

Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
Paul Jerzy, Secretary
Garry Watts, Asst. Secretary
Jon Green
Shaun Lindsey
Charles Perry
David Sophiea
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, December 10, 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: September 24, 2025 and November 12, 2025.**
6. PUBLIC HEARING:

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Fastsigns of Sterling Heights
(Rescheduled from 11/12/2025)
Andy Batti / Caren Burdi
2243 Twelve Mile
13-07-351-046
C-2

VARIANCES REQUESTED: Permission to

Install a 45" x 152" (47.5 square ft.) wall sign and a 24" x 356" (59.33 square ft.) wall sign for a total of 106.83 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

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

7. PUBLIC HEARING: **APPLICANT: Deborah Gaither**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 11821 Timken
LEGAL DESCRIPTION: 13-26-303-025
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain a 10' x 12' (120 square ft.) shed, 16' behind a proposed 22' x 30' (660 square ft.) garage for a total of 780 square ft. of accessory structure floor area.

ORDINANCES and REQUIREMENTS:

Section 4.20 – Paragraph (a) Item 3 – Detached Accessory Buildings: 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 5.01 (i) – Uses Permitted: ... All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

8. PUBLIC HEARING: **APPLICANT: Hector Leon**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 14668 Alger
LEGAL DESCRIPTION: 13-12-252-006
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

1) Retain 54" of driveway widened beyond the east garage building line and 48" beyond the west garage building line for an overall driveway width of 28'.

2) Retain 30' 6" x 18' + 10' x 10' (649 square ft.) gazebo attached to the house, in addition to a 10' x 10' (100 square ft.) shed and 410 square ft. attached garage for a total of 1,159 square ft. of accessory structure floor area.

3) Waive the required ratwall for the gazebo.

ORDINANCES and REQUIREMENTS:

Section 4.06 – Yard Use: ... Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

Section 4.20 (a): Detached accessory buildings.

2. That the building be fixed to a permanent foundation of the type required for detached garages in the Building Code.

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

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

9. PUBLIC HEARING: **APPLICANT: City of Warren**
REPRESENTATIVE: Bob Weidner
COMMON DESCRIPTION: 21916 Panama
LEGAL DESCRIPTION: 13-32-276-013 (North half of Lot 31 – Parcel A)
Parcel split in process.
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a single family residence on a 50' wide lot in a R-1-C zoning district.

ORDINANCES and REQUIREMENTS:

Section 7.03 – Lot Area: A one (1) family dwelling in R-1-C districts, together with accessory buildings, hereafter erected, shall be located on a lot having an area of not less than nine thousand (9,000) square feet and a lot width of not less than sixty (60) feet; provided, however, when a community water and sewer system is provided, the lot area shall not be less than seventy-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

- | | |
|---|---|
| 10. PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:

ZONE: | APPLICANT: City of Warren
Bob Weidner
21916 Panama
13-32-276-013 (South half of Lot 31 – Parcel B)
Parcel split in process.
R-1-C |
|---|---|

VARIANCES REQUESTED: Permission to

Construct a single family residence on a 50' wide lot in a R-1-C zoning district.

ORDINANCES and REQUIREMENTS:

Section 7.03 – Lot Area: A one (1) family dwelling in R-1-C districts, together with accessory buildings, hereafter erected, shall be located on a lot having an area of not less than nine thousand (9,000) square feet and a lot width of not less than sixty (60) feet; provided, however, when a community water and sewer system is provided, the lot area shall not be less than seventy-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

- | | |
|---|--|
| 11. PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE: | APPLICANT: Melvin Hudson
Cindy Lamb
8425 Twelve Mile
13-10-378-003
MZ, P, C-1 |
|---|--|

VARIANCES REQUESTED: Permission to

Waive a total of 48 parking spaces. (Relinquishing previous parking variances that were granted on 9/13/1967 and 2/12/1969.)

ORDINANCES and REQUIREMENTS:

Section 4.32 – Paragraph (h) Item 19 (a): Off-street parking requirements. Banks, business or professional offices: One (1) parking space for each two hundred (200) square feet of gross floor area.

- | | |
|---|--|
| 12. PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE: | APPLICANT: Steven Savich
Same as above.
26837 Ryan
13-19-228-009
MZ, C-1, P |
|---|--|

VARIANCES REQUESTED: Permission to

Retain 12' x 28' (336 square ft.) painted mural wall signage on the east elevation, in addition to the permitted 40 square ft. wall sign for a total of 376 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.11 – Specific Sign Definitions: For purpose of this ordinance, the following signs as listed shall be defined as follows:

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

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

13. PUBLIC HEARING:	APPLICANT: Dennis Bostick
REPRESENTATIVE:	Lisa Baker
COMMON DESCRIPTION:	32900 Dequindre Ste A
LEGAL DESCRIPTION:	13-06-101-027
ZONE:	M-2

VARIANCES REQUESTED: Permission to

- 1) Install a 50.27 square ft. wall sign on the west elevation and a 50.27 square ft. wall sign on the north elevation for a total of 100.54 square ft. of wall signage.
- 2) Install a 61.5 square ft. monument sign that is 9' 11" high, contains an electronic message center that is 4' x 8' (43% of the total permitted free standing sign area) to within 2' of the sidewalk along Dequindre Road.
- 3) Install a second 61.5 square ft. monument sign that is 9' 11" high, contains an electronic message center that is 4' x 8' (43% of the total permitted free standing sign area) to within 2' of the property line along Fourteen Mile.

ORDINANCES and REQUIREMENTS:

Section 4A.11 – Specific Sign Definitions: For purpose of this ordinance, the following signs as listed shall be defined as follows:

22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

Section 4A.27 – Electronic Message Center: In addition to other applicable zoning requirements, a responsible party shall comply with all of the following electronic message center requirements:

(b) Except a property where a business has a valid State of Michigan Motor Fuels Retail Outlet License, the digital display area of an electronic message center does not exceed 25% of the total permitted free standing sign area.

Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): (b) One freestanding on-premise sign or advertising display of a size not to exceed one hundred and fifty (150) square feet shall be allowed in industrial districts zoned M-3 and M-4.

(c) Total wall signage of a size not to exceed one hundred and fifty (150) square feet shall be allowed for each building in industrial districts.

14. NEW BUSINESS

15. ADJOURNMENT

Paul Jerzy
Secretary of the Board

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

Rescheduled from 11/12/2025

6

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: FASTSIGNS OF STERLING HEIGHTS

REPRESENTATIVE: ANDY BATTI

COMMON DESCRIPTION: **2243 12 MILE**

PARCEL NUMBER: 12-13-07-351-046

ZONED DISTRICT: C-2

REASON: Petitioner seeks variance for additional wall sign square footage.

ORDINANCES and REQUIREMENTS:

SECTION 4A.35 (C) - SIGNS PERMITTED IN COMMERCIAL BUSINESS AND INDUSTRIAL DISTRICTS (C-1, C-2, C-3, M-1 AND M-2). Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

VARIANCES REQUESTED: Permission to:

Install a 45" x 152" (47.5 sq/ft) wall sign & a 24" x 356" (59.33 sq/ft) wall sign for a total of 106.83 sq/ft of wall signage.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

9/30/25

10/23/25 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT:

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

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

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

\$250

9/30/25

EQ

CITY OF WARREN ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Fastsigns of Sterling Heights

Address: 38120 Van Dyke Ave.

Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) John Pispidikis

Name of Representative: Andy Batti

Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 2243 12 Mile Rd, Warren, MI

Parcel I.D. No. (as shown on tax bill): 12-13-07-351-046

Purpose of Request: Building Sign Variance

Please explain the nature of your hardship:

The property at 2243 E. 12 Mile Rd has a 125' storefront, yet under the current code is limited to only 40 sq. ft. of building signage.

This creates a hardship because the allowable sign size is not proportionate to the building frontage. A sign restricted to 40 sq. ft. is undersized in scale compared to the building and does not provide adequate visibility for passing traffic. Compounding this hardship is the fact that the existing sign on the property is approximately 120 sq. ft. and has been in place for several years. It is unclear how that sign was previously approved under the code, but it demonstrates that a sign larger than 40 sq. ft. is both appropriate and compatible with the building and the surrounding area. Reducing the size to 40 sq. ft. as now required would create an unreasonable discrepancy compared to the existing condition, and would materially diminish the visibility of the business. The business name has recently been updated from "Spinal Recovery Center" to "SRJC Spinal Recovery & Joint Center" to more accurately describe the services offered and better inform potential patients. However, the additional descriptive wording significantly reduces letter size and visibility when confined within the 40 sq. ft. maximum. This limitation makes it difficult for prospective clients to identify the business in time to safely access the property, especially given traffic conditions along 12 Mile. Without a variance, the business will be placed at a competitive disadvantage compared to its prior condition and to neighboring properties with signage more proportionate to their frontage. The hardship is not self-created, but rather the result of applying a one-size-fits-all code to a property with unusually long building frontage and an existing larger sign. Granting this variance would allow the signage to remain appropriately scaled to the building, provide clear wayfinding for the public, and maintain continuity with the established character of the corridor.

Signature: Andy Batti

Date: 09/30/2025

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 John Pispidakis
Name(s) of Person(s)
OF [REDACTED]
Address, City, State Zip Telephone
THE Administrator OF Spinal Recovery Center
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT John Pispidakis
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 John Pispidakis / Andy Batti *
Name(s) of Person(s)

THE Administrator OF Spinal Recovery Center *
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.

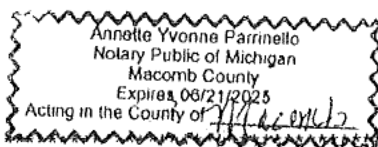
SIGNED J. Pispidakis L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 27th DAY OF May, 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 _____ DID SO OF _____ OWN FREE WILL AND DEED.



Annette Yvonne Parrinello
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 06/21/2025

NOTICE TO OWNER

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

2243 & 2201 TWELVE MILE

05/12/2021

LEGAL DESCRIPTION: 13-07-351-041 & 13-07-351-027

VARIANCES REQUESTED: Permission to

- 1) Retain hard surfacing to no less than 8 ft. in the front setback, while relinquishing **variance granted on 5/6/82** to hard surface no less than 10 ft. from the front property line.
- 2) Retain 6 ft. poured concrete wall no less than 8 ft. in the front setback.
- 3) Retain hard surfacing to no less than 8 ft. in the side setback.

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

2243 Twelve Mile Road

Auto Parts World, Inc.

Granted permission at the meeting of 5-26-82 to hard surface to no less than 10' of the front property line for parking purposes. Also permission to waive 18 required off-street parking spaces.

2243 Twelve Mile

10/14/09

John Pispidikis, 2243 E. 12 Mile, Also Known As 13-07-351-041, **GRANTED** request for permission to waive ten (10) required off street parking spaces

2243 E. Twelve Mile Rd.

Auto Parts World, Inc.

Granted permission at the meeting of 9-8-82 to erect an 8' in dia. (50.31 sq. ft.), roof sign and an 8' in dia. with an 8' x 8' sq. ground sign (114.31 sq. ft.), 26 ft. high to no less than 2' of the property line along Twelve Mile total signage to be 164.62 sq. ft.

Enforcement | E10-0497**Property Information**

12-13-07-351-041 2243 TWELVE MILE Subdivision:
WARREN, MI 48092 Lot: Block:

Name Information

Owner: 2243 12 MILE RD LLC Phone: [REDACTED]
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 01/14/2010 Date Closed: 01/19/2010 Status: Resolved

Complaint:

SNOW/PUBLIC SWK

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | DEBORAH WENSON

Status: Violations Result: Violations
Scheduled: 01/13/2010 Completed: 01/14/2010

Violations:

Uncorrected SECTION 34-60 REMOVAL OF SNOW AND ICE. - SNOW AND ICE SHALL BE REMOVED FROM SIDEWALKS
WITHIN 12 HOURS AFTER IT HAS FALLEN OR ACCUMULATED.

Comments:**ZONING Inspection | DEBORAH WENSON**

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

Violations:

Uncorrected

Comments:

COMPLAINT Enforcement | E09-0217**Property Information**

12-13-07-351-041

2243 TWELVE MILE

Subdivision:

WARREN, MI 48092

Lot:

Block:

Name Information

Owner: AUTO PARTS WORLD

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 12/04/2009

Date Closed:

Status: In Progress

Complaint:

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status: Violations

Result: Violations

Scheduled: 12/04/2009

Completed: 12/04/2009

Violations:

Uncorrected

SECTION 4.11 - UNLAWFUL ACCUMULATION OF WASTE, DEBRIS, ETC. ON PROPERTY. CLEAR ALL DEBRIS AND CALL FOR RE-INSPECTION.

Comments:

CK PRM

CK 4 GARBAGE & BROKEN WINDOWS ON PROPERTY - VACANT?

ZONING Inspection | EVERETT MURPHY

Status: Violations

Result: Violations

Scheduled: 01/06/2010

Completed: 01/08/2010

Violations:

Uncorrected

SECTION 17.02(S) - OUTDOOR STORAGE. OBTAIN PERMIT FOR OUTDOOR STORAGE OR REMOVE COLLECTION BOX LOCATED IN PARKING LOT.

Comments:**ZONING Inspection | EVERETT MURPHY**

Status: Scheduled

Result: Scheduled

Scheduled: 01/19/2010

Completed:

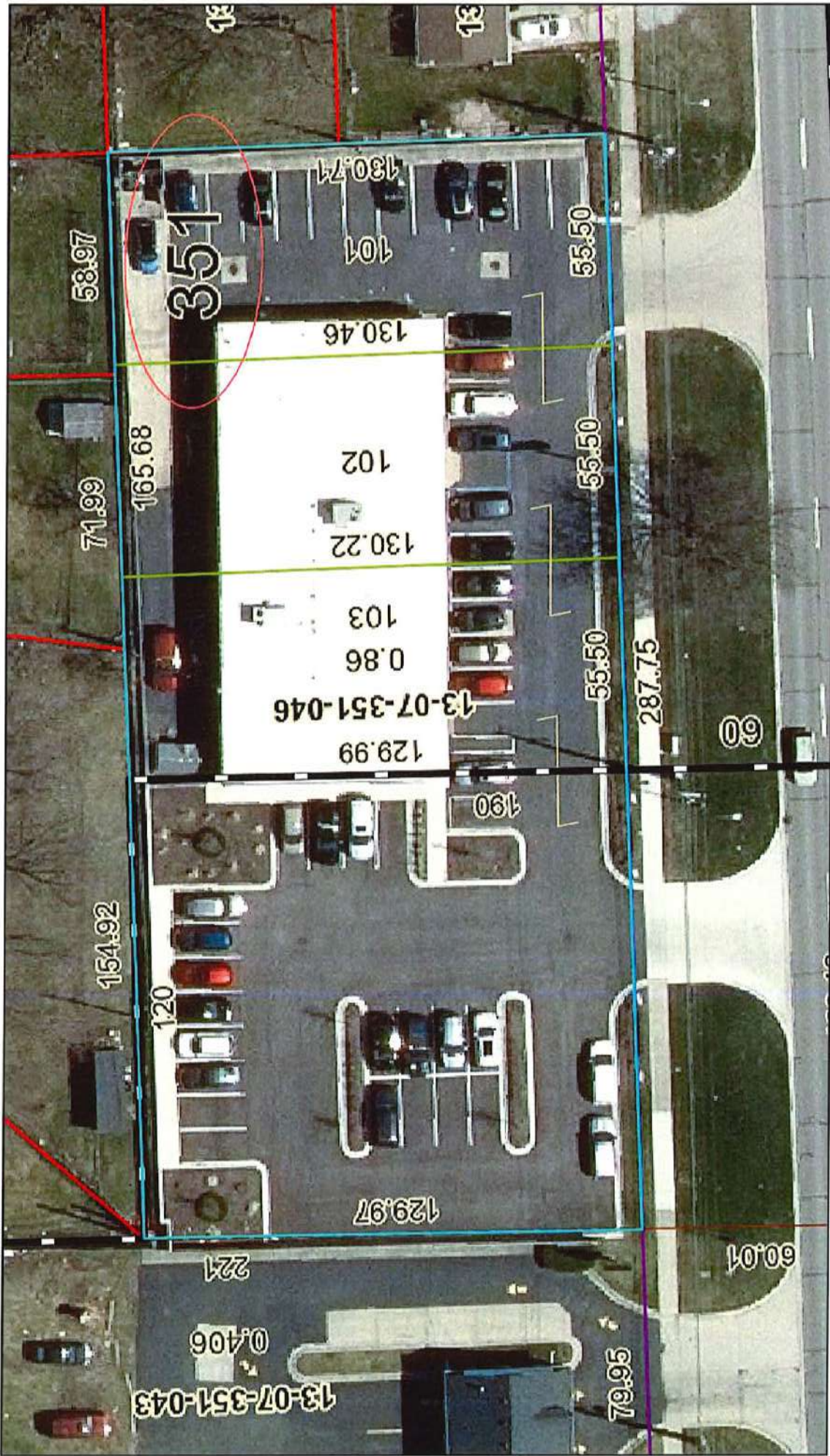
Violations:

Uncorrected

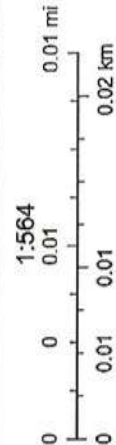
Comments:

Scheduling Comment CK 4 COLLECTION BOX AND DEBRIS IN LOT

2243 12 MILE

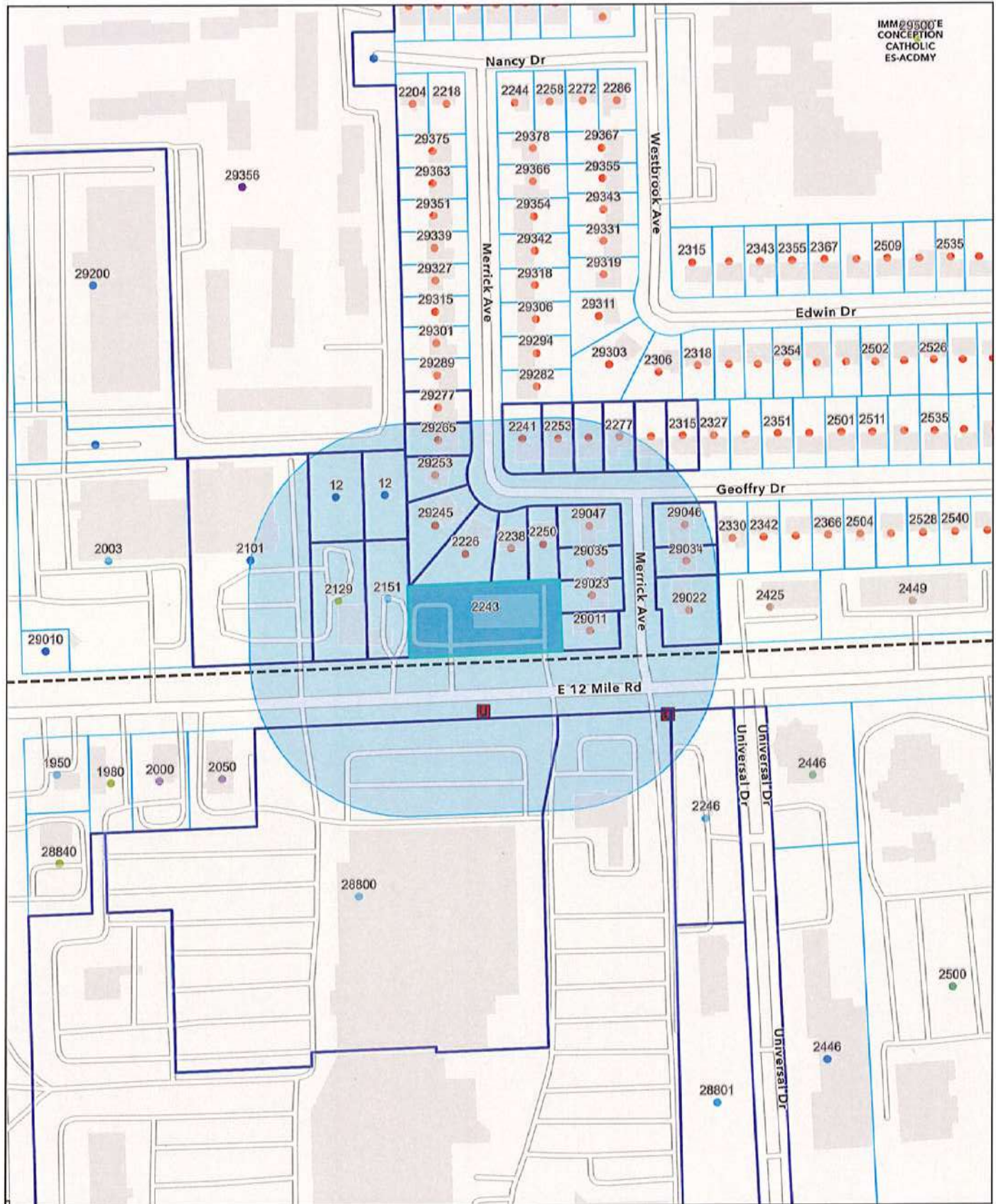


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2243 12 MILE RD

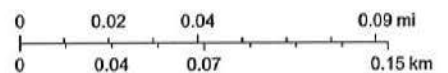
13-07-361-046



10/24/2025, 4:07:03 PM

28

1:2,773



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

Proposed



CITY OF WARREN

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

APPLICANT: DEBORAH GAITHER

REPRESENTATIVE: DEBORAH GAITHER

COMMON DESCRIPTION: **11821 TIMKEN**

PARCEL NUMBER: 12-13-26-303-025

ZONED DISTRICT: R-1-C

REASON: Petitioner seeks a variance to retain a shed after they construct a new garage.

