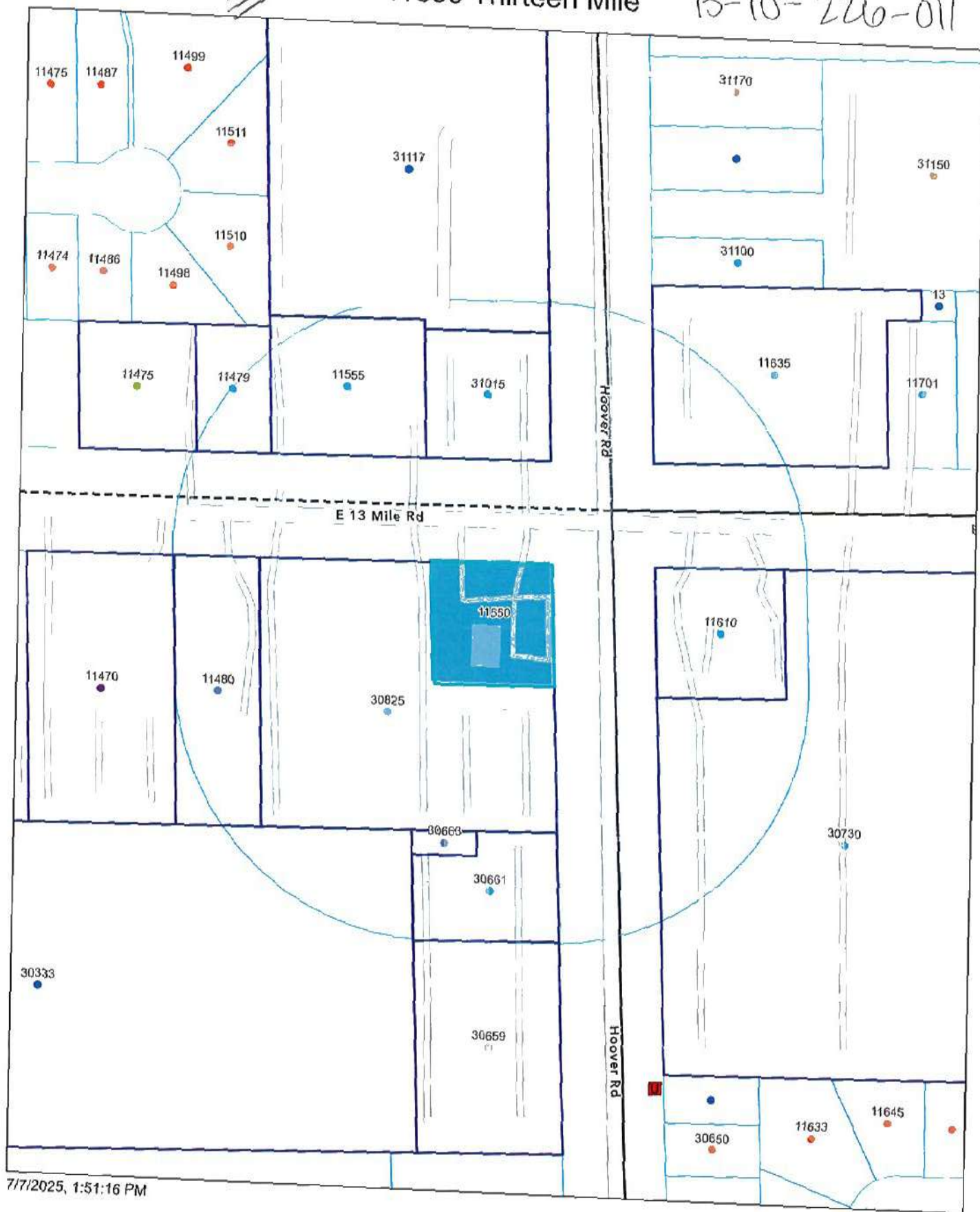
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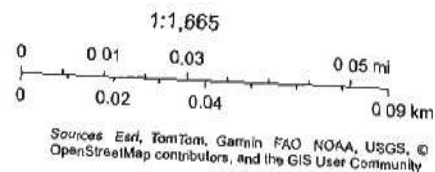
13

11550 Thirteen Mile

13-10-226-011



7/7/2025, 1:51:16 PM



Canopy 1: Total square feet of signage: 570 SF

JOBBER: BAZCO ENTERPRISES INC

ADDRESS: 11550 E 13 Mile Rd, Warren, MI 48093-2576

SVB: 2860800

SITE LEVEL: B

DESIGNER: ERIC STARK

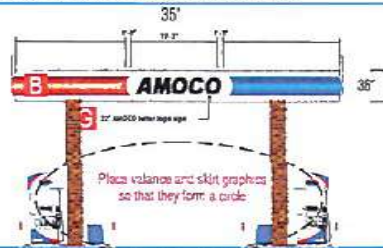
DATE: 02.06.2025

REVISION #: ORIGINAL

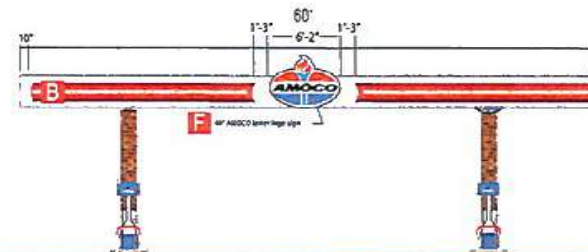
CANOPY 1 OF 1



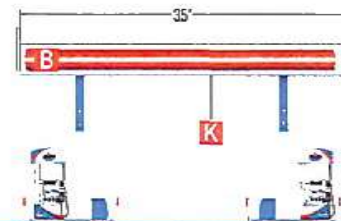
Front Elevation East Elevation
 $35' \times 36'' = 105 \text{ SF}$



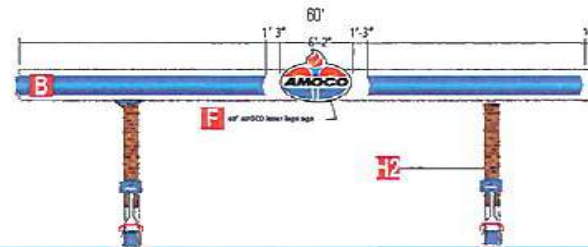
Left Elevation South Elevation
 $60' \times 36'' = 180 \text{ SF}$



Back Elevation West Elevation
 $35' \times 36'' = 105 \text{ SF}$



Right Elevation North Elevation
 $60' \times 36'' = 180 \text{ SF}$



See Site Notes page for specific paint codes and contact info
REMOVE ALL EXISTING SIGNAGE

- B** ☒ Install Dimensional Bullnose Fascia With Light Bar
- C1** ☐ Install Dimensional Bullnose Fascia With No Light Bar
- C2** ☐ Install Flat ACM With Decal Applied With No Light Bar
- D** ☐ Install New White ACM
 - ☐ Jobber Supplied
 - ☐ Federal Health Supplies
- E** ☐ Paint Existing Flat ACM White
 - ☐ Install Bullnose Decal
 - ☐ Leave White
- F** ☒ Install Amoco T&O
 - ☒ 60" T&O
 - ☐ 36" T&O
 - ☐ 34" T&O (restricted P&Z only)
 - ☐ 30" T&O (restricted P&Z only)
- G** ☒ Install Amoco Channel Letters
 - ☒ 22" Channel Letters
 - ☐ 5" Channel Letters (restricted P&Z only)
- H1** ☐ Paint Canopy Columns Amoco White & Amoco Dark Blue
(Per Standards Shown on Note Page)
- H2** ☒ Image As Shown In Concepts
- I** ☐ Install Flag Signs 10'6" From The Ground
- J** ☐ Apply Amoco Light Blue Stripe 10'0" From The Ground
- K** ☒ Canopy Deck To Be Amoco White
- L** ☒ Canopy Corners: ☒ Are 90° ☐ Are NOT 90°
- M** ☒ Canopy Detail (FL1 Canopy Detail Page After Elevation)

NOTES:

ANY ADDITIONAL FASCIA SHOULD BE REMOVED. ACM IS MEANT TO FIT OVER FIRST LAYER OF FASCIA ONLY.

IF FASCIA HEIGHT IS LESS THAN 30" IT WILL NEED TO BE BUILT UP TO AT LEAST 30"

MAP:



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



Canopy 2: Total Square Feet of Signage: 312 SF

JOBBER: BAZCO ENTERPRISES INC

ADDRESS: 11550 E 13 Mile Rd, Warren, MI 48093-2576

SVB: 2860800

SITE LEVEL: B

DESIGNER: ERIC STARK

DATE: 02.06.2025

REVISION #: ORIGINAL

CANOPY 2 OF 2



Front Elevation North Elevation

26' x 36" = 78 SF



Left Elevation East Elevation

26' x 36" = 78 SF



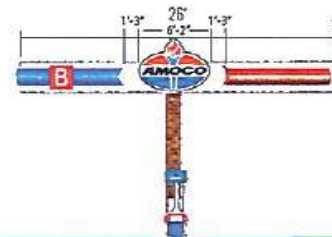
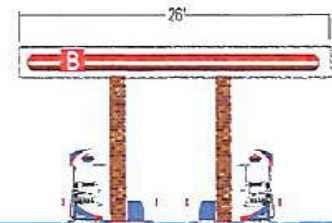
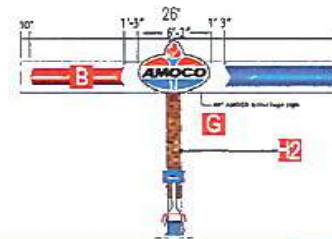
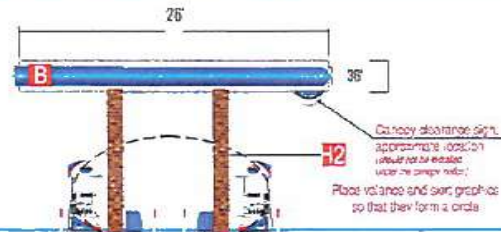
Back Elevation South Elevation

26' x 36" = 78 SF



Right Elevation West Elevation

26' x 36" = 78 SF



See Site Notes page for specific paint codes and contact info
"REMOVE ALL EXISTING SIGNAGE"

- B** ☒ Install Dimensional Bullnose Fascia With Light Bar
- C1** ☐ Install Dimensional Bullnose Fascia With No Light Bar
- C2** ☐ Install Flat ACM With Decal Applied With No Light Bar
- D** ☒ Install New White ACM
 - ☐ Jacobs, Supplied
 - ☐ Federal Health Supplied
- E** ☐ Paint Existing Flat ACM White
 - ☐ Install Bullnose Decal
 - ☐ Leave White
- F** ☒ Install Amoco T&O
 - ☒ 60" T&O
 - ☐ 34" T&O (restricted Placement)
 - ☐ 36" T&O
 - ☐ 30" T&O (restricted Placement)
- G** ☒ Install Amoco Channel Letters
 - ☐ 22" Channel Letters
 - ☐ 15" Channel Letters (restricted Placement)
- H1** ☐ Paint Canopy Columns Amoco White & Amoco Dark Blue
Pig. Standards Shown on Note Page.
- H2** ☒ Image As Shown In Concepts
- I** ☐ Install Flag Signs 10'6" From The Ground
- J** ☐ Apply Amoco Light Blue Stripe 10'0" From The Ground
- K** ☒ Canopy Deck To Be Amoco White
- L** ☒ Canopy Corners. ☒ All 90° ☐ All 180° 90°
- M** ☒ Canopy Detail (Full Canopy Detail Page After Elevation)

NOTES:

- ANY ADDITIONAL FASCIA SHOULD BE REMOVED. ACM IS MEANT TO FIT OVER FIRST LAYER OF FASCIA ONLY
- IF FASCIA HEIGHT IS LESS THAN 30" IT WILL NEED TO BE BUILT UP TO AT LEAST 30"

MAP:



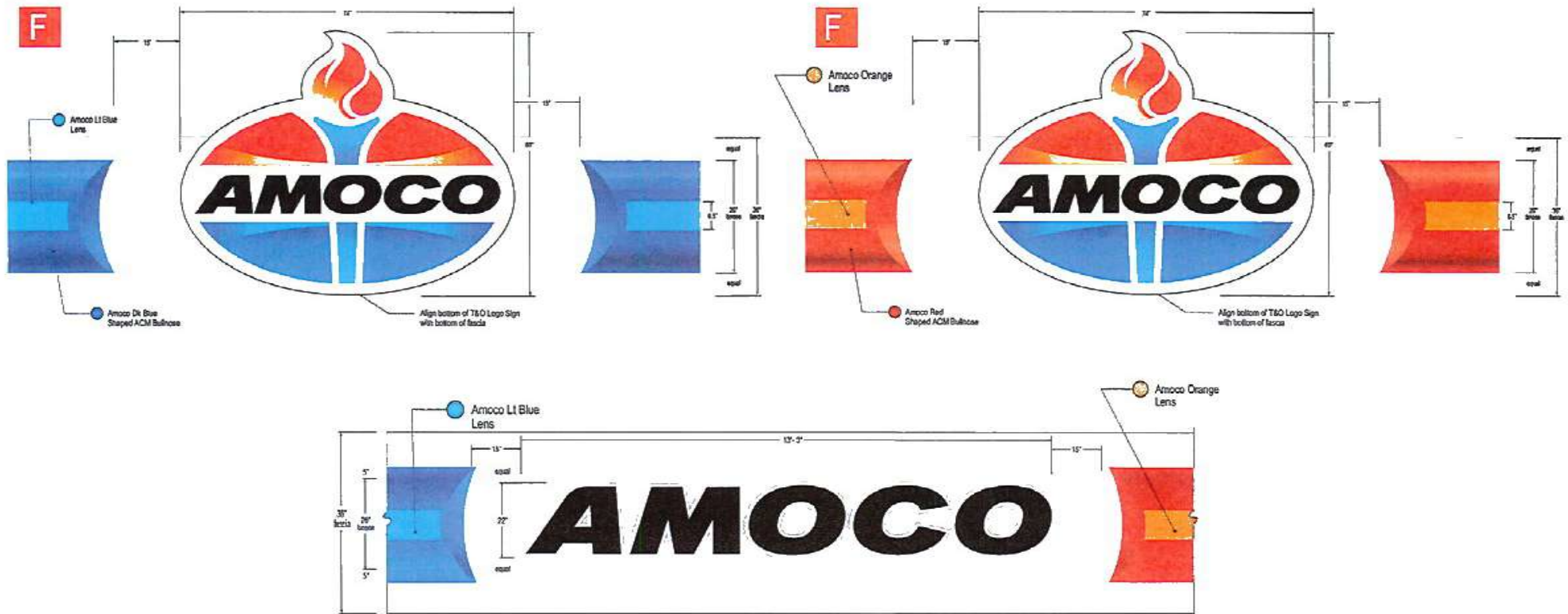
This is an original concept drawing created by Big Red Rooster Flow LLC. It is submitted for use in connection with the project being planned for you by BRRFlow. All or any part of this design (except registered trademarks) remains the property of BRRFlow. This drawing is not to scale. For all questions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



(4) Amoco logos $74" \times 60" = 30.83 \text{ SF}$
 Total: 123.32

1 Amoco wordmark
 $22' \times 13'3" = 24.38 \text{ SF}$

CANOPY DETAIL



Total pump square feet: 126.95 SF

Pump face: 16.39 SF per pump face x 5 = 81.95 SF

Sides of pump valances dims: 4.5 SF x 10 = 45 SF

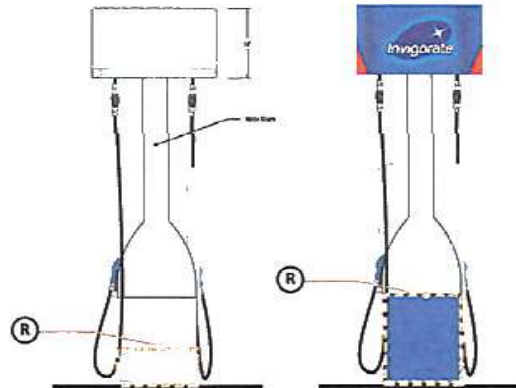
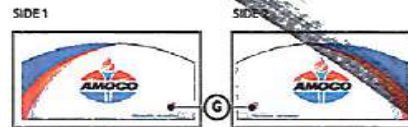
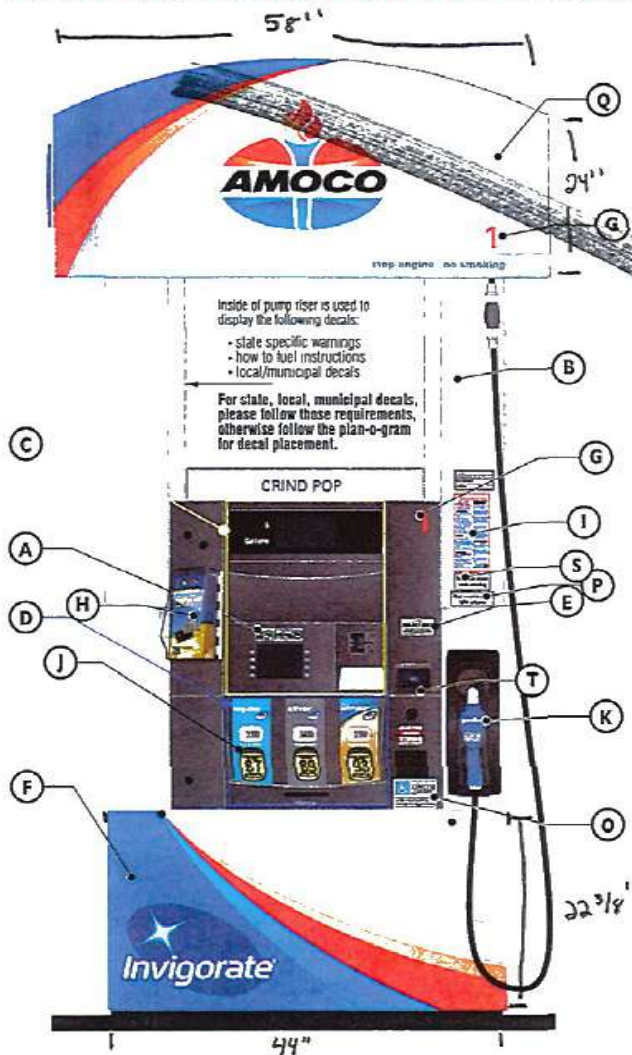
JOBBER: BAZCO ENTERPRISES INC

ADDRESS: 11550 E 13 Mile Rd, Warren, MI 48093-2576

SVB: 2868800

5 EXISTING WAYNE OVATION 2.3+4

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



REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS

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

- ☐ Card hardware
- ☐ Inverted Pump Sign Hardware (NY & NJ ONLY)

- ☐ A Install Amoco Credit card acceptance decal
- ☐ B Install Amoco White Dispenser Riser Panel Overlay
- ☐ C Panel surrounding electronics must be one of the following colors and/or any combination of Amoco Pearl, White, Grey, Beige and/or Black. Blue and Red are NOT approved Amoco colors.

- ☐ Current electronic panel meets Amoco Standards
- ☐ Current electronic panel DOES NOT meet Amoco standards

- ☐ D Apply Amoco Branded Grade Decals
- ☐ E Apply Please Prepay First Decal
- ☐ F Install Amoco Pump Appropriate skirt
- ☐ Install Amoco Branded Skirt (as shown)

- ☐ G Apply Pump Numbers
- (Decal supplied should have Amoco Retail Red number with clear background)

- ☐ H Install Rewards Brochure Holder
- ☐ I Apply Regulatory Graphic provided by Amoco
- (Additional graphics may be required by your state.)

- ☐ J Install applicable octane decals
- ☐ K Install Correct Nozzle Covers (See Forecourt Notes Page)

- ☐ L Install nozzle surround for Amoco Branded Diesel
- ☐ M Install Amoco Branded Diesel Actuator Button

- ☐ N Apply vertical grade decal for Branded Amoco Diesel
- ☐ O Apply Handicap decal

- ☐ P Apply 10% Ethanol decal
- (As required by code)

- ☐ Q Install Amoco Spec Valance (as shown)

- ☐ R Apply Riser Decal
- ☐ S Do not use phone while fueling decal
- ☐ T Tap to pay interface

Notes

We have provided all overlays/filler panels that we have for your dispenser type. Any areas without filler panels/overlays will need to be painted, or you can contact the dispenser manufacturer directly.

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

BIG RED
ROOSTER FLOW

~~Total pump square feet: 126.95 SF~~

~~Pump face: 16.39 SF per pump face x 5 = 81.95 SF~~

~~Sides of pump valances dims. 4.5 SF x 10 = 45 SF~~

JOBBER: BAZCO ENTERPRISES INC

ADDRESS: 11550 E 13 Mile Rd, Warren, MI 48093-2576

SVB: 2860880

5 EXISTING WAYNE OVATION 2 3+0

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REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS

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

☒ Crnd Hardware

☐ Inverted Pump Sign Hardware (NY & NJ ONLY)

A ☒ Install Amoco Credit card acceptance decal

B ☒ Install Amoco White Dispenser Riser Panel Overlay

C ☒ Panel surrounding electronics must be one of the following colors and/or any combination of Amoco Pearl, White, Grey, Beige and/or Black. Blue and Red are NOT approved Amoco colors.

☒ Current electronic panel meets Amoco Standards

☐ Current electronic panel DOES NOT meet Amoco standards

D ☒ Apply Amoco Branded Grade Decals

E ☒ Apply Please Prepay First Decal

F ☒ Install Amoco Pump Appropriate skirt

☒ (Install Amoco Branded Skirt (as shown))

G ☒ Apply Pump Numbers

(Decal supplied should have Amoco Retail Redn number with clear background)

H ☒ Install Rewards Brochure Holder

I ☒ Apply Regulatory Graphic provided by Amoco

(Additional graphics may be required by your state.)

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(As required by code)

Q ☐ Install Amoco Spec Valance (as shown)

R ☐ Apply Riser Decal

S ☐ Do not use phone while fueling decal

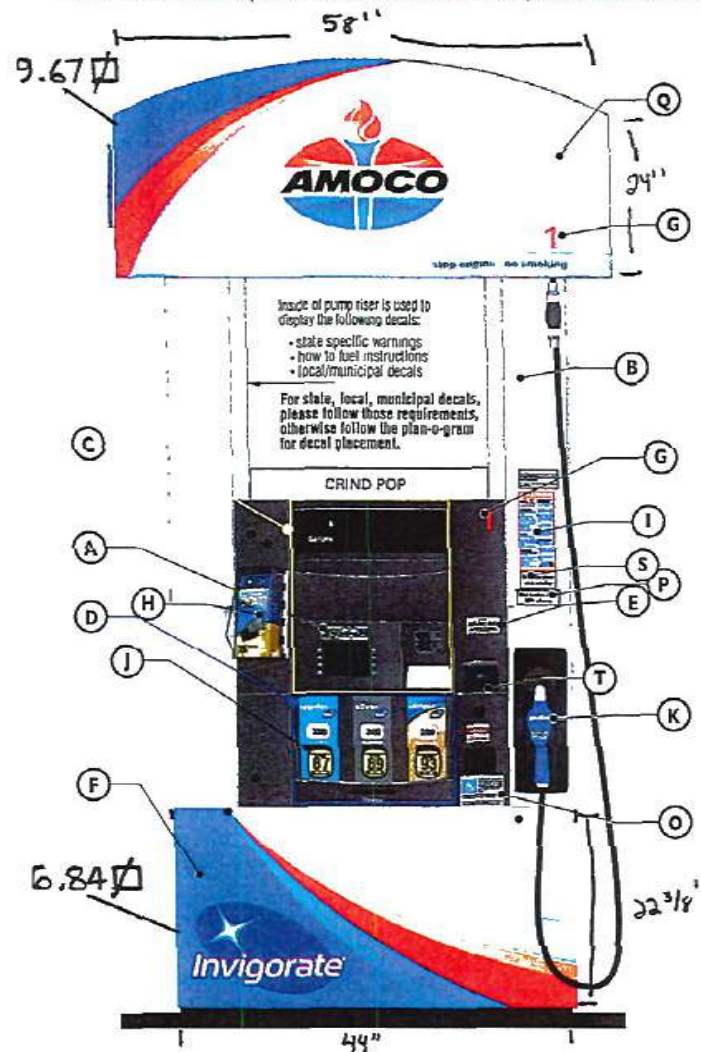
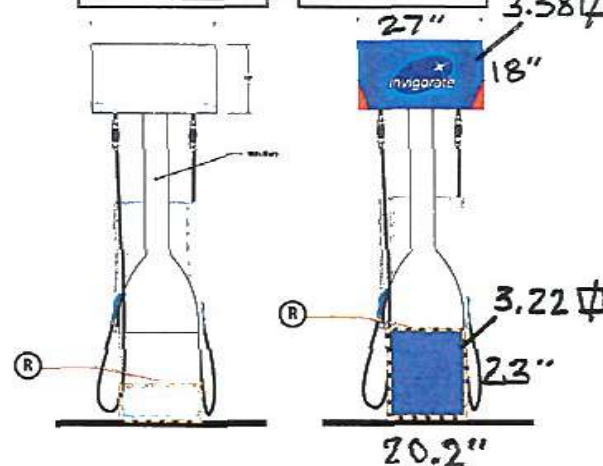
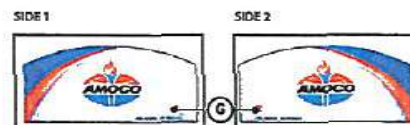
T ☐ Tap to pay interface

Notes

We have provided all overlay/filler panels that we have for your dispenser type. Any areas without filler panels/overlays will need to be painted, or you can contact the dispenser manufacturer directly.



EXISTING DISPENSER



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16.51 ∇ PER FRT. FACE

6.6 ∇ PER SIDE FACE

46.22 ∇ PER PUMP x 5 PUMPS = 231.10 ∇ TOTAL

CITY OF WARREN

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

APPLICANT: BAZO CONSTRUCTION

REPRESENTATIVE: SARAH MHEISEN

COMMON DESCRIPTION: 23011 HOOVER

PARCEL NUMBER: 12-13-27-478-019

ZONED DISTRICT: M-1

REASON: Petitioner seeks variances to retain rebranded signage.

ORDINANCES and REQUIREMENTS:

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

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

SECTION 4A.14 (c) - PROHIBITED SIGNS. Exterior rope lighting visible from the public right-of-way except temporary lighting and government signs.

