



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, April 22, 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, 3<sup>rd</sup> Floor, Warren, 48093.  
Please call: (586) 574 - 4504

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meetings of February 11, 2026, March 11, 2026 and April 8, 2026.**

6. PUBLIC HEARING: **APPLICANT: Joseph Tringale**  
(Rescheduled from 11/12/25, 2/11/26 and 4/8/26)  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 22755 Groesbeck  
LEGAL DESCRIPTION: 13-35-201-003  
ZONE: M-2

**VARIANCES REQUESTED: Permission to**

- 1) Allow 8,044 square ft. of open storage when the gross floor area of the primary structure on the site is 1,800 square ft.
- 2) Waive the requirement that open storage areas shall be screened from public streets for the open storage areas indicated as areas B, C and D on the site plan.
- 3) Allow open storage to the north and east property lines.
- 4) Allow a 15.20' wide two-way maneuvering lane behind the building along the west property line.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02 (s) – Industrial Standards:** ... The designated area shall always be hard sur-faced and screened from the public street and any residentially zoned areas... Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on seventy-five (75) feet to the front property line...

**Section 4.32 (l) – Off-Street Parking Requirement:** All spaces that abut a continuous curb required in accordance with Section 16.07 of this Ordinance or a common property line shall be laid out in the following dimensions, including off-street maneuvering lanes: 20’ maneuvering lane required.

7. PUBLIC HEARING: **APPLICANT: Deborah Gaither**  
 (Rescheduled from 12/10/2025)

REPRESENTATIVE: Same as above.  
 COMMON DESCRIPTION: 11821 Timken  
 LEGAL DESCRIPTION: 13-26-303-025  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

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

**ORDINANCES and REQUIREMENTS:**

**Section 4.20 – Paragraph (a) Item 3 – Detached Accessory Buildings:** That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory structure shall be permitted in the yard.

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

8. PUBLIC HEARING: **APPLICANT: IDrive Auto Parts, Inc – Kalven Hermiz**  
**-USE-**  
 (Rescheduled from 8/13/25, 10/8/25 and 11/12/25)

REPRESENTATIVE: Caren Burdi  
 COMMON DESCRIPTION: 21311 Groesbeck  
 LEGAL DESCRIPTION: 13-35-331-001  
 ZONE: M-2

**VARIANCES REQUESTED: Permission to -USE-**

- 1) *APPROVED 11/12/2025* – Retain 1,149.64 feet of 8’ high corrugated sheet metal fencing. (Total of 2,840.64’ of 8’ high fencing, of which 1,655’ was previously granted a variance on 6/7/2017).
- 2) *APPROVED 11/12/2025* – Retain existing non-conforming auto wrecking yard and expand the outdoor storage area by 59,485.92 square ft., identified as parcel 1 on the site plan. **USE**
- 3) Retain the parking within the Groesbeck front setback.
- 4) Waive 2 required parking spaces.
- 5) Allow an 11’ maneuvering lane to the two southern most parking spaces.
- 6) ~~Allow one 8’ parking space in the south end of parking lot.~~ (No longer needed)
- 7) *APPROVED 11/12/2025* – Construct a building addition to within 29.07’ of the east property line along Groesbeck and to within 7.28’ of the north property line along

Prospect.

**ORDINANCES and REQUIREMENTS:**

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

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

**Section 4.32(H) – Off-Street Parking Requirements:** The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use.

(23) One (1) parking space for each one thousand two hundred (1,200) square. ft of gross floor area.

**Section 4.32(i) – Off-Street Parking Requirements:** All spaces that do not abut a continuous curb required in accordance with Section 16.07 or a common property line shall be laid out in the following dimensions:

90 degree parking spaces are required to be 9’ wide, 20’ long with a 20’ maneuvering lane.

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

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

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

- |    |                     |                                 |
|----|---------------------|---------------------------------|
| 9. | PUBLIC HEARING:     | <b>APPLICANT: Shantell Burt</b> |
|    | REPRESENTATIVE:     | Same as above.                  |
|    | COMMON DESCRIPTION: | 32548 Newcastle                 |
|    | LEGAL DESCRIPTION:  | 13-02-130-010                   |
|    | ZONE:               | R-1-A                           |

**VARIANCES REQUESTED: Permission to**

Retain 22’ of widened driveway from the south corner of the garage to the south property line.

**ORDINANCES and REQUIREMENTS:**

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

10. PUBLIC HEARING: **APPLICANT: Lorraine Scott and Linda Weier**  
 REPRESENTATIVE: Anthony Zerilli  
 COMMON DESCRIPTION: 28771 Bunert  
 LEGAL DESCRIPTION: 13-13-129-008  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

- 1) Retain a 46' x 24' (1,104 square ft.) garage in addition to the 576 square ft. attached garage for a total of 1,680 square ft. of accessory structure floor area.
- 2) Waive the required hard surface driveway leading to the detached garage.

**ORDINANCES and REQUIREMENTS:**

**Section 5.01(i) – Uses Permitted:** Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory uses, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept houses within a garage when not in use; and provided, further, that no moving vans shall be houses in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

11. PUBLIC HEARING: **APPLICANT: Jonathan Sulaka**  
 REPRESENTATIVE: Same as above.  
 COMMON DESCRIPTION: 24800 Hoover  
 LEGAL DESCRIPTION: 13-13-26-101-026  
 ZONE: M-2

**VARIANCES REQUESTED: Permission to**

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 30' x 30' (900 square ft.) tent in an area designated for parking from 9:00 a.m. to 9:00 p.m. from June 21, 2026 through July 6, 2026.

**ORDINANCES and REQUIREMENTS:**

**Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts:** Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.

12. PUBLIC HEARING: **APPLICANT: Chris Corradi / Aver Signs**  
 REPRESENTATIVE: Same as above.  
 COMMON DESCRIPTION: 5949 Ten Mile  
 LEGAL DESCRIPTION: 13-21-353-025  
 ZONE: M-2

**VARIANCES REQUESTED: Permission to**

- 1) Install a 36.9 square ft. wall sign on the gas station building, in addition to the previously granted 29 square ft. and 42.1 square ft. wall signs on the car wash, 62.34 square ft. of signage on the gas canopy and 765.66 square ft. of decorative design.

New overall total of wall signage for the gas station and car wash (which is a single) to be 170.34 square ft. and 765.66 square ft. of decorative design. The signage for Munch House/Krispy Krunchy Chicken is for a separate business and is not included in this overall total.

**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.

<b>13.</b>	<b>PUBLIC HEARING:</b>	<b>APPLICANT: Chris Corradi</b>
	REPRESENTATIVE:	Same as above.
	COMMON DESCRIPTION:	14300 Eleven Mile
	LEGAL DESCRIPTION:	13-24-126-028
	ZONE:	C-1

**VARIANCES REQUESTED: Permission to**

Install a 36.9 square ft. wall sign in addition to the previously granted 150.75 square ft. of wall signage on the north canopy, 39.75 square ft. on the south canopy, 98.22 square ft. of wall signage on the pumps, 18.66 square ft. of wall signage on the canopy poles.

New overall total of wall signage for the gas station to be 307.38 square ft. and 338.25 square ft. of decorative design.

The signage for Krispy Krunchy Chicken is for a separate business and is not included in this overall total.

**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.

<b>14.</b>	<b>PUBLIC HEARING:</b>	<b>APPLICANT: Ryan Debono -USE-</b>
	REPRESENTATIVE:	Same as above.
	COMMON DESCRIPTION:	7111 and 7133 Eleven Mile
	LEGAL DESCRIPTION:	13-16-451-028 and 13-16-451-026
	ZONE:	MZ, M-2, P

**VARIANCES REQUESTED: Permission to -USE-**

- 1) Allow 759,000 square ft. of open storage of vehicles on Parcel A and B, which exceeds 50% of the gross floor area of the primary structure (51,040 square ft.) and to allow storage located closer than 75' to the front property line.
- 2) Allow 33,250 square ft. of said open storage of vehicles in a P zoning district. **USE**
- 3) Allow new 6' high chain link fence with barbed wire around the new guard houses, same as previously approved around the rest of the properties.
- 4) Permit the improvements on Parcel A and B that would extend within the front setback along George Merrelli Drive including new 6' high chain link fence with barbed wire and concrete barriers in Area A and B, concrete barriers in Area D, new turnstile and chain link fence along with associated improvements in Area E.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02(s) – Industrial Standards. Open Storage Other Than Junk:** ... the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site... M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line unless the size of the lot is less than one hundred fifty (150) feet in depth...

**Section 16.02(a) – Limitation of the Use:** Parking areas shall be used for parking of private passenger vehicles only.

**Section 4D.17(b) – Prohibited Fences and Walls. Barbed Wire:** No person shall construct or cause to be constructed a fence or wall with barbed wire partially or wholly affixed to the fence or wall around any property, street, alley, lane, public highway or in front of any public place or space, except as approved for a specific location by the Zoning Board of Appeals.

**Section 17.02(a) – Industrial Standards. Front Yards:** M-2 front yard setback shall be 25' when not located along a major thoroughfare.

**Section 4D.08 – Fences, Walls and Landscape Screens In Front Yard Between Building Line and Front Property Line:** No fence, wall or landscape screen shall be constructed between the established building line and the front property line.

15. NEW BUSINESS

16. ADJOURNMENT

Paul Jerzy  
Secretary of the Board

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

Rescheduled from 11/2/25, 2/11/26, 4/8/26

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CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: JOSEPH TRINGALE

REPRESENTATIVE: JOSEPH TRINGALE

COMMON DESCRIPTION: 22755 GROESBECK

PARCEL NUMBER: 12-13-35-201-003

ZONED DISTRICT: M-2

REASON: Petitioner seeks variances for open storage and the maneuvering lane width to the rear of the building.

ORDINANCES and REQUIREMENTS:

SECTION 17.02 (S) - INDUSTRIAL STANDARDS. ...The designated area shall always be hardsurfaced and screened from the public street and any residentially zoned areas... Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site... In M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line...

SECTION 4.32 (I) - OFF-STREET PARKING REQUIREMENT. All spaces that abut a continuous curb required in accordance with Section 16.07 of this Ordinance or a common property line shall be laid out in the following dimensions, including off-street maneuvering lanes: 20' maneuvering lane required.

VARIANCES REQUESTED: Permission to:

- 1) Allow 8044 sq/ft of open storage when the gross floor area of the primary structure on the site is 1800 sq/ft.
2) Waive the requirement that open storage areas shall be screened from public streets for the open storage areas indicated as areas B, C, & D on the site plan.
3) Allow open storage to the north & east property lines.
4) Allow a 15.20' wide two-way maneuvering lane behind the building along the west property line.

Previous Variance Requested: See attached sheet

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:**

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

**Section 17.02 (s) - Industrial standards.**

...The designated area shall always be hardsurfaced and screened from the public street and any residentially zoned areas... ... Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site... ... In M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line...

**Section 4.32 (i) - Off-street parking requirement.**

All spaces that abut a continuous curb required in accordance with Section 16.07 of this Ordinance or a common property line shall be laid out in the following dimensions, including off-street maneuvering lanes: 20' maneuvering lane required.

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

Brian Schuman, Zoning Inspector

\$365

BB 9/15/25

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED

A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR COMMERCIAL SUBMISSIONS

PAID 9/19/25  
#SIGNED/DATE  
APP.  
BB

**CITY OF WARREN ZONING BOARD OF APPEALS**  
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: JOSEPH TRINGALE

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) JMT INVESTMENTS LLC, [REDACTED]

Name of Representative: NA Telephone: \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_  prefer email communication

Address of Property: GROESBECK AUTO SERVICE, 22755 GROESBECK AVE., WARREN, MI

Parcel I.D. No. (as shown on tax bill): 12-13-35-201-003 (M2)

Purpose of Request: I am the new owner of the business as of 2022 and wish to continue to use the property the same as the previous owners, as an auto service business with outside storage of repaired vehicles in a paved and striped parking lot along 9 Mile Road and Groesbeck Avenue and within a paved and fenced area behind the existing building.

Please explain the nature of your hardship:  
This property is on the corner of Nine Mile Road and Groesbeck Avenue. The required area and front setbacks along double road frontages would essentially eliminate the outside parking of vehicles, limiting parking to a small triangle in the southwest corner of the property and it would not allow me to continue to use this property for my business.

Signature: [Signature] Date: 9-19-25

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 JOSEPH TRINGALE  
Name(s) of Person(s)

OF [REDACTED]  
Address, City, State Zip Telephone

THE OWNER OF JMT INVESTMENTS LLC  
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT I  
\_\_\_\_\_/RECORDED LAND CONTRACT PURCHASER(S)  I/We/It  
\_\_\_\_\_/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Joseph Tringale \*  
Name(s) of Person(s)

THE Owner OF Grovesback Auto Service \*  
Title of Officer Name of Company

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

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

FURTHER, DEPONENT SAYS NOT.

SIGNED Joseph Tringale L.S.  
SIGNED Joseph Tringale L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Wayne

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

**STACY MOCERI**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires Feb. 09, 2030  
Acting in the County of Wayne

Stacy Moerri  
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: Feb 9, 2030

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**NOTICE TO OWNER**

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

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

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

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

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

The existing auto service repair shop and outside storage is allowed within the M2 zoning district. The building and parking lot were built over 50 year ago and the site and use has not changed significantly over those years. Meeting the current area and front setback requirements for the outside storage of repaired vehicles would eliminate the current existing use on this property.

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

This property has been a auto service station for over 50 years and has changed owners over the course of that time. The previous owners were not required to meet the city ordinances that I am currently being asked to meet to continue to use the property in a similar manner. Existing historic photos from 1972 to today, show similar parking, maneuvering, and use.

**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 fronts two major thoroughfares, 9 Mile Road and Groesbeck Avenue. The corner is a sharp corner, not a 90 degree corner, more like 120 degrees, with the existing building built parallel to Groesbeck Avenue. The "maneuvering lane" along the west property line is more of a paved open space than a maneuvering lane.

**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 these variances will allow the property to continue to be used as it has for over 50 years. The property is in the M2 Industrial district with a M2 zoned multiple building warehouse facility to the west and south, a M2 zoned concrete mixing plant to the north across Nine Mile Road, and M1 zoned parcels on the east side of Groesbeck. The surrounding parcels will not be impaired, as they are of similar or more intense uses.

**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 double front setbacks and the existing building layout on a sharp corner are restricting this site from meeting the current zoning requirements. The requirements 50+ years ago allowed this site to be built and have continuously been used in a similar manner.

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

These variances are absolutely necessary to continue to use this property the way it is currently being used and has been used continuously in the past.

22755 Groesbeck

Chuck's Transmission

Granted permission at the meeting of 1-26-83 to retain the existing hardsurface parking to the property lines along Nine Mile Road and Groesbeck Highway and to hard-surface to the property line along Groesbeck Highway for parking purposes. Permission to construct a 32ft. x 40 ft addition to no less than 8 feet of the west property line was also Granted. The Board also stipulated that a Certificate of Occupancy is not to be issued to him until he has removed the trailer that is on the property.

22755 Groesbeck

Chuck's Transmissions

GRANTED permission at the meeting held on Wednesday February 8, 1978 to erect an 8' x 16' sign no higher than 20', with the leading edge of the sign 3' from the front property lines along Nine Mile Road and Groesbeck with the condition the other signs are removed.

22755 Groesbeck Hwy.

Randall Sign Erection, Inc.

Request granted at the Meeting of July 11, 1973 to erect two 3 ft. x 4 ft. signs to within one foot of the front property lines.

**ZONING Enforcement | E23-04743**

**Property Information**

12-13-35-201-003      22755 GROESBECK      Subdivision:  
Warren, MI 48089      Lot:      Block:

**Name Information**

Owner:      JNT INVESTMENTS LLC      Phone: [REDACTED]  
Occupant:      GROESBECK AUTO SERVICE      Phone: [REDACTED]  
Filer:      Phone:

**Enforcement Information**

Date Filed: 09/05/2023      Date Closed:      Status: ISSUED TICKET

Complaint:  
VEHICLES FOR SALE AND DILAPIDATED SIGNS

Last Action Date: 01/29/2024      Last Inspection: 11/14/2025

Last Action:  
ADJOURNED

**ZONING Inspection | BRIAN SCHUMAN**

Status: Violations      Result: Violations  
Scheduled: 09/06/2023      Completed: 09/06/2023

**Violations:**

Uncorrected      SECTION 4.90 - NO PERSON OR OWNER OF ANY VEHICLE OR WATERCRAFT, INCLUDING BUT NOT LIMITED TO ALL VESSELS, BOATS, RECREATIONAL VEHICLES, OFF ROAD VEHICLES AND SNOWMOBILES, SHALL ALLOW SUCH VEHICLE TO BE PLACED OR PARKED ON ANY PRIVATE PROPERTY ZONED COMMERCIAL OR INDUSTRIAL FOR THE PURPOSE OF ADVERTISING THE VEHICLE OR WATERCRAFT "FOR SALE" OR "FOR TRADE", EXCEPT THE PROVISIONS OF THIS SECTION DO NOT APPLY TO PROPERLY LICENSED AUTOMOBILE DEALERSHIPS AND PROPERLY LICENSED CAR LOTS.

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

**Comments:**

VEHICLES FOR SALE      VEHICLES FOR SALE AND DILAPIDATED SIGNS

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: No Change      Result: No Change  
Scheduled: 09/21/2023      Completed: 09/21/2023

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment CHECK VEHICLES FOR SALE AND DILAPIDATED SIGN

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: Violations      Result: Violations  
Scheduled: 11/21/2023      Completed: 11/21/2023

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment CHECK ON SIGN IN DISREPAIR. PERMIT APPLIED FOR? CHECK VEHICLES AT PROPERTY.

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: Violations      Result: Violations  
Scheduled: 11/27/2023      Completed: 11/27/2023

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment FIELD CHECK AND TAKE PICTURES OF VEHICLES FOR SALE, SIGN IN DISREPAIR & FAILURE TO OBTAIN COC FOR TICKET.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations  
Scheduled: 11/30/2023 Completed: 11/30/2023

**Violations:**

Uncorrected

**Comments:**

Y032912 ISSUED TICKET #: Y032912  
VIOL #1: 4.90 VEHICLES FOR SALE ON PROPERTY / 9837  
VIOL #2: 4A.20 (A) SIGN (GROUND) IN DISREPAIR / 9837

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Violation Result: No Violation  
Scheduled: 02/08/2024 Completed: 02/08/2024

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment COURT FOLLOW-UP

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations  
Scheduled: 02/20/2024 Completed: 02/20/2024

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment COURT FOLLOW-UP-GROESBECK AUTO SERVICE. TAKE PICS OF PROPERTY AND SIGN.

COURT Inspection | BRIAN SCHUMAN

Status: No Change Result: No Change  
Scheduled: 02/21/2024 Completed: 02/21/2024

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment COURT 9:00 AM

2/21/24 ADJOURNED 45 DAYS AFTER DISCUSSING W/MR. TRINGALE AT COURT. HE HAD A SIGNED LETTER THAT HE IS WORKING WITH CAREN BURDI AND EARL, EARL & ROSE ON A SITE PLAN & SURVEY AND PLANS TO TRY CHANGING USE TO USED CAR SALES.-BS

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations  
Scheduled: 04/10/2024 Completed: 04/15/2024

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment SCAN IN NTA. ADJOURNED 45 DAYS ON 2/21/24.