ORDINANCES and REQUIREMENTS:

SECTION 4.20 PARAGRAPH (a) ITEM 3. - DETACHED ACCESSORY BUILDINGS. 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 5.01 (i) - USES PERMITTED. ...All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

VARIANCES REQUESTED: Permission to:

Retain a 10' x 12' (120 sq/ft) shed, 16' behind a proposed 22' x 30' (660 sq/ft) garage for a total of 780 sq/ft of accessory structure floor area.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

11/5/2025

11/17/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: DEBORAH GAITHER

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 PARAGRAPH (a) ITEM 3. - DETACHED
ACCESSORY BUILDINGS.**

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 5.01 (i) - USES PERMITTED.

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

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

Brian Schuman, Zoning Inspector

\$95 SW11/5/25

PR25-0242

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: Deborah Gaither

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: Same Telephone: _____

Representative's Address: _____

Representative's Email Address: _____ ☐ prefer email communication

Address of Property: 11821 TIMKEN

Parcel I.D. No. (as shown on tax bill): 12-13-26-303-025

* Purpose of Request: To allow a garage 32' x 30' = 660 sq.ft
in addition to an existing shed 10' x 12' = 120 sq.ft
For a total of 780 sq.ft.

Please explain the nature of your hardship:

(my son, I)
we have a large yard, small house no basement. we need a garage
to park a car in, store tools, outside equipment, storage
a hobby wood shop, his man cave for his personal storage.
and remove everything from the yard to combat the
rat problem. It has cost us a lot of money in car repair.

Signature: Deborah A. Gaither Date: 11-5-2025

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 Deborah Gaither
Name(s) of Person(s)

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

THE _____ OF _____
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

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

THE _____ OF _____ *
Title of Officer Name of Company

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Deborah J. Gaither L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 5th DAY OF November, 20 25, BEFORE ME PERSONALLY CAME
Deborah Gaither, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT she DID SO OF her OWN FREE WILL AND DEED.

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.

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.

we are asking permission to have a garage built 22x30x10 and keep the shed 10x12 wooden shed, we have a large lot, a small house, no basement, we need storage. my son and his dad built it from a kit. His dad passed 11-2-2009 and my son turned it into his man cave, storage. **Not self-imposed.** The condition was not created by the applicant or a previous owner of the property or reasonably discoverable by the owner.

There is a horrible rat problem - we have had vehicles 3-different times have wires chewed. we need everything in a garage, shed to do our part. we still have a lot of yard after the garage is built. And hope to keep the shed.

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 long. And our neighbors have never used their back yards. It would help to keep our property clean and organized.

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

we have good neighbors And they are happy with the choice of garage and cedar wood fence.

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 have not been able to enjoy the large yard because we did not have a place to properly store things.

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 for my son's mental health to keep the wooden shed he and his dad built. He picked out the garage and asking for approval on both.

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

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

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

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

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

The garage is spaced out from the house and it would increase the overall value. The shed is toward the back of the property where it is on 59' x 50' piece of land. If we moved the shed could be torn down and ~~still~~ still have a large

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 large lot is nice but we have not been able to enjoy the use of it. A garage and shed would help to make the yard clean and organized.

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.

All the neighbors have large lots. no one uses their back yards. we could enjoy ours if we had the storage we need.

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.

we have good neighbors, they do not use their back yards. they are happy to have us do something to improve our yard.

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

I would love to have proper storage and my yard clean. A new cedar wood fence. I want nothing outside of the garage and shed. just a bbq grill, patio chairs. And remove the rat problem. This summer I seen in my yard mother skunk, 3 babies, cats, squirrel, a coyote.

Thank-you

Service Request 409789

Record Info

Request ID:	409789	Request Type:	Yard Litter Trash on Property
Priority:	2	Entered By:	dbeaulieu
Date Submitted:	11/13/2025 10:41:00 AM	Cross Street:	
Address:	11821 TIMKEN Warren		



District: 26
Comments:
Private Notes:
How Complaint Originated: INSPECTOR/FOREMAN/WORKER
Property Status Code: 2-OCCUPIED HOME
Parcel ID:
Warning Notice Expiration Date: 11/27/2025
Ticket Number:
Ticket Date:
Court Date:

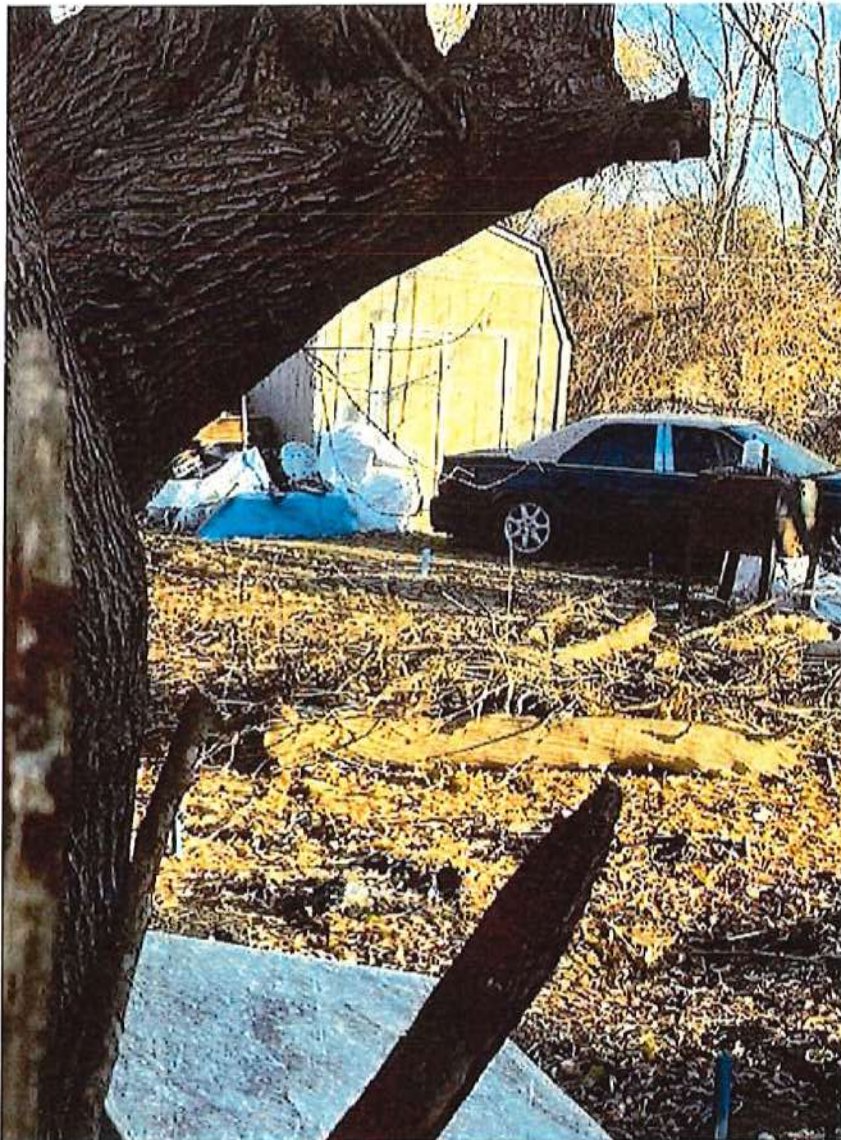
Submitter Info

Name:	Beaulieu, Dereke	Email:	[REDACTED]
Address:	One City Square Ste 315 Warren, MI		
Phone #:	[REDACTED]	Extension:	
Alt. Phone #:	Extension:		
Notify:	<input type="checkbox"/>		
Relationship to City:	CITY WORKER/OFFICIAL		
Date Updated:			

Attachments



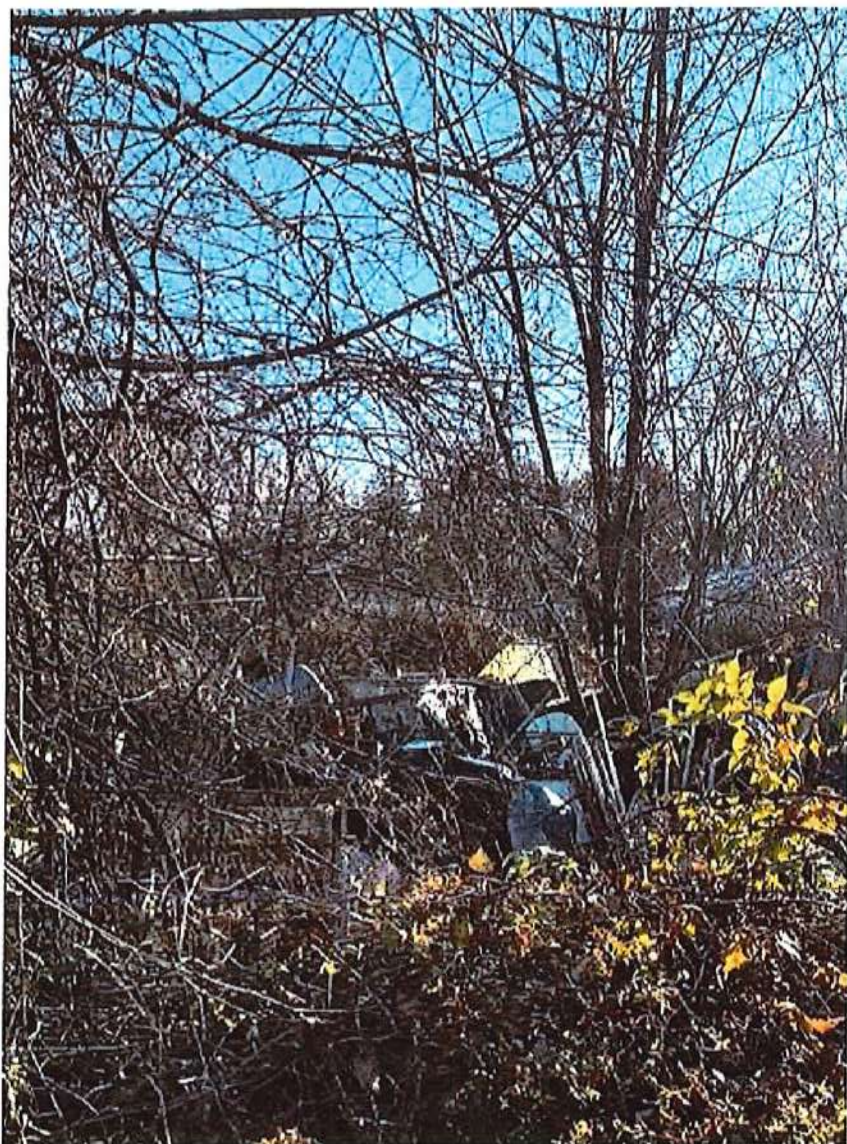
Uploaded On: Thursday, November 13, 2025 10:41 AM



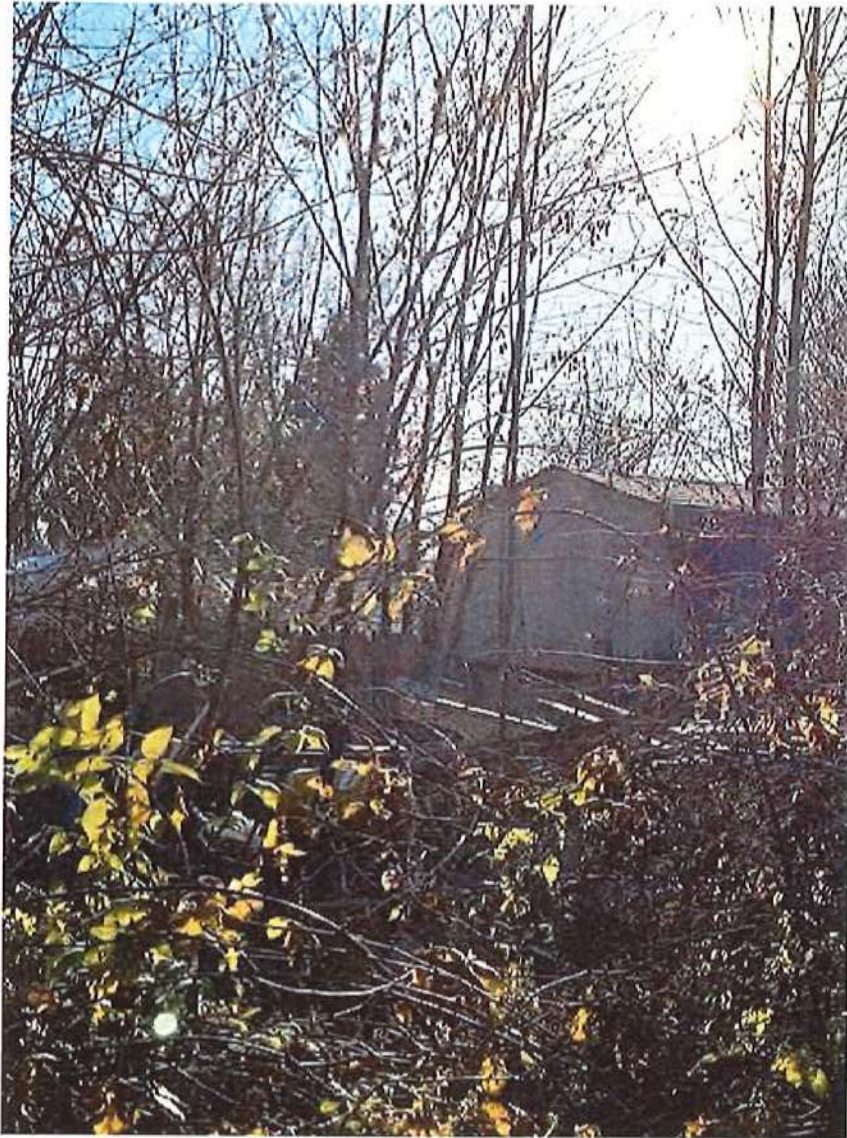
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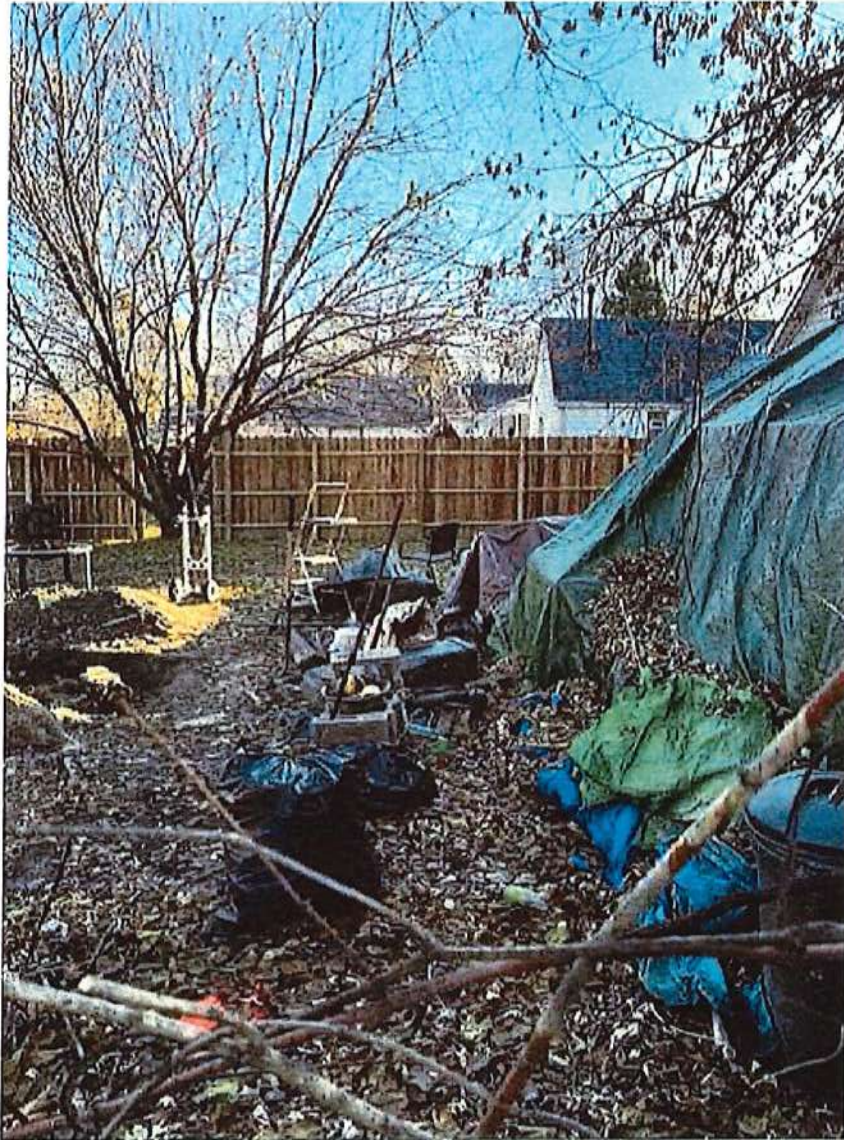
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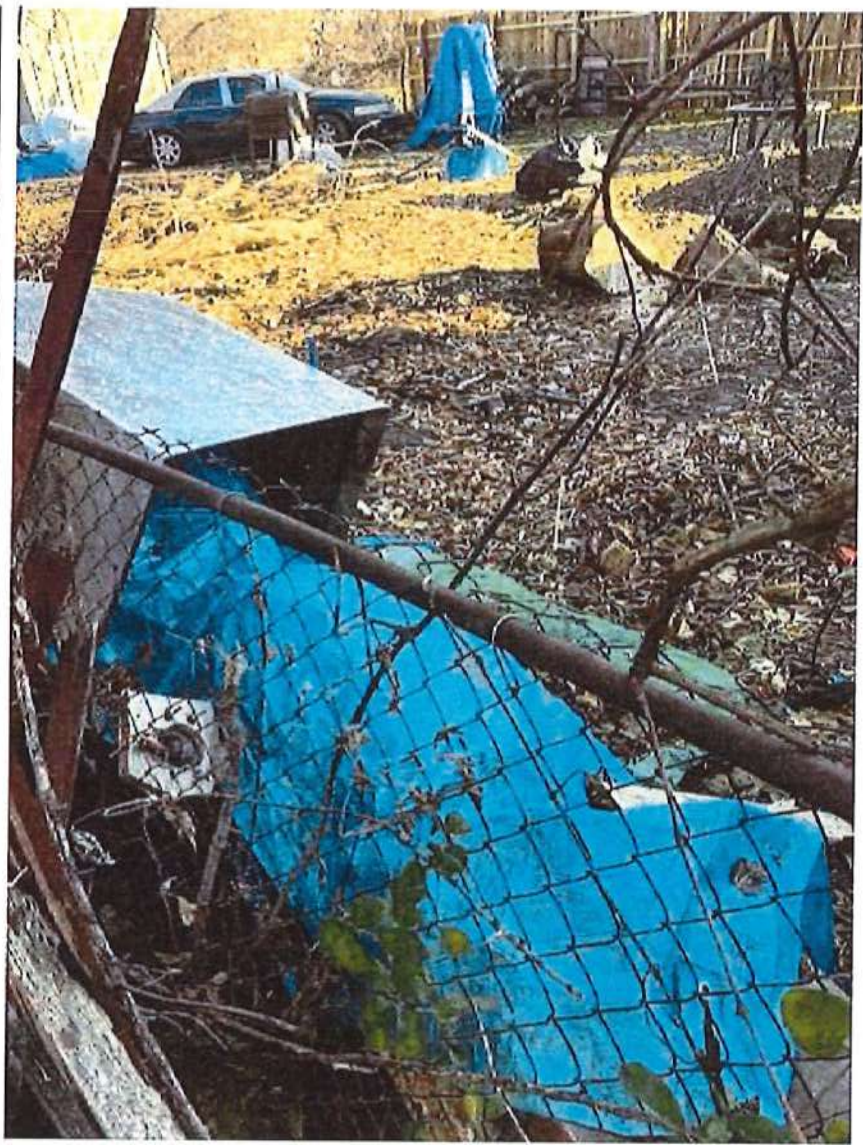
Uploaded On: Thursday, November 13, 2025 10:41 AM



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Uploaded On: Thursday, November 13, 2025 10:41 AM

Activity List

Date:	11/13/2025 10:41:00 AM
User:	dbeaulieu
Comments:	Service Request Open - ID 409789 Routed To: PropertyMaintenance Comments:
Date:	11/13/2025 10:44:00 AM
User:	dbeaulieu
Comments:	Posted a 14-day warning (sticker) and mailed a copy with pictures to property owner at: STEVEN & DEBORAH GAITHER 11821 TIMKEN WARREN MI 48089. Dispose of all junk-trash in rear yard including all tree debris, vehicles cannot be parked on grass white equinox.
Date:	11/13/2025 10:44:00 AM
User:	dbeaulieu
Comments:	Service Request rerouted to dbeaulieu

DPMI Enforcement | E20-02865**Property Information**

12-13-26-303-025 11821 TIMKEN Subdivision:
Warren, MI 48089-3908 Lot: Block:

Name Information

Owner: GAITHER STEVEN L & DEBORAH Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 10/14/2020 Date Closed: 08/14/2021 Status: ISSUED TICKET

Complaint:

Last Action Date: 07/14/2021 Last Inspection:

Last Action:

TICKET Inspection | PAT MOORE

Status: Violations Result: Violations
Scheduled: 10/14/2020 Completed: 10/14/2020

Violations:

Uncorrected GARBAGE, RUBBISH, OR DEBRIS ON THE EXTERIOR OF A PROPERTY.
Uncorrected SHALL BE KEPT ON THE PROPERTY.
Uncorrected STRUCTURE AND PROPERTY, CONDITIONS THAT SUPPORT THE HABITATION OR FOOD SOURCE FOR RODENTS.

