

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, January 14, 2026 at 7:00 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: November 12, 2025 and December 10, 2025.**
6. PUBLIC HEARING:

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Steven Savich
(Rescheduled from 12/10/2025)
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.

7. PUBLIC HEARING: **APPLICANT: Dennis Bostick**
(Rescheduled from 12/10/2025)
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 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.
- 2) 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.

8. PUBLIC HEARING: **APPLICANT: Image 360 – Robert Dempster**
REPRESENTATIVE: Robert Dempster
COMMON DESCRIPTION: 26225 Sherwood
LEGAL DESCRIPTION: 13-21-151-038
ZONE: C-3

VARIANCES REQUESTED: Permission to

Install a 40" x 144" (40 square ft.) wall sign on the north elevation in addition to a previously approved 40 square ft. wall sign on the east elevation for a total of 80 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.

9. PUBLIC HEARING: **APPLICANT: Mary Jane's Friends & Co.**
REPRESENTATIVE: Krys Wdowiak
COMMON DESCRIPTION: 13647 Ten Mile
LEGAL DESCRIPTION: 13-24-352-044
ZONE: MZ, M-1, R-1-P

VARIANCES REQUESTED: Permission to

- 1) Retain a 12' x 4' (48 square ft.) wall sign.
- 2) Retain verbiage on wall sign that advertises a marihuana business.

ORDINANCES and REQUIREMENTS:

Section 4A.14 – Prohibited Signs: The following types of signs are prohibited in all districts, unless it is a public art work commissioned by the City of Warren as part of its Placemaking with Art Initiative: (p) A sign, visible from a public right-of-way, advertising Caregiver operations or marihuana business, except retail establishments and provisioning center facilities.

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.

10. PUBLIC HEARING: **APPLICANT: Global Sign and Awning**
REPRESENTATIVE: Ayad Sitto
COMMON DESCRIPTION: 13625 Twelve Mile
LEGAL DESCRIPTION: 13-12-353-020
ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to

Retain a ground sign with an overall height of 17.4', a 9.39' under clearance; overall sign area of 96" x 96" (64 square ft.) which includes a 3' x 8' (24 square ft.) electronic message center setback 6' from the sidewalk in place of previous variance for ground signage dated 8/22/2012.

ORDINANCES and REQUIREMENTS:

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

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

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.

11. PUBLIC HEARING: **APPLICANT: Cavaliere Companies**
REPRESENTATIVE: Lorenzo Cavaliere
COMMON DESCRIPTION: 30300 Hoover
LEGAL DESCRIPTION: 13-11-160-001 and 13-11-160-002
ZONE: MZ, O, P

VARIANCES REQUESTED: Permission to

Retain parking to within 20' of front property line.

ORDINANCES and REQUIREMENTS:

Section 13A.07 (a) – Front Yards: In O Districts, every building shall have a front yard of not less than thirty (30) feet.

12. PUBLIC HEARING: **APPLICANT: Alina Koshelovska -USE-**
REPRESENTATIVE: Assad Sobh
COMMON DESCRIPTION: 32480 Mound Ste 3
LEGAL DESCRIPTION: 13-04-103-007
ZONE: PB

VARIANCES REQUESTED: Permission to -USE-

Perform the C-2 use of permanent makeup in a PB zoning district.

ORDINANCES and REQUIREMENTS:

Section 12.01 – Use Regulations: Tattooing is not a permitted use in a PB zoning district. Refer to Section 14.01(e).

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

13. PUBLIC HEARING: **APPLICANT: Mirsad Zecevic**
REPRESENTATIVE: Hisham Turk
COMMON DESCRIPTION: 27643 Schoenherr
LEGAL DESCRIPTION: 13-14-430-032
ZONE: PB

VARIANCES REQUESTED: Permission to

Construct two minarets (religious symbolic towers) in the front setback that are 4' x 4' at the base, 30' in height and to within 26' of the front property line along Schoenherr.

ORDINANCES and REQUIREMENTS:

Section 5.11 – Churches, Schools, Libraries and Civic Clubs: Churches, synagogues, mosques, public schools, public libraries, private educational institutions, funeral homes, community buildings, country clubs, fraternal lodges or similar civic or social clubs shall be permitted within permission of the Planning Commission pursuant to the standards set forth in Section 22.14(b)(1) and upon compliance with the following minimum requirements: (8) Every building shall have a front yard of not less than thirty (30) feet. If a circular drive is proposed in the front yard, a distance equal to the width of the drive shall be added to the front yard setback.

Section 12.06 – Front Yards: In PB Districts, every building, for use other than residential, shall have a front yard not less than twenty-five (25) feet.

14. PUBLIC HEARING: **APPLICANT: My Granite Company LLC Kelly Jones**
REPRESENTATIVE: Tim Storey
COMMON DESCRIPTION: 14230 Eleven Mile
LEGAL DESCRIPTION: 13-24-126-039
ZONE: M-3

VARIANCES REQUESTED: Permission to

Retain a 33.04' front setback on an existing building located in an M-3 zoning district.

ORDINANCES and REQUIREMENTS:

Section 17.02(A) – Industrial Standards: Each lot in M-3 districts shall have a front yard of not less than 150'.

- | | |
|---|--|
| 15. PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE: | APPLICANT: National Construction Rentals Inc-USE-
Mark Royer
22586 Ryan
13-32-101-013
MZ, M-1, R-1-P, R-1-C |
|---|--|

VARIANCES REQUESTED: Permission to -USE-

- 1) Install a temporary 12' high wire fence with windscreen, inside of the concrete wall along the east property line to provide visual relief until green space matures for a period of 1 year from the time of planting.
- 2) Exceed the allowed 445 square ft. of open storage to a property that has a 890 square ft. primary structure by 15,072 square ft. for a total of 15,517 square ft. of open storage with 14,658 square ft. of it to be stored on a non-hard surface.
- 3) Allow open storage in the east 125' of the property which is zoned R-1-P and R-1-C on a non-hard surface. **USE**
- 4) Retain a 24' x 315' gravel maneuvering lane on the east side of the property.

ORDINANCES and REQUIREMENTS:

Section 4D.32 – Specifications for Residential Areas: All fences in residential areas shall be of an ornamental type. Fences in residential areas shall not exceed four (4) feet in height and may be constructed of either metal, iron, chain link, wire, ornamental aluminum, vinyl or solid material construction such as wood, brick or masonry, except privacy fences allowed as provided in Section 4D.33 may not exceed six (6) feet in height.

Section 17.02(S) – Industrial Standards, Open Storage Other Than Junk: ... the designated area shall always be hard surfaced... the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure...

Section 7.01 – Uses Permitted: Open storage is not a permitted use in R-1-C zoning districts.

Section 8.01 – Uses Permitted: Open storage is not a permitted use in R-1-P zoning districts.

Section 4.32(K) – Off-Street Parking Requirements: ... shall be hard surfaced with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent) ...

16. NEW BUSINESS**17. 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 12/10/25

6

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: 26837 Ryan Rd Telephone: [REDACTED]

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

Name and Address of Property Owner (if different): Sima Girach
[REDACTED]

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

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

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 ME 25-07392**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 BADALAMANTE

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 BADALAMANTE

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 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 BADALAMANTE

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 BADALAMANTE

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

BUILDING Enforcement **17-09866****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: 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:

DPMI Enforcement | E16-06531**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 # 15-04033**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 ADDRESSING 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 E15-03189**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

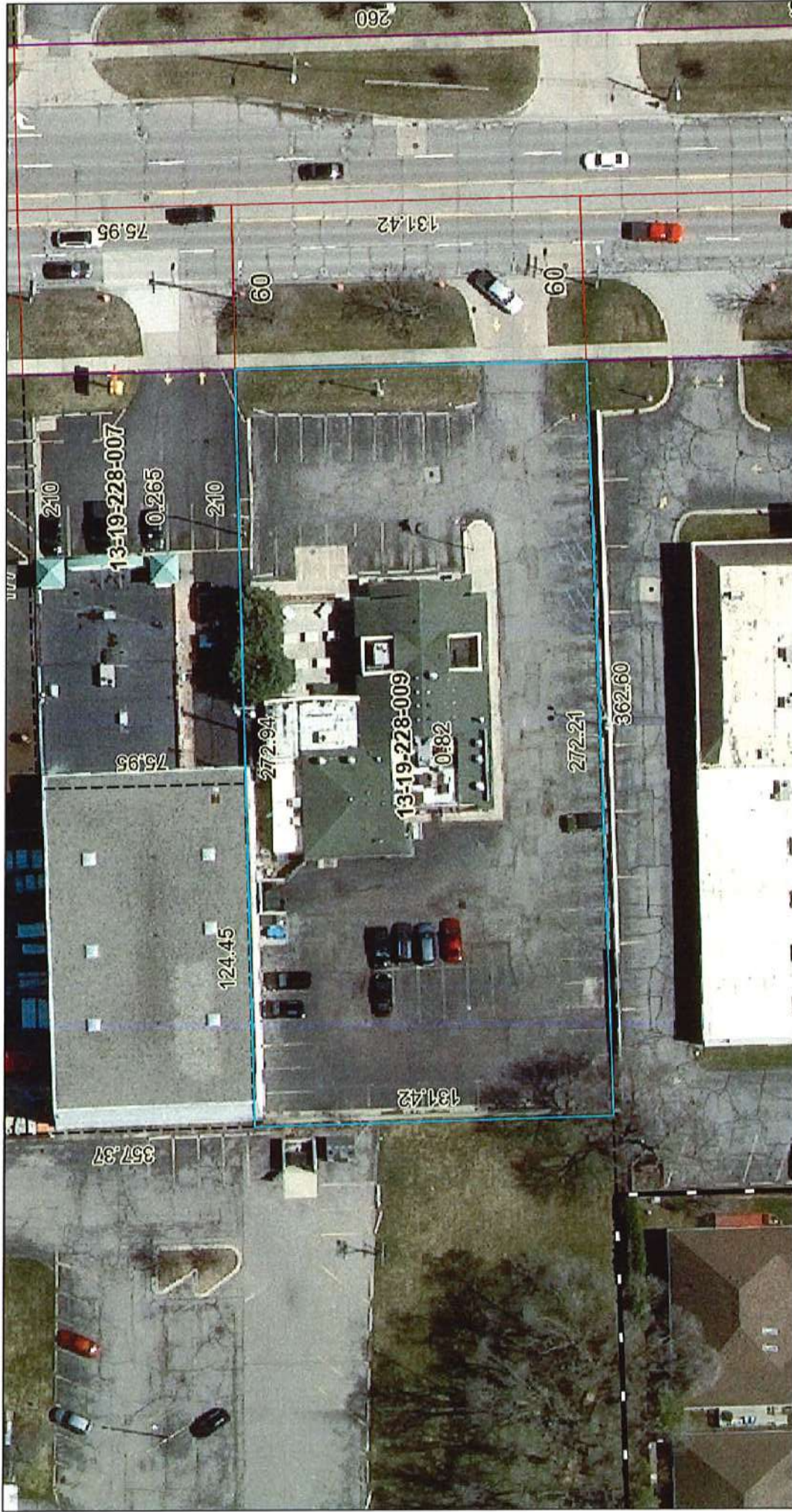
Status: violations Result: Violations
Scheduled: 06/10/2015 Completed: 06/10/2015

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".

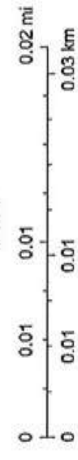
Comments:

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

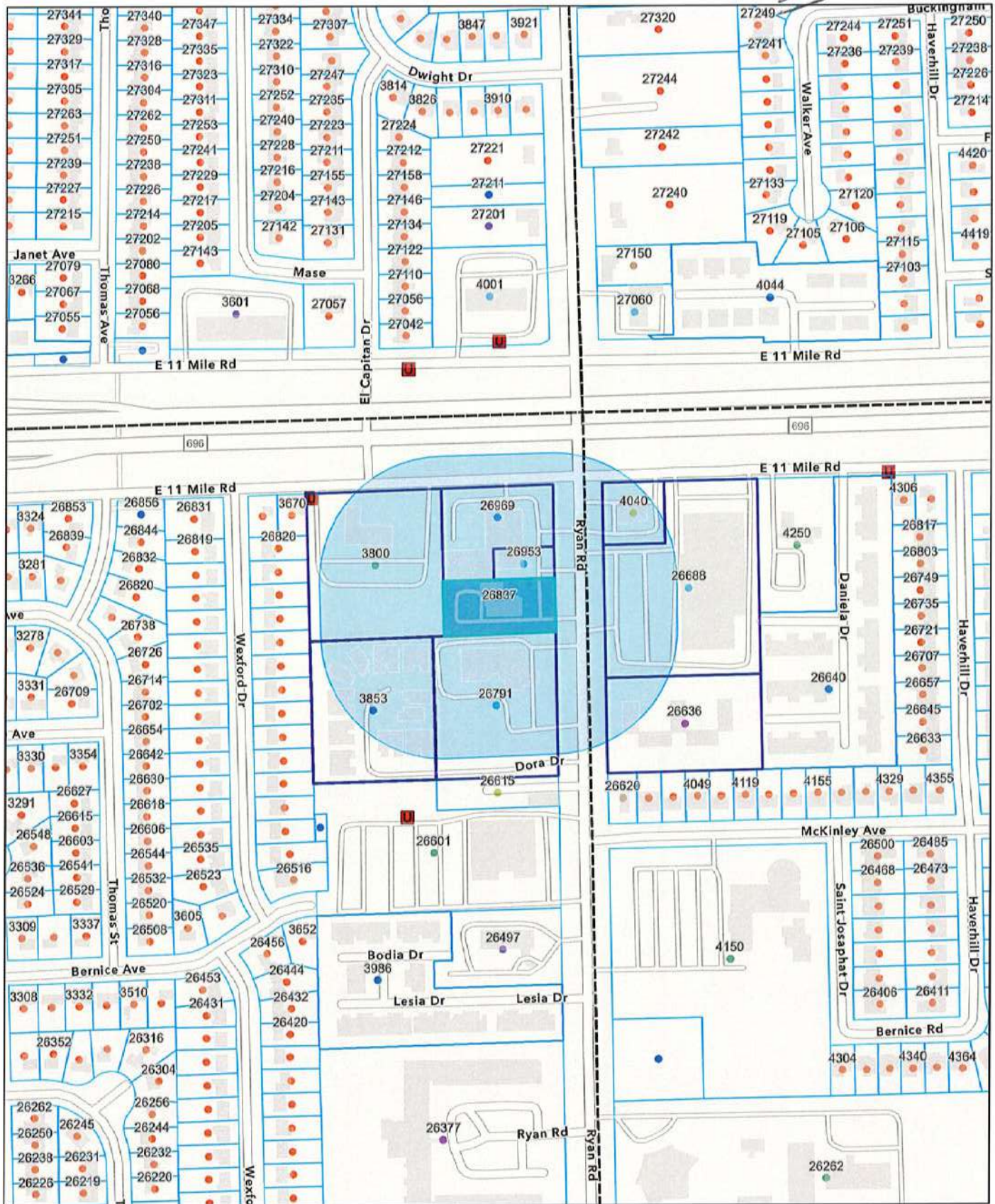


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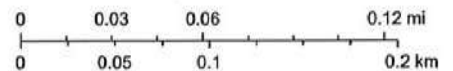


26



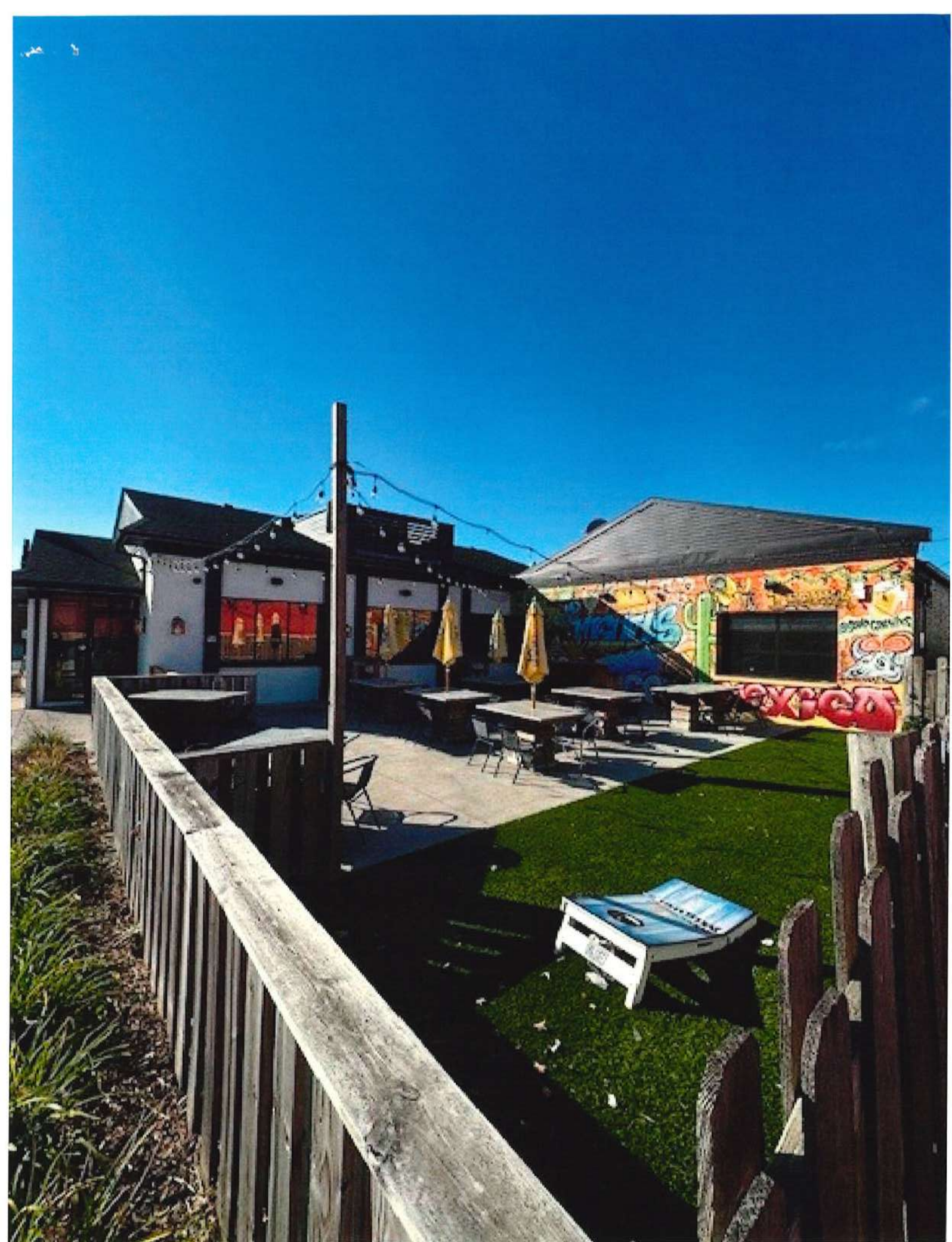
11/24/2025, 10:24:21 AM

1:3,595



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





Rescheduled from 12/14/25

7

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.

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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] ☐ prefer email communication

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

Name of Representative: Lisa Baker Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: [REDACTED]

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
- ordinance is less than boards and trees that block visibility,
existing signs

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

Signature: [Signature] 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 3034 B. Lane Hwy. 111 Warren, MI 48096 Telephone [REDACTED]
Address, City, State Zip
THE owner OF 3034 B. Lane Hwy. 111
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I
I/We

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

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

THE Project Manager OF Sgt. Talarator
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] I.S. X

SIGNED [Signature] I.S. 1

*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 5th 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 Bostick DID SO OF his OWN FREE WILL AND DEED.

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

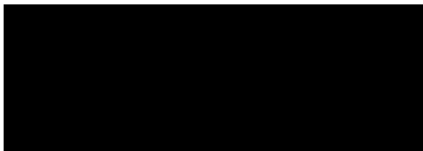
entrance, the second sign will be placed on the north wall marking the entrance into the business. The owner of this property is investing in the Warren community, upgrading and improving this building to current standards and aesthetics. The entrance location will remain the same and needs to be marked 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.

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 2 ft of the front PL (sign to be 10' x 3'6"; 9'6" in height).

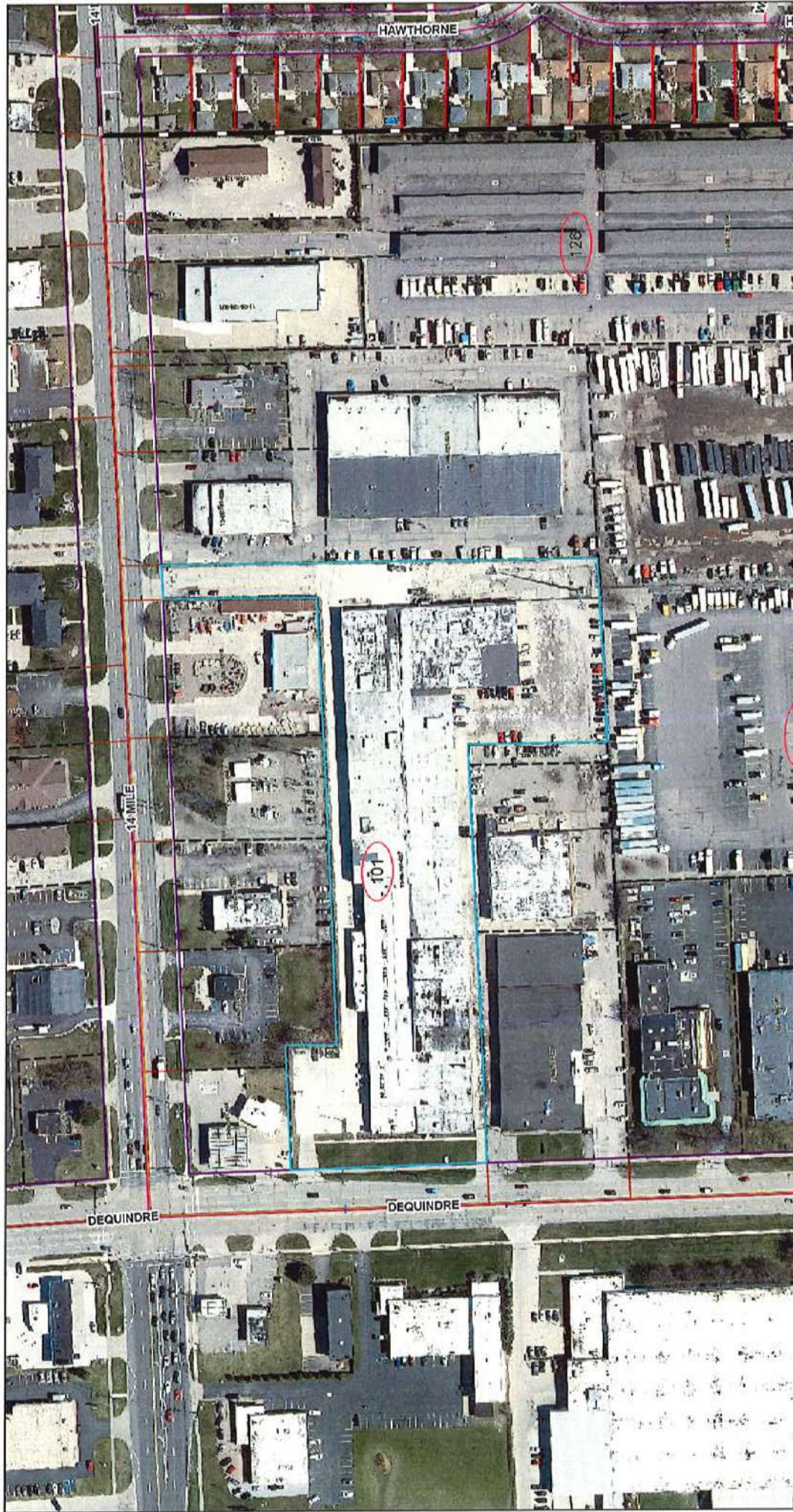
32900 Dequindre

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.