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Canceled Result: Canceled  
Scheduled: 04/16/2024 Completed: 04/16/2024

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment FIELD INSPECTION-COURT FOLLOW UP

4/15/24 SCANNED IN NTA FOR 4/17/24 COURT DATE.-BS

4/15/24 EM LET ME KNOW THAT THERE IS A MEETING SCHEDULED WITH THE PLANNING DEPARTMENT FOR 4/17/24 REGARDING THIS PROPERTY. INFORMED EM THAT I AM SCHEDULED FOR COURT ON 4/17/24 FOR THIS PROPERTY AS WELL. EM INFORMED ME TO ADJOURN FOR 90 DAYS WHILE AT COURT SINCE SITE PLANNING IS IN PROGRESS AT THIS TIME.-BS

4/16/24 CALLED AND LEFT JOE A MESSAGE TO LET HIM KNOW THAT THE COURT DATE WILL BE ADJOURNED 90 DAYS AND HE DOES NOT NEED TO COME TO COURT ON 4/17/24.-BS

COURT Inspection | BRIAN SCHUMAN

Status: Canceled Result: Canceled  
Scheduled: 04/17/2024 Completed: 04/16/2024

Violations:

Uncorrected

Comments:

Scheduling Comment COURT 9:00 AM

4/15/24 SCANNED IN NTA FOR 4/17/24 COURT DATE.-BS

4/15/24 EM LET ME KNOW THAT THERE IS A MEETING SCHEDULED WITH THE PLANNING DEPARTMENT FOR 4/17/24 REGARDING THIS PROPERTY. INFORMED EM THAT I AM SCHEDULED FOR COURT ON 4/17/24 FOR THIS PROPERTY AS WELL. EM INFORMED ME TO ADJOURN FOR 90 DAYS WHILE AT COURT SINCE SITE PLANNING IS IN PROGRESS AT THIS TIME.-BS

4/16/24 CALLED AND LEFT JOE A MESSAGE TO LET HIM KNOW THAT THE COURT DATE WILL BE ADJOURNED 90 DAYS AND HE DOES NOT NEED TO COME TO COURT ON 4/17/24.-BS

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Violation Result: No Violation  
Scheduled: 05/14/2024 Completed: 04/23/2024

Violations:

Uncorrected

Comments:

Scheduling Comment SCAN IN NTA-ADJOURNED 90 DAYS ON 4/17/24

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations  
Scheduled: 07/23/2024 Completed: 07/23/2024

Violations:

Uncorrected

Comments:

Scheduling Comment COURT FOLLOW-UP

COURT Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations  
Scheduled: 07/24/2024 Completed: 07/24/2024

Violations:

Uncorrected

Comments:

Scheduling Comment COURT 9:00 AM

7/24/24 ADJOURNED 30 DAYS, OK'D BY SW BECAUSE PLANNING HAS MEETING FOR THIS PROPERTY ON 8/5/24.-BS

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations  
Scheduled: 08/27/2024 Completed: 08/27/2024

Violations:

Uncorrected

Comments:

Scheduling Comment COURT FOLLOW-UP. 8/27/24 DISCUSSED W/EM, SINCE THEY ARE NOW GOING THROUGH S.P.A. HE SAID TO ADJOURN UNTIL END OF OCTOBER FOR NOW.-BS

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: No Violation Result: No Violation  
scheduled: 09/04/2024 Completed: 09/04/2024

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment SCANNED IN NTA

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations  
scheduled: 10/29/2024 Completed: 10/29/2024

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment COURT FOLLOW-UP. DISCUSSED W/EM. PLANNING STATED HE IS WITHDRAWING SITE PLAN FOR AUTO DEALERSHIP. IS STILL GOING TO NEED SITE PLAN APPROVAL FOR CEMENT THAT WAS ADDED TO BACK OF PROPERTY & FOR THE REPAIR VEHICLES BEING STORED AT THE SITE FOR LONGER THAN 72 HOURS.

COURT Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations  
scheduled: 10/30/2024 Completed: 10/30/2024

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment COURT 9:30. F.T.A. \$400 FINES. SENDING 60 DAY LTR WITH AHO WHEN IT COMES BACK FROM COURT.

COURT Inspection | BRIAN SCHUMAN

Status: Not Complied Result: Not Complied  
scheduled: 08/28/2024 Completed: 08/28/2024

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment 8/27/24 DISCUSSED W/EM, SINCE THEY ARE NOW GOING THROUGH S.P.A. HE SAID TO ADJOURN UNTIL END OF OCTOBER FOR NOW.-BS

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations  
scheduled: 12/01/2023 Completed: 12/01/2023

**Violations:**

Uncorrected

**Comments:**

SCHEDULING COMMENT POST TICKET AND ANOTHER COC 30 DAY LETTER  
12/1/23 HADN DELIVERED TICKET TO JOE TRINGALE.-BS

FOLLOW-UP Inspection | BRIAN SCHUMAN

Status: Violations Result: Violations  
scheduled: 11/04/2024 Completed: 11/04/2024

**Violations:**

Uncorrected

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

**Comments:**

Scheduling Comment SCANNED IN AHO & SENT 60 DAY LTR FOR SIGN & SITE PLAN WITH THE COPY OF AHO.

---

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

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Status: Violations  
Scheduled: 01/03/2025

Result: Violations  
Completed: 01/03/2025

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment DISCUSSED W/EM. SIGN PERMIT SUBMITTED BUT NOTHING SHOWN FOR NEW SITE PLAN. WILL ISSUE 2ND OFF TICKET NEXT WEEK IF PLANNING HAS NOT RECEIVED ANYTHING YET.

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**FOLLOW-UP Inspection | BRIAN SCHUMAN**

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Status: Violations  
Scheduled: 01/07/2025

Result: Violations  
Completed: 01/07/2025

**Violations:**

Uncorrected

**Comments:**

CHECK IF PLANNING 1/7/25 ISSUED/POSTED TICKET #: Y034212  
VIOL #1: 17.02 (s) OPEN STORAGE W/O SITE PLAN APPROVAL / 9837  
VIOL #2: 4.90 VEHICLES FOR SALE / 9838  
VIOL #3: 22.10 (c) FAILURE TO OBTAIN COC / 9837

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**FOLLOW-UP Inspection | BRIAN SCHUMAN**

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Status: No Violation  
Scheduled: 01/15/2025

Result: No Violation  
Completed: 01/15/2025

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment SCANNED IN NTA.

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**FOLLOW-UP Inspection | BRIAN SCHUMAN**

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Status: Violations  
Scheduled: 02/04/2025

Result: Violations  
Completed: 02/04/2025

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment COURT FOLLOW-UP. VIOLATIONS, TOOK PICS.

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**COURT Inspection | BRIAN SCHUMAN**

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Status: Violations  
Scheduled: 02/05/2025

Result: Violations  
Completed: 02/05/2025

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment COURT 9:30 AM. PLED RESPONSIBLE, \$200/\$400/\$200 FINES & ORDERED TO HAVE SITE PLAN SUBMITTED TO PLANNING DEPARTMENT WITHIN 30 DAYS OR ADDITIONAL CITATIONS WILL BE ISSUED.

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**FOLLOW-UP Inspection | BRIAN SCHUMAN**

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Status: Partially Complied  
Scheduled: 03/31/2025

Result: Partially Complied  
Completed: 03/31/2025

**Violations:**

Uncorrected

**Comments:**

CHECK IF SITE PLAN SITE PLAN SUBMITTED TO PLANNING NOW. TENATIVE ON 5/12/25 P.C. MEETING.

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**FOLLOW-UP Inspection | BRIAN SCHUMAN**

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Status: No Violation

Result: No Violation

scheduled: 05/20/2025

Completed: 05/20/2025

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment SPOKE TO JOE JR, SAID 3 WEEKS FROM TODAY SHOULD BE ENOUGH TIME FOR HIM TO GET PLANS REVISED AND SUBMIT FOR VARIANCES.

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: No Change

Result: No Change

Scheduled: 08/22/2025

Completed: 08/22/2025

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment ZBA APP NOT SUBMITTED YET. LEFT JOE JR A VM TODAY. INFORMED THE ZBA APP MUST BE SUBMITTED BY END OF NEXT WEEK.

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: Partially Complied

Result: Partially Complied

Scheduled: 09/15/2025

Completed: 09/15/2025

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment ZBA APP SUBMITTED 9/12/25.

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: Scheduled

Result: Scheduled

Scheduled: 11/14/2025

Completed:

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment STATUS OF ZBA REQUEST?

**ZONING Enforcement | E22-03883**

**Property Information**

12-13-35-201-003      22755 GROESBECK      Subdivision:  
Warren, MI 48089      Lot:      Block:

**Name Information**

Owner:      JNT INVESTMENTS LLC      Phone: [REDACTED]  
Occupant:      GROESBECK AUTO SERVICE      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 09/02/2022      Date Closed: 10/25/2022      Status: CLOSED

Complaint:  
VEHICLES FOR SALE ON LOT.

Last Action Date:      Last Inspection:

Last Action:

**ZONING Inspection | STEVEN WATRIPONT**

Status: Violations      Result: Violations  
Scheduled: 08/25/2022      Completed: 09/02/2022

**Violations:**

Corrected      SECTION 4.90 - NO PERSON OR OWNER OF ANY VEHICLE OR WATERCRAFT, INCLUDING BUT NOT LIMITED TO ALL VESSELS, BOATS, RECREATIONAL VEHICLES, OFF ROAD VEHICLES AND SNOWMOBILES, SHALL ALLOW SUCH VEHICLE TO BE PLACED OR PARKED ON ANY PRIVATE PROPERTY ZONED COMMERCIAL OR INDUSTRIAL FOR THE PURPOSE OF ADVERTISING THE VEHICLE OR WATERCRAFT "FOR SALE" OR "FOR TRADE", EXCEPT THE PROVISIONS OF THIS SECTION DO NOT APPLY TO PROPERLY LICENSED AUTOMOBILE DEALERSHIPS AND PROPERLY LICENSED CAR LOTS.

**Comments:**

**ZONING Inspection | STEVEN WATRIPONT**

Status: Complied      Result: Complied  
Scheduled: 10/25/2022      Completed: 10/25/2022

**Violations:**

Uncorrected

**Comments:**

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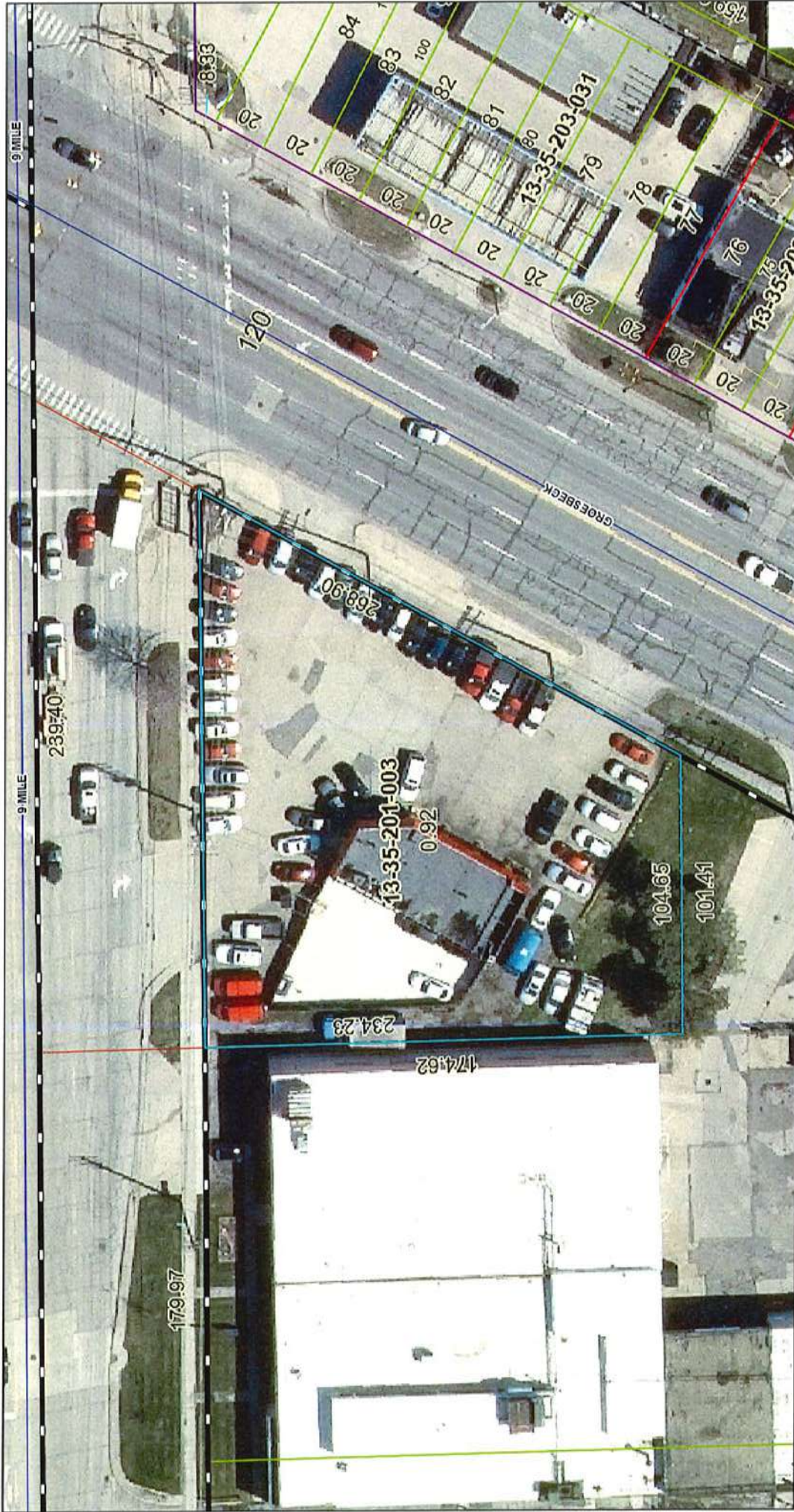
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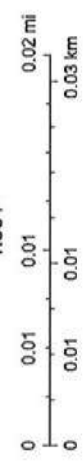
# 22755 GROESBECK

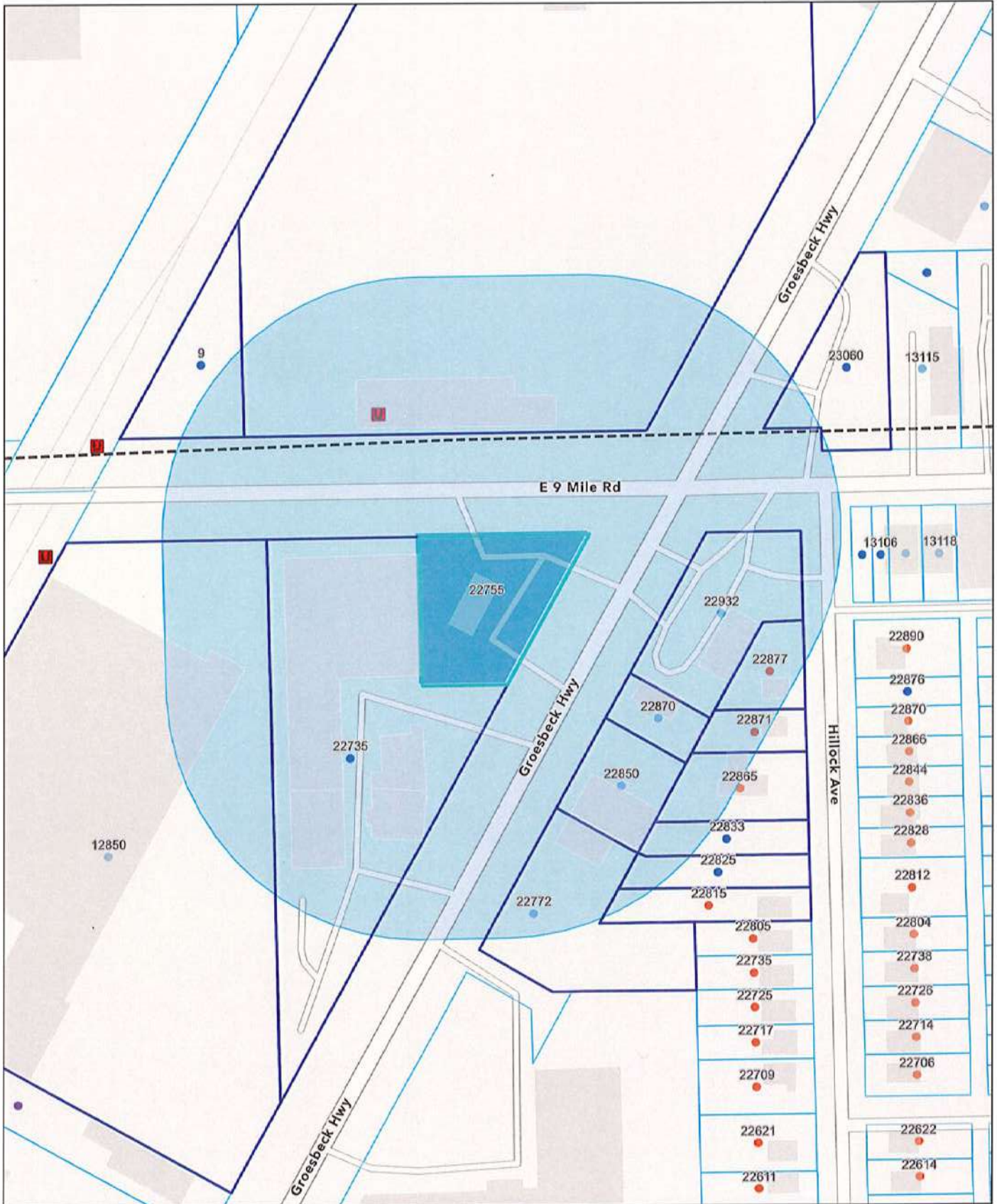


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Road Names

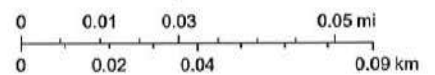
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10/24/2025, 4:12:25 PM

1:1,740



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

12  
|||

**- BEING REMOVED -**

**7**

**CITY OF WARREN**

**ZONING BOARD OF APPEALS**

**SUMMARY OF VARIANCE REQUEST**

**APPLICANT:** DEBORAH GAITHER

**REPRESENTATIVE:** DEBORAH GAITHER

**COMMON DESCRIPTION:** 11821 TIMKEN

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

**ZONED DISTRICT:** R-1-C

**(NO LONGER NEEDED)**

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

**ORDINANCES and REQUIREMENTS:**

**SECTION 4.20 PARAGRAPH (a) ITEM 3. - DETACHED ACCESSORY BUILDINGS.** That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory structure shall be permitted in the yard.