Comments:

ZONING Enforcement | E20-02472**Property Information**

12-13-26-303-025 11821 TIMKEN Subdivision:
Warren, MI 48089-3908 Lot: Block:

Name Information

Owner: GAITHER STEVEN L & DEBORAH Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 09/02/2020 Date Closed: 09/22/2020 Status: CLOSED

Complaint:

VERY BAD SMELL OF MAJURANA AND BUCKETS OF WATER ALL OVER AND A LOT OF CARS COMING AND GOING.

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | SARA ZAYAS

Status: No Violation Result: No Violation
Scheduled: 09/22/2020 Completed: 09/22/2020

Violations:

Uncorrected

Comments:

DPMI Enforcement | E19-05014

Property Information

12-13-26-303-025 11821 TIMKEN Subdivision:
Warren, MI 48089-3908 Lot: Block:

Name Information

Owner: GAITHER STEVEN L & DEBORAH Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 10/15/2019 Date Closed: 11/20/2019 Status: DISMISSED

Complaint:

Last Action Date: Last Inspection:

Last Action:

TICKET Inspection | CRAIG GARWOOD

Status: Violations Result: Violations

Scheduled: Completed: 10/15/2019

Violations:

Uncorrected VEHICLE PARKED ON THE GRASS

Comments:

ZONING Enforcement | E18-03103**Property Information**

12-13-26-303-025 11821 TIMKEN Subdivision:
Warren, MI 48089-3908 Lot: Block:

Name Information

Owner: GAITHER STEVEN L & DEBORAH Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 06/01/2018 Date Closed: 08/29/2018 Status: Complied

Complaint:

INOP VEHICLE, TRASH, DEBRIS, RUBBISH, ON PROPERTY

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | SARA ZAYAS

Status: Violations Result: Violations
Scheduled: 06/01/2018 Completed: 06/01/2018

Violations:

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 Shall be kept on the property

Corrected Over 6 inches in height

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

Status: Violations Result: Violations
Scheduled: 07/02/2018 Completed: 07/02/2018

Violations:

Uncorrected

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

Status: Complied Result: Complied
Scheduled: 08/28/2018 Completed: 08/29/2018

Violations:

Uncorrected

Comments:

ZONING Enforcement | E14-08459**Property Information**

12-13-26-303-025 11821 TIMKEN Subdivision:
Warren, MI 48089-3908 Lot: Block:

Name Information

Owner: GAITHER STEVEN L & DEBORAH Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 07/15/2014 Date Closed: 08/27/2014 Status: Complied

Complaint:

GRASS, WEEDS, INOP VEHICLE FULL OF TRASH SECTION 4.32(K) ALL OFF STREET PARKING MUST BE ON A HARD SURFACE.

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | FRANK BADALAMENTE

Status: Not Complied Result: Not Complied
Scheduled: 07/16/2014 Completed: 07/16/2014

Violations:

Uncorrected

Comments:

VERBAL NOTICE

FOLLOW-UP Inspection | FRANK BADALAMENTE

Status: Partially Complied Result: Partially Complied
Scheduled: 08/13/2014 Completed: 08/13/2014

Violations:

Uncorrected

Comments:

GRASS GOOD

FOLLOW-UP Inspection | FRANK BADALAMENTE

Status: Complied Result: Complied
Scheduled: 08/27/2014 Completed: 08/27/2014

Violations:

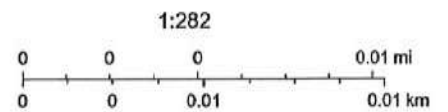
Uncorrected

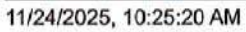
Comments:

VEHICLE GONE GRASS CUT, TRASH IN TRUCK REMOVED



11/14/2025, 2:44:06 PM

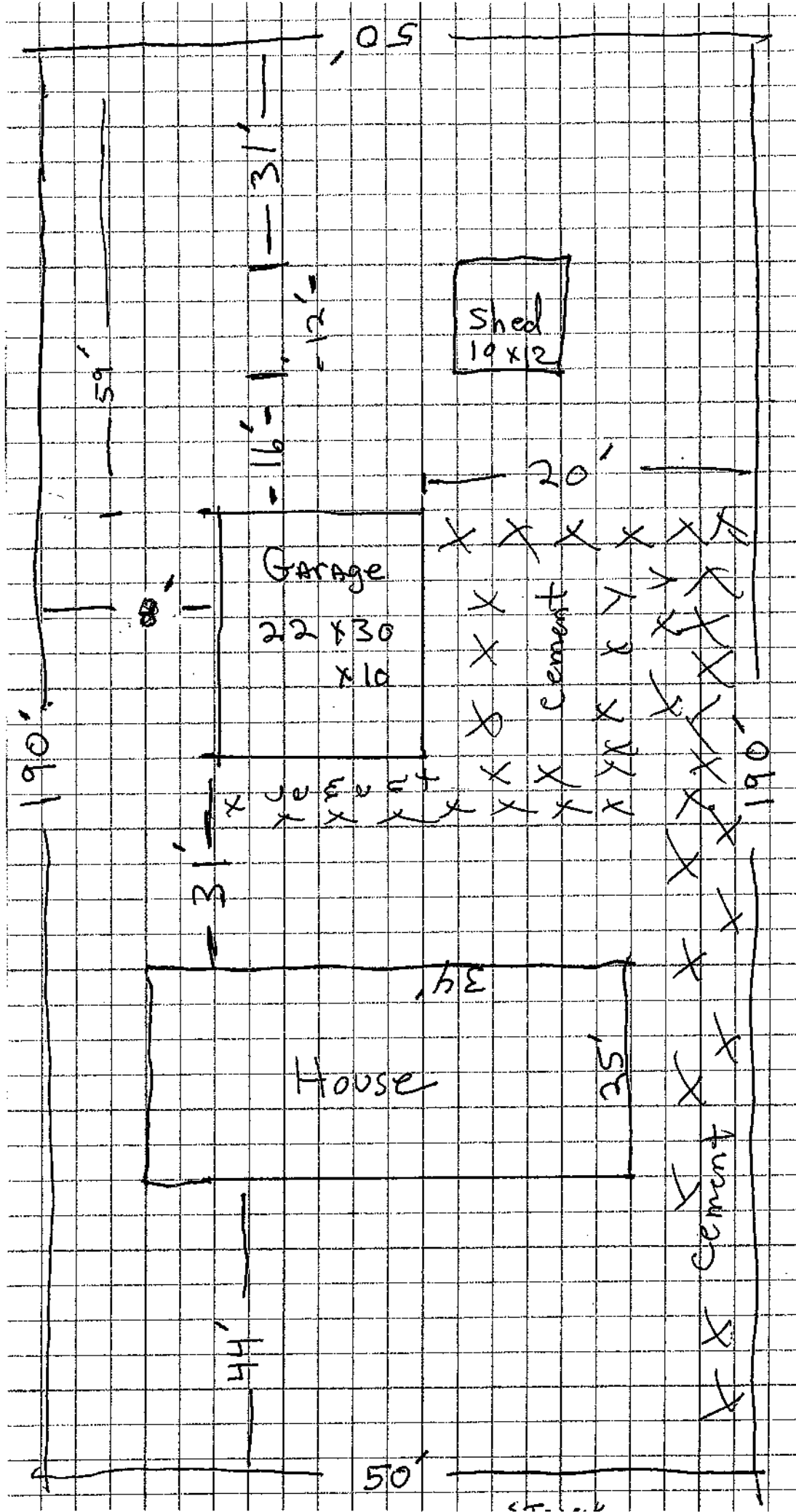




A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.03, 0.07, and 0.13. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.05, 0.1, and 0.2. The line is divided into 10 equal segments by 11 tick marks. The first segment (0 to 0.03 mi) corresponds to 0 to 0.05 km. The second segment (0.03 to 0.06 mi) corresponds to 0.05 to 0.1 km. The third segment (0.06 to 0.09 mi) corresponds to 0.1 to 0.15 km. The fourth segment (0.09 to 0.12 mi) corresponds to 0.15 to 0.2 km. The fifth segment (0.12 to 0.13 mi) corresponds to 0.2 to 0.21 km.

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

11821
Timken Ave
Warren,
48089



Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
Paul Jerzy, Secretary
Garry Watts, Asst. Secretary
Jon Green
Shaun Lindsey
Charles Perry
David Sophiea
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: DECEMBER 10, 2025 at 7:30 P.M.

Applicant: DEBORAH GAITHER

Common Description: 11821 TIMKEN

VARIANCE(S) REQUESTED: Permission to:

Retain a 10' x 12' (120 square ft.) shed, 16' behind a proposed 22' x 30' (660 square ft.) garage for a total of 780 square ft. of accessory structure floor area.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

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

APPLICANT: HECTOR LEON
REPRESENTATIVE: HECTOR LEON
COMMON DESCRIPTION: **14668 ALGER**
PARCEL NUMBER: 12-13-12-252-006
ZONED DISTRICT: R-1-C

REASON: Petitioner seeks variances to retain widened driveway and additional accessory structure floor area.

ORDINANCES and REQUIREMENTS:

SECTION 4.06 - YARD—USE. ...Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

SECTION 4.20 (A) - Detached accessory buildings.

2. That the building be fixed to a permanent foundation of the type required for detached garages in the Building Code.
5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

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

VARIANCES REQUESTED: Permission to:

- 1) Retain 54" of driveway widened beyond the east garage building line & 48" beyond the west garage building line for an overall driveway width of 28'.
- 2) Retain 30' 6" x 18' + 10' x 10' (649 sq/ft) gazebo attached to the house, in addition to a 10' x 10' (100 sq/ft) shed and 410 sq/ft attached garage for a total of 1159 sq/ft of accessory structure floor area.
- 3) Waive the required ratwall for the gazebo.

No previous variances requested.

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: HECTOR LEON

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.

...Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

Section 4.20 (a) - Detached accessory buildings.

2. That the building be fixed to a permanent foundation of the type required for detached garages in the Building Code.
5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

Section 5.01 - Uses permitted. (i)

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

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

Brian Schuman, Zoning Inspector

\$95.00
BE 11/12/25

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: Hector Leon / Lucia Raulares

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) _____

Name of Representative: HECTOR LEON Telephone: [REDACTED]

Representative's Address: DAME

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

Address of Property: 14668 ALGER AVE WARREN, MI 48088

Parcel I.D. No. (as shown on tax bill): 12-13-12-252-006

* Purpose of Request: RETAIN THE DRIVEWAY IN THE FRONT YARD.

TO ALLOW DRIVEWAY EXTENSIONS OF EAST 4 FEET 6 INCH ON THE EAST SIDE OF THE

4 FT ON THE WEST SIDE OF THE GARAGE. TO ALLOW 6'4" OPEN GAZEBO ATTACH TO THE

HOUSE, W/O THE REQUIRED RAIL WALL.

FOR A TOTAL OF 1159 OF ACCESSORY STRUCTURES, 6'4" GAZEBO, 100 SHED & 400

GARAGE.

+ Please explain the nature of your hardship:

WHEN I COMPLETED THE WORK, I WAS UNAWARE THAT A PERMIT WAS

REQUIRED FOR THIS IMPROVEMENTS, THERE WAS NOT INTENT TO VIOLATE

ANY REGULATION AND I AM NOW SEEKING TO MAKE SURE THERE IS

NO ISSUES W/ THE CITY SINCE THAT WASN'T MY INTENT. BUT AS I MENTION

BEFORE IT IS SOMETHING THAT WILL NOT DISTURBED ANYONE AROUND THE

NEIGHBORHOOD.

Signature: [Signature] Date: 11-12-25

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 LUCHA PALLARES
OF _____
Address, City, State _____ Zip _____ Telephone _____
THE _____ OF _____
Title of Officer _____ Name of Company _____
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____
_____/RECORDED LAND CONTRACT PURCHASER(S) I/We/It ☒/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Hector LEON *
Name(s) of Person(s)

THE _____ OF _____ *
Title of Officer _____ Name of Company _____

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 12th DAY OF November, 2025, BEFORE ME PERSONALLY CAME
Lucra Pallares, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT she DID SO OF her OWN FREE WILL AND DEED.

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.

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

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

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

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

THE EXISTING INJOUT AND PLACEMENT OF STRUCTURES MAKE IT
DIFFICULT TO FULLY MEET SETBACK AND SPACING
REQUIREMENTS W/OUT CAUSING SIGNIFICANT EXPENSE
AND DISRUPTION TO THE PROPERTY CURRENT USE

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 SITUATION WAS UNINTENTIONALLY CREATED BY ME
HECTOR LEON, DUE TO A MISUNDERSTANDING OF THE CITY'S PERMIT
REQUIREMENTS. I WASN'T AWARE THAT A PERMIT WAS
NEEDED AT THE TIME THE WORK WAS COMPLETED

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 IMPROVEMENT BLENDS WITH THE SURROUNDING NEIGHBORHOOD
MAINTAINS PROPERTY VALUES AND DOES NOT CREATE
ANY SAFETY OR VISUAL CONCERNS.

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

IT IS SOLELY INTENDED TO BRING THE PROPERTY INTO COMPLIANCE
WITH CITY ORDINANCES AND TO MAINTAIN PROPER USE
AND SAFETY OF THE EXISTING STRUCTURE

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.

WITHOUT THE VARIANCE, THE PROPERTY WOULD FACE
UNNECESSARY LIMITATIONS COMPARE TO OTHERS IN
THE AREA.

ZONING Enforcement | E25-09008**Property Information**

12-13-12-252-006

14668 ALGER

Subdivision:

WARREN, MI 48088-3313

Lot:

Block:

Name Information

Owner: LEON HECTOR SR

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 10/02/2025

Date Closed:

Status: In Progress

Complaint:

Structure being constructed, can see from St. onge and Gloede. Or Warren Alliance Church. No permit on file. Appears oversized.

Last Action Date:

Last Inspection: 12/12/2025

Last Action:

ZONING Inspection | Jim Kaiser

Status: Violations

Result: Violations

Scheduled: 10/02/2025

Completed: 10/02/2025

Violations:

Corrected

Over 6 inches in height

Corrected

Section 4D.03. - Permit required.

It shall be unlawful for any person to construct or erect any fence or wall upon any property within the city without first having obtained a permit from the division of buildings and safety engineering. The permit application shall be accompanied by a plot plan showing the type, size and proposed location of the fence and payment of the permit fee established by resolution adopted by city council. The fee shall be based on the lineal foot of fence to be installed.

Uncorrected

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

Uncorrected

SECTION 4.06 - Yard-Use.

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

Corrected

SECTION 22.02 - FAILURE TO OBTAIN A REQUIRED PERMIT FOR _____. REMOVE _____ OR OBTAIN A PERMIT AND COMPLY WITH ALL CODES.

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

Status: Partially Complied

Result: Partially Complied

Scheduled: 10/16/2025

Completed: 10/16/2025

Violations:

Uncorrected

Comments:

Scheduling Comment Permit for shed and new structure, fence permit, overgrowth between fences, driveway end at garage/get a variance.

Came to counter, d Came to counter, did not complete paperwork but will have it completed on Monday and return. Re-inspection set for Monday, 10/20/2025

FOLLOW-UP Inspection | Jim Kaiser

Status: No Change

Result: No Change

Scheduled: 10/22/2025

Completed: 10/22/2025

Violations:

Uncorrected

Comments:

Scheduling Comment Coming to counter with permit for shed and fence, variance for driveway and structure in rear of the house. See Steve.

FOLLOW-UP Inspection | Jim Kaiser

Status: No Change
Scheduled: 10/23/2025

Result: No Change
Completed: 10/24/2025

Violations:

Uncorrected

Comments:

Scheduling Comment Coming to counter to see SW @ 1100

Working with Steve working with Steve for a permit for the fence and shed, variance for driveway and rear structure.

FOLLOW-UP Inspection | Jim Kaiser

Status: Partially Complied
Scheduled: 11/14/2025

Result: Partially Complied
Completed: 11/14/2025

Violations:

Uncorrected

Comments:

Scheduling Comment Will apply for fence permit, shed permit and a variance for driveway and structure in rear.

Overgrowth is remo Overgrowth is removed, permit for shed and fence approved, ZBA meeting likely on 12/10/25/
check with BS for results on 12/12/25.