VARIANCES REQUESTED: Permission to retain new signage as follows:

- 1) Three 13.64 sq/ft wall signs on the canopy and one 22.32 sq/ft wall sign on the building for a total of 63.22 sq/ft of wall signage.
- 2) 753 sq/ft of design element on the canopy.
- 3) 149.5' of 1 1/8" high light bar on the canopy.
- 4) 11.13 sq/ft of painted design element per column, on 6 canopy columns for a total of 66.80 sq/ft.
- 5) 48.48 sq/ft of signage per gas pump, on 6 pumps for a total of 290.88 sq/ft.

Total of 1173.90 sq/ft of wall signage and 149.50' of 1 1/8" light.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: SARAH MHEISEN

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

Section 4A.35 - 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.

Section 4A.14 (c) - Prohibited signs.

Exterior rope lighting visible from the public right-of-way except temporary lighting and government 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

\$250
B8 4/25/25

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

Name of Representative: Sarah Mhelsen Telephone: [REDACTED]
Representative's Address: [REDACTED]
Representative's Email Address: [REDACTED] com ☐ prefer email communication
Address of Property: 23011 Hoover Rd, Warren, MI
Parcel I.D. No. (as shown on tax bill): 12-13-27-478-019

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

Please explain the nature of your hardship:

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

Signature: _____

Date: 3/20/25

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 Abbas Harajli
Name(s) of Person(s)
OF [REDACTED]
Address, City, State Zip Telephone
THE owner / president OF 9 mile + Hoover property LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I Abbas Harajli
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) i/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Bazo Construction / Sarah Mheisen *
Name(s) of Person(s)

THE Project Manager OF Bazo Construction *
Title of Officer Name of Company

OF 12645 Delta St., Taylor, MI 48180 313-584-8842
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 Wayne

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

Wassim Baydoun
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 10-23-2027

NOTICE TO OWNER

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

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

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

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

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

They would be a burden for the owner

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

not self imposed fuel agreements typically run 7-10 years when the contract is up you need to renew

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

the improvements would improve the overall appearance of the neighborhood.

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

not a detriment

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

not economic

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

Necessary to maintain the overall use of the site

Comments:

Scheduling Comment REVIEW PICS W/SW BEFORE SENDING VIOLATION LTR.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Partially Complied

Result: Partially Complied

Scheduled: 03/14/2025

Completed: 03/12/2025

Violations:

Uncorrected

Comments:

Scheduling Comment OWNER CONTACTED ME THIS WEEK. THEY CAME IN AND SUBMITTED NAME CHANGE TO BP. STATED HE IS WORKING W/PLANNING ON SUBMITTING A SITE PLAN FOR ADDITION OR TO HAVE STORAGE CONTAINER ON PROPERTY. HE IS GOING TO CHECK ON WHO DID THE REMAINING NEW SIGNS THAT WE HAVE NOT HAD APPS SUBMITTED FOR (GROUND & WALL).

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Partially Complied

Result: Partially Complied

Scheduled: 04/07/2025

Completed: 04/07/2025

Violations:

Uncorrected

Comments:

Scheduling Comment SPOKE TO OWNER, WAITING FOR SURVEY NOW SO HE CAN TURN IN SITE PLAN. TOLD I WILL FOLLOW UP AGAIN IN 30 DAYS.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Partially Complied

Result: Partially Complied

Scheduled: 05/19/2025

Completed: 05/19/2025

Violations:

Uncorrected

Comments:

Scheduling Comment SITE PLAN, GRD SIGN APP & WALL SIGN APP FOR SIGN ON BLDG SUBMITTED?

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 06/20/2025

Completed: 06/20/2025

Violations:

Uncorrected

Comments:

Scheduling Comment GROUND SIGN APP STILL NOT SUBMITTED AND SITE PLAN HAS NOT BEEN SUBMITTED TO PLANNING YET EITHER. TICKET PENDING.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Scheduled

Result: Scheduled

Scheduled: 07/18/2025

Completed:

Violations:

Uncorrected

Comments:

Scheduling Comment ISSUE TICKET?

Enforcement | E22-04902**Property Information**

12-13-27-478-019

23011 HOOVER

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: 9 MILE & HOOVER PROPERTY LLC

Phone:

Occupant: NINE AND HOOVER PETRO MART

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 11/16/2022

Date Closed: 12/08/2022

Status: CLOSED

Complaint:

PLEASE INVESTIGATE ALLEGATION THAT THE PARKING LOT IS IN DISREPAIR AND RIDDLED WITH POTHOLES.

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | DAVID PODESZWIK

Status: Violations

Result: Violations

Scheduled: 11/17/2022

Completed: 11/17/2022

Violations:

Corrected

SECTION 4.32(K) - ALL OFF-STREET PARKING AREAS SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT AND BE MAINTAINED FREE FROM TRIP HAZZARDS.

Comments:**FOLLOW-UP Inspection | DAVID PODESZWIK**

Status: No Change

Result: No Change

Scheduled: 12/07/2022

Completed: 12/07/2022

Violations:

Uncorrected

Comments:

ZON COMPLAINT RECHECK 12-08-22

FIELD INSPECTION Inspection | DAVID PODESZWIK

Status: Complied

Result: Complied

Scheduled: 12/08/2022

Completed: 12/08/2022

Violations:

Uncorrected

Comments:

ZON COMPLAINT LOT REPAIRED DP

Enforcement | E12-8001**Property Information**

12-13-27-478-019 23011 HOOVER Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: 9 MILE & HOOVER PROPERTY LLC Phone:
Occupant: S & H Phone:
Filer: Phone:

Enforcement Information

Date Filed: 01/05/2012 Date Closed: 01/30/2012 Status: Resolved

Complaint:

Last Action Date: Last Inspection:

Last Action:

SERVICE Inspection | DEBORAH WENSON

Status: Violations Result: Violations
Scheduled: 01/04/2012 Completed: 01/05/2012

Violations:

Uncorrected IPMC 307.1 ACCUMULATION OF RUBBISH AND GARBAGE: ALL EXTERIOR PROPERTY AND PREMISES SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE.
Uncorrected MBC 2009 SECTION 107.3 & 3103 - A PERMIT IS REQUIRED FOR TEMPORARY TRAILERS. REMOVE ALL TEMPORARY TRAILERS OR OBTAIN A PERMIT AS REQUIRED. (CARGO CONTAINER BEHIND BUILDING.)
Uncorrected IPMC 302.7 ACCESSORY STRUCTURES: ALL ACCESSORY STRUCTURES SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR (FENCE ALONG WEST PROPERTY LINE IS IN DISREPAIR AND MUST BE REPAIRED/REPLACED--FENCE PERMIT REQUIRED.)
Uncorrected SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE ZONING BOARD OF APPEALS AND THE PLANNING DEPARTMENT. REMOVE DONATION BIN STORED TO THE REAR OR SUBMIT SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.

Comments:**SERVICE Inspection | DEBORAH WENSON**

Status: Partially Complied Result: Partially Complied
Scheduled: 01/17/2012 Completed: 01/17/2012

Violations:

Uncorrected

Comments:**SERVICE Inspection | DEBORAH WENSON**

Status: Not Complied Result: Not Complied
Scheduled: 01/11/2012 Completed: 01/11/2012

Violations:

Uncorrected

Comments:

LTR RET/CALLED FORGET ME NOT/ABDUL ADDX:1093 W FORT ST,LINCOLN PK;WILL BE REMOVED TODAY

SERVICE Inspection | DEBORAH WENSON

Status: Complied Result: Complied
Scheduled: 01/30/2012 Completed: 01/30/2012

Violations:

Uncorrected

Comments:

Enforcement | E12-8003**Property Information**

12-13-27-478-019

23011 HOOVER

Subdivision:

Warren, MI 48089

Lot:

Block:

Name Information

Owner: 9 MILE & HOOVER PROPERTY LLC

Phone:

Occupant: S & H

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 01/05/2012

Date Closed: 01/17/2012

Status: Resolved

Complaint:

Last Action Date:

Last Inspection:

Last Action:

SERVICE Inspection | DEBORAH WENSON

Status: Violations

Result: Violations

Scheduled: 01/04/2012

Completed: 01/05/2012

Violations:

Uncorrected

SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE ZONING BOARD OF APPEALS AND THE PLANNING DEPARTMENT. REMOVE THE DONATION BIN STORED ON THE PREMISES OR THE PROPERTY OWNER MUST SUBMIT SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.

Comments:**SERVICE Inspection | DEBORAH WENSON**

Status: Complied

Result: Complied

Scheduled: 01/17/2012

Completed: 01/17/2012

Violations:

Uncorrected

Comments:

ZONING Enforcement | E25-05909**Property Information**

12-13-27-478-019 23011 HOOVER Subdivision:
Warren, MI 48089 Lot: Block:

Name Information

Owner: 9 MILE & HOOVER PROPERTY LLC Phone: [REDACTED]
Occupant: NINE AND HOOVER PETRO MART Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 01/28/2025 Date Closed: Status: RE-OPENED

Complaint:

GAS STATION REBRANDED WITH NEW SIGNAGE AS BP WITHOUT SIGN PERMITS.

Last Action Date: Last Inspection: 07/17/2025

Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 01/28/2025 Completed: 01/28/2025

Violations:

Uncorrected

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

INSPECTOR COMMENTS: No sign permits submitted for new BP "TO GO" wall sign or the new ground signage. Contact sign contractor to submit sign permit applications.

Comments:

SENT SIGN VIOLATIO SENT SIGN VIOLATION LETTER.

FOLLOW-UP Inspection | BRIAN SCHUMAN

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

Violations:

Uncorrected

Comments:

Scheduling Comment SIGN PERMIT APP REVIEW FEES PAID FOR ALL 4 APPS.

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 02/25/2025 Completed: 02/25/2025

Violations:

Uncorrected

SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE PLANNING DEPARTMENT AND MAY REQUIRE A VARIANCE FROM THE ZONING BOARD OF APPEALS. REMOVE ALL ITEMS STORED OUTSIDE. IF OPEN STORAGE IS DESIRED, SUBMIT A SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.

INSPECTOR COMMENTS: STORAGE CONTAINER BEHIND BUILDING REQUIRES SITE PLAN APPROVAL.

Corrected

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

INSPECTOR COMMENTS: No Certificate of Compliance on file for BP gas station.

Comments:

TAKE PICS FOR SW B TOOK PICS FOR SW BEHIND BUILDING, PUMP SIGNAGE ON 9 MILE SIDE OF LOT & PROPANE AREA.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 02/27/2025 Completed: 02/27/2025

Violations:

Uncorrected

23011 Hoover

7/10/2019

LEGAL DESCRIPTION: 13-27-478-019

VARIANCES REQUESTED: Permission to

1. Allow the following on a 3' x 266" (798 sq. ft.) gas canopy:
 - a. East elevation "Official Fuel of Nascar" decal 18" x 15' = 22.5 sq. ft. and "Sunoco" sign box 36" x 11' 9" = 35.25 sq. ft.
 - b. South elevation "Sunoco" sign box 36" x 11' 9" = 35.25 sq. ft.
 - c. West elevation "Official Fuel of Nascar" decal 18" x 15' = 22.5 sq. ft.
 - d. North elevation "Sunoco" sign box 36" x 11' 9" = 35.25 sq. ft.

A total of 150.75 sq. ft. of signage on the canopy, the remainder of the canopy (647.25 sq. ft.) to be of decorative design.

2. Allow re-imaging of 4 gas pumps on both sides at 32.74 sq. ft. per pump for a total of 130.96 sq. ft. on the pump.

The petitioner's request was Granted as written.

23011 Hoover

5/13/98

also known as 13-27-478-019

Abbas Haraji ^{110.8} GRANTED permission to construct a 14'7" x 7'7- $\frac{1}{2}$ " (110.8 sq.ft.) ground sign, 22'7" high, with an eight (8) foot inderclearance, to no less than five (5) feet from the Hoover Road property line and five (5) feet from the Nine Mile Road property line.

TABLED FROM 3-11-98

TABLED FROM 11/12/97

23011 Hoover Road

Marshall Dodson

Tabled at the Meeting of Aug. 27, 1975 until the Meeting of Sept. 24, 1975.

Tabled at meeting of Sept. 24, 1975 until Oct. 15, '75.

Request granted at the meeting of Oct. 15, '75 to allow open storage of cars and trucks in rear and side yards as along as he retains a contract with City of Warren Police Dept.

23011 Hoover Road

Texaco, Inc.
24501 Ecorse Road
Taylor, Michigan 48180
rpe: F.E. Davis, Real Estate

Request granted with conditions at meeting of

ground sign 58# March 1, 1967

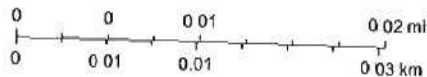
22' high - 5' from R

23011 HOOVER

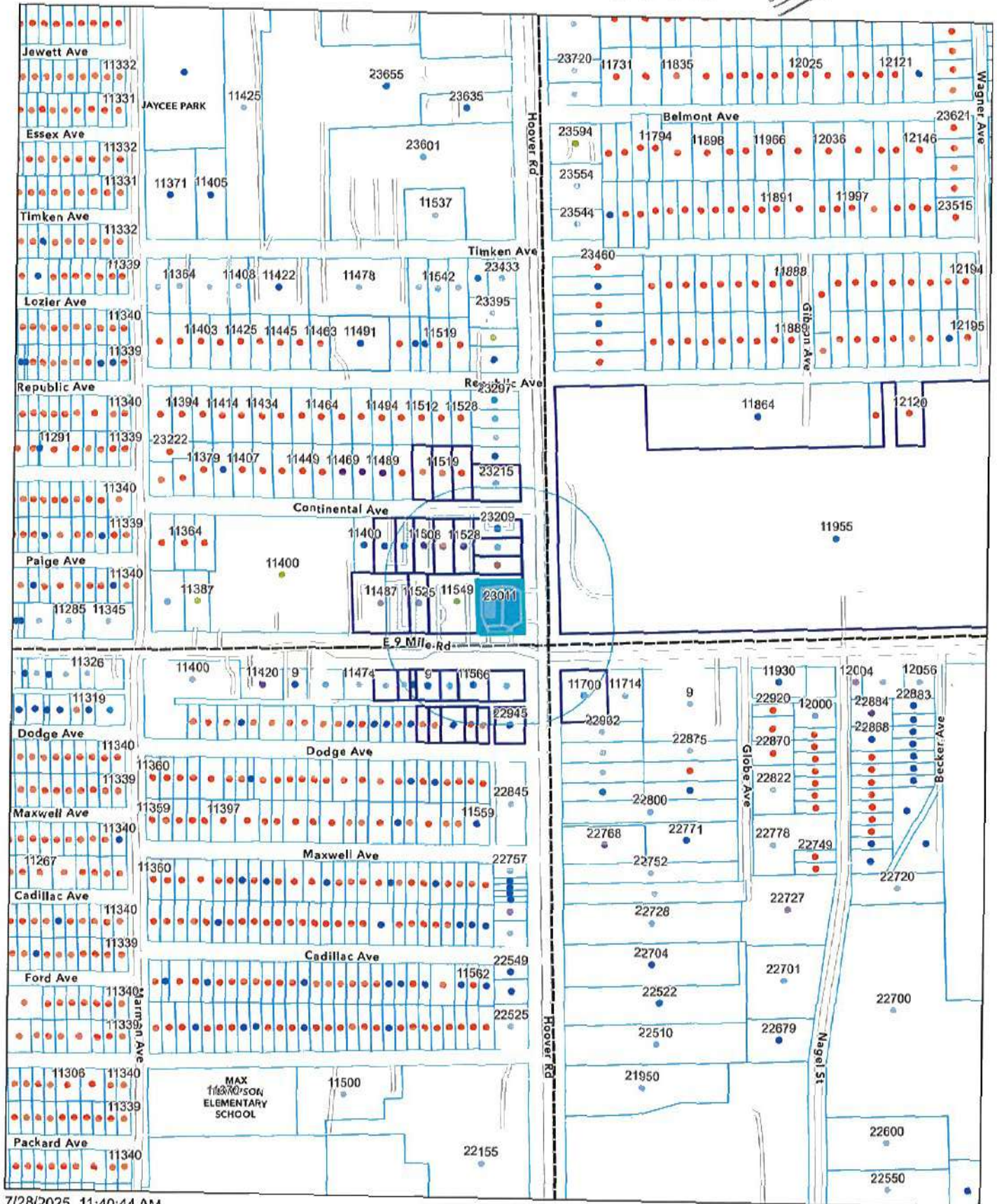


7/11/2025, 8:33.11 AM

1:564

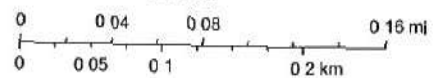


25



7/28/2025, 11:40:44 AM

1:4,800



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

753 ☒ DESIGN ELEMENT

JOBBER: BAZCO ENTERPRISES INC

ADDRESS: 23011 Hoover Rd, Warren, MI 48089-1910

SVB: 2695100

SITE LEVEL: B

DESIGNER: ERIC STARK

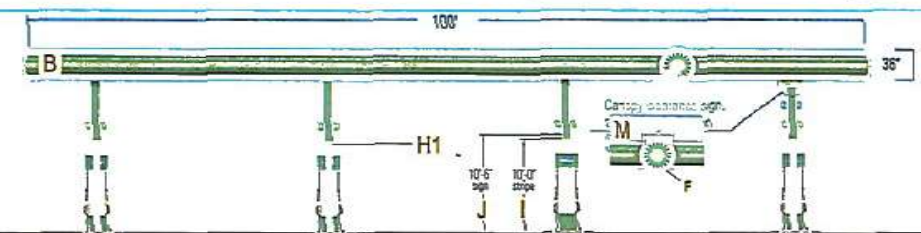
DATE: 09.17.2024

REVISION #: JR1

CANOPY 1 OF 1



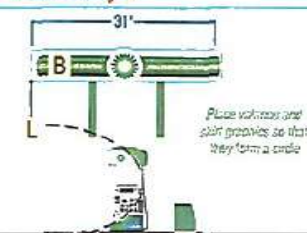
FRONT ELEVATION **EAST**



289 ☒



LEFT ELEVATION **SOUTH**

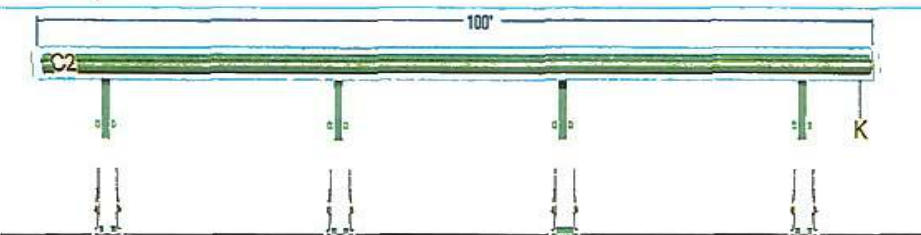


NOTE: installer responsible for squaring corners to 90°. no materials provided.

82 ☒



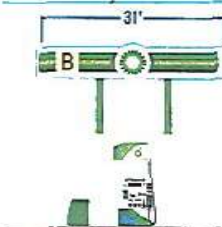
BACK ELEVATION **WEST**



300 ☒



RIGHT ELEVATION **NORTH**



82 ☒

See Site Notes page for specific paint codes and contact info
REMOVE ALL EXISTING SIGNAGE

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

NOTES:

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

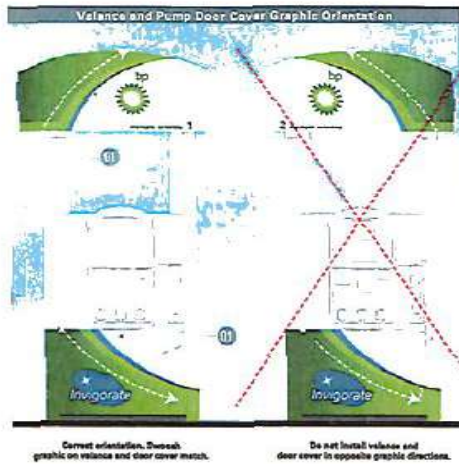
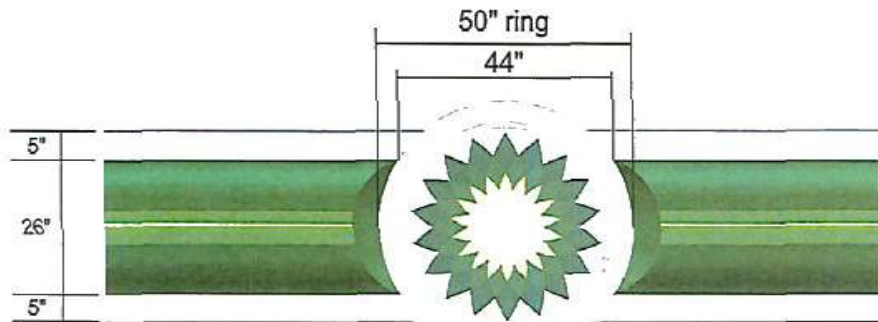
MAP:



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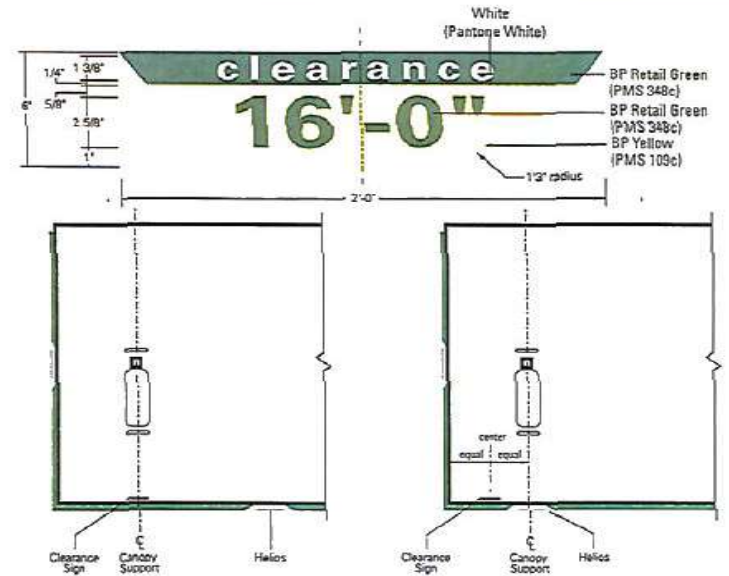
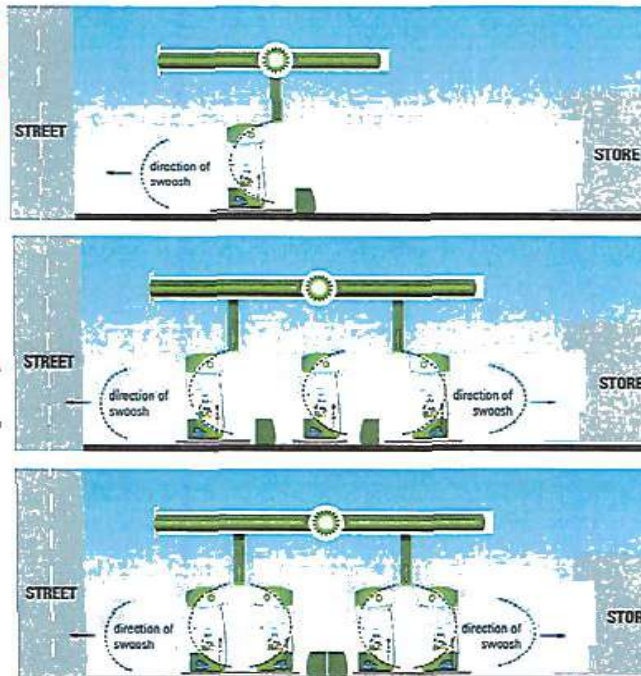
M



TYPICAL FOR ALL GASOLINE AND DIESEL DISPENSERS



Note: Any deviation from nozzle covers MUST have BP approval.