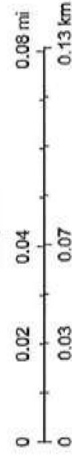
32900 DEQUINDRE



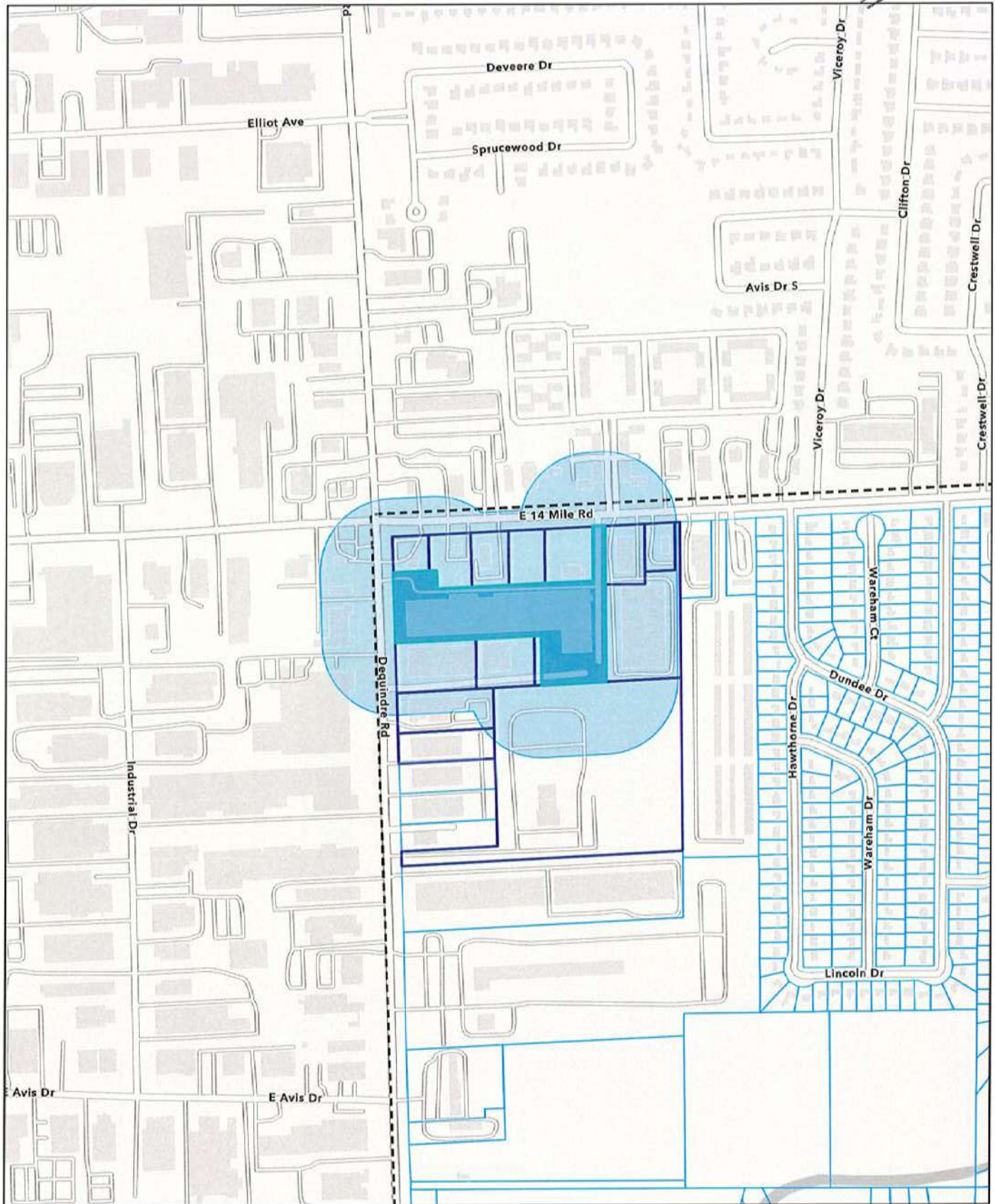
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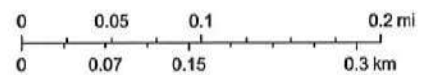


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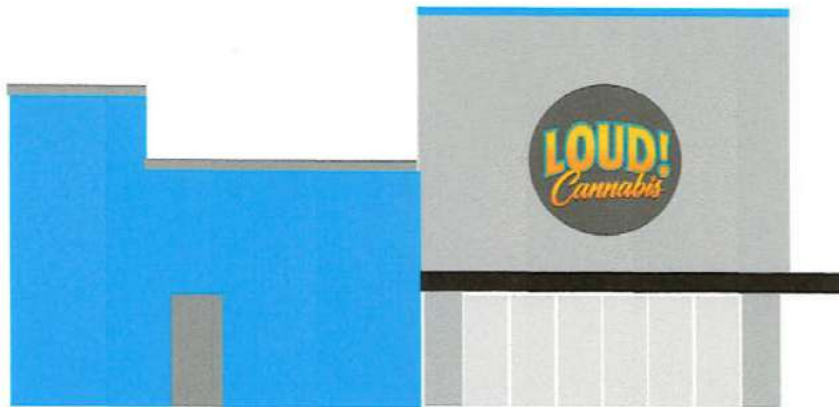


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

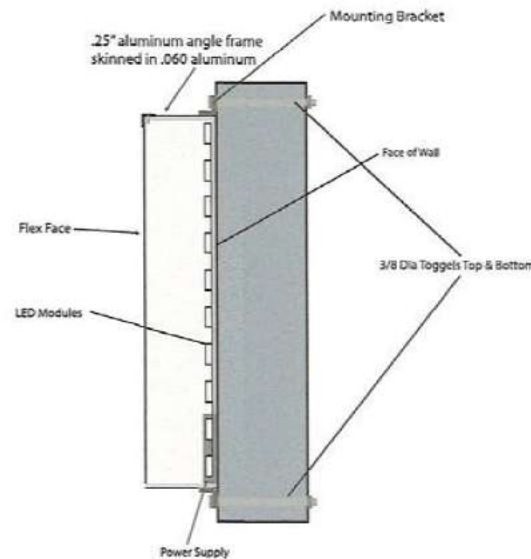
96"



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.

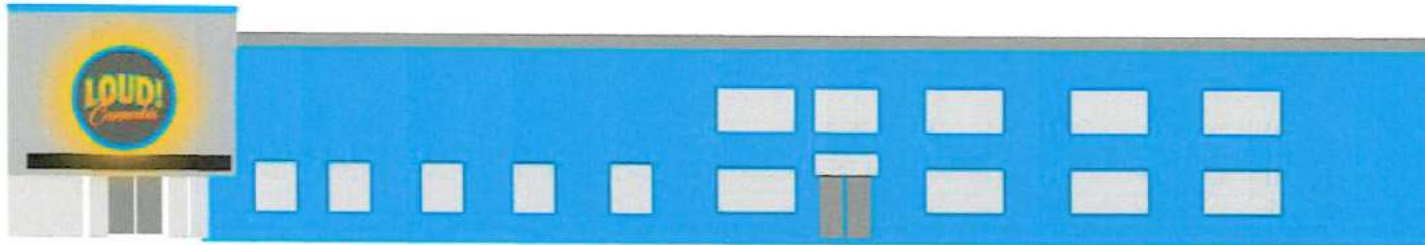
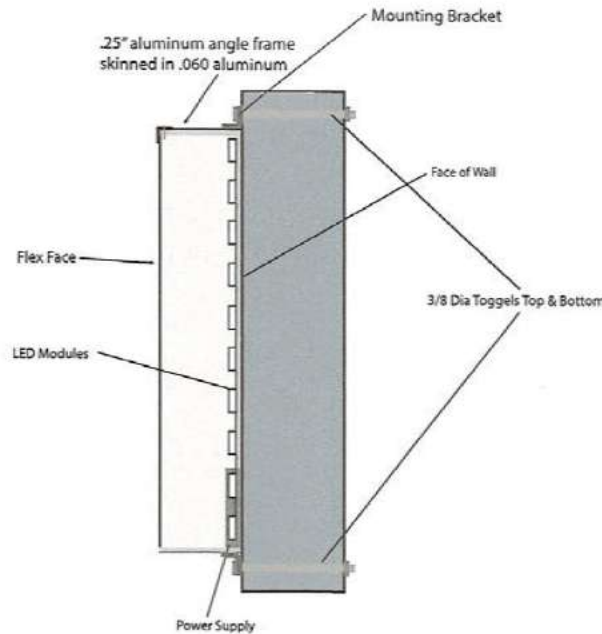
Approval: _____ Date: _____



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.

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: _____





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	

Notes:

Approximate Sign Weight : 100lbs
(Including mounting hardware)

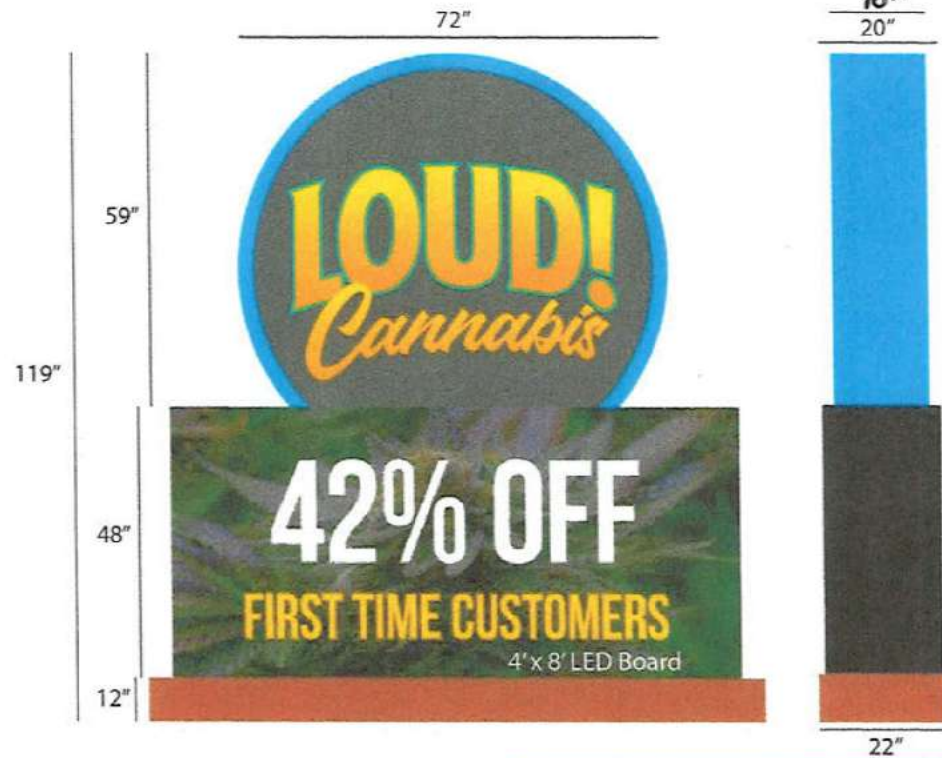
The Sign mounting is designed for 115 mph, 3 sec. gust Wind Speed for Exposure B, Cat. II Structure as per Fig. 1609 of 2015-MBC

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: _____





Sign location



WORK ORDER #

DATE

11-17-25

SITE ADDRESS

32900 Dequindre

SIGN ORDINANCE

TYPE OF SIGN

Monument Sign #2

SIGN DETAILS

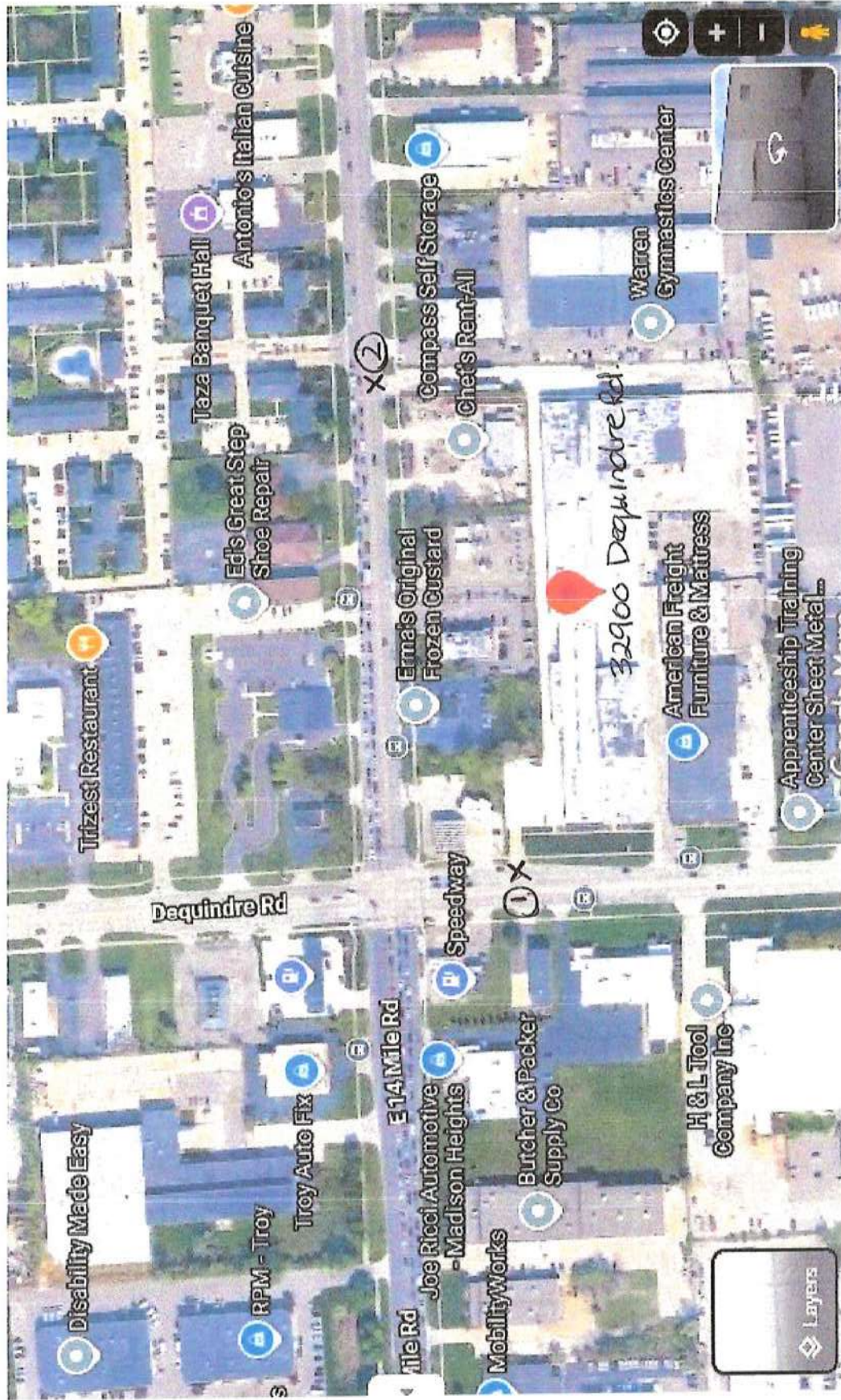
Internally illuminated cabinet logo on 4' x 8' LED message board. Mounted on existing pole.

MOUNTING DETAIL

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: _____





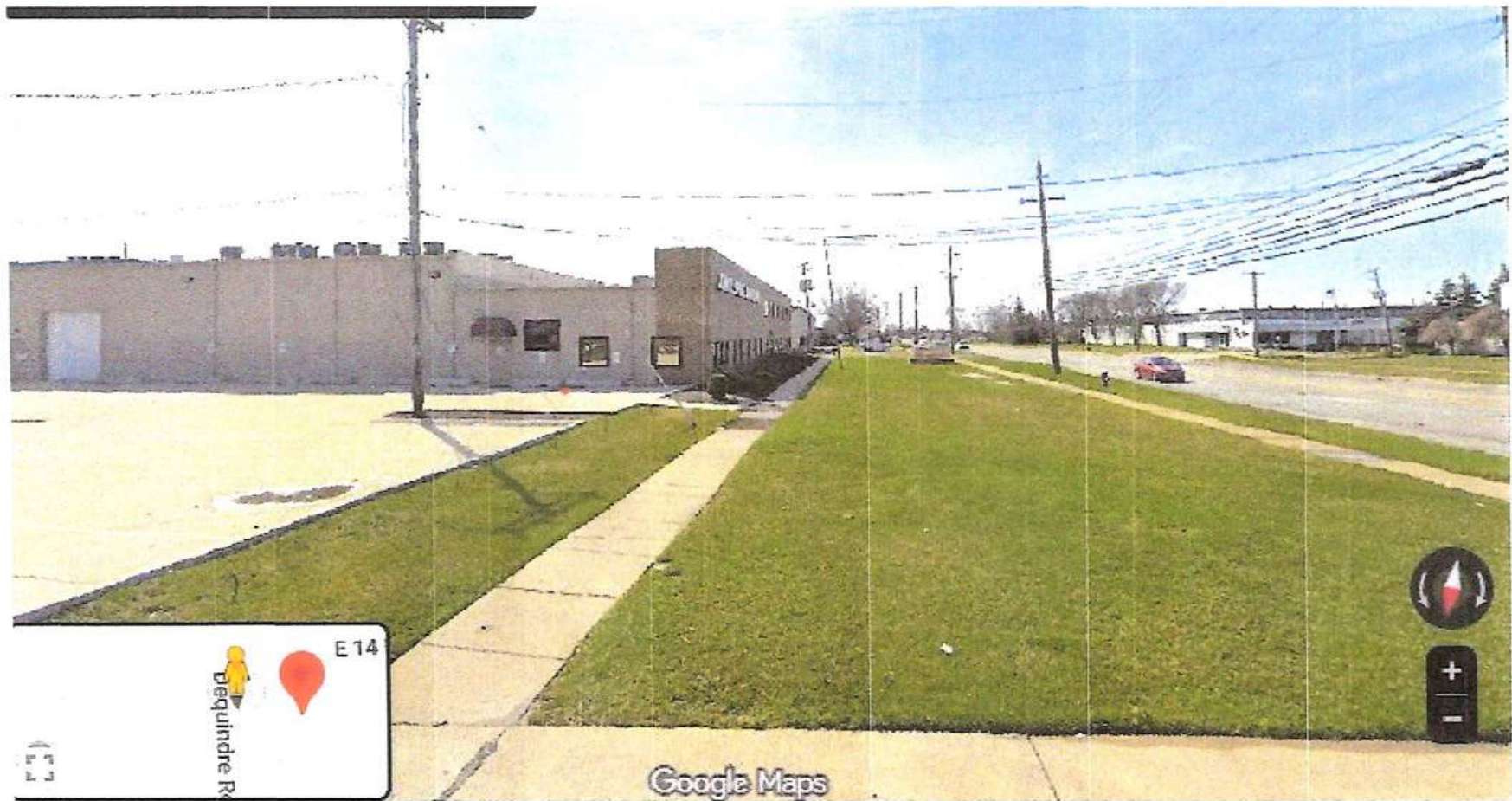
① Dequindre Entrance

② 14 Mile Entrance

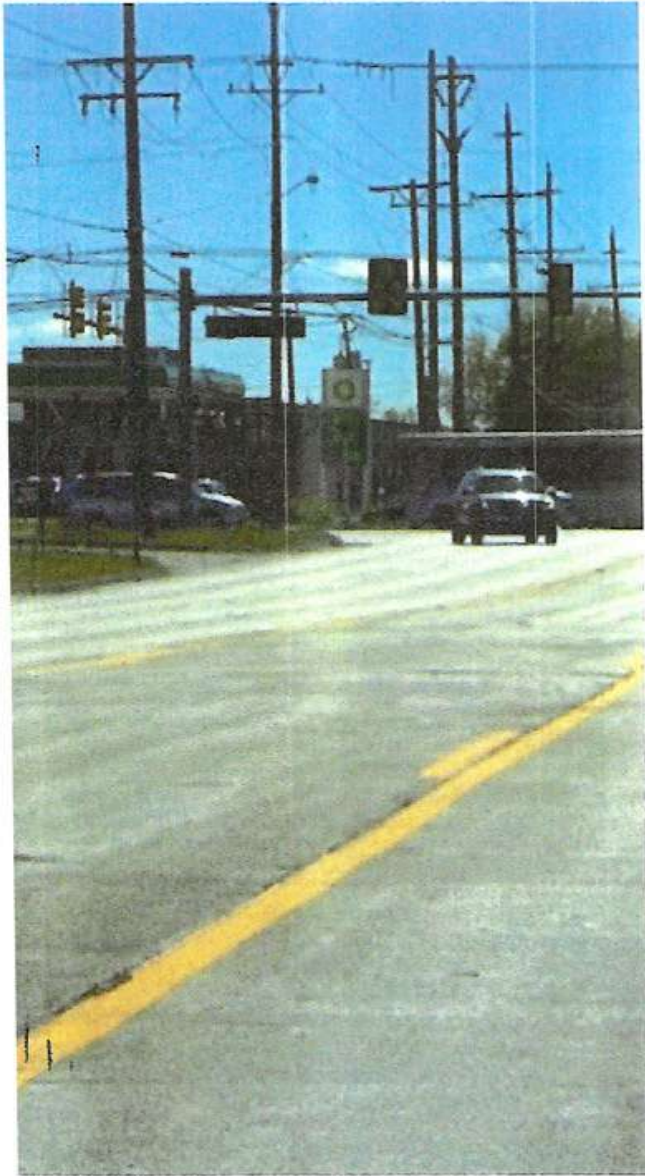


Front View Dequindre Rd

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.