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

**VARIANCES REQUESTED:** Permission to:

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

**Previous Variance Requested:** See attached sheet

Brian Schuman, Zoning Inspector

11/5/2025

11/17/2025 (P) (C)

Rescheduled from 8/13/25, 10/8/25, 11/12/25

8

CITY OF WARREN

ZONING BOARD OF APPEALS - USE

SUMMARY OF VARIANCE REQUEST

**APPLICANT:** IDRIVE AUTO PARTS, INC- KALVEN HERMIZ

**REPRESENTATIVE:** CAREN BURDI

**COMMON DESCRIPTION:** 21311 GROESBECK

**PARCEL NUMBER:** 12-13-35-331-001

**ZONED DISTRICT:** M-2

**REASON:** Petitioner seeks variances to retain fencing, waive parking spaces, retain parking in front setback and construct building addition in the front & side setbacks.

**ORDINANCES and REQUIREMENTS:**

**SECTION 4D.38. - HEIGHT.** Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

**SECTION 17.02 (T) - INDUSTRIAL STANDARDS.** Open storage for junk, auto wrecking yards and other waste products is not a permitted use in M-2 zoning districts.

**SECTION 4.32 (H) - OFF-STREET PARKING REQUIREMENTS.** The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use.

(23) One (1) parking space for each one thousand two hundred 1,200 square feet of gross floor area.

**SECTION 4.32 (i) - OFF-STREET PARKING REQUIREMENTS.** ...All spaces that do not abut a continuous curb required in accordance with Section 16.07 or a common property line shall be laid out in the following dimensions:

90° parking spaces are required to be 9' wide, 20' long with a 20' maneuvering lane.

**SECTION 17.02 (A) - INDUSTRIAL STANDARDS.** Front yard setback in M-2 zoning districts is 25'.

**SECTION 17.02 (B) - INDUSTRIAL STANDARDS.** Side yard setback in M-2 zoning districts is 20'.

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

**VARIANCES REQUESTED:** Permission to:

- 1) **APPROVED 11/12/2025** - Retain 1,149.64 feet of 8' high corrugated sheet metal fencing. (Total of 2840.64' of 8' high fencing, of which 1,655' was previously granted a variance on 6/7/2017)
- 2) **APPROVED 11/12/2025** - Retain existing non-conforming auto wrecking yard & expand the outdoor storage area by 59,485.92 sq/ft, identified as parcel 1 on the site plan. **- USE**
- 3) Retain the parking within the Groesbeck front setback.
- 4) Waive 2 required parking spaces.
- 5) Allow an 11' maneuvering lane to the two southern most parking spaces.
- 6) ~~Allow one 8' parking space in the south end of parking lot.~~ **NO LONGER NEEDED.**
- 7) **APPROVED 11/12/2025** - Construct a building addition to within 29.07' of the east property line along Groesbeck & to within 7.28' of the north property line along Prospect.

**Previous Variance Requested:** See attached sheet

Brian Schuman, Zoning Inspector

5/27/2025

7/25/2025

revised 9/22/2025 (P) (C)  
revised 4/7/2026

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT: I DRIVE AUTO PARTS INC**

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

**Section 4D.38. - Height.**

Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

**Section 17.02 (t) - Industrial standards.**

Open storage for junk, auto wrecking yards and other waste products is not a permitted use in M-2 zoning districts.

**Section 4.32 (h) - Off-street parking requirements.**

The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use.

(23) One (1) parking space for each one thousand two hundred 1,200 square feet of gross floor area.

**Section 17.02 (a) - Industrial standards.**

Front yard setback in M-2 zoning districts is 25'.

**Section 17.02 (b) - Industrial standards.**

Side yard setback in M-2 zoning districts is 20'.

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

Brian Schuman, Zoning Inspector

Revised

**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: I Drive Auto Parts, Inc. Kalven Hermiz

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Brays Investments, LLC, Kalven Hermiz Managing Member

Edom Properties, LLC Kalvin Hermiz, Managing Member

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

Representative's Address: [REDACTED]

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

Address of Property: 21311 Groesbeck Hwy, Warren, Michigan 48089

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

Purpose of Request: To allow retention of the front parking in the front yard setback. To allow a  
manuvering lane at its smallest of 11 feet. To waive 2 parking spaces.

Please explain the nature of your hardship:

This property is uniquely shaped with Groesbeck cutting through it at an angle. Size and shape of  
the lot. Most all of business conducted is done via the internet and shipping. It is rare for clients  
to come to the business. The proposed variances requested are not a detriment to the area as the  
area is industrial.

Signature:  Date: 3/30/24

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Kalven Hermiz  
Name(s) of Person(s)  
OF [REDACTED] [REDACTED]  
Address, City, State Zip Telephone  
THE Managing Member OF Brays Investments, LLC and Edom Properties, LLC  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT it  
\_\_\_\_\_/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 Carenn M. Burdi \*  
Name(s) of Person(s)  
THE Attorney OF Burdi Law \*  
Title of Officer Name of Company  
OF [REDACTED] [REDACTED]  
Address, City, State Zip Telephone

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

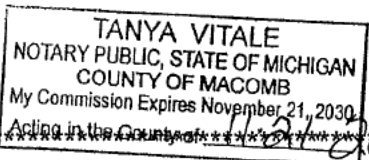
FURTHER, DEPONENT SAYS NOT.  
SIGNED [Signature] L.S.  
SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF MACOMB

Type text here

ON THIS 30th DAY OF March, 2026, BEFORE ME PERSONALLY CAME  
Kalven Hermiz, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT HE DID SO OF HIS OWN FREE WILL AND DEED.



Tanya Vitale  
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTICE TO OWNER**

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

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

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

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

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

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

This area is 100 percent industrial. There are no homes near the storage yard. It is important that the expansion of the storage yard be secured especially abutting the railroad. We have had issues with people stealing and gaining access from the railroad property. We have had issues with people dumping garbage. Changing the shed to a proper building will not impact others

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

The need for a property to be secured is not self imposed. Changing a shed to a proper building is proper property maintenance and not self imposed.

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

The property is unique as by the building Groesbeck Hwy cuts through the property leaving an odd shaped property that bring planning challenges. The recycle yard is unique as it is behind other properties and abuts the railroad tracks.

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

The proposed variances are not a detriment to others as it is located in an area of all industrial properties.

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

The variances are necessary for the upkeep of the property and its use. It is not to avoid an economic cost but to improve the property and business

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

It is necessary to secure the property and to update the shed to a building to improve the property and business.

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

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

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

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

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

We are expanding a use variance for outdoor storage for a salvage yard in an industrial area.

The property is a triangle shape that runs along the railroad and was behind the previous owners' building. It would not be useful even for parking so far from their business on Groesbeck and their business does not need that much parking especially as they had plenty.

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

This is an expansion of an approved use variance for outdoor storage.

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

Property is unique as it abuts the railroad and the salvage yard is located behind other businesses

The area is all industrial.

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

Not a detriment as it is located in an industrial area.

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

Necessary to give the property a use with no detrimental effect.

## I Drive Auto Parts Hardship:

### Background:

This parcel was originally a junk yard called Sheridan Auto Parts. It was run as a true junk yard. The property which consists of a building on Groesbeck at 21311 and a yard in the rear, was purchased by my client. My client cleaned up the property and has been running a true recycle yard. It took them weeks to clean out all of the junk, garbage and debris that was just thrown in the yard and left. The Petitioner removed countless loads of garbage, tires, a buried boiler, a buried bus and countless car carcasses. The fence that enclosed the lot was in disrepair and the Petitioner replaced it. The Petitioner indicated that parts of the fence were 8 feet and that there was barbed wire on the fence along the railroad tracks. Petitioner did obtain variances for outdoor storage for the recycle yard and for the 8 foot fence but has since purchased more property to expand.

### Future Moving Forward:

Please note that this yard is now a true recycle yard. Cars come in and the fluids are removed from the cars. The parts are then harvested from the cars over the next few months and catalogued. The parts are sold locally and over the internet. When the car is picked clean it is sold for the metal and recycled off the lot.

Petitioner's neighbor had some property along the railroad that was not being used and my client purchased it to expand his recycle yard. Petitioner is asking for permission to have outdoor storage on the expanded area and to have a 8ft high fence in the expanded area for safety and security.

Currently at the building on Groesbeck, to the North is an area behind the fence where vehicles are pulled in and the parts are taken off the vehicles. It currently consists of three sides and a roof with the front of the building being open to the yard behind the fence. Petitioner is proposing to build a proper building in that location so that the workers are not exposed to the elements as they work. This will require the loss of three parking spaces. Most of the Petitioner's business is actually through the internet. The parking spaces will not be missed.

The property is zoned M-2 and M-4. It is located in an Industrial District with no homeowners near. The requests do not pose an unreasonable impact or burden as all of the properties are industrial and our work is contained on our site.

It is not self imposed as the need for a property to be secured is not self-imposed nor is the request to formalize a shed into a proper building.

The property is unique as it abuts the railroad and is located behind other businesses. Also where the building is located off of Groesbeck Hwy, the Hwy cuts through the property giving it a difficult shape to work with.

The proposed variances are not a detriment as this is an industrial area.

It is not personal or merely economic but necessary as it is necessary to secure ones property, especially when it is located along railroad tracts and behind another business. Taking down the current shed and making it a proper building is an improvement to the property and the industrial neighborhood.

**21311 Groesbeck – Project #PSP240006 Included Parcels (Retyped)**

**Brays Investments LLC/Kalven Hermiz North of Prospect Avenue Parcels**

Parcel 1 being added to the salvage yard: 13-35-352-013 (21001 Groesbeck)

Storage lot:

13-35-326-001	13-35-326-002	13-35-326-003	13-35-326-004
13-35-326-005	13-35-326-006	13-35-326-007	13-35-326-008
13-35-326-009			
13-35-327-010	13-35-327-011	13-35-327-012	13-35-327-013
13-35-327-014	13-35-327-015	13-35-327-016	13-35-327-017
13-35-327-018			

**Brays Investments LLC/Kalven Hermiz South of Prospect Avenue Parcels**

Building: 13-35-331-001      Grass Area: 13-35-331-002      13-35-331-006

**Edom Properties LLC/Kalven Hermiz North of Prospect Avenue Parcels**

Storage lot:

13-35-327-001	13-35-327-002	13-35-327-003	13-35-327-004
13-35-327-005	13-35-327-006	13-35-327-007	13-35-327-008
13-35-327-009			
13-35-327-020	13-35-327-021	13-35-327-022	13-35-327-023
13-35-327-024	13-35-327-025	13-35-327-026	

**Edom Properties does not own any of the included parcels south of Prospect Avenue.**

**Victor Pirrami (no company listed) owns parcel 13-35-331-005, which is south of Prospect Avenue. Need Caren to advise if Victor is part of either Brays or Edom.**

**21311 GROESBECK**

**11/12/2025**

LEGAL DESCRIPTION: 13-35-331-001

**1 OF 2**

**VARIANCES REQUESTED: Permission to:**

**- USE -**

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

**21311 GROESBECK**

**11/12/2025**

LEGAL DESCRIPTION: 13-35-331-001

**2 OF 2**

**VARIANCES REQUESTED: Permission to CONT.:**

**- USE -**

- 5) Allow an 11' maneuvering lane to the two southern most parking spaces.
- 6) Allow one 8' parking space in the south end of parking lot.
- 7) Construct a building addition to within 29.07' of the east property line along Groesbeck and to within 7.28' of the north property line along Prospect.

The petitioner's request for items 1, 2 and 7 were **APPROVED** as written. The requested items 3, 4, 5, and 6 were **POSTPONED TO A DATE UNCERTAIN** allow the petitioner time to submit a new site plan and for reposting.

21311 Groesbeck & 21672 Edom

6/27/2018

LEGAL DESCRIPTION: 13-35-331-001

**VARIANCES REQUESTED: Permission to**

- 1) Construct an 8 ft. high chain link fence.
- 2) Construct a chain link fence in the required setback.
- 3) Erect a 20 ft. freestanding sign with a 10 ft. setback from the sidewalk.
- 4) (All related parcels to be combined.)

The petitioner's request was GRANTED as written.

21311 Groesbeck

6/07/2017

LEGAL DESCRIPTION: 13-35-331-001

**VARIANCES REQUESTED: Permission to**

- 1) Retain an 8-foot privacy fence surround the legal non-conforming salvage yard, for a total of 1655 lineal feet.
- 2) Retain architectural design stripe painting on building 32" x 218' = 581.34 sq. ft.
- 3) Retain painted sign on south elevation "I DRIVE AUTO PARTS" 48" X 192" = 64 sq. ft.
- 4) Retain painted sign on east elevation "I DRIVE AUTO PARTS" 80" x 216" = 120 sq. ft.

The petitioner's request was APPROVED as written.

21311 Groesbeck Highway

Ronald A. Krause  
Frank J. Krause  
1405 Mayfield Drive  
Royal Oak  
LI. 4-3330

Request granted with conditions at meeting of  
November 29, 1967

RONALD A. KRAUSE & FRANK J. KRAUSE, 21311 Groesbeck Highway, also known as Lots 97-107 incl., and 202-204 incl., of Frank C. Hall's Sunset Hills Subdivision -- GRANTED permission to construct a 60 ft. x 36 ft. building addition to the front property line on Edom Street and to within 12 feet of the side property line on Prospect Street, thus continuing the building line. Also permission to waive approximately 15% of the required off-street parking, with the following conditions: that the parking lot be of crushed stone and that a drywell be installed

**ZONING Enforcement | E21-00536**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3 03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner:      BRAYS INVESTMENTS LLC KALVEN HERMIZ      Phone: [REDACTED]  
Occupant:      IDRIVE AUTO PARTS, INC      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 04/09/2021      Date Closed: 01/18/2022      Status: CLOSED

Complaint:

Last Action Date:      Last Inspection:

Last Action:

**ZONING Inspection | EVERETT MURPHY**

Status:      Violations      Result:      Violations  
Scheduled: 04/09/2021      completed: 04/09/2021

**Violations:**  
Uncorrected

SECTION 17.02(S) - REMOVE ALL ITEMS ILLEGALLY STORED ON TOEPFER RIGHT OF WAY (NORTH OF PARCEL 12-13-35-327-020 21669 HELLE).  
SECTION 4D.03. - REMOVE ILLEGAL FENCE INSTALLED WITHOUT A PERMIT AND BLOCKING ACCESS TO TOEPFER RIGHT OF WAY (NORTH OF PARCEL 12-13-35-327-020 21669 HELLE).

THE ILLEGAL FENCE AND ALL ILLEGAL STORAGE ARE TO BE REMOVED FROM THE TOEPFER RIGHT OF WAY IMMEDIATELY.

A RE-INSPECTION OF THE PROPERTY WILL TAKE PLACE ON APRIL 15, 2021. SHOULD THE PROPERTY OWNER FAIL TO COMPLY WITH THIS NOTICE, TICKETS WILL BE ISSUED FOR EACH DAY THAT VIOLATIONS EXIST. IN ADDITION, THE CITY WILL PETITION THE COURT TO AUTHORIZE REMOVAL OF THE ILLEGAL FENCE AND ILLEGAL STORAGE AND ORDER THE PROPERTY OWNER TO REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH THE REMOVAL.

MARCH 23, 2021 - VERBAL WARNING ISSUED TO REMOVE ILLEGAL STORAGE AND ILLEGAL FENCE. (COPY OF GIS MAP GIVEN FOR REFERENCE). PROPERTY OWNER ADVISED ME THAT HIS ATTORNEY (CAREN BURDY) WOULD CONTACT ENGINEERING TO RESOLVE ISSUE.

APRIL 9, 2021 - ENGINEERING NOTIFIED ZONING THAT ILLEGAL STORAGE AND ILLEGAL FENCE HAVE NOT BEEN REMOVED.

**Comments:**

**FOLLOW-UP Inspection | EVERETT MURPHY**

Status:      Partially Complied      Result:      Partially Complied  
Scheduled: 04/15/2021      Completed: 04/15/2021

**Violations:**  
Uncorrected

**Comments:**

Scheduling Comment: ILLEGAL FENCE AND STORAGE REMOVED?

4/15/21 - MANY ITEMS REMOVED, NO ACCESS, GATE LOCKED. -EM

**FIELD INSPECTION Inspection | EVERETT MURPHY**

Status:      Partially Complied      Result:      Partially Complied  
Scheduled: 04/26/2021      Completed: 04/26/2021

**Violations:**  
Uncorrected

**Comments:**

ILLEGAL FENCE AND ILLEGAL FENCE AND STORAGE REMOVED?

4/26/21 - MOST ITEMS REMOVED, FENCE AND GATE REMAIN. NO GATE ACCESS (CHAINED AND LOCKED).

**FIELD INSPECTION Inspection** EVERETT MURPHY

Status: Partially Complied Result: Partially Complied  
Scheduled: 05/03/2021 Completed: 05/03/2021

**Violations:**

Uncorrected

**Comments:**

5/3/21 - GATE OPEN 5/3/21 - GATE OPEN AND UNLOCKED, NEW FENCE ALMOST COMPLETE. -EM

**FOLLOW-UP Inspection** EVERETT MURPHY

Status: Partially Complied Result: Partially Complied  
Scheduled: 05/04/2021 Completed: 05/05/2021

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment CHECK IF FENCE REMOVED.

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**BUSINESS LICENSE Enforcement | E20 01093**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner:      BRAYS INVESTMENTS LLC KALVEN HERMIZ      Phone: [REDACTED]  
Occupant:      IDRIVE AUTO PARTS, INC      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 03/19/2020      Date Closed: 01/18/2022      Status: CLOSED

Complaint: COMPLIANCE CHECK

Last Action Date:      Last Inspection:

Last Action:

**BUSINESS LICENSE Inspection | SARA ZAYAS**

Status: Violations      Result: Violations  
Scheduled: 04/06/2020      Completed: 05/15/2020

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

Comments:

**BUSINESS LICENSE Inspection | STEVEN WATRIPONT**

Status: Violations      Result: Violations  
Scheduled: 01/07/2021      Completed: 01/21/2021

Violations:  
Uncorrected

Comments:  
VERIFY NON-COMPLIA VERIFY NON-COMPLIANCE AND NOTE ANY OTHER VIOLATIONS. WILL APPROVE/DENY BUSINESS LICENSE AFTER CURRENT VERIFICATION.

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**BUSINESS LICENSE Enforcement | E19501408**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner:      BRAYS INVESTMENTS LLC KALVEN HERMIZ      Phone: [REDACTED]  
Occupant:      IDRIVE AUTO PARTS, INC      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 03/18/2019      Date Closed: 06/25/2019      Status: CLOSED

Complaint:  
BUSINESS LICENSE - CHECK WITH EMURPHY BEFORE INSPECTION.

Last Action Date:      Last Inspection:

Last Action:

**BUSINESS LICENSE Inspection | STEVEN WATRIPONT**

Status:      Violations      Result:      Violations  
Scheduled: 05/09/2019      Completed: 05/10/2019

Violations:  
Uncorrected  
Comments:

**BUSINESS LICENSE Inspection | STEVEN WATRIPONT**

Status:      Complied      Result:      Complied  
Scheduled: 06/25/2019      Completed: 06/25/2019

Violations:  
Uncorrected  
Comments:

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**BUSINESS LICENSE Enforcement** | E19-01408

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner: BRAYS INVESTMENTS LLC KALVEN HERMIZ      Phone: [REDACTED]  
Occupant: IDRIVE AUTO PARTS, INC      Phone: [REDACTED]  
Filer:      Phone:

**Enforcement Information**

Date Filed: 03/18/2019      Date Closed: 06/25/2019      Status: CLOSED

Complaint:  
BUSINESS LICENSE - CHECK WITH EMURPHY BEFORE INSPECTION.