FOLLOW-UP Inspection | Jim Kaiser

Status: Scheduled
Scheduled: 12/12/2025

Result: Scheduled
Completed:

Violations:

Uncorrected

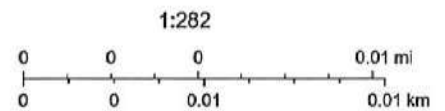
Comments:

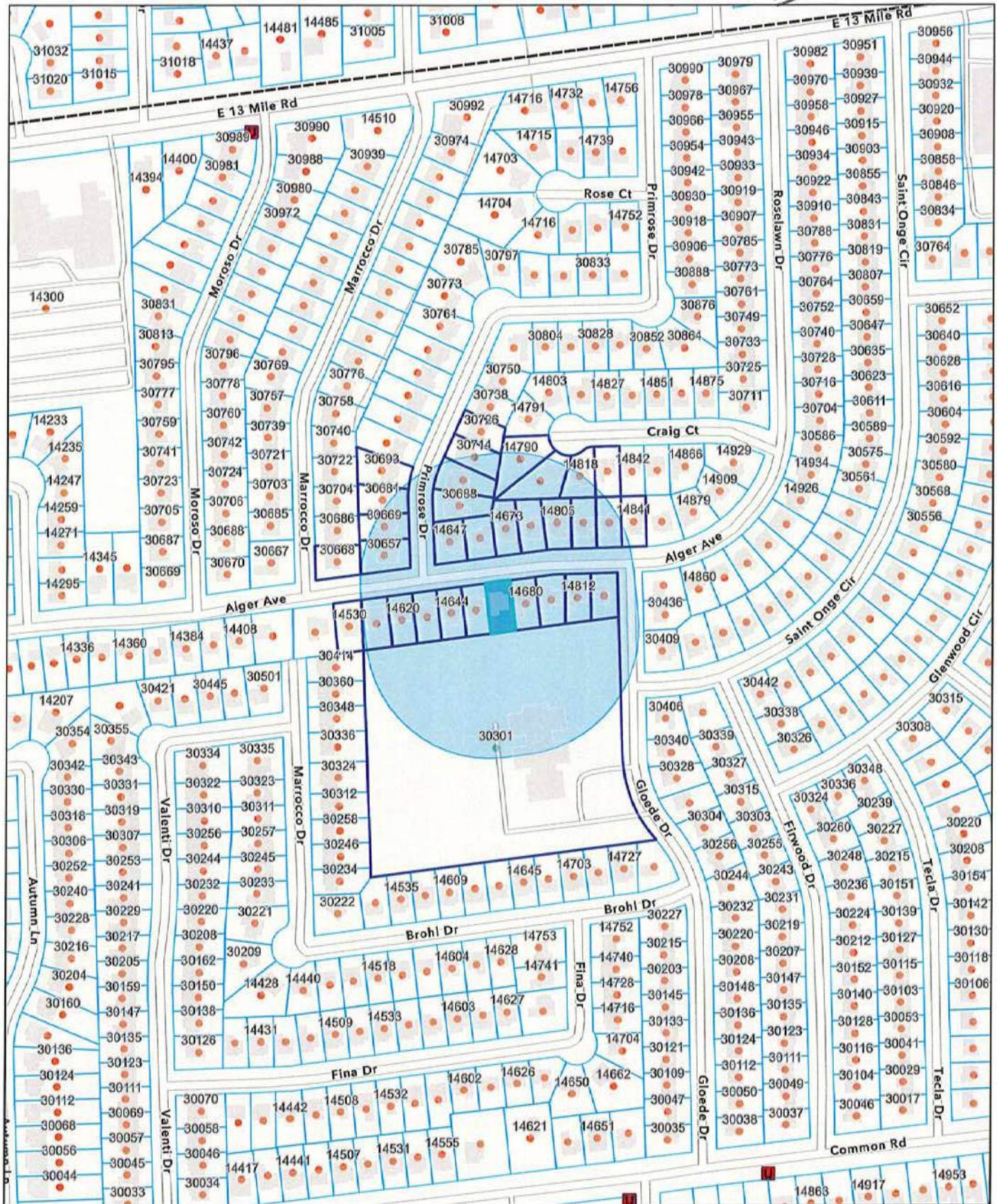
Scheduling Comment Follow up with BS regarding the outcome of the ZBA meeting on 12/10/2025



11/19/2025, 3:57:23 PM

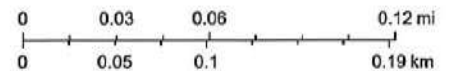
Road Names





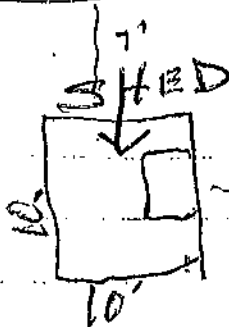
11/24/2025, 10:18:30 AM

1:3,538



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

NOTES



30' x 6"
GAZEBO
open
CRASHED

HOUSE

PORCH

GARAGE

28'

54"

48"

29'

29'

DRIVEWAY

28'

SIDE WALK

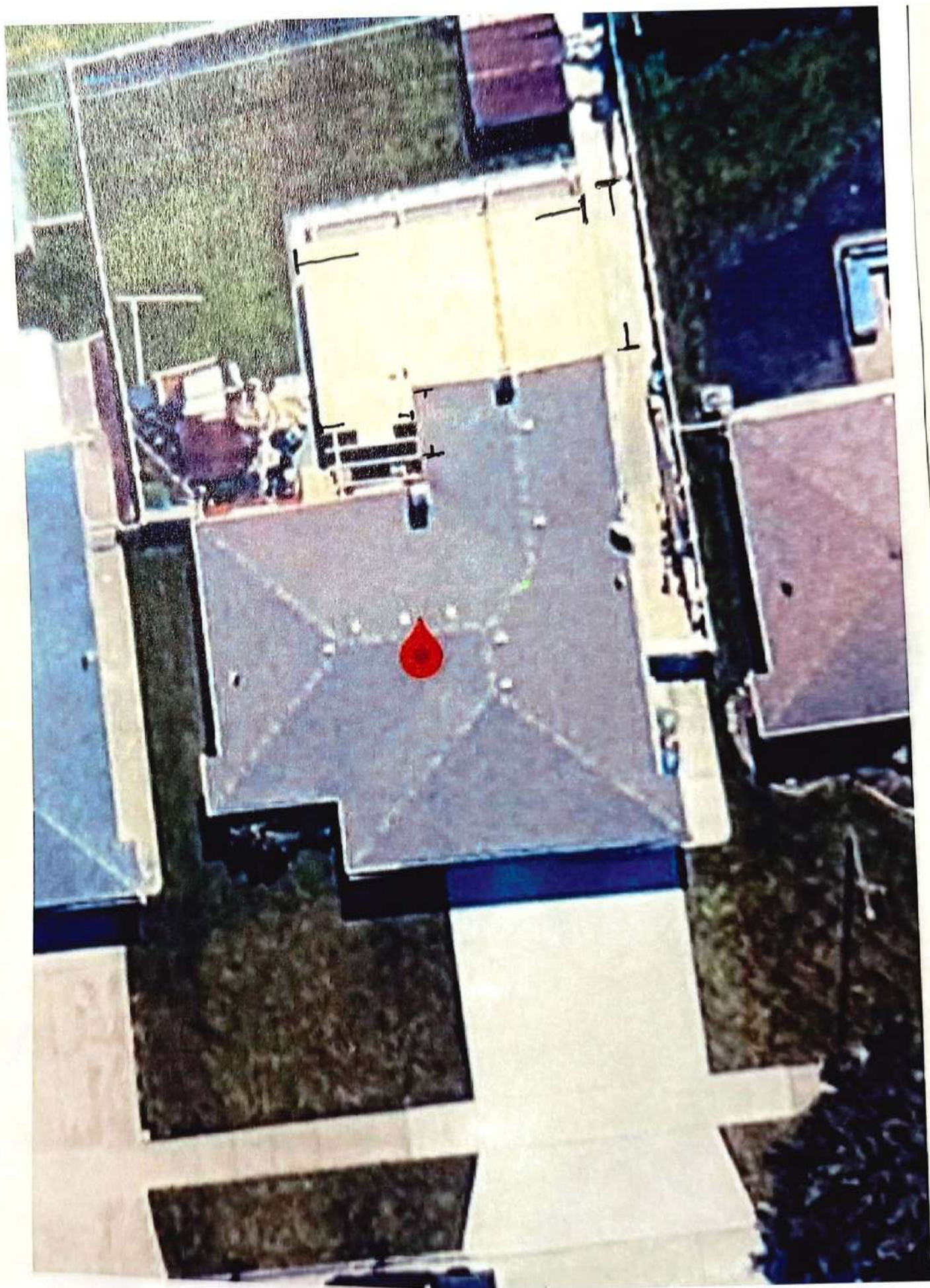
APPROACH

30' x 6"

STREET

PRIVATE DRIVE FENCE

2



on

Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
Paul Jerzy, Secretary
Garry Watts, Asst. Secretary
Jon Green
Shaun Lindsey
Charles Perry
David Sophiea
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: DECEMBER 10, 2025 at 7:30 P.M.

Applicant: HECTOR LEON

Common Description: 14668 ALGER

VARIANCE(S) REQUESTED: Permission to:

- 1) Retain 54" of driveway widened beyond the east garage building line and 48" beyond the west garage building line for an overall driveway width of 28'.
- 2) Retain 30' 6" x 18' + 10' x 10' (649 square ft.) gazebo attached to the house, in addition to a 10' x 10' (100 square ft.) shed and 410 square ft. attached garage for a total of 1,159 square ft. of accessory structure floor area.
- 3) Waive the required ratwall for the gazebo.

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.

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALSSUMMARY OF VARIANCE REQUEST

APPLICANT: CITY OF WARREN

REPRESENTATIVE: BOB WEIDNER

COMMON DESCRIPTION: **21916 PANAMA**

PARCEL NUMBER: 12-13-32-276-013 (NORTH HALF OF LOT 31) (PARCEL A)
PARCEL SPLIT IN PROCESS.

ZONED DISTRICT: R-1-C

REASON: Petitioner seeks variance to construct a single family residence on a 50' wide lot.

ORDINANCES and REQUIREMENTS:

SECTION 7.03 - LOT AREA. A one (1) family dwelling in R-1-C Districts, together with accessory buildings, hereafter erected, shall be located on a lot having an area of not less than nine thousand (9000) square feet and a lot width of not less than sixty (60) feet; provided, however, when a community water and sewer system is provided, the lot area shall not be less than seventy-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

VARIANCES REQUESTED: Permission to:

Construct a single family residence on a 50' wide lot in a R-1-C zoning district.

No previous variances requested.

Brian Schuman, Zoning Inspector

11/12/2025 11/17/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: CITY OF WARREN

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

Section 7.03 - Lot area.

A one (1) family dwelling in R-1-C Districts, together with accessory buildings, hereafter erected, shall be located on a lot having an area of not less than nine thousand (9000) square feet and a lot width of not less than sixty (60) feet; provided, however, when a community water and sewer system is provided, the lot area shall not be less than seventy-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

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

Brian Schuman, Zoning Inspector

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

CITY OF WARREN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: CITY of WARREN

Address: ONE CITY SQUARE STE 210 WARREN MI 48093 Telephone: (586) 574-4686

Applicant's Email Address: BWEIDNER@CITYOFWARREN.ORG ☒ prefer email communication

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

Name of Representative: Bob Weidner Telephone: (586) 574-4686

Representative's Address: ONE CITY SQUARE STE 210 WARREN MI 48093

Representative's Email Address: BWEIDNER@CITYOFWARREN.ORG ☒ prefer email communication

Address of Property: 21916 PANAMA (NORTH 1/2 OF LOT 31) (PARCELA)

Parcel I.D. No. (as shown on tax bill): 13-32-276-013

Purpose of Request: PERMISSION TO build a single family home on a
fifty (50) foot lot on PANAMA having lot width of 60 feet.

Please explain the nature of your hardship:

The current size and shape of the lot does NOT meet zoning
ordinance standards to build a single family residence.

Signature: [Signature] Date: 11/14/25

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 Tom Bommarito
Name(s) of Person(s)
OF one city square WARREN MI 48093 586 574-4686
Address, City, State Zip Telephone
THE Com Dev Director OF City of WARREN
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT City of WARREN
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 Robert Weidner *
Name(s) of Person(s)

THE CDB6- Reform Inspector OF City of WARREN - Community Development *
Title of Officer Name of Company

OF one city square WARREN MI 48093 586-574-4686
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 12th DAY OF November, 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 _____ DID SO OF _____ OWN FREE WILL AND DEED.

MARIA CHRISTINE DAGOSTINI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires Jan. 25, 2031
Acting in the County of MACOMB

Maria Christine Dagostini Maria Christine Dagostini
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN
MY COMMISSION EXPIRES: JANUARY 25, 2031

NOTICE TO OWNER

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

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

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

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

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

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

The Current Size AND shape of the lot does NOT meet zoning ordinance STANDARDS TO build a single family Residence.

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 Current Size AND shape of the lot does NOT meet zoning ordinance STANDARDS AND there is no property Available to purchase to Create a conforming lot.

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 lot's Current Size AND shape is ideal for a single family Residence with a detached garage.

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 house will be a one story, single family house, similar to existing homes in the neighborhood. The new construction should improve property values in the surrounding Areas.

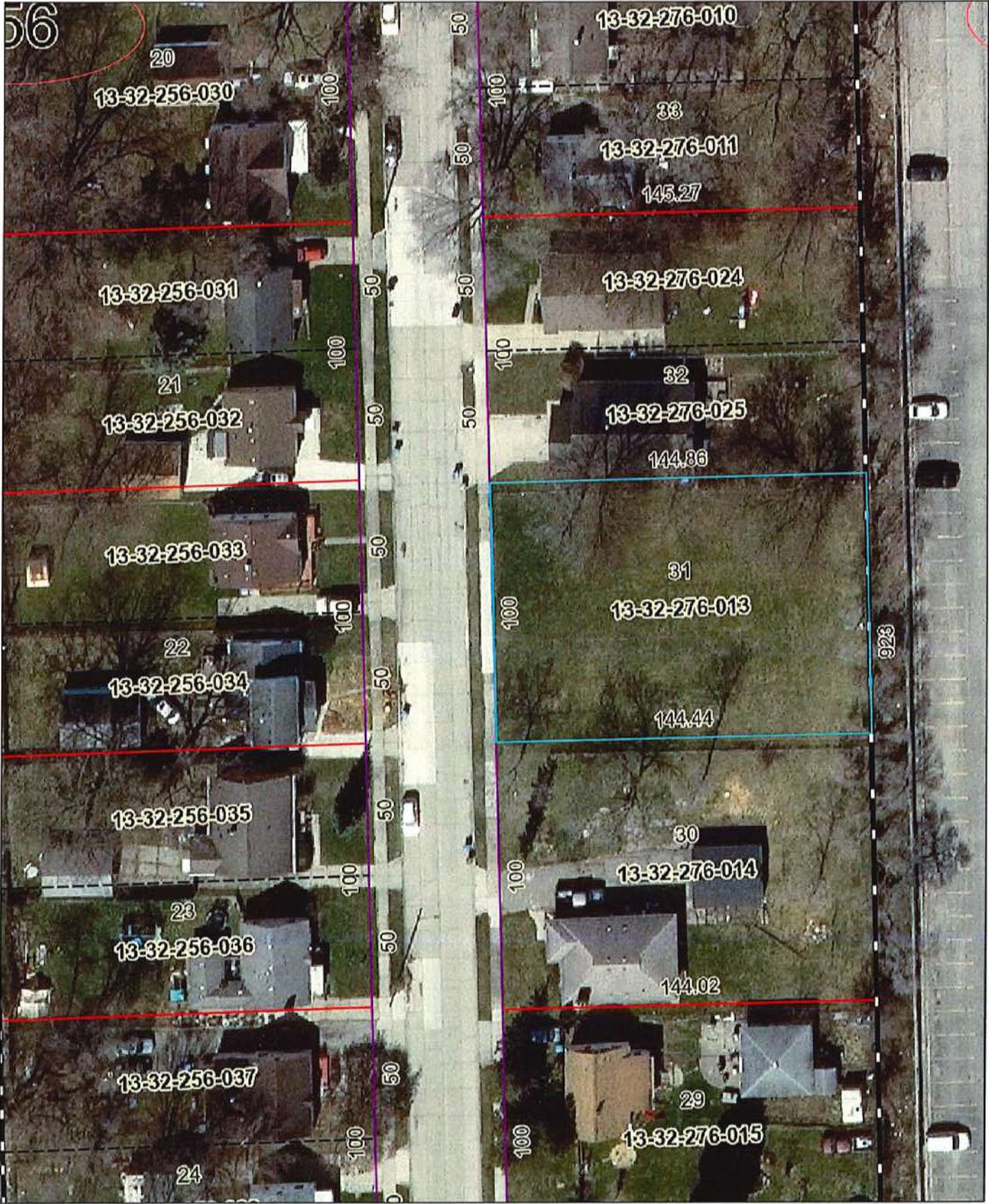
Not personal or economic. The variance request is not primarily related to personal or economic hardship, rather, it is related to the unique features of the property.

The Current Size AND shape of the lot does NOT meet zoning ordinance STANDARDS.

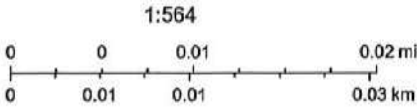
Necessary. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that enjoyed by other properties in the same zoning district and in the vicinity.

A new construction single family home, similar to others in the neighborhood, would benefit the Area rather than a vacant lot.

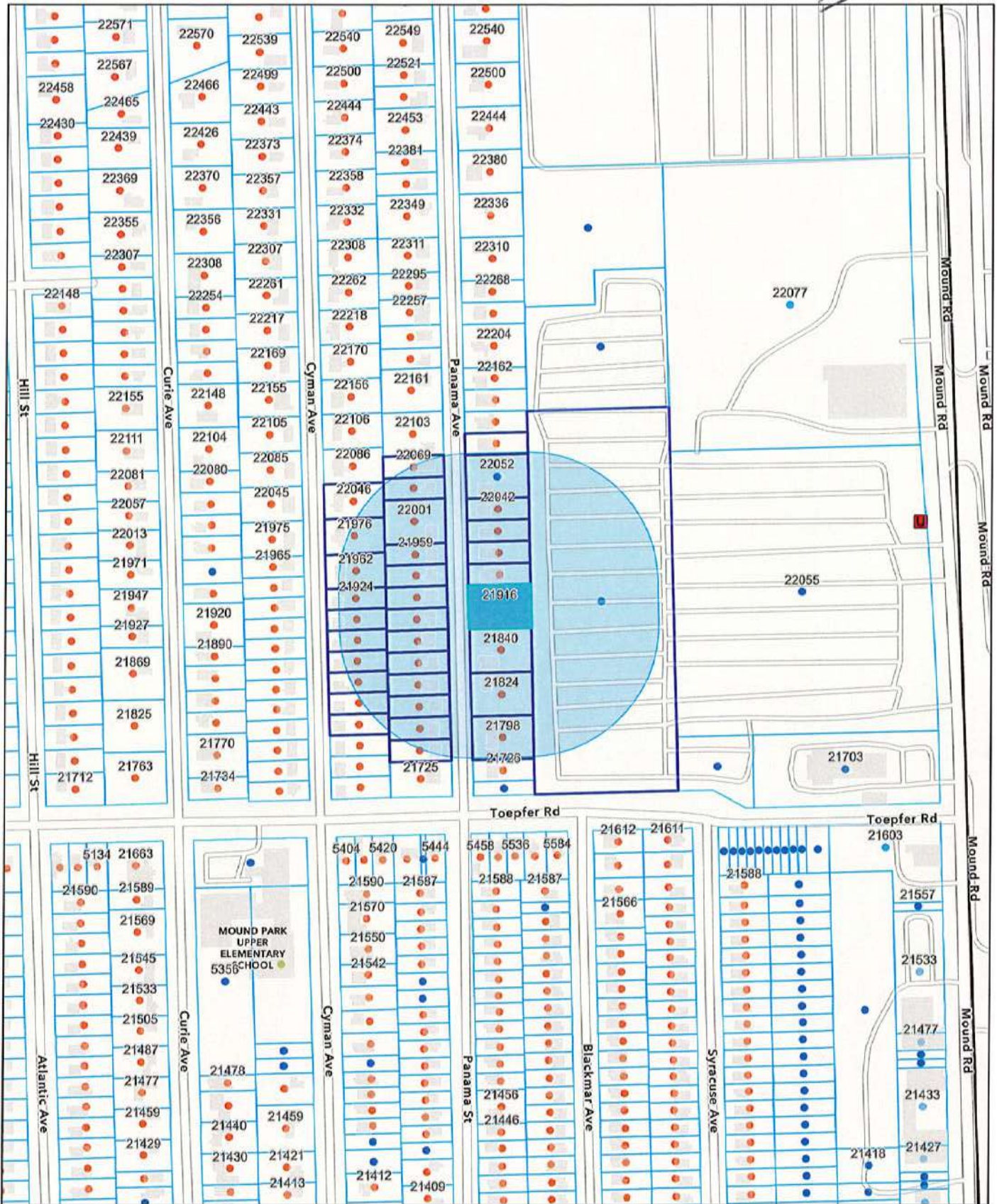
21916 PANAMA



11/17/2025, 8:27:58 AM

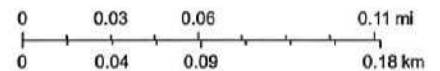


32



11/24/2025, 10:23:17 AM

1:3,414



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

Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
Paul Jerzy, Secretary
Garry Watts, Asst. Secretary
Jon Green
Shaun Lindsey
Charles Perry
David Sophiea
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: DECEMBER 10, 2025 at 7:30 P.M.

Applicant: CITY OF WARREN
Common Description: 21916 PANAMA (North half of lot 31 – Parcel A) Parcel split in process.
VARIANCE(S) REQUESTED: Permission to:
Construct a single family residence on a 50' wide lot in a R-1-C 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.