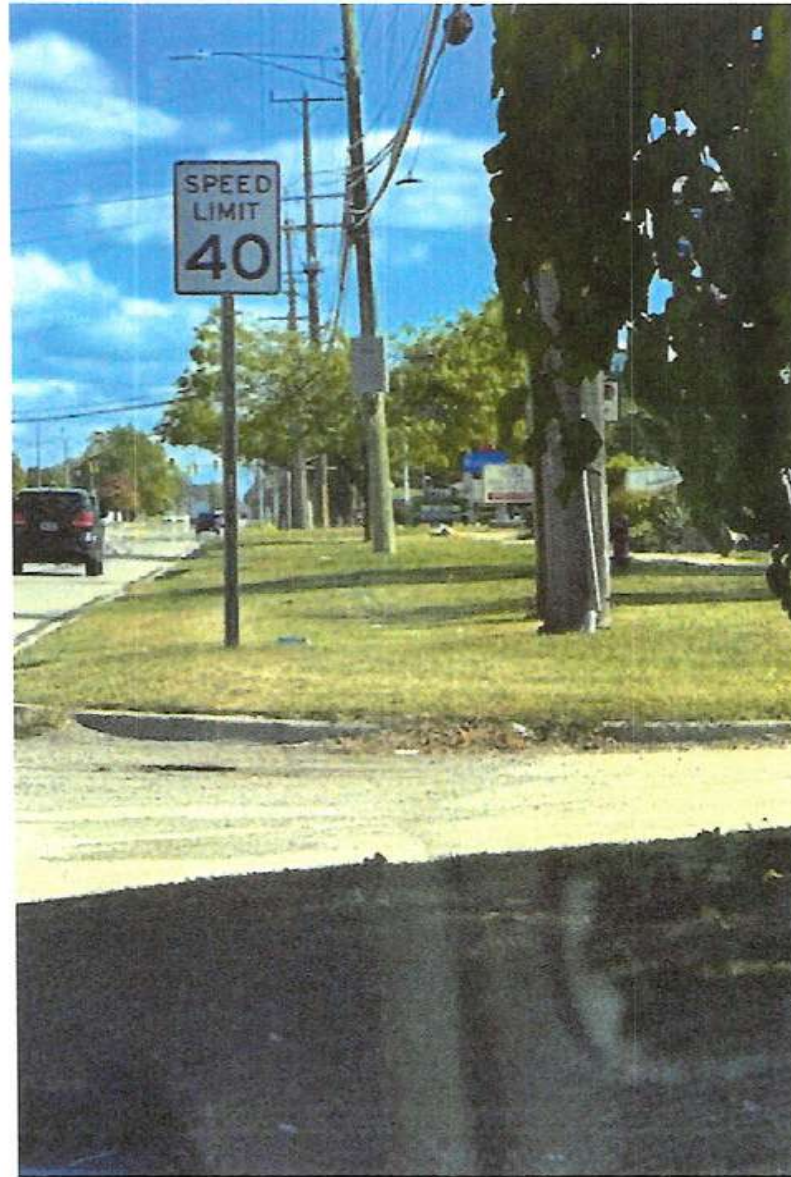
14 Mile Entrance
Existing Signs



West View 14 Mile Entrance



View 14 Mile Entrance



West View 14 mile Entrance

CITY OF WARREN

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

APPLICANT: IMAGE 360 - ROBERT DEMPSTER

REPRESENTATIVE: ROBERT DEMPSTER

COMMON DESCRIPTION: 26225 SHERWOOD

PARCEL NUMBER: 12-13-21-151-038

ZONED DISTRICT: C-3

REASON: Petitioner seeks variance to allow additional 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.

VARIANCES REQUESTED: Permission to:

Install a 40" x 144" (40 sq/ft) wall sign on the north elevation in addition to a previously approved 40 sq/ft wall sign on the east elevation for a total of 80 sq/ft of wall signage.

No previous variances requested.

Brian Schuman, Zoning Inspector

11/26/2025 12/4/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: IMAGE 360 - ROBERT DEMPSTER

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

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

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

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

Brian Schuman, Zoning Inspector

\$250

B8 11/26/25

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: IMAGE 360 - BRIGHTON ROBERT DEMPSTER

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) DJ CONELY

Name of Representative: [REDACTED] Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 26275 SHERWOOD

Parcel I.D. No. (as shown on tax bill): 12-13-21-151-038

Purpose of Request: SEE ATTACHED

Please explain the nature of your hardship:

SEE ATTACHED

Signature: R. L. G. Dwyer Date: 11/26/25

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

I, WE PATRICK MICHELS

Address, City, State Zip Telephone

Title of Officer	Name of Company
------------------	-----------------

I/We/It

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

FURTHER, THAT ROBERT DEMPSTER

THE _____ OF R. G. DEMPSTER

OF _____

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

FURTHER, DEPONENT SAYS NOT.

SIGNED W. A. [Signature] L.S.

SIGNED Robert G. Dwyer L.S.

*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF Macomb

ON THIS 26th DAY OF November, 2025, BEFORE ME PERSONALLY CAME Michels & Robert Dempster 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.

JENNIFER LYNN TAYLOR
Notary Public - State of Michigan
County of Macomb
My Commission Expires Apr 24, 2031
Acting in the County of Macomb

NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 4-24-31

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.**

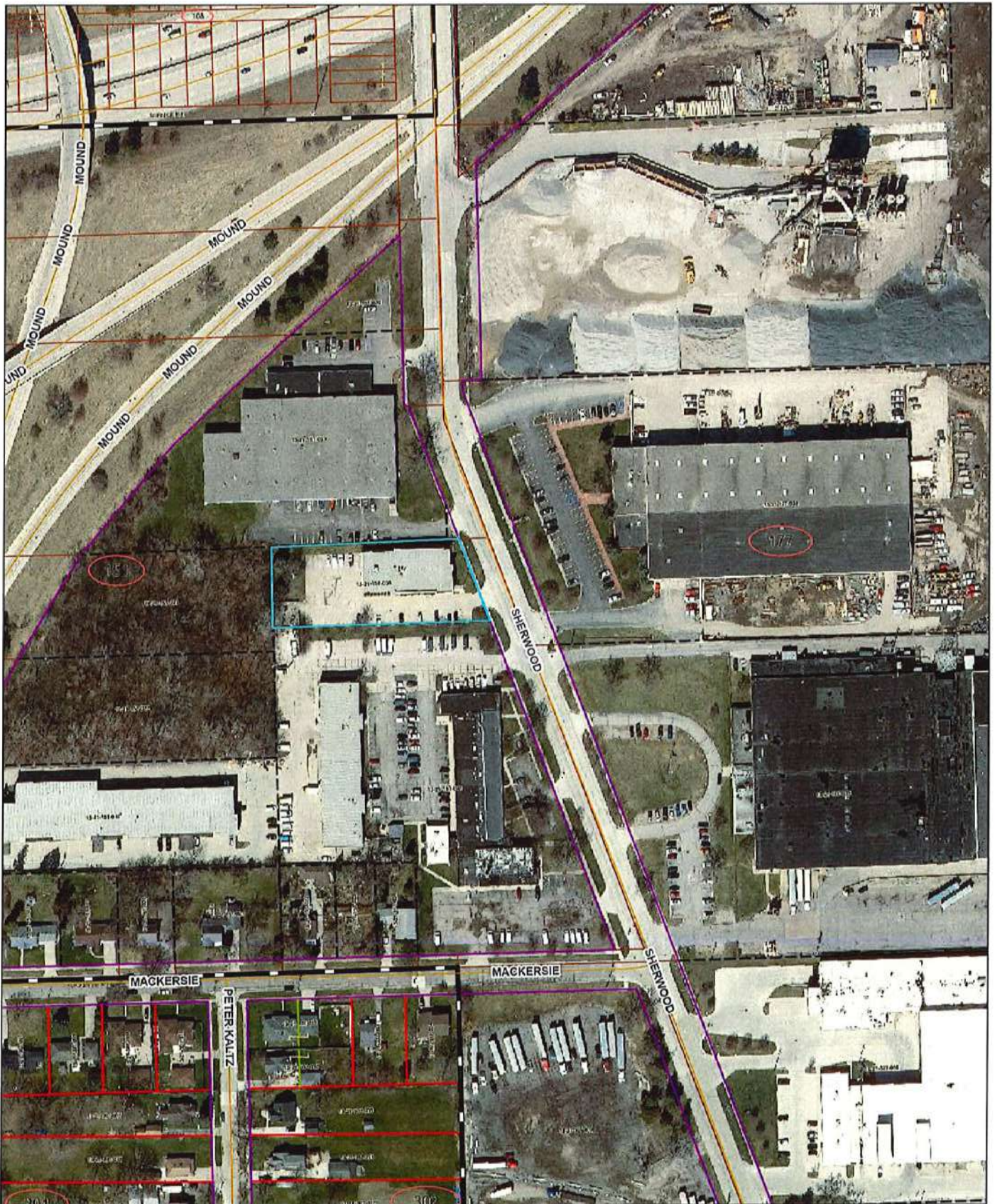
Purpose of Request for Sign Variance

The purpose of this variance request is to enhance safety and visibility for our customers as they approach and navigate to our business. Our goal is to ensure that drivers can easily locate our establishment, thereby promoting a safer driving experience and increased accessibility. By improving the signage, we aim to facilitate smoother traffic flow and reduce confusion for patrons seeking our services.

Nature of the Hardship

The nature of the hardship arises from the challenges associated with our business's location on a busy street frequented by large gravel trucks. The current traffic conditions, characterized by high speeds and substantial volumes, make it difficult for drivers to spot our business driveway in a timely manner. Our proposed sign location is elevated, allowing for optimal visibility of our driveway for southbound traffic. Enhancing the signage at this elevation will significantly aid drivers in locating our driveway safely and promptly, mitigating the risks associated with navigating a fast-moving thoroughfare.

26225 SHERWOOD



12/4/2025, 12:00:12 PM

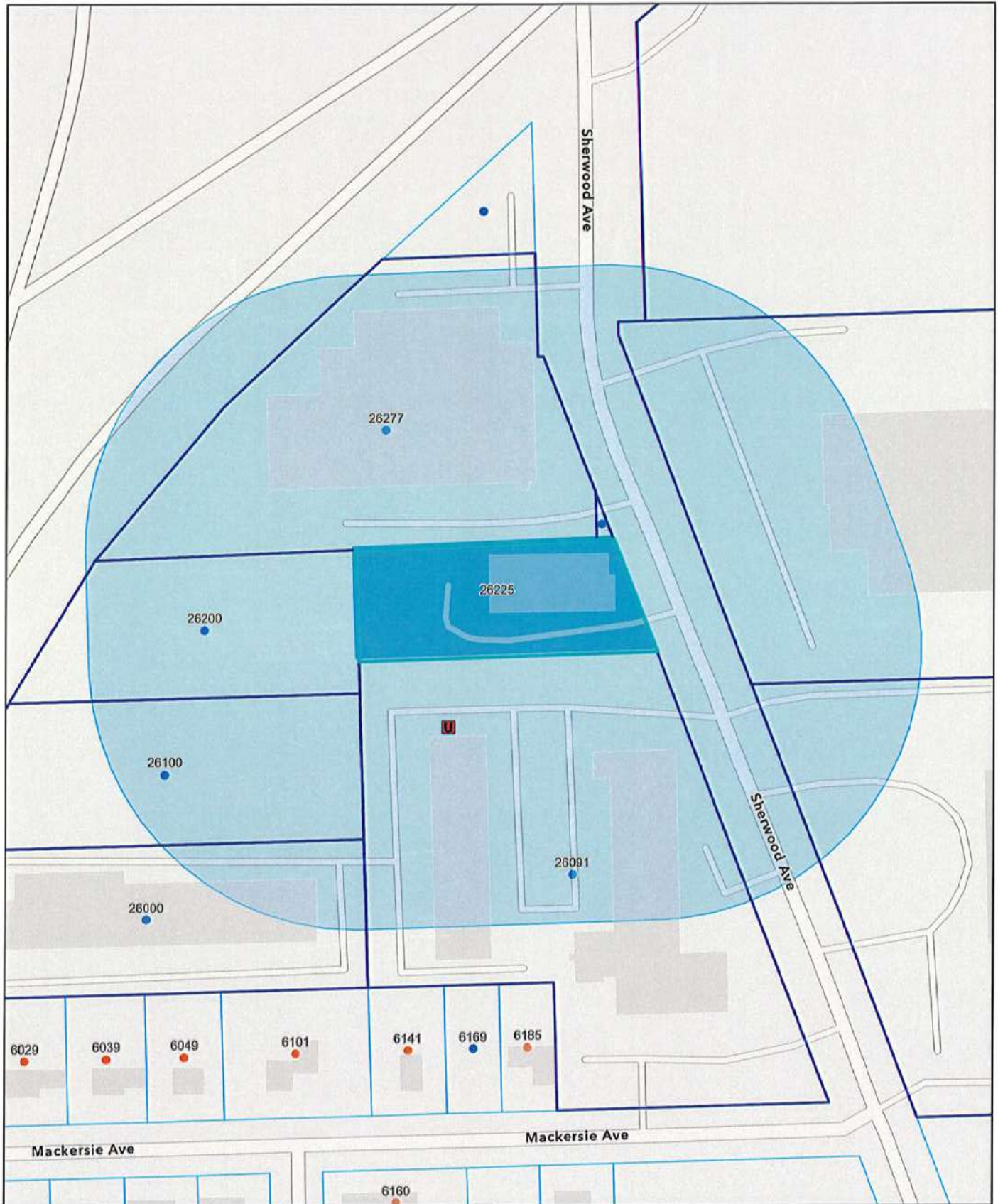
Road Names

1:2,257

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.12 km

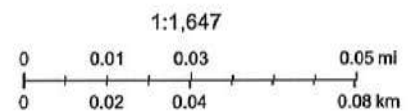
26225 SHERWOOD AVE

13-21-151-038



12/29/2025, 9:37:35 AM

511



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

26225 SHERWOOD | NORTH ELEVATION 115' WIDE x 18' HIGH



NIGHT



Aluminum Cabinet w/ Push Through Acrylic Graphics



DJ Cabinet.fs

JOBS BY CUSTOMER\Designs by Dempster\DJ Conley

It is the client's responsibility to ensure that the proof is correct in all areas. Please be sure to double-check spelling, grammar, layout, color, sizes, quantities and design before APPROVING the proof. We are happy to fix any errors before APPROVAL. Please answer any questions. The final product will be produced as shown on this proof with the exception of some logos/art may appear blurry because the proof is low resolution. We can email a screen shot of any areas you are concerned about at 10



APPROVAL PROCESS

Please Respond
with Approval or
Not Approved to Continue

Give us a Call with 50% Depos

Once both are received,
your order will be released to
PRODUCTION

• APPROVED

If everything looks
good and you have reviewed all
details carefully

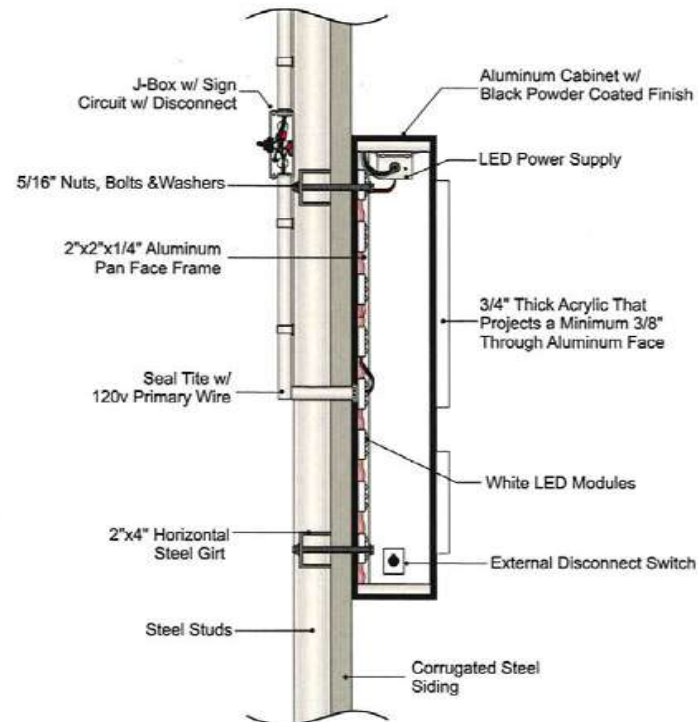
ALL RIGHTS RESERVED.

26225 SHERWOOD | NORTH ELEVATION



Pan Face w/ Frame: 84 LBS +/- 5%
Max Letter Weight Average 4.5 LBS
Total Sign Weight 125 LBS +/- 7%

EAST WALL ELEVATION
SIDE VIEW



APPROVAL PROCESS

Please Respond
with Approval or
Not Approved to Continue

Give us a Call with 50% Depos

Once both are received,
your order will be released to
PRODUCTION

• APPROVED

_____ if everything look
good and you have reviewed all
details carefully

DJ Cabinet.fs

WORKS BY CUSTOMER\Designs by Dempster\DJ Conley

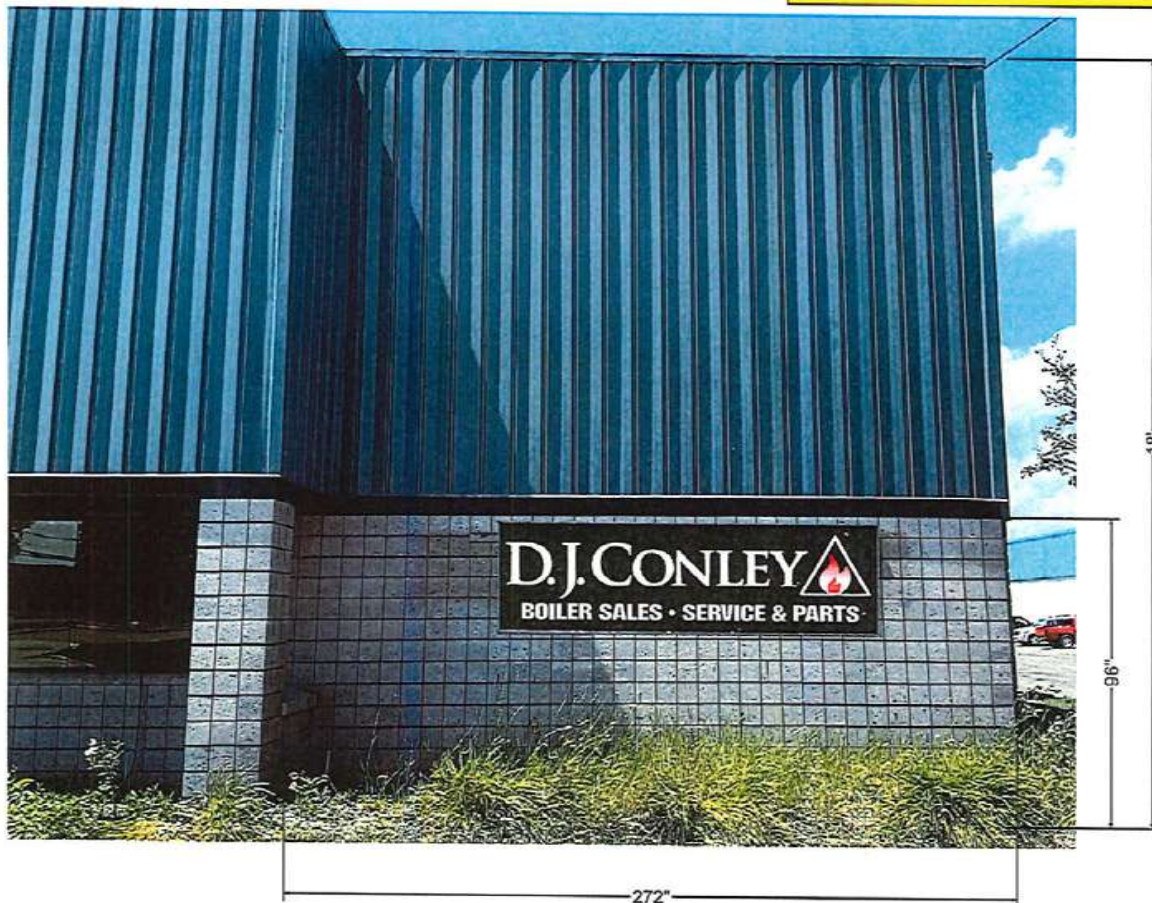
ALL RIGHTS RESERVED.

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26225 SHERWOOD | EAST ELEVATION 45' WIDE x 18' HIGH

~~NO EXISTING SIGNS ON BUILDING~~

EXISTING
40 SQ/FT



Aluminum Cabinet w/ Push Through Acrylic Graphics



DJ Cabinet.fs

JOBS BY CUSTOMER\Designs by Dempster\DJ Conely

the client's responsibility to ensure that the proof is correct in all areas. Please be sure to double-check spelling, grammar, layout, color, sizes, quantities and design before APPROVING the proof. We are happy to fix any errors before APPROVA
we any questions. The final product will be produced as shown on this proof with the exception of some larger text may appear blurry because the proof is low resolution. We can email a better shot of any areas you are concerned about at 11



APPROVAL PROCESS

Please Respond
with Approval or
Not Approved to Continue

Give us a Call with 50% Depos

Once both are received,
your order will be released to
PRODUCTION

• APPROVED

If everything looks
good and you have reviewed all
details carefully

ALL RIGHTS RESERVED.

Purpose of Request for Sign Variance

The purpose of this variance request is to enhance safety and visibility for our customers as they approach and navigate to our business. Our goal is to ensure that drivers can easily locate our establishment, thereby promoting a safer driving experience and increased accessibility. By improving the signage, we aim to facilitate smoother traffic flow and reduce confusion for patrons seeking our services.

Nature of the Hardship

The nature of the hardship arises from the challenges associated with our business's location on a busy street frequented by large gravel trucks. The current traffic conditions, characterized by high speeds and substantial volumes, make it difficult for drivers to spot our business driveway in a timely manner. Our proposed sign location is elevated, allowing for optimal visibility of our driveway for southbound traffic. Enhancing the signage at this elevation will significantly aid drivers in locating our driveway safely and promptly, mitigating the risks associated with navigating a fast-moving thoroughfare.

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: JANUARY 14, 2026 at 7:00 P.M.

Applicant: IMAGE 360 – ROBERT DEMPSTER
Common Description: 26225 SHERWOOD

VARIANCE(S) REQUESTED: Permission to:

Install a 40" x 144" (40 square ft.) wall sign on the north elevation in addition to a previously approved 40 square ft. wall sign on the east elevation for a total of 80 square ft. 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: MARY JANE'S FRIENDS & CO.

REPRESENTATIVE: KRY'S WDOWIAK

COMMON DESCRIPTION: 13647 10 MILE

PARCEL NUMBER: 12-13-24-352-044

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

REASON: Petitioner seeks variances to retain wall sign that is over the sq/ft allowed & advertises a marihuana business.

ORDINANCES and REQUIREMENTS:

SECTION 4A.14 - PROHIBITED SIGNS. The following types of signs are prohibited in all districts, unless it is a public art work commissioned by the City of Warren as part of its Placemaking with Art Initiative:

(p) A sign, visible from a public right-of-way, advertising Caregiver operations or marihuana businesses, except retail establishments and provisioning center facilities.

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

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

VARIANCES REQUESTED: Permission to:

- 1) Retain a 12' x 4' (48 sq/ft) wall sign.
- 2) Retain verbiage on wall sign that advertises a marihuana business.

No previous variances requested.

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: MARY JANE'S FRIENDS & CO.

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.14 - PROHIBITED SIGNS.

The following types of signs are prohibited in all districts, unless it is a public art work commissioned by the City of Warren as part of its Placemaking with Art Initiative:

(p) A sign, visible from a public right-of-way, advertising Caregiver Operations or Marihuana Businesses, except Retail Establishments and Provisioning Center Facilities.

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.

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: Mary Jane's Friends & Co.

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Fairmount Properties, LLC

[REDACTED]

Name of Representative: Krys Wdowiak Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 13647 E. 10 Mile Rd., Warren, MI 48089

Parcel I.D. No. (as shown on tax bill): 12-13-24-352-044

Purpose of Request: (1) To retain the existing 12' x 4' (48 sq ft) wall sign structure

(2) To allow the proposed sign wording

Please explain the nature of your hardship:

The existing 12' x 4' (48 sq ft) sign box has been part of the building for decades and is built directly into the textured concrete façade. Reducing the sign to the 40 sq ft limit would require demolishing the

existing box, reconstructing the wall, and attempting to match a specialized textured surface that cannot be replicated. This creates a substantial practical difficulty and unnecessary structural alteration

without any public benefit.