Last Action Date:      Last Inspection:

Last Action:

**BUSINESS LICENSE Inspection** | STEVEN WATRIPONT

Status: violations      Result: violations  
Scheduled: 05/09/2019      Completed: 05/10/2019

Violations:

Uncorrected

Comments:

**BUSINESS LICENSE Inspection** | STEVEN WATRIPONT

Status: Complied      Result: Complied  
Scheduled: 06/25/2019      Completed: 06/25/2019

Violations:

Uncorrected

Comments:

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**COMPLAINT ENFORCEMENT | E18-03278**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner: BRAYS INVESTMENTS LLC KALVEN HERMIZ      Phone: [REDACTED]  
Occupant: SHERIDAN AUTO PARTS      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 06/11/2018      Date Closed: 08/23/2018      Status: Complied

Complaint: PARKING UNLICENSED CRASHED VEHICLES ON PROSPECT AND NEIGHBORS LOT AND WORKING ON THEM.

Last Action Date:      Last Inspection:

Last Action:

**FOLLOW-UP Inspection | SARA ZAYAS**

Status: Violations      Result: Violations  
Scheduled: 06/14/2018      Completed: 06/18/2018

**Violations:**

- Corrected      SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE PLANNING DEPARTMENT AND MAY REQUIRE A VARIANCE FROM THE ZONING BOARD OF APPEALS. REMOVE ALL ITEMS STORED OUTSIDE. IF OPEN STORAGE IS DESIRED, SUBMIT A SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.
- Corrected      SECTION 4.39 - EVERY PARCEL OF PROPERTY INCLUDING BUILDINGS VACANT OR OCCUPIED, AND EVERY PART THEREOF, SHALL BE KEPT CLEAN AND SHALL BE KEPT FREE FROM ANY ACCUMULATION OF DIRT, FILTH, RUBBISH, GARBAGE OR OTHER MATTER IN OR ON THE SAME, OR IN THE YARDS, COURTS, PASSAGES, AREA OF ALLEYS CONNECTED THEREWITH OR BELONGING TO THE SAME.

**Comments:**

**FOLLOW-UP Inspection | SARA ZAYAS**

Status: Partially Complied      Result: Partially Complied  
Scheduled: 07/06/2018      Completed: 07/06/2018

**Violations:**

Uncorrected

**Comments:**

NOTES      SPOKE WITH KALVIN ON SITE, GAVE TIME TO CLEAN REAR AREA, MOVING CARS IMMEDIATELY OFF STREET STATED WILL HAVE SIGN REMOVED OVER WEEKEND-SZ

**FIELD INSPECTION Inspection | SARA ZAYAS**

Status: Complied      Result: Complied  
Scheduled: 08/23/2018      Completed: 08/23/2018

**Violations:**

Uncorrected

**Comments:**

**FIELD INSPECTION Inspection | SARA ZAYAS**

Status: Violations      Result: Violations  
Scheduled: 07/26/2018      Completed: 08/02/2018

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment REAR AREA CLEANED UP?

**COMPLAINT ENFORCEMENT # E18-08277**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner:      BRAYS INVESTMENTS LLC KALVEN HERMIZ      Phone: [REDACTED]  
Occupant:      SHERIDAN AUTO PARTS      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 06/11/2018      Date Closed: 06/19/2018      Status: Complied

Complaint:  
EMPLOYEES ARE PARKING IN LOT OF 21279 GROESBECK, USING THEIR PROPERTY TO LOAD & UNLOAD TRUCKS. SG  
Last Action Date,      Last Inspection:  
Last Action:

**FOLLOW-UP INSPECTION BY SARA ZAYAS**

Status: No Violation      Result: No Violation  
Scheduled: 06/14/2018      completed: 06/19/2018

Violations:  
Uncorrected  
Comments:

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**COMPLAINT ENFORCEMENT E18-02776**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner:      BRAYS INVESTMENTS LLC KALVEN HERMIZ      Phone: [REDACTED]  
Occupant:      SHERIDAN AUTO PARTS      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 05/18/2018      Date Closed: 08/30/2018      Status: Complied

Complaint:  
OCC W/O C OF O BK/AH

Last Action Date:      Last Inspection:

Last Action:

**FOLLOW-UP Inspection SARA ZAYAS**

Status: Complied      Result: Complied  
Scheduled: 08/30/2018      Completed: 08/30/2018

Violations:

Uncorrected

Comments:

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**ZONING Enforcement E17-05923**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner: BRAYS INVESTMENTS LLC KALVEN HERMIZ      Phone: [REDACTED]  
Occupant: SHERIDAN AUTO PARTS      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 10/24/2017      Date Closed: 04/04/2018      Status: ISSUED TICKET

Complaint:

Last Action Date:      Last Inspection:

Last Action:

**TICKET Inspection | SARA ZAYAS**

Status: Violations      Result: Violations  
Scheduled: 10/24/2017      Completed: 10/24/2017

Violations:  
Uncorrected  
Comments:

**POST TICKET Inspection | FRANK BADALAMENTE**

Status: Violations      Result: Violations  
Scheduled: 10/27/2017      Completed: 10/27/2017

Violations:  
Uncorrected  
Comments:  
HAND DELIVERED TO      HAND DELIVERED TO OWNER. FB

**FOLLOW-UP Inspection | SARA ZAYAS**

Status: No Change      Result: No Change  
Scheduled: 03/27/2018      Completed: 03/27/2018

Violations:  
Uncorrected  
Comments:

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**ZONING Enforcement | E16-06083**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner:      HERMIZ KALVEN      Phone: [REDACTED]  
Occupant:      SHERIDAN AUTO PARTS      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 11/22/2016      Date Closed: 01/18/2022      Status: CLOSED OLD COMPLAINT

Complaint:  
ILLEGAL FENCE, ILLEGAL OPEN STORAGE, WALL SIGN WITHOUT PERMIT, COC APPLICATION WRONG INFORMATION, AND OBSOLETE SIGN

Last Action Date:      Last Inspection:

Last Action:

**ZONING Inspection | SARA ZAYAS**

Status:      Violations      Result:      Violations  
Scheduled: 11/22/2016      Completed: 11/22/2016

**Violations:**

Uncorrected

**Comments:**

**FOLLOW-UP Inspection | SARA ZAYAS**

Status:      Canceled      Result:      Canceled  
Scheduled: 02/07/2017      Completed: 02/01/2017

**Violations:**

Uncorrected

**Comments:**

**FIELD INSPECTION Inspection | SARA ZAYAS**

Status:      Violations      Result:      Violations  
Scheduled: 10/19/2017      Completed: 10/24/2017

**Violations:**

Uncorrected

**Comments:**

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**ZONING Enforcement** File # 05617

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner: HALABO RAGHID      Phone: [REDACTED]  
Occupant: SHERIDAN AUTO PARTS      Phone: [REDACTED]  
Filer:      Phone:

**Enforcement Information**

Date Filed: 10/06/2015      Date Closed: 01/18/2022      Status: CLOSED OLD COMPLAINT

Complaint:  
COC NOT COMPLETE - ISSUE TICKET

Last Action Date:      Last Inspection:

Last Action:

**FIELD INSPECTION** Inspection | EVERETT MURPHY

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

Violations:  
Uncorrected  
Comments:  
Scheduling Comment COC NOT COMPLETE - ISSUE TICKET

**FOLLOW-UP** Inspection | LYNNE MARTIN

Status: Violations      Result: Violations  
Scheduled: 10/07/2015      Completed: 10/07/2015

Violations:  
Uncorrected  
Comments:  
Scheduling Comment TICKET ISSUED 10/6/15

**FOLLOW-UP** Inspection | EVERETT MURPHY

Status: scheduled      Result: Scheduled  
Scheduled: 11/06/2015      completed:

Violations:  
Uncorrected  
Comments:  
Scheduling Comment COURT DATE?

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**ZONING Enforcement | E15-05533**

**Property Information**

12-13-35-331-001      21311 GROFSBECK      Subdivision: .3 03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner:      HALABO RAGHID      Phone: [REDACTED]  
Occupant:      SHERIDAN AUTO PARTS      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 10/02/2015      Date Closed: 10/14/2015      Status: Complied

Complaint:  
TEMP BANNFR NO PERMIT

Last Action Date:      Last Inspection:

Last Action:

**FIELD INSPECTION Inspection | FRANK BADALAMENTE**

Status: Not Complied      Result: Not Complied  
Scheduled: 10/02/2015      Completed: 10/02/2015

Violations:  
Uncorrected  
Comments:

**FOLLOW-UP Inspection | FRANK BADALAMENTE**

Status: Complied      Result: Complied  
Scheduled: 10/14/2015      Completed: 10/14/2015

Violations:  
Uncorrected  
Comments:

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**ZONING Enforcement | E15-00959**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner: HALABO RAGHID      Phone: [REDACTED]  
Occupant: SHERIDAN AUTO PARTS      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 02/04/2015      Date Closed: 02/24/2015      Status: Complied

Complaint: BARBED WIRE ON FENCE, NOT SURE WHO FENCE BELONGS TO. LAM

Last Action Date:      Last Inspection:

Last Action:

**ZONING Inspection | FRANK BADALAMENTE**

Status: Not Complied      Result: Not Complied  
Scheduled: 02/10/2015      Completed: 02/11/2015

Violations:

Uncorrected

Comments:

Scheduling Comment BARBED WIRE ON FENCE, NOT SURE WHO FENCE BELONGS TO LAM

**FOLLOW-UP Inspection | FRANK BADALAMENTE**

Status: Complied      Result: Complied  
Scheduled: 02/23/2015      Completed: 02/24/2015

Violations:

Uncorrected

Comments:

REMOVED

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**ZONING Enforcement ELS-00613**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner: HALABO RAGHID      Phone: [REDACTED]  
Occupant: SHERIDAN AUTO PARTS      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 01/24/2015      Date Closed: 01/18/2022      Status: CLOSED OLD COMPLAINT  
Complaint: COC EXPIRED  
Last Action Date:      Last Inspection:  
Last Action:

**FOLLOW-UP Inspection | LYNNE MARTIN**

Status: Not Complied      Result: Not Complied  
Scheduled: 03/13/2015      Completed: 03/13/2015

**Violations:**  
Uncorrected  
**Comments:**  
LETTER RETURNED      HAND DELIVERED LETTER 2/19/15 GIVE MORE TIME. LAM  
Scheduling Comment COC FOLLOWUP

**FOLLOW-UP Inspection | FRANK BADALAMENTE**

Status: Not Complied      Result: Not Complied  
Scheduled: 03/16/2015      Completed: 03/16/2015

**Violations:**  
Uncorrected  
**Comments:**  
Scheduling Comment ISSUE TICKET FOR FAILURE TO OBTAIN COC AND NEEDS NEW APP, FEE AND INSPECTIONS. LAM

**FIELD INSPECTION Inspection | EVERETT MURPHY**

Status: Not Complied      Result: Not Complied  
Scheduled: 03/18/2015      Completed: 03/19/2015

**Violations:**  
Uncorrected  
**Comments:**  
Scheduling Comment CK 4 PRM ISSUES - TICKET ISSUED BY FRANK B. -EM

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COMPLAINT Enforcement | E13-01927**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03...  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner:      SHERIDAN AUTO PARTS ATIN: DOUGLAS R SHERIDAN      Phone: [REDACTED]  
Occupant:      Phone: [REDACTED]  
Filer:      Phone:

**Enforcement Information**

Date Filed: 05/22/2013      Date Closed: 05/22/2013      Status: Complied

Complaint:  
PLEASE POST VACANT. JM

Last Action Date:      Last Inspection:

Last Action:

**BUILDING Inspection | MURRAY, TAMMY**

Status: Not Complied      Result: Not Complied  
Scheduled: 05/29/2013      Completed: 05/29/2013

Violations:  
Uncorrected  
Comments:

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**FIELD CHECK/enforcement | E13-07920**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03.  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner: HALABO RAGHID      Phone: [REDACTED]  
Occupant:      Phone:  
Filer:      Phone:

**Enforcement Information**

Date Filed: 12/23/2013      Date Closed: 01/18/2022      Status: CLOSED OLD COMPLAINT

Complaint: CHECK FOR STORAGE AND VEHICLES FOR SALE. LIST ANY PROPPERTY MAINTENANCE ISSUES FOUND.

Last Action Date:      Last Inspection:

Last Action:

**ZONING/FIELD CHECK/Inspection | BADALEMENTE FRANK**

Status: Not Complied      Result: Not Complied  
Scheduled: 12/27/2013      Completed: 12/27/2013

**Violations:**

Uncorrected

**Comments:**

SELLING CARS      WENT INSIDE INQUIRING ABOUT A PART FOR MY VEHICLE. ASKED AS I WAS LEAVING IF THEY SOLD CARS THERE. THE GIRL WORKING THE DECK SAID YES. I INQUIRED WHAT WAS FOR SALE A SHE GAVE ME MULTIPLE VEHICLES, THE MILLAGE AND PRICE, FAB

**FOLLOW-UP/Inspection | EVERETT MURPHY**

Status: Partially Complied      Result: Partially Complied  
Scheduled: 12/30/2013      Completed: 12/30/2013

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment ISSUE TICKETS TO OWNER. OPERATING W/O COC, SELLING VEH W/O A LICENSE AT THIS ADDRESS. 2003 IMPALA 130,000 - 2004 SINATA - 2002 LASABRE 77,000.

**FIELD CHECK/Inspection | EVERETT MURPHY**

Status: Partially Complied      Result: Partially Complied  
Scheduled: 01/08/2014      Completed: 01/08/2014

**Violations:**

Uncorrected

**Comments:**

**FOLLOW-UP/Inspection | EVERETT MURPHY**

Status: Scheduled      Result: Scheduled  
Scheduled: 01/16/2014      Completed:

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment CHECK VARIANCES FOR EDOM ADDRESS.

**ZONING Enforcement # E10-2329**

**Property Information**

12-13-35-331-001      21311 GROESBECK      Subdivision: .3.03.  
WARREN, MI 48089-3141      Lot:      Block:

**Name Information**

Owner:      SHERIDAN AUTO PARTS ATTN: DOUGLAS R SHERIDAN      Phone: [REDACTED]  
Occupant:      Phone: [REDACTED]  
Filer:      Phone:

**Enforcement Information**

Date Filed: 06/11/2010      Date Closed: 07/07/2010      Status: Resolved

Complaint:

Last Action Date:      Last Inspection:

Last Action:

**ZONING Inspection | EVERETT MURPHY**

Status:      Violations      Result:      Violations  
Scheduled: 06/11/2010      completed: 06/11/2010

**Violations:**

Uncorrected

**Comments:**

TALL GRASS, VEH IN TALL GRASS, VEH IN ROW, DUMPSTER IN ROW, VEH 4 SALE ON GRASS

**ZONING Inspection | EVERETT MURPHY**

Status:      Complied      Result:      Complied  
Scheduled: 07/07/2010      completed: 07/07/2010

**Violations:**

Uncorrected

**Comments:**

TALL GRASS, VEH IN TALL GRASS, VEH IN ROW, DUMPSTER IN ROW

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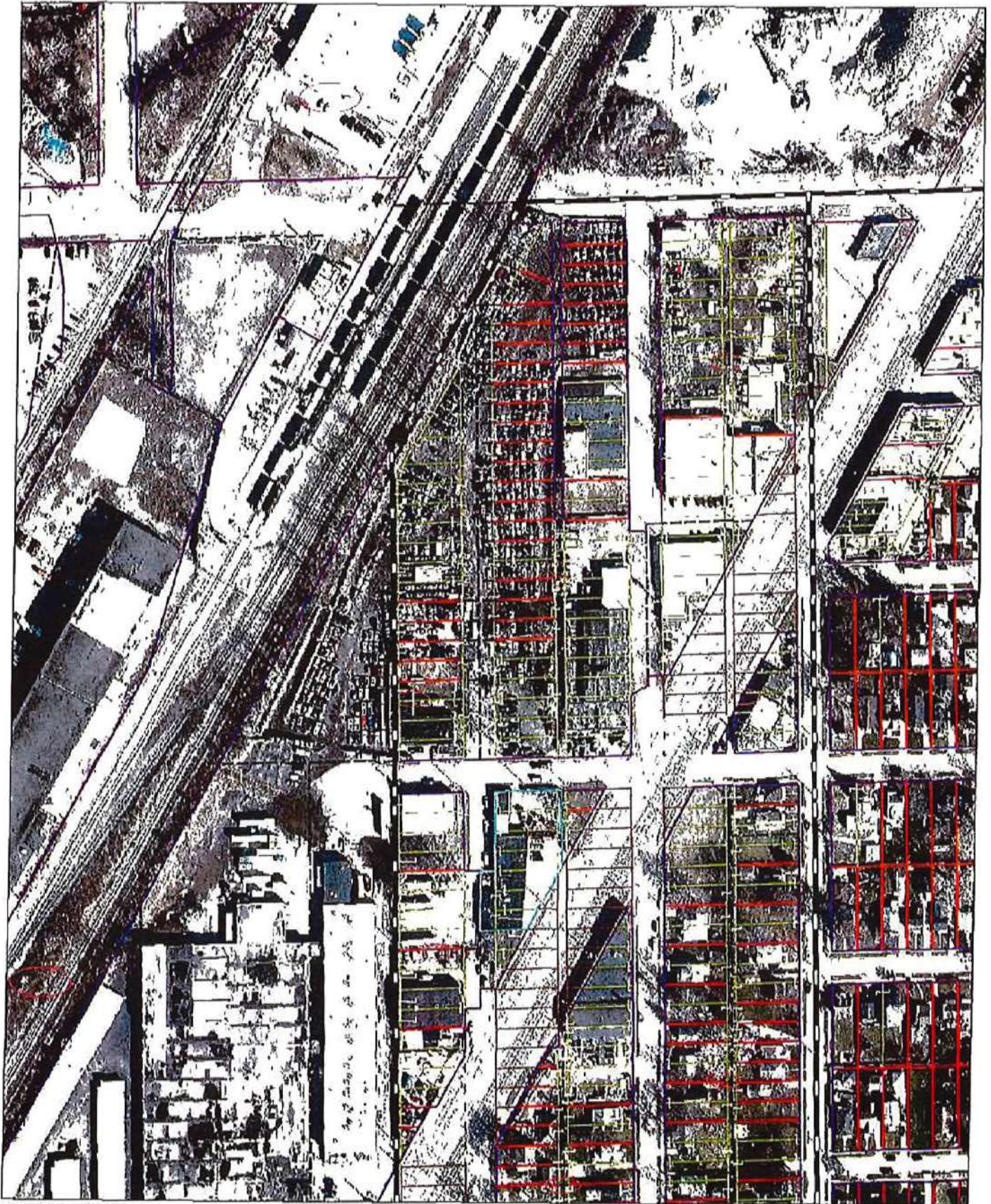
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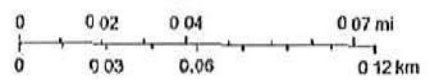
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21311 GROESBECK