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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

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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

SUMMARY OF VARIANCE REQUEST

11/12/2025 11/17/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: CITY OF WARREN

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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: City of WARREN

Address: ONE CITY SQUARE STE 210 WARREN MI 48093 Telephone: 586-574-4686

Applicant's Email Address: Bweidner@cityofwarren.org ☒ prefer email communication

Name and Address of Property Owner (if different) _____

Name of Representative: Bob Weidner Telephone: 586-574-4686

Representative's Address: ONE CITY SQUARE STE 210 WARREN MI 48093

Representative's Email Address: Bweidner@cityofwarren.org ☒ prefer email communication

Address of Property: 21916 PANAMA (SOUTH 1/2 OF LOT 31) (PARCEL B)

Parcel I.D. No. (as shown on tax bill): 13-32-276-013

Purpose of Request: PERMISSION TO BUILD A SINGLE FAMILY HOME ON A
FIFTY (50) FOOT LOT ON PANAMA, WAIVING LOT WIDTH OF 60 FT.

Please explain the nature of your hardship:

THE CURRENT SIZE AND SHAPE OF THE LOT DOES NOT MEET ZONING
ORDINANCE STANDARDS TO BUILD A SINGLE FAMILY RESIDENCE.

Signature:  Date: 11/14/25

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 Tom Bommarito
Name(s) of Person(s)
OF ONE CITY Square WARREN MI 48093 586-574-4686
Address, City, State Zip Telephone
THE Com. Dev. Director OF CITY of WARREN
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT CITY of WARREN
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 Robert Weidner *
Name(s) of Person(s)

THE CDBG - Rehab Inspector OF CITY of WARREN - Community Development
Title of Officer Name of Company

OF ONE CITY Square WARREN MI 48093 586-574-4686
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 12th DAY OF November, 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/SHE/DID SO OF _____ OWN FREE WILL AND DEED.

Wendy Christine Dagostini
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires Jan. 25, 2031
Acting in the County of Macomb

MARIA Christine Dagostini Maria Christine Dagostini
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: January 25, 2031

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The Current size AND shape of the lot does NOT meet zoning ordinance standards to build a single family residence.

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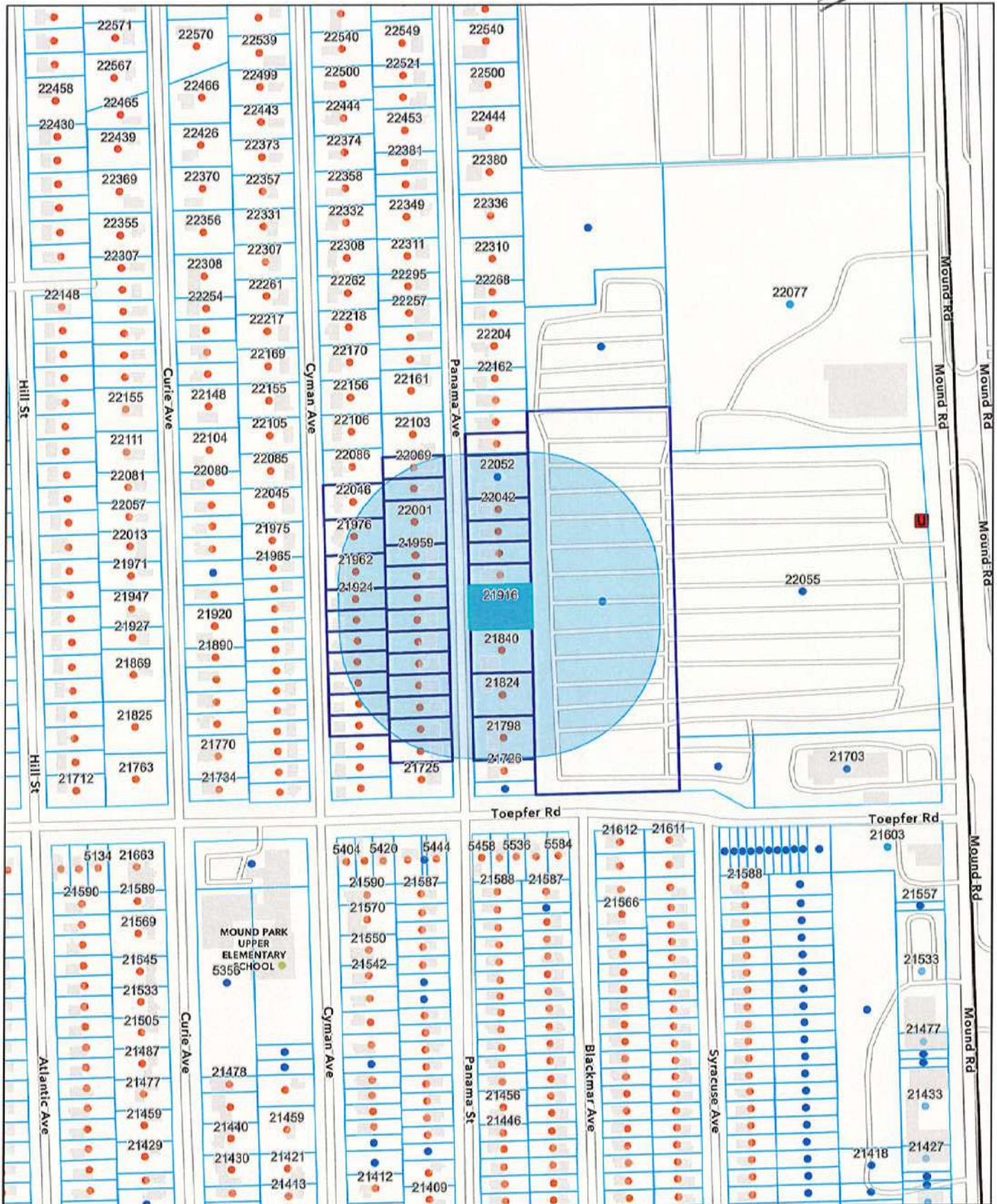
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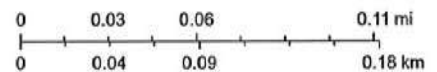
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A new construction single family home, similar to others in the neighborhood, would benefit the area rather than a vacant lot.



11/24/2025, 10:23:17 AM

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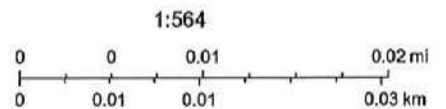


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

21916 PANAMA



11/17/2025, 8:27:58 AM



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



Zoning Board of Appeals
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P: (586) 258-2060
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Applicant: CITY OF WARREN
Common Description: 21916 PANAMA (South half of lot 31 – Parcel B) Parcel split in process.
VARIANCE(S) REQUESTED: Permission to:
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PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THIS NOTICE BE SENT TO THOSE PERSONS OWNING PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED.

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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: MELVIN HUDSON

REPRESENTATIVE: CINDY LAMB

COMMON DESCRIPTION: **8425 TWELVE MILE**

PARCEL NUMBER: 12-13-10-378-003

ZONED DISTRICT: MZ, P, C-1

REASON: Petitioner seeks variances to waive parking spaces.

ORDINANCES and REQUIREMENTS:

SECTION 4.32 PARAGRAPH (h) ITEM 19 (a) - Off-street parking requirements. Banks, business or professional offices: One (1) parking space for each two hundred (200) square feet of gross floor area.

VARIANCES REQUESTED: Permission to:

Waive a total of 48 parking spaces. (Relinquishing previous parking variances that were granted on 9/13/1967 & 2/12/1969).

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

10/3/2025

10/24/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT:

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

SECTION 4.32 PARAGRAPH (h) ITEM 19 (a) - Off-street parking requirements.

Banks, business or professional offices: One (1) parking space for each two hundred (200) square feet of gross floor area.

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

Brian Schuman, Zoning Inspector

\$250
10/3/25

PR

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: Melvin Hudson

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) CSI Office Building LLC
[REDACTED]

Name of Representative: Cindy Lamb Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 8425 12 Mile Rd. Warren, MI 48093

Parcel I.D. No. (as shown on tax bill): 12-13-10-378-003

Purpose of Request: Non-use variance.
Variance for section 4.32 (19) of the Zoning Ordinance for professional offices.
Waive parking count requirements from 114 parking spaces to 83 parking spaces.

Please explain the nature of your hardship:

Practical difficulty.

The current parking layout was approved in 2007 as part of an improvement effort that included the addition of landscape areas to the west side of the property, an architectural picket fence along the west and east sides, and a precast concrete wall to the north side. The purpose of the project was to create visual barriers, to improve the appearance of the property, and to offer better privacy for the residential area on the north and east side.

Signature: Melvin Hudson Date: 9/23/25
MELVIN HUDSON

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 Cindy Lamb

Name(s) of Person(s)

OF [REDACTED] [REDACTED]

Address, City, State

Zip

Telephone

THE Assistant Treasurer OF CSI Office Building LLC

Title of Officer

Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Cindy Lamb CSI Office Building LLC

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 Melvin Hudson

Name(s) of Person(s)

THE National Construction Mngr. OF CSI Support & Development

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 Cindy Lamb L.S.

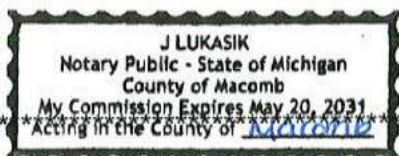
SIGNED L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF Macomb

ON THIS 23rd DAY OF September, 2025, BEFORE ME PERSONALLY CAME
Cindy Lamb, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT She DID SO OF her OWN FREE WILL AND DEED.



NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 5-20-2031

NOTICE TO OWNER

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

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

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

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

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

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

Due to the lot dimensions, strict compliance with the City of Warren parking count requirements will require substantial reduction of the landscaped areas of the property.

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

The current parking layout was approved and completed in 2007 as part of a site improvement effort.

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 unique physical features and lot limitations don't allow the addition of parking spaces.

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.

Approval of the variance will not result in detriment to nearby properties. The building has offered adequate parking to the building occupants and its visitors for the past 18 years.

This property offers an improved and pleasant appearance to the neighborhood and it has been consistently occupied and properly maintained for almost two decades.

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

The variance request is related to the unique characteristics of the property. Due to the lot size, there is not enough space to adequately increase the parking count without drastically affecting the current layout.

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.

Approval of the variance is necessary for the continuous functioning of the property and the business it serves.

8425 TWELVE MILE

09/13/2023

LEGAL DESCRIPTION: 13-10-378-003

VARIANCES REQUESTED: Permission to

Erect a 7.5' high ground sign, 5' x 7.75" (38.75 square ft.) with the following:

- 1) Set back no closer than 1 ft. to the front property line.
- 2) A 2.5 ft. under clearance.

The petitioner's request was **APPROVED** with the condition that the previous variance approved on 8/11/1965 will be relinquished.

8425 Twelve Mile

6/27/2007

COOPERATIVE SERVICES INC, FRED WOOD, GENERAL MANAGER, 8425 Twelve Mile, Also Known As 13-10-378-003 - **GRANTED** request to install a six (6) foot high decorative fence for approximately 167' along the side (east) property line on Longview to the rear property line. Also to install approximately 249 linear feet of pre-cast panel screen wall in lieu of a poured concrete wall adjacent to the Residential District in conjunction with the renovation of the existing site plan.

8425 E. TWELVE MILE ROAD

WARREN MEDICAL VILLAGE INC
INCORPORATED

GRANTED permission to construct additional parking and to place a four (4) ft. high wall to within 8 ft. of the property line along Longview

8425 E. Twelve Mile Rd.

Warren Medical Village, Inc.

Request granted at the Meeting of October 25, 1972 to waive 4' high brick wall along north property line with condition.

8425 E. Twelve Mile Rd.

Kenneth H. Knoblauch, M.D.

Rep: Kamp, Mayotte & Di Como, Architects
18400 Grand River, Det.

Request granted at Meeting of Feb. 12, 1969.

GRANTED Permission to waive 5' of the Required off-street parking OR 6 spots

8425 E. Twelve Mile

Warren Medical Village, Inc.
8425 E. 12 Mile
Warren, Michigan 48093
Rep: Kamp, Mayotte & DiComa

Request granted at meeting of Sept. 13, 1967

*GRANTED Permission to Waive 80%
or if required off-sheet parking
spaces*

JAN. 5, 1967

WARREN MEDICAL VILLAGE, INC: 8425 E. Twelve Mile Road also
known as Plate No. N256B2B -- GRANTED permission to construct
a 24 foot x 24 foot garage, subject to the following conditions:

1. The garage be located 2 feet off the north property line
and two (2) feet off the side lot line
2. The sides of the garage facing Twelve Mile Road and
Longview be bricked

8425 E 12 Mile

Warren Medical Village, Inc
Rep: Kenneth H. Knohlauch, MD

Request approved at mtg of August 11, 1965

*80 sq. ft. sign to within one foot
of the front property line.*

ZONING Enforcement | E23-01279**Property Information**

12-13-10-378-003 8425 TWELVE MILE Subdivision:
Warren, MI 48093 Lot: Block:

Name Information

Owner: CSI OFFICE BUILDING CINDY LAMB Phone: [REDACTED]
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 03/07/2023 Date Closed: 10/05/2023 Status: CLOSED

Complaint:

GROUND SIGN IN DISREPAIR

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 03/07/2023 Completed: 03/07/2023

Violations:

Corrected SECTION 4A.20(A) - ALL SIGNS SHALL BE PROPERLY MAINTAINED. EXPOSED SURFACES SHALL BE CLEAN AND PAINTED IF PAINT IS REQUIRED. ALL SUPPORTS, BRACES, GUYS AND ANCHORS SHALL ALSO BE KEPT IN REPAIR. DEFECTIVE PARTS SHALL BE REPLACED PROMPTLY.

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

Status: No Change Result: No Change
Scheduled: 04/17/2023 Completed: 04/17/2023

Violations:

Uncorrected

Comments:

Scheduling Comment CHECKED FOR SIGN APP AND NOTHING HAS BEEN SUBMITTED YET. EMAILED SONNY TO GET UPDATE ON NEW SIGN PLAN. SCHEDULED FOLLOW-UP FOR 4/19/23 AWAITING EMAIL RESPONSE.-BS

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Change Result: No Change
Scheduled: 04/19/2023 Completed: 04/19/2023

Violations:

Uncorrected

Comments:

Scheduling Comment 4/19/23 STILL HAVE NOT GOTTEN REPSONSE BACK. SENT 2ND EMAIL TO SONNY STATING I NEED AN UPDATE ON THE STATUS. SPOKE TO EM AND HE SCHEDULED NEW FOLLOW UP FOR 4 WEEKS FROM NOW.-BS

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Change Result: No Change
Scheduled: 06/20/2023 Completed: 06/20/2023

Violations:

Uncorrected

Comments:

Scheduling Comment CHECK IF VARIANCE APPLIED FOR OR SIGN PLAN REVISED.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Change Result: No Change

scheduled: 06/23/2023

Completed: 06/23/2023

Violations:

Uncorrected

Comments:

Scheduling Comment EMAILED KEVIN FROM SIGN COMPANY. CHECK IF ANY UPDATES.

6/20/23 KEVIN EMAILED BACK AND SAID HE BELIEVES THEY WILL BE GOING FOR THE VARIANCE, HE WILL BE FOLLOWING UP WITH THEM AND GET BACK TO ME.-BS

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Change

Result: No Change

Scheduled: 06/30/2023

Completed: 06/30/2023

Violations:

Uncorrected

Comments:

Scheduling Comment FOLLOW-UP WITH KEVIN FROM SIGN CO IF HE HAS NOT EMAILED BACK ABOUT VARIANCE

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Change

Result: No Change

Scheduled: 07/10/2023

Completed: 07/10/2023

Violations:

Uncorrected

Comments:

Scheduling Comment FOLLOW-UP TO SEE IF KEVIN FROM METRO HAS GOT AN ANSWER REGARDING THEM GOING FOR A VARIANCE

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Change

Result: No Change

Scheduled: 07/24/2023

Completed: 07/24/2023

Violations:

Uncorrected

Comments:

Scheduling Comment CHECK IF VARIANCE APPLIED FOR YET.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 08/04/2023

Completed: 08/04/2023

Violations:

Uncorrected

Comments:

Scheduling Comment CHECK IF ZBA APP SUBMITTED FOR SIGN.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Violation

Result: No Violation

Scheduled: 09/15/2023

Completed: 09/22/2023

Violations:

Uncorrected

Comments:

Scheduling Comment CHECK IF VARIANCE APPROVED FOR SIGN FROM THE 9/13/23 MEETING.

FOLLOW-UP Inspection | EVERETT MURPHY

Status: Complied

Result: Complied

Scheduled: 10/05/2023

Completed: 10/05/2023

Violations:

Uncorrected

Comments:

Scheduling Comment CHECK SIGN APP STATUS

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Change

Result: No Change

Scheduled: 05/18/2023

Completed: 05/18/2023

Violations:

Uncorrected

Comments:

4/25/23 REVIEWED S 4/25/23 REVIEWED SIGN APP. DENIED BECAUSE IT WILL NEED VARIANCE FOR UNDERCLEARANCE AND WILL NEED A SITE PLAN FROM A ENGINEER OR ARCHITECH. EMAILED COPY OF REJECTION LETTER TO KEVIN AT METRO DETROIT SIGNS. KEVIN REACHED OUT AND IS DISCUSSING WITH THEM IF THEY WANT TO APPLY FOR THE VARIANCE OR REVISE SIGN PLANS. WILL FOLLOW UP IN 30 DAYS/-BS

ZONING Enforcement | E22-05187**Property Information**

12-13-10-378-003 8425 TWELVE MILE Subdivision:
Warren, MI 48093 Lot: Block:

Name Information

Owner: CSI OFFICE BUILDING CINDY LAMB Phone: XXXXXXXXXX
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 11/30/2022 Date Closed: 12/16/2022 Status: RESOLVED

Complaint:

-FEATHER FLAGS ON ROW

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.14 - PROHIBITED SIGN. (INSERT ITEM A THRU O)

Corrected SECTION 4A.45 - TEMPORARY SIGN LOCATIONS PROHIBITED.

(A)

NO TEMPORARY SIGN SHALL BE ATTACHED TO A TREE, FENCE, UTILITY POLE, DRAIN OR FIRE ESCAPE OR IMPAIR THE ACCESS TO A ROOF OR INGRESS OR EGRESS OF ANY STRUCTURE.

(B)

NO TEMPORARY SIGN SHALL BE LOCATED ON ANY PUBLIC RIGHT-OF-WAY OR ANY PROPERTY REQUIRED FOR PARKING.

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

Status: Complied Result: Complied
Scheduled: 12/16/2022 Completed: 12/16/2022

Violations:

Uncorrected

Comments:

SITE DATA

SITE AREA 67,049 S.F. (1.539 ACRES)

ZONING

EXISTING "C-1" LOCAL BUSINESS DISTRICT (SOUTH 165 FT.) AND
"P" PARKING DISTRICT (NORTH 105 FT)

BUILDING HEIGHT

EXISTING 2 STORIES

MINIMUM LOT WIDTH

EXISTING

PARKING

EXISTING PARKING 80 STANDARD + 4 ACCESSIBLE = 84 SPACES

PROPOSED PARKING 78 STANDARD + 5 ACCESSIBLE = 83 SPACES

REQUIRED PARKING - PER SECTION

4.32.19.A - 22,805 S.F./200

114 SPACES

- 83 PROPOSED

26,179 / 200 = 131 REQ. SPACES - 17 PREVIOUSLY WAIVED = 114
Sq/Ft

MINIMUM BUILDING SET BACKS

ADDITIONAL 31 TO WAIVE

FRONT

EXISTING

SIDES

EXISTING

REAR

EXISTING

EXISTING

SITE DENSITY

BUILDING DATA

EXISTING BUILDING SQUARE FOOTAGE

WEST BASEMENT (MECHANICAL ROOM) 2,836 S.F.

EAST BASEMENT

FINISHED AREA 2280 S.F.

UNFINISHED AREA 538 S.F.

FIRST FLOOR 10,663 S.F.

SECOND FLOOR 9,369 S.F.

TOTAL EXISTING GROSS AREA 25,686 S.F.

PROPOSED ADDITION SQUARE FOOTAGE

FIRST FLOOR 493 S.F.

TOTAL PROPOSED BUILDING SQUARE FOOTAGE

(INCLUDING BOTH EXISTING AND PROPOSED) 26,179 S.F.

ACCESSORY BUILDING SQUARE FOOTAGE

(EXISTING GARAGE) 572.5 S.F.