Light Approach



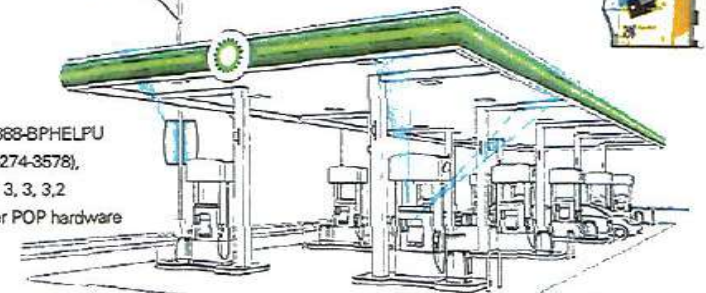
Card Strip

Instant savings, contactless payment
Download the BP app

Card Brochure Holder



Call 1-888-BPHELPU
(1-888-274-3578),
option 3, 3, 3, 2
to order POP hardware



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BIG RED
ROOSTER FLOW

BP, 23011 Hoover Rd. Warren, MI 48089

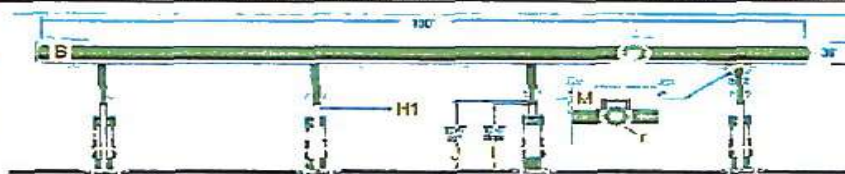
JOBBER: SAZCO ENTERPRISES INC

ADDRESS: 23011 Hoover Rd, Warren, MI 48089-1818

DWG: 2633100 SITE LEVEL: D D



FRONT ELEVATION



LIGHT BAR SPECS - 1 1/8" h x ^{95'10"}~~100'~~ L



LEFT ELEVATION



NOTE: installer responsible for squaring corners to 90°. no materials provided

LIGHT BAR SPECS - 1 1/8" h x ^{26'10"}~~31'~~ L



BACK ELEVATION



NO LIGHT BAR APPLIED



RIGHT ELEVATION



LIGHT BAR SPECS - 1 1/8" h x ^{26'10"}~~31'~~ L

TOTAL LINEAR FEET = ~~162'~~ 149'6" x 1 1/8"

~~Total pump square feet 289.44~~

~~Pump Face: 16.39 SF per pump face x 12 (pump faces) = 196.68~~
~~sides of pumps valances Dimensions: 4.5 SF x 12 (sides) = 54~~
~~Side of pump doors: 3.23 SF x 12 = 38.76~~

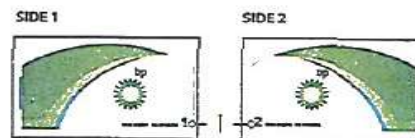
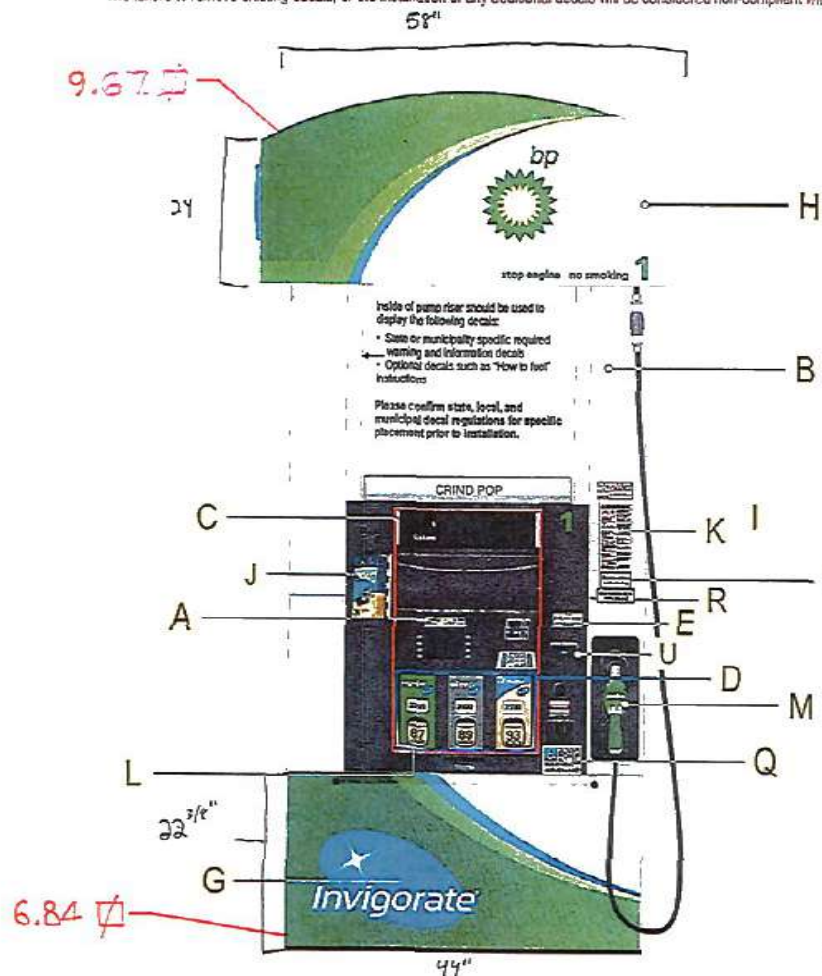
JOBBER: BAZCO ENTERPRISES INC

ADDRESS: 23011 Hoover Rd, Warren, MI 48089-1910

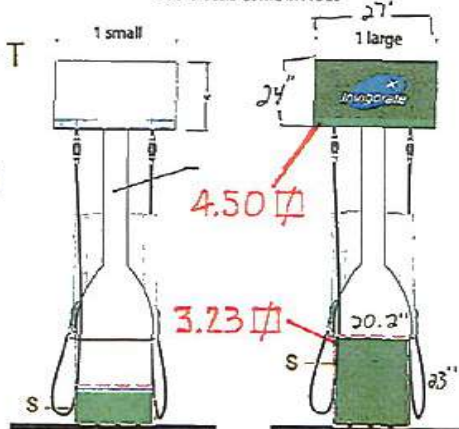
SVZ: 2695100

4 EXISTING WAYNE OVATION 2.3+0

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



Riser Decals Come In A Set



REMOVE ALL UNAPPROVED SIGNAGE FROM DISPENSERS

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

- ☒ Crind Hardware
- ☐ Inverted Pump Sign Hardware (NY & NJ ONLY)

- A ☒ Install BP Credit Card Acceptance Decal
- B ☒ Install BP White Dispenser Riser Panel Overlay
- C ☒ Panel Surrounding Electronics Must Be One Of The Following Colors And/or Any Combination Of BP White, Grey, Beige And/or Black. Blue And Red Are Not Approved Amoco Colors.

- ☒ Current electronic panel meets BP Standards
- ☐ Current electronic panel DOES NOT meet BP standards

- D ☒ Apply BP Branded Grade Decals
- E ☒ Apply Please Prepay First Decal
- F ☐ Install "This Is Not A BP Product" Decal
- G ☒ Install BP Pump Appropriate Skirt
- ☒ Install BP Branded Skirt (as shown) ☐ Install BP Un-Branded Skirt (as shown)

- H ☒ Install Spec Valance (as shown)
- I ☒ Apply Pump Numbers (Decal supplied should have BP Green number with clear background)

- J ☒ Install Rewards Brochure Holder
- K ☒ Apply Regulatory Graphic Provided By BP (Additional graphics may be required by your state.)

- L ☒ Install Applicable Octane Decals
- M ☒ Install Correct Nozzle Covers (See Forecourt Notes Page)
- N ☐ Install Nozzle Surround For BP Branded Diesel
- O ☐ Install BP Branded Diesel Actuator Button
- P ☐ Apply Vertical Grade Decal For BP Branded Diesel
- Q ☒ Apply Handicap Decal
- R ☒ Apply 10% Ethanol Decal (As required by code)

- S ☒ Apply Riser Decal
- T ☒ Do Not Use Phone While Fueling Decal
- U ☒ Tap To Pay Interface

Notes

We have provided all overlays/filler panels that we have for your dispenser type. Any areas without filler panels/overlays will need to be painted, or you can contact the dispenser manufacturer directly.

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16.51 PER FRT. FACE

7.73 PER SIDE FACE

48.48 PER PUMP x 6 PUMPS = 290.88 TOTAL

See Site Notes page for specific paint codes and contact info.
 REMOVE ALL EXISTING SIGNAGE OFF FASCIA

The building roof and fascia **MUST** be green or neutral when the ToGo image is being used.

You may need to repaint it before financial settlement can occur.

Note: It Is A Requirement That The Building Have A Store Name On It.



aa YES, this location is receiving a BP "Togo" image (Qty. 1).

- ☐ Install: Small Illuminated Togo Sign, 52" X 28 5/8" H
☒ Install: Medium Illuminated Togo Sign, 77" X 41 3/4" H
☐ Install: Large Illuminated Togo Sign, 112" X 60 5/8" H

*Note: ToGo sign to be centered over entry door and centered on the fascia above the gradient stripe.

bb YES, this location is receiving louvers (Qty. 0)

- ☐ Install: Small Illuminated Togo Sign, 56" X 26" H
☐ Install: Medium Illuminated Togo Sign, 89" X 40" H
☐ Install: Large Illuminated Togo Sign, 113" X 53" H

cc YES, this location is receiving a BP "Service" image. (Qty. 0)

- ☐ Install: 5' Small Illuminated Service Sign
☐ Install: 8' Large Illuminated Service Sign

dd Exterior Building Walls:

- ☐ To Be Painted BP White (C.04) ☐ To Be Kept Neutral

ee Building Fascia to be

- ☐ Paint Fascia, BP Bright Green (C.06) ☐ Install New ACM
☒ Paint Fascia, Neutral
☐ Paint Yellow Stripe

ff Is this location is receiving a Yellow Stripe? ☐ Yes ☐ No

gg Building Door/Window WDDecal ☒ Yes

3 X 9 FT SIGN - MEDIUM

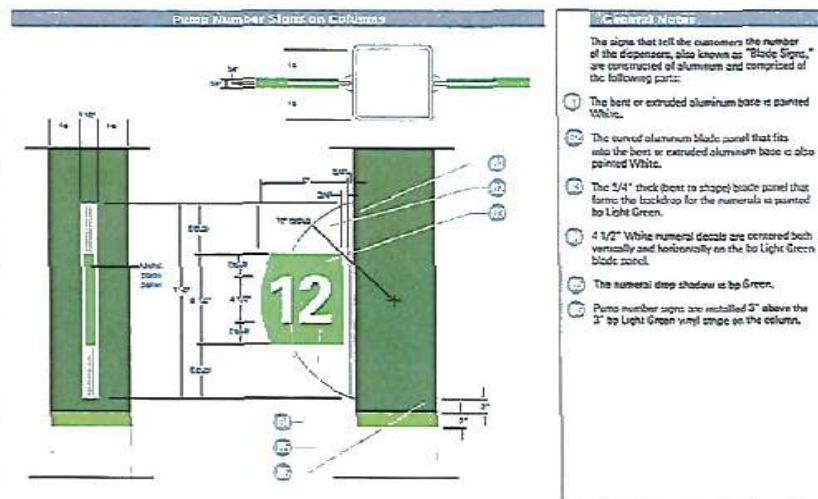
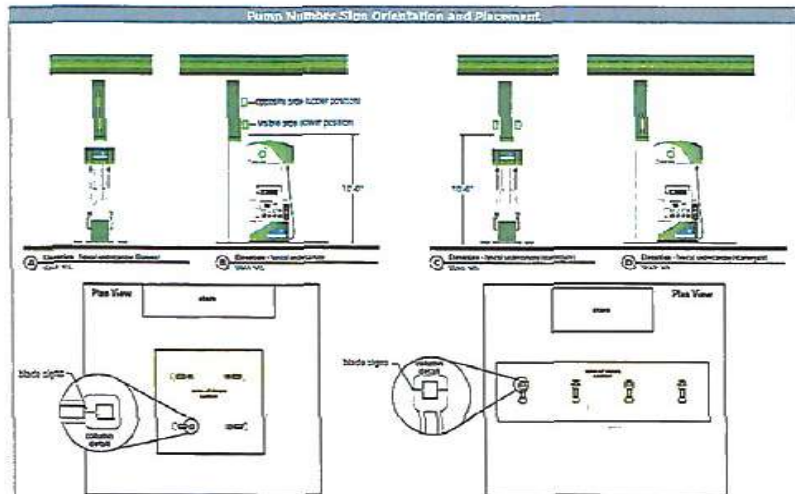
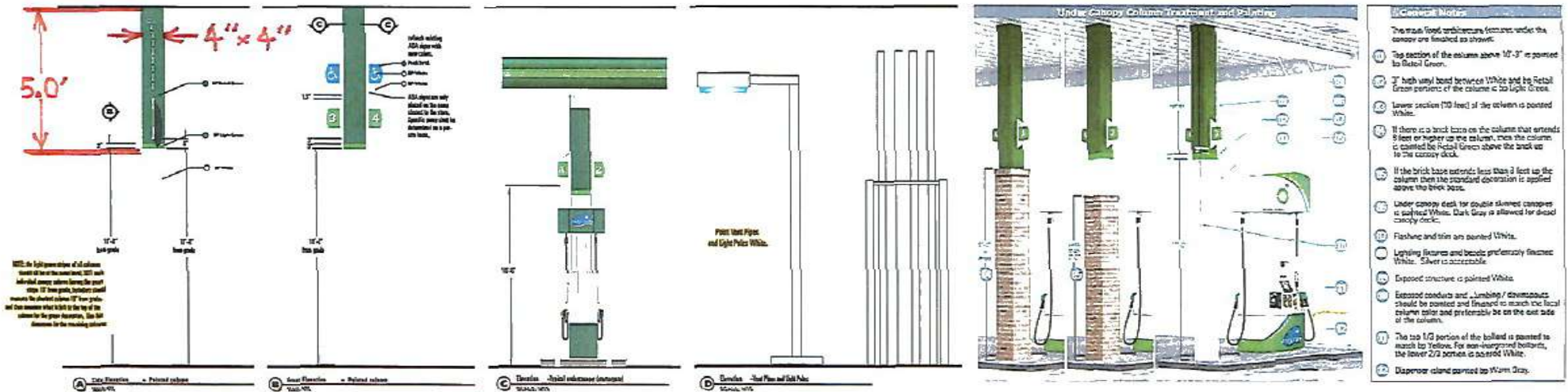


WDDICAL DETAIL: NOTE
 TO BE DISPLAYED IN
 WINDOW OR DOOR



11.13 SQ/FT. PAINTED DESIGN ELEMENT PER COLUMN 6 COLUMNS - TOTAL 66.80 SQ/FT.

FORECOURT NOTES 1 OF 2



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



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

NOTICE OF PUBLIC HEARING

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

WEDNESDAY: AUGUST 13, 2025 at 7:30 P.M.

Applicant: BAZO CONSTRUCTION

Common Description: 23011 HOOVER

VARIANCE(S) REQUESTED: Permission to:

Retain new signage as follows:

- 1) Three 13.64 square ft. wall signs on the canopy and one 22.32 square ft. wall sign on the building for a total of 63.22 square ft. of wall signage.
 - 2) 753 square ft. of design element on the canopy.
 - 3) 149.5' of 1-1/8" high light bar on the canopy.
 - 4) 11.13 square ft. of painted design element per column, on 6 canopy columns for a total of 66.80 square ft.
 - 5) 48.48 square ft. of signage per gas pump, on 6 pumps for a total of 290.88 square ft.
- Total of 1,173.90 square ft. of wall signage and 149.50' of 1-1/8" light.

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: KATIE BELL

REPRESENTATIVE: NATHANIEL & KATIE BELL

COMMON DESCRIPTION: 8581 LINDA

PARCEL NUMBER: 12-13-15-176-020

ZONED DISTRICT: R-1-C

REASON: Petitioner seeks variances to retain gazebo without a ratwall, install a 2nd accessory structure and install 8' high privacy fence.

ORDINANCES and REQUIREMENTS:

SECTION 4.20 (A) - DETACHED ACCESSORY BUILDINGS. The construction of all such accessory structures shall be subject to the following conditions:

2. That the building be fixed to a permanent foundation of the type required for detached garages in the Building Code.
3. That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory structure shall be permitted in the yard.

SECTION 4D.33 (A) - PRIVACY FENCES ON INTERIOR LOTS. Interior lots. On interior lots in residential areas, privacy fences may be located on the lot line or immediately adjacent thereto and may be constructed not more than six (6) feet in height above the established grade of the property and shall not extend beyond either the front building line of the property or into the front yard setback.

VARIANCES REQUESTED: Permission to:

- 1) Retain a 10' x 12' gazebo, on the patio and waive the requirement of a 24" ratwall.
- 2) Erect a 2nd accessory structure, a 10' x 12' shed that will not be placed against another accessory structure.
- 3) Install 100' of 8' high privacy fence adjacent to the south property line.

No previous variances requested.

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: KATIE BELL

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

Section 4.20 (a) - Detached accessory buildings.

The construction of all such accessory structures shall be subject to the following conditions:

2. That the building be fixed to a permanent foundation of the type required for detached garages in the Building Code.
3. That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory structure shall be permitted in the yard.

Section 4D.33 (a) - Privacy fences on interior lots.

Interior lots. On interior lots in residential areas, privacy fences may be located on the lot line or immediately adjacent thereto and may be constructed not more than six (6) feet in height above the established grade of the property and shall not extend beyond either the front building line of the property or into the front yard setback.

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

\$95
BB 7/1/25

CITY OF WARREN ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Katie Bell

Address: 8581 Linda St. Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: Nathaniel & Katie Bell Telephone: [REDACTED]

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property 8581 Linda St.

Parcel I.D. No. (as shown on tax bill): 12-13-15-176-020

Purpose of Request: Waive ratwall for gazebo

2 Detached accessory structure

Heighten privacy fence from 6' to 8' on

South end of property

Please explain the nature of your hardship:

Excessive harassment from neighbor has forced
us to heighten our fence to attempt to live a
peaceful life.

Running low on storage and would be easier
to get stuff out of shed than move stuff in garage.

Signature: Katie Bell Date: 7-1-2025

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 Nathaniel & Kelle Bell

OF [REDACTED] _____

Zip

Telephone

THE Owner OF _____

Title of Officer

Name of Company

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

I/We/It

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT _____ *

Name(s) of Person(s)

THE _____ OF _____ *

Title of Officer

Name of Company

OF _____

Address, City, State

Zip

Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Nathaniel Bell L.S.

SIGNED Kelle Bell L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF Macomb

ON THIS 1 DAY OF July, 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 They DID SO OF Their OWN FREE WILL AND DEED.

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

Tammy Mahesit
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.

Gazebo - Not ever used for storage and has no walls - soft top
Shed - Need extra storage
Fence - standard 6' does not keep neighbor from watching our children on his cameras

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

- Slab was down before gazebo went up and gazebo poles are only 4" thick max. with no walls on gazebo
- Shed - not enough space - antique car in garage

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.

Gazebo is a nice place to relax with our family and looks nice
Shed matches the house and adds a nice amount of storage
Fence gives our family more privacy knowing our children are not being watched

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.

Gazebo - rats will not be able to go under gazebo for shelter
Shed - In the back of the yard 7' from fence
Fence - will fix neighbors complaints about my lights in my yard being too bright

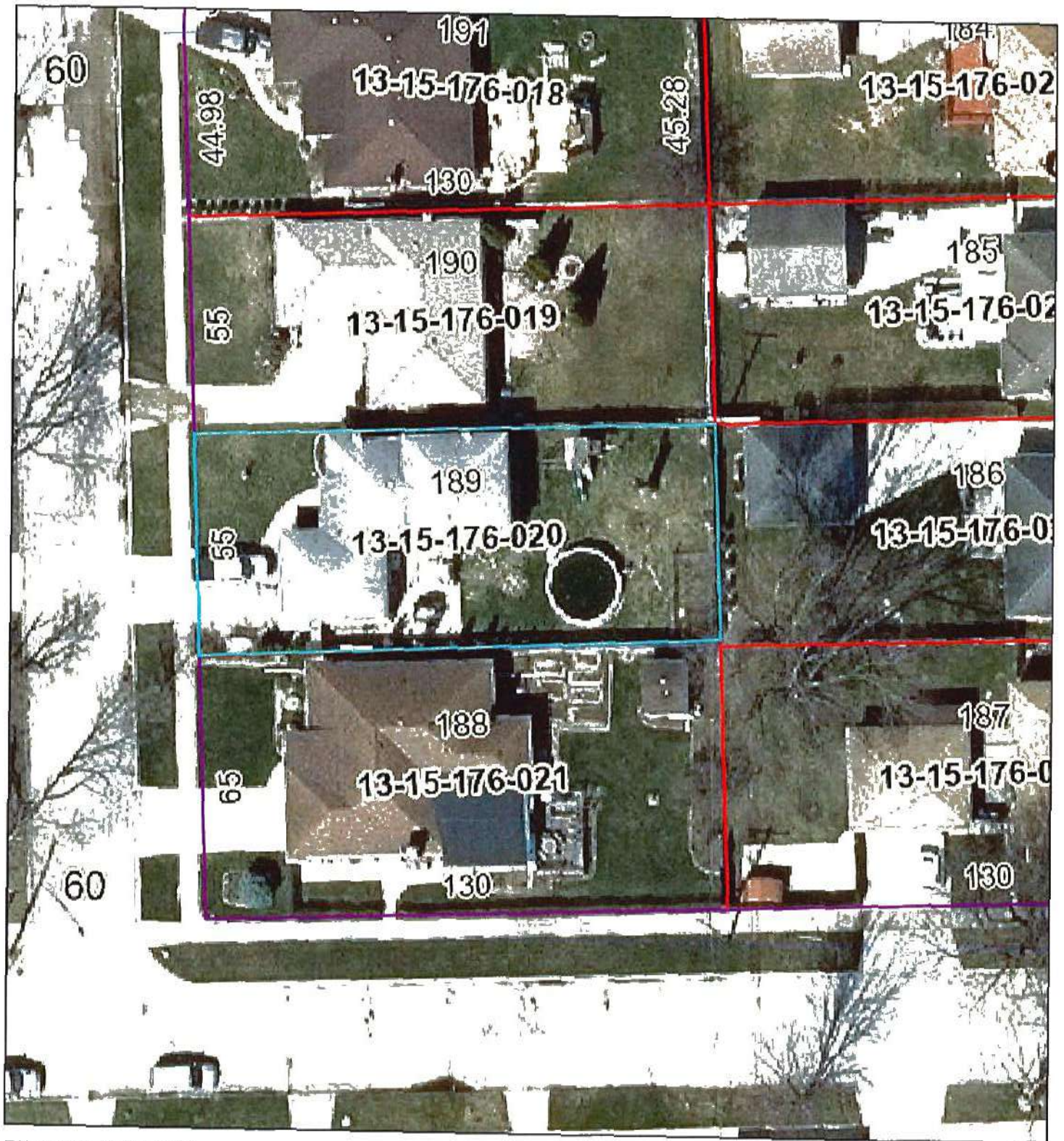
Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

Gazebo - Adds a nice amount of shade to the yard where the was not any shade before
Shed - adds room for landscaping and gardening equipment
Fence - need more privacy

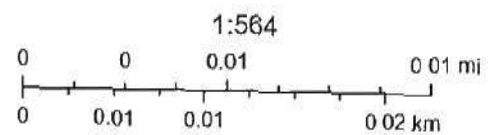
Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

Shed - Need space to store gardening supplies for veg garden
Gazebo - Needed a shaded area in yard
Fence heighten - Harassment from neighbor

8581 LINDA



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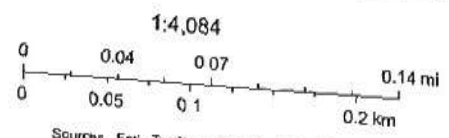


8581 Linda - 13-15-176-020

57



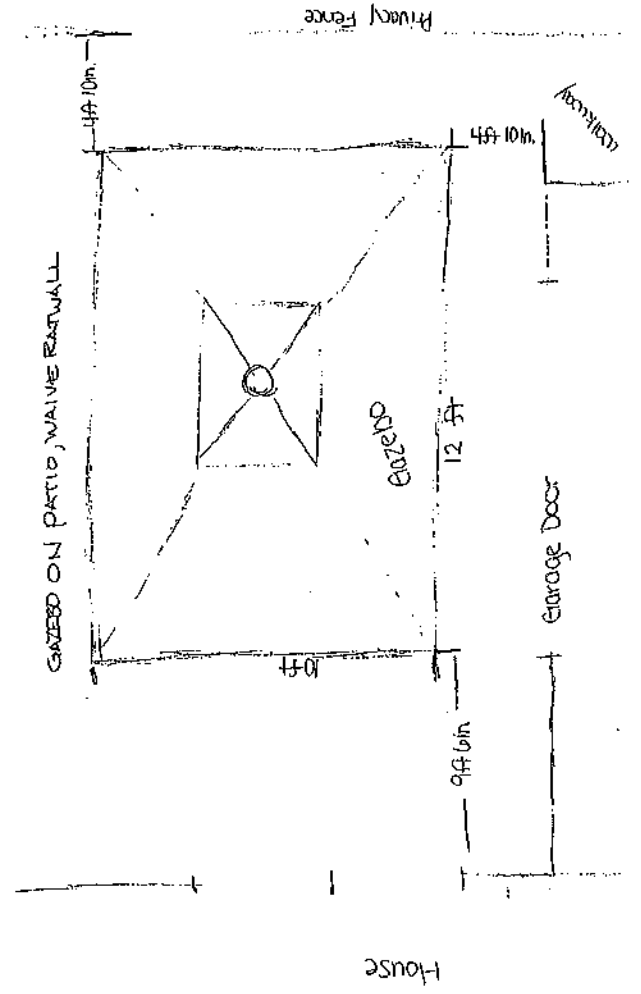
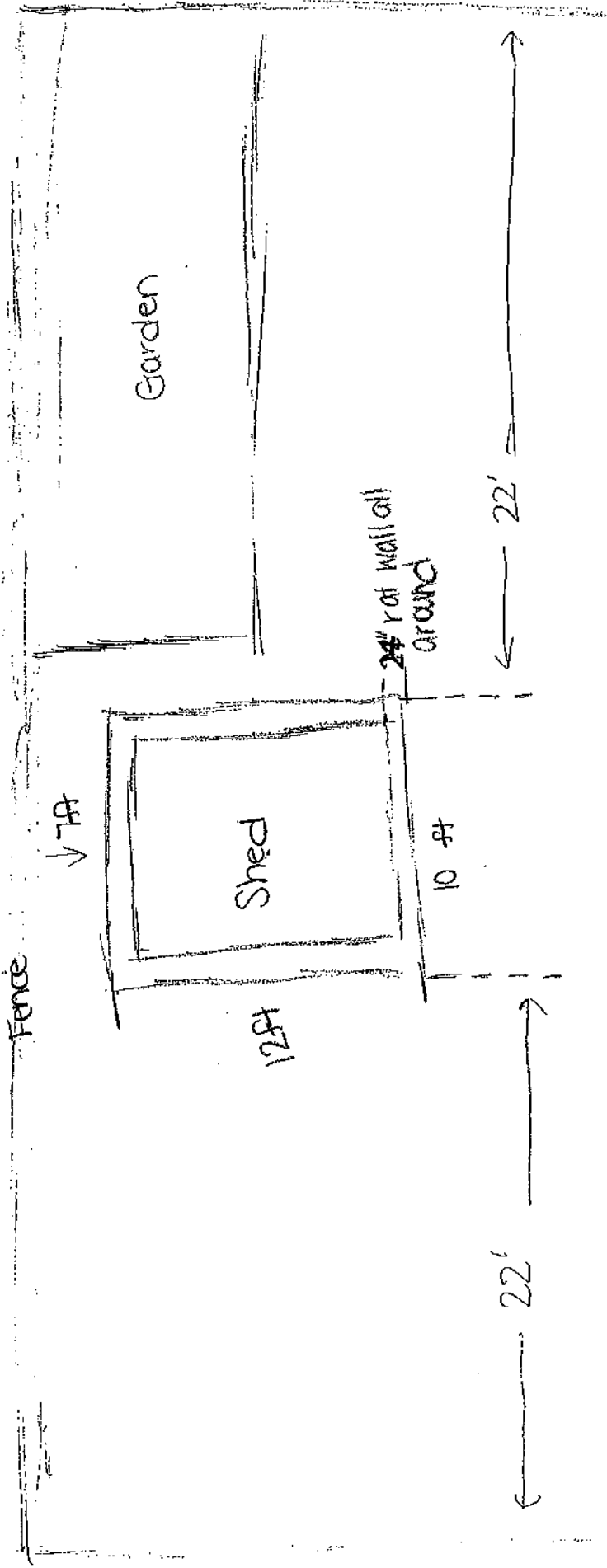
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS & OpenStreetMap contributors, and the GIS User Community

Katie Bell

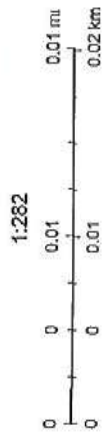
8581 Linda St.