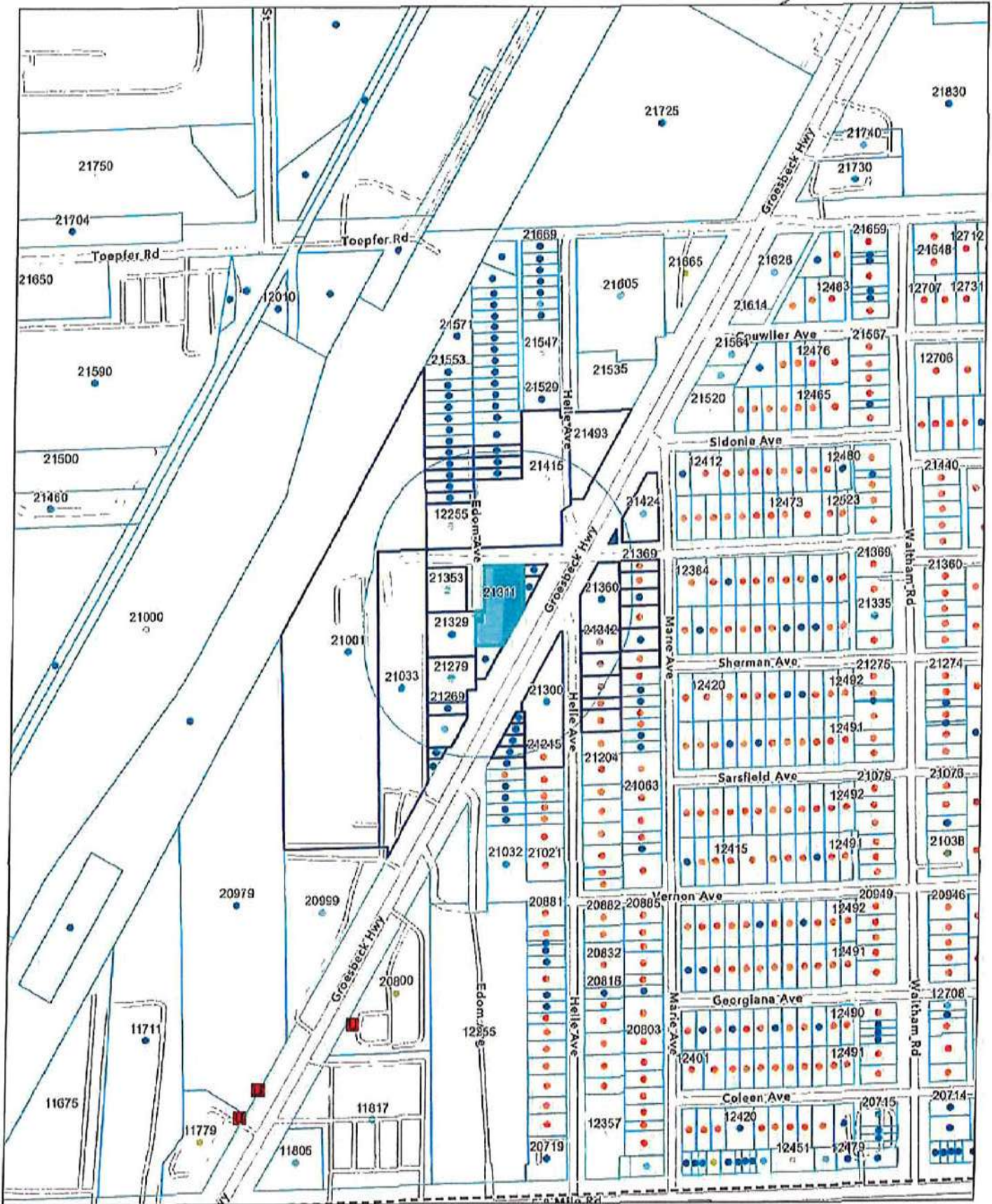


7/25/2025, 8:21:24 AM

1:2,257

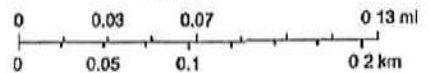


*Handwritten initials*



7/29/2025, 12:45:56 PM

1:3,942



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

CITY OF WARREN

ZONING BOARD OF APPEALS

SUMMARY OF VARIANCE REQUEST

APPLICANT: SHANTELL BURT

REPRESENTATIVE: SHANTELL BURT

COMMON DESCRIPTION: 32548 NEWCASTLE

PARCEL NUMBER: 12-13-02-130-010

ZONED DISTRICT: R-1-A

REASON: Petitioner seeks variance to retain widened driveway.

ORDINANCES and REQUIREMENTS:

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

VARIANCES REQUESTED: Permission to:

Retain 22' of widened driveway from the south corner of the garage to the south property line.

No previous variances requested.

Brian Schuman, Zoning Inspector 3/12/2026 4/1/2026 (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT: SHANTELL BURT**

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

**SECTION 4.06 - YARD USE.**

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

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

Brian Schuman, Zoning Inspector

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

CITY OF WARREN ZONING BOARD OF APPEALS  
APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Shantell Burt  
Address: [REDACTED] MI telephone: [REDACTED]  
Applicant's Email Address: [REDACTED]  prefer email communication  
Name and Address of Property Owner (if different) \_\_\_\_\_

Name of Representative: \_\_\_\_\_ Telephone: \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_  prefer email communication

Address of Property: \_\_\_\_\_

Parcel I.D. No. (as shown on tax bill): 12-13-02-130-010

Purpose of Request: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please explain the nature of your hardship:  
See attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: [Signature] Date: 3/9/26

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 Shantell Burt  
OF [Redacted] son(s) [Redacted]  
Address, City, State Zip Telephone  
THE \_\_\_\_\_ OF \_\_\_\_\_  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Shantell Burt  
\_\_\_\_\_/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 \_\_\_\_\_ \*  
Name(s) of Person(s)

THE \_\_\_\_\_ OF \_\_\_\_\_ \*  
Title of Officer Name of Company

OF \_\_\_\_\_  
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED \_\_\_\_\_ L.S.

SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Macomb

ON THIS 9th DAY OF March, 20 26, 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 Shantell Burt DID SO OF \_\_\_\_\_ OWN FREE WILL AND DEED.

SHONTAE HIGHTOWER  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires 08/20/2030  
Acting in the County of \_\_\_\_\_

Shontae Hightower  
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 08 20 2030

\*\*\*\*\*

NOTICE TO OWNER

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

## **Applicant Statement and Supporting Explanation**

**Property Owner:** Shaantell Burt

**Property Address:** 32548 Newcastle Dr Warren MI 48093

**Date:** March 10, 2026

## **Background**

This documentation was originally submitted to the City in March of 2023 in response to a violation notice regarding the driveway extension at my property. At that time, all requested documents were provided to the City. I was recently informed that the City no longer has a record of those documents. Unfortunately, my own copies were also lost due to a basement flood, and therefore I am recreating and resubmitting the application and supporting documentation.

After the original submission in March 2023, there was no additional communication from the City regarding this matter until recently, nearly three years later.

I have owned and resided at this property since July of 2020.

## **Practical Difficulty and Safety Concerns**

The request for a driveway variance is based on both **practical difficulty and safety concerns** related to parking and traffic conditions on the street.

I own a Ford F-450 dually truck, which is significantly wider than most passenger vehicles. When parked on the street, the width of the truck extends farther into the roadway than a typical vehicle. During the time the driveway extension was completed, there was extensive construction occurring along 14 Mile Road, which redirected a large volume of traffic onto our residential street.

Because of this increased traffic flow, vehicles frequently had difficulty passing safely when my truck was parked along the street. As a result, my truck was struck by passing vehicles on three separate occasions. Additionally, a visitor's vehicle parked in front of my home was also hit by passing traffic.

Larger vehicles, including school buses, also experience difficulty safely passing a wide vehicle parked along the street.

Construction activity later occurred directly on Newcastle itself, which further restricted traffic flow and made street parking even more problematic.

These conditions created an ongoing safety concern not only for my property but also for drivers navigating the street.

## **Environmental and Site Conditions**

There is also a **city-owned tree located directly in front of the property**. Several large branches have fallen from this tree in the past, creating an additional hazard to vehicles parked on the street.

Another issue affecting this property is a **significant drainage problem** in front of the home. During heavy rain and after winter snowmelt, water accumulates in the roadway directly in front of the property. This pooling water frequently makes street parking difficult or impossible.

During the winter months, this water freezes and creates hazardous icy conditions.

Unfortunately, I personally experienced a serious injury related to these conditions. While exiting my vehicle on the street, I slipped on ice that had formed from the pooled water and sustained a severe ankle injury. The fall resulted in breaking all three bones that stabilize the ankle as well as dislocating my foot. This injury required extensive treatment and my ankle has still not fully healed. I continue to experience pain and swelling and can only walk short distances before discomfort occurs.

Parking off the street would significantly reduce the likelihood of similar incidents occurring in the future.

## **Permit Understanding at the Time of Construction**

When the driveway extension was initially completed, we were informed that a permit was not required for the work. Based on this understanding, we proceeded with the project and invested several thousand dollars into completing the concrete extension.

At the time, the increased traffic caused by road construction and the resulting parking difficulties could not reasonably have been anticipated or avoided.

## **Impact on Surrounding Properties**

The driveway extension does **not negatively impact neighboring properties**. The improvement is consistent with residential use of the property and does not create visual blight, safety hazards, or obstruction to surrounding homes.

Additionally:

- The driveway extension is well maintained
- It does not interfere with pedestrian access
- It does not obstruct visibility for drivers
- It does not affect drainage patterns for neighboring properties
- It does not negatively impact property values

## **Basis for Variance Approval**

Granting this variance would allow vehicles to be safely parked off the street and would:

- Improve safety for residents and visitors
- Reduce the likelihood of vehicles being struck by passing traffic
- Improve traffic flow along the street
- Reduce hazards associated with icy roadway conditions
- Prevent further risk of injury when entering or exiting vehicles

The request represents a **reasonable accommodation due to practical difficulty and unique site conditions**, and approval would not be contrary to the public interest nor harmful to the surrounding neighborhood.

For these reasons, I respectfully request that the City approve the driveway variance.

Thank you for your time and consideration.

**Sincerely,**

Shantell Burt

**ZONING Enforcement | E23-03902****Property Information**

12-13-02-130-010      32548 NEWCASTLE      Subdivision:  
 warren, MI 48093-1241      Lot:      Block:

**Name Information**

Owner:      BURT SHANTELL      Phone:  
 Occupant:      Phone:  
 Filer:      Phone:

**Enforcement Information**

Date Filed: 07/24/2023      Date Closed:      Status: In Progress

Complaint:  
 DRIVE WAY HAS BEEN EXPANDED WITHOUT APPROVALS.

Last Action Date:      Last Inspection: 05/27/2026

Last Action:

**ZONING Inspection | DAVID PODESZWIK**

Status: Violations      Result: Violations  
 Scheduled: 09/01/2023      Completed: 09/01/2023

**Violations:**

Uncorrected

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

Status: Scheduled      Result: Scheduled  
 Scheduled: 09/15/2023      Completed:

**Violations:**

Uncorrected

**Comments:****ZONING Inspection | DAVID PODESZWIK**

Status: Violations      Result: Violations  
 Scheduled: 03/03/2026      Completed: 03/03/2026

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment No followup or ticket issued, please restart this. The driveway was installed between 2022-2023.

**FOLLOW-UP Inspection | Suzanne Rutkowski**

Status: Violations      Result: Violations  
 Scheduled: 03/16/2026      Completed: 03/16/2026

**Violations:**

Uncorrected

**Comments:**

TICKET WILL BE WRITEN AND POSTED THURSDAY. SR IS HAVING DIFFICULTY LOCATING PO DL / SOS INFO - WILL NEED TO ASK ASSESSING OR WATER FOR INFO. CALLED WATER AND BILL HAS BEEN PAID ELECTRONICALLY - SHANTELL BURTON - 28859 SYLVAN. SOS DL INFO CONFIRMS THIS NAME AT THIS ADDRESS. EMAIL MIREALTOR06@YAHOO.COM (313) 713-6391.

**TICKET Inspection | Suzanne Rutkowski**

Status: Violations      Result: Violations

Scheduled: 03/19/2026

Completed: 03/19/2026

**Violations:**

Uncorrected

**Comments:**

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FOLLOW-UP Inspection | Suzanne Rutkowski

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Status: Scheduled

Result: Scheduled

Scheduled: 05/27/2026

Completed:

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment CHECK ZBA RESULTS RE DRIVEWAY. TICKET WAS DISMISSED BECAUSE PO SUBMITTED AN ZBA APPLICATION THAT HAD NOT BEEN PROCESSED YET.

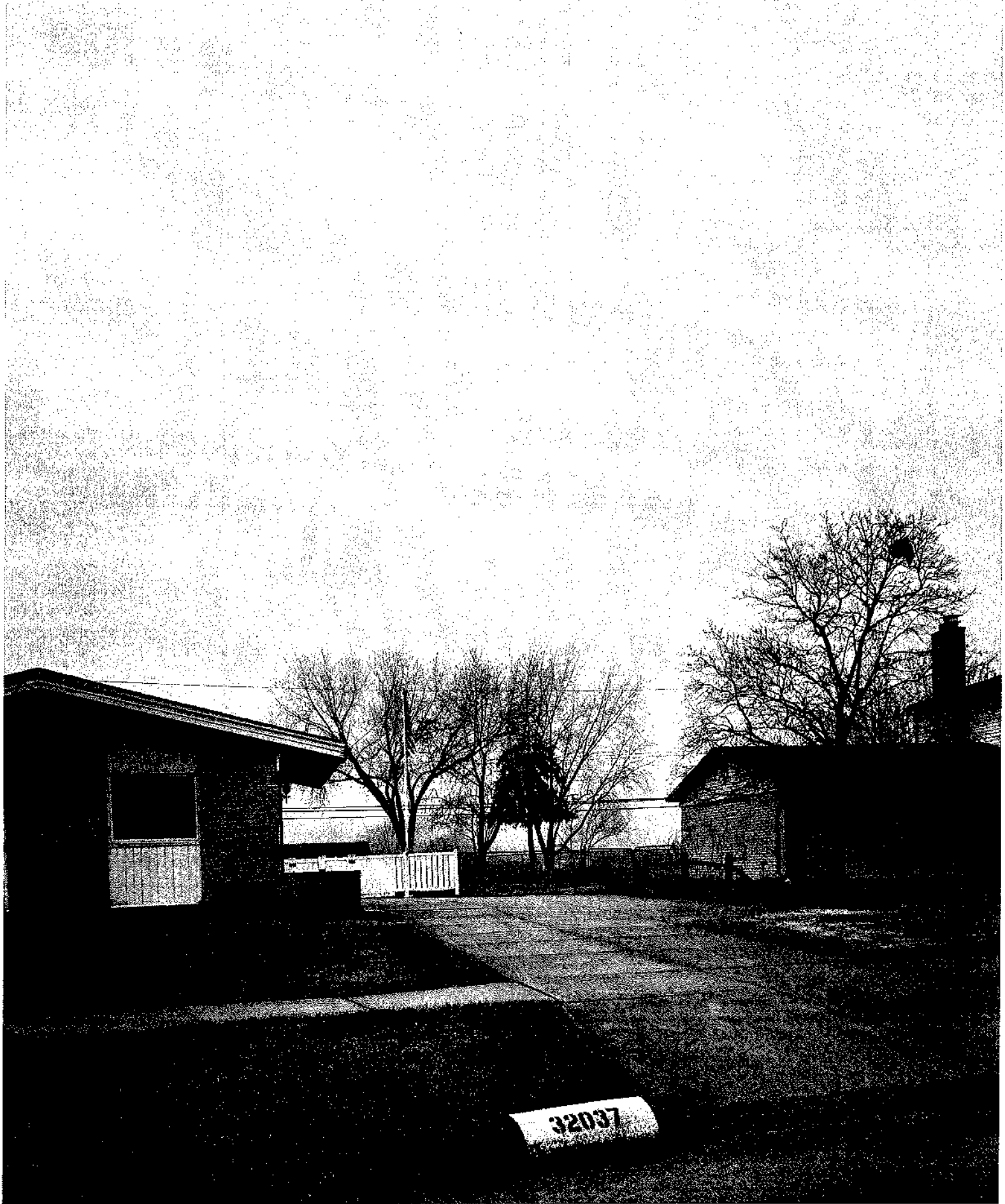
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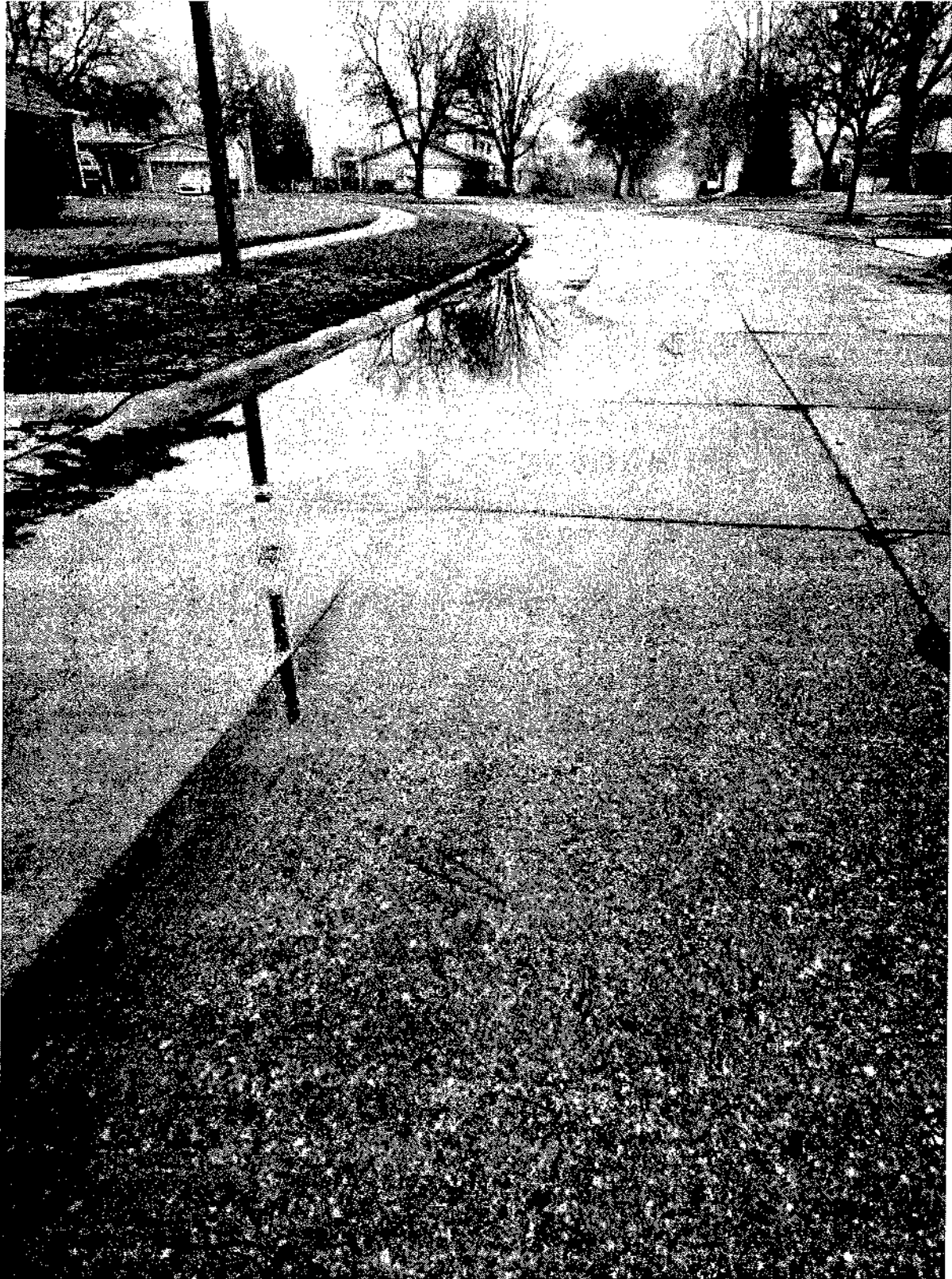