PROPOSED RENOVATION SQUARE FOOTAGE

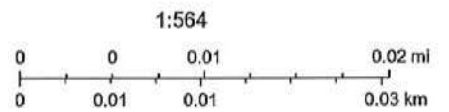
PROPOSED FIRST FLOOR RENOVATION AREA 756 S.F.

PROPOSED SECOND FLOOR RENOVATION AREA 60 S.F.

TOTAL PROPOSED RENOVATION AREA 816 S.F.



10/24/2025, 8:05:46 AM



Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
Paul Jerzy, Secretary
Garry Watts, Asst. Secretary
Jon Green
Shaun Lindsey
Charles Perry
David Sophiea
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: DECEMBER 10, 2025 at 7:30 P.M.

Applicant: MELVIN HUDSON
Common Description: 8425 TWELVE MILE

VARIANCE(S) REQUESTED: Permission to:

Waive a total of 48 parking spaces. (Relinquishing previous parking variances that were granted on 9/13/1967 and 2/12/1969.)

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: STEVEN SAVICH

REPRESENTATIVE: STEVEN SAVICH

COMMON DESCRIPTION: **26837 RYAN**

PARCEL NUMBER: 12-13-19-228-009

ZONED DISTRICT: MZ, C-1, P

REASON: Petitioner seeks a variance to retain mural signage on exterior wall.

ORDINANCES and REQUIREMENTS:

SECTION 4A.11 - SPECIFIC SIGN DEFINITIONS. For purpose of this ordinance, the following signs as listed shall be defined as follows:

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

SECTION 4A.35 (c) - SIGNS PERMITTED IN COMMERCIAL BUSINESS AND INDUSTRIAL DISTRICTS (C-1, C-2, C-3, M-1 AND M-2). Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

VARIANCES REQUESTED: Permission to:

Retain 12' x 28' (336 sq/ft) painted mural wall signage on the east elevation, in addition to the permitted 40 sq/ft wall sign for a total of 376 sq/ft of wall signage.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

10/30/2025 11/14/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: STEVEN SAVICH

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.11 - Specific sign definitions. For purpose of this ordinance, the following signs as listed shall be defined as follows:

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

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

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

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

Brian Schuman, Zoning Inspector

\$250 SW 10/30/25

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: Steven Savich

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Sina Girach

Name of Representative: Steve Savich Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 26837 Ryan Rd

Parcel I.D. No. (as shown on tax bill): 12 - 13 - 19 - 228 - 009

Purpose of Request: Seeking variance for professional
artwork on patio at Mr. Miguel's

size of wall 28 ft wide by 12 ft tall

Please explain the nature of your hardship:

This patio is inset 35 feet from face
of building and the artwork is needed
for enjoyment of customers both inside
and outside of establishment. Future plan
for patio will hide this wall almost entirely

Signature: Steven Savich Date: 8/25/25

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 SIMA BIRACH, JR.
Name(s) of Person(s)
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 I
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 Steven Savich *
Name(s) of Person(s)

THE OWNER OF Mr. Miguel's *
Title of Officer Name of Company

OF [REDACTED]
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

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

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 30th DAY OF October, 2025, BEFORE ME PERSONALLY CAME
Sima Birach / Steven Savich, 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.

LISA M. DIOLORDI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires July 23, 2030
Acting in the County of Macomb

Lisa M. Diolordi
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: July 23, 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.

Many guests enjoy spending time on this patio due to the professional mural. Other than this wall, there is no opportunity within the confines of this space to provide the visual appeal that patrons look for while dining outside.

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 the back wall of our patio, not the face of our building. The wall is used as decoration for guests inside and outside. We plan to cover the patio eventually and that will hide the wall even more.

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 patio is surrounded by parking on both the north and east side and the wall in question sits back about 35 ft from the face of the building.

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 wall is professionally painted and blends in with the architecture of building and only seen by 1 neighbor and guests using the patio.

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 request is solely for the benefit of our customers and community to enjoy the patio ambience, as different than landscaping.

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.

As stated, this wall is 130 ft from Ryan Rd and sits back 35 ft from the face of the building and truly just decoration for the enjoyment of our guests both inside and outside.

26837 Ryan Road

Evelyn Dudek

Granted permission at the meeting of 5-13-81 to
waive the required wall along the south and
west property lines.

26837 Ryan Road

Jerome Dudek

11523 Jenny

Warren

Rep: Sheldon D. Korn

Request approved at meeting of Feb. 15, 1967

65' 17' 41" 15' SETBACK

SIGN

ZONING Enforcement | #E25-07392**Property Information**

12-13-19-228-009

26837 RYAN

Subdivision: MEETS & BOUNDS

WARREN, MI 48091-4075

Lot:

Block:

Name Information

Owner: BIRACH SIMA STEVE

Phone:

Occupant: MR. MIGUEL'S

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 05/14/2025

Date Closed:

Status: In Progress

Complaint:

SIGN PAINTED ON EAST WALL

Last Action Date:

Last Inspection: 01/06/2026

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: Not Complied

Result: Not Complied

scheduled: 05/27/2025

Completed: 05/27/2025

Violations:

Uncorrected

Comments:

Spoke to owner (St Spoke to owner (Steve) was not aware that painting exterior wall was same as signage. Asked for little time to apply for variance. I said i would touch base with him in a couple weeks / FB

FOLLOW-UP Inspection | FRANK BADALAMENTE

Status: Not Complied

Result: Not Complied

scheduled: 06/26/2025

Completed: 06/26/2025

Violations:

Uncorrected

Comments:

Moved to June 26,

Final Inspection | FRANK BADALAMENTE

Status: Not Complied

Result: Not Complied

scheduled: 07/09/2025

Completed: 07/09/2025

Violations:

Uncorrected

Comments:

will write ticket

POST TICKET Inspection | FRANK BADALAMENTE

Status: Not Complied

Result: Not Complied

scheduled: 07/11/2025

Completed: 07/11/2025

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection: FRANK BADALAMANTE**

Status: Not Complied

Result: Not Complied

Scheduled: 08/14/2025

Completed: 08/14/2025

Violations:

Uncorrected

Comments:

Kelly's approved.

Did not do ZBA app

FOLLOW-UP Inspection: FRANK BADALAMANTE

Status: Not Complied

Result: Not Complied

Scheduled: 10/27/2025

Completed: 10/28/2025

Violations:

Uncorrected

Comments:

ZBA APP

Spoke to Bus Owner who told me Prop Owner was dying & could not get ZBA app signed. Prop Owner has since passed away and his son is now in a legal position to sign off on the App. He will be in this week to turn in App. Has court date on 11/05/25 FB

No ZBA yet, moved

FOLLOW-UP Inspection: FRANK BADALAMANTE

Status: Scheduled

Result: Scheduled

Scheduled: 01/06/2026

Completed:

Violations:

Uncorrected

Comments:

Per Steve pushed o

ZBA app turned in

ZONING ENFORCEMENT # E22-05278**Property Information**

12-13-19-228-009

26837 RYAN

Subdivision: MEETS & BOUNDS

WARREN, MI 48091-4075

Lot:

Block:

Name Information

Owner: BIRACH SIMA STEVE

Phone:

Occupant: MR. MIGUEL'S

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 11/30/2022

Date Closed: 01/04/2023

Status: RESOLVED

Complaint:

-TEMPORARY FESTOON STRANDS OF FLAGS ON PATIO

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection: BRIAN SCHUMAN

Status: Violations

Result: Violations

Scheduled: 11/30/2022

Completed: 12/07/2022

Violations:

Corrected SECTION 4A.14 - PROHIBITED SIGN. (INSERT ITEM A THRU O)

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

Status: Partially Complied

Result: Partially Complied

Scheduled: 12/22/2022

Completed: 12/22/2022

Violations:

Uncorrected

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

Status: Partially Complied

Result: Partially Complied

Scheduled: 12/27/2022

Completed: 12/27/2022

Violations:

Uncorrected

Comments:

Scheduling Comment CALL MGR

FOLLOW-UP Inspection: BRIAN SCHUMAN

Status: Complied

Result: Complied

Scheduled: 01/04/2023

Completed: 01/04/2023

Violations:

Uncorrected

Comments:

Enforcement: E18-06949**Property Information**

12-13-19-228-009 26837 RYAN Subdivision: MEETS & BOUNDS
WARREN, MI 48091-4075 Lot: Block:

Name Information

Owner: BIRACH SIMA STEVE Phone:
Occupant: MR. MIGUEL'S Phone: ()
Filer: Phone:

Enforcement Information

Date Filed: 12/05/2018 Date Closed: Status: In Progress

Complaint:

PLEASE INVESTIGATE OUTDOOR SEATING WITHOUT SITE PLAN APPROVAL (PER PLANNING).

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection: FRANK BADALAMENTE

Status: Violations Result: Violations
scheduled: 12/10/2018 Completed: 12/10/2018

Violations:

Uncorrected

Comments:

GAVE VERBAL NOTICE GAVE VERBAL NOTICE REGARDING ILLEGAL OPEN AREA NO SITE PLAN APPROVAL. WILL FOLLOW UP WITH LETTER. FB

FOLLOW-UP Inspection: FRANK BADALAMENTE

Status: Not Complied Result: Not Complied
scheduled: 01/11/2019 Completed: 01/11/2019

Violations:

Uncorrected

Comments:

SPOKE TO BUSINESS SPOKE TO BUSINESS OWNER STEVE [REDACTED] HE WILL CONTACT PLANNING TO FIND OUT PROCESS TO USE OUTDOOR AREA. FB TOLD HIM I WILL FOLLOW UP IN 2 WEEKS.

FOLLOW-UP Inspection: FRANK BADALAMENTE

Status: Partially Complied Result: Partially Complied
scheduled: 09/26/2019 Completed: 09/30/2019

Violations:

Uncorrected

Comments:

FEW STEPS LEFT TO FEW STEPS LEFT TO COMPLETE / FB

FOLLOW-UP Inspection: FRANK BADALAMENTE

Status: Not Complied Result: Not Complied
scheduled: 01/13/2020 Completed: 01/13/2020

Violations:

Uncorrected

Comments:

STIL NOT COMPLETE STIL NOT COMPLETE WILL FOLLOW UP IN MAY 2020 / FB

FOLLOW-UP Inspection: STEVEN WATRIPOINT

Status: scheduled Result: Scheduled
scheduled: 11/05/2020 Completed:

Violations:

Uncorrected

Comments:

THE SITE PLAN WAS THE SITE PLAN WAS APPROVED BUT PROCESS HAS NOT BEEN COMPLETED. WILL SPEEK TO RON IN
PLANNING / FB

BUSINESS NOT OPEN DUE TO COVID 19 ISSUE / FB

FOLLOW-UP Inspection | **FRANK BADALAMANTE**

Status: Partially Complied

Result: Partially Complied

Scheduled: 08/26/2019

Completed: 08/26/2019

Violations:

Uncorrected

Comments:

SITE PLAN IN PROCE SITE PLAN IN PROCESS / FB

61 71 81 91

BUILDING Enforcement | **17-03866****Property Information**

12-13-19-228-009 26837 RYAN Subdivision: MEETS & BOUNDS
WARREN, MI 48091-4075 Lot: Block:

Name Information

Owner: BIRACH SIMA STEVE Phone: [REDACTED]
Occupant: MR. MIGUEL'S Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 07/06/2017 Date Closed: 10/20/2017 Status: CLOSED

Complaint:
FAILING/FALLING APART SCREEN WALL
8-25-17 WORKING WITH OWNER PL BLDG
Last Action Date: Last Inspection:
Last Action:

BUILDING Inspection | **PAUL LIZE**

Status: Violations Result: Violations
scheduled: 07/24/2017 Completed: 07/25/2017

Violations:

Uncorrected

Comments:

LETTER SENT 7 25 1

FOLLOW-UP Inspection | **PAUL LIZE**

Status: Partially Complied Result: Partially Complied
scheduled: 08/25/2017 Completed: 08/28/2017

Violations:

Uncorrected

Comments:**FIELD INSPECTION Inspection** | **PAUL LIZE**

Status: Complied Result: Complied
scheduled: 10/20/2017 Completed: 10/20/2017

Violations:

Uncorrected

Comments:

PERMIT ISSUED

Enforcement: E15-05511**Property Information**

12-13-19-228-009

26837 RYAN

Subdivision: MEETS & BOUNDS

WARREN, MI 48091-4075

Lot:

Block:

Name Information

Owner: BIRACH SIMA STEVE

Phone:

Occupant: MR. MIGUEL'S

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 10/01/2015

Date Closed: 10/19/2015

Status: Resolved

Complaint:

10/14/15 SPOKE TO MIKE--STILL NEED TO REMOVE DOS EQUUS FLAGS ON BLD--WILL REMOVE. ALSO SPOKE TO PAUL/RADIANT
SIGN ONE WK TO PAY FOR CURRENT SIGN PERMIT AND OBTAIN PLAN REVIEW FOR PANEL CHANGE OR TKT TO BE ISSUED.

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection: DEBORAH WENSON

Status: Violations

Result: Violations

Scheduled: 10/01/2015

Completed: 10/01/2015

Violations:

Corrected 4A.14 PROHIBITED SIGNS: C)FESTOONS SIGNS. SMALL FLAGS. N)FEATHER FLAGS.

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

Status: Partially Complied

Result: Partially Complied

Scheduled: 10/14/2015

Completed: 10/14/2015

Violations:

Uncorrected

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

Status: Partially Complied

Result: Partially Complied

Scheduled: 10/21/2015

Completed: 10/21/2015

Violations:

Uncorrected

Comments:

SIGN REVIEW PLAN REVIEW SUBMITTED FOR PANEL CHANGE? FEES PAID FOR OTHER SIGN?

FIELD INSPECTION Inspection: DEBORAH WENSON

Status: Complied

Result: Complied

Scheduled: 10/19/2015

Completed: 10/19/2015

Violations:

Uncorrected

Comments:

Scheduling Comment FLAGS REMOVED?

FOLLOW UP Inspection: DEBORAH WENSON

Status: Complied

Result: Complied

Scheduled: 10/29/2015

Completed: 10/29/2015

Violations:

Property Information

12-13-19-228-009

26837 RYAN

Subdivision: MEETS & BOUNDS

WARREN, MI 48091-4075

Lot:

Block:

Name Information

Owner: BIRACH SIMA STEVE

Phone:

Occupant: MR. MIGUEL'S

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 12/21/2016

Date Closed: 01/25/2017

Status: DISMISSED

Complaint:

Last Action Date:

Last Inspection:

Last Action:

TICKET Inspection | CRAIG GARWOOD

Status: Violations

Result: Violations

Scheduled:

Completed: 12/21/2016

Violations:

Uncorrected 34-60 FAIL TO REMOVE SNOW FROM SIDEWALKS

Comments:

COMPLAINT Enforcement: EIS-04033**Property Information**

12-13-19-228-009

26837 RYAN

Subdivision: MEETS & BOUNDS

WARREN, MI 48091-4075

Lot:

Block:

Name Information

Owner: BIRACH SIMA STEVE

Phone:

Occupant: NEW ROMANSA

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 07/20/2015

Date Closed: 04/25/2016

Status: CLOSED

Complaint:

EXTERIOR SEPARATION WALL IN BACK FALLING OVER. PLEASE UPDATE KIRK REHN. -SZ

Last Action Date:

Last Inspection:

Last Action:

BUILDING Inspection: PAUL LIZE

Status: Violations

Result: Violations

Scheduled: 07/24/2015

Completed: 07/24/2015

Violations:

Uncorrected

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

Status: Partially Complied

Result: Partially Complied

Scheduled: 09/17/2015

Completed: 09/24/2015

Violations:

Uncorrected

Comments:SPOKE WITH OWNER SPOKE WITH OWNER AND HE PLANS ON ADRESSING ISSUE PL BLDG WILL SCHEDULE FOLLOW UP TO CHART
PROGRESS PL BLDG**FOLLOW-UP Inspection: PAUL LIZE**

Status: Violations

Result: Violations

Scheduled: 12/04/2015

Completed: 12/04/2015

Violations:

Uncorrected

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

Status: No Violation

Result: No Violation

Scheduled: 04/21/2016

Completed: 04/25/2016

Violations:

Uncorrected

Comments:

MIKE MIKE

ZONING Enforcement 15-03189

Property Information

12-13-19-228-009 26837 RYAN Subdivision: MEETS & BOUNDS
WARREN, MI 48091-4075 Lot: Block:

Name Information

Owner: BIRACH SIMA Phone: [REDACTED]
Occupant: NEW ROMANSA Phone: [REDACTED]
Filer: Phone:

Enforcement Information

Date Filed: 06/09/2015 Date Closed: Status: In Progress

Complaint:
NEW RESTAURANT NO COC MR. MIGUELS
CHANGED SIGNS ON BUILDING AND PYLON SIGN NO PERMITS. LAM
Last Action Date: Last Inspection:
Last Action:

ZONING Inspection DEBORAH WENSON

Status: Violations Result: Violations
scheduled: 06/10/2015 Completed: 06/10/2015

Violations:

- Uncorrected SECTION 22.10(K) - OPERATING A BUSINESS WITHOUT A CERTIFICATE OF COMPLIANCE. SUBMIT APPLICATION TO THE BUILDING DEPARTMENT WITHIN 10 DAYS AND SCHEDULE REQUIRED INSPECTIONS.
- Uncorrected SECTION 4.39 - EVERY PARCEL OF PROPERTY INCLUDING BUILDINGS VACANT OR OCCUPIED, AND EVERY PART THEREOF, SHALL BE KEPT CLEAN AND SHALL BE KEPT FREE FROM ANY ACCUMULATION OF DIRT, FILTH, RUBBISH, GARBAGE OR OTHER MATTER IN OR ON THE SAME, OR IN THE YARDS, COURTS, PASSAGES, AREA OF ALLEYS CONNECTED THEREWITH OR BELONGING TO THE SAME.
- Uncorrected IPMC 302.4 WEEDS: ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 6".

Comments:

Scheduling Comment MR. MIGUALS NO COC. LAM CHANGED SIGNS NO PERMITS LAM

131.42

272.21

362.60

124.45

210

0.265

75.95

13-19-228-007

13-19-228-009

0182

272.94

357.37

75.95

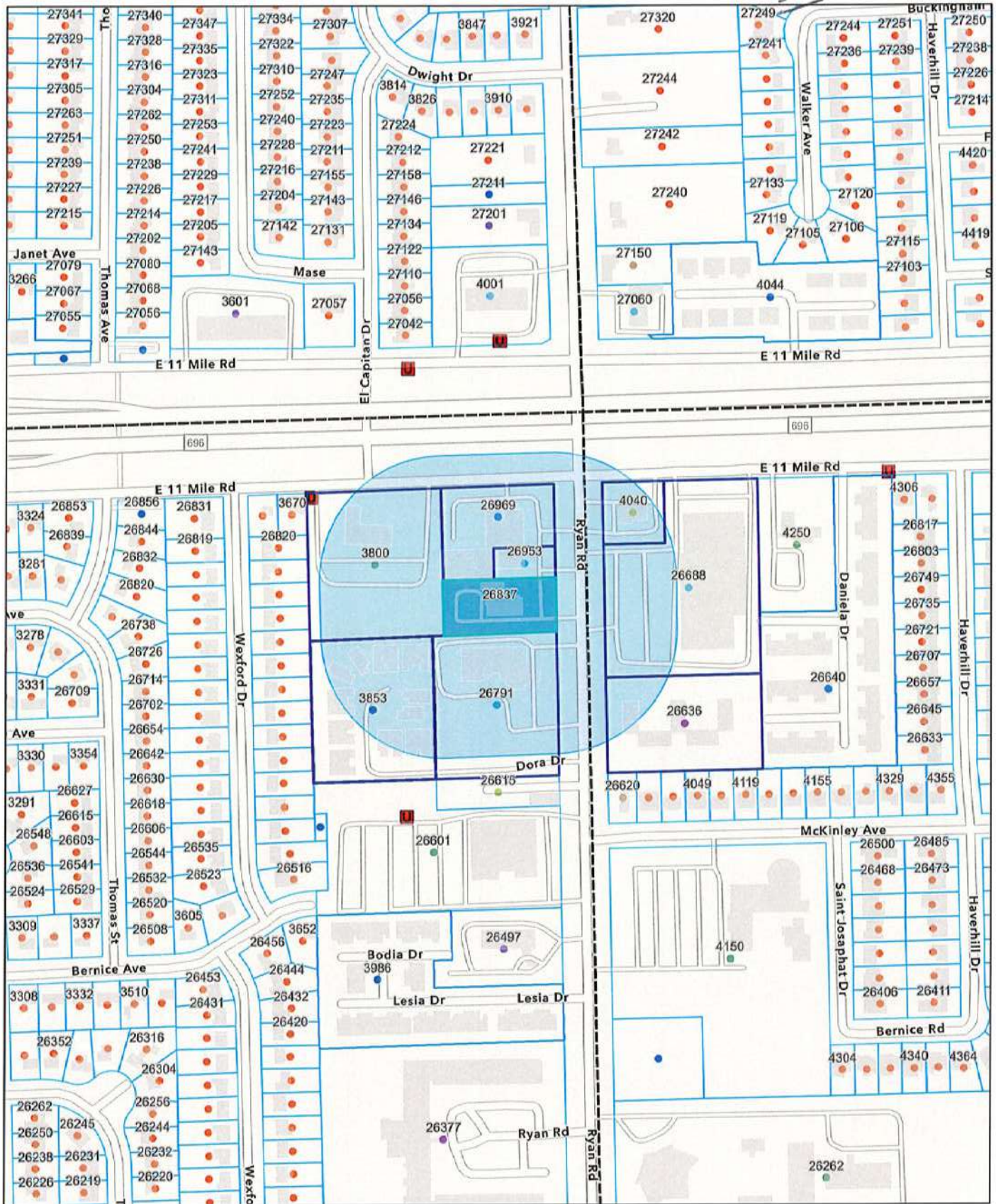
131.42

60

260

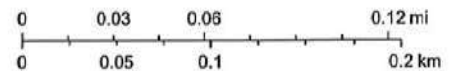
1:564

26



11/24/2025, 10:24:21 AM

1:3,595



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





Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
Paul Jerzy, Secretary
Garry Watts, Asst. Secretary
Jon Green
Shaun Lindsey
Charles Perry
David Sophiea
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: DECEMBER 10, 2025 at 7:30 P.M.