100' OF 8' PRIVACY FENCE

7/1/2025, 10:42:04 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: AUGUST 13, 2025 at 7:30 P.M.

Applicant: KATIE BELL
Common Description: 8581 LINDA
VARIANCE(S) REQUESTED: Permission to:

- 1) Retain a 10' x 12' gazebo, on the patio and waive the requirement of a 24" ratwall.
- 2) Erect a 2nd accessory structure, a 10' x 12' shed that will not be placed against another accessory structure.
- 3) Install 100' of 8' high privacy fence adjacent to the south property line.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: PETER SABBAGH

REPRESENTATIVE: PETER SABBAGH

COMMON DESCRIPTION: **4603 13 MILE**

PARCEL NUMBER: 12-13-05-383-036

ZONED DISTRICT: R-1-C

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

ORDINANCES and REQUIREMENTS:

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

VARIANCES REQUESTED: Permission to:

Retain a 18'6" x 24'6" (453.25 sq/ft) widened portion of driveway in front yard.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

6/18/2025

7/7/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: PETER SABBAGH

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

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

\$95.00
6-18-25
E.H.

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant Peter Sabbagh

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Peter Sabbagh

[REDACTED]

Name of Representative: Peter Sabbagh Telephone: [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address: [REDACTED] email communication

Address of Property: 4603 E. 13 mile Rd

Parcel I.D. No. (as shown on tax bill): 12-13-05-383-036

Purpose of Request: To have Concrete in front of the house to
use to turn around to drive out on 13 mile rd. For
safety. (Retain Concrete in front of House)

Please explain the nature of your hardship:

Safety to exit driveway instead of backing out
on to main road

Signature: Peter Sabbagh Date: 6-16-25

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 Peter Sabbagh
OF [REDACTED]
Address, City, State Zip Telephone
THE Owner OF _____
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____
_____/RECORDED LAND CONTRACT PURCHASER(S) X/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

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

THE _____ OF _____ *
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Peter Sabbagh L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 18th DAY OF June, 20 25, BEFORE ME PERSONALLY CAME
Peter Sabbagh, 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.

MICHELLE SUPER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires August 26, 2030

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

NOTICE TO OWNER

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

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.

25' x 19' patio In front of Front Porch. 4" Thick Concrete.

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

I called the City and told them what I was going to do and Asked if a permit was needed. They told me no as long as I don't go into the Road Right of Way, which I did not.

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

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

The concrete in front of the house doesn't pose a threat to other properties and helps with anyone to safely turn around.

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

We are not a Commercial Property and are not making Any money on this.

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.

We are not the only house that has Concrete In the Front yard so we didn't Think there was any reason we were not allowed. We Included Pictures

COMPLAINTEnforcement | E25-07439

Property Information			
12-13-05-383-036	4603 13 MILE	Subdivision:	GREEN ACRES SUB #1
	Warren, MI 48092	Lot:	580 Block:

Name Information	
Owner:	SABBAGH PETER
Occupant:	
Filer:	

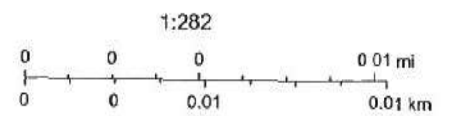
Enforcement Information		
Date Filed:	05/20/2025	Status: In Progress
Date Closed:		
Complaint:	Drive way was expanded	
Last Action Date.	Last Inspection: 07/07/2025	
Last Action:		

FIELD INSPECTION Inspection FRANK BADALAMENTE	
status:	Not Complied
Scheduled:	05/22/2025
Result:	Not Complied
Completed:	05/23/2025
violations:	
Uncorrected	
Comments:	

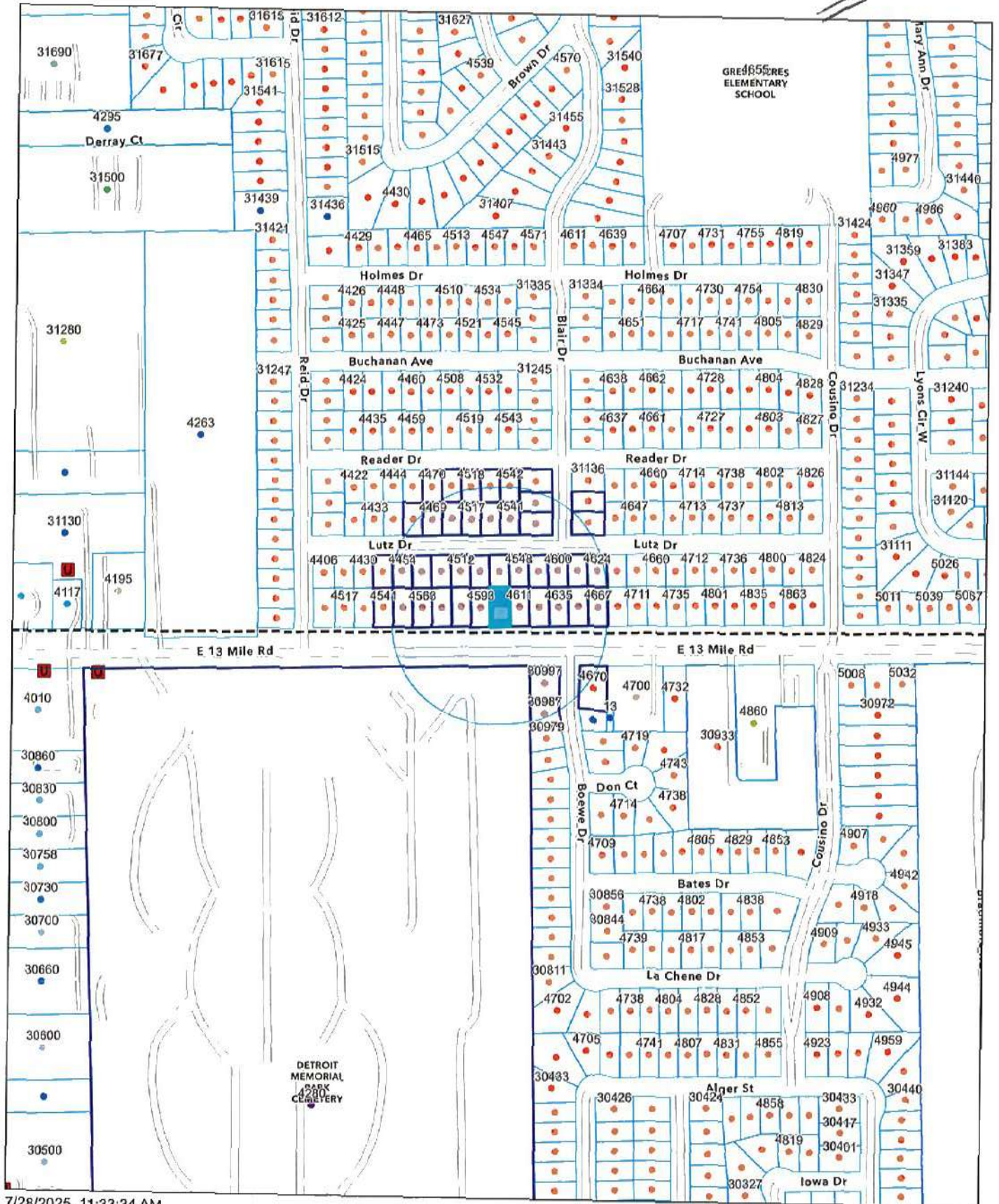
FOLLOW-UP Inspection FRANK BADALAMENTE	
status:	Scheduled
Scheduled:	07/08/2025
Result:	Scheduled
Completed:	
violations:	
Uncorrected	
Comments:	
6/2/25 Spoke to pr	



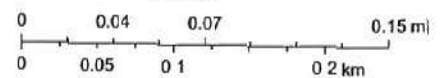
7/7/2025, 7:56:19 AM



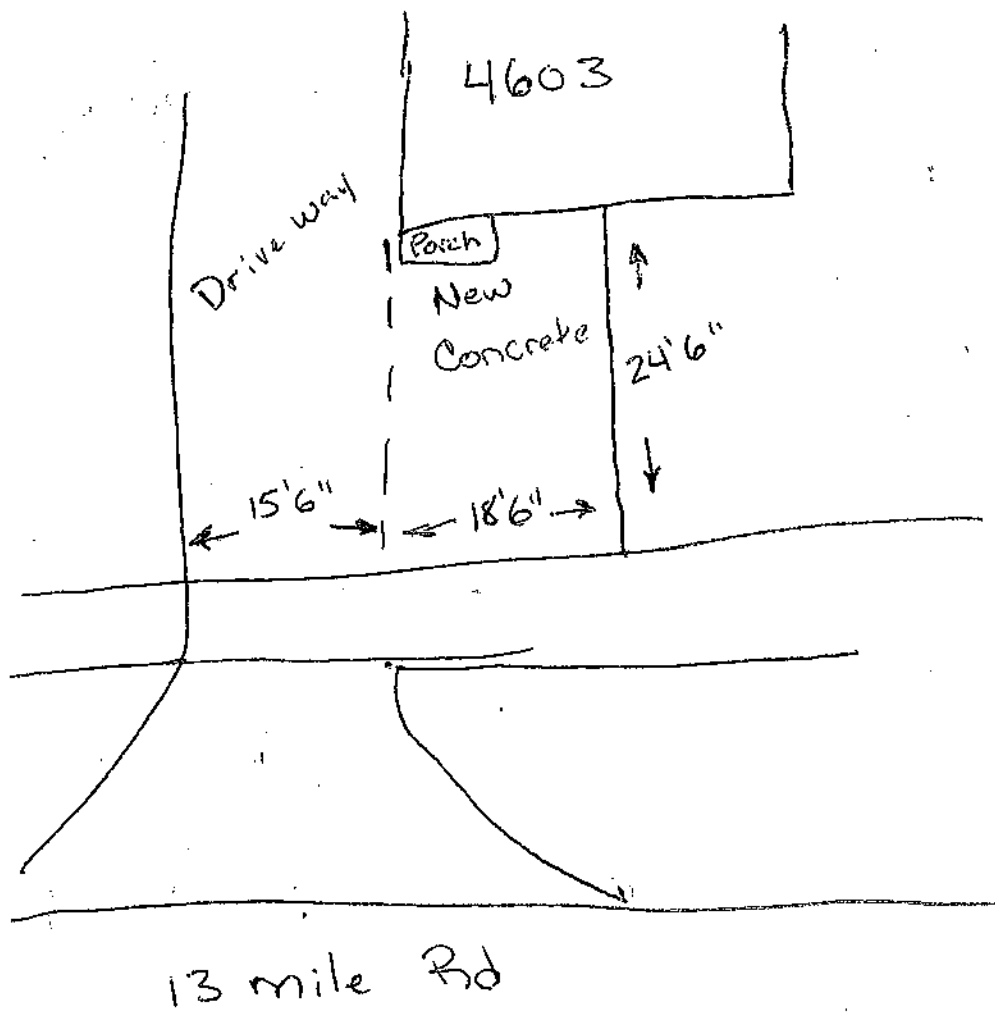
43



1:4,467



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





6/13/25, 3:12 PM

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6/13/25, 3:13 PM

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4593





4573



4553

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: AUGUST 13, 2025 at 7:30 P.M.

Applicant: PETER SABBAGH
Common Description: 4603 THIRTEEN MILE

VARIANCE(S) REQUESTED: Permission to:

Retain a 18' 6" x 24' 6" (453.25 square ft.) widened portion of driveway in front yard.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS - USESUMMARY OF VARIANCE REQUEST

APPLICANT: BENJAMIN MOE
REPRESENTATIVE: SCOTT MOE
COMMON DESCRIPTION: **5966 ENGLEMAN**
PARCEL NUMBER: 12-13-21-351-003
ZONED DISTRICT: M-2

REASON: Petitioner seeks to retain single family residential use on an industrial zoned property.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 (e) - INDUSTRIAL STANDARDS. Dwellings are not a permitted use in a M-2 zoning district.

VARIANCES REQUESTED: Permission to:

Retain single family residential use in a M-2 industrial zoning district.

No previous variances requested.

Brian Schuman, Zoning Inspector

6/23/2025

7/9/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: BENJAMIN MOE

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 (e) - INDUSTRIAL STANDARDS.

Dwellings are not a permitted use in a M-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

\$95 SW 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: Benjamin Moe

Address: [REDACTED]

Telephone [REDACTED]

Applicant's Email Address [REDACTED]

☒ prefer email communication

Name and Address of Property Owner (if different) Same

Name of Representative Scott Moe

Telephone [REDACTED]

Representative's Address: [REDACTED]

Representative's Email Address [REDACTED]

☒ prefer email communication

Address of Property 5966 Engleman Ave, Warren

Parcel I.D. No. (as shown on tax bill) 12-13-21-351-003

Purpose of Request: I'm seeking a land use variance for 5966 Engleman Ave, Warren. The relief is essential for the continued enjoyment and economic viability of the property.

Please explain the nature of your hardship

The requested relief is necessary to preserve the residential use of the property, ensure its value is maintained, and allow for the basic rights such as rebuilding in the event of significant damage. The current M-2 designation also creates a condition of diminished value and likely the inability to secure financing for future potential buyers

Signature: [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 Benjamin Moe
Name(s) of Person(s)
OF [REDACTED]
THE [REDACTED] OF [REDACTED]
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) X/RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/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 Scott Moe *
Name(s) of Person(s)

THE _____ OF _____ *
Title of Officer Name of Company

OF [REDACTED]

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

FURTHER, DEPONENT SAYS NOT

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 23 DAY OF June, 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 He DID SO OF His OWN FREE WILL AND DEED.

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.

Responses to the Variation Standards:

1. Property Cannot Be Used as Zoned:

The subject property is currently zoned M-2 Industrial, a designation under which the parcel is both physically and economically unsuitable for permitted uses. The lot is significantly substandard in size (60' x 180'; 10,800 sq. ft.) compared to the M-2 minimums (100' width and 20,000 sq. ft. area). It is not large enough to accommodate industrial development without extensive and costly variances, and its configuration does not support viable industrial use. As such, the property cannot yield a reasonable return as zoned. Moreover, applying M-2 zoning standards to an existing single-family home in a largely residential context is unreasonable, arbitrary, and effectively confiscatory, severely diminishing the property's usability and value.

2. Not Self-Imposed:

This condition was not created by me as the current owner. At the time of purchase in 2021, all records—including building permits—reflected R-1-C Residential zoning. No party involved in the transaction, including the seller, real estate agent, lender, or title company, disclosed the M-2 designation. The financing obtained for the purchase was consistent with residential use. The current nonconforming status is the result of a previously enacted zoning change that I had no role in and was unaware of during the purchase process.

3. Property is Unique:

The property is unique in both size and shape relative to the M-2 District. It was presumably platted and developed as a residential lot and continues to be used accordingly. It is the only single-family home on this stretch of M-2 zoned land surrounded by city-owned greenspace to the west and south, another nonconforming home to the east, and a single industrial building to the north. This specific combination of residential use and adjacency to mostly non-industrial land makes the situation highly unusual and not reflective of broader neighborhood conditions.

4. Not a Detriment:

Granting the requested use variation (or rezoning) will not harm nearby properties. In fact, it will protect the stability of the area by ensuring a long-standing residential use can remain. The home does not impede light, air, or visibility and is well buffered by open space and minimal industrial activity. The proposed relief will not alter the character of the area or introduce any safety issues. Nearby properties will remain unaffected in both use and value.

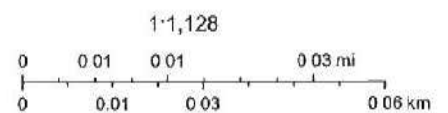
5. Necessary:

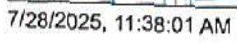
The requested relief is necessary to preserve the residential use of the property, ensure its value is maintained, and allow for basic rights such as rebuilding in the event of damage. Without this variance, I am left with a property that cannot be financed, sold, or rebuilt, despite its historical and current use as a single-family home. This relief is essential for the continued enjoyment and economic viability of the property.

5966 ENGLEMAN



7/8/2025, 11:44:55 AM





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

June 17, 2025

City of Warren Zoning Board of Appeals

Re: Use Variation Request for 5966 Engleman Avenue

To Whom It May Concern:

I am the owner of 5966 Engleman Avenue (the "Subject Property"), which I purchased in 2021. Prior to closing, I conducted thorough due diligence, including reviewing permit records related to the home, detached garage, shed, and fencing, taxes, and inspections. All records indicated that the property was zoned R-1-C Residential. At no point did my real estate agent, title company, loan officials, or the seller's representatives disclose that the property was zoned M-2 Industrial. Financing was obtained under the assumption of residential zoning.

It was only recently—2 1/2 years after my purchase—that I discovered the property is actually zoned M-2 Industrial. As such, I am requesting:

A use variation to allow continued use as a detached single-family home with related structures (garage, shed, and fencing).

Without this relief, my home is classified as existing nonconforming, which has negatively affected its value and marketability. I have lost two potential sales because buyers either couldn't secure financing or were advised against purchasing due to the nonconforming status. Additionally, should the home or improvements be destroyed beyond 50%, I would not be able to rebuild—significantly diminishing my investment.

The subject lot, presumably created as R-1-C, measures 60 feet wide by 180 feet deep (10,800 sq. ft.) and meets all R-1-C dimensional standards. Under M-2 zoning, however, it is substandard—failing to meet the 100-foot width and 20,000 sq. ft. area minimums (sec.17.04 of the Zoning Code).

The property is bordered by:

- City-owned greenspace/parkway to the west,
- A vacant R-1-C lot (also greenspace) to the south,
- A nonconforming single-family home (M-2) to the east, and
- An industrial use (Iron Masters Ironworks) to the north.

Given the residential nature of my use, the surrounding context, and the property's unique size and shape, this request will not adversely impact neighboring properties.

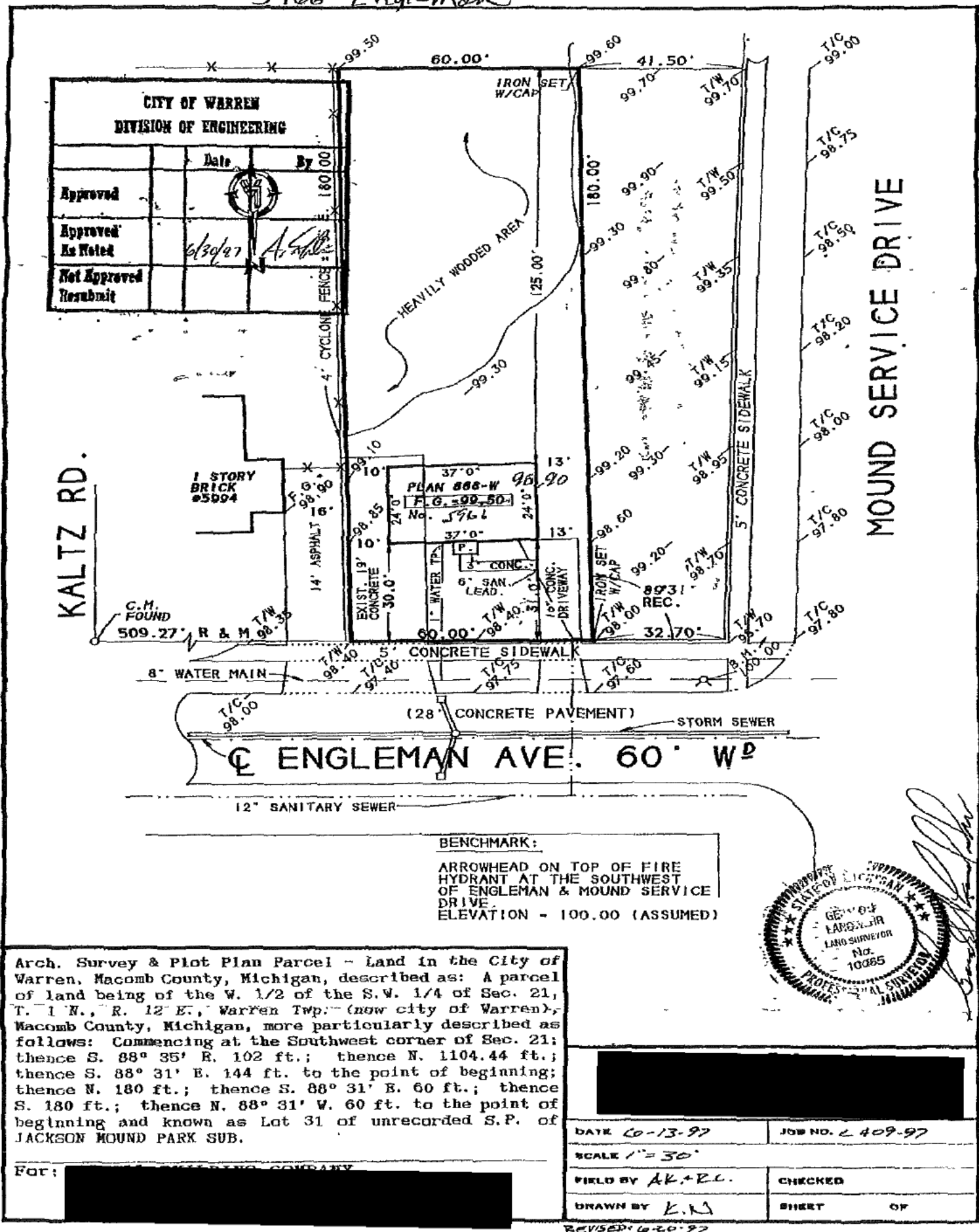
Thank you for your consideration of this request for zoning relief.

Sincerely,

Benjamin Moe

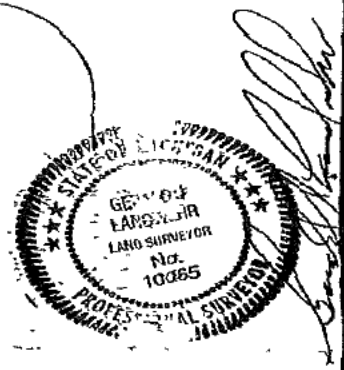
5966 Engleman Avenue

5966 Engleman



Arch. Survey & Plot Plan Parcel - Land in the City of Warren, Macomb County, Michigan, described as: A parcel of land being of the W. 1/2 of the S.W. 1/4 of Sec. 21, T. 1 N., R. 12 E., Warren Twp. (now city of Warren), Macomb County, Michigan, more particularly described as follows: Commencing at the Southwest corner of Sec. 21; thence S. 88° 35' E. 102 ft.; thence N. 1104.44 ft.; thence S. 88° 31' E. 144 ft. to the point of beginning; thence N. 180 ft.; thence S. 88° 31' E. 60 ft.; thence S. 180 ft.; thence N. 88° 31' W. 60 ft. to the point of beginning and known as Lot 31 of unrecorded S.P. of JACKSON MOUND PARK SUB.

BENCHMARK:
ARROWHEAD ON TOP OF FIRE
HYDRANT AT THE SOUTHWEST
OF ENGLEMAN & MOUND SERVICE
DRIVE
ELEVATION - 100.00 (ASSUMED)



DATE 10-13-97	JOB NO. 2409-97
SCALE 1" = 30'	
FIELD BY AK+RL	CHECKED
DRAWN BY E.N	SHEET OF

REVISED 10-20-97

CITY OF WARREN

29500 VAN DYKE
WARREN, MICHIGAN 48093

24 HOURS NOTICE REQUIRED FOR INSPECTION—YOU MUST REQUEST INSPECTION

574-4504

BUILDING PERMIT

To BUILD, Remodel, Repair or Remove in the City of Warren, Macomb County, Michigan, on the Property Herein Specified, the Kind, Type and Size of Building Below and by Sketches, Plans or Other Information Furnished Herewith and Made a Part Hereof, and Otherwise in Conformity with the Provisions of the City of Warren Zoning Ordinance and Building Code, and the Rulings of the Inspector in Conformity Therewith, with Which the Owner and Builder Agree to Comply.

MARK A. STEENBERGH, MAYOR

LES JOHNSON, DIRECTOR

PERMIT NO. 105504

131930

Date 8/04/97

Property Address 5966 ENGLEMAN

Zip Code 48091

Building Type	RESIDENTIAL			Description of Work	NEW RES DWELLING	
Parcel Number				Zone	R-1-C	
Lot No.	31			Name of Subdivision	S P OF JACKSON MOUND PARK	
Building Size	Length	Width	Height	Building Area	Building Sequence No.	
	24	34	15	888		
Number of Stories	1			Full, Part or No. Basement	FULL	
Construction Type	FRAME			Use Group		
Soil Erosion Permit:	YES			Sewer and Water No.	51256	

Remarks: UNRECORDED S.P. OF JACKSON MOUND PARK SUB - NO VISIBLE EASEMENT

SAME AS 16555 (Payless)

Phone No Tree Planted - 8' R.O.

Valuation of Construction 35,000

Plan Review Fee 0
 Permit Fee 560
 Zoning Fee 224
 Sewer Fee 800
 Tree 60 * Refund
 Bond 250

Application Made By:

(Sign Here)

Print Name

Issued By RJR

Bond Posted By CONTRACTOR

Plan Review Fee 160

Date 6/25/97

Plan Check PI

Zone Check *RJB*

Total 1,894

DIVISION OF BUILDINGS AND SAFETY ENGINEERING

CITY OF WARREN29500 VAN DYKE
WARREN, MICHIGAN 48093

24 HOURS NOTICE REQUIRED FOR INSPECTION—YOU MUST REQUEST INSPECTION

574-4504

BUILDING PERMIT

To BUILD, Remodel, Repair or Remove in the City of Warren, Macomb County, Michigan, on the Property Herein Specified, the Kind, Type and Size of Building Below and by Sketches, Plans or Other information Furnished Herewith and Made a Part Hereof, and Otherwise in Conformity with the Provisions of the City of Warren Zoning Ordinance and Building Code, and the Rulings of the Inspector in Conformity Therewith, with Which the Owner and Builder Agree to Comply.