32037











# SITE PLAN

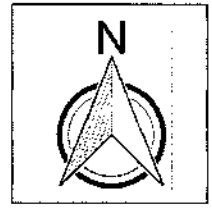
32548 Newcastle Dr

Warren, MI 48093

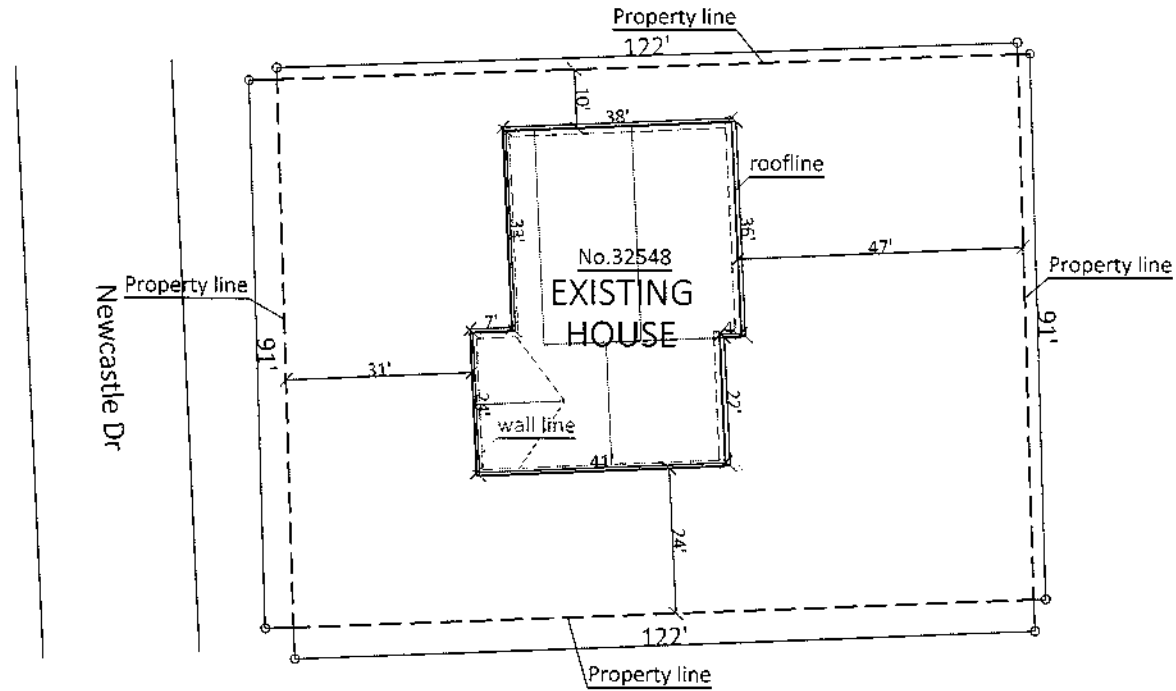
Parcel ID: 12-13-02-130-010

Lot area: 0.25 Acres

Paper Size: 11"x17"



scale 1"=20'



**Disclaimer**  
This is not a Legal Survey, nor is it intended to be or replace one.  
These measurements are approximate and are for illustrative purposes only.  
This work product represents only general location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

To Whom it May Concern.

I am a neighbor to 32548 Newcastle Drive Warren MI 48093. My name is ELIA BARSHEFF  
My address is 33517 Newcastle

I am aware of the driveway extension, and I do not see the driveway extension of the above-mentioned address as a nuisance. Nor does it negatively affect the appearance of the neighborhood. The driveway is maintained and keeps extra traffic off the street and improves traffic flow.

*Elia Barsheff*

To Whom it May Concern.

I am a neighbor to 32548 Newcastle Drive Warren MI 48093. My name is Angel Samuel  
My address is 32831 Newcastle Dr. Warren, MI 48093

I am aware of the driveway extension, and I do not see the driveway extension of the above-mentioned address as a nuisance. Nor does it negatively affect the appearance of the neighborhood. The driveway is maintained and keeps extra traffic off the street and improves traffic flow.

*Angel Samuel*

To Whom it May Concern.

I am a neighbor to 32548 Newcastle Drive Warren MI 48093. My name is Mai Xiong  
My address is 32820 Newcastle Dr

I am aware of the driveway extension, and I do not see the driveway extension of the above-mentioned address as a nuisance. Nor does it negatively affect the appearance of the neighborhood. The driveway is maintained and keeps extra traffic off the street and improves traffic flow.



# SITE PLAN

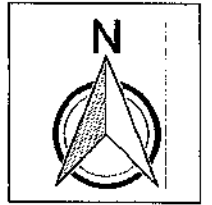
32548 Newcastle Dr

Warren, MI 48093

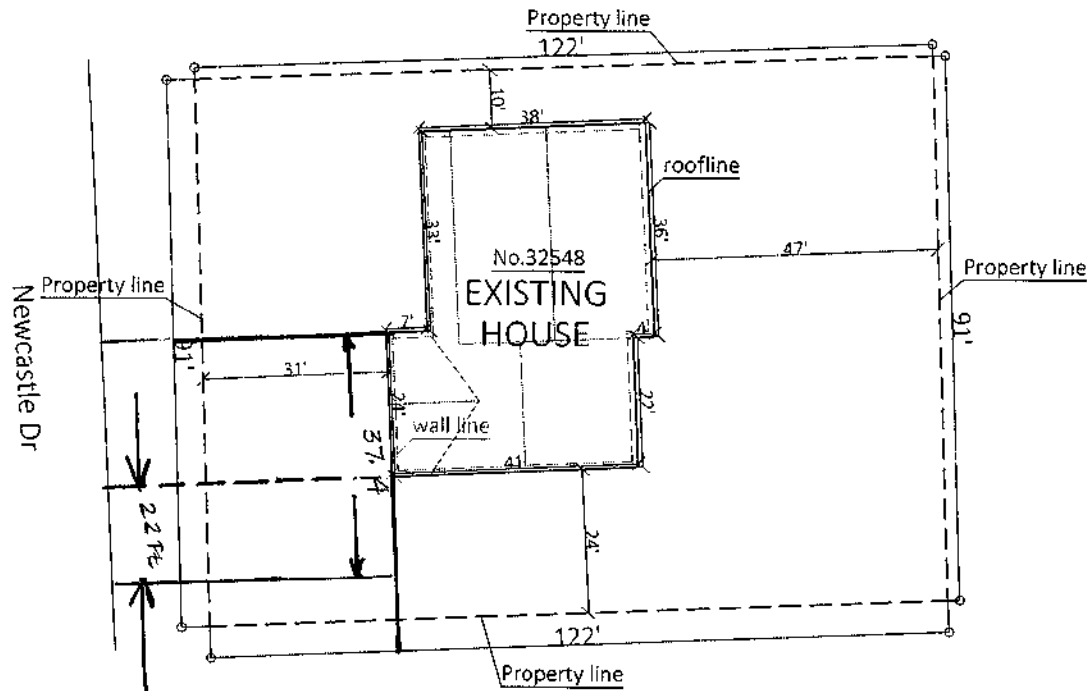
Parcel ID: 12-13-02-130-010

Lot area: 0.25 Acres

Paper Size: 11"x17"



scale 1"=20'



### Disclaimer

This is not a legal Survey, nor is it intended to be or replace one.

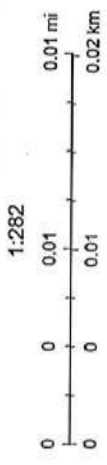
These measurements are approximations and are for illustrative purposes only.

This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

32548 NEWCASTLE

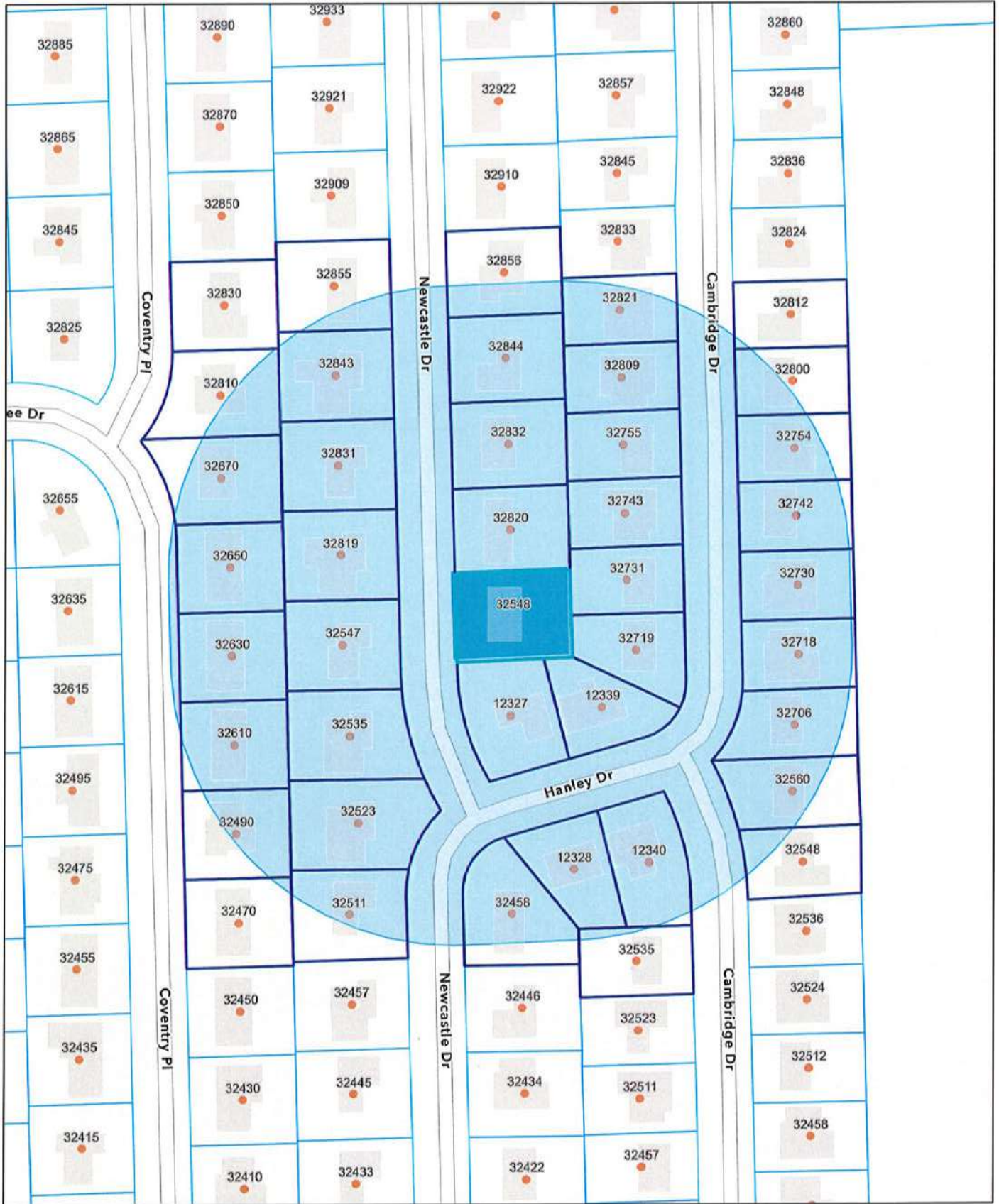


4/1/2026, 7:18:06 AM



This layer is visible at all scales. | This layer is visible between the scale 1:1 - 1:20,000. | ArcGIS Web AppBuilder

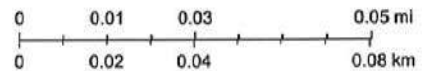
# 32548 Newcastle



4/8/2026, 12:31:21 PM

38

1:1,560



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: APRIL 22, 2026 at 7:00 P.M.**

**Applicant:** SHANTELL BURT  
**Common Description:** 32548 NEWCASTLE

**VARIANCE(S) REQUESTED: Permission to:**

Retain 22' of widened driveway from the south corner of the garage to the south property line.

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

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

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

You may e-mail: [njones@cityofwarren.org](mailto: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: LORRAINE SCOTT & LINDA WEIER

REPRESENTATIVE: ANTHONY ZERILLI

COMMON DESCRIPTION: 28771 BUNERT

PARCEL NUMBER: 12-13-13-129-008

ZONED DISTRICT: R-1-C

REASON: Petitioner seeks variances to retain oversize accessory structure and waive required driveway.

ORDINANCES and REQUIREMENTS:

SECTION 5.01 (i) - USES PERMITTED. Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

SECTION 4.32 (k) - OFF-STREET PARKING REQUIREMENTS. All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced with concrete or plant-mixed bituminous material...

VARIANCES REQUESTED: Permission to:

- 1) Retain a 46' x 24' (1,104 sq/ft) garage in addition to the 576 sq/ft attached garage for a total of 1,680 sq/ft of accessory structure floor area.
2) To waive the required hard surface driveway leading to the detached garage.

No previous variances requested.

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:** Lorraine Scott & Linda Weier

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

**SECTION 5.01 (i) - USES PERMITTED.**

Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

**SECTION 4.32 (k) - OFF-STREET PARKING REQUIREMENTS.**

All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced with concrete or plant-mixed bituminous material...

**[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: Lorraine Scott & Linda M. Weier

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) \_\_\_\_\_

Name of Representative: Anthony E. Zerilli Telephone: [REDACTED]

Representative's Address: [REDACTED]

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

Address of Property: 28771 Bunert Rd. Warren, MI 48088

Parcel I.D. No. (as shown on tax bill): 12-13-13-129-008

Purpose of Request: The property owners request a dimensional variance to allow the continued existence of a detached accessory garage that exceeds the current maximum size limitation for accessory buildings under the Warren Zoning Ordinance SECTION 5.01. The structure has existed on the property since 1960 and appears in historical aerial imagery from 1964 (attached).

This variance request arises from a recent zoning review conducted during a proposed lot split application.

In response to the City's review, the property owners have already removed two other accessory structures from the property that were also identified. The remaining structure is a long-standing rear garage which the owners request permission to retain.

Please explain the nature of your hardship:

The practical difficulty arises from the existence of a long-standing detached garage that predates the current accessory building size limitations contained in the zoning ordinance.

Strict enforcement of the current size limitation would require demolition of a structure that has been part of the property configuration since 1960.

The structure does not create adverse impacts to neighboring properties and the owners have already acted in good faith by removing additional accessory structures identified during the City's review.

Granting the variance would allow the continued reasonable use of the property while preserving a long-standing structure.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE Lorraine Scott and Linda M. Weier  
Name(s) of Person(s)  
OF 39654 EDMONT STERLING HEIGHTS, MI 48310 586-625-6707  
Address, City, State Zip Telephone  
THE \_\_\_\_\_ OF \_\_\_\_\_  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT \_\_\_\_\_  
I/We/It  
\_\_\_\_\_/RECORDED LAND CONTRACT PURCHASER(S) X/RECORDED DEEDHOLDER(S)

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Anthony Zerilli \*  
Name(s) of Person(s)

THE \_\_\_\_\_ OF \_\_\_\_\_ \*  
Title of Officer Name of Company

OF \_\_\_\_\_  
Address, City, State Zip Telephone

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

FURTHER, DEPONENT SAYS NOT.

SIGNED \_\_\_\_\_ L.S.

SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_ COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: \_\_\_\_\_

\*\*\*\*\*

**NOTICE TO OWNER**

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

**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.

Strict application of the current accessory building size limit would require demolition of a long-existing structure that has been part of the property for many decades. Removal would create an unnecessary burden on the property owners without providing a meaningful benefit to surrounding properties or the public.

**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 current property owners. The garage existence predates the ownership of the current owners as well as current zoning dimensional standards.

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

The property is a larger residential parcel containing long-standing accessory structures that were constructed under earlier development patterns. The age and configuration of the existing structures create a situation that differs from newer residential developments built under current zoning standards.

**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 garage has existed on the property for decades without creating adverse impacts to neighboring properties.

Granting the variance will not impair surrounding property values, reduce access to light or air, or create 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 request is not based on personal preference or financial gain but rather on the desire to preserve a long-standing structure that has historically existed on the property.

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

The variance is necessary to allow the continued existence of the structure and reasonable use of the property.

## **Variance Application Summary – 28771 Bunert Rd**

Property owners Lorraine Scott and Linda M. Weier respectfully submit this application for a dimensional variance related to an existing detached accessory garage located at the rear of the property.

During the City's zoning review associated with a proposed lot split, several accessory structures on the property were identified. In response, the property owners acted in good faith by removing two of the three accessory structures from the property at their own expense.

City property records identify the detached garage as having been **constructed in 1960 with a 42-inch foundation.**

This variance request relates to this remaining rear garage structure.

**Note:** The property is currently listed for sale and the owners respectfully request the earliest available Zoning Board hearing date.

### **Supporting Materials Included**

- Cover Sheet
- Violation Letter
- Violation Letter w/ Response of Action
- Exhibit A – Property overview and diagram
- Exhibit B – City Property Record
- Historical aerial imagery
- Current property photos

March 6, 2026

SCOTT LORRAINE L & WEIER LINDA M  
39654 EDGEMONT  
STERLING HEIGHTS, MI 48310

Re: Violations at 28771 BUNERT

The following violation(s) were found on 1/9/2026:

**SECTION 4.06 - YARD-USE. (Resolved per removal of the 2 other accessory structures)**

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

**SECTION 22.02 – Failure to obtain permits for:**

1. the expansion of the rear garage, (Resolved - No expansion was ever made)
2. the lean-to on existing attached garage, (Resolved structure removed)
3. the garage like structure in the front yard off the drive, (Resolved structure removed)
- and 4. any other smaller structure. (Resolved – no other structures)

**SECTION 4.20 - DETACHED ACCESSORY BUILDINGS**

**(Resolved per removal of the 2 other accessory structures)**

Shall require permits, be fixed to a permanent foundation, only 1 detached accessory building other than a garage, shall not exceed 120 square feet.

**SECTION 5.01 - USES PERMITTED: (Pending Variance Application Approval)**

One private garage, All garages and/or accessory buildings shall not contain more than seven hundred square feet.

- Rear-garage (1960): 46' x 24' (1,104 sq ft)
- Apron: 46' x 14'

**SECTION 4.32 - (Pending Variance Application Approval)**

All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced with concrete or plant-mixed bituminous material.