Additionally, the business name alone could be easily misinterpreted as a cannabis dispensary. The proposed wording is necessary to avoid confusion, maintain compliance, and accurately identify

a lawful service business. Prohibiting the wording would prevent clear and transparent identification of the business and interfere with normal, reasonable use of the property.

Signature: Krys Wdowiak Date: 11/14/2025

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

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

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

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

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

Strict compliance would require removal of the existing 48 sq ft sign cabinet, which has been structurally integrated into the building façade for decades. The cabinet is embedded into a textured concrete surface that cannot be repaired or replicated if removed. Compliance would require demolition, wall reconstruction, and re-texturing that goes far beyond the purpose of the ordinance and imposes an unnecessary structural burden without any public benefit.

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 sign cabinet predates the current ownership and appears to have been installed many years before the applicant occupied the building. Its size and construction were not created by the applicant, and the dimensional non-conformity only became relevant during the permit update process.

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

This property's façade includes an older, textured concrete surface specifically designed around the existing 12' x 4' sign opening.

This integrated construction is not typical for surrounding buildings. The unique façade design makes it physically difficult and visually problematic to downsize the existing sign without causing permanent damage and aesthetic inconsistency.

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 sign size is not increasing; the request merely preserves what has existed for decades without issue. The applicant has also permanently removed an additional 4' x 4' wall sign, reducing total signage on the property. The existing sign size is consistent with other commercial signage in the corridor and will not negatively affect neighboring properties or the public.

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 not based on financial preference. The hardship is structural: downsizing the sign would require physically altering the building's façade in a way that is impractical, damaging, and disproportionate to any benefit. It arises from the building's unique construction, not personal preference.

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

The existing sign cabinet provides the primary means of identifying the business. Preserving it maintains the building's architectural integrity and avoids unnecessary demolition. Without the variance, the applicant would be forced to significantly alter the building to use the property in a normal and reasonable manner.

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.

Strictly prohibiting this wording prevents the applicant from accurately identifying the nature of the lawful business conducted at the property.

Without clarification, the business name alone could reasonably be misinterpreted as a retail cannabis dispensary, which it is not.

The inability to use factual wording interferes with normal business operations and creates confusion for visitors, vendors, inspectors, and delivery drivers.

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 difficulty arises from the nature of the industry served and the business name itself, which—without context—could be misinterpreted.

The applicant did not create the regulatory environment in which cannabis-related businesses carry heightened scrutiny. The need for clarification is inherent to the business's lawful service role, not due to any action taken by the applicant.

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

This property hosts a business that exclusively supports licensed cannabis cultivators, not the general public. This creates a unique need for accurate identification. Unlike typical retail or office uses in the district, this business must distinguish itself clearly from cannabis retailers to avoid misunderstandings.

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 wording is factual, non-promotional, and does not encourage the sale or use of cannabis. It simply identifies the industry served.

It does not increase traffic, impact public safety, or diminish nearby property values. In fact, it reduces confusion and ensures transparency for regulatory and operational purposes.

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 purpose of the wording is not for advertising, branding, or economic advantage. The burden stems from the need to prevent misclassification as a cannabis retailer and to ensure compliance with regulatory expectations. The hardship is functional and practical, not financial.

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.

Clear, accurate identification is essential for lawful operation of the business, especially given the regulated nature of the industry it serves.

Without this wording, the business cannot properly communicate its role to inspectors, vendors, and the public, hindering normal and reasonable use of the property as intended.

City of Warren Zoning Board of Appeals Variance Application Submission Packet

Mary Jane's Friends & Co.


Date: November 14, 2025

City of Warren Zoning Board of Appeals
One City Square
Warren, MI 48093

Subject: Request for Variances – Wall Sign and Wording Approval at 13647 10 Mile Road

To the Members of the Zoning Board of Appeals,

I respectfully submit this formal request for two variances relating to the existing wall sign at 13647 10 Mile Road, the place of business for Mary Jane's Friends & Co. This request concerns (1) the long-standing sign structure already attached to the building façade, and (2) the proposed wording on the updated sign face.

1. Variance Request for Existing 12' x 4' Wall Sign Structure (48 sq ft)

The existing wall sign box measures twelve (12) feet by four (4) feet, totaling forty-eight (48) square feet. This exceeds the forty (40) square-foot limit under Section 4A.35(c). I respectfully request approval to retain this long-standing structure for the following reasons:

- The sign box has been part of the building's façade for several decades and is structurally integrated.
- Replacing it would require installing a smaller frame and reconstructing the textured concrete façade.
- Matching the textured concrete surface would be costly, difficult, and visually disruptive.
- We removed a secondary 4' x 4' sign, reducing total signage on the property.
- Nearby commercial properties along the 10 Mile corridor have larger or multiple signs.
- Maintaining the existing size ensures the building retains its upgraded, modern appearance.

2. Variance Request for Sign Wording

The proposed sign face reads: "Mary Jane's Friends & Co – Powering Michigan's Cannabis Cultivators Since 2020." This wording is essential for accurately identifying our business. We are not a dispensary, provisioning center, or retail cannabis business. We are a service company supporting licensed cultivators. The wording:

- Accurately describes our lawful business purpose.
- Prevents confusion with dispensaries.
- Does not advertise or promote cannabis products.
- Is factual, transparent, and non-promotional.
- Ensures clarity for vendors, delivery partners, inspectors, and visitors.
- Aligns with the intent of Section 4A.14(p), which addresses marijuana *retail* advertising.

Granting these variances will preserve the structural integrity of the building, reduce overall signage, prevent unnecessary construction, ensure clear business identification, and maintain the visual quality of the corridor.

Thank you for your time and consideration.

Sincerely,

Krys Wdowiak
Mary Jane's Friends & Co.



Exhibits – Before and After Photos

Exhibit A – BEFORE (Front View)



Exhibit B – BEFORE (Angle View)



Exhibit C – AFTER (Front View)



Exhibit D – AFTER (Angle View)



Exhibit E – Sign Measurement Diagram (48 sq ft)



Exhibit F – Sign Face Artwork



AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Anthony C. Rea
Name(s) of Person(s)
OF [REDACTED]
Address, City, State Zip Telephone
THE Manager OF Fairmount Properties, LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT it is the
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 Krys Wdowiak *
Name(s) of Person(s)

THE Manager OF Mary Jane's Friends & Co. *
Title of Officer Name of Company

OF [REDACTED]
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

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

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Oakland

ON THIS 17th DAY OF November, 20 25, BEFORE ME PERSONALLY CAME
Anthony C. Rea, Manager of Fairmount Properties, LLC TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.

MARIELLEN THOMAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE

MY COMMISSION EXPIRES Nov 5, 2027
ACTING IN COUNTY OF Oakland

[Signature]
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 11-5-27

NOTICE TO OWNER

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

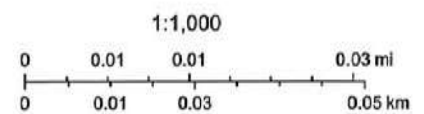
13647 10 MILE RD

13-24-352-044



12/29/2025, 9:54:52 AM

10/1



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: JANUARY 14, 2026 at 7:00 P.M.

Applicant: MARY JANE'S FRIENDS & CO.
Common Description: 13647 TEN MILE

VARIANCE(S) REQUESTED: Permission to:

- 1) Retain a 12' x 4' (48 square ft.) wall sign.
- 2) Retain verbiage on wall sign that advertises a marihuana business.

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: GLOBAL SIGN AND AWNING

REPRESENTATIVE: AYAD SITTO

COMMON DESCRIPTION: **13625 12 MILE**

PARCEL NUMBER: 12-13-12-353-020

ZONED DISTRICT: MZ, C-1, P

REASON: Petitioner seeks variances to retain ground signage.

ORDINANCES and REQUIREMENTS:

SECTION 4A.17 - SETBACKS. The following setback regulations shall apply to signs located in all zoning districts:

b) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

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

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.

VARIANCES REQUESTED: Permission to:

Retain a ground sign with an overall height of 17.4', a 9.39' underclearance; overall sign area of 96" x 96" (64 sq/ft) which includes a 3' x 8' (24 sq/ft) electronic message center setback 6' from the sidewalk in place of previous variance for ground signage dated 8/22/2012.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: GLOBAL SIGN AND AWNING

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.17 - SETBACKS.

The following setback regulations shall apply to signs located in all zoning districts:

- b) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

SECTION 4A.19 - CLEARANCE.

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

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.

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

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED
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: Global Signs & Awning

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different): Bashar & Adnan Abbu

[REDACTED]

Name of Representative: Eddie Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 13625 12 Mile Rd

Parcel I.D. No. (as shown on tax bill): 12-13-12-353-020

Purpose of Request: Digital sign on pole sign

Please explain the nature of your hardship:

Existing pole sign is 8'X8' / Existing digital sign is 2'X8'
New propose sign is 8'X8' Same as Existing and
We're asking for an Extra Foot Approval of the
digital sign, going from 2'X8 TO 3'X8' (24 sq/ft)

WITH 9.30' UNDERCLEARANCE.

Signature: Ayad S. H. [Signature] Date: 12-15

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 Adnan Abbo
Name(s) of Person(s)
OF [REDACTED]
Address, City, State Zip Telephone
THE Owner OF Finesse Liquor
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 Ayad Sitto *
Name(s) of Person(s)

THE Owner OF Global Signs & Awnings *
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 ADWAN-ABBO L.S.

SIGNED [Signature] L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 16 DAY OF December, 2025, BEFORE ME PERSONALLY CAME
Adnan Abbo & Ayad Sitto, 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.

ERIN DETTLOFF
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires August 11, 2026
Acting in the County of Macomb

Erin Dettloff
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: Aug 11 2026

NOTICE TO OWNER

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

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

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

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

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

Strict Compliance with 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.

The Condition was not created by the Applicant or a previous owner of the property or reasonably discoverable by the owner

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

The property has unique physical features or characteristics of 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.

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 value in the surrounding area, and will not cause public safety concerns

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

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

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

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

13625 Twelve Mile

8/22/2012

Finesse Liquor Store, (MLS Signs, Inc/William Siewert, representative), 13625 E. 12 Mile Road, 13-12-353-020, petitioner was **GRANTED** permission to install a new ground sign on existing poles as follows: Overall height 18', under clearance 10'; overall sign area 8.1' x 8.1' = 66.5 sq. ft. with an LED Message center 2' x 8.1' = 16.2 sq. ft. setback six (6) feet from the walk, with the understanding there will be no blinking, scrolling or flashing and that the refresh rate maximum will be once every five minutes; also with the condition that the owner must paint over the signage on the west side of the building within 30 days.

13625 Twelve Mile Rd

8/12/98

Also known as 13-12-353-020

Finesse Food Store Inc. **GRANTED** permission to add a 3' x 8' (24 sq. ft.) panel to an existing 6' x 8' (48 sq. ft.) ground sign erected in the "p" zone, seventeen (17) feet high to no less than four (4) feet from the sidewalk, with an eight (8) foot underclearance to grade. Total requested 72 sq ft. Zoning Board of Appeals approved on June 13, 1963, a 47 sq. ft. ground sign, 16'8" high, four (4) ft. from the sidewalk.

13625 Twelve Mile

10/22/08

FINESSE PARTY STORE, JIMMY YATOOMA, OWNER, 13625 Twelve Mile, Also Known As 13-12-353-020 - **GRANTED** request to renovate existing awning sign by recovering the existing frame with approximately 78 sq. ft. of wall signs as follows: 1) "Daily Lotto" 3.75' x 5.33' (20 sq. ft.) 2) "Finesse Liquor" 4.33' x 8.33' (36 sq. ft.) 3) "Imported beer & wine" 3.33' x 6.6' (22 sq. ft.) as per submittal

13625 Twelve Mile

7/19/2008

FINESSE PARTY STORE, JIMMY YATOOMA, OWNER, 13625 Twelve Mile, Also Known As 13-12-353-020 - **DENIED** request to renovate existing awning sign by recovering the existing frame with approximately 122 sq. ft. of wall signs as follows: 1) "Phone # "1' x 7' (7 sq. ft.) 2) "Lotto" 4' x 6.5' (26 sq. ft.) 3) "Kegs" 1.25' x 3.5' (4.4 sq. ft.) 4) "Lotto" 4' x 6.5' (26 sq. ft.) 5) "Finesse" 4.5' x 10' (45 sq. ft.) 6) "Imported beer" 2' x 5.5' (11 sq. ft.) 7) "Lotto" 4' x 5.25' (21 sq. ft.) 8) "Phone cards" 2' x 4' (8 sq. ft.)

13625 E. Twelve Mile Rd.

Quik Pic Foods

Request denied at the Meeting of Oct. 13, 1971.

*6-12-1963 - Approved 47 sq ft
16'8" high - 4 ft from sidewalk
See Sidewalk*

C-1

ZONING Enforcement | E25-09415**Property Information**

12-13-12-353-020 13625 12 MILE Subdivision:
WARREN, MI 48088-3722 Lot: Block:

Name Information

Owner: 13625 12 MILE LLC Phone: [REDACTED]
Occupant: FINESSE FOOD MARKET INC Phone: [REDACTED]
Filer: Phone:

Enforcement Information

Date Filed: 11/18/2025 Date Closed: Status: In Progress

Complaint:

Lights attached to ground sign must be removed. Lights cause a safety issue with traffic. Lights are attached to a sign that shines brighter than allowed at the property line and extends the height of the sign greater than allowed.

Last Action Date: Last Inspection: 02/11/2026

Last Action:

ZONING Inspection | DAVID PODESZWIK

Status: Violations Result: Violations
Scheduled: 11/20/2025 Completed: 11/20/2025

Violations:

Uncorrected

Comments:

Lights attached to Lights attached to ground sign must be removed.

FOLLOW-UP Inspection | DAVID PODESZWIK

Status: Scheduled Result: Scheduled
Scheduled: 12/04/2025 Completed:

Violations:

Uncorrected

Comments:**POST TICKET Inspection | DAVID PODESZWIK**

Status: Violations Result: Violations
Scheduled: 12/05/2025 Completed: 12/05/2025

Violations:

Uncorrected

Comments:**NOTICE TO APPEAR Inspection | DAVID PODESZWIK**

Status: Violations Result: Violations
Scheduled: 12/18/2025 Completed: 12/18/2025

Violations:

Uncorrected

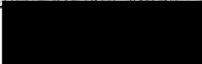
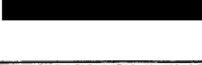

Comments:**FOLLOW-UP Inspection | DAVID PODESZWIK**

Status: Scheduled Result: Scheduled
Scheduled: 02/11/2026 Completed:

ZONING enforcement | E23-00049**Property Information**

12-13-12-353-020 13625 12 MILE Subdivision:
WARREN, MI 48088-3722 Lot: Block:

Name Information

Owner: 13625 12 MILE LLC Phone: 
Occupant: FINESSE FOOD MARKET INC Phone: 
Filer: Phone: 

Enforcement Information

Date Filed: 01/05/2023 Date Closed: 01/20/2023 Status: RESOLVED

Complaint:

TEMP SIGNS ON POSTS ON PYLON SIGN

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations
Scheduled: 12/29/2022 Completed: 01/05/2023

Violations:

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

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

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

Status: Complied Result: Complied
Scheduled: 01/20/2023 Completed: 01/20/2023

Violations:

Uncorrected

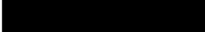
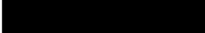

Comments:

Scheduling Comment FINESSE LIQUOR

ZONING Enforcement | E18-00869**Property Information**

12-13-12-353-020 13625 12 MILE Subdivision:
WARREN, MI 48088-3722 Lot: Block:

Name Information

Owner: 13625 12 MILE LLC Phone: 
Occupant: FINESSE FOOD MARKET INC Phone: 
Filer: Phone: 

Enforcement Information

Date Filed: 02/16/2018 Date Closed: 02/27/2018 Status: Complied

Complaint:
LED LIGHTS-SZ

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | SARA ZAYAS

Status: Violations Result: Violations
Scheduled: 02/16/2018 Completed: 02/16/2018

Violations:

Corrected SECTION 4A.14 - PROHIBITED SIGN.

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

Status: Complied Result: Complied
Scheduled: 02/27/2018 Completed: 02/27/2018

Violations:

Uncorrected

Comments:

ZONING Enforcement | E12-11103**Property Information**

12-13-12-353-020

13625 12 MILE

Subdivision:

WARREN, MI 48088-3722

Lot:

Block:

Name Information

Owner: YOUSIF YATOOMA

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 08/24/2012

Date Closed: 09/25/2012

Status: Resolved

Complaint:

CONDITION OF ZBA APPROVAL FOR LED SIGN: PAINT OVER WEST WALL SIGN W/I 30 DAYS. LAM

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | LYNNE MARTIN

Status: Complied

Result: Complied

Scheduled: 09/24/2012

Completed: 09/25/2012

Violations:

Uncorrected

Comments:

Scheduling Comment WEST WALL SIGN TO BE REMOVED. CONDITION OF ZBA APPROVAL ON 8/22/12 FOR LED SIGN

Enforcement | E11-4803**Property Information**

12-13-12-353-020

13625 12 MILE

Subdivision:

WARREN, MI 48088-3722

Lot:

Block:

Name Information

Owner: YOUSIF YATOOMA

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 02/16/2011

Date Closed: 03/03/2011

Status: Resolved

Complaint:

Last Action Date:

Last Inspection:

Last Action:

SERVICE Inspection | DEBORAH WENSON

Status: Complied

Result: Complied

Scheduled: 03/03/2011

Completed: 03/03/2011

Violations:

Uncorrected

Comments:**SERVICE Inspection | DEBORAH WENSON**

Status: Violations

Result: Violations

Scheduled: 02/23/2011

Completed: 02/23/2011

Violations:

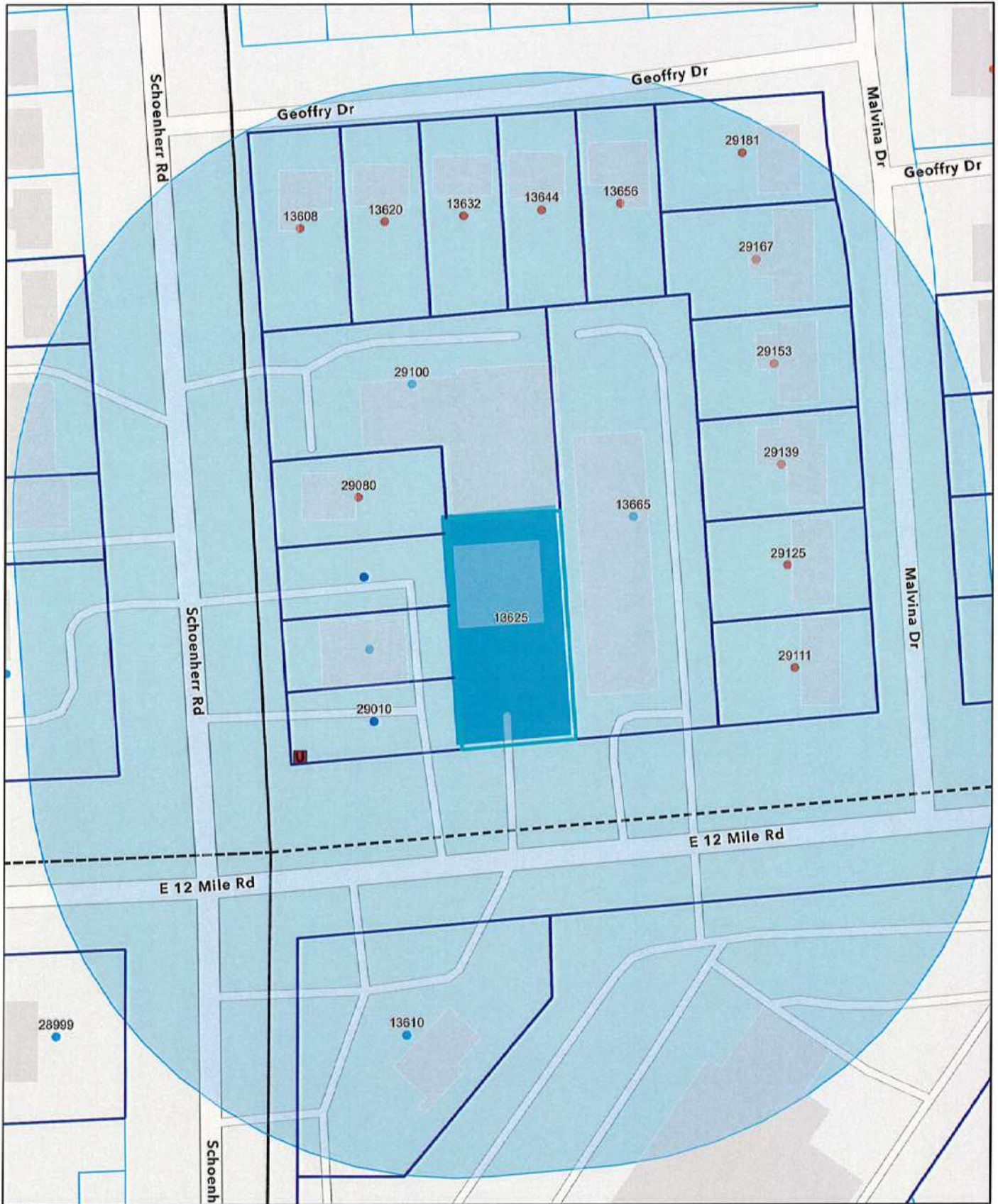
Uncorrected

SECTION 4A.14(A) - SIGNS THAT UTILIZE FLASHING, BLINKING, INTERMITTENT OR MOVING LIGHTS OR EXPOSED INCANDESCENT LIGHT BULBS ARE PROHIBITED. ANY SIGN INSIDE OF THE WINDOW CANNOT BE FLASHING, SCROLLING OR BLINKING.