Applicant: STEVEN SAVICH

Common Description: 26837 RYAN

VARIANCE(S) REQUESTED: Permission to:

Retain 12' x 28' (336 square ft.) painted mural wall signage on the east elevation, in addition to the permitted 40 square ft. wall sign for a total of 376 square ft. of wall signage.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: DENNIS BOSTICK

REPRESENTATIVE: LISA BAKER

COMMON DESCRIPTION: **32900 DEQUINDRE STE A**

PARCEL NUMBER: 12-13-06-101-027

ZONED DISTRICT: M-2

REASON: Petitioner seeks variances to install new signage.

ORDINANCES and REQUIREMENTS:

SECTION 4A.11 - SPECIFIC SIGN DEFINITIONS. For purpose of this ordinance, the following signs as listed shall be defined as follows:

22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

SECTION 4A.27 - ELECTRONIC MESSAGE CENTER. In addition to other applicable zoning requirements, a responsible party shall comply with all of the following electronic message center requirements:

(b) Except a property where a business has a valid State of Michigan Motor Fuels Retail Outlet License, the digital display area of an electronic message center does not exceed 25% of the total permitted free standing sign area.

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

b) One freestanding on-premise sign or advertising display of a size not to exceed one hundred and fifty (150) square feet shall be allowed in industrial districts zoned M-3 and M-4.

c) Total wall signage of a size not to exceed one hundred and fifty (150) square feet shall be allowed for each building in industrial districts.

VARIANCES REQUESTED: Permission to:

1) Install a 50.27 sq/ft wall sign on the west elevation and a 50.27 sq/ft wall sign on the north elevation for a total of 100.54 sq/ft of wall signage.

2) Install a 61.5 sq/ft monument sign that is 9' 11" high, contains an electronic message center that is 4' x 8' (43% of the total permitted free standing sign area) to within 2' of the sidewalk along Dequindre Road.

3) Install a second 61.5 sq/ft monument sign that is 9' 11" high, contains an electronic message center that is 4' x 8' (43% of the total permitted free standing sign area) to within 2' of the property line along 14 Mile.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

10/10/2025 11/18/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: DENNIS BOSTICK

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.11 - SPECIFIC SIGN DEFINITIONS.

For purpose of this ordinance, the following signs as listed shall be defined as follows:

22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

SECTION 4A.27 - ELECTRONIC MESSAGE CENTER.

In addition to other applicable zoning requirements, a responsible party shall comply with all of the following electronic message center requirements:

(b) Except a property where a business has a valid State of Michigan Motor Fuels Retail Outlet License, the digital display area of an electronic message center does not exceed 25% of the total permitted free standing sign area.

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

b) One freestanding on-premise sign or advertising display of a size not to exceed one hundred and fifty (150) square feet shall be allowed in industrial districts zoned M-3 and M-4.

c) Total wall signage of a size not to exceed one hundred and fifty (150) square feet shall be allowed for each building in industrial districts.

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

Brian Schuman, Zoning Inspector

\$515
B8

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: Dennis Bostick

Address: 32900 Dequindre Rd STE A Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Bostik Development

Name of Representative: Lisa Baker Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 32900 Dequindre Rd. STE A.

Parcel I.D. No. (as shown on tax bill): 12-13-06-101-027

Purpose of Request:

- Variance for Monument Signs and
Wall Signs

Please explain the nature of your hardship: - property is surrounded by large signs, reader
boards, and trees that block visibility,
- ordinance is less than existing signs

- property is surrounded by gas stations with large
signs and canopies blocking visibility of building
- entrance on North Side in parking lot
- large foot print building with inability to have current
day signage

Signature: Lisa Baker Date: 9-30-2025

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.

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Dennis Bostick
Name(s) of Person(s):
OF 3000 Bostick Dr Warren MI 48096 Telephone [REDACTED]
Address, City, State Zip
THE Owner OF Dennis Bostick
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT

[REDACTED] (Work)
[REDACTED] /RECORDED LAND CONTRACT PURCHASER(S) [REDACTED] /RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Lisa Baker
Name(s) of Person(s)

THE Project Manager OF Sign Fabricators
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 Dennis Bostick I.S. X

SIGNED Lisa Baker I.S.

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

LISA M. BAKER
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires 28-Aug-2030
Acting in the County of MACOMB

ON THIS 8th DAY OF October, 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 Dennis DID SO OF his OWN FREE WILL AND DEED.

Bostick

NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 28 AUG 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.

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

- Utilizing existing monument base + footings
- Utilizing existing entrances to building - need for current standard signage

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.

- sits beside a corner of gas stations with large canopies and signs blocking view of building
- existing signs far larger than allowance in current ordinances

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.

All properties are commercial and will not cause any issues with neighboring businesses. Signage is consistent to surrounding businesses and what existing size is on building currently

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.

- Need for visibility of signs
- to provide safe parking and direction for residents entering the business from Dequindre Rd and 14 Mile Rd.

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.

City Of Warren Zoning Board of Appeals
One City Square
Warren, MI

September 30, 2025

To whom it may concern,

We are requesting a Sign Code Appeal for a Non-use or Dimensional Variance for Monument Signs and Wall Signs that are proposed for 32900 Dequindre Rd; parcel 12-13-06-101-027.

This property is zoned M2: Industrial Light Manufacturing. The 6.349 acre property is developed with buildings totaling 130143 SF.

The Monument Signs meets all requirements including size and height. The variance or appeal applies only to the 25% allowable size of the reader boards for both locations. The monument signs will be smaller in size to the existing signs on the property (72SF) that exist on Dequindre Rd and on 14 Mile Rd entrances. The intent is to use the existing locations and footings from the signs currently in place. The new signs will both be 60SF with a 4' x 8' reader board. This is a small reader board used very commonly in most cities with current sign standards and uses. This reader board is half the size of the reader board approved for Chet's Rent All at the entrance on 14 Mile Rd. (shown in attached pictures). MDOT is trying to pass no left turns at this corner due to safety issues and high volumes of traffic at this corner in the City of Warren. This creates a necessity for clear marking for both the entrance on Dequindre Rd and on 14 Mile Rd due to these proposed conditions and for safe traffic patterns to enter into the 32900 Dequindre Rd property.

The Wall Signs proposed will total 100SF; with both signs (2) being 50SF each. The variance or appeal applies the wall sign total being more than the 40SF allowed in the City of Warren ordinance. The signs are the same size(50SF each), one sign being placed on the west side of the building facing Dequindre Rd. marking the business

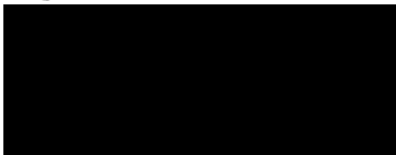
entrance, the second sign will be placed on the north wall marking the entrance into the business. The owner of this property is investing in the Warren community, upgrading and improving this building to current standards and aesthetics. The entrance location will remain the same and needs to be marked for proper entrance for customers. The allowed 40SF for this 130000SF of buildings with 145 LF of frontage on Dequindre Rd is very outdated to current city standards for signs with all surrounding communities.

The variances or appeals for the wall signs and the monument signs are founded and the signs are appropriately sized for the area and surrounding properties. There are no hindrances to surrounding businesses or to traffic in the area. The property is unique in that all businesses at the corner of 14 Mile Rd. and Dequindre Rd. have very large signs and canopies for the Speedway, BP, Mobil, and Express Care. The signs proposed would allow visibility to the property and aid traffic in identifying the entrances to this business. The upgrades to this property and signage are aesthetically pleasing, tasteful and appropriate for this corner in the Warren Community.

I have attached photos showing the existing signs along with those that are being proposed.

Thank you for your consideration,

Lisa Baker
Sign Fabricators



32900 DEQUINDRE

05/12/2021

LEGAL DESCRIPTION: 13-06-101-027

VARIANCES REQUESTED: Permission to

- 1) Retain an eight foot high chain link fence surrounding an outdoor Co2 tank.
- 2) Retain 3 strands of barbed wire atop the 8 ft. chain link fence.

The petitioner's request for item #1 was APPROVED as written.

The petitioner's request for item #2 was DENIED as written.

32900 Dequindre Road

Modern Engineering

GRANTED permission to raise the roof to 36 feet in height on a 75-foot x 420-foot section of an existing, industrial building.

April 13, 1994

32900 Dequindre Road

Kor-Tech Stamping, Inc.

Granted permission at the meeting of 5-27-87 to erect three strands of barbed wire on top of an existing six foot high, chain-link fence for a distance of 540 feet along the east property line.

32900 Dequindre Rd.

Korreck Manufacturing Inc.

Granted permission at the meeting of 10-27-82 to construct a 90' x 434' 1 1/2" addition thus expanding a non-conforming use. Also, permission was granted to waive 16,165 sq.ft. of required off-street parking in addition to the 45,000 sq.ft. previously waived by the Board.

32900 Dequindre Road

Korreck Manufacturing, Inc.

Granted permission at the meeting of 6-12-85 to erect a 24,000 sq. ft. storage addition, thus expanding a lawful, non-conforming use. Granted to waive approx. 22,000 sq. ft. of required, hardsurfaced, off-street parking in addition to the 61,165 sq. ft. of parking previously waived by the Zoning Board of Appeals on June 10, 1981 (45,000 sq. ft.) and on Oct. 27, 1982 (16,165 sq. ft.). Granted to use the east section of the property for parking purposes therefore rescinding the ZBA's decision of Nov. 13, 1968.

32900 Dequindre Rd.

Korreck Mfg. Co.

Granted permission at the meeting of 8-12-81 to construct a 40' x 120' addition thus expanding a non-conforming use.

32900 Dequindre Road

Korreck Manufacturing, Inc.

Tabled at the meeting of 5-13-81 to 6-10-81.

Granted permission at the meeting of 6-10-81 to retain existing, hardsurface parking to the front property line along Dequindre Road and to waive approx. 45,000 sq. ft. of required, off-street parking. Also, granted to construct a 135'x120' addition thus expanding a non-conforming use.

32900 Dequindre Rd.

Korreck Mfg., Inc.

Rep: Robert J. Korreck
2330 Somerset, Troy

Request granted with conditions at Meeting of Nov. 13, 1968.
To construct an addition (80' x 61') 18.5' from the S PL + right up to the N PL w/ the stipulations that the rear be blacktopped & the easterly 2 parking spaces on each of the easterly two tiers of parking be eliminated in the addition.

containing approx. 40000 SF to the N PL w/ the CONDITIONS the utility poles are removed, the area is to be cleaned up, the existing drainage problem are to be taken care of + the east section of property is not to be used for parking.

32900 Dequindre

Warren Sign Co.
24200 Mound Road
Warren, Michigan
757-8794

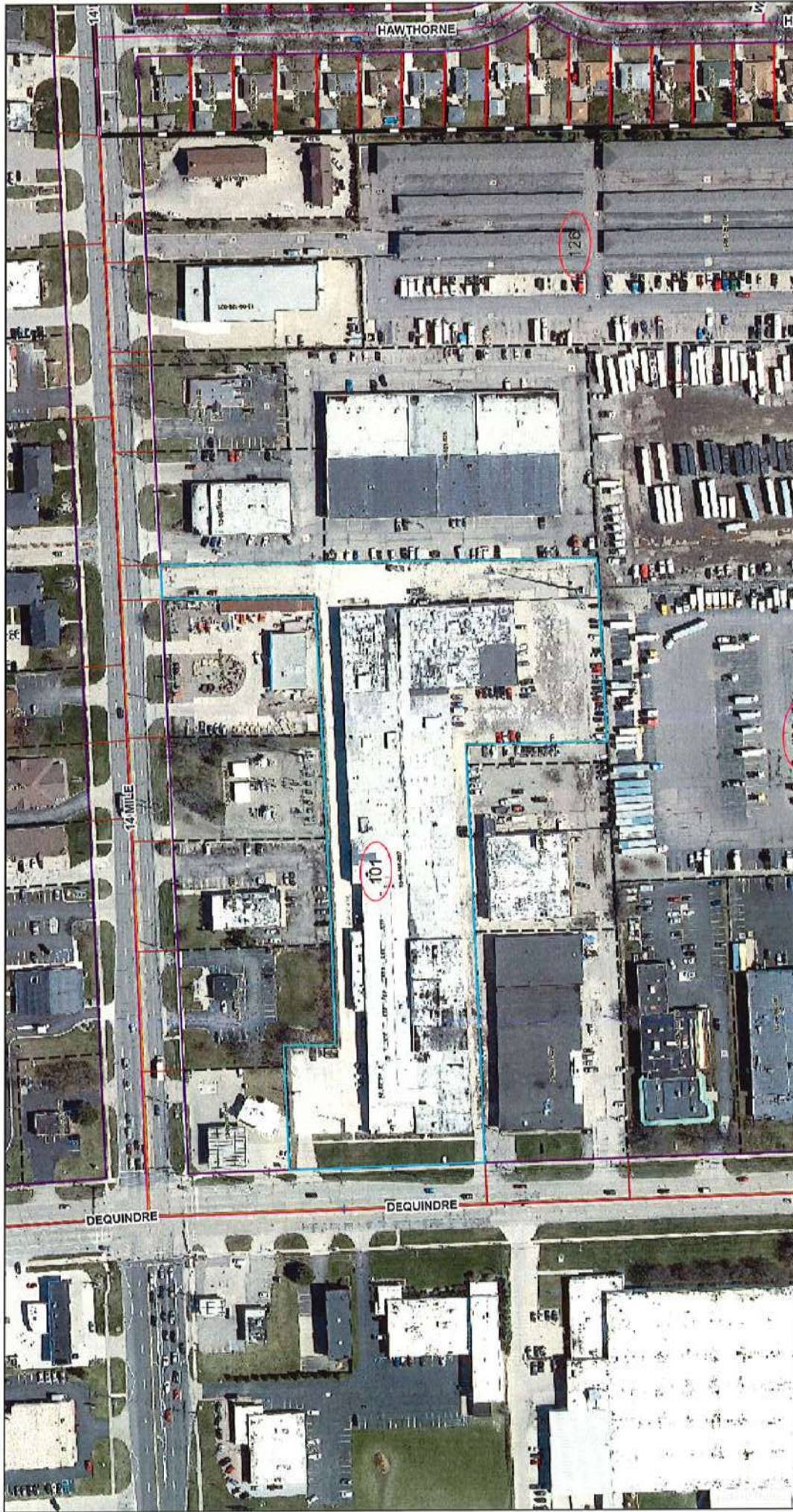
Request approved at meeting of July 6, 1966
To erect a sign to win 2nd at the front PL (sign to be 10' x 3'6"; 9'6" in height).

32900 Dequindre

Prototype Specialties, Inc
Rep: Robert J. Korreck

Request approved at meeting of Dec 1, 1965
Granted permission to erect an industrial addition (80' x 61') 18.5' from the S PL + right up to the N PL w/ the stipulations that the rear be blacktopped & the easterly 2 parking spaces on each of the easterly two tiers of parking be eliminated in the addition.

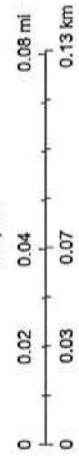
32900 DEQUINDRE



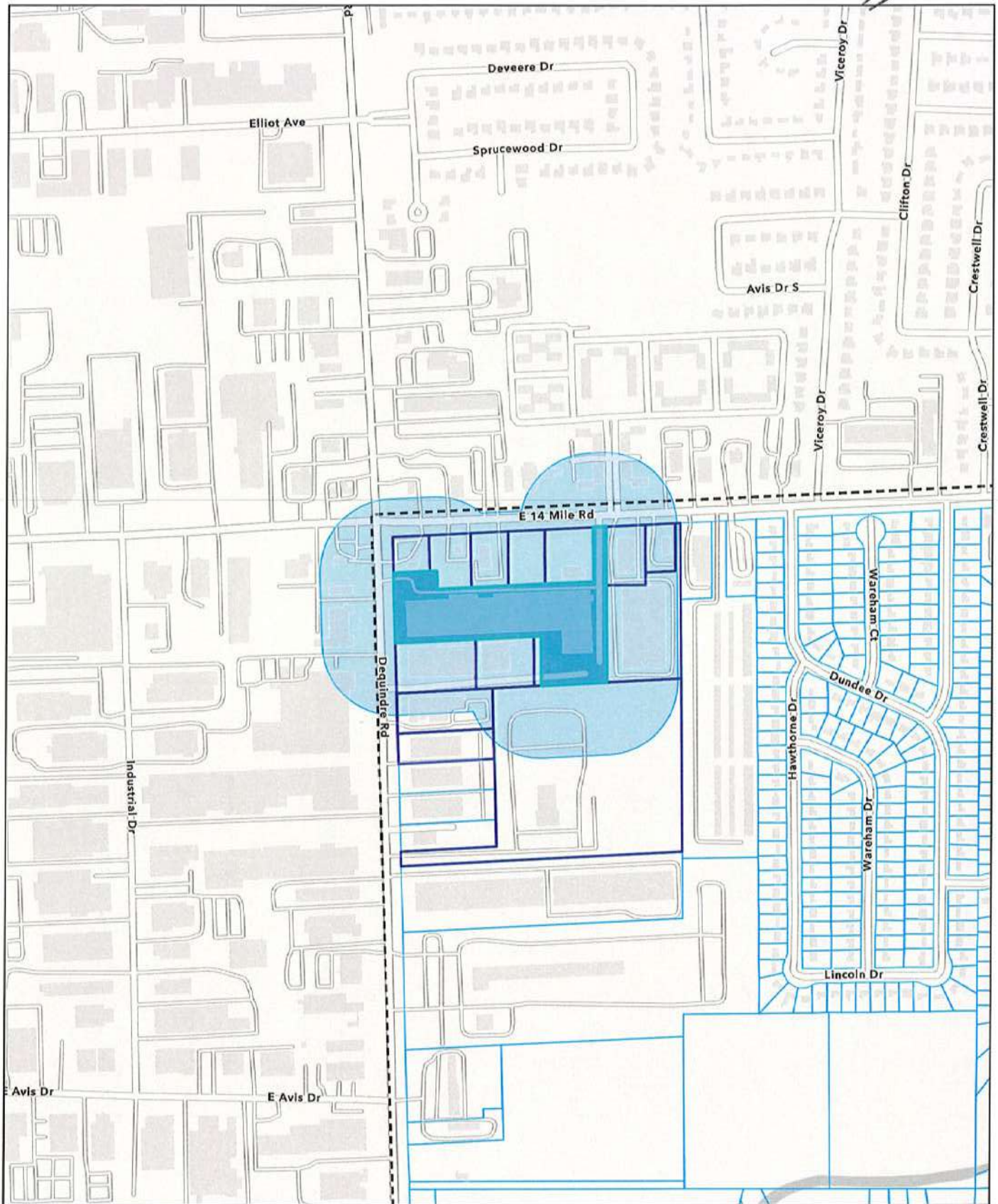
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Road Names