***Corrections shall be made within 10 days and a re-inspection requested by calling (586) 574 4610. Failure to comply will result in a blight violation with fines up to \$1,000.00 per day for each violation and require you to appear in 37th District Court.***

**ZONING Enforcement | E26-10524**

**Property Information**

12-13-13-129-008      28771 BUNERT      Subdivision:  
WARREN, MI 48088-3815      Lot:      Block:

**Name Information**

Owner:      SCOTT LORRAINE L & WEIER LINDA M      Phone:  
Occupant:      Phone:  
Filer:      Phone:

**Enforcement Information**

Date Filed:    03/06/2026      Date Closed:      Status: In Progress

Complaint:

Last Action Date:      Last Inspection: 04/20/2026

Last Action:

**ZONING Inspection | STEVEN WATRIPONT**

Status:    Violations      Result:    Violations  
Scheduled: 03/06/2026      Completed: 03/06/2026

**Violations:**

- Uncorrected      SECTION 4.20 - DETACHED ACCESSORY BUILDINGS  
Shall require permits, be fixed to a permanent foundation, only 1 detached accessory building other than a garage, shall not exceed 120 square feet.
- Uncorrected      SECTION 5.01 - USES PERMITTED: One private garage, All garages and/or accessory buildings shall not contain more than seven hundred square feet.
- Uncorrected      SECTION 22.02 - Failure to obtain permits for: 1. the expansion of the rear garage, 2. the lean-to on existing attached garage, 3. the garage like structure in the front yard off the drive, and 4. any other smaller structure.
- Uncorrected      SECTION 4.06 - YARD-USE.  
No part of any required yard, except a rear or side yard shall be used for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.
- Uncorrected      All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced with concrete or plant-mixed bituminous material

**Comments:**

**FOLLOW-UP Inspection | STEVEN WATRIPONT**

Status:    Scheduled      Result:    Scheduled  
Scheduled: 04/20/2026      Completed:

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment request for violations.  
Going to ZBA on 4/8/26.

## Exhibit A – Property Overview

**Variance Request – 28771 Bunert Rd., Warren, Michigan**

**Owners:** Lorraine Scott & Linda M. Weier

**Representative:** Tony Zerilli

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### Variance Request

Owners respectfully request relief from the accessory building size limitation to allow the continued existence of the long-standing rear garage.



### Property Summary

- Parcel Size: **Approximately 0.992 acres**
- Zoning District: Residential
- City property assessment records identify the detached garage as a 1,104 square foot structure constructed in 1960 with a 42-inch foundation (**see Exhibit B**)
- Request: **Dimensional variance** to allow the **continued existence of a long-standing rear accessory garage** that has been present on the property for many decades..

## **Background**

- The rear garage has existed **since 1960** and appears in the **1964 historical aerial imagery** (see attached)
- It was **only during the City's review of a proposed lot split**, where 3 accessory structures were identified – but not due to any complaint or safety concern.

**Good Faith Compliance:** Owners removed two accessory structures in good faith at their own expense.

- Lean-to structure **removed**
  - Side accessory garage **removed**
  - Property now contains **only one detached accessory structure**
- 

## **Current Property Layout**

- House
- Garage
- Concrete apron
- Areas where structures were removed



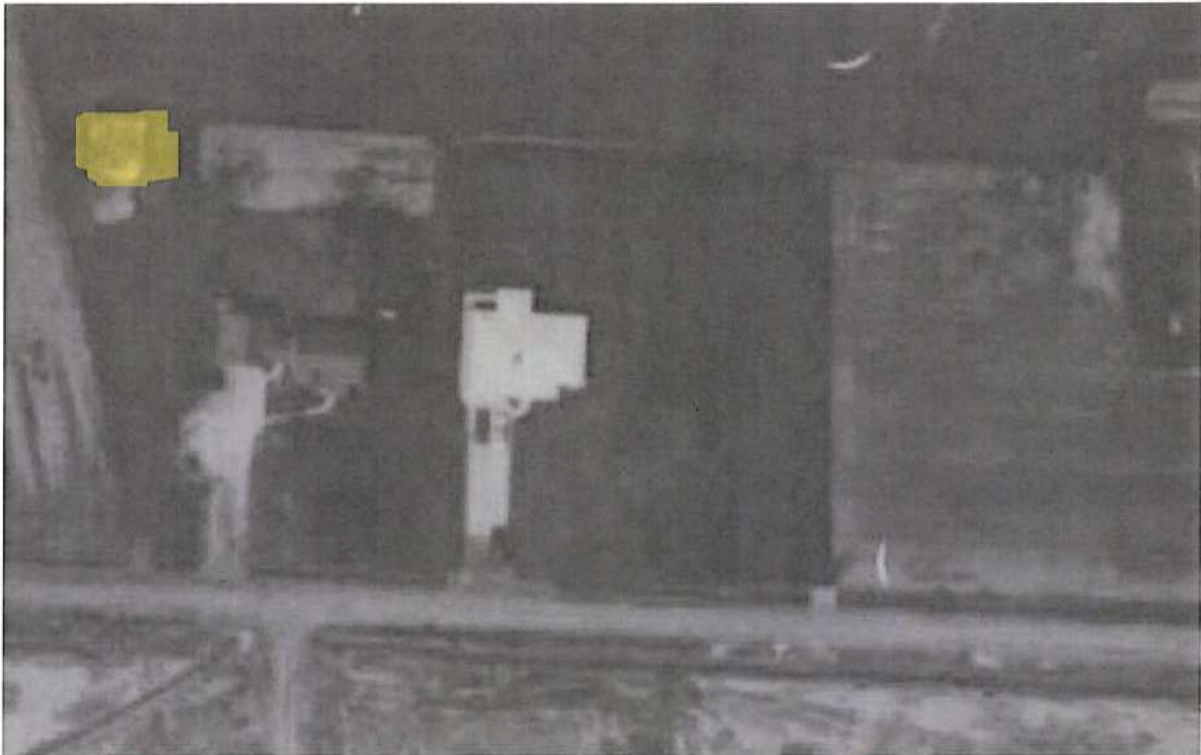
**Exhibit B – City Property Record**

<https://bsaonline.com/>

***Garage Information***

Area (Attached garage)	576 sq ft	Exterior	Brick
Foundation	42 Inch	Common Wall	1 Wall
Year Built	1952	Finished	Yes
Auto Doors	0	Mech Doors	0
Area (detached garage)	1,104 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	Detached
Year Built	1960	Finished	No
Auto Doors	0	Mech Doors	0

**1964 Historical Photo:**



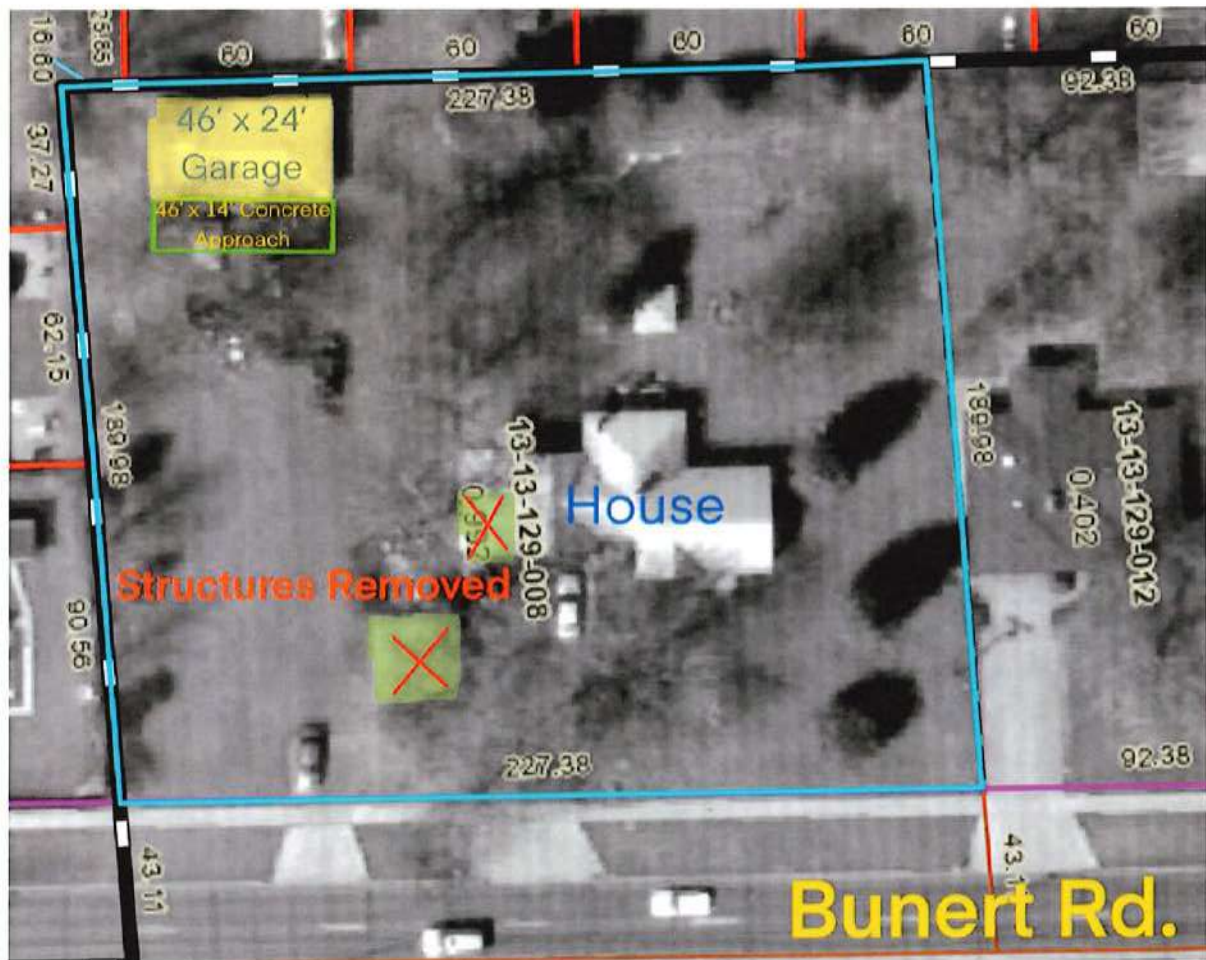
**1972:**



**1990:**



2020 aerial w/ overlay & dimensions:



**Images before removal of 2 accessory structures:** Removed in good faith prior to official notice from the city:



**Structures removed highlighted in RED:**



**After:**



**Rear Garage: (Pending Variance Approval to Retain)**

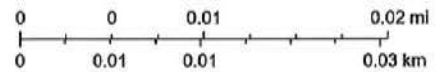


# 28771 BUNERT

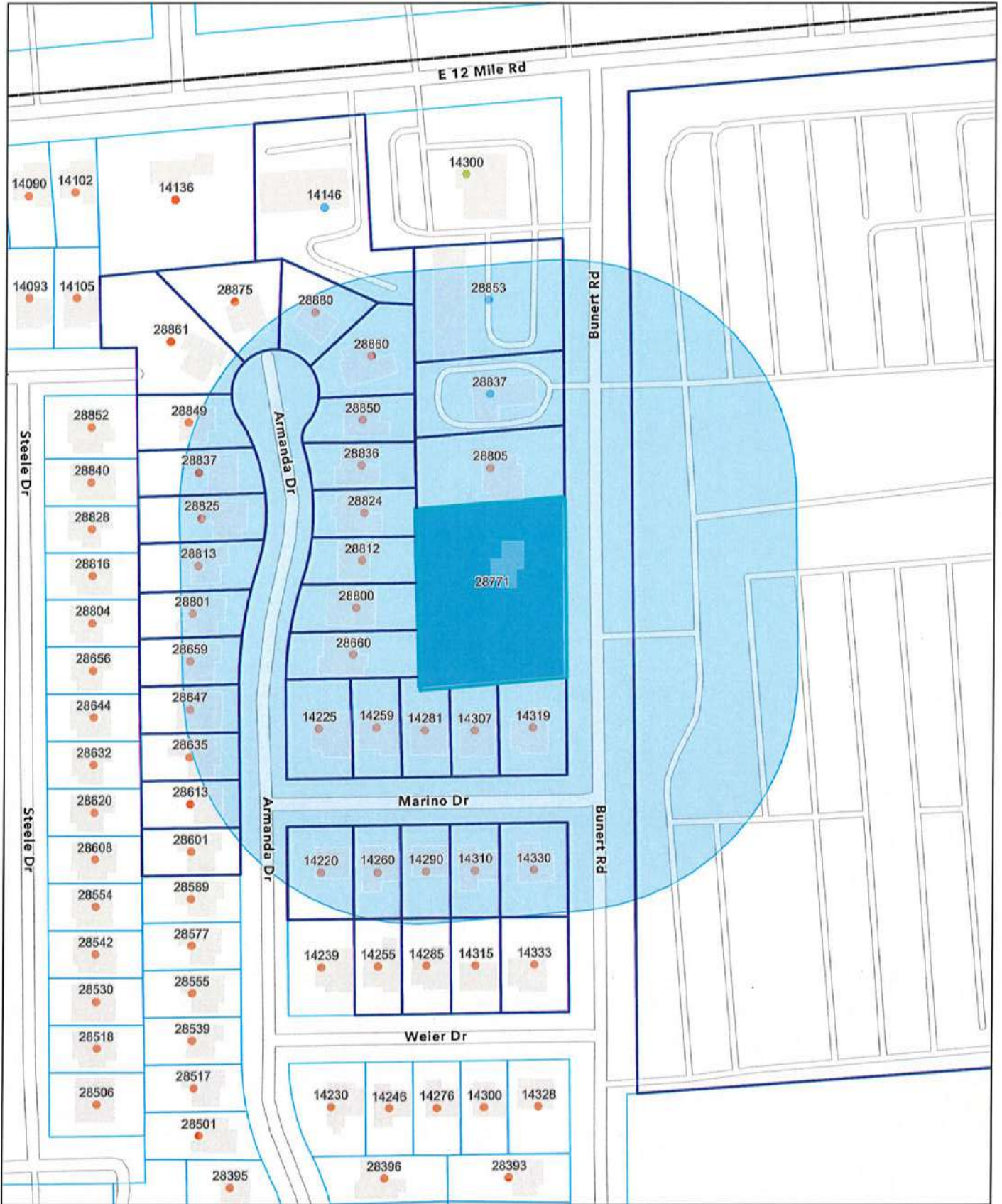


4/1/2026, 3:00:00 PM

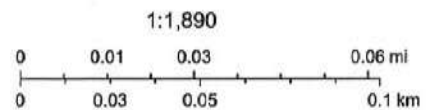
1:564



# 28771 Bunert



4/8/2026, 12:35:23 PM



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: APRIL 22, 2026 at 7:00 P.M.**

**Applicant:** LORRAINE SCOTT and LINDA WEIER  
**Common Description:** 28771 BUNERT

**VARIANCE(S) REQUESTED: Permission to:**

- 1) Retain a 46' x 24' (1,104 square ft.) garage in addition to the 576 square ft. attached garage for a total of 1,680 square ft. of accessory structure floor area.
- 2) Waive the required hard surface driveway leading to the detached garage.

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](mailto: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: JONATHON SULAKA

REPRESENTATIVE: JONATHON SULAKA

COMMON DESCRIPTION: **24800 HOOVER**

PARCEL NUMBER: 12-13-26-101-026

ZONED DISTRICT: M-2

REASON: Petitioner seeks to conduct temporary outdoor sales of fireworks, same as last year.

ORDINANCES and REQUIREMENTS:

**SECTION 4.48 - TEMPORARY OUTDOOR RETAIL SALES IN COMMERCIAL AND INDUSTRIAL DISTRICTS.** Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.

**SECTION 4.52 (d) - STANDARDS FOR TEMPORARY OUTDOOR RETAIL SALES APPROVAL.** No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

VARIANCES REQUESTED: Permission to:

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 30' x 30' (900 sq/ft) tent in an area designated for parking from 9:00 a.m. to 9:00 p.m. June 21, 2026 through July 6, 2026.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

3/13/2026

4/1/2026 (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT: JONATHON SULAKA**

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

**SECTION 4.48 - TEMPORARY OUTDOOR RETAIL SALES IN COMMERCIAL AND INDUSTRIAL DISTRICTS.**

Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.

**SECTION 4.52 (d) - STANDARDS FOR TEMPORARY OUTDOOR RETAIL SALES APPROVAL.**

No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

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

Brian Schuman, Zoning Inspector

\$250 SW 3/13/26

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: Jonathon Sulaka

Address: [REDACTED] Telephone: [REDACTED]

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

Name and Address of Property Owner (if different) Johni Matti / Matti 4 Properties  
[REDACTED]

Name of Representative: Jonathon Sulaka Telephone [REDACTED]

Representative's Address: [REDACTED]

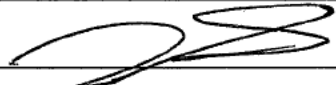
Representative's Email Address: [REDACTED]  prefer email communication

Address of Property: 24800 Hoover Rd Warren, MI 48089

Parcel I.D. No. (as shown on tax bill): 13-26-101-020

Purpose of Request: To conduct outside sales of Michigan Legal Fireworks from  
June 21, 2026 thru July 6, 2026 (9:00am - 9:00pm)

Please explain the nature of your hardship:  
1) Need approval from ZBA to obtain a temporary outside sales license.  
2) Need a variance to omit 12 parking spaces for the purpose of outside sales.

Signature:  Date: 3/2/26

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 Johni Matti  
OF [REDACTED]  
Address, City, State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_  
THE Owner OF Value Fresh Market Place (land & business)  
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)

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 Jonathon Sulaka \*  
Name(s) of Person(s) \_\_\_\_\_

THE Owner OF AJ's Fireworks LLC \*  
Title of Officer \_\_\_\_\_ Name of Company \_\_\_\_\_

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

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.  
FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] \_\_\_\_\_ L.S.  
SIGNED MARIE GIANNONI \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

**NOTARY PUBLIC - STATE OF MICHIGAN**  
**COUNTY OF MICHIGAN**  
My Commission Expires 04-Feb-2031  
Acting in the County of Macomb

STATE OF MICHIGAN  
COUNTY OF Macomb

ON THIS 2nd DAY OF March, 2020, BEFORE ME PERSONALLY CAME  
Johni Matti, 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.

2/2/20  
[Signature]

Marie Giannoni  
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 2/4/31

\*\*\*\*\*

Macomb

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.

**24800 HOOVER**

**05/14/2025**

**LEGAL DESCRIPTION: 13-26-101-026**

**VARIANCES REQUESTED: Permission to**

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 30' x 30' (900 square ft.) tent in an area designated for parking from 9:00 a.m. to 9:00 p.m. June 21, 2025 through July 6, 2025.

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

**24800 HOOVER**

LEGAL DESCRIPTION: 13-26-101-026

**05/12/2021**

**VARIANCES REQUESTED: Permission to**

- 1) Conduct a seasonal outdoor sales operation in an area of 30 ft. x 30 ft. (900 square ft.) from June 20, 2021 through July 7, 2021 from 9:00 am to 9:00 pm.
- 2) Waive 12 additional off-street parking spaces for the outdoor sale and where the tent is located.

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

**24800 HOOVER**

LEGAL DESCRIPTION: 13-26-101-026

**6/10/2020**

**VARIANCES REQUESTED: Permission to**

- 1) Conduct a seasonal outdoor sales operation in an area of 30' x 30' (900 square ft.) from June 20, 2020 through July 6, 2020 from 9 a.m. to 9 p.m.
- 2) Waive twelve (12) additional off-street parking spaces for the outdoor sale and where the tent is located.