Comments:

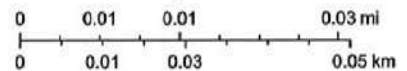
13625 12 MILE RD

13-12-353-020



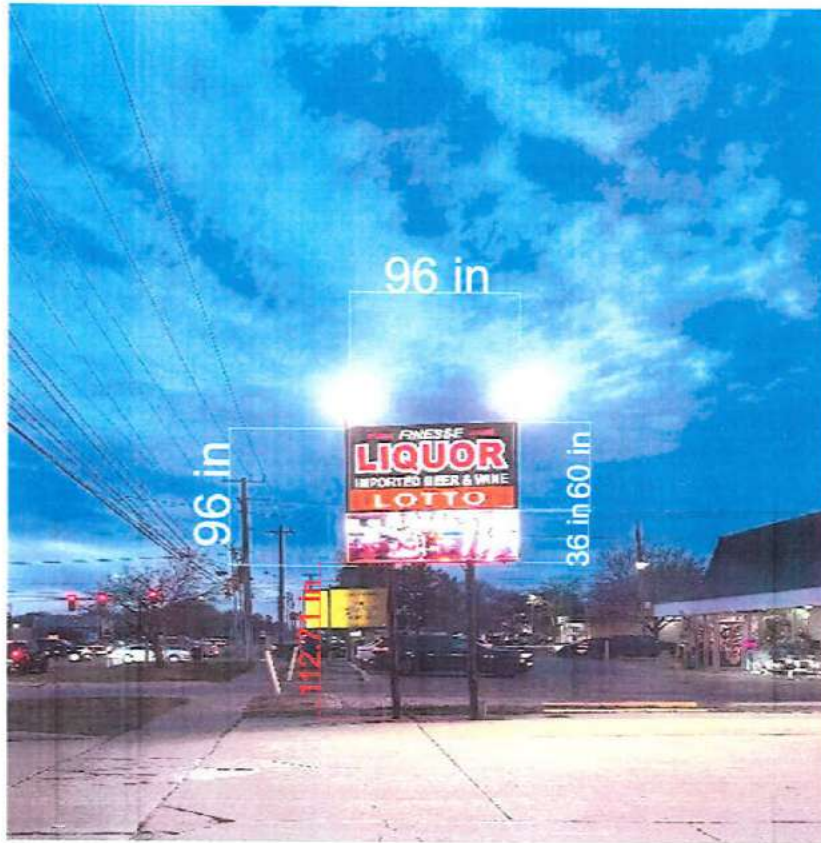
12/29/2025, 10:29:08 AM

1:1,029



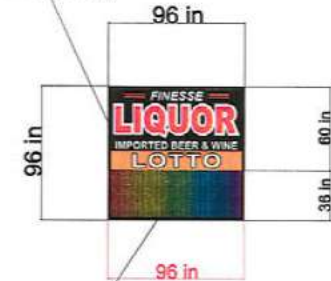
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

16



Reface Existing Pole Sign

Existing



Existing Digital Sign was 2'x8' = 16sqf
New Digital Sign 3'x8' = 24sqf

Sign Area: 64 sq ft

SIGN SPECS

Project: Finesse Liquor

Address: 13625 12 mile rd.

Customer
Approval:

Date: 11-26-25

All signs and/or concepts here are confidential and the property of Global Signs and Awnings. Any reproduction is strictly prohibited without the written consent of Global Signs and Awnings. Violating these conditions may result in legal repercussions. This sign is intended to be installed in accordance with the requirements of Articles 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



BONDED - INSURED - LICENSED

Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
Paul Jerzy, Secretary
Garry Waits, 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: JANUARY 14, 2026 at 7:00 P.M.

Applicant: GLOBAL SIGN AND AWNING
Common Description: 13625 TWELVE MILE

VARIANCE(S) REQUESTED: Permission to:

Retain a ground sign with an overall height of 17.4', a 9.39' under clearance; overall sign area of 96" x 96" (64 square ft.) which includes a 3' x 8' (24 square ft.) electronic message center set-back 6' from the sidewalk in place of previous variance for ground signage dated 8/22/20212.

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: CAVALIERE COMPANIES
REPRESENTATIVE: LORENZO CAVALIERE
COMMON DESCRIPTION: **30300 HOOVER**
PARCEL NUMBER: 12-13-11-160-001 & 12-13-11-160-002
ZONED DISTRICT: MZ, O, P

REASON: Petitioner seeks variance to retain parking in front setback.

ORDINANCES and REQUIREMENTS:

SECTION 13A.07 (A) - FRONT YARDS. In O Districts, every building shall have a front yard of not less than thirty (30) feet.

VARIANCES REQUESTED: Permission to:

Retain parking to within 20' of front property line.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector 11/25/2025 12/3/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: CAVALIERE COMPANIES

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 13A.07 (A) - FRONT YARDS.

In O Districts, every building shall have a front yard of not less than thirty (30) 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: Cavaliere Companies

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) MC Portfolio LLC

[REDACTED]

Name of Representative: Lorenzo Cavaliere Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 30300 Hoover, Warren MI 48093

Parcel I.D. No. (as shown on tax bill): 12-99-06-718-704

Purpose of Request: See attached.

Please explain the nature of your hardship:

See attached

Signature: [Signature] Date: 10/28/25

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

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

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

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

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

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

N/A

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

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

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

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

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

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

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

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

**City of Warren Zoning Board of Appeals – Application for Variance
Attachment (Page 1)**

30300 Hoover, Warren MI 48093

Purpose of Request:

Owner is seeking a variance for the onsite parking front yard setback to be 20' instead of 30'.

Please explain the nature of your hardship:

When the project received a variance on April 15, 1999, it was the owner/developer's understanding that the variance granted at that time was for the building setback including the parking setback. It has recently been brought to the owner's attention that the variance granted at that time did not include the parking setback. This building has been in service for nearly 26 years and there has never been any issue, concern or complaint regarding the front yard parking setback. The building has been meticulously maintained over the past 26 years. The hardship is to remove sections of the parking lot at this time would be unreasonable and detrimental to the current conditions and aesthetics of the property.

**City of Warren Zoning Board of Appeals – Application for Variance
Attachment (Page 2)**

30300 Hoover, Warren MI 48093

Worksheet #1

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

Unreasonable impact/burden:

Removing portions of the parking lot would be unnecessarily burdensome and would have a negative impact on the property's current parking.

Not self imposed:

The condition was not self imposed, as the owner/developer believed that there was a variance approved to install the parking lot in its current condition.

Property unique:

The property's characteristics were established 26 years ago and are unique with respect to the length of time that they have existed.

Not a detriment:

Granting the variance would not result in a detriment. The fact that it has been in its current state for 26 years and has never been a concern or issue adequately supports that it is not a detriment.

Not personal or economic:

The variance is not related to personal or economic hardship. It is related to a feature that has existed for 26 years without concern.

Necessary:

The variance clearly is necessary for the preservation and continued enjoyment of the property.

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Lorenzo Cavaliere

Name(s) of Person(s)

OF

Address, City, State

Zip

Telephone

THE Authorized Rep.

OF Cavaliere Companies

Title of Officer

Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT MC Portfolio LLC

I/We/It

/RECORDED LAND CONTRACT PURCHASER(S)

XRECORDED 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 Lorenzo Cavaliere

Name(s) of Person(s)

THE Authorized Rep.

OF MC Portfolio LLC

Title of Officer

Name of Company

OF

Address, City, State

Zip

Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN

COUNTY OF Macomb

ON THIS 14th DAY OF November, 2025, BEFORE ME PERSONALLY CAME
Lorenzo Cavaliere, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.

Erin Hallock
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires 02/28/2029
Acting in the County of Macomb

Erin Hallock
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 2/28/2029

NOTICE TO OWNER

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

30300 Hoover

7/25/2018

LEGAL DESCRIPTION: 13-11-160-001

VARIANCES REQUESTED: Permission to

Waive required masonry wall along the south property line and allow approximately 176 lineal feet of 4 ft. chain link fence.

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

30300 Hoover

6/13/2018

LEGAL DESCRIPTION: 13-11-160-001

VARIANCES REQUESTED: Permission to

Waive required masonry wall along the south property line and allow approximately 176 lineal feet of a 4-foot chain link fence.

This matter was **Postponed** to **July 25th, 2018.**

30300 Hoover

4-14-99

Also known as 13-11-152-012

Lorenzo Cavaliere, L.L.C. - GRANTED request 1) To construct a 13,600 square foot medical/office building to no less than twenty (20) feet from the front yard property line. 2) To waive fifty-one (51) required off-street parking spaces.

Enforcement | E19-02366**Property Information**

12-13-11-160-001 30300 HOOVER Subdivision:
Warren, MI 48093 Lot: Block:

Name Information

Owner: MC PORTFOLIO LLC Phone: [REDACTED]
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 05/09/2019 Date Closed: 01/10/2024 Status: CLOSED OLD COMPLAINT

Complaint:

REQUIRED WALL IN DISREPAIR POSSIBLY UNSTABLE --ALONG NORTH PROPERTY LINE.

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | PAUL LIZE

Status: Violations Result: Violations
Scheduled: 05/17/2019 Completed: 05/20/2019

Violations:

Uncorrected

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

Status: Violations Result: Violations
Scheduled: 06/21/2019 Completed: 06/24/2019

Violations:

Uncorrected

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

Status: Partially Complied Result: Partially Complied
Scheduled: 09/10/2019 Completed: 09/10/2019

Violations:

Uncorrected

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

Status: Partially Complied Result: Partially Complied
Scheduled: 10/25/2019 Completed: 10/25/2019

Violations:

Uncorrected

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

Status: Scheduled Result: Scheduled
Scheduled: 02/14/2020 Completed:

Violations:

DPMI Enforcement | E14-05870**Property Information**

12-13-11-160-001 30300 HOOVER Subdivision:
Warren, MI 48093 Lot: Block:

Name Information

Owner: MC PORTFOLIO LLC Phone: 
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 02/05/2014 Date Closed: 02/26/2014 Status: FAILED TO APPEAR

Complaint:
1-27-14 ISSUED MC PORTFOLIO CIT#6006915 FOR SNOW/SIDEWALKS. DPMI JPG

2-26-14 COURT DATE FTA

Last Action Date: Last Inspection:

Last Action:

Status: Result:
Scheduled: Completed:

Violations:

Uncorrected

Comments:

ZONING Enforcement | E10-1465**Property Information**

12-13-11-160-001

30300 HOOVER

Subdivision:

Warren, MI 48093

Lot:

Block:

Name Information

Owner:

30300 HOOVER ROAD LLC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 03/18/2010

Date Closed: 03/22/2010

Status: No Violation

Complaint:

SURVEY PROPERTY MAINTENANCE

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | BRIGGS, GRETCHEN

Status: No Violation

Result: No Violation

Scheduled: 03/18/2010

Completed: 03/22/2010

Violations:

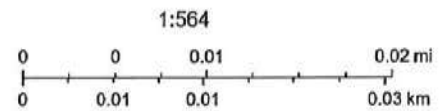
Uncorrected

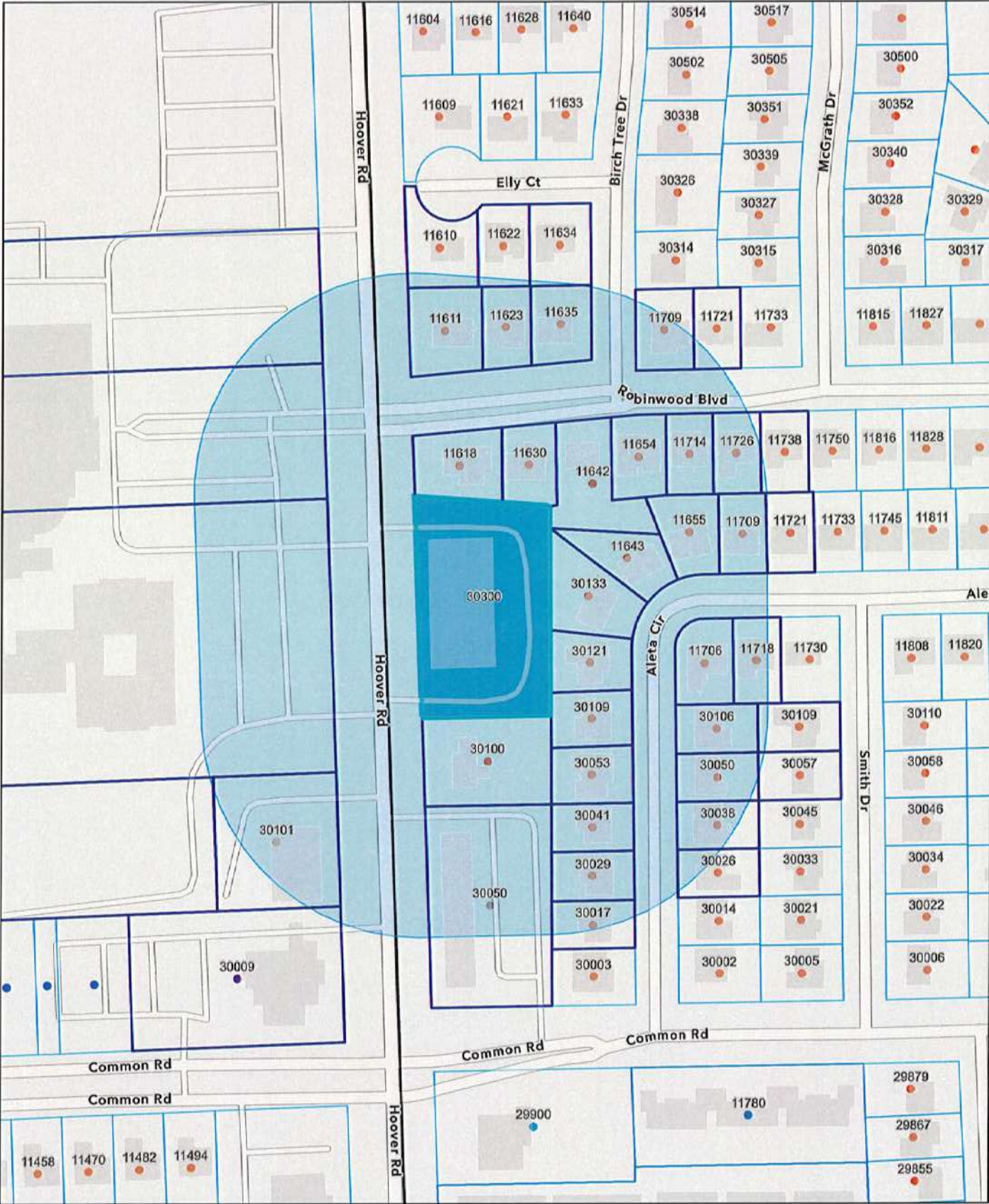
Comments:

30300 HOOVER



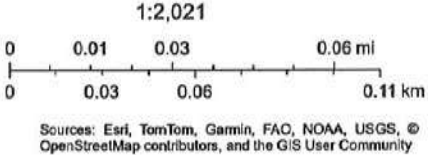
12/3/2025, 9:02:26 AM





12/29/2025, 10:30:23 AM

30



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: JANUARY 14, 2026 at 7:00 P.M.

Applicant: CAVALIERE COMPANIES
Common Description: 30300 HOOVER

VARIANCE(S) REQUESTED: Permission to:
Retain parking to within 20' of front property line.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

APPLICANT: ALINA KOSHELOVSKA
REPRESENTATIVE: ASSAD SOBH
COMMON DESCRIPTION: 32480 MOUND STE 3
PARCEL NUMBER: 12-13-04-103-007
ZONED DISTRICT: PB

REASON: Petitioner seeks use variance to allow a C-2 use in an PB zoning district.

ORDINANCES and REQUIREMENTS:

SECTION 12.01 - USE REGULATIONS. Tattooing is not a permitted use in a PB zoning district. Refer to Section 14.01(e).

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

(e) ...tattoo parlors.

VARIANCES REQUESTED: Permission to:

Perform the C-2 use of permanent makeup in an PB zoning district.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

12/4/2025

12/8/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: ALINA KOSHELOVSKA

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 12.01 - Use regulations.

Tattooing is not a permitted use in a PB zoning district. Refer to Section 14.01(e).

Section 14.01 - Uses permitted.

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

(e) ...tattoo parlors.

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 12/4/25

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: ALINA KOSHELOVSKA
Address: [REDACTED] Telephone: [REDACTED]
Applicant's Email Address: [REDACTED] ☐ prefer email communication
Name and Address of Property Owner (if different) WARD Dev. / ASSAAD SOBH
[REDACTED]
Name of Representative: ASSAAD SOBH Telephone: [REDACTED]
Representative's Address: [REDACTED]
Representative's Email Address: [REDACTED] ☒ prefer email communication
Address of Property: 32480 MOUND SUITE 3 WARREN 48092
Parcel I.D. No. (as shown on tax bill): 13-04-103-007
Purpose of Request: TO BE ABLE TO PERFORM
PERMANENT MAKE UP.

Please explain the nature of your hardship:

IT WILL ALLOW ME TO DO WHAT MOST
OF MY BUSINESS IS PERMANENT MAKEUP
DOING JUST POWDER MAKEUP WILL NOT
PRODUCE ENOUGH BUSINESS

Signature: A. Koshelevska Date: 12-4-2025

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE ASSAAD SOBH
Name(s) of Person(s)
OF [REDACTED]
Address, City, State Zip Telephone
THE pres-owner OF 4WARD Dev-LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I AM
I/We/It
☒ /RECORDED LAND CONTRACT PURCHASER(S) ☐ /RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT ALINA KOSHELOVSKA *
Name(s) of Person(s)

THE owner OF PRIME BEAUTY LLC *
Title of Officer Name of Company

OF [REDACTED]
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Assaad Sobh L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 4 DAY OF December, 2025, BEFORE ME PERSONALLY CAME
Assaad Sobh, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT He DID SO OF His OWN FREE WILL AND DEED.

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

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

NOTICE TO OWNER

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

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.

Due To The Size of The Rooms under
900 Sq. FT. DESIGNED FOR A 1 PERSON
OPERATOR

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

I PURCHASED THE PROPERTY DUE TO THE
HEALTH ISSUE OF PREVIOUS OWNER
AND DID NOT KNOW IT WAS ZONED OFFICE

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

PROPERTY IS NARROW IN FRONT AND DEEP
HARD TO RENT AS IS.

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

GRANTING THE VARIANCE SHOULD NOT IMPACT
ANYONE OR ANY OTHER BUSINESS THIS IS
A SERVICE THAT IS BECOMING POPULAR

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

TO BE ABLE TO PERFORM THE NATURE
OF THE APPLICANTS BUSINESS
PERMANENT MAKE UP.

32480 Mound, Suite 1

11/13/2019

LEGAL DESCRIPTION: 13-04-103-007

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow the sale of second hand goods in a PB zone.
- 2) Allow the sale of second hand goods directly adjacent to a residential zone.
- 3) Allow the sale of second hand goods within 310 feet of a school.

The petitioner's request was **APPROVED** with the condition the items be limited to furnishings and décor only.

Robert E. Jiggins

Rep: Tom LaPorte
18953 Oakfield, Det.

Request granted at the Meeting of February 9, 1972.

6' x 8' = 48sf roof sign

32480 Mound Road

32480 Mound

2/28/2018

LEGAL DESCRIPTION: 13-04-103-007

VARIANCES REQUESTED: Permission to

Allow a 5' x 8' = 40 square foot sign 8' tall, with a 2 foot under clearance, set back 9.5' from the property line.

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

Pro Systems, Inc.
1666 Penobscot Bldg., Det.

Rep: Ken McAlpine
32711 Van Dyke Ave.

Request granted at the Meeting of July 8, 1970.

270.5sf sign 40.5' high to front PL

32480 Mound Road

12/9/98

Also known as 13-04-103-007

Use

Old Warren Investment Corporation GRANTED request

- 1) To allow offices in the building to be leased for uses described in the C-1 zone district.
- 2) To waive eleven (11) off-street required parking spaces.

32480 Mound Road

CERT OF COMPLIANCE Enforcement | E25-09403**Property Information**

12-13-04-103-007

32480 MOUND STE 3

Subdivision:

WARREN, MI 48092

Lot:

Block:

Name Information

Owner: 4WARD DEVELOPMENT INC

Phone:

Occupant: CJ'S DRAIN CLEANING LLC

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 11/18/2025

Date Closed: 12/08/2025

Status: Closed

Complaint:

Per Assessing: appears to be occupied w/o a coc

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection | FRANK BADALAMANTE

Status: Not Complied

Result: Not Complied

Scheduled: 11/18/2025

Completed: 11/18/2025

Violations:

Uncorrected

Comments:

Scheduling Comment Per Assessing: appears to be occupied w/o a coc

PRIME BEAUTY LLC (

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Complied

Result: Complied

Scheduled: 12/15/2025

Completed: 12/08/2025

Violations:



✓ Uncorrected

Comments:

FIRE Enforcement E24-02555**Property Information**

12-13-04-103-007 32480 MOUND STE 3 Subdivision:
WARREN, MI 48092 Lot: Block:

Name Information

Owner: OLD WARREN INVESTMENT CORP Phone: 
Occupant: LUXURIOUS FLORAL INC Phone: 
Filer: Phone:

Enforcement Information

Date Filed: 05/17/2024 Date Closed: 01/28/2025 Status: closed

Complaint:

FIRE TOOK PLACE POSTED UNSAFE JI BLDG

MET WITH OWNER OK TO ISSUE PERMIT 6 7 24 JI BLDG

Last Action Date: Last Inspection:

Last Action:

BUILDING Inspection | JOHN IMPELLIZZERI

Status: violations Result: violations
scheduled: 05/17/2024 completed: 05/17/2024

Violations:

Uncorrected

Comments:**BUILDING Inspection | JOHN IMPELLIZZERI**

Status: Partially Complied Result: Partially Complied
scheduled: 07/10/2024 completed: 07/09/2024

Violations:

Uncorrected

Comments:**BUILDING Inspection | JOHN IMPELLIZZERI**

Status: Partially Complied Result: Partially Complied
scheduled: 06/07/2024 completed: 06/07/2024

Violations:

Uncorrected

Comments:**BUILDING Inspection | JOHN IMPELLIZZERI**

Status: Partially Complied Result: Partially Complied
scheduled: 08/22/2024 completed: 08/21/2024

Violations:

Uncorrected

Comments:**BUILDING Inspection | JOHN IMPELLIZZERI**

Status: Partially Complied Result: Partially Complied
scheduled: 10/03/2024 completed: 10/03/2024

Violations:

Uncorrected

Comments:

FOLLOW-UP FIRE Inspection | JOHN IMPELLIZZERI

Status: Partially Complied

Result: Partially Complied

Scheduled: 12/04/2024

Completed: 12/04/2024

Violations:

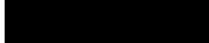


Uncorrected

Comments:

ZONING Enforcement | E19-05745**Property Information**

12-13-04-103-007 32480 MOUND STE 3 Subdivision:
WARREN, MI 48092 Lot: Block:

Name Information

Owner: OLD WARREN INVESTMENT CORP Phone: 
Occupant: LUXURIOUS FLORAL INC Phone: 
Filer: Phone: 

Enforcement Information

Date Filed: 12/04/2019 Date Closed: 02/18/2020 Status: CLOSED

Complaint:

TRAILER IN REAR OF BUILDING. -SW

Last Action Date: Last Inspection:

Last Action:

ZONING Inspection | STEVEN WATRIPONT

Status: Violations Result: Violations
Scheduled: 12/04/2019 Completed: 12/04/2019

Violations:

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

Comments:**FOLLOW-UP Inspection | STEVEN WATRIPONT**

Status: Complied Result: Complied
Scheduled: 02/18/2020 Completed: 02/18/2020

Violations:

Uncorrected

Comments:

Enforcement | E16-02905**Property Information**

12-13-04-103-007 32480 MOUND STE 3 Subdivision:
WARREN, MI 48092 Lot: Block:

Name Information

Owner: OLD WARREN INVESTMENT CORP Phone: 
Occupant: BLUE WATER MANAGEMENT Phone: 
Filer: Phone: 

Enforcement Information

Date Filed: 05/26/2016 Date Closed: 12/04/2019 Status: CLOSED OLD COMPLAINT

Complaint:

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | DEBORAH WENSON

Status: Violations Result: Violations
Scheduled: 05/26/2016 Completed: 05/26/2016

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.