MARK A. STEENBERGH, MAYOR

LES JOHNSON, DIRECTOR

PERMIT NO. 109986 **135380**

Date 5/06/99

Property Address 5966 ENGLEMAN

Zip Code 48089

Building Type	RESIDENTIAL	Description of Work	SHED
---------------	-------------	---------------------	------

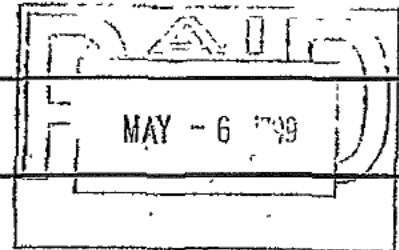
Parcel Number	Zone	
Lot No. 2	Name of Subdivision	R-1-C S P JACKSON MOUND PARK SECTION

Building Size	Length	Width	Height	Building Area	Building Sequence No.
	10	8	10 MAX	80	

Number of Stories	Full, Part or No. Basement

Construction Type	Use Group

Soil Erosion Permit:	Sewer and Water No.



Remarks: NO VISIBLE EASEMENT

Owner

Contractor

Valuation of Construction 500

Plan Review Fee	0
Permit Fee	45
Zoning Fee	0
Sewer Fee	0
Tree	0
Bond	0

Total 45

Application Made By:

(Sign Here)

Print Name

Issued By RJR

Bond Posted By

Plan Review Fee 0

Date

Plan Check

Zone Check BK

13-21-351-003

Copy

DIVISION OF BUILDINGS AND SAFETY ENGINEERING

City of Warren

MARK A. STEENBERGH, MAYOR

29500 Van Dyke Ave.
Warren, MI 48093

THOMAS E. ISRAEL, DIRECTOR

24 HOURS NOTICE REQUIRED FOR INSPECTION - YOU MUST REQUEST INSPECTION (586) 574-4504

BUILDING PERMIT

To Build, Remodel, Repair or Remove in the City of Warren, Macomb County, Michigan, on the Property Herein Specified, the Kind, Type and Size of Building Below and by Sketches, Plans or Other Information Furnished Herewith and Made a Part Hereof, and Otherwise in Conformity with the Provisions of the City of Warren Zoning Ordinance and Building Code, and the Rulings of the Inspector in Conformity Therewith, with Which the Owner and Builder Agree to Comply.

Permit No: PB-142322

Date ~~09/10/03~~ 6-22-03

Property Address 5966 ENGLEMAN

Zip Code 48091

Parcel Number 13-21-351-003

Zone R-1-C

Lot No. ---

Subdivision 13-21-351-003

Building Size	Width	Length	Height	Building Area
	20	22		440

Number of Stories 1

Full, Part or No Basement

Building Type

Construction Type

Use Group

Garage, detached

Valuation of Construction 11,700.00

Work Description:

DETACHED GARAGE (22' X 20') NO VISIBLE EASEMENTS. - ZONING/RH

Paid	Permit Item	Work Type	Fee Basis	Item Total
At Issue	BOND	Residential	1.00	\$50.00
At Issue	Building Permit Fee	Residential	11,700.00	\$220.00
At Issue	Zoning Fee	Residential	11,700.00	\$91.00

BOND RELEASED

Date: 10-15-03

Application Made By:

Fee Total: \$361.00

(Sign Here) _____

This permit will expire 180 days
after today's date

Print Name _____

Issued By RJR

Soil Erosion _____ Sewer and Water No. _____



T1N,R12E SEC 21 COMM AT SW COR SEC 21; TH S88*35'E 102 FT; TH N 1104.44 FT; TH S88*31'E 144 FT TO PT OF BEG; TH N 180 FT; TH S88*31'E 60 FT; TH S 180 FT; TH N88*31'W 60 FT TO PT OF BEG; BEING LOT 31 OF JACKSONS MOUND PARK SUB.

Close Window

[illegible]

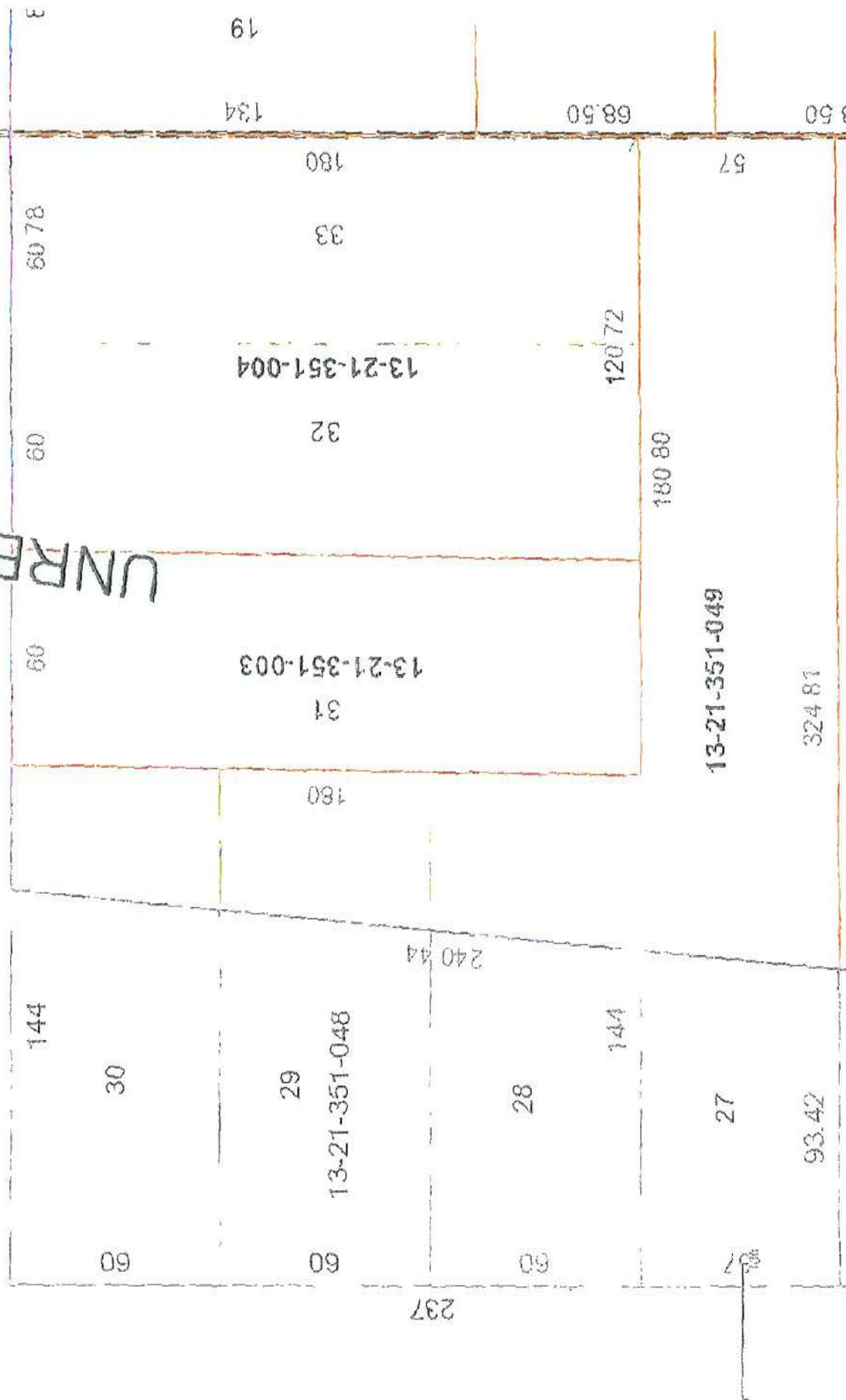
Parcel Explorer

13-21-351-048



Parcel Explorer

UNRECORDED



Section 17.04 - Area and widths.

Area and widths of industrial lots shall comply with the following schedule, except those lots of record at the time of adoption of this Ordinance:

Zone	Lot Area	Lot Width
M-1	10,000 sq.ft.	60 ft.
M-2	20,000 sq.ft.	100 ft.
M-3	50,000 sq.ft.	200 ft.
M-4	Subject to approval of Planning Commission	

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: AUGUST 13, 2025 at 7:30 P.M.

Applicant: BENJAMIN MOE ~~-USE-~~
Common Description: 5966 ENGLEMAN

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

Retain single family residential use in a M-2 industrial 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

SUMMARY OF VARIANCE REQUEST

APPLICANT: JOE ZERILLI
REPRESENTATIVE: JOE ZERILLI
COMMON DESCRIPTION: **26615 RYAN**
PARCEL NUMBER: 12-13-19-228-036
ZONED DISTRICT: R-1-C

REASON: Petitioner seeks to retain 2 wall signs.

ORDINANCES and REQUIREMENTS:

SECTION 4A.31 - SIGNS PERMITTED IN RESIDENTIAL ZONES (R-1-A, R-1-B, R-1-C, R-2, R-3, R-3-A, R-4, R-5). The following signs are allowed in residential zones:

d) Permitted non-residential uses. One (1) freestanding and one (1) wall sign not to exceed thirty[-two] (32) square feet in sign area for each sign for permitted non-residential uses including churches, synagogues, schools, libraries and parks.

SECTION 4A.11 - SPECIFIC SIGN DEFINITIONS. #24. Mural. A picture painted directly on a wall and shall be considered a painted wall sign for the purpose of this ordinance.

VARIANCES REQUESTED: Permission to:

- 1) To remove the condition of variance granted 10/29/2003 that all other wall signage is removed.
- 2) Retain a 9' x 22.6' (203 sq/ft) mural painted on the south elevation.
- 3) Retain a 53" x 53" (19.51 sq/ft) wall sign on the north elevation.

Total wall signage if granted would be 222.51 sq/ft.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: JOE ZERILLI

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.31 - Signs permitted in residential zones (R-1-A, R-1-B, R-1-C, R-2, R-3, R-3-A, R-4, R-5).

The following signs are allowed in residential zones:

d) Permitted non-residential uses. One (1) freestanding and one (1) wall sign not to exceed thirty[-two] (32) square feet in sign area for each sign for permitted non-residential uses including churches, synagogues, schools, libraries and parks.

Section 4A.11 - Specific sign definitions.

#24. Mural. A picture painted directly on a wall and shall be considered a painted wall sign for the purpose of this ordinance.

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
BB 6/11/25

11/29/17

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: Joe Zerilli

Address: [REDACTED] 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: 26615 Rtan Rd warren mi 48091

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

Purpose of Request: Hardship For mural that was painted.
I had no idea I needed a permit to paint
it.

Please explain the nature of your hardship:

I was getting no business from south side.
my building just blended in and was in horrible
condition was a complete eye soar.

Signature: Joe Zerilli Date: _____

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Joe Zerilli
Name(s) of Person(s)
OF [REDACTED]
Address, City, State Zip Telephone
THE President OF ENT Inc. DBA Kelly's 4th K Bar & Grill
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) ____/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Joe Zerilli *
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 Joe Zerilli L.S.
SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 11th DAY OF June, 2025, BEFORE ME PERSONALLY CAME
Joe Zerilli, 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.

MICHELLE SUPER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires August 26, 2030

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

NOTICE TO OWNER

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

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.

Building close To road

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

was created by Dad 2011 Not knowing I needed a permit to print

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

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

not at all

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.

was just to make it look nicer

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.

yes

26615 Ryan

10/29/2003

KELLY'S SPORTS BAR & GRILL, INC., 26615 Ryan, Also Known As 13-19-228-018 – GRANTED request to remove the existing non-conforming ground sign and install a 13' high ground sign 32 sq. ft. with a 7' underclearance to the front property line on Ryan. **WITH THE CONDITION** that all other wall signage is removed and that the roof sign is to be removed by 12-31-05 according to City Ordinance.

ZONING Enforcement | E25-07391

Property Information			
12-13-19-228-036	26615 RYAN	Subdivision:	
	Warren, MI 48091	Lot:	Block:

Name Information			
Owner:	NICK'S INVESTMENTS, LLC	Phone:	
Occupant:	KELLY'S SPORTS BAR & GRILL	Phone:	
Filer:		Phone:	

Enforcement Information			
Date Filed:	05/14/2025	Date Closed:	Status: In Progress
Complaint:			
large sign painted on south wall			
Last Action Date:		Last Inspection:	
Last Action:			

FIELD INSPECTION Inspection FRANK BADALAMENTE			
Status:	Not Complied	Result:	Not Complied
Scheduled:	05/14/2025	Completed:	05/14/2025
Violations:			
Uncorrected			
Comments:			

FOLLOW-UP Inspection FRANK BADALAMENTE			
Status:	Scheduled	Result:	Scheduled
Scheduled:	06/30/2025	Completed:	
Violations:			
Uncorrected			
Comments:			
ZBA APP	Business owner called said he had ZBA pack almost ready. I pushed next recheck to end of June. Should be well in process/FB		

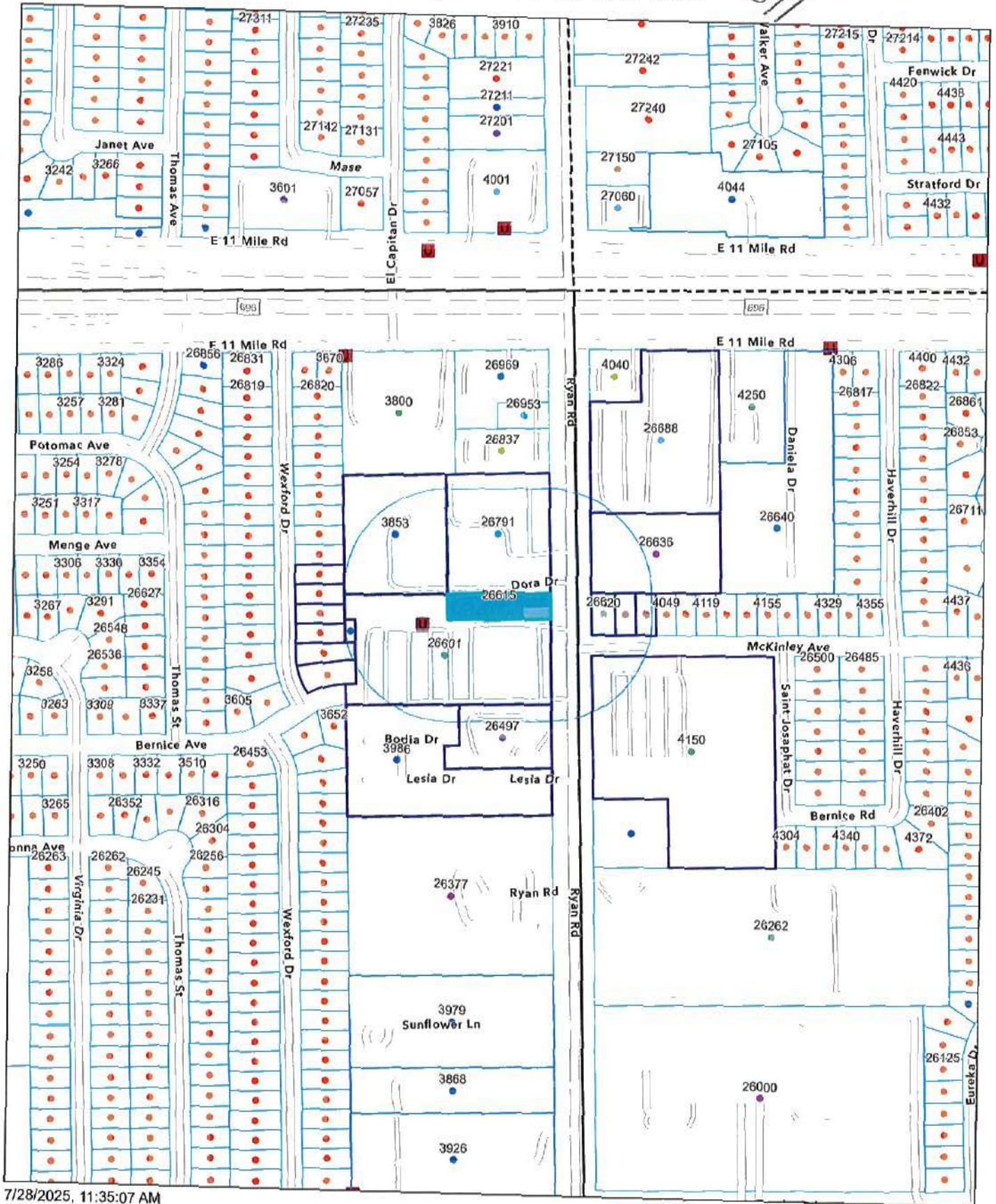
26615 RYAN



6/30/2025, 9:11:58 AM

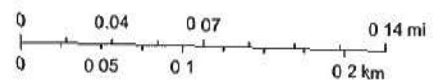
1:564
0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

09



7/28/2025, 11:35:07 AM

1:4,220



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

SOUTH ELEVATION



9' x 22.6' (203 SQ/FT)

NORTH ELEVATION



53"×53" (19.51 SQ/FT) →

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: AUGUST 13, 2025 at 7:30 P.M.

Applicant: JOE ZERILLI
Common Description: 26615 RYAN

VARIANCE(S) REQUESTED: Permission to:

- 1) Remove the condition of variance granted 10/29/2003 that all other wall signage is removed.
 - 2) Retain a 9' x 22.6' (203 square ft.) wall sign on the north elevation.
 - 3) Retain a 53" x 53" (19.51 square ft.) wall sign on the north elevation.
- Total wall signage if granted would be 222.51 square ft.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALSSUMMARY OF VARIANCE REQUEST

APPLICANT: MAROGI INVESTMENTS LLC - MAZIN MAROGI

REPRESENTATIVE: GASPER SALVAGGIO

COMMON DESCRIPTION: **20809 MOUND & 20787 MOUND**

PARCEL NUMBER: 12-13-32-483-038

ZONED DISTRICT: M-2

REASON: Petitioner seeks to operate a major auto repair facility near a residential zoning district.

ORDINANCES and REQUIREMENTS:

SECTION 14.01 (j) - USES PERMITTED. Automobile repair shops, including body and fender business, provided that such uses are conducted entirely within an enclosed building, and provided further that such establishments are located at least two hundred (200) feet from any residential district or are operated on the premises of and in conjunction with an automobile dealership in a building with appropriate filtering system to prevent emission of paint odors and with a masonry wall facing any such residential district, which shall have sound retarding insulation, shall have no doors other than any door required by law as a fire exit, and shall have no windows but may have glass block areas to transmit light.

VARIANCES REQUESTED: Permission to:

- 1) Operate a major auto repair facility that is 184 feet from a residential zoning district.
- 2) Retain the roll up garage doors that are facing residential zoning district and are buffered by the parking lot and masonry wall.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

6/18/2025

7/8/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: MAROGI INVESTMENTS 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 (i) - USES PERMITTED.

Automobile repair shops, including body and fender business, provided that such uses are conducted entirely within an enclosed building, and provided further that such establishments are located at least two hundred (200) feet from any residential district or are operated on the premises of and in conjunction with an automobile dealership in a building with appropriate filtering system to prevent emission of paint odors and with a masonry wall facing any such residential district, which shall have sound retarding insulation, shall have no doors other than any door required by law as a fire exit, and shall have no windows but may have glass block areas to transmit light.

[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
\$6/18/25

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: MAZIN Investment LLC

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) MAZIN Mary
[REDACTED]

Name of Representative: Casper SALVAGIO Telephone: [REDACTED]

Representative's Address: 53600 Romeo PIANK Macomb MI 48042

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

Address of Property: 20509 MOUND

Parcel I D. No. (as shown on tax bill): 12-13-32-483-038

Purpose of Request MECHANIC SHOP & BODY SHOP

Please explain the nature of your hardship:

Building does not have 200 ft to residence
we only have 185 ft.

Signature: MAZIN MAZOG

Date: 6-18-2025

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE MAZIN MAROEL
Name(s) of Person(s)
O [REDACTED]
Address, City, State _____ Zip _____ Telephone _____
THE Pres. OF Maroel Investment
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
I/We/It
_____/RECORDED LAND CONTRACT PURCHASER(S) C/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 COASPER SALVAGE CO *
Name(s) of Person(s)

THE Pres. OF Complete Maintenance *
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.

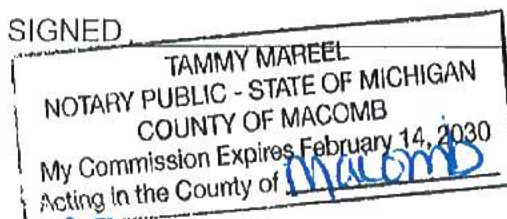
FURTHER, DEPONENT SAYS NOT.

SIGNED MAZIN MAROEL L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb



ON THIS 18 DAY OF June, 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 He DID SO OF His OWN FREE WILL AND DEED.

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

NOTICE TO OWNER

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

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.

We Have correct Zoning
But we Dont have 200 ft.
we only have 185

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

When City Adopted Ordinance
this condition was created

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.

Building Built Before Ordinance

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.

Any Lighting will be shielded

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

need Variance to obtain
Certificate of Occupancy

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.

Building is Not 200 Ft from
Residential

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

Building was Built Before Ordinance was
Adopted by City

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.

Building is 185 Feet from Residential

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.

Any Lights in Parking Lot will
Be Shielded

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.

Building Built Before City Ordinance
Requiring 200 Ft (we have 185)

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.

A Variance to Reopen Building

20787 Mound

LEGAL DESCRIPTION 13-32-483-038

VARIANCES REQUESTED: Permission to

Operate a major auto repair facility that is 184 feet from a residential district

The petitioner's request was APPROVED.

5/22/2019

20787 Mound
PUBLIC HEARING
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:
VARIANCES REQUESTED: Permission to
1) Operate a used car lot to no less than 60 feet of the R-1-C Zone on Albany as per the plan.
2) Operate a used car lot to no less than 210 feet from the property line of the R-1-P Zone to Albany, currently used as part of an existing use car lot, as per the plan.
This item was APPROVED from the agenda upon request of the petitioner

20787 Mound
PUBLIC HEARING

2/11/2015
APPLICANT: Mazin Marogi/Armani Auto Sales, Inc.
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:
VARIANCES REQUESTED: Permission to
1) Operate a used car lot to no less than 60 feet of the R-1-C Zone on Albany as per the plan.
2) Operate a used car lot to no less than 210 feet from the property line of the R-1-P Zone to Albany, currently used as part of an existing use car lot, as per the plan.
This item was APPROVED from the agenda upon request of the petitioner

20787 & 20809 Mound 20780, 20786, 20798 & 20806 Albany 5/13/15

PUBLIC HEARING

REPRESENTATIVE:
COMMON DESCRIPTION:

APPLICANT: Mazin Marogi/Armani Auto Sales, Inc.
(Postponed from 2/11/15 and 4/8/15)
Mazin Marogi/Richard Sulaka Jr
20787 & 20809 Mound
20780, 20788, 20798 & 20806 Albany
13-32-483-017, 13-32-483-016, 13-32-483-008,
13-32-483-007, 13-32-483-006, 13-32-483-033
M-2

ZONE

VARIANCES REQUESTED: Permission to

- 1) Operate a used car lot to no less than 60 feet of the R-1-C Zone on Albany as per the plan.
- 2) Operate a used car lot to no less than 210 feet from the property line of the R-1-P Zone on Albany, currently used as part of an existing used car lot, as per the plan
- 3) Waive one (1) required off street parking space.
- 4) Allow a six (6) wall along the Albany property line as per the plan

The Petitioner's request was GRANTED.

20787 & 20809 Mound 20780, 20788, 20798 & 20806 Albany 4/8/15

PUBLIC HEARING
Inc. (Postponed from 2/11/15)
REPRESENTATIVE
COMMON DESCRIPTION:

LEGAL DESCRIPTION

APPLICANT: Mazin Marogi/Armani Auto Sales, Inc.
Mazin Marogi/Richard Sulaka Jr
20787 & 20809 Mound
20780, 20788, 20798 & 20806 Albany
13-32-483-017, 13-32-483-016, 13-32-483-008,
13-32-483-007, 13-32-483-006, 13-32-483-033
M-2

ZONE.

This item was RESCHEDULED to May 13, 2015, pursuant to petitioner's request for not having a full Board present

20787, 20809 Mound
PUBLIC HEARING

4/23/14
APPLICANT: Majed Marogi/Marogi Investment
(Rescheduled from 4/9/14)
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:
VARIANCES REQUESTED: Permission to:
1) Operate a used car lot on a lot less than 25,000 sq. ft. as per plan 2) Install on the north property line an eight (8) ft. high fence to no less than eight (8) feet of the Mound property line and a wrought iron fence along the front property line of Mound as per the plans. 3) Allow hard surfacing to no less than eight (8) feet of the Mound property line for the display of used cars and employee parking spaces as per the plan. 4) Allow an eight (8) feet and six (6) foot greenbelt along the Mound Road property line as per the plan. 5) Continue an existing building to no less than six (6) feet of the Mound Road property line as per the plan. 6) Operate a used car lot to no less than 205 feet of the Albany property line as per the plan. 7) Operate a used car lot to no less than 180 feet from the property line of an R-1-P Zone on Albany. 8) Construct a pylon sign as follows: twenty (20) feet in over all height, ten (10) foot under clearance, 7ft 6 inches x 10 feet = 75 sq. ft. to no less than six (6) feet of the Mound property line per plan. With a 3 ft. 9 inch x 7 ft. 6 inch LED message center.
Petitioner's request was denied.

20787 & 20809 Mound
PUBLIC HEARING
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:
VARIANCES REQUESTED: Permission to:
1) Operate a used car lot on a lot less than 25,000 sq. ft. as per plan 2) Install on the north property line an eight (8) ft. high fence to no less than eight (8) feet of the Mound property line and a wrought iron fence along the front property line of Mound as per the plans. 3) Allow hard surfacing to no less than eight (8) feet of the Mound property line for the display of used cars and employee parking spaces as per the plan. 4) Allow an eight (8) feet and six (6) foot greenbelt along the Mound Road property line as per the plan. 5) Continue an existing building to no less than six (6) feet of the Mound Road property line as per the plan. 6) Operate a used car lot to no less than 205 feet of the Albany property line as per the plan. 7) Operate a used car lot to no less than 180 feet from the property line of an R-1-P Zone on Albany. 8) Construct a pylon sign as follows: twenty (20) feet in over all height, ten (10) foot under clearance, 7ft 6 inches x 10 feet = 75 sq. ft. to no less than six (6) feet of the Mound property line per plan. With a 3 ft. 9 inch x 7 ft. 6 inch LED message center.
Petitioner's request was denied.