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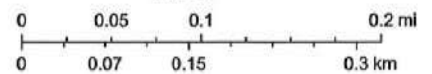


13



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1:6,087

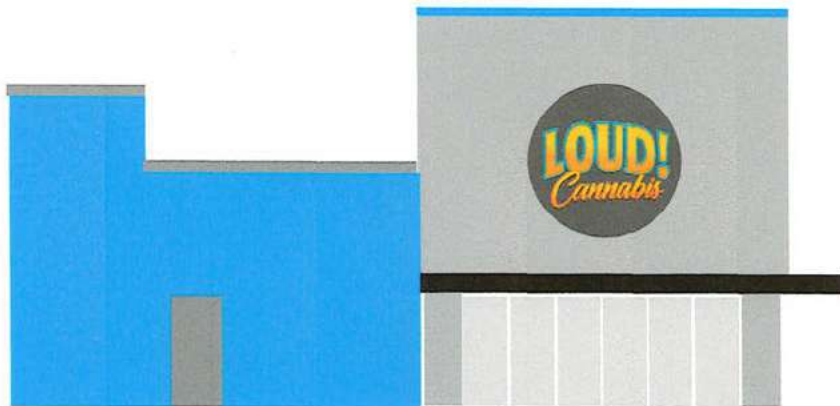


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

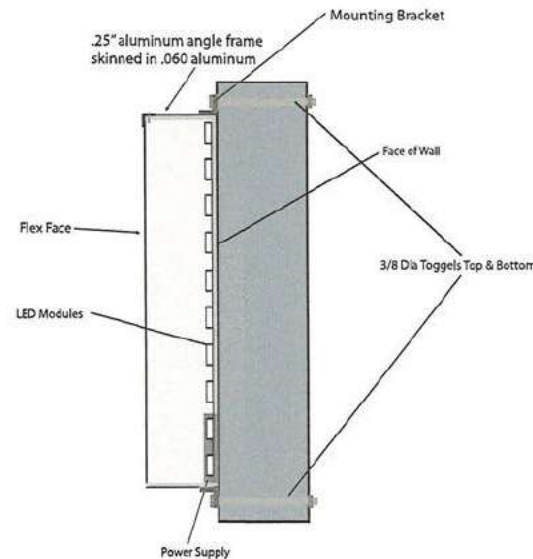
96"



96"



Facade currently under construction



WORK ORDER #

DATE

9-11-25

SITE ADDRESS

32900 Dequindre

SIGN ORDINANCE

TYPE OF SIGN

Wall Sign

SIGN DETAILS

Internally illuminated flex face
logo flush mounted to wall

MOUNTING DETAIL

Notes:

Approximate Sign Weight : 100lbs
(Including mounting hardware)

The Sign mounting is designed for
115 mph, 3 sec. gust Wind Speed
for Exposure B, Cat. II Structure as
per Fig. 1609 of 2015-MBC

Mounting Hardware shall be
non-corrosive.

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Fabricators and may not be used without expressed written permission of Sign Fabricators.

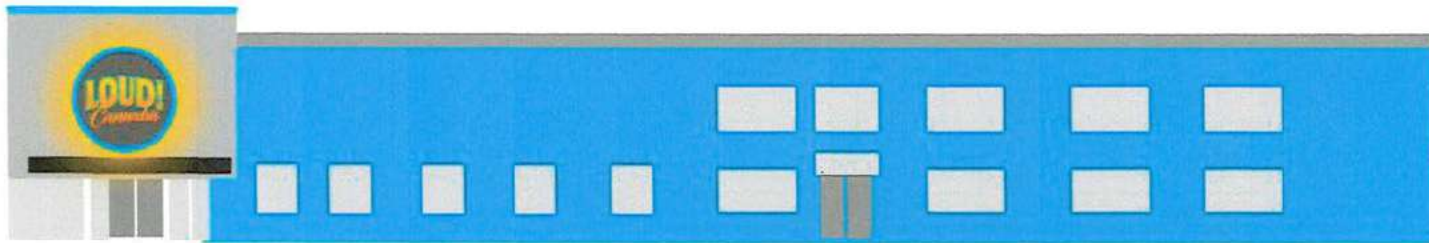
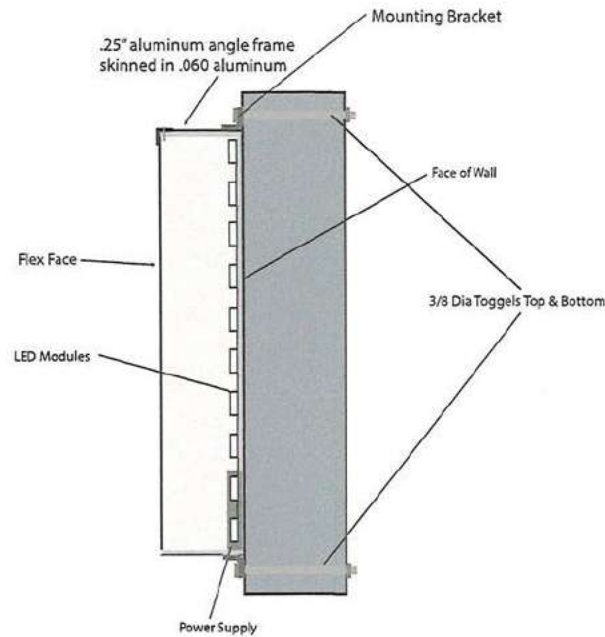
Approval: _____ Date: _____



96"



96"



Facade currently under construction

WORK ORDER #

DATE

11-5-25

SITE ADDRESS

32900 Dequindre

SIGN ORDINANCE

TYPE OF SIGN

Wall Sign 2 - West Elevation

SIGN DETAILS

Internally illuminated flex face
logo flush mounted to wall

MOUNTING DETAIL

Notes:

Approximate Sign Weight : 100lbs
(including mounting hardware)

The Sign mounting is designed for
115 mph, 3 sec. gust Wind Speed
for Exposure B, Cat. II Structure as
per Fig. 1609 of 2015-MBC

Mounting Hardware shall be
non-corrosive.

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Approval: _____ Date: _____





WORK ORDER #	
DATE	11-17-25
SITE ADDRESS	32900 Dequindre
SIGN ORDINANCE	
TYPE OF SIGN	Monument Sign
SIGN DETAILS	Internally illuminated cabinet logo on 4' x 8' LED message board
MOUNTING DETAIL	<p>Notes:</p> <p>Approximate Sign Weight : 100lbs (Including mounting hardware)</p> <p>The Sign mounting is designed for 115 mph, 3 sec. gust Wind Speed for Exposure B, Cat. II Structure as per Fig. 1609 of 2015-MBC</p> <p>Mounting Hardware shall be non-corrosive.</p>

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Approval: _____ Date: _____





WORK ORDER #	
DATE	11-17-25
SITE ADDRESS	32900 Dequindre
SIGN ORDINANCE	
TYPE OF SIGN	Monument Sign #2
SIGN DETAILS	Internally illuminated cabinet logo on 4' x 8' LED message board. Mounted on existing pole.
MOUNTING DETAIL	



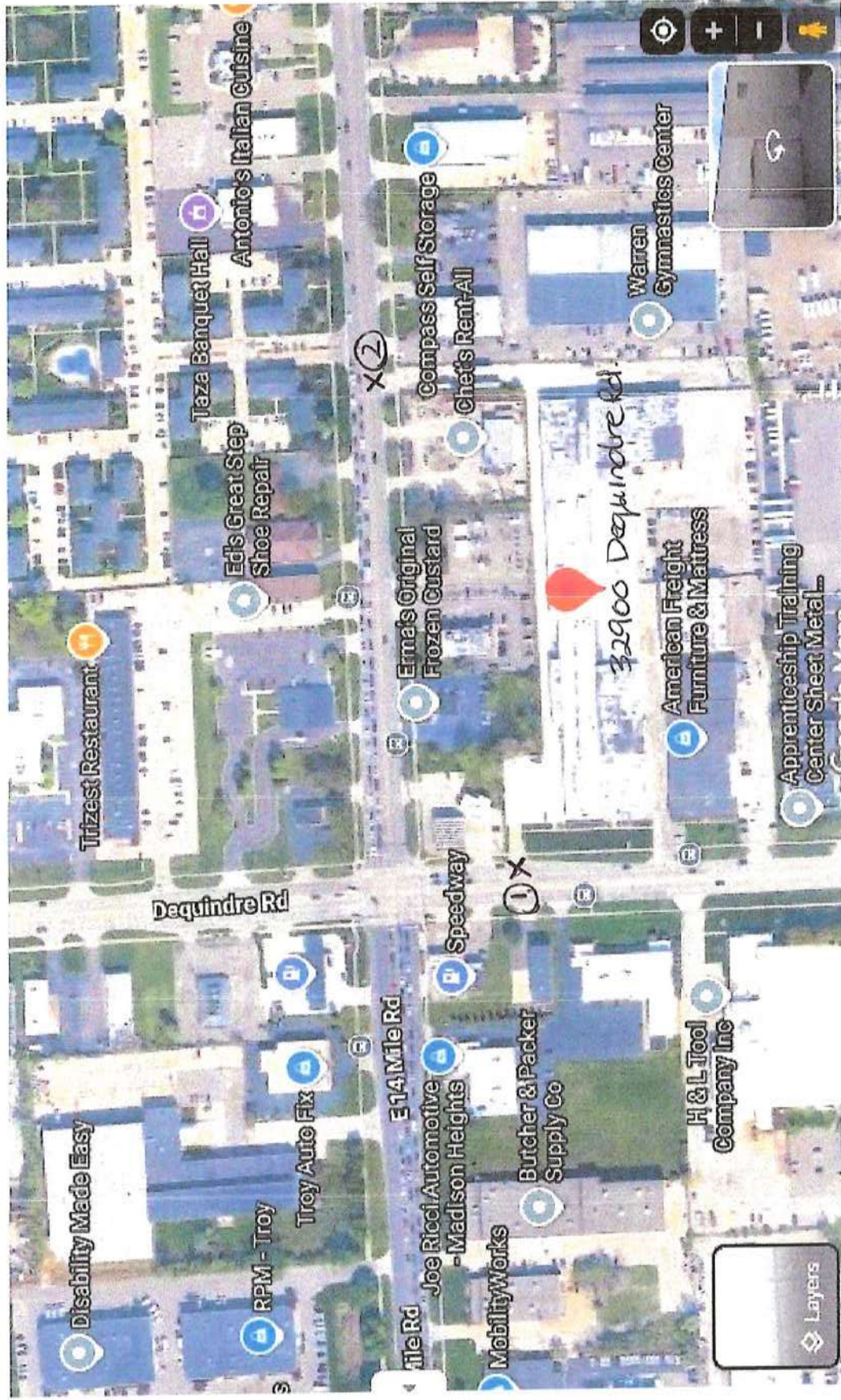
Sign location



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Approval: _____ Date: _____





① Dequindre Entrance

② 14 Mile Entrance

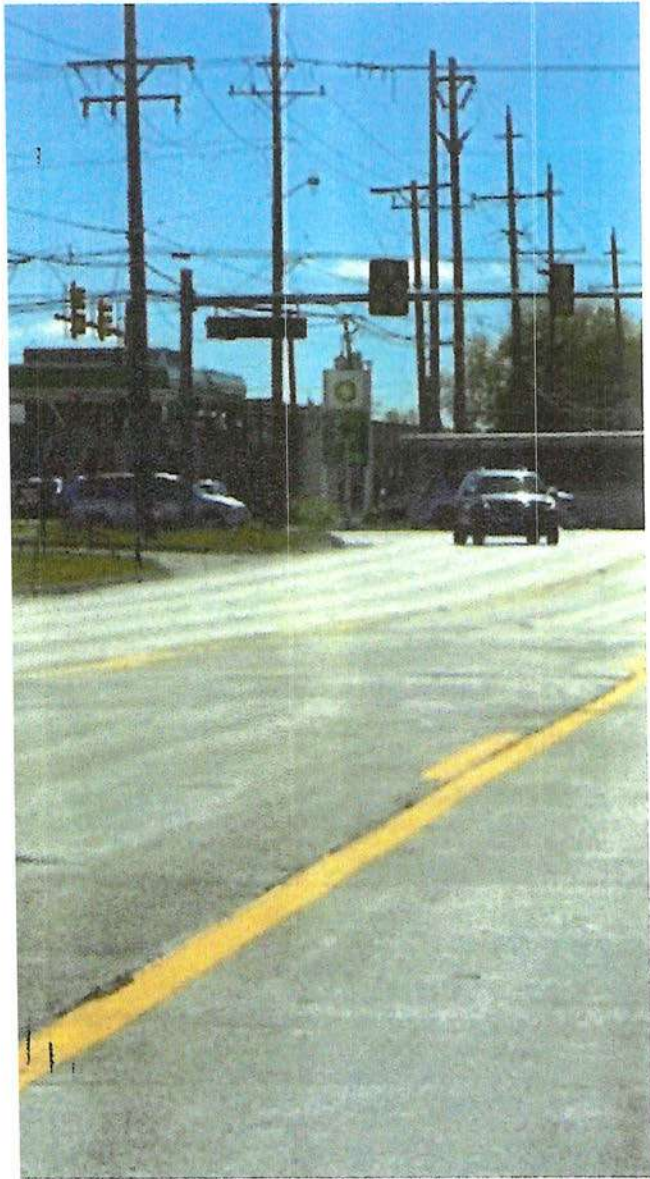


Front View Dequindre Rd

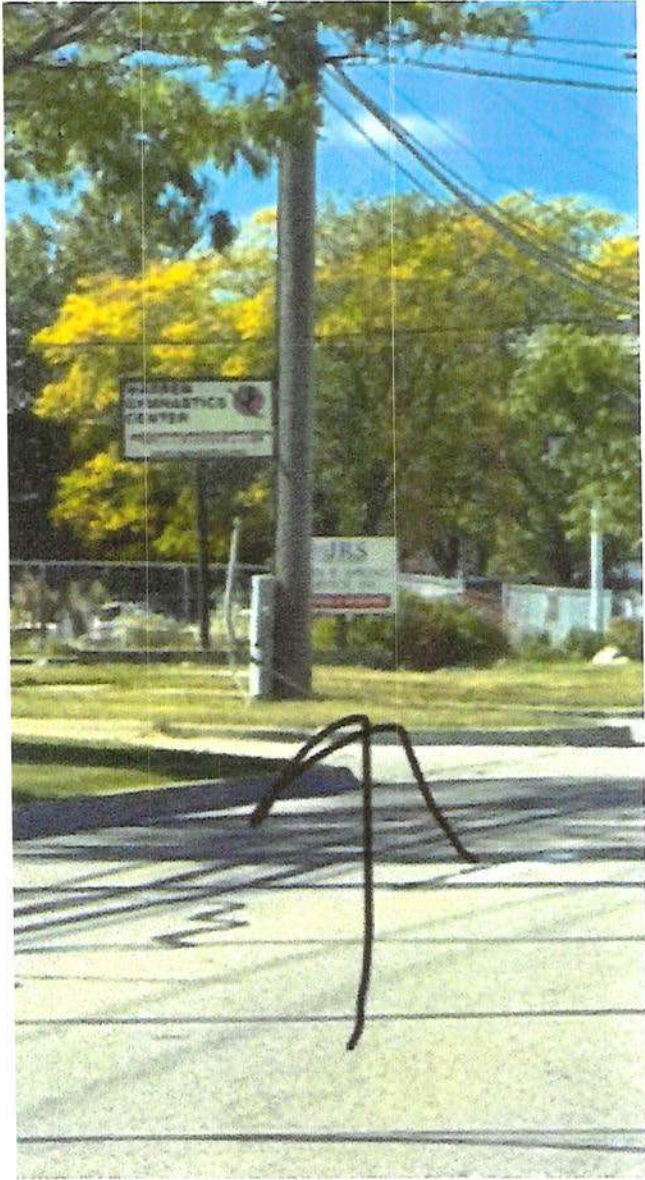
32900 Dequindre Rd.
Existing Monument 72SF
Existing Wall Sign 175SF



North Entrance for business



View of North Side of business
while driving South on Dequindre Rd.



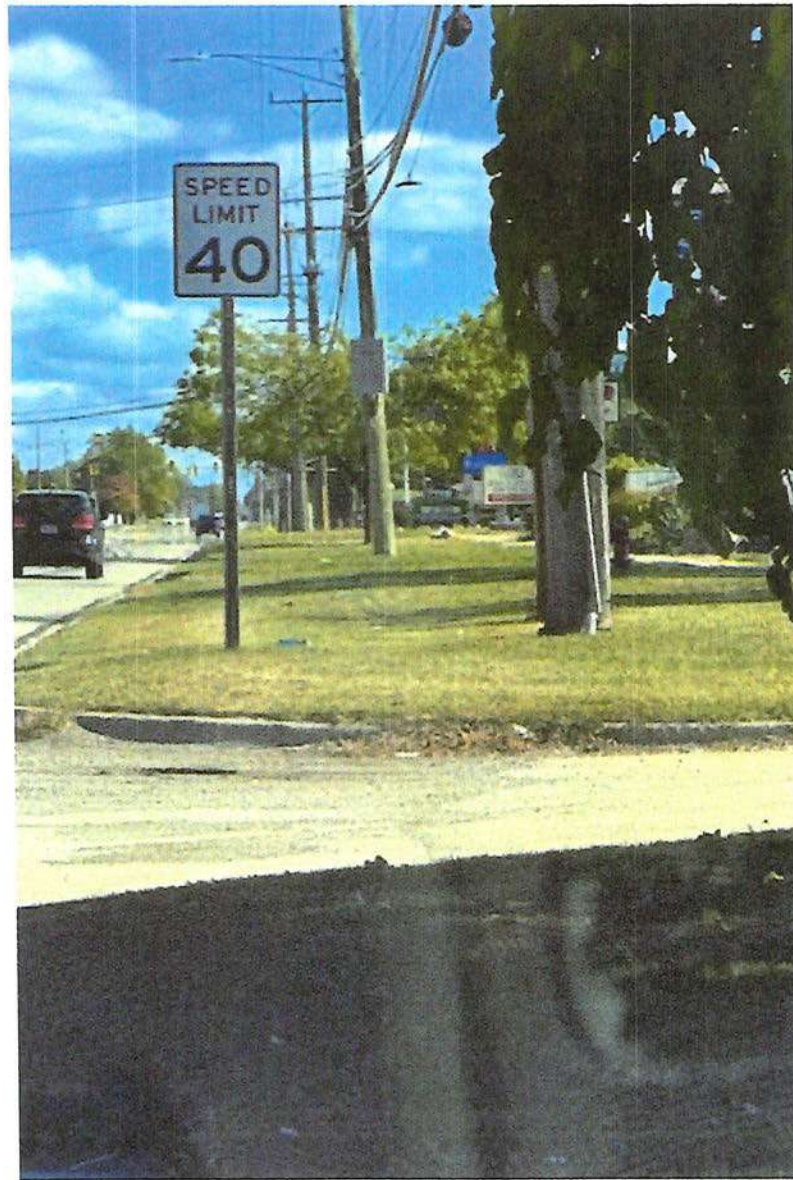
14 Mile Entrance
Existing Signs



West View 14 Mile Entrance



View 14 Mile Entrance



West View 14 mile Entrance

Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
Paul Jerzy, Secretary
Garry Watts, Asst. Secretary
Jon Green
Shaun Lindsey
Charles Perry
David Sophiea
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: DECEMBER 10, 2025 at 7:30 P.M.

Applicant: DENNIS BOSTICK
Common Description: 32900 DEQUINDRE STE A

VARIANCE(S) REQUESTED: Permission to:

- 1) Install a 50.27 square ft. wall sign on the west elevation and a 50.27 square ft. wall sign on the north elevation for a total of 100.54 square ft. of wall signage.
- 2) Install a 61.5 square ft. monument sign that is 9' 11" high, contains an electronic message center that is 4' x 8' (43% of the total permitted free standing sign area) to within 2' of the sidewalk along Dequindre Road.
- 3) Install a second 61.5 square ft. monument sign that is 9' 11" high, contains an electronic message center that is 4' x 8' (43% of the total permitted free standing sign area) to within 2' of the property line along Fourteen Mile.

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