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

Status: Scheduled Result: Scheduled
Scheduled: 06/07/2016 Completed:

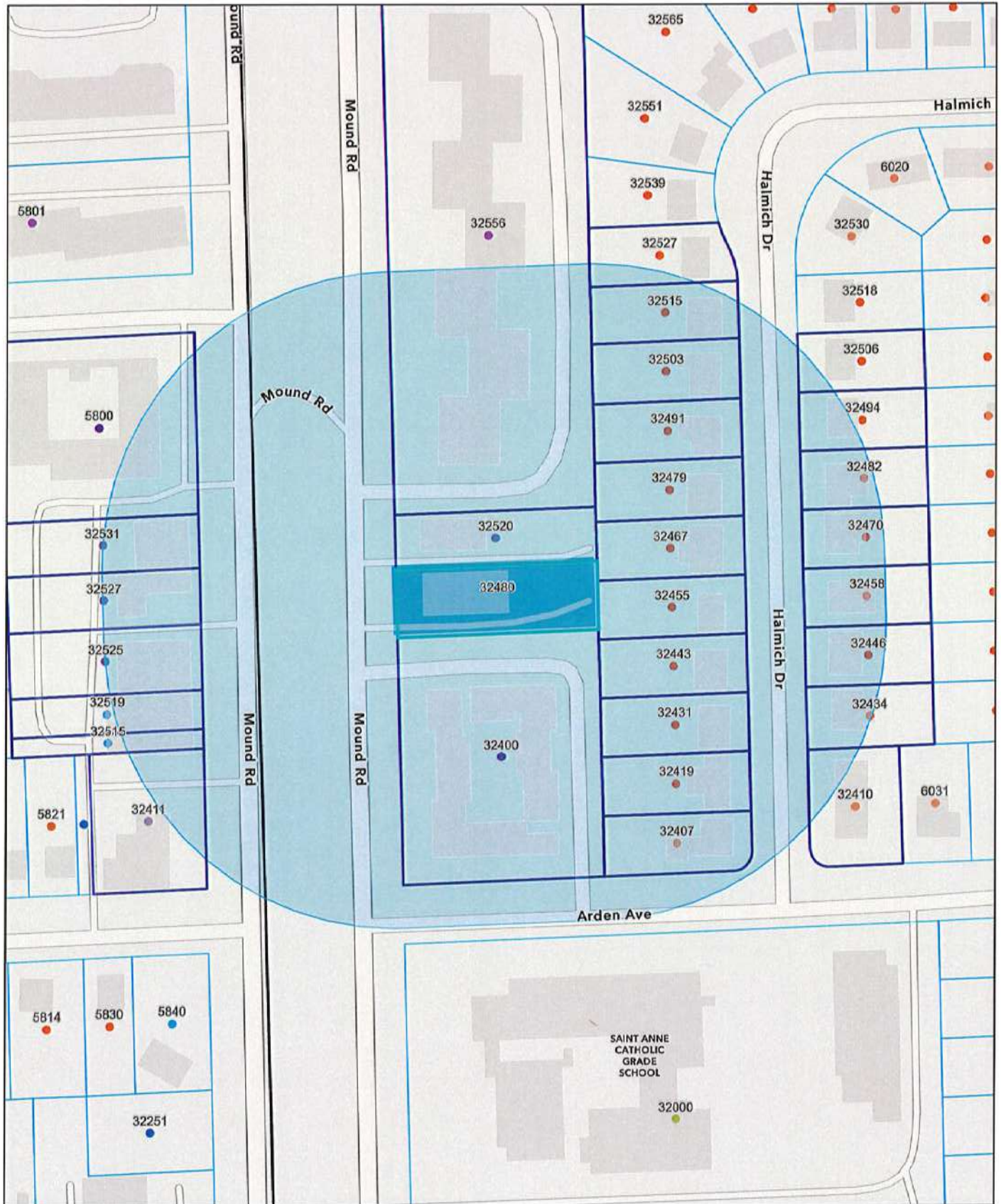
Violations:

Uncorrected

Comments:

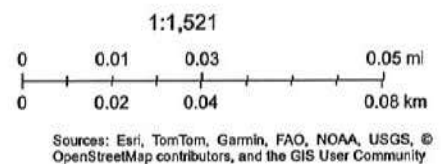
Road Names

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.01, 0.01, and 0.03. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.01, 0.03, and 0.06. The scales are aligned such that 0.01 mi corresponds to 0.01 km, and 0.03 mi corresponds to 0.06 km.

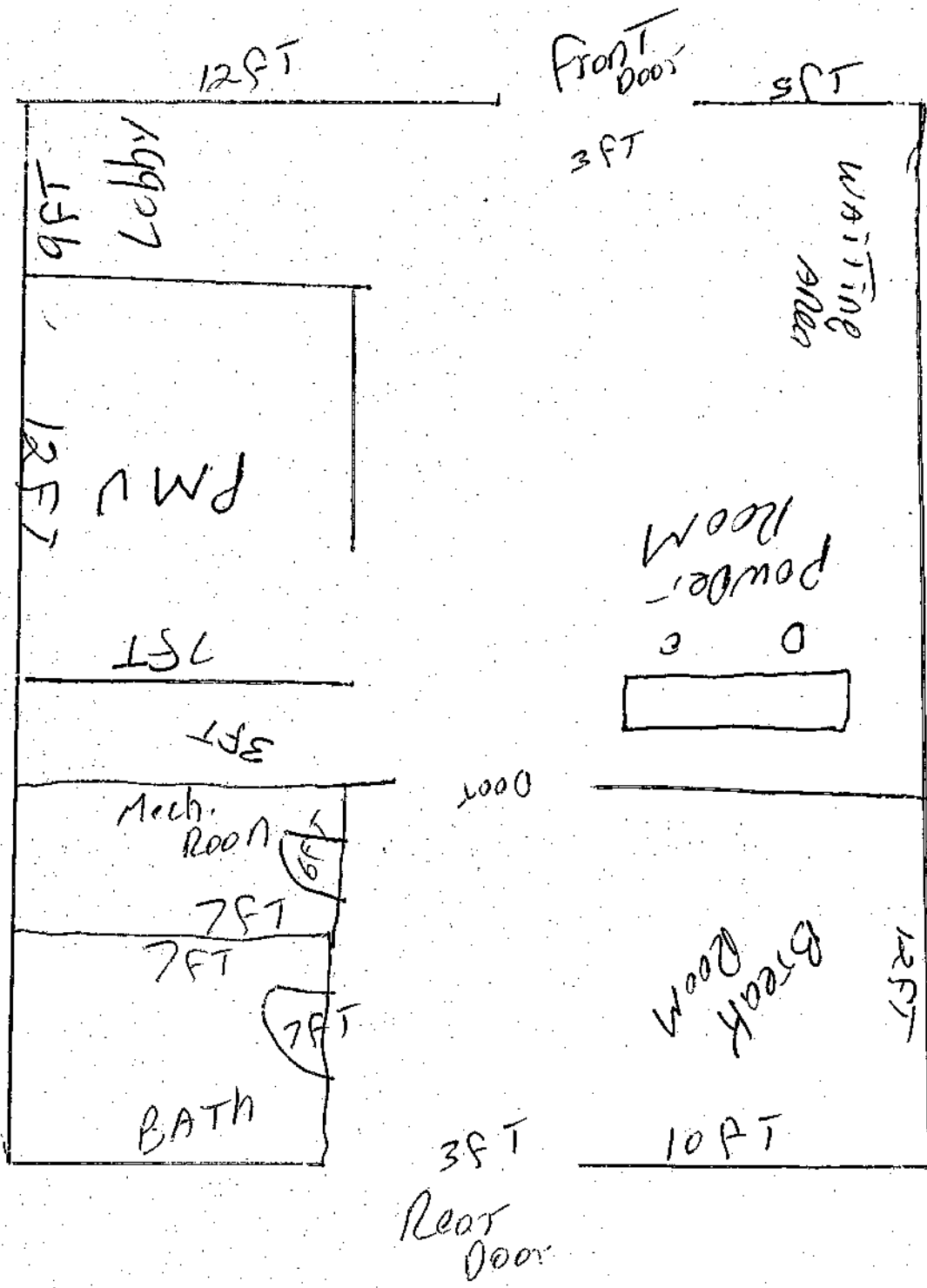


12/29/2025, 10:31:50 AM

28



32480 Mound
Suite 3 Warren



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: JANUARY 14, 2026 at 7:00 P.M.

Applicant: ALINA KOSHELOVSKA **-USE-**
Common Description: 32480 MOUND STE 3

VARIANCE(S) REQUESTED: Permission to: **-USE-**
Perform the C-2 use of permanent makeup in a PB zoning district.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

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

APPLICANT: MIRSAD ZECEVIC
REPRESENTATIVE: HISHAM TURK
COMMON DESCRIPTION: 27643 SCHOENHERR
PARCEL NUMBER: 12-13-14-430-032
ZONED DISTRICT: PB

REASON: Petitioner seeks variance to construct two minarets in the front setback.

ORDINANCES and REQUIREMENTS:

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

(8) Every building shall have a front yard of not less than thirty (30) feet. If a circular drive is proposed in the front yard, a distance equal to the width of the drive shall be added to the front yard setback.

SECTION 12.06 - FRONT YARDS. In PB Districts, every building, for use other than residential, shall have a front yard of not less than twenty-five (25) feet.

VARIANCES REQUESTED: Permission to:

Construct two minarets (religious symbolic towers) in the front setback that are 4' x 4' at the base, 30' in height and to within 26' of the front property line along Schoenherr.

Previous Variance Requested: See attached sheet

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: MIRSAD ZECEVIC

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

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

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

(8) Every building shall have a front yard of not less than thirty (30) feet. If a circular drive is proposed in the front yard, a distance equal to the width of the drive shall be added to the front yard setback.

Section 12.06 - Front yards.

In PB Districts, every building, for use other than residential, shall have a front yard of not less than twenty-five (25) 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

\$250

B8 12/16/2025 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: Mirad Zecovic
Address: [REDACTED] Telephone: [REDACTED]
Applicant's Email Address: [REDACTED] ☒ prefer email communication
Name and Address of Property Owner (if different) Sejad Mellor (President - Masjid Al-Furqan)
[REDACTED]
Name of Representative: Hisham Turk Telephone: [REDACTED]
Representative's Address: [REDACTED]
Representative's Email Address: [REDACTED] ☒ prefer email communication
Address of Property: 27643 Schoenherr Rd, Warren, MI 48088
Parcel I.D. No. (as shown on tax bill): 12-13-14-430-032
Purpose of Request: To approve building of 2 minarets along with the
arched canopy in the front face of the building.

Please explain the nature of your hardship: Our building sits on a main road yet is not recognizable
as a mosque due to it's originally built shape. Proposed minarets would give the mosque it's needed
architectural and esthetic update while minimally crossing established set back lines.
The existing building features and location of the property, including it's setbacks were not created by the
applicant. This variance is the absolute minimum necessary to allow construction of the minarets.

Signature: Sejad Mellor Date: 11/7/25

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Sejad Melkic
Name(s) of Person(s)
OF [REDACTED]
Address, City, State _____ Zip _____ Telephone _____
THE President OF Masjid Al-Furqaan
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Masjid Al-Furqaan
I/We/It _____
_____/RECORDED LAND CONTRACT PURCHASER(S) ____/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Mirsad Zecovic *
Name(s) of Person(s)
THE Secretary OF Masjid Al-Furqaan *
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.

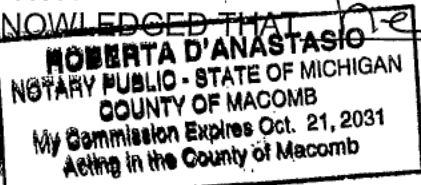
FURTHER, DEPONENT SAYS NOT.

SIGNED Sejad Melkic L.S.
SIGNED Mirsad Zecovic L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 20 DAY OF November, 2025, BEFORE ME PERSONALLY CAME
Sejad Melkic / Mirsad Zecovic TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.



Roberta D'Anastasio
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 10/21/2031

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.

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.

Our building is not recognizable as a mosque even though it's on a main road, due to its originally built shape. Proposed minarets would give the mosque its needed architectural and esthetic value with minimally crossing over setback lines.

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 existing building features and location of the setback lines of the property were not created by the applicant.

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

Our proposed canopy along with the two minarets are essential land marks of any mosque. The unique physical features of the existing building required the variance approval to complete the proposed project.

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.

On the contrary, granting the variance would help with safety due to easily identified minarets and avoidance of sudden and sharp bending on a main road. The variance will NOT diminish property values, and will NOT impair adequate supply of light.

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.

100%. As a community, we are not looking for any members or financial growth. Our variance is only due to features of the property.

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

Absolutely. Our community deserves to attend a mosque that is also resembled outside through beautiful architecture and pleasant esthetic look of similar religious centers in the area.

TO: The Planning Department of the City of Warren

Masjid Al-Furqaan

Proposal: *To build 2 minarets (religious towers) one at each side of the proposed new front entrance canopy and porch (as per plan).*

Our building sits on a main road yet is not recognizable as a mosque due to it's originally built shape. Proposed canopy and minarets would give the mosque it's needed architectural and esthetic update while minimally crossing established setback lines. Every community deserves to associate their center with its intended purpose. Currently our community does not enjoy this due to the existing building features and general appearance.

With Schoenherr being one of the main busy roads, it will also help with traffic and safety as minarets would provide a new landmark so that it's easily located, and sharp and sudden slowdowns to enter the driveway that potentially can cause accidents, are avoided.

The existing building features and location of the property, including it's setbacks were not created by the applicant. This variance is the absolute minimum necessary to allow construction of the minaret, without which the structure cannot be built.

The proposed minaret's design and height are consistent with other religious and community structures in the vicinity, and the variance will not diminish adjacent property values or impact public safety. On the contrary, we believe that our new look will only improve the existing building and the neighborhood in general.

We have done many projects with the city since purchasing property, striving to be exemplary part of this community and bring value to the city and our neighborhood. We are looking forward to making this project a reality.

Please NOTE:

1. Minarets (32 square feet in total) are not additional space for prayer and will not affect the amount of visitors mosque has.
2. The Mosque does not work on the basis of membership, and our proposed project is the effort of already present and established community that wants to identify its religious center with it's purpose.
3. Call to the Prayer Speakers are not part of the proposed project, only esthetic and architectural update to our Religious Center.

Sincerely,

Sejad Melkic

President – Masjid Al-Furqaan

27643 SCHOENHERR

09/10/2025

LEGAL DESCRIPTION: 13-14-430-032

VARIANCES REQUESTED: Permission to:

Construct two minarets (religious symbolic towers) in the front setback that are 5' x 5' at the base, 35' in height and to within 23' of the front property line along Schoenherr.

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

27643 Schoenherr

PUBLIC HEARING

APPLICANT: Sejad, Masjid Al-Furqaan/

Dr. Alan Hendra

REPRESENTATIVE:

COMMON DESCRIPTION: 27643 Schoenherr

LEGAL DESCRIPTION:

13-14-430-032

ZONE:

PB

VARIANCES REQUESTED: Permission to

1. Allow a religious facility to no less than fifteen (15) feet of the south property line.
 2. Allow a religious facility to no less than thirty two (32) feet and eight (8) inches of the rear property line as per the plan.
 3. Allow a religious facility on a lot that is 85 feet wide and 118 feet deep, as per the plan.
 4. Retain the existing wall at four (4) feet as per the plan.
- ORDINANCES and REQUIREMENTS:**
Section 5.11 Item 9: Churches... Two (2) side yards setback of not less than twenty (20) feet.
Section 5.11 Item 11: Churches... rear yard of not less than forty five (45) feet.
Section 5.11 Item 2: Churches... Lot width of not less than one hundred (100) feet and a lot depth of not less than two hundred (200) feet.
Section 5.11 Item 5: Churches... six (6) foot wall or eight (8) foot greenbelt to be provided where the site abuts a residential district or residential use.

The Petitioner's requests 1, 2 and 3 were GRANTED. Item 4 was DENIED. Conditions are that all activity be restricted to inside and no speaker for call to prayer or the variance would be void.

7/23/2014

27643 Schoenherr

Monarch Building Co.
12701 Ten Mile Road
Oak Park, Michigan
Rep: Sidney M. Cole

Request approved with 10' setback at meeting of February 15, 1967

Permitted to build 3'x4" (15 sq ft) sign 6'11" high, to no less than 10' of the rear property line -

27643 Schoenherr

7/22/15

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

APPLICANT: Sejad Melkic, Masjid Al-Furqaan
Mr. Hisham Turk / Turk Associates Inc.
27643 Schoenherr
13-14-430-032
PB

VARIANCES REQUESTED: Permission to:

Build a canopy over the rear middle door to no less than nineteen (19) feet of the rear property line as per the plan.

The Petitioner's request has been GRANTED.

27643 Schoenherr

1/14/2015

PUBLIC HEARING

APPLICANT: Sejad Melkic, Masjid Al-Furqaan

REPRESENTATIVE: Mr. Hisham Turk
COMMON DESCRIPTION: 27643 Schoenherr
LEGAL DESCRIPTION: 13-14-430-032
ZONE: PB

VARIANCES REQUESTED: Permission to

1. Waive the required wall or greenbelt and allow the construction of a 6' high vinyl fence along the south 40 feet of the west offset property line and along the south 117.72 feet of the offset property line to a point 30 feet from the east property line (Schoenherr Road) as per the plan.

The petitioner's request was GRANTED.

27643 Schoenherr

8/13/14

PUBLIC HEARING APPLICANT: Sejad, Masjid Al-Furqaan/
Dr. Alan Hendra

(Rescission of Conditions from 7/23/14)

REPRESENTATIVE: Hisham Turk/Sejad Melkic

COMMON DESCRIPTION: 27643 Schoenherr

LEGAL DESCRIPTION: 13-14-430-032

ZONE: PB

VARIANCES REQUESTED: Permission to

1. Allow a religious facility to no less than fifteen (15) feet of the south property line.
2. Allow a religious facility to no less than thirty two (32) feet and eight (8) inches of the rear property line as per the plan.
3. Allow a religious facility on a lot that is 85 feet wide and 118 feet deep, as per the plan.
4. Retain the existing wall at four (4) feet as per the plan.

ORDINANCES and REQUIREMENTS:

Section 5.11 Item 9: Churches... Two (2) side yards setback of not less than twenty (20) feet.

Section 5.11 Item 11: Churches... rear yard of not less than forty five (45) feet.

Section 5.11 Item 2: Churches... Lot width of not less than one hundred (100) feet and a lot depth of not less than two hundred (200) feet.

Section 5.11 Item 5: Churches... six (6) foot wall or eight (8) foot greenbelt to be provided where the site abuts a residential district or residential use.




The conditions imposed in the motion for approval from 7/23/14 were

rescinded. Approval GRANTED without conditions on items 1, 2, and 3. Item number 4 the applicant must retain a six foot wall as per ordinance.

COMPLAINT Enforcement | E23-05678**Property Information**

12-13-14-430-032 27643 SCHOENHERR Subdivision: DOVER HEIGHTS SUB #2
WARREN, MI 48088 Lot: 325 & 326 Block:

Name Information

Owner: MIRSAD ZECEVIC Phone: 
Occupant: MIRSAD ZECEVIC Phone: 
Filer: Phone: 

Enforcement Information

Date Filed: 11/15/2023 Date Closed: 08/14/2025 Status: CLOSED OLD COMPLAINT

Complaint:

CALLER STATES EVERY FRIDAY AT 2PM THE PARKING LOT IS NOT LARGE ENOUGH FOR CHURCH SERVICES AND VEHICLES ARE PARKING UP/DOWN THE SIDE STREETS CAUSING ISSUES OF TRYING TO TRAVEL TO/FROM SCHOENHERR.....RB

Last Action Date: Last Inspection:

Last Action:

Status: Result:
Scheduled: Completed:

Violations:

Uncorrected

Comments:

COMPLAINT Enforcement: 16-05964

Property Information

12-13-14-430-032	27643 SCHOENHERR	Subdivision:	DOVER HEIGHTS SUB #2
	WARREN, MI 48088	Lot:	325 & 326 Block:

Name Information

Owner:	MASJID AL-FURQAAN	Phone:
Occupant:	MASJID AL-FURQAAN	Phone:
Filer:		Phone:

Enforcement Information

Date Filed:	11/15/2016	Date Closed:	08/14/2025	Status:	CLOSED OLD COMPLAINT
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Complaint:

CONSTRUCTION BEING DONE SHAKING NEIGHBORS HOUSES, FENCE NOT UP YET, WALL REPAIR NOT FINALIZED

Last Action Date:	Last Inspection:
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Last Action:

Status:

Scheduled:	Result:
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	Completed:
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Violations:

Uncorrected

Comments:

COMPLAINT Enforcement | E16-04757**Property Information**

12-13-14-430-032 27643 SCHOENHERR Subdivision: DOVER HEIGHTS SUB #2
WARREN, MI 48088 Lot: 325 & 326 Block:

Name Information

Owner: MASJID AL-FURQAAN Phone:
Occupant: MASJID AL-FURQAAN Phone:
Filer: Phone:

Enforcement Information

Date Filed: 09/03/2016 Date Closed: 10/25/2016 Status: Complied

Complaint:

COMPLAINT OF TRENCH FOR FOOTINGS FOR NEW WALL CAUSING DISREPAIR FOR NEIGHBORS FENCE. MRS SELLEKE @

Last Action Date: Last Inspection:

Last Action:

FIELD INSPECTION Inspection | FRANK BADALAMENTE

Status: Not Complied Result: Not Complied
Scheduled: 09/01/2016 Completed: 09/03/2016

Violations:

Uncorrected

Comments:**FOLLOW-UP Inspection | FRANK BADALAMENTE**

Status: Partially Complied Result: Partially Complied
Scheduled: 09/06/2016 Completed: 09/06/2016

Violations:

Uncorrected

Comments:

ALSO EXPOSED YARD ALSO EXPOSED YARD WITH POOL. MUST INSTALL OR PLACE TEMP FENCING UNTIL INSTALLED.
HAS ZBA APPROVAL T HAS ZBA APPROVAL TO INSTALL WALL. SHOULD BE DONE SOON.

Final Inspection | FRANK BADALAMENTE

Status: Partially Complied Result: Partially Complied
Scheduled: 09/21/2016 Completed: 09/21/2016

Violations:

Uncorrected

Comments:

TEMP FENCING INSTA TEMP FENCING INSTALLED. NOW WAITING ON WALL INSTALL.