20787 20809 Mound

4/9/14

PUBLIC HEARING
REPRESENTATIVE: APPLICANT: Majed Marogy/Marogi Investment
COMMON DESCRIPTION: Majed Marogy/Mazin Maroci/Mauer Marogy
LEGAL DESCRIPTION: 13-32-483-017 & 016
ZONE: M-2

VARIANCES REQUESTED: Permission to:

Operate a used car lot on a lot less than 25,000 sq. ft. as per plan. 2. Install on the north property line an eight (8) ft. high fence to no less than eight (8) feet of the Mound property line and a wrought iron fence along the front property line of Mound as per the plans. 3. Allow hard surfacing to no less than eight (8) feet of the Mound property line for the display of used cars and employee parking spaces as per the plan. 4. Allow an eight (8) feet and six (6) foot greenbelt along the Mound Road property line as per the plan. 5. Continue an existing building to no less than six (6) feet of the Mound Road property line as per the plan. 6. Operate a used car lot to no less than 235 feet of the Albany property line as per the plan. 7. Operate a used car lot to no less than 180 feet from the property line of an R-1-P Zone on Albany. 8. Construct a pylon sign as follows: twenty (20) feet in over all height, ten (10) foot under clearance; 7ft 6 inches x 10 feet = 75 sq. ft. to no less than six (6) feet of the Mound property line per plan. With a 3 ft. 9 inch x 7 ft. 6 inch LED message center.

Petitioner's request was rescheduled to April 23, 2014.

20787 Mound Rd.

Truck Specialties
Div. of Int'l Contract Assoc.

Request granted of alley up to the wall,
request denied of wall section at the Meeting
of Sept. 23, 1970.

ZONING Enforcement | E19-05791**Property Information**

12-13-32-483-016

20809 MOUND

Subdivision:

WARREN, MI 48091

Lot:

Block:

Name Information

Owner: MAROGI INVESTMENTS LLC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 12/09/2019

Date Closed: 12/11/2019

Status: CLOSED

Complaint:

CHECK TO SEE IF BUILDING IS OCCUPIED PULLED AN ELECTRICAL PERMIT.

Last Action Date:

Last Inspection:

Last Action:

FOLLOW-UP Inspection | STEVEN WATRIPONT

Status: No Violation

Result: No Violation

Scheduled: 12/11/2019

Completed: 12/11/2019

Violations:

Uncorrected

Comments:

NOTE

PROPERTY IS VACANT, WORKING ON ELECTRIC.

COMPLAINTEnforcement | E19-03687

Property Information

12-13-32-483-016	20809 MOUND	Subdivision:
	WARREN, MI 48091	Lot: Block:

Name Information

Owner:	MAROGI INVESTMENTS LLC	Phone:	
Occupant:		Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	07/26/2019	Date Closed:	07/29/2019	Status:	CLOSED
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Complaint: INSTALLAION OF WINDOWS AND OTHER ALTERATIONS TO BLDG. NO PERMITS ON RECORD. - C.G.(DPMI)

PERMIT PULLED UNDER 20787 MOUND JI BLDG 7 26 19
Last Action Date: Last Inspection:
Last Action:

BUILDING Inspection | JOHN IMPELLIZZERI

Status:	No Violation	Result:	No Violation
scheduled:	07/29/2019	Completed:	07/29/2019

violations:
Uncorrected
Comments:

COMPLAINT Enforcement | E14-08673**Property Information**

12-13-32-483-016	20809 MOUND	Subdivision:
	WARREN, MI 48091	Lot: Block.

Name Information

Owner:	MAROGI INVESTMENTS LLC	Phone:
Occupant:		Phone:
Filer:		Phone:

Enforcement Information

Date Filed:	07/28/2014	Date Closed:	Status:	In Progress
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Complaint:

NEEDS REPOST CG/AH

Last Action Date:	Last Inspection:
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Last Action:

BUILDING Inspection | JOE DRAGON

Status:	Not Complied	Result:	Not Complied
Scheduled:	07/29/2014	Completed:	07/29/2014

Violations:

Uncorrected

Comments:

COMPLAINT Enforcement | E10-2733**Property Information**

12-13-32-483-016

20809 MOUND

Subdivision:

WARREN, MI 48091

Lot:

Block:

Name Information

Owner: WOLF ABRAHAM & IRENE & IRENE

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 08/05/2010

Date Closed:

Status: In Progress

Complaint:

8/5/10 PER WARREN POLICE DEPARTMENT, VACANT BUILDING NEEDS TO BE BOARDED. C3

Last Action Date:

Last Inspection:

Last Action:

Status:

Result:

Scheduled:

Completed:

Violations:

Uncorrected

Comments:

Enforcement | E15-00016**Property Information**

12-13-32-483 017

20787 MOUND

Subdivision:

Warren, MI 48091

Lot:

Block:

Name Information

Owner: MAROGI INVESTMENTS LLC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 01/05/2015

Date Closed: 02/05/2015

Status: Resolved

Complaint:

1/28/15 MIKE CAME INTO OFFICE BLD TO BE DEMO'ED ONCE APPROVALS REC'D. (CURRENTLY WORKING W/PLANNING FOR SPECIAL LAND USE AND ZBA) THEREFORE WILL DISREGARD PEELING PAINT VIOLATION. FENCE ISSUES AND PRM ISSUES TO BE RECTIFIED BY 2/5/15 DW

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection | DEBORAH WENSON

Status: Violations

Result: Violations

Scheduled: 01/02/2015

Completed: 01/05/2015

Violations:

Corrected

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

Corrected

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.

Corrected

IPMC 304.2 - ALL EXTERIOR SURFACES SHALL BE MAINTAINED IN GOOD CONDITION. PEELING, FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED.

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

Status: Not Complied

Result: Not Complied

Scheduled: 01/21/2015

Completed: 01/21/2015

Violations:

Uncorrected

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

Status: Complied

Result: Complied

Scheduled: 02/05/2015

Completed: 02/05/2015

Violations:

Uncorrected

Comments:

COMPLAINT enforcement | E14-08669**Property Information**

12-13-32-483-017	20787 MOUND	Subdivision:
	Warren, MI 48091	Lot: Block:

Name Information

Owner:	MAROGI INVESTMENTS LLC	Phone:
Occupant:		Phone:
Filer:		Phone:

Enforcement Information

Date Filed:	07/28/2014	Date closed:	Status:	In Progress
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Complaint:

NEEDS REPOST CG/AH

Last Action Date:

Last Inspection:

Last Action:

BUILDING Inspection | JOE DRAGON

Status:	Not Complied	Result:	Not Complied
Scheduled:	07/29/2014	Completed:	07/29/2014

Violations:

Uncorrected

Comments:

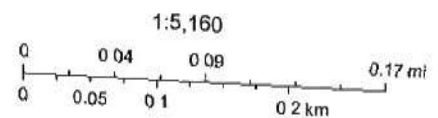
20809 MOUND



38



7/28/2025, 11:36:20 AM



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: AUGUST 13, 2025 at 7:30 P.M.

Applicant: MAROGI INVESTMENTS LLC / MAZIN MAROGI
Common Description: 20809 and 20787 MOUND

VARIANCE(S) REQUESTED: Permission to:

- 1) Operate a major auto repair facility that is 184 feet from a residential zoning district.
- 2) Retain the roll up garage doors that are facing residential zoning districts and are buffered by the parking lot and masonry wall.

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 - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: EASTERN MICHIGAN INDUSTRIES

REPRESENTATIVE: CAREN BURDI

COMMON DESCRIPTION: 4965 NINE MILE

PARCEL NUMBER: 12-13-29-451-029

ZONED DISTRICT: C-1

REASON: Petitioner seeks variances to retain 6' tall chain link fence in the front setback and to allow open storage.

ORDINANCES and REQUIREMENTS:

SECTION 13.04 - FRONT YARDS FOR COMMERCIAL BUILDINGS. A fifteen (15) foot front yard setback shall be provided by all commercial buildings in a C-1 District, measuring from the proposed right-of-way line established by the City's Master Thoroughfare Plan.

SECTION 13.01 - USES PERMITTED. Open storage is not a permitted use in a C-1 zoning district.

SECTION 4.17 (a) - NON-CONFORMING USES. Non-Conforming Use-Continuance. Any lawful non-conforming use consisting of a building or land usage existing at the time of the effective date of this Ordinance may be continued, except as herein prohibited or restricted, provided that the building or use thereof shall not be structurally changed, altered or enlarged, unless such altered or enlarged building or use shall conform to the provisions of this Ordinance for the district in which it is located. No non-conforming use if changed to a use permitted in the district in which it is located shall be resumed or changed back to a non-conforming use. Failure to continue to use any land, building or structure, or part thereof, which use is a non-conforming use under this Ordinance, for a period of one (1) year or more shall be held to be conclusive proof of an intention to legally abandon any such non-conforming use.

VARIANCES REQUESTED: Permission to:

- 1) Retain 6' tall fencing in the front setback 5' 7" from the front property line.
- 2) Allow 4,450 sq/ft of open storage of steel plates stacked no higher than 36" to a non-conforming use in a C-1 zoning district. **-USE**

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: EASTERN MICHIGAN INDUSTRIES

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 13.04 - Front yards for commercial buildings.

A fifteen (15) foot front yard setback shall be provided by all commercial buildings in a C-1 District, measuring from the proposed right-of-way line established by the City's Master Thoroughfare Plan.

Section 13.01 - Uses permitted.

Open storage is not a permitted use in a C-1 zoning district.

Section 4.17 (a) - Non-conforming uses.

Non-Conforming Use-Continuance. Any lawful non-conforming use consisting of a building or land usage existing at the time of the effective date of this Ordinance may be continued, except as herein prohibited or restricted, provided that the building or use thereof shall not be structurally changed, altered or enlarged, unless such altered or enlarged building or use shall conform to the provisions of this Ordinance for the district in which it is located. No non-conforming use if changed to a use permitted in the district in which it is located shall be resumed or changed back to a non-conforming use. Failure to continue to use any land, building or structure, or part thereof, which use is a non-conforming use under this Ordinance, for a period of one (1) year or more shall be held to be conclusive proof of an intention to legally abandon any such non-conforming use.

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

Brian Schuman, Zoning Inspector

\$365 SW 7/14/25

will email plans in pld

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Eastern Michigan Industries

Address

Telephone

Applicant's Email Address:

☐ prefer email communication

Name and Address of Property Owner (if different) DJP Leasing, LLC

Name of Representative: Caren M. Burdi

Telephone

Representative's Address

Representative's Email Address

☐ prefer email communication

4965 9 Mile Road, Warren, MI 48091

Parcel I.D. No. (as shown on tax bill): 12-13-29-451-029

Purpose of Request. (1) To retain fence along 9 mile in its current locaation 5' 7 3/4" in the front yard setback

Waiving 9' 1/4" of the front yard set back. (2) Approval of 4,450 sq ft of open storage for the storage of steel plates stacked no higher than 36".

Please explain the nature of your hardship:

According to the Planning Departmnets findings the subject building was legally permitted in the 1940s

when it was Warren Township and has been used for indistral purposes ever since. It is a legal non-conforming

use. We have been asked to get these variances so that the storage is limited to the items listed and the

height listed as well as bringing the fence into conformance. The fence is in line with where the building is

built The outdoor storage will be sheilded by the wall and the new landscaping that is going in.

Signature:

Date:

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Derrick Kemppainen

OF [REDACTED]

Address, City, State _____ Zip _____ Telephone _____

THE Member OF DJP Leasing, LLC

Title of Officer _____ Name of Company _____

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

I/We/It

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Caren M. Burdi, Attorney *

Name(s) of Person(s)

THE _____ OF _____ *

Title of Officer

Name of Company

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF MACOMB

ON THIS 8th DAY OF July, 20 25, BEFORE ME PERSONALLY CAME
Derrick Kemppainen, 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 - Michigan

Wayne County

My Comm. Expires 8/16/2031

[Signature] NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN

MY COMMISSION EXPIRES: 8/16/2031

NOTICE TO OWNER

(Acting for Macomb County)

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.

There is no unreasonable burden or impact because the fence has been in that location since the building was built. There has always been outside storage however, now it is limited in location, height and what it is.

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 is not self imposed as it was created in the 1940s.

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 as it is a legal non-conforming use.

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

It is not a detriment to the area but an improvement. The wall is being increased to 6 feet, landscaping is going in.

Outdoor storage will be limited to a particular area, height and what can be stored, metal plates only.

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.

These variances are related to the fact that the building was built in the 1940s.

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 variances are necessary for the use of the property as the building was built as an industrial building in the 1940s before Warren was a City or had adopted

zoning ordinances. This plan updates the property with new landscaping and limits the outdoor storage. The fence has been in its current location since the building was

built.

4965 E. Nine Mile Road

Sherwood Properties, Inc.
4965 E. Nine Mile
Warren, Michigan
Rep: Perica, Breithart

Request adjourned at meeting of May 25, 1966
to be heard at meeting of June 8, 1966.

Request granted at meeting of June 8, 1966 with
stipulations

Review of request of June 8, 1966, tabled at
meeting of Jan. 4, 1967

Item 15.

PUBLIC HEARING

Applicant: Sherwood Properties, Inc.

Representative: Maddin & Maddin

Common Description: 4965 East Nine Mile Road

Legal Description: Lot No. 1 of Supervisor's Plat of Young Gardens
Subdivision

Zone: C-1

Request: Permission to allow a 4 ft. high cyclone fence to remain in
lieu of a decorative masonry wall.

Ordinance Requirement: Section 2.26 (b) - A decorative masonry wall
may be substituted in place
of a greenbelt.

Mr. Michael Maddin appeared before the Board on behalf of the
petitioner and was requested by Chairman Lee to state his difficulty or

hardship in requesting relief from the variance. Mr. Maddin stated that the building permit was granted with a number of conditions and that all of the conditions have been fully complied with as imposed on the building permit with one exception being a 4' decorative wall surrounding a parking lot one block east of the main plant building. He stated that there is currently a 4' cyclone fence which is in excellent condition and was only one year old. In addition to that there is a greenbelt on three of the four sides leaving only one side without a full greenbelt. Mr. Maddin respectfully submitted that the decorative wall should not be maintained as a condition in the permit. Mr. Maddin stated that the main cause of the hardship is that manufacturing which is at the Sherwood location, has been trying over a period of the last few months to get along better with the neighbors. Mr. Maddin further stated that he had talked with a couple of the neighbors and they are satisfied with the improved conditions and do not want the decorative wall. Chairman Lee stated that the only matter that they are before the Board for is asking for relief on the cyclone fence. There was nothing before them concerning the release of the bond that was posted in the amount of 14 thousand dollars. Mr. Cella stated that it was not the Board's function to release bonds. Chairman Lee stated that the last time Mr. Maddin was before the Board in request of the same item and upon releasing it, it was found after investigation that the windows had not been secured along the streets and that there had not been a proper cleanup of the conditions that were imposed by the Board in the rear of the plant itself. Further as Chairman of the Board, that these conditions must be fulfilled before the letter is sent in regard to the bond money. Further discussion on the matter followed. Chairman Lee stated that this was a Public Hearing and inquired whether there was anyone in the audience that was interested in the matter. A citizen appeared before the Board and stated that he was the next door neighbor to the National Manufacturing and that they did a lot of clean up but there was a lot that had not been done. Mr. Raymond Halsey of 23169 Audrey appeared before the Board and made comment on the matter. Mr. Robert Minty of 23129 Audrey appeared before the Board and made comment about the matter. There being no further comment Chairman Lee closed the Public Hearing. Mr. Kukkola made a motion to deny the request supported by Mr. Pouls. A roll call was taken. All "Ayes", except Mr. King and Mr. Vance who voted no. The motion was carried and the request was denied.

Item 16.

PUBLIC HEARING

Applicant: Townsend Neon, Inc.

Representative: Same

Common Description: 32899 Schoenherr Road

Legal Description: Plate No. N32A1 (acreage)

Zone: C-1 & P

Request: Permission to erect a 38 ft. high sign, containing approximately 85 square feet (4 ft. x 12 ft. & statue 6 ft. x 12 ft.) to within 10 feet of the front property line.

Ordinance Requirement: Section 4.14 - Signs shall set back from the street right-of-way line a distance equal to the height of such signs.

Kenneth McAlpine, an Attorney, appeared before the Board on behalf of the petitioner and was requested by Chairman Lee to state his difficulty or hardship in the matter. Mr. McAlpine stated that he had been contacted by one of the managers of Little Caesar's in regard to the matter and pointed out that Little Caesar's was a franchised

4965 E. Nine Mile Road

Sherwood Properties, Inc.
4965 E. Nine Mile Road
Warren, Michigan
Rep: Maddin & Maddin

Request denied at meeting of August 16, 1967

Item 6. PUBLIC HEARING: (Adjourned)

Applicant: Sherwood Properties, Inc.
Representative: Perica, Breithart, McAlpine and Carmody
Legal Description: Lot 1, Supervisor's Plat of Young Gardens
Common Description: 4965 East Nine Mile Road
Zone: C-1

Request: to erect a building (35' x 93'11") to be located 28'6" from the west property line and 52 feet from the front property line (to be used for industrial storage purposes)

Ordinance Requirement: Sec. 13.01 (g) - accessory buildings or storage garages are a permitted use for the storage of commercial vehicles only when located on the same lot;
Sec. 4.17 (a) - expansion of a non-conforming use is not permitted unless such altered or enlarged building or use shall conform to the provisions of this ordinance for the district in which it is located

Charles Carmody, an attorney, appeared before the Board on behalf of the petitioner and discussed the matter. Chairman Vella inquired whether there was anybody in the audience interested in the matter and upon receiving a response requested that a spokesman come forward for the group.

Mr. Raymond Hoste, of 33169 Audrey, appeared before the Board and stated he lived the third house from this shop and was probably the instigator of the opposition to the request of Sherwood Properties. He stated he was opposed to their request because they have never lived up to their obligations before. Mr. Hoste wondered how the Board can consider permitting a storage building for the industrial concern. He stated that the present building as it stands today is in sad repair and is deteriorating the value of their property. Mr. Hoste stated that he was advised by a real estate man that the presence of this building has deteriorated the value of his home by 20%. He stated that the building at the present time has 24 broken windows, the gutters on the east side of the building are rusted through and splashes water on the sidewalk. Mr. Hoste further stated that when they made their last addition they stored it full of obsolete equipment and it has been there for over two years. Mr. Hoste further stated that several years ago when they built the last addition the windows on the east side of the building were to have been sealed off and this has never been done. He stated the addition on the east side of the property was originally built as a storage area

and that they had polishing jacks hooked up and they had never used it as a storage area and he did not believe that they intended to use the present area as requested for storage.

Mr. Casimer Lukiewski of 23124 Beierman appeared before the Board and discussed the matter. After some further comments, Chairman Vella closed the public hearing and opened discussion to members of the Board.

Mr. Lee pointed out that they had a problem that they were going to try to work it out and he felt that it was a very unfortunate situation. Mr. Hughes discussed the permit that was issued through human error and pointed out that the conditions mentioned concerning the rubbish and the windows that the Board had no jurisdiction over these matters. Comment followed on the permit that was issued to a non-conforming use and was issued in error and how the Building Director issued a stop order upon being notified of the error.

Mr. Lee made a motion that the variance be granted to the petitioner with the following conditions: the parking area at Nine Mile Road and Hill, which is the designated parking area for this plant be blacktopped; the parking area blacktopped in the parkway in front of the existing building (between the sidewalk and the curb) be greenbelted; greenbelt the present setback line along the existing property; that they raise a decorative wall to a height of 6 feet; and to install a decorative wall around the parking area to the corner of Hill and Nine Mile Road, said wall to be 4 feet in height; also that said work be completed within a period of six months from the date of the Board's action and also that a \$12,000 cash bond be posted with the city to insure performance. Mr. Lee added as a further condition that the windows on the east side be sealed so that they cannot be opened and also that the gutters be replaced on the east side to eliminate some of the drainage problem. After some further comment, Mr. Lee changed the condition to provide that the windows on the east side be sealed off so that they cannot be opened and that the gutters be replaced. Mr. Efthemiou requested an addition to the motion that the new storage building be completely enclosed with a colored metal siding with no sash at all. Mr. Carmody advised that the new storage building would be a brick structure in conformity with the present building. Mr. Efthemiou stated he had no objections whether it was metal siding or brick as long as it was colored and enclosed. Mr. Hughes supported the motion. Mr. Lee also added a condition that the entire area be policed and cleaned up in an orderly manner around the plant. Mr. Lee stated that they would set the matter up as a storage area and it would be designated in the motion as a storage area in compliance with the plans submitted and he did not think that they were going to be able to violate that. A roll call was taken. All "Ayes," except Mr. Pouls who voted "No," and Mr. Breitenbucher who voted "No" because he did not feel that they could give a deviation on a non-conforming use and that the matter should go before Council for rezoning. The motion was carried.

Item 7.

PUBLIC HEARING:

Applicant: Christ Lutheran Church
Representative: Ronald Zatkoff
Common Description: 32300 Schoenherr Road
Legal Description: Plate No. N10B
Zone: R-1-G

Request: to erect a 12 foot high, 50 square foot sign, six feet from the front property line

Ordinance Requirement: Sec. 4.06 - any portion of a lot in front of the front building line shall be used for ornamental purposes only;
Sec. 5.01 (e) - 10 square feet is maximum size sign permitted;
Sec. 4.14 - sign shall set back from the right of way a distance equal to the height of such sign

Mr. Gerald Wixson appeared before the Board on behalf of the petitioner and stated that he was a member of the Church and that Mr. Ronald Zatkoff was also a member of the Church and is with the

COMPLAINT Enforcement | E24-04642**Property Information**

12-13-29-451-029 4965 NINE MILE Subdivision:
Warren, MI 48091 Lot: Block:

Name Information

Owner: DJP LEASING LLC Phone:
Occupant: PHOENIX METAL Phone:
Filer: Phone:

Enforcement Information

Date Filed: 10/08/2024 Date Closed: 10/08/2024 Status: Closed

Complaint:

Resident shared this video clip of the Planning Commission meeting July 8 showing a representative of the business advising that operations will not begin before 8am. I understand the contract states before 7am. Per resident, it has been before 7am recently.

Video Link:

https://youtu.be/oYA_WkvvgVM?si=z8tYL4B04XwxRRNQ

Last Action Date: Last Inspection:

Last Action:

FIELD CHECK COMPLAINT Inspection | FRANK BADALAMENTE

Status: Complied Result: Complied
Scheduled: 10/08/2024 Completed: 10/08/2024

Violations:

Uncorrected

Comments:

Noise Complaint Spoke to owner Derrick Kemppainen, he understood, apologized and said he will instruct all his employees to not do work / business outside until after 8 am.
Also gave verbal warning of possible citation if we are called out again for noise complaint. FB

COMPLAINT Enforcement | E24-00999**Property Information**

12-13-29-451-029

4965 NINE MILE
Warren, MI 48091

Subdivision:

Lot:

Block:

Name Information

Owner: DJP LEASING LLC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 02/26/2024

Date Closed: 07/16/2024

Status: Complied

Complaint:CALLER STATING THAT BUSINESS IS RUNNING OUT OF LOCAITON THEY HAVE HIGHLOWS RUNNING 6:30 7 AM DAILY . CALLER
UPSET OF THE NOISE THAT EARLY IN THE MORNING-CP

Last Action Date: 07/17/2024

Last Inspection:

Last Action:

ADJOURNED

ZONING Inspection | BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 02/27/2024

Completed: 02/27/2024

Violations:

Uncorrected

Comments:

TAKE PICTURES OF A TAKE PICTURES OF ALL PROPERTY MAINTENANCE ISSUES (I WILL BE FORWARDING PICS TO PLANNING)

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Not Complied

Result: Not Complied

Scheduled: 03/15/2024

Completed: 03/19/2024

Violations:

Uncorrected

Comments:Scheduling Comment 3/19/24 DISCUSSED W/EM TODAY. SAID THEY HAD MEETING WITH THEIR ATTORNEY AND SHE WAS
INFORMED THEY NOW NEED TO APPLY FOR COC. EM SAID I DO NOT NEED TO SEND COC REQUIRED LETTER
NOW AND TO SCHEDULE NEXT FOLLOW-UP 30 DAYS.-BS**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: violations

Result: Violations

Scheduled: 04/22/2024

Completed: 04/22/2024

Violations:

Uncorrected

Comments:

Scheduling Comment HAS COC APP BEEN SUBMITTED?

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: violations

Result: Violations

Scheduled: 05/24/2024

Completed: 05/24/2024

Violations:

Uncorrected

Comments:

Scheduling Comment COC APP SUBMITTED? NO COC APP IN SYSTEM, CHECK W/EM ABOUT ISSUING TICKET.

TICKET Inspection | BRIAN SCHUMAN

Status: violations

Result: Violations

Scheduled: 05/28/2024

Completed: 05/28/2024

Violations:

Uncorrected

Comments:

Y033533

5/28/24 ISSUED TICKET #: Y033533

VIOL #1: 22.11 (C) FAILURE TO OBTAIN CERTIFICATE OF COMPLIANCE / 9837

POSTING TICKET ON 5/29/24-BS

POST TICKET Inspection | BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 05/29/2024

Completed: 05/29/2024

Violations:

Uncorrected

Comments:

Scheduling Comment POST TICKET #: Y033533

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Violation

Result: No Violation

Scheduled: 07/01/2024

Completed: 07/02/2024

Violations:

Uncorrected

Comments:

Scheduling Comment SCAN IN NTA

COURT Inspection | BRIAN SCHUMAN

Status: Complied

Result: Complied

Scheduled: 07/16/2024

Completed: 07/16/2024

Violations:

Uncorrected

Comments:

Scheduling Comment COURT FOLLOW-UP

COURT Inspection | BRIAN SCHUMAN

Status: No Violation

Result: No Violation

Scheduled: 07/17/2024

Completed: 07/17/2024

Violations:

Uncorrected

Comments:

Scheduling Comment COURT 9:30 AM

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Violation

Result: No Violation

Scheduled: 08/07/2024

Completed: 08/07/2024

Violations:

Uncorrected

Comments:

Scheduling Comment SCAN IN NEW NTA. CASE WAS ADJOURNED 6 MONTHS BETWEEN CITY ATTORNEY & THEIR ATTORNEY.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Complied

Result: Complied

Scheduled: 02/04/2025

Completed: 02/04/2025

Violations:

Uncorrected

Comments:

Scheduling Comment DISMISSED TICKET 1/31/25. COC COMPLETED 9/12/24. HAD NEGOTIATED AT COURT 7/17/24 w/CM & C.BURDI THAT THEY HAD 6 MONTHS TO COMPLETE SINCE THEY HAD FINALLY APPLIED FOR COC,

COURT Inspection | BRIAN SCHUMAN

Status: Canceled

Result: Canceled

Scheduled: 02/05/2025

Completed:

Violations:

Uncorrected

Comments:

Scheduling Comment DISMISSED 1/31/25

BUILDING Enforcement | E23-04163**Property Information**

12-13-29-451-029 4965 NINE MILE Subdivision:
Warren, MI 48091 Lot: Block:

Name Information

Owner: DJP LEASING LLC Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 08/03/2023 Date Closed: Status: In Progress

Complaint:

POSTED VACANT FOR C O C JI BLDG 8 3 23

SPOKE TO OWNER AND HE WOULD LIKE TO HAVE OCCUPANCY IN 3 MONTHS HE WILL POST ADDRESSES TODAY JI BLDG 8 3 23

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | JOHN IMPELLIZZERI

Status: Violations Result: Violations
scheduled: 08/03/2023 Completed: 08/03/2023

Violations:

Uncorrected

Comments:

Scheduling Comment CHECK FOR WORK W/O PERMITS

ZONING Enforcement | E22-04356**Property Information**

12-13-29-451-029

4965 NINE MILE

Subdivision:

Warren, MI 48091

Lot:

Block:

Name Information

Owner: JONROY HOLDINGS LLC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 10/04/2022

Date Closed: 07/24/2025

Status: CLOSED OLD COMPLAINT

Complaint:

INVESTIGATE METAL FAB BUSINESS W/O A COC

8/8/23 REC'D COC--NOT A PERMITTED USE IN A C-1 ZONE, RETURNED APPLICATION, VARIANCE IS REQUIRED, ALSO SENT ZBA APP.