FOLLOW-UP Inspection | FRANK BADALAMENTE

Status: No Violation Result: No Violation
Scheduled: 10/21/2016 Completed: 10/25/2016

Violations:

Uncorrected

Comments:

WALL ON SCHEDULE A WALL ON SCHEDULE AND NEIGHBOR DEALING WITH INSURANCE CO.
VERY MINOR REPAIRS ARE NEEDED. FB

Enforcement: E16-02768**Property Information**

12-13-14-430-032	27643 SCHOENHERR	Subdivision:	DOVER HEIGHTS SUB #2
	WARREN, MI 48088	Lot:	325 & 326 Block:

Name Information

Owner:	MASJID AL-FURQAAN	Phone:
Occupant:		Phone:
Filer:		Phone:

Enforcement Information

Date Filed:	05/20/2016	Date Closed:	11/17/2016	Status:	Resolved
-------------	------------	--------------	------------	---------	----------

Complaint:
PERMIT FOR WALL OBTAINED ABATE

Last Action Date:	Last Inspection:
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Last Action:

FIELD INSPECTION Inspection | DEBORAH WENSON

Status:	Complied	Result:	Complied
Scheduled:	11/17/2016	Completed:	11/17/2016




Violations:
Uncorrected

Comments:
Scheduling Comment REPLACE MASON. WALL, PATCH/SEAL PARKING LOT/SRIPE PARKING LOT PER APP SITE PLAN

COMPLAINT Enforcement | E14-10967**Property Information**

12-13-14-430-032 27643 SCHOENHERR Subdivision: DOVER HEIGHTS SUB #2
WARREN, MI 48088 Lot: 325 & 326 Block:

Name Information

Owner: MIRSAD ZECEVIC Phone: 
Occupant: Phone: 
Filer: Phone: 

Enforcement Information

Date Filed: 12/29/2014 Date Closed: Status: In Progress

Complaint:

DOING DEMO AND ELECTRICAL WORK WITHOUT PERMITS.

Last Action Date: Last Inspection:

Last Action:

BUILDING Inspection | HOSEA CRUMPLER

Status: Locked out Result: Locked Out
Scheduled: 01/02/2015 Completed: 01/02/2015

Violations:

Uncorrected

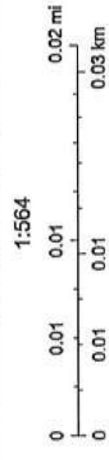
Comments:

INSPECTION NOTES LOCKED OUT, LEFT MY CARD.

27643 SCHOENHERR



12/17/2025, 10:43:15 AM

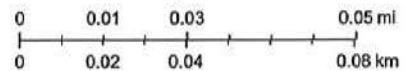




12/29/2025, 10:42:57 AM

72

1:1,635



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: JANUARY 14, 2026 at 7:00 P.M.

Applicant: MIRSAD ZECEVIC
Common Description: 27643 SCHOENHERR

VARIANCE(S) REQUESTED: Permission to:

Construct two minarets (religious symbolic towers) in the front setback that are 4' x 4' at the base, 30' in height and to within 26' of the front property line along Schoenherr.

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: MY GRANITE COMPANY LLC KELLY JONES

REPRESENTATIVE: TIM STOREY

COMMON DESCRIPTION: **14230 11 MILE**

PARCEL NUMBER: 12-13-24-126-039

ZONED DISTRICT: M-3

REASON: Petitioner seeks variance to retain front yard setback.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 (A) - INDUSTRIAL STANDARDS. Each lot in M-3 districts shall have a front yard of not less than 150'.

VARIANCES REQUESTED: Permission to:

Retain a 33.04' front setback on an existing building located in an M-3 zoning district.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

12/19/2025 12/22/2025 (P) (C)

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: MY GRANITE COMPANY LLC - KELLY JONES

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

Section 17.02 (a) - Industrial standards.

Each lot in M-3 districts shall have a front yard of not less than 150'.

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 12/19/25

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

CITY OF WARREN ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Kelly Jones (My Granite Company LLC)

Address: _____

Telephone: _____

Applicant's Email Address: _____

☐ prefer email communication

Name and Address of Property Owner (if different) Dirkes Management LLC (William Dirkes)

Name of Representative: Tim S. Storey (Storey Engineering)

Telephone: _____

Representative's Address: _____

Representative's Email Address: _____

☒ prefer email communication

Address of Property: 14230 11 Mile Road, Warren, MI 48089

Parcel I.D. No. (as shown on tax bill): 13-24-126-039

Purpose of Request: Front Yard Setback (see attached Variance Request letter
Dated 12/11/25)

Please explain the nature of your hardship:

(See attached Variance Request letter Dated 12/11/25)

Signature: Kelly Jones

Date: 12/19/25

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 Kelly M Jones

OF _____

Address, City, State _____ Zip _____ Telephone _____
THE General Manager OF My Granite Company dba Mac Granite Design
Title of Officer Name of Company

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

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Kelly M Jones *
Name(s) of Person(s)

THE General Manager OF My Granite Company dba Mac Granite Design
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.

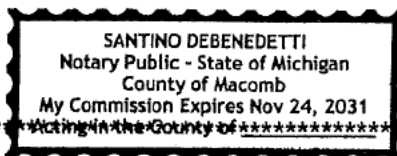
SIGNED Kelly M Jones L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF MACOMB

ON THIS 19th DAY OF DECEMBER, 2025, BEFORE ME PERSONALLY CAME
KELLY JONES, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT KELLY DID SO OF THEIR OWN FREE WILL AND DEED.



Santino DeBenedetti
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 11/24/31

NOTICE TO OWNER

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

Dirkes Management LLC



City of Warren Planning Department
One City Square, Suite #315
Warren, MI 48093

August 19, 2025

**RE: LETTER OF AUTHORIZATION FOR MGC GRANITE
14230 EAST ELEVEN MILE ROAD, WARREN, MI 48089**

To Whom It May Concern:

As Owner of the property known as 14230 East Eleven Mile Road (Tax # 12-13-24-126-039), please accept this letter as my authorization to allow our Tenant, Kelly Jones with MGC Granite and their consultant, Tim S. Storey of Storey Engineering Group to apply for site plan approval, special approvals, variances, permits, etc. on our behalf and to represent Dirkes Management LLC with respect to the proposed Outdoor Storage at the site and all related concerns & approvals at the property.

Should there be any questions or if additional information is needed, please do not hesitate to contact our office at 

Thank you!

Sincerely,



William Dirkes
Land Owner

Cc: Kelly Jones
Tim Storey



ADDITIONAL AUTHORIZED CONTACT(S)

NOTE: This form only needs to be completed and signed if someone other than the owner, professional, or applicant is being authorized as an additional contact on the project.

Date: October 27, 2025

RE: Address: 14230 E. Eleven Mile Rd., Warren, MI 48089
Brief project description: MGC outdoor storage.

To whom it may concern:

I, Kelly Jones (applicant), the General Manager (title)
of MGC Granite & Design (company name), do hereby authorize
the following person/people to act as an additional contact(s) for the above-referenced project:

Name: Tim S. Storey
Company Name: Storey Engineering Group LLC
Company Address: [REDACTED]
Phone Number: [REDACTED]
Email Address: [REDACTED]

Name: Kelly Jones
Company Name: MGC Granite & Design
Company Address: [REDACTED]
Phone Number: [REDACTED]
Email Address: [REDACTED]

Name: _____
Company Name: _____
Company Address: _____
Phone Number: _____
Email Address: _____

If you need any additional information, I can be reached by phone at [REDACTED] or
email at [REDACTED].

Sincerely,

Kelly Jones
Signature of Applicant



Chief Zoning Inspector
City of Warren Building Division
One City Square, Suite 305
Warren, MI 48093

December 11, 2025
SEG Project No. 2024-009

**RE: APPLICATION FOR VARIANCE – 14230 11 MILE ROAD
SECTION 24, CITY OF WARREN, MACOMB COUNTY, MICHIGAN**

Dear Zoning Inspector:

Attached herewith, please find 14 copies of the proposed site plans, completed Application for one requested variances and requisite fee associated with the above referenced property. The requested variance is considered to be a Non-use Variance and is explained in detail below.

Variance Request – Front Yard Setback Variance

The applicant is requesting a Front Yard Setback Variance to allow the north building setback to be 33.04 feet instead of 150 feet. This variance request for the existing building on parcel 13-24-126-039 is being requested in order to meet with City Planning recommendations.

The existing building was built in 1979 at the time that the property was split. The distance from the building to the 11 Mile Road right of way line is 283.53 feet. However, after the property was split the resulting front yard setback taken to the north line of the parcel is 33.04 feet. This is an existing condition due to the size and shape of the property. Therefore, without the setback variance, the existing building which is 46 years old will not be in conformance with the zoning ordinance for the M-3 zoning district.

The following is a written explanation detailing how the requested front yard setback variance satisfies the six (6) practical difficulty standards outlined in Section 20.23 of the Zoning Ordinance:

1. Unreasonable Impact/Burden.

Strict compliance with the front yard setback requirement would render the existing parcel unbuildable. Subsequently, the existing building would need to be torn down. Requiring the existing building to be removed would unreasonably prevent the applicant from using the property for the permitted use and would be unnecessarily burdensome.

Without the requested variance, the Owner would have to remove the existing building and the business would have to find another location for their business. The parcel was split in 1979 when the building was built and it was approved by the City of Warren Assessing Department at that time. Clearly, if there were no building here, the tenant would have to relocate their business to another property.

2. Not Self-Imposed.

The condition was not self created by the applicant or a previous owner of the property nor was it reasonably discoverable.

Although the parcel was split by the owner 46 years ago, it was done so with the permission and knowledge of the City. If the Owner had been told that the split would not be allowed due to a front yard setback issue which would render the parcel unbuildable, they would not have split it. It appears the City standards for parcel splits at the time was less than what today's standard is. The resulting parcel is small, only 150 feet from north to south, therefore the size & shape of the parcel is what is leading to the requirement to obtain the front yard setback variance. The Owner was not informed by the City in 1979 that there was a setback issue.

3. Property Unique.

The property has unique physical features or characteristics and the plight is due to unique circumstances of this property.

The parcel is too small to allow any building to be constructed on it and meet the setbacks. Therefore, the requested variance is due to the size & shape of the property.

4. Not a Detriment.

Granting the front yard setback variance will not result in a detriment to nearby properties and will not impair the property values in the surrounding area nor will it cause public safety concerns.

Allowing the front yard setback variance and subsequently to allow the existing building to remain on site maintains maximum useable area of the property for the business and any future business that may one day utilize the site and is consistent with the approvals obtained in 1979. There is an existing Ingress-Egress easement that was created in 1979 to allow legal access to the parcel and is shown on the attached site plan. Granting the setback variance and allowing the existing building to remain allows for higher property values and is an asset to the surrounding properties.

5. 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.

Allowing the front yard setback variance and subsequently to allow the existing building to remain on site maintains maximum useable area of the property for the business and any future business that may one day utilize the site and is consistent with the approvals obtained in 1979. There is an existing Ingress-Egress easement that was created in 1979 to allow legal access to the parcel and is shown on the attached site plan. Granting the setback variance and allowing the existing building to remain allows for higher property values and is an asset to the surrounding properties. The parcel is small, only 150 feet from north to south, therefore the size & shape of the parcel is what is leading to the requirement to obtain the front yard setback variance.

6. *Necessary.*

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

The setback variance is vital to the very existence of the building and the existing business and any future businesses to be located at this site and will allow the property to benefit from similar reduced setbacks common in the area and at that time.

The setback variance will allow the continued use of the building that was built in 1979. Having to remove the existing building would be an enormous hardship on the owner. The existing building area is necessary and vital to the owner's business.

We feel that granting the variance is consistent with the spirit of the zoning ordinance and demonstrates that the City of Warren is a forward thinking City concerned about keeping its businesses viable while protecting the rights of the public and protecting the environment.

Please review the attached information and let me know if you feel that these requests are ready to be placed on the agenda of the ZBA, or if we will need to submit any additional information at this time.

We appreciate your assistance and look forward to continuing to work with you as we move forward.

Should there be any questions regarding the above information, please do not hesitate to contact me at [REDACTED]

Thank you.

Sincerely,

STOREY ENGINEERING GROUP, LLC



Tim S. Storey, PE, LEED AP
President

Cc: Kelly Jones – MGC Granite
William Dirkes – Dirkes Management

14220, 14230, 14240, Eleven Mile Rd.

Dirkes Industries, Inc.

Request granted at Meeting of Aug. 13, 1975 to
erect 80' x 160' building to within 60' of front
property line and within 5' of east property line

14230 Eleven Mile Road

Carl E. Dirkes

GRANTED-- permission to construct a 105 ft.
X 105 ft. industrial building to
within 5 feet of the rear property
line. Meeting of 4-11-79

14220 E. Eleven Mile Rd.

Carl E. Dirkes, Dirkes Industries Inc.

TABLED at the meeting of 6-22-77 until
7-13-77.

Request granted at the meeting of July 13, 1977 to
construct an 80 ft. x 120 ft. building to within 48
ft. of the front property line and to within 5 ft.
of the west side property line.

2 PARCELS

NORTH OF 14230 11 MILE

14220 ELEVEN MILE

05/08/2024

LEGAL DESCRIPTION: 13-24-126-037

VARIANCES REQUESTED: Permission to

- 1) Erect an off-premise monument sign.
- 2) Erect a monument sign in an R-1-P zone.

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

14240 Eleven Mile

12/11/2013

PUBLIC HEARING
USE-

APPLICANT: American Industrial Inc. -

REPRESENTATIVE:

Metro Detroit Signs/Kevin Deters

COMMON DESCRIPTION:

14240 11 Mile Road.

LEGAL DESCRIPTION:

13-24-126-038

ZONE:

M-3 & R-1-P

VARIANCES REQUESTED: Permission to: -USE-

Retain a ground sign as follows: 42" x 71" = 20.7', 5' in overall height, 1.5'
under clearance, setback 13' from the front (north) property line and 9' of the
driveway, in the R-1-P zone, as per the plan.

Petitioner's request was GRANTED.

ZONING Enforcement | E24-02733**Property Information**

12-13-24-126-039 14230 11 MILE Subdivision:
WARREN, MI 48089 Lot: Block:

Name Information

Owner: DIRKES MANAGEMENT LLC Phone: [REDACTED]
Occupant: MY GRANITE COMPANY Phone: [REDACTED]
Filer: Phone: [REDACTED]

Enforcement Information

Date Filed: 05/28/2024 Date Closed: Status: In Progress

Complaint:

OUTDOOR STORAGE W/O APPROVAL, WALL SIGN W/O A PERMIT.

8/30/2024 - KELLY SIGN VARIANCE IS APPROVED, MOVING FORWARD ON THE SIGN. GETTING APPROVAL TODAY TO COMMISSION A SITE PLAN. JK

Last Action Date: Last Inspection: 01/16/2026

Last Action:

ZONING Inspection | Jim Kaiser

Status: Violations Result: Violations
Scheduled: 05/29/2024 Completed: 05/29/2024

Violations:

Uncorrected

Comments:

Scheduling Comment SEND LETTER OUTDOOR STORAGE W/O APPROVAL, WALL SIGN W/O A PERMIT.

6/5/2024 - RECIEVED A CALL FROM KELLY (586.777.7722 EX 1), SHE SAID THAT SHE WORKED WITH FRANK REGARDING THE FENCE AND HE SAID IT IS OK TO STORE THE GRANITE OUTDOOR WITH THE FENCE, THAT IS WHY THEY RUSHED THE FENCE INSTALLATION. SHE SAID SHE DID NOT KNOW THEY NEED A SITE PLAN. SHE SAID SHE WILL TRY TO FIND A SITE PLAN, I SAID I WOULD ALSO TRY TO LOCATE A SITE PLAN. UPON REVIEW, THERE IS NO SITE PLAN AND THE FENCE PERMIT WAS APPROVED ON 1/3/2024 BY EM.

ZONING Inspection | Jim Kaiser

Status: Partially Complied Result: Partially Complied
Scheduled: 06/14/2024 Completed: 06/14/2024

Violations:

Uncorrected

Comments:

SEE KELLY.PER KELL SEE KELLY.
PER KELLY, THEY ARE WORKING WITH A SIGN COMPANY FOR A PERMANENT SIGN, BANNER SIGN IS TEMPORARY UNTIL SIGN IS COMPLETE. KELLY IS WORKING WITH PLANNING AND A LICENSED ARCHITECT/ENGINEER FOR SITE PLAN. FOLLOW UP ON PROGRESS IN 30 DAYS. JK

ZONING Inspection | Jim Kaiser

Status: Partially Complied Result: Partially Complied
Scheduled: 08/15/2024 Completed: 08/16/2024

Violations:

Uncorrected

Comments:

8/15/2024 - SPOKE 8/15/2024 - SPOKE TO KELLY, SHE COMMISSIONED METRO SIGNS, SHOWED ME DOCUMENTATION AND SPOKE ON SPEAKER TO THEM. THEY WILL BE TURNING IN THE SIGN PERMIT SHORTLY.
SITE PLAN INFO - THEY GOT A VARIANCE APPROVED AND ARE MOVING FORWARD. THEY ARE WAITING ON ENGINEERING AND ONE OTHER DEPARTMENT FOR APPROVAL. JK

FOLLOW-UP Inspection | Jim Kaiser

Status: Scheduled Result: Scheduled
scheduled: 09/19/2024 Completed:

Violations:

Uncorrected

Comments:

FOLLOW-UP Inspection | Jim Kaiser

Status: Scheduled

Result: Scheduled

Scheduled: 01/16/2026

Completed:

Violations:

Uncorrected

Comments:

Scheduling Comment ZBA STATUS? TENATIVELY WILL BE ON 1/14/26 AGENDA. STATUS OF WALL SIGNAGE?

ZONING Enforcement | E23-00196

Property Information

12-13-24-126-039	14230 11 MILE	Subdivision:
	WARREN, MI 48089	Lot: Block:

Name Information

Owner:	DIRKES MANAGEMENT LLC	Phone:	
Occupant:	MY GRANITE COMPANY	Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	01/12/2023	Date Closed:	01/27/2023	Status:	RESOLVED
-------------	------------	--------------	------------	---------	----------

Complaint:
TEMP GROUND SIGNS & ON ROW

Last Action Date: Last Inspection:

Last Action:

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status:	Complied	Result:	Complied
Scheduled:	01/27/2023	Completed:	01/27/2023

Violations:

Uncorrected

Comments:

Scheduling Comment MGC GRANITE

FIELD INSPECTION Inspection | BRIAN SCHUMAN

Status:	Violations	Result:	Violations
Scheduled:	01/10/2023	Completed:	01/10/2023

Violations:

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

ZONING Enforcement | E18-07174**Property Information**

12-13-24-126-039

14230 11 MILE

Subdivision:

WARREN, MI 48089

Lot:

Block:

Name Information

Owner: DIRKES MANAGEMENT LLC

Phone: [REDACTED]

Occupant: MY GRANITE COMPANY

Phone: [REDACTED]

Filer:

Phone: [REDACTED]

Enforcement Information

Date Filed: 12/18/2018

Date Closed: 08/08/2019

Status: Complied

Complaint:

NEW SIGNAGE NO PERMIT

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection | FRANK BADALAMENTE

Status: Violations

Result: Violations

Scheduled: 12/18/2018

Completed: 12/18/2018

Violations:

Corrected

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

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

Comments:**FOLLOW-UP Inspection | FRANK BADALAMENTE**

Status: Complied

Result: Complied

Scheduled: 08/08/2019

Completed: 08/08/2019

Violations:

Uncorrected

Comments:

SPOKE TO BUSINESS SPOKE TO BUSINESS OWNER ON 12/27/18. HE WILL CONTACT PLANNING REGARDING OPEN STORAGE. ALSO NEED TO RESURCH MORE THE SIGN IN FRONT OF 14220 11 MILE. APPEARS TO BE A PERMIT ON FILE BUT INFO REGARDING WHAT TYPE OF SIGN. FB

SENT LETTER TO PROPERTY OWNER. LETTER SENT THROUGH 14220 ADDRESS (SAME ISSUE) FB

[REDACTED] REP FOR BUILDING OWNER CAME TO COUNTER ON 1/25/19 ASKED FOR EXTENTION TO HAVE SIGN CONTRACTOR APPLY FOR PERMIT. I EXPLAINED PROP OWNER WILL HAVE TO APPLY FOR VARIANCE IF SIGN TO INCLUDE BBUSINESS AT REAR BUILDING ON SEPERATE PARCEL. (OWNES BOTH PARCELS) FB

TENANT [REDACTED] CALLED ON 2/6/19 SAID HE WILL BE HIREING SOMEONE TO BEGIN PROCESS FOR OPEN STORAGE ISSUE. FB

SIGN HAS BEEN REMOVED / FB

ZONING Enforcement | E14-05244**Property Information**

12-13-24-126-039

14230 11 MILE

Subdivision:

WARREN, MI 48089

Lot:

Block:

Name Information

Owner: DEMEYER & ASSOCIATES INC

Phone:

Occupant: MY GRANITE COMPANY

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 01/15/2014

Date Closed: 03/01/2014

Status: CLOSED

Complaint:

MY GRANITE CO OPERATING W/O A COMPLETE C OF C PLUMBING IS LEFT 1/11/13

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | LYNNE MARTIN

Status: Complied

Result: Complied

Scheduled: 03/01/2014

Completed: 03/01/2014

Violations:

Uncorrected

Comments:

Scheduling Comment MY GRANITE C OF C COMPLETED.

ZONING Inspection | LYNNE MARTIN

Status: Violations

Result: Violations

Scheduled: 01/15/2014

Completed: 01/15/2014

Violations:

Corrected

SECTION 22.10(K) - OPERATING A BUSINESS WITHOUT A CERTIFICATE OF COMPLIANCE.

FAILURE TO CALL FOR ALL INSPECTIONS AND OBTAIN A CERTIFICATE OF COMPLIANCE WITHIN 30 DAYS WILL RESULT IN A TICKET WITH FINES UP TO \$1,000.00 PER DAY. AFTER 30 DAYS YOUR APPLICATION WILL EXPIRE AND YOU WILL HAVE TO REAPPLY FOR NEW INSPECTIONS ALONG WITH THE FEE.

PLEASE CALL 586-574-4504 TO SCHEDULE INSPECTIONS.

Comments:

Scheduling Comment MY GRANITE CO OPERATING W/O A C OF C FROM 1/11/13 PLMBING LEFT.

ZONING Enforcement | E12-12175**Property Information**

12-13-24-126-039

14230 11 MILE

Subdivision:

WARREN, MI 48089

Lot:

Block:

Name Information

Owner: DEMEYER & ASSOCIATES INC

Phone:

Occupant: WEBER INTERNATIONAL TIRE

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 12/05/2012

Date Closed: 01/03/2013

Status: Resolved

Complaint:

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | EVERETT MURPHY

Status: Violations

Result: Violations

Scheduled: 12/05/2012

Completed: 12/06/2012

Violations:

Uncorrected

Comments:

NO COC

NO COC - 10 DAYS (VERBAL)

ZONING Inspection | EVERETT MURPHY

Status: Complied

Result: Complied

Scheduled: 01/03/2013

Completed: 01/03/2013

Violations:

Uncorrected

Comments:**ZONING Inspection | EVERETT MURPHY**

Status: Not Complied

Result: Not Complied

Scheduled: 12/20/2012

Completed: 12/20/2012

Violations:

Corrected

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.

A VIOLATION OF THIS PROVISION SHALL BE A MISDEMEANOR WHICH UPON CONVICTION SHALL BE PUNISHED BY A FINE NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) OR IMPRISONMENT FOR A TERM NOT TO EXCEED NINETY (90) DAYS, OR BOTH, PLUS COSTS AND OTHER COURT IMPOSED SANCTIONS. EACH DAY THAT A VIOLATION IS PERMITTED TO EXIST SHALL CONSTITUTE A SEPERATE OFFENSE.

Comments:

Scheduling Comment GRANITE PLACE. NO COC.