8/24/23 ZBA APP RECEIVED?

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection | DAVID PODESZWIK

Status: Scheduled

Result: Scheduled

Scheduled: 10/04/2022

Completed:

Violations:

Uncorrected

Comments:

Scheduling Comment INVESTIGATE METAL FAB BUSINESS W/O A COC

FIELD CHECK COMPLAINT Inspection | DAVID PODESZWIK

Status: Scheduled

Result: Scheduled

Scheduled: 08/24/2023

Completed:

Violations:

Uncorrected

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

Status: Violations

Result: Violations

Scheduled: 08/09/2023

Completed: 08/09/2023

Violations:

Uncorrected

Comments:

Enforcement | E18-00946**Property Information**

12-13-29-451-029 4965 NINE MILE Subdivision:
Warren, MI 48091 Lot: Block:

Name Information

Owner: JONROY HOLDINGS LLC Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 02/22/2018 Date Closed: 03/02/2018 Status: Complied

Complaint:

PROPERTY IS A MESS. BRICKS EVERYWHERE. STARTED DOING WORK, NEVER FINISHED. -SG

Last Action Date: Last Inspection:

Last Action:

Final Inspection | FRANK BADALAMENTE

Status: Violations Result: Violations
Scheduled: 02/27/2018 Completed: 02/27/2018

Violations:

Uncorrected

Comments:

SPOKE TO BUILDING SPOKE TO BUILDING OWNERS FATHER. HE SAID HE WILL MAKE SURE ISSUE IS ADDRESSED ASAP. FB

FOLLOW-UP Inspection | FRANK BADALAMENTE

Status: Complied Result: Complied
Scheduled: 03/02/2018 Completed: 03/02/2018

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection | FRANK BADALAMENTE**

Status: No Violation Result: No Violation
Scheduled: 03/07/2018 Completed: 03/07/2018

Violations:

Uncorrected

Comments:

MAKE SURE KEPT CLE MAKE SURE KEPT CLEAN WHILE WORKING / KEEPING CLEAN WILL STILL DO DRIVE BY FROM TIME TO
TINME. FB

DPMI Enforcement | E17-06904

Property Information

12-13-29-451-029 4965 NINE MILE Subdivision:
Warren, MI 48091 Lot: Block:

Name Information

Owner: JONROY HOLDINGS LLC Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 12/29/2017 Date Closed: 02/07/2018 Status: JUDGEMENT

Complaint:
34.60 SNOW REMOVAL

Last Action Date: Last Inspection:

Last Action:
FTA

TICKET Inspection | CURTIS GAUSS

Status: Violations Result: Violations
Scheduled: Completed: 12/29/2017

Violations:

Uncorrected FAILURE TO REMOVE INCE/SNOW FROM SIDEWALK.

Comments:

Enforcement | E11-6970**Property Information**

12-13-29-451-029

4965 NINE MILE

Subdivision:

Warren, MI 48091

Lot:

Block:

Name Information

Owner: BID PROPERTIES LLC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 09/08/2011

Date Closed: 10/03/2011

Status: Resolved

Complaint:

Last Action Date:

Last Inspection:

Last Action:

SERVICE Inspection | DEBORAH WENSON

Status: Violations

Result: violations

Scheduled: 09/08/2011

Completed: 09/08/2011

Violations:

Uncorrected

IPMC 307.1 ACCUMULATION OF RUBBISH AND GARBAGE: ALL EXTERIOR PROPERTY AND PREMISES SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE. INCLUDES PILE OF BROKEN ASPHALT ETC, ALONG PROPERTY LINE.

Uncorrected

IPMC 302.4 WEEDS: ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 6".

Uncorrected

SECTION 17.02(S) - OPEN STORAGE IS NOT ALLOWED IN A C-1 ZONE

Uncorrected

IPMC 302.8 MOTOR VEHICLES: NO INOPERATIVE OR UNLICENSED VEHICLES SHALL BE PARKED, KEPT OR STORED ON ANY PREMISES UNLESS IN AN ENCLOSED STRUCTURE.

Comments:**SERVICE Inspection | DEBORAH WENSON**

Status: Not Complied

Result: Not Complied

Scheduled: 09/20/2011

Completed: 09/21/2011

Violations:

Uncorrected

Comments:**SERVICE Inspection | DEBORAH WENSON**

Status: Partially Complied

Result: Partially Complied

Scheduled: 09/27/2011

Completed: 09/28/2011

Violations:

Uncorrected

Comments:**SERVICE Inspection | DEBORAH WENSON**

Status: Complied

Result: Complied

Scheduled: 10/25/2011

Completed: 10/26/2011

Violations:

Uncorrected

Comments:

SERVICE Inspection | DEBORAH WENSON

Status: Canceled
Scheduled: 09/28/2011

Result: Canceled
Completed: 09/29/2011

Violations:

Uncorrected

Comments:

Scheduling Comment CALL 9AM

SERVICE Inspection | DEBORAH WENSON

Status: Complied
Scheduled: 10/03/2011

Result: Complied
Completed: 10/03/2011

Violations:

Uncorrected

Comments:

SERVICE Inspection | DEBORAH WENSON

Status: Partially Complied
Scheduled: 03/05/2012

Result: Partially Complied
Completed: 01/11/2012

Violations:

Uncorrected

Comments:

Scheduling Comment AM AFTER PHOTOS

PHONE CALL SPOKE TO [REDACTED] VEH/TRLR TO BE REMOVED/PLATED

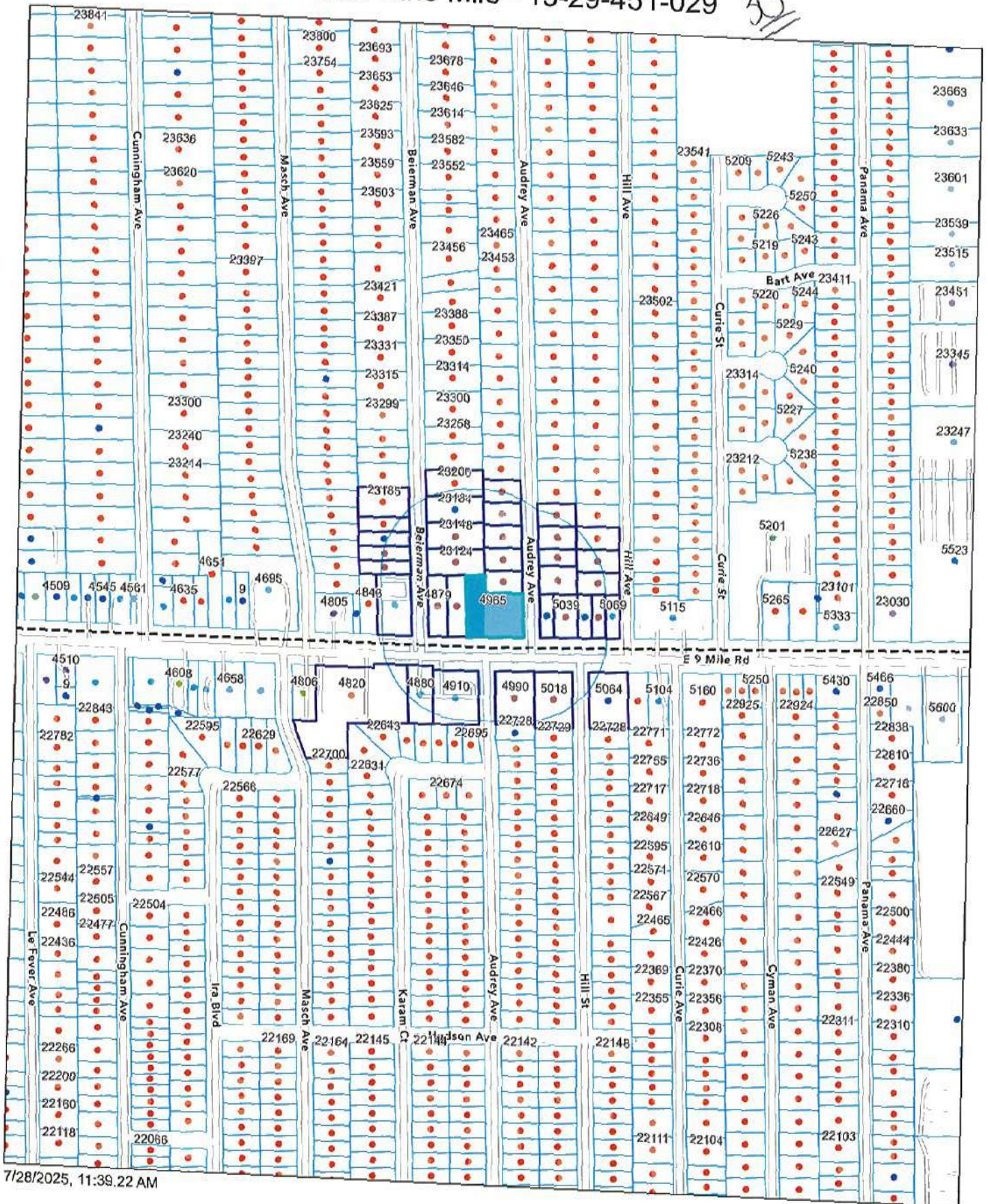
4965 9 MILE



7/24/2025, 11 32.21 AM

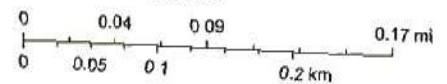
1:564
0 0 0.01 0.02 mi
0 0.01 0.01 0.03 km

30



7/28/2025, 11:39.22 AM

1:5,068



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: AUGUST 13, 2025 at 7:30 P.M.

Applicant: EASTERON MICHIGAN INDUSTRIES ~~-USE-~~

Common Description: 4965 NINE MILE

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

- 1) Retain 6' tall fencing in the front setback 5' 7" from the front property line.
- 2) Allow 4,450 square ft. of open storage of steel plates stacked no higher than 36" to a non-conforming use in a C-1 zoning district. ~~USE~~

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 Moora, 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: IDRIVE AUTO PARTS, INC- KALVEN HERMIZ

REPRESENTATIVE: CAREN BURDI

COMMON DESCRIPTION: **21311 GROESBECK**

PARCEL NUMBER: 12-13-35-331-001

ZONED DISTRICT: M-2

REASON: Petitioner seeks variances to retain fencing, waive parking spaces, retain parking in front setback and construct building addition in the front & side setbacks.

ORDINANCES and REQUIREMENTS:

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

SECTION 17.02 (T) - INDUSTRIAL STANDARDS. Open storage for junk, auto wrecking yards and other waste products is not a permitted use in M-2 zoning districts.

SECTION 4.32 (H) - OFF-STREET PARKING REQUIREMENTS. The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use.

(23) One (1) parking space for each one thousand two hundred 1,200 square feet of gross floor area.

SECTION 17.02 (A) - INDUSTRIAL STANDARDS. Front yard setback in M-2 zoning districts is 25'.

SECTION 17.02 (B) - INDUSTRIAL STANDARDS. Side yard setback in M-2 zoning districts is 20'.

SECTION 4.17 (A) - NON-CONFORMING USES: Non-Conforming Use-Continuance. Any lawful non-conforming use consisting of a building or land usage existing at the time of the effective date of this Ordinance may be continued, except as herein prohibited or restricted, provided that the building or use thereof shall not be structurally changed, altered or enlarged, unless such altered or enlarged building or use shall conform to the provisions of this Ordinance for the district in which it is located. No non-conforming use if changed to a use permitted in the district in which it is located shall be resumed or changed back to a non-conforming use. Failure to continue to use any land, building or structure, or part thereof, which use is a non-conforming use under this Ordinance, for a period of one (1) year or more shall be held to be conclusive proof of an intention to legally abandon any such non-conforming use.

VARIANCES REQUESTED: Permission to:

- 1) Retain 1,149.64 feet of 8' high corrugated sheet metal fencing. (Total of 2840.64' of 8' high fencing, of which 1,655' was previously granted a variance on 6/7/2017)
- 2) Retain existing non-conforming auto wrecking yard & expand the outdoor storage area by 59,485.92 sq/ft, identified as parcel 1 on the site plan. - **USE**
- 3) Waive 5 required parking spaces.
- 4) Retain the parking within the Groesbeck front setback.
- 5) Construct a building addition to within 29.07' of the east property line along Groesbeck & to within 7.28' of the north property line along Prospect.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

5/27/2025

7/25/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: I DRIVE AUTO PARTS INC

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

Section 4D.38. - Height.

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

Section 17.02 (t) - Industrial standards.

Open storage for junk, auto wrecking yards and other waste products is not a permitted use in M-2 zoning districts.

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

The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use.

(23) One (1) parking space for each one thousand two hundred 1,200 square feet of gross floor area.

Section 17.02 (a) - Industrial standards.

Front yard setback in M-2 zoning districts is 25'.

Section 17.02 (b) - Industrial standards.

Side yard setback in M-2 zoning districts is 20'.

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

11515 SW 5127/25 - ORIGINAL APP.
7/11/25 - REVISED APP.

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: I Drive Auto Parts, Inc Kalven Hermiz President

Address [REDACTED] Telephone [REDACTED]

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

Name and Address of Property Owner (if different) Brays Investments, LLC, Kalven Hermiz Managing
[REDACTED]

Name of Representative: Caren M Burdi Telephone [REDACTED]

Representative's Address: [REDACTED]

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

21311 Groesbeck Hwy., Warren MI 48083

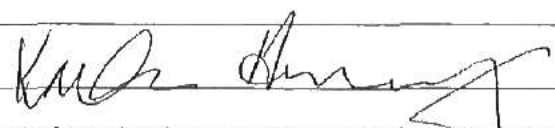
Parcel I.D. No (as shown on tax bill), please see attached

Purpose of Request, Request to retain 1,149.64 lineal feet of 8 ft high corrugated sheet metal fencing
for the expansion of the recycle yard and at the building on Groesbeck. (Total lineal feet of fencing is

2,840.64' minus 1,655' already approved by ZBA) Permission for expansion of outside storage
identified as Parcel 1 on the site plan. To waive 5 parking spaces and to retain the parking within

the Groesbeck Hwy front setback area. To locate the Groesbeck building addition, at its closest,
29.07' from Groesbeck Hwy and 7.28' from Prospect Avenue.

The Nature of the Hardship is explained on the attached paper.

Signature:  Date: 7/11/25

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 Kalven Hermiz of Brays Investments, LLC and Edom Properties, LLC

OF [REDACTED]

THE Address, City, State Brays Investments, LLC and Edom Properties, LLC Zip Telephone
Managing Member OF

Title of Officer Name of Company It
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

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

Attorney Burdi Law
THE OF *
Title of Officer Name of Company

OF [REDACTED]
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 29th DAY OF May, 2025, BEFORE ME PERSONALLY CAME
Kalven Hermiz, 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.

TANYA VITALE
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires November 21, 2030
Acting in the County of _____

Tanya Vitale
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 11-21-2030

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.

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.

This area is 100 percent industrial. There are no homes near the storage yard. It is important that the expansion of the storage yard be secured especially abutting the railroad. We have had issues with people stealing and gaining access from the railroad property. We have had issues with people dumping garbage. Changing the shed to a proper building will not impact others

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 need for a property to be secured is not self imposed. Changing a shed to a proper building is proper property maintenance and not self imposed.

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 as by the building Groesbeck Hwy cuts through the property leaving an odd shaped property that bring planning challenges. The recycle yard is unique as it is behind other properties and abuts the railroad tracks.

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

The proposed variances are not a detriment to others as it is located in an area of all industrial 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.

The variances are necessary for the upkeep of the property and its use. It is not to avoid an economic cost but to improve the property and business

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.

It is necessary to secure the property and to update the shed to a building to improve the property and business.

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.

We are expanding a use variance for outdoor storage for a salvage yard in an industrial area.

The property is a triangle shape that runs along the railroad and was behind the previous owners' building. It would not be useful even for parking so far from their business on Groesbeck and their business does not need that much parking especially as they had plenty.

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 is an expansion of an approved use variance for outdoor storage.

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 abuts the railroad and the salvage yard is located behind other businesses

The area is all industrial.

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.

Not a detriment as it is located in an industrial area.

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

Necessary to give the property a use with no detrimental effect.

I Drive Auto Parts Hardship:

Background:

This parcel was originally a junk yard called Sheridan Auto Parts. It was run as a true junk yard. The property which consists of a building on Groesbeck at 21311 and a yard in the rear, was purchased by my client. My client cleaned up the property and has been running a true recycle yard. It took them weeks to clean out all of the junk, garbage and debris that was just thrown in the yard and left. The Petitioner removed countless loads of garbage, tires, a buried boiler, a buried bus and countless car carcasses. The fence that enclosed the lot was in disrepair and the Petitioner replaced it. The Petitioner indicated that parts of the fence were 8 feet and that there was barbed wire on the fence along the railroad tracks. Petitioner did obtain variances for outdoor storage for the recycle yard and for the 8 foot fence but has since purchased more property to expand.

Future Moving Forward:

Please note that this yard is now a true recycle yard. Cars come in and the fluids are removed from the cars. The parts are then harvested from the cars over the next few months and catalogued. The parts are sold locally and over the internet. When the car is picked clean it is sold for the metal and recycled off the lot.

Petitioner's neighbor had some property along the railroad that was not being used and my client purchased it to expand his recycle yard. Petitioner is asking for permission to have outdoor storage on the expanded area and to have a 8ft high fence in the expanded area for safety and security.

Currently at the building on Groesbeck, to the North is an area behind the fence where vehicles are pulled in and the parts are taken off the vehicles. It currently consists of three sides and a roof with the front of the building being open to the yard behind the fence. Petitioner is proposing to build a proper building in that location so that the workers are not exposed to the elements as they work. This will require the loss of three parking spaces. Most of the Petitioner's business is actually through the internet. The parking spaces will not be missed.

The property is zoned M-2 and M-4. It is located in an Industrial District with no homeowners near. The requests do not pose an unreasonable impact or burden as all of the properties are industrial and our work is contained on our site.

It is not self imposed as the need for a property to be secured is not self-imposed nor is the request to formalize a shed into a proper building.

The property is unique as it abuts the railroad and is located behind other businesses. Also where the building is located off of Groesbeck Hwy, the Hwy cuts through the property giving it a difficult shape to work with.

The proposed variances are not a detriment as this is an industrial area.

It is not personal or merely economic but necessary as it is necessary to secure ones property, especially when it is located along railroad tracts and behind another business. Taking down the current shed and making it a proper building is an improvement to the property and the industrial neighborhood.

21311 Groesbeck – Project #PSP240006 Included Parcels (Retyped)

Brays Investments LLC/Kalven Hermiz North of Prospect Avenue Parcels

Parcel 1 being added to the salvage yard: 13-35-352-013 (21001 Groesbeck)

Storage lot:

13-35-326-001	13-35-326-002	13-35-326-003	13-35-326-004
13-35-326-005	13-35-326-006	13-35-326-007	13-35-326-008
13-35-326-009			

13-35-327-010	13-35-327-011	13-35-327-012	13-35-327-013
13-35-327-014	13-35-327-015	13-35-327-016	13-35-327-017
13-35-327-018			

Brays Investments LLC/Kalven Hermiz South of Prospect Avenue Parcels

Building: 13-35-331-001 Grass Area: 13-35-331-002 13-35-331-006

Edom Properties LLC/Kalven Hermiz North of Prospect Avenue Parcels

Storage lot:

13-35-327-001	13-35-327-002	13-35-327-003	13-35-327-004
13-35-327-005	13-35-327-006	13-35-327-007	13-35-327-008
13-35-327-009			

13-35-327-020	13-35-327-021	13-35-327-022	13-35-327-023
13-35-327-024	13-35-327-025	13-35-327-026	

Edom Properties does not own any of the included parcels south of Prospect Avenue.

Victor Pirrami (no company listed) owns parcel 13-35-331-005, which is south of Prospect Avenue. Need Caren to advise if Victor is part of either Brays or Edom.

21311 Groesbeck & 21672 Edom

6/27/2018

LEGAL DESCRIPTION: 13-35-331-001

VARIANCES REQUESTED: Permission to

- 1) Construct an 8 ft. high chain link fence.
- 2) Construct a chain link fence in the required setback.
- 3) Erect a 20 ft. freestanding sign with a 10 ft. setback from the sidewalk.
- 4) (All related parcels to be combined.)

The petitioner's request was GRANTED as written.

21311 Groesbeck

6/07/2017

LEGAL DESCRIPTION: 13-35-331-001

VARIANCES REQUESTED: Permission to

- 1) Retain an 8-foot privacy fence surround the legal non-conforming salvage yard, for a total of 1655 lineal feet.
- 2) Retain architectural design stripe painting on building 32" x 218' = 581.34 sq. ft.
- 3) Retain painted sign on south elevation "I DRIVE AUTO PARTS" 48" X 192" = 64 sq. ft.
- 4) Retain painted sign on east elevation "I DRIVE AUTO PARTS" 80" x 216" = 120 sq. ft.

The petitioner's request was APPROVED as written.

21311 Groesbeck Highway

Ronald A. Krause
Frank J. Krause
1405 Mayfield Drive
Royal Oak
LI. 4-3330

Request granted with conditions at meeting of
November 29, 1967

RONALD A. KRAUSE & FRANK J. KRAUSE, 21311 Groesbeck Highway, also known as Lots 97-107 incl., and 202-204 incl., of Frank C. Hall's Sunset Mills Subdivision -- GRANTED permission to construct a 60 ft. x 56 ft. building addition to the front property line on Edom Street and to within 12 feet of the side property line on Prospect Street, thus continuing the building line. Also permission to waive approximately 15% of the required off-street parking, with the following conditions: that the parking lot be of crushed stone and that a drywell be installed

ZONING Enforcement | E21-00536**Property Information**

12-13-35-331-001 21311 GROESBECK Subdivision: .3 03...
WARREN, MI 48089-3141 Lot: Block:

Name Information

Owner: BRAYS INVESTMENTS LLC KALVEN HERMIZ Phone: [REDACTED]
Occupant: IDRIVE AUTO PARTS, INC Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 04/09/2021 Date Closed: 01/18/2022 Status CLOSED

Complaint:

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status: Violations Result: Violations
Scheduled: 04/09/2021 Completed: 04/09/2021

Violations:**Uncorrected**

SECTION 17.02(S) - REMOVE ALL ITEMS ILLEGALLY STORED ON TOEPFER RIGHT OF WAY (NORTH OF PARCEL 12-13-35-327-020 21669 HELLE).
SECTION 4D.03. - REMOVE ILLEGAL FENCE INSTALLED WITHOUT A PERMIT AND BLOCKING ACCESS TO TOEPFER RIGHT OF WAY (NORTH OF PARCEL 12-13-35-327-020 21669 HELLE).

THE ILLEGAL FENCE AND ALL ILLEGAL STORAGE ARE TO BE REMOVED FROM THE TOEPFER RIGHT OF WAY IMMEDIATELY.

A RE-INSPECTION OF THE PROPERTY WILL TAKE PLACE ON APRIL 15, 2021. SHOULD THE PROPERTY OWNER FAIL TO COMPLY WITH THIS NOTICE, TICKETS WILL BE ISSUED FOR EACH DAY THAT VIOLATIONS EXIST. IN ADDITION, THE CITY WILL PETITION THE COURT TO AUTHORIZE REMOVAL OF THE ILLEGAL FENCE AND ILLEGAL STORAGE AND ORDER THE PROPERTY OWNER TO REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH THE REMOVAL.

MARCH 23, 2021 - VERBAL WARNING ISSUED TO REMOVE ILLEGAL STORAGE AND ILLEGAL FENCE. (COPY OF GIS MAP GIVEN FOR REFERENCE). PROPERTY OWNER ADVISED ME THAT HIS ATTORNEY (CAREN BURDY) WOULD CONTACT ENGINEERING TO RESOLVE ISSUE.

APRIL 9, 2021 - ENGINEERING NOTIFIED ZONING THAT ILLEGAL STORAGE AND ILLEGAL FENCE HAVE NOT BEEN REMOVED.

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

Status: Partially Complied Result: Partially Complied
Scheduled: 04/15/2021 Completed: 04/15/2021

Violations:**Uncorrected****Comments:**

Scheduling Comment ILLEGAL FENCE AND STORAGE REMOVED?

4/15/21 - MANY ITEMS REMOVED, NO ACCESS, GATE LOCKED. -EM

FIELD INSPECTION Inspection | EVERETT MURPHY

Status: Partially Complied Result: Partially Complied
Scheduled: 04/26/2021 Completed: 04/26/2021

Violations:**Uncorrected****Comments:**

ILLEGAL FENCE AND ILLEGAL FENCE AND STORAGE REMOVED?

4/26/21 - MOST ITEMS REMOVED, FENCE AND GATE REMAIN. NO GATE ACCESS (CHAINED AND LOCKED).