ZONING Inspection | EVERETT MURPHY

Status: Not Complied

Result: Not Complied

Scheduled: 12/18/2012

Completed: 12/19/2012

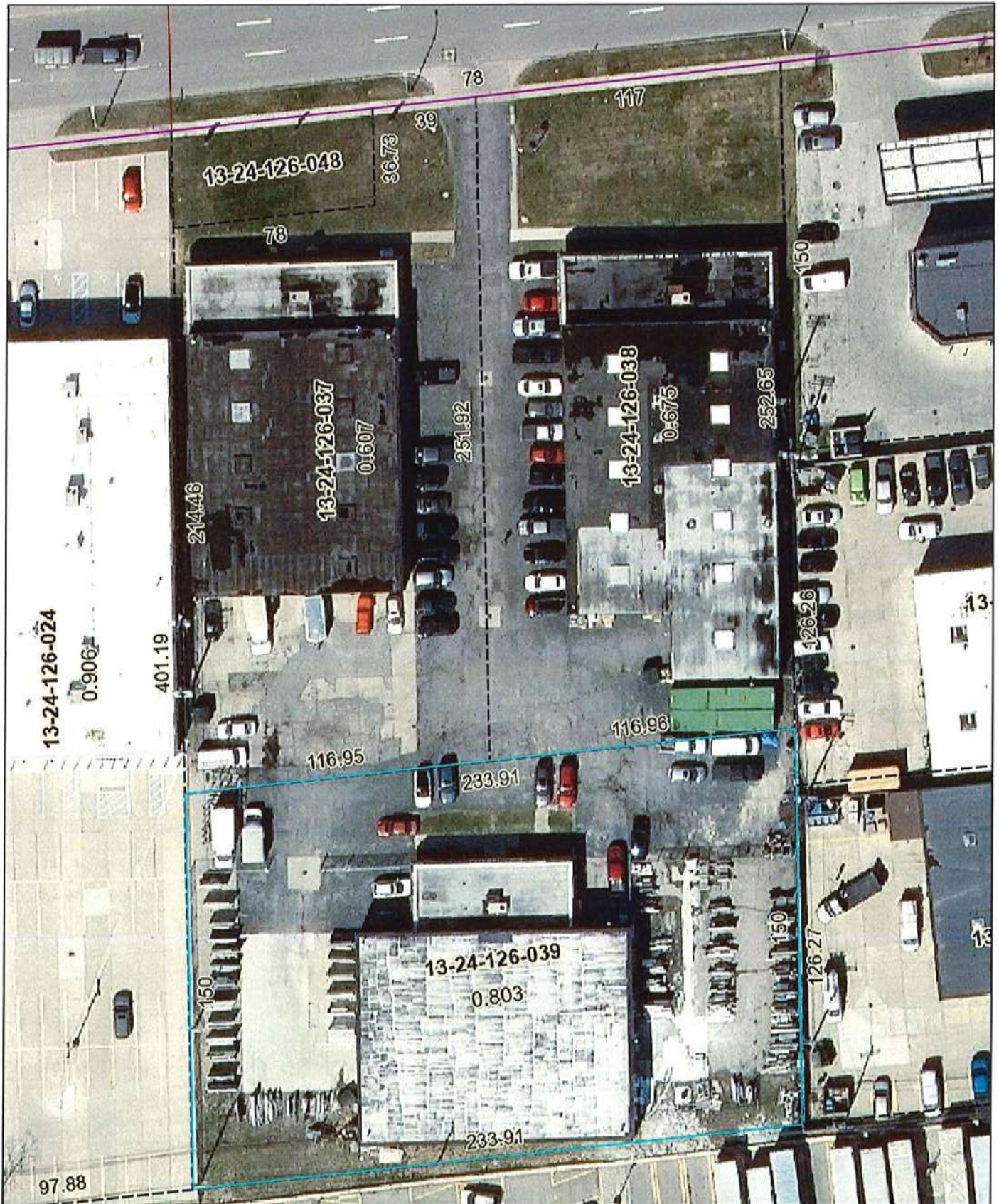
Violations:

Uncorrected

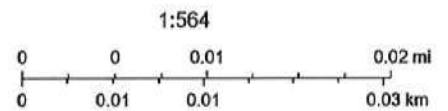
Comments:

Scheduling Comment COC?

14230 11 MILE

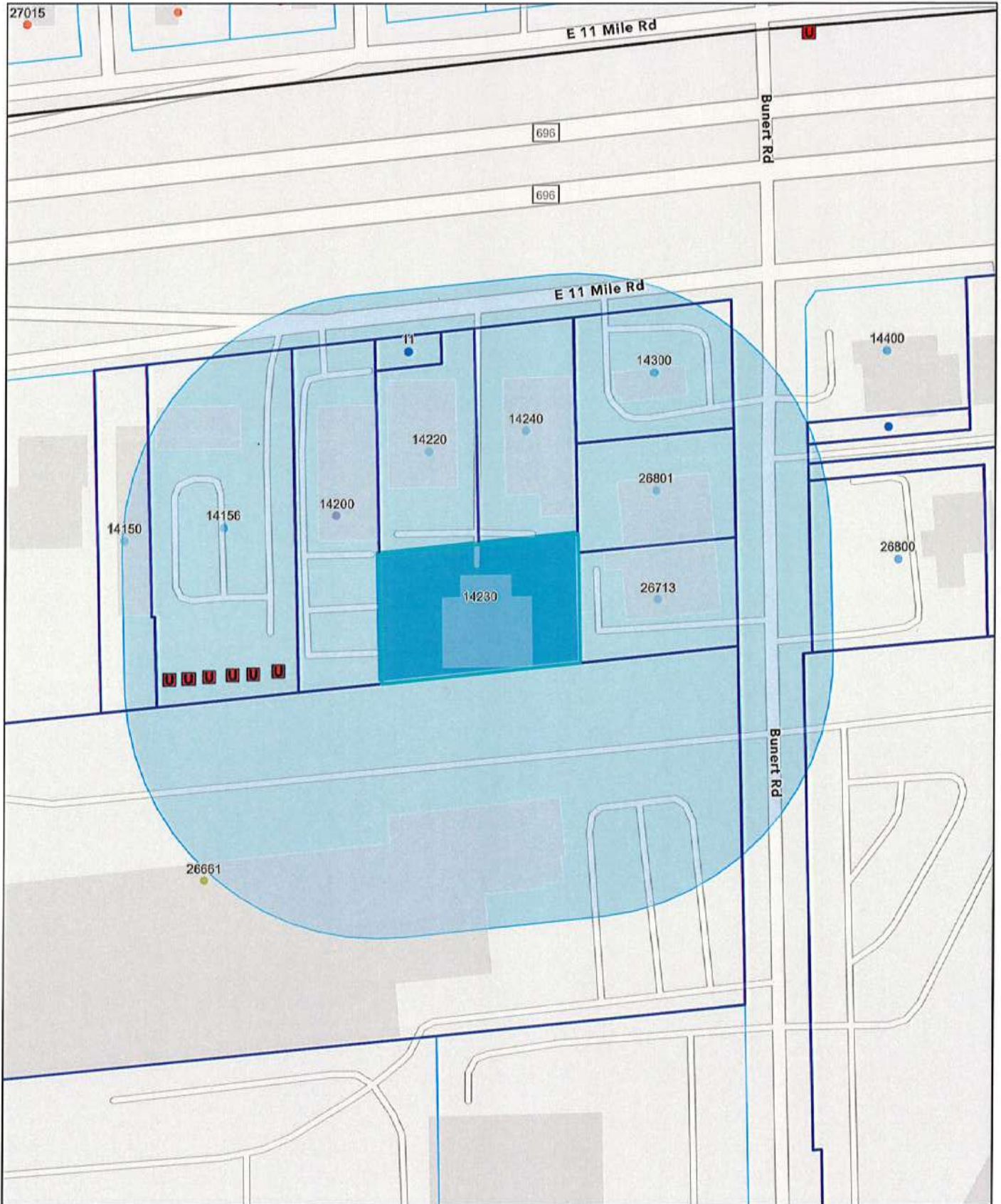


12/22/2025, 11:48:00 AM



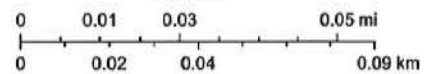
14230 11 MILE RD

13-24-126-039



12/29/2025, 10:44:00 AM

1:1,735



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

12

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: JANUARY 14, 2026 at 7:00 P.M.

Applicant: MY GRANITE COMPANY LLC – KELLY JONES
Common Description: 14230 ELEVEN MILE

VARIANCE(S) REQUESTED: Permission to:

Retain a 33.04' front setback on an existing building located in an M-3 zoning district.

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

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

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

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

Sincerely,
Board of Appeals

OFFICE OF THE CITY COUNCIL

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

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

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

CITY OF WARREN

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

APPLICANT: NATIONAL CONSTRUCTION RENTALS INC

REPRESENTATIVE: MARK ROYER

COMMON DESCRIPTION: 22586 RYAN

PARCEL NUMBER: 12-13-32-101-013

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

REASON: Petitioner seeks variances related to open storage, maneuvering lane and a temporary fence.

ORDINANCES and REQUIREMENTS:

SECTION 4D.32. - SPECIFICATIONS FOR RESIDENTIAL AREAS. All fences in residential areas shall be of an ornamental type. Fences in residential areas shall not exceed four (4) feet in height and may be constructed of either metal, iron, chain link, wire, ornamental aluminum, vinyl or solid material construction such as wood, brick or masonry, except privacy fences allowed as provided in section 4D.33 may not exceed six (6) feet in height.

SECTION 17.02 (S) - INDUSTRIAL STANDARDS. OPEN STORAGE OTHER THAN JUNK. ...The designated area shall always be hard surfaced... ...the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure...

SECTION 7.01 - USES PERMITTED. Open storage is not a permitted use in R-1-C zoning districts.

SECTION 8.01 - USES PERMITTED. Open storage is not a permitted use in R-1-P zoning districts.

SECTION 4.32 (K) - OFF-STREET PARKING REQUIREMENTS. ...shall be hard surfaced with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent)...

VARIANCES REQUESTED: Permission to:

- 1) Install a temporary 12' high wire fence with windscreen, inside of the concrete wall along the east property line to provide visual relief until green space matures for a period of 1 year from the time of planting.
- 2) Exceed the allowed 445 sq/ft of open storage to a property that has a 890 sq/ft primary structure by 15,072 sq/ft for a total of 15,517 sq/ft of open storage with 14,658 sq/ft of it to be stored on a non-hard surface.
- 3) **USE** - Allow open storage in the east 125' of the property which is zoned R-1-P & R-1-C on a non-hard surface.
- 4) Retain a 24' x 315' gravel maneuvering lane on the east side of the property.

No previous variances requested.

CITY OF WARREN
Division of Buildings & Safety Engineering

NOTICE OF REJECTION

NAME OF APPLICANT: NATIONAL CONSTRUCTION RENTALS

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

SECTION 4D.32. - SPECIFICATIONS FOR RESIDENTIAL AREAS.

All fences in residential areas shall be of an ornamental type. Fences in residential areas shall not exceed four (4) feet in height and may be constructed of either metal, iron, chain link, wire, ornamental aluminum, vinyl or solid material construction such as wood, brick or masonry, except privacy fences allowed as provided in section 4D.33 may not exceed six (6) feet in height.

SECTION 17.02 (S) - INDUSTRIAL STANDARDS. OPEN STORAGE OTHER THAN JUNK.

...The designated area shall always be hard surfaced... ...the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure...

SECTION 7.01 - USES PERMITTED.

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

SECTION 8.01 - USES PERMITTED.

Open storage is not a permitted use in R-1-P zoning districts.

SECTION 4.32 (K) - OFF-STREET PARKING REQUIREMENTS.

...shall be hard surfaced with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent)...

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

Brian Schuman, Zoning Inspector

\$440 SW 12/9/25

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: National Construction Rentals

Address: [REDACTED] Telephone: [REDACTED]

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

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

Name of Representative: Mark Royer Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 22586 Ryan Rd., Warren, MI 48091

Parcel I.D. No. (as shown on tax bill): 13-32-101-013

Purpose of Request: To maintain open storage that had been established decades ago by previous owners of
the property. It should be noted that this type of open storage is ^{not} intrusive to the neighbors.

Please explain the nature of your hardship:

Existing conditions for decades and the past owner.

Signature: UATG

Date: 12/5/25

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE James R. Mooneyham
Name(s) of Person(s)
OF [REDACTED] [REDACTED]
Address, City, State Zip Telephone
THE Trustee OF 3901 E. 10th Ave., LLC
Title of Officer Name of Company
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT 3901 E. 10th Ave., 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 Mark Royer *
Name(s) of Person(s)

THE Regional Manager OF National Construction Rentals, Inc. *
Title of Officer Name of Company

OF [REDACTED]
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN California
COUNTY OF Los Angeles

ON THIS 2nd DAY OF December, 2025, BEFORE ME PERSONALLY CAME
James mooneyham, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND
ACKNOWLEDGED THAT he DID SO OF his OWN FREE WILL AND DEED.



Marinette M. Ramirez
NOTARY PUBLIC, Los Angeles COUNTY, MICHIGAN-Calif.
MY COMMISSION EXPIRES: Sept. 4, 2026

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 site has in the past number of decades always been open storage. Owner bought the property with the belief that it was in compliance. Length & width of the property make it unusable for any other 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 property has been open storage for decades. Current owner purchased the property a year ago. He was under the impression it was already in compliance.

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

The narrowness of the property makes it unsuitable for any other use.

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

An agreement with neighbors has been agreed upon. The owner is providing a 8 foot greenbelt with trees, as well as a 6 foot tall concrete wall. In addition, a taller temporary fence will be added until the trees mature.

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

Yes. The owner has agreed to additional conditions to satisfy neighbors at his own expense.

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

Yes. The Ryan Road use has shifted from residential to light industrial. There are also three zoning districts on this one site.

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.

Most of the front of the lot is light industrial. However, the rest of the property is zone R-1-P with a sliver of land being R-1-C. The area with R-1-P zoning is going to be used for long term storage. The R-1-C zoning for landscaping.

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

The condition has been the same for decades. Because of this, the owner assumed it was in compliance.

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

Yes, since the property is very narrow the use of open storage is the only practical use.

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

No, the neighbors and owner's representative have had several meetings. Conditions have been mutually agreed upon.

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

Yes, since the property is very narrow, the use of open storage is the only practical use.

CERT OF COMPLIANCEenforcement | E24-04724**Property Information**

12-13-32-101-013

22586 RYAN

Subdivision:

warren, MI 48091-5706

Lot:

Block:

Name Information

Owner: 3901 E 10TH AVENUE LLC

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 10/16/2024

Date Closed: 11/20/2024

Status: Closed

Complaint:

Per Assessing: National Rent A Fence occupying w/o a coc

Last Action Date:

Last Inspection:

Last Action:

FIELD INSPECTION Inspection | FRANK BADALAMENTE

Status: Not Complied

Result: Not Complied

Scheduled: 10/16/2024

Completed: 10/16/2024

Violations:

Uncorrected

Comments:

Scheduling Comment Per Assessing: National Rent A Fence occupying w/o a coc

Multiple cars park Multiple cars parked behind house (office) no one answered door. Multi Zoned property. MZ,
M-1 R-1-P AND R-1-C / FB
Letter sent

FOLLOW-UP Inspection | FRANK BADALAMENTE

Status: Not Complied

Result: Not Complied

Scheduled: 10/28/2024

Completed: 10/28/2024

Violations:

Uncorrected

Comments:

Occ No Coc Still no COC / FB

coc app

Called National Rent a Fence [REDACTED] and spoke with Mark Royer. Gave instructions
how to get App on line. He will address issue ASAP / FB [REDACTED]

FOLLOW-UP Inspection | FRANK BADALAMENTE

Status: Complied

Result: Complied

Scheduled: 11/20/2024

Completed: 11/20/2024

Violations:

Uncorrected

Comments:

OCC NO COC Spoke to Mark Royer again he has kept open communication and close to having app turned in
and inspections scheduled. I will push follow up 10 days once more / FB

NEW COC NOW ON FIL

Enforcement | E13-02369**Property Information**

12-13-32-101-013

22586 RYAN

Subdivision:

Warren, MI 48091-5706

Lot:

Block:

Name Information

Owner: MERESS DAVE

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 06/24/2013

Date Closed: 09/29/2025

Status: CLOSED OLD COMPLAINT

Complaint:

VIEW FROM 22333 LOGUE

Last Action Date:

Last Inspection:

Last Action:

ZONING Inspection | DEBORAH WENSON

Status: Scheduled

Result: Scheduled

Scheduled: 07/22/2013

Completed:

Violations:

Uncorrected

Comments:

ZONING Inspection | DEBORAH WENSON

Status: Partially Complied

Result: Partially Complied

Scheduled: 07/11/2013

Completed: 07/22/2013

Violations:

Uncorrected

Comments:

Scheduling Comment VIEW FRM 22333 LOGUE

ZONING Inspection | DEBORAH WENSON

Status: Locked out

Result: Locked Out

Scheduled: 07/10/2013

Completed: 07/11/2013

Violations:

Uncorrected

Comments:

ZONING Inspection | DEBORAH WENSON

Status: Violations

Result: Violations

Scheduled: 06/24/2013

Completed: 06/28/2013

Violations:

Uncorrected

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

Uncorrected

SECTION 5.01 - OPERATING A BUSINESS FROM A RESIDENCE IS PROHIBITED. CEASE ALL OPERATION OF BUSINESS FROM THIS RESIDENCE TO COMPLY WITH ZONING ORDINANCE. (CHERRY CEMENT.)

Uncorrected

IPMC 302.4 WEEDS: ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 6".

Comments:

RENTAL Enforcement | E12-12423**Property Information**

12-13-32-101-013

22586 RYAN

Subdivision:

Warren, MI 48091-5706

Lot:

Block:

Name Information

Owner: MERESS DAVE

Phone:

Occupant:

Phone:

Filer:

Phone:

Enforcement Information

Date Filed: 12/21/2012

Date Closed: 05/01/2013

Status: CLOSED

Complaint:

12-28-12 - ISSUED TICKET FOR FAIL TO REGISTER AND/OR INSPECT RENTAL PROPERTY.

3-20-13 - ADJ 30 DAYS. OWNER SUBMITTED APPLICATION TODAY. EC

4-17-13 - OWNER PASSED INSPECTION/COMPLIED. ADJ. 2 WEEKS. OKAY TO DISMISS. EC

5-1-13 - DISMISSED.

Last Action Date:

Last Inspection:

Last Action:

Status:

Result:

Scheduled:

Completed:

Violations:

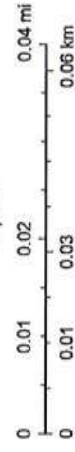
Uncorrected

Comments:



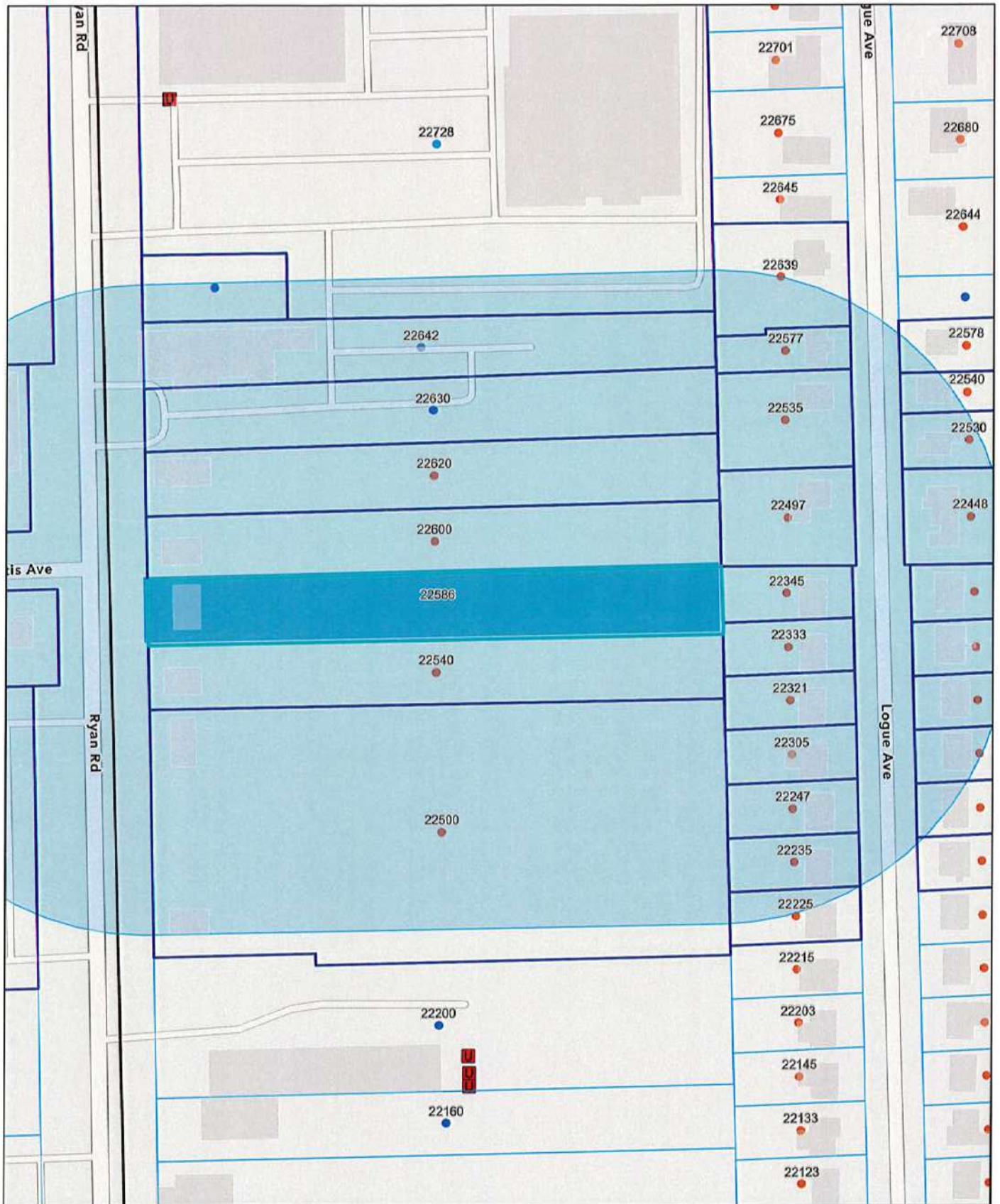
12/11/2025, 9:26:03 AM

1:1,128



22586 Ryan

13-32-101-013



12/29/2025, 10:45:06 AM

1:1,524

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

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

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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: JANUARY 14, 2026 at 7:00 P.M.

Applicant: NATIONAL CONSTRUCTION RENTALS INC ~~-USE-~~

Common Description: 22586 RYAN

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

- 1) Install a temporary 12' high wire fence with windscreen, inside of the concrete wall along the east property line to provide visual relief until green space matures for a period of 1 year from the time of planting.
- 2) Exceed the allowed 445 square ft. of open storage to a property that has a 890 square ft. primary structure by 15,072 square ft. for a total of 15,517 square ft. of open storage with 14,658 square ft. of it to be stored on a non-hard surface.
- 3) Allow open storage in the east 125' of the property which is zoned R-1-P and R-1-C on a non-hard surface. **USE**
- 4) Retain a 24' x 315' gravel maneuvering lane on the east side of the property.

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

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