FIELD INSPECTION Inspection: EVERETT MURPHY

Status: Partially Complied

Result: Partially Complied

Scheduled: 05/03/2021

Completed: 05/03/2021

Violations:

Uncorrected

Comments:

5/3/21 - GATE OPEN 5/3/21 - GATE OPEN AND UNLOCKED, NEW FENCE ALMOST COMPLETE. -EM

FOLLOW-UP Inspection: EVERETT MURPHY

Status: Partially Complied

Result: Partially Complied

Scheduled: 05/04/2021

Completed: 05/05/2021

Violations:

Uncorrected

Comments:

Scheduling Comment CHECK IF FENCE REMOVED.

BUSINESS LICENSE Enforcement | E20 01093**Property Information**

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03...
WARREN, MI 48089-3141 Lot: . Block:

Name Information

Owner: BRAYS INVESTMENTS LLC KALVEN HERMIZ Phone: [REDACTED]
Occupant: IDRIVE AUTO PARTS, INC Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 03/19/2020 Date Closed: 01/18/2022 Status: CLOSED

Complaint:

COMPLIANCE CHECK

Last Action Date: Last Inspection:

Last Action:

BUSINESS LICENSE Inspection | SARA ZAYAS

Status: Violations Result: Violations
Scheduled: 04/06/2020 Completed: 05/15/2020

Violations:

Uncorrected SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE PLANNING DEPARTMENT AND MAY REQUIRE A VARIANCE FROM THE ZONING BOARD OF APPEALS. REMOVE ALL ITEMS STORED OUTSIDE. IF OPEN STORAGE IS DESIRED, SUBMIT A SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.

Comments:**BUSINESS LICENSE Inspection | STEVEN WATRIPOINT**

Status: Violations Result: Violations
Scheduled: 01/07/2021 Completed: 01/21/2021

Violations:

Uncorrected

Comments:

VERIFY NON-COMPLIA VERIFY NON-COMPLIANCE AND NOTE ANY OTHER VIOLATIONS. WILL APPROVE/DENY BUSINESS LICENSE AFTER CURRENT VERIFICATION.

BUSINESS LICENSE Enforcement | E19-01408**Property Information**

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03...
WARREN, MI 48089-3141 Lot: Block:

Name Information

Owner: BRAYS INVESTMENTS LLC KALVEN HERMIZ Phone: [REDACTED]
Occupant: IDRIVE AUTO PARTS, INC Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 03/18/2019 Date Closed: 06/25/2019 Status: CLOSED

Complaint:

BUSINESS LICENSE - CHECK WITH EMURPHY BEFORE INSPECTION.

Last Action Date: Last Inspection:

Last Action:

BUSINESS LICENSE Inspection | STEVEN WATRIPOINT

Status: violations Result: Violations
Scheduled: 05/09/2019 Completed: 05/10/2019

Violations:

Uncorrected

Comments:**BUSINESS LICENSE Inspection | STEVEN WATRIPOINT**

Status: Complied Result: Complied
Scheduled: 06/25/2019 Completed: 06/25/2019

Violations:

Uncorrected

Comments:

BUSINESS LICENSE Enforcement | E19-01408**Property Information**

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03...
WARREN, MI 48089-3141 Lot: . Block:

Name Information

Owner: BRAYS INVESTMENTS LLC KALVEN HERMIZ Phone: [REDACTED]
Occupant: IDRIVE AUTO PARTS, INC Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 03/18/2019 Date Closed: 06/25/2019 Status: CLOSED

Complaint:

BUSINESS LICENSE - CHECK WITH EMURPHY BEFORE INSPECTION.

Last Action Date: Last Inspection:

Last Action:

BUSINESS LICENSE Inspection | STEVEN WATRIPOINT

Status: Violations Result: Violations
Scheduled: 05/09/2019 Completed: 05/10/2019

Violations:

Uncorrected

Comments:**BUSINESS LICENSE Inspection | STEVEN WATRIPOINT**

Status: Complied Result: Complied
Scheduled: 06/25/2019 Completed: 06/25/2019

Violations:

Uncorrected

Comments:

COMPLAINT Enforcement | E18-03278**Property Information**

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03...
WARREN, MI 48089-3141 Lot: Block:

Name Information

Owner: BRAYS INVESTMENTS LLC KALVEN HERMIZ Phone: [REDACTED]
Occupant: SHERIDAN AUTO PARTS Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 06/11/2018 Date Closed: 08/23/2018 Status: Complied

Complaint:

PARKING UNLICENSED CRASHED VEHICLES ON PROSPECT AND NEIGHBORS LOT AND WORKING ON THEM.

Last Action Date: Last Inspection:

Last Action:

FOLLOW-UP Inspection | SARA ZAYAS

Status: violations Result: violations
Scheduled: 06/14/2018 Completed: 06/18/2018

Violations:

Corrected SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE PLANNING DEPARTMENT AND MAY REQUIRE A VARIANCE FROM THE ZONING BOARD OF APPEALS. REMOVE ALL ITEMS STORED OUTSIDE. IF OPEN STORAGE IS DESIRED, SUBMIT A SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.

Corrected 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.

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

Status: Partially Complied Result: Partially Complied
Scheduled: 07/06/2018 Completed: 07/06/2018

Violations:

Uncorrected

Comments:

NOTES SPOKE WITH KALVIN ON SITE, GAVE TIME TO CLEAN REAR AREA, MOVING CARS IMMEDIATELY OFF STREET STATED WILL HAVE SIGN REMOVED OVER WEEKEND-SZ

FIELD INSPECTION Inspection | SARA ZAYAS

Status: Complied Result: Complied
Scheduled: 08/23/2018 Completed: 08/23/2018

Violations:

Uncorrected

Comments:**FIELD INSPECTION Inspection | SARA ZAYAS**

Status: violations Result: violations
Scheduled: 07/26/2018 Completed: 08/02/2018

Violations:

Uncorrected

Comments:

Scheduling Comment REAR AREA CLEANED UP?

COMPLAINT Enforcement | E18-03277

Property Information

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03...
WARREN, MI 48089-3141 Lot: Block:

Name Information

Owner: BRAYS INVESTMENTS LLC KALVEN HERMIZ Phone: [REDACTED]
Occupant: SHERIDAN AUTO PARTS Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 06/11/2018 Date Closed: 06/19/2018 Status: Complied

Complaint:

EMPLOYEES ARE PARKING IN LOT OF 21279 GROESBECK. USING THEIR PROPERTY TO LOAD & UNLOAD TRUCKS. SG

Last Action Date: Last Inspection:

Last Action:

FOLLOW-UP Inspection | SARA ZAYAS

Status: No Violation Result: No Violation

Scheduled: 06/14/2018 Completed: 06/19/2018

Violations:

Uncorrected

Comments:

COMPLAINT Enforcement | E18-02776

Property Information

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03...
WARREN, MI 48089-3141 Lot: Block:

Name Information

Owner: BRAYS INVESTMENTS LLC KALVEN HERMIZ Phone: [REDACTED]
Occupant: SHERIDAN AUTO PARTS Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 05/18/2018 Date Closed: 08/30/2018 Status: Complied

Complaint:

OCC W/O C OF O BK/AH

Last Action Date: Last Inspection:

Last Action:

FOLLOW-UP Inspection | SARA ZAYAS

Status: Complied Result: Complied

Scheduled: 08/30/2018 Completed: 08/30/2018

Violations:

Uncorrected

Comments:

ZONING Enforcement | E17-05923**Property Information**

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03...
WARREN, MI 48089-3141 Lot: . Block:

Name Information

Owner: BRAYS INVESTMENTS LLC KALVEN HERMIZ Phone: [REDACTED]
Occupant: SHERIDAN AUTO PARTS Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 10/24/2017 Date Closed: 04/04/2018 Status: ISSUED TICKET

Complaint:

Last Action Date: Last Inspection:

Last Action:

TICKET Inspection | SARA ZAYAS

Status: Violations Result: Violations
Scheduled: 10/24/2017 Completed: 10/24/2017

Violations:

Uncorrected

Comments:**POST TICKET Inspection | FRANK BADALAMENTE**

Status: Violations Result: Violations
Scheduled: 10/27/2017 Completed: 10/27/2017

Violations:

Uncorrected

Comments:

HAND DELIVERED TO HAND DELIVERED TO OWNER. FB

FOLLOW-UP Inspection | SARA ZAYAS

Status: No Change Result: No Change
Scheduled: 03/27/2018 Completed: 03/27/2018

Violations:

Uncorrected

Comments:

ZONING Enforcement | E16-06083

Property Information

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03...
WARREN, MI 48089-3141 Lot: Block:

Name Information

Owner: HERMIZ KALVEN Phone:
Occupant: SHERIDAN AUTO PARTS Phone:
Filer: Phone:

Enforcement Information

Date Filed: 11/22/2016 Date Closed: 01/18/2022 Status: CLOSED OLD COMPLAINT

Complaint:
ILLEGAL FENCE, ILLEGAL OPEN STORAGE, WALL SIGN WITHOUT PERMIT, COC APPLICATION WRONG INFORMATION, AND
OBSOLETE SIGN

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | SARA ZAYAS

Status: Violations Result: Violations
Scheduled: 11/22/2016 Completed: 11/22/2016

Violations:

Uncorrected

Comments:

FOLLOW-UP Inspection | SARA ZAYAS

Status: Canceled Result: Canceled
Scheduled: 02/07/2017 Completed: 02/01/2017

Violations:

Uncorrected

Comments:

FIELD INSPECTION Inspection | SARA ZAYAS

Status: Violations Result: Violations
Scheduled: 10/19/2017 Completed: 10/24/2017

Violations:

Uncorrected

Comments:

ZONING Enforcement | E15-05617**Property Information**

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03...
WARREN, MI 48089-3141 Lot: Block:

Name Information

Owner: HALABO RAGHID Phone: [REDACTED]
Occupant: SHERIDAN AUTO PARTS Phone: [REDACTED]
Filer: Phone:

Enforcement Information

Date Filed: 10/06/2015 Date Closed: 01/18/2022 Status: CLOSED OLD COMPLAINT

Complaint:

COC NOT COMPLETE - ISSUE TICKET

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection | EVERETT MURPHY

Status: Violations Result: Violations
Scheduled: 10/06/2015 Completed: 10/06/2015

Violations:

Uncorrected

Comments:

Scheduling Comment COC NOT COMPLETE - ISSUE TICKET

FOLLOW-UP Inspection | LYNNE MARTIN

Status: Violations Result: Violations
Scheduled: 10/07/2015 Completed: 10/07/2015

Violations:

Uncorrected

Comments:

Scheduling Comment TICKET ISSUED 10/6/15

FOLLOW-UP Inspection | EVERETT MURPHY

Status: scheduled Result: Scheduled
Scheduled: 11/06/2015 Completed:

Violations:

Uncorrected

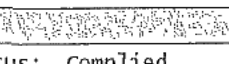
Comments:

Scheduling Comment COURT DATE?

ZONING Enforcement E15-05533**Property Information**

12-13-35-331-001 21311 GROFSBECK Subdivision: .3 03...
WARREN, MI 48089-3141 Lot: Block:

Name Information

Owner: HALABO RAGHID Phone: 
Occupant: SHERIDAN AUTO PARTS Phone: 
Filer: Phone: 

Enforcement Information

Date Filed: 10/02/2015 Date Closed: 10/14/2015 Status: Complied

Complaint:

TEMP BANNFR NO PERMIT

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection | FRANK BADALAMENTE

Status: Not Complied Result: Not Complied
Scheduled: 10/02/2015 Completed: 10/02/2015

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection | FRANK BADALAMENTE**

Status: Complied Result: Complied
Scheduled: 10/14/2015 Completed: 10/14/2015

Violations:

Uncorrected

Comments:

ZONING Enforcement | E15-00959**Property Information**

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03...
WARREN, MI 48089-3141 Lot: . Block:

Name Information

Owner: HALABO RAGHID Phone: [REDACTED]
Occupant: SHERIDAN AUTO PARTS Phone: [REDACTED]
Filer: Phone:

Enforcement Information

Date Filed: 02/04/2015 Date Closed: 02/24/2015 Status: Complied

Complaint:

BARBED WIRE ON FENCE, NOT SURE WHO FENCE BELONGS TO. LAM

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | FRANK BADALAMENTE

Status: Not Complied Result: Not Complied
Scheduled: 02/10/2015 Completed: 02/11/2015

Violations:

Uncorrected

Comments:

Scheduling Comment BARBED WIRE ON FENCE, NOT SURE WHO FENCE BELONGS TO LAM

FOLLOW-UP Inspection | FRANK BADALAMENTE

Status: Complied Result: Complied
Scheduled: 02/23/2015 Completed: 02/24/2015

Violations:

Uncorrected

Comments:

REMOVED

ZONING Enforcement | E15-00613**Property Information**

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03...
WARREN, MI 48089-3141 Lot: Block:

Name Information

Owner: HALABO RAGHID Phone: [REDACTED]
Occupant: SHERIDAN AUTO PARTS Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 01/24/2015 Date Closed: 01/18/2022 Status: CLOSED OLD COMPLAINT

Complaint:

COC EXPIRED

Last Action Date.

Last Inspection:

Last Action:

FOLLOW-UP Inspection | LYNNE MARTIN

Status: Not Complied Result: Not Complied
Scheduled: 03/13/2015 Completed: 03/13/2015

Violations:

Uncorrected

Comments:

LETTER RETURNED HAND DELIVERED LETTER 2/19/15 GIVE MORE TIME. LAM

Scheduling Comment COC FOLLOWUP

FOLLOW-UP Inspection | FRANK BADALAMANTE

Status: Not Complied Result: Not Complied
Scheduled: 03/16/2015 Completed: 03/16/2015

Violations:

Uncorrected

Comments:

Scheduling Comment ISSUE TICKET FOR FAILURE TO OBTAIN COC AND NEEDS NEW APP, FEE AND INSPECTIONS. LAM

FIELD INSPECTION Inspection | EVERETT MURPHY

Status: Not Complied Result: Not Complied
Scheduled: 03/18/2015 Completed: 03/19/2015

Violations:

Uncorrected

Comments:

Scheduling Comment CK 4 PRM ISSUES - TICKET ISSUED BY FRANK B. -EM

COMPLAINT Enforcement | E13-01927

Property Information

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03...
WARREN, MI 48089-3141 Lot: . Block:

Name Information

Owner: SHERIDAN AUTO PARTS ATTN: DOUGLAS R SHERIDAN Phone: [REDACTED]
Occupant: Phone: [REDACTED]
Filer: Phone:

Enforcement Information

Date Filed: 05/22/2013 Date Closed: 05/22/2013 Status: Complied

Complaint:
PLEASE POST VACANT. JM

Last Action Date: Last Inspection:

Last Action:

BUILDING Inspection | MURRAY, TAMMY

Status: Not Complied Result: Not Complied
Scheduled: 05/29/2013 Completed: 05/29/2013

Violations:
Uncorrected
Comments:

FIELD CHECK Enforcement | E13-04920**Property Information**

12-13-35-331-001 21311 GROESBECK Subdivision: .3.03. .
WARREN, MI 48089-3141 Lot: Block:

Name Information

Owner: HALABO RAGHID Phone: [REDACTED]
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 12/23/2013 Date Closed: 01/18/2022 Status: CLOSED OLD COMPLAINT

Complaint:

CHECK FOR STORAGE AND VEHICLES FOR SALE. LIST ANY PROPPERTY MAINTENANCE ISSUES FOUND.

Last Action Date: Last Inspection:

Last Action:

ZONING/FIELD CHECK Inspection | BADALEMTE FRANK

Status: Not Complied Result: Not Complied
Scheduled: 12/27/2013 Completed: 12/27/2013

Violations:

Uncorrected

Comments:

SELLING CARS WENT INSIDE INQUIRING ABOUT A PART FOR MY VEHICLE. ASKED AS I WAS LEAVING IF THEY SOLD CARS THERE. THE GIRL WORKING THE DECK SAID YES. I INQUIRED WHAT WAS FOR SALE A SHE GAVE ME MUPIPLE VEHICLES, THE MILLAGE AND PRICE. FAB

FOLLOW-UP Inspection | EVERETT MURPHY

Status: Partially Complied Result: Partially Complied
Scheduled: 12/30/2013 Completed: 12/30/2013

Violations:

Uncorrected

Comments:

Scheduling Comment ISSUE TICKETS TO OWNER. OPERATING W/O COC, SELLING VEH W/O A LICENSE AT THIS ADDRESS. 2003 TMPALA 130,000 - 2004 SINATA - 2002 LASABRE 77,000.

FIELD CHECK Inspection | EVERETT MURPHY

Status: Partially Complied Result: Partially Complied
Scheduled: 01/08/2014 Completed: 01/08/2014

Violations:

Uncorrected

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

Status: Scheduled Result: Scheduled
Scheduled: 01/16/2014 Completed:

Violations:

Uncorrected

Comments:

Scheduling Comment CHECK VARIANCES FOR EDOM ADDRESS.

ZONING Enforcement | E10-2329

Property Information

12-13-35-331-001 21311 GROESBECK Subdivision. .3.03. .
WARREN, MI 48089-3141 Lot: . Block:

Name Information

Owner. SHERIDAN AUTO PARTS ATTN: DOUGLAS R SHERIDAN Phone: [REDACTED]
Occupant: Phone: [REDACTED]
Filer: Phone:

Enforcement Information

Date Filed: 06/11/2010 Date Closed: 07/07/2010 Status. Resolved

Complaint:

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status: Violations Result: Violations
Scheduled: 06/11/2010 Completed: 06/11/2010

Violations:

Uncorrected

Comments:

TALL GRASS, VEH IN TALL GRASS, VEH IN ROW, DUMPSTER IN ROW, VEH 4 SALE ON GRASS

ZONING Inspection | EVERETT MURPHY

Status: Complied Result: Complied
Scheduled: 07/07/2010 Completed: 07/07/2010

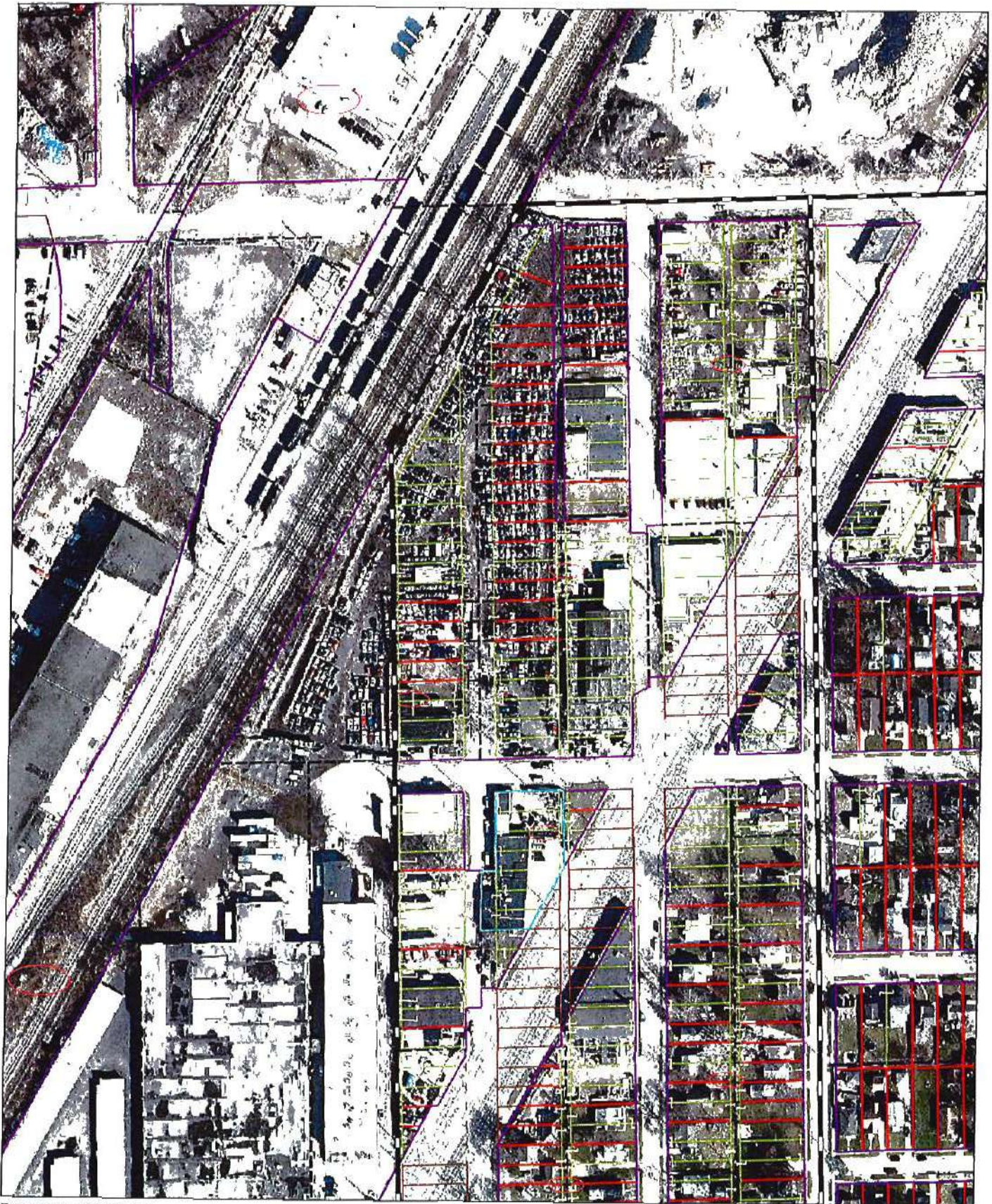
Violations:

Uncorrected

Comments:

TALL GRASS, VEH IN TALL GRASS, VEH IN ROW, DUMPSTER IN ROW

21311 GROESBECK

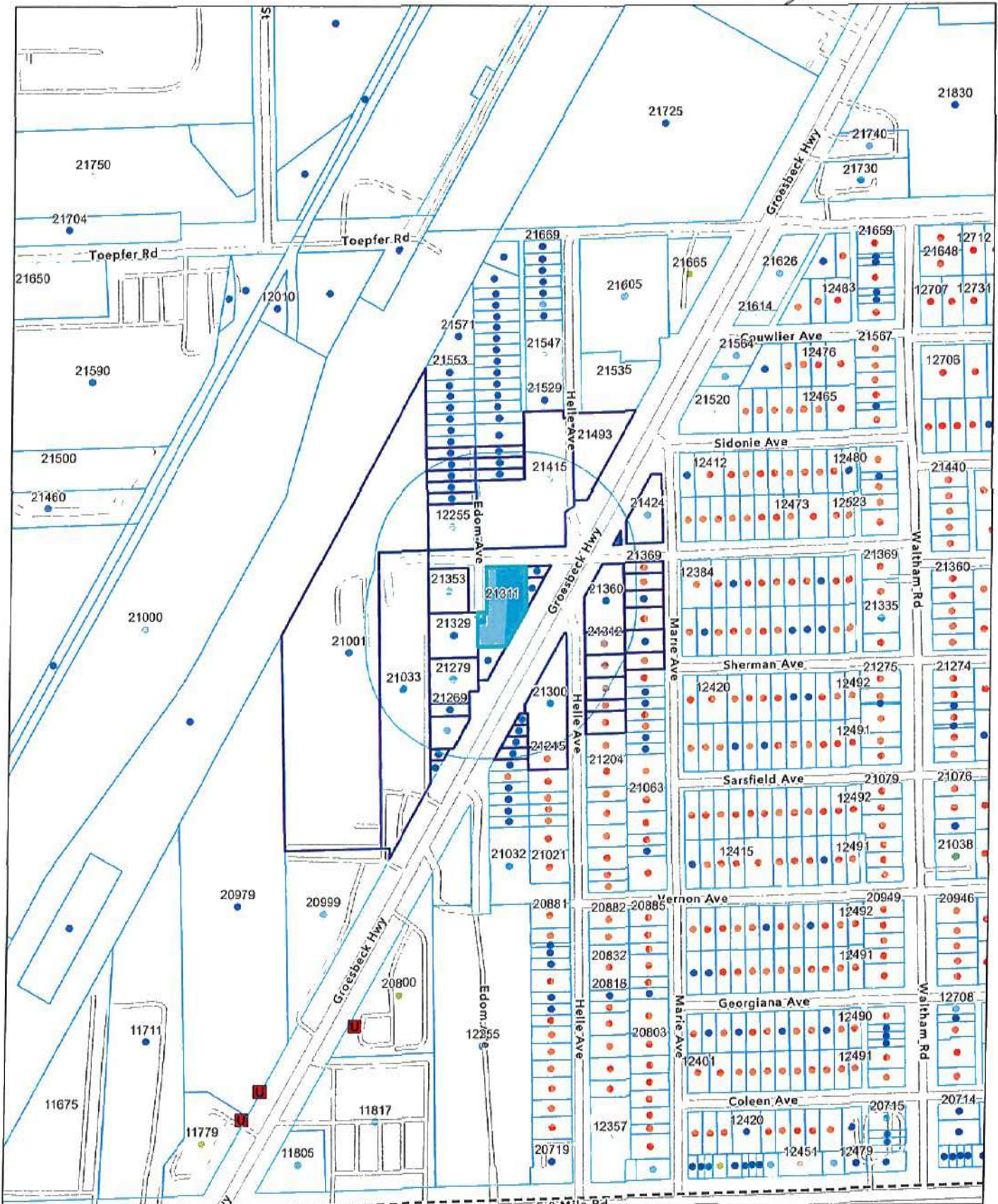


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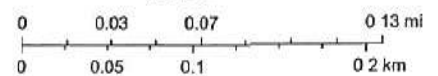
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0 0.03 0.06 0.12 km

23



7/29/2025, 12:45:56 PM

1:3,942



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: AUGUST 13, 2025 at 7:30 P.M.

Applicant: IDRIVE AUTO PARTS, INC / KALVEN HERMIZ **-USE-**

Common Description: 21311 GROESBECK

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

- 1) Retain 1,149.64 feet of 8' high corrugated sheet metal fencing. (Total of 2,840.64' of 8' high fencing, of which 1,655' was previously granted a variance on 6/7/2017.)
- 2) Retain existing non-conforming auto wrecking yard and expand the outdoor storage area by 59,485.92 square ft., identified as parcel 1 on the site plan. **USE**
- 3) Waive 5 required parking spaces.
- 4) Retain the parking within the Groesbeck front setback.
- 5) Construct a building addition to within 29.07' of the east property line along Groesbeck and to within 7.28' of the north property line along Prospect.

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
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Henry Newnan, Dist. 5