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

**04/10/2024**

**24800 HOOVER**

LEGAL DESCRIPTION: 13-26-101-026

**VARIANCES REQUESTED: Permission to**

Conduct a seasonal outdoor sales operation of Michigan legal fireworks in an area of 30' x 30' (900 square ft.) from June 21, 2024 through July 6, 2024 from 9:00 a.m. to 9:00 p.m.

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

**05/10/2023**

**24800 HOOVER**

LEGAL DESCRIPTION: 13-26-101-026

**VARIANCES REQUESTED: Permission to**

Conduct a seasonal outdoor sales operation of Michigan legal fireworks in an area of 30 ft. x 30 ft. (900 square ft.) from June 23, 2023 through July 6, 2023 from 9 a.m. to 9 p.m.

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

**04/13/2022**

**24800 HOOVER**

LEGAL DESCRIPTION: 13-26-101-026

**VARIANCES REQUESTED: Permission to**

Conduct a seasonal outdoor sales operation in an area of 30 ft. x 30 ft. (900 square ft.) from June 20, 2022 through July 7, 2022 from 9am to 9pm.

The petitioner's request was **APPROVED** with the condition that weights are added to secure the tent.

**24800 Hoover**  
LEGAL DESCRIPTION: 13-26-101-026

**5/08/2019**

**VARIANCES REQUESTED: Permission to**

1. Conduct a seasonal outdoor sales operation in an area of 30' x 30' (900 sq. ft.), from June 21, 2019 through July 7, 2019 from 9 a.m. to 9 p.m.
2. Waive 12 additional off-street parking spaces for the outdoor sale and where the tent is located.

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

**24800 Hoover**  
LEGAL DESCRIPTION: 13-26-101-026

**4/25/2018**

**VARIANCES REQUESTED: Permission to**

1. Conduct a seasonal outdoor sales operation in an area of 30 x 30 (900 square feet), from June 20, 2018 through July 6, 2018 from 9 am to 9 pm.
2. Waive 12 additional off-street parking spaces for the outdoor sale and where the tent is located.

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

**24800 Hoover Road**  
LEGAL DESCRIPTION: 13-26-101-020

**4/25/2017**

**VARIANCES REQUESTED: Permission to**

- 1) Waive 88 required off-street parking spaces.
- 2) Allow two rows at 19-foot-long of parking spaces.

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

**24800 Hoover Road**  
LEGAL DESCRIPTION: 13-26-101-020

**5/25/2016**

**VARIANCES REQUESTED: Permission to**

1. Conduct a seasonal outdoor sales operation in an area of 30' x 30' (900 square feet) from June 23, 2016 through July 6, 2016 from 9 am to 9 pm.
2. Waive 12 additional off-street parking spaces for the outdoor sale and where the tent is located.

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

**24800 Hoover Road**  
LEGAL DESCRIPTION: 13-26-101-020

**5/25/2016**

**VARIANCES REQUESTED: Permission to**

1. Waive 99 required off street parking spaces.
2. Retain 18 foot long parking spaces.

This matter was **Tabled** to a date unknown; that would be determined after it goes to the Planning Commission.

**24800 Hoover**

**6/11/2008**

VALUE FRESH MARKET PLACE, LARRY FARIDA, AFENDI II LLC, 24800 Hoover, 13-26-101-020 - **GRANTED** request to To renovate the existing ground sign (ZBA approved 6/10/70) 6' x 10' (160 sq. ft.) and install an electronic message center 4.3' x 15' (64.5 sq. ft.) inside the existing sign frame. Also, to erect two (2) wall signs on the face of the building. One (1) sign 5.6' x 20' (112 sq. ft.) and one (1) sign 2' x 11.2' (22.4 sq. ft.). Total of 132.4. sq. ft. of wall signage, as presented in the revised design package. **WITH THE CONDITION** that there will be no flashing, blinking or scrolling of the electronic sign and that it will not change more than four (4) times per day.

24800 Hoover Rd.

Beaton Sign, Inc.  
18615 Weaver, Detroit

Tabled at the Meeting of December 8, 1971 until Wednesday, January 12, 1972.

Tabled indefinitely at the Meeting of January 12, 1972.

Request granted at the Meeting of January 17, 73 for permission to erect a 3'x7' sign to an existing sign 11 ft. from the front property line.

24800 Hoover Road

Beaton Sign, Inc.

Rep: David Beaton

Granted permission to erect 35' sign at the Meeting of June 10, 1970.

**24800 Hoover Rd.**

**1/21/70**

BORMAN'S INCORPORATED, 24800 Hoover Road, also known as 13-26-101-020 - **GRANTED** permission to hardsurface the front yard on Hoover Road and Ten Mile Road and use for parking with the condition they provide an 11 foot greenbelt on Hoover Road and Ten Mile Road.

24800 Hoover

Borman's Inc.

Granted at the meeting of January 21, 1970 with condition - 11' greenbelt.

**ZONING Enforcement | E11-5881**

**Property Information**

12-13-26-101-026      24800 HOOVER      Subdivision: 13-26-101-020  
WARREN, MI 48089      Lot:      Block:

**Name Information**

Owner: VALUE FRESH MARKETPLACE      Phone: [REDACTED]  
Occupant: DAVID NAJOR      Phone: [REDACTED]  
Filer:      Phone:

**Enforcement Information**

Date Filed: 05/17/2011      Date Closed: 05/20/2011      Status: Resolved

Complaint:

Last Action Date:      Last Inspection:

Last Action:

**ZONING Inspection | EVERETT MURPHY**

Status: Complied      Result: Complied  
Scheduled: 05/20/2011      Completed: 05/20/2011

**Violations:**

Uncorrected

**Comments:**

**ZONING Inspection | EVERETT MURPHY**

Status: Violations      Result: Violations  
Scheduled: 05/17/2011      Completed: 05/17/2011

**Violations:**

Corrected

SECTION 4.32(K) -- ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED IN A USABLE DUSTPROOF CONDITION, SHALL BE GRADED AND DRAINED TO DISPOSE OF ALL SURFACE WATER, PROVIDE PROTECTIVE BUMPER CURBS AS PER SECTIONS 4.32 (I) AND 16.07, AND SHALL OTHERWISE COMPLY WITH SECTION 2.46 AND 16.05 OF THIS ORDINANCE.

A COMPLAINT HAS BEEN TO THE CITY REGARDING THE CONDITION OF THE PARKING LOT. REPAIR HOLES IN PARKING LOT AND ELIMINATE ANY TRIP HAZZARDS.

**Comments:**

POT HOLES      POT HOLES

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**Enforcement | E12-8035**

**Property Information**

12-13-26-101-026      24800 HOOVER      Subdivision: 13-26-101-020  
WARREN, MI 48089      Lot:      Block:

**Name Information**

Owner: VALUE FRESH MARKETPLACE      Phone: [REDACTED]  
Occupant: DAVID NAJOR      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 01/09/2012      Date Closed: 01/27/2012      Status: Resolved

Complaint:

Last Action Date:      Last Inspection:

Last Action:

**SERVICE Inspection | DEBORAH WENSON**

Status: Complied      Result: Complied  
Scheduled: 01/27/2012      Completed: 01/27/2012

**Violations:**

Uncorrected

**Comments:**

**SERVICE Inspection | DEBORAH WENSON**

Status: Violations      Result: Violations  
Scheduled: 01/09/2012      Completed: 01/09/2012

**Violations:**

Uncorrected

SECTION 17.02(S) - OPEN STORAGE REQUIRES APPROVAL OF THE ZONING BOARD OF APPEALS AND THE PLANNING DEPARTMENT. REMOVE ITEMS STORED TO REAR OF BUILDING OR SUBMIT SITE PLAN AND OBTAIN APPROVALS AS REQUIRED.

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.

**Comments:**

**SERVICE Inspection | DEBORAH WENSON**

Status: Partially Complied      Result: Partially Complied  
Scheduled: 01/20/2012      Completed: 01/20/2012

**Violations:**

Uncorrected

**Comments:**

PART INSP      COULD NOT VIEW BEHIND BUILDING MANY SEMI'S IN MIDST OF DELIVERIES--CHECKED TWICE WILL RECHECK NXT WK

**DPMI Enforcement | E14-05878**

**Property Information**

12-13-26-101-026      24800 HOOVER      Subdivision: 13-26-101-020  
WARREN, MI 48089      Lot:      Block:

**Name Information**

Owner: B 4 MALIBU LLC      Phone: [REDACTED]  
Occupant: DAVID NAJOR      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 02/05/2014      Date Closed: 02/26/2014      Status: CLOSED

Complaint:  
1-27-14 ISSUED CIT#6006923 TO B 4 MALIBU FOR SNOW/SIDEWALKS.      DPMI      JPG

2-26-14 COURT DATE COMPLIED DISMISSED

Last Action Date:      Last Inspection:

Last Action:

Status:      Result:  
Scheduled:      Completed:

**Violations:**

Uncorrected

**Comments:**

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**ZONING Enforcement | E22-01815**

**Property Information**

12-13-26-101-026      24800 HOOVER      Subdivision: 13-26-101-020  
WARREN, MI 48089      Lot:      Block:

**Name Information**

Owner: B 4 MALIBU LLC      Phone: [REDACTED]  
Occupant: VALUE FRESH MARKETPLACE      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 05/13/2022      Date Closed: 05/13/2022      Status: CLOSED

Complaint:  
SIGN REMOVED FROM ROW FROM ROW

Last Action Date:      Last Inspection:

Last Action:

Status:      Result:  
scheduled:      Completed:

**Violations:**

Uncorrected

**Comments:**

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**ZONING Enforcement | E23-05414**

**Property Information**

12-13-26-101-026      24800 HOOVER      Subdivision: 13-26-101-020  
WARREN, MI 48089      Lot:      Block:

**Name Information**

Owner:      MATTI 4 PROPERTIES LLC      Phone:   
Occupant:      VALUE FRESH MARKETPLACE      Phone:   
Filer:      Phone:

**Enforcement Information**

Date Filed: 10/20/2023      Date Closed: 11/09/2023      Status: CLOSED

Complaint:  
TEMPORARY GROUND SIGNS IN ROW OF HOOVER FOR GREATER CARE PHARMACY  
Last Action Date:      Last Inspection:  
Last Action:

**FIELD INSPECTION Inspection | BRIAN SCHUMAN**

Status:      Violations      Result:      Violations  
Scheduled: 10/20/2023      Completed: 10/20/2023

**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.  
A 30 DAY TEMPORARY SIGN PERMIT CAN BE ACQUIRED FOR (1) TEMPORARY SIGN FOR \$95. EVEN WITH THE TEMPORARY SIGN PERMIT THE SIGNS CAN NOT BE LOCATED IN THE RIGH-OF-WAY.
- Corrected      SECTION 4A.14(E) - SIGNS MAY NOT BE PLACED ON ANY PUBLIC PROPERTY OR PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE PROVIDED BY ORDINANCE. (REMOVE TEMPORARY GROUND SIGNS FROM RIGHT-OF-WAY)

**Comments:**

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status:      Complied      Result:      Complied  
Scheduled: 11/09/2023      Completed: 11/09/2023

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment CHECK TEMP GRD SIGNS IN ROW FOR GREATER CARE PHARMACY HAVE BEEN REMOVED.

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**ZONING Enforcement | E23-05414**

**Property Information**

12-13-26-101-026      24800 HOOVER      Subdivision: 13-26-101-020  
WARREN, MI 48089      Lot:      Block:

**Name Information**

Owner:      MATTI 4 PROPERTIES LLC      Phone:  
Occupant:      VALUE FRESH MARKETPLACE      Phone: [REDACTED]  
Filer:      Phone:

**Enforcement Information**

Date Filed: 10/20/2023      Date Closed: 11/09/2023      Status: CLOSED

Complaint:  
TEMPORARY GROUND SIGNS IN ROW OF HOOVER FOR GREATER CARE PHARMACY  
Last Action Date:      Last Inspection:  
Last Action:

**FIELD INSPECTION Inspection | BRIAN SCHUMAN**

Status:      Violations      Result:      Violations  
Scheduled: 10/20/2023      Completed: 10/20/2023

**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.  
A 30 DAY TEMPORARY SIGN PERMIT CAN BE ACQUIRED FOR (1) TEMPORARY SIGN FOR \$95. EVEN WITH THE TEMPORARY SIGN PERMIT THE SIGNS CAN NOT BE LOCATED IN THE RIGHT-OF-WAY.
- Corrected      SECTION 4A.14(E) - SIGNS MAY NOT BE PLACED ON ANY PUBLIC PROPERTY OR PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE PROVIDED BY ORDINANCE. (REMOVE TEMPORARY GROUND SIGNS FROM RIGHT-OF-WAY)

**Comments:**

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status:      Complied      Result:      Complied  
Scheduled: 11/09/2023      Completed: 11/09/2023

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment CHECK TEMP GRD SIGNS IN ROW FOR GREATER CARE PHARMACY HAVE BEEN REMOVED.





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: APRIL 22, 2026 at 7:00 P.M.**

**Applicant:** JONATHON SULAKA  
**Common Description:** 24800 HOOVER

**VARIANCE(S) REQUESTED: Permission to:**

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 30' x 30' (900 square ft.) tent in an area designated for parking from 9:00 a.m. to 9:00 p.m. from June 21, 2026 through July 6, 2026.

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](mailto: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

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**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: CHRIS CORRADI / AVER SIGNS

REPRESENTATIVE: CHRIS CORRADI / AVER SIGNS

COMMON DESCRIPTION: **5949 10 MILE**

PARCEL NUMBER: 12-13-21-353-025

ZONED DISTRICT: M-2

REASON: Petitioner seeks variance for 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:

- 1) Install a 36.9 sq/ft wall sign on the gas station building, in addition to the previously granted 29 sq/ft and 42.1 sq/ft wall signs on the car wash, 62.34 sq/ft of signage on the gas canopy and 765.66 sq/ft of decorative design.

New overall total of wall signage for the gas station and car wash (which is a single) to be 170.34 sq/ft and 765.66 sq/ft of decorative design.

The signage for Munch House/Krispy Krunchy Chicken is for a separate business and is not included in this overall total.

Previous Variance Requested: See attached sheet

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT: CHRIS CORRADI / AVER SIGN**

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

*paid 3/23/24*

*1) Need existing signage w/dimensions  
2) Is this a separate business?  
3) Electronic copy.*

**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: Chris Corradi/Aver Sign Co

Address: [REDACTED] Telephone: [REDACTED]

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

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

Name of Representative: \_\_\_\_\_ Telephone: \_\_\_\_\_

Representative's Address: \_\_\_\_\_

Representative's Email Address: \_\_\_\_\_  prefer email communication

Address of Property: 5949 E 10 Mile Rd (M-2)

Parcel I.D. No. (as shown on tax bill): 12-13-21-353-025

Purpose of Request: asking for variance permitting signage beyond the current amount allowable by ordinance

Please explain the nature of your hardship:

We are trying to get permission to install a single wall sign on a building that currently has no wall signage. The site as a whole is currently over the allowed sign area limit due to the car wash that shares this parcel. This was originally two parcels that were merged into one. We would like to install this modest sign to indicate to customers that this location is part of a chain of stores with brand loyalty programs and discounts for members, which customers would be unaware of without the signage

Signature:  Date: 3/18/26

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 MAHMUD AJAMI  
Name(s) of Person(s)

OF [REDACTED]  
Address, City, State Zip Telephone

THE PRESIDENT OF MOUND ROAD OPERATING CO.  
Title of Officer Name of Company

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

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Christopher Corradi \*  
Name(s) of Person(s)

THE permit agent OF Aver Sign Company \*  
Title of Officer Name of Company

OF [REDACTED]  
Address, City, State Zip Telephone

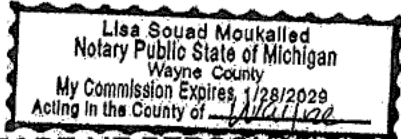
IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

FURTHER, DEPONENT SAYS NOT.

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

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Wayne



ON THIS 5<sup>TH</sup> DAY OF March, 2026, BEFORE ME PERSONALLY CAME  
Mahmud Ajami, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT He DID SO OF His OWN FREE WILL AND DEED.

[Signature]  
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 01/28/2029

**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.

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

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

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

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

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

We believe the sign area ordinance to be unnecessarily burdensome in this case because the signage limit is being applied to what amounts to a double parcel. There are several structures on this property, but this building does not have any wall signage on it at all, this lack prevents customers from awareness of the brand identity of the store itself

**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 shortage of wall signs is a result of the two parcels being combined into one, and then having to share the area limits across multiple structures that would be two parcels under normal circumstances

**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 site is part of a large commercial parcel on a busy corner, but the physical store itself has no signage due to the sign area limitation that is unique to this parcel due to its size

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

Approval of this sign would affect no one in a negative fashion, it's just a simple wall sign of a modest size and configuration

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

This request is not increasing the signage to an unfair amount or intended to give commercial advantage to the owners, it would simply allow the owner to use the facade area proportional to the size of the parcel to notify customers of its chain identity

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

Without approval, customers would have no way of knowing without visiting the store that their MiSpot brand loyalty program is in effect at this location.

5949 TEN MILE

09/11/2024

LEGAL DESCRIPTION: 13-21-353-025

**VARIANCES REQUESTED: Permission to**

- 1) Retain an existing ground sign for the car wash in addition to an existing ground sign for the gas station. Thus, allow two (2) free standing signs on premise. (Both have had previous variances granted 10/11/1967 and 4/4/2024.)
- 2) Erect two (2) wall signs, 29 square ft. and 42.1 square ft. for a total of 71.1 square ft. of wall signage.

The petitioner's request was APPROVED as written.

25010 MOUND

04/24/2024

LEGAL DESCRIPTION: 13-21-353-025

**VARIANCES REQUESTED: Permission to** 1 of 3

Erect the following signage:

- 1) A 106 square ft. freestanding sign with:
  - a. Overall height of 25 ft.
  - b. No less than 8 ft. 6 in. from the Ten Mile Road property line.
  - c. No less than 4 ft. from the Mound Road property line.
- 2) Allow the following signage on a 276' x 3' = 828 sq. ft. gas canopy:
  - a. Front (south) elevation: "Sunoco" 25 in. x 11 ft. 2 in. = 23.26 sq. ft., remaining 318.74 sq. ft. of decorative design.

25010 MOUND

04/24/2024

LEGAL DESCRIPTION: 13-21-353-025

**VARIANCES REQUESTED: Permission to** 2 of 3

- 2) CONT.
  - b) Left (west) elevation: "Sunoco diamond" 42 in. x 67 in. = 19.54 square ft., remaining 52.46 square ft. of decorative design.
  - c) Rear (north) elevation no signage, 342 square ft. of decorative design.
  - d) Right (east) elevation: "Sunoco diamond" 42 in. x 67 in. = 19.54 square ft., 52.46 square ft. of decorative design.

Total canopy signage: 62.34 square ft., remaining 765.66 of decorative design.

04/24/2024

25010 MOUND  
LEGAL DESCRIPTION: 13-21-353-025

**VARIANCES REQUESTED: Permission to** 3 of 3  
If variances are approved all previous sign variances will be relinquished.

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

- 1) A 406 92 square ft. freestanding sign with:
  - a) Overall height of 25 ft. 21 ft.

No less than an 8 ft. under clearance.

03/08/2023

25010 MOUND & 5949 TEN MILE  
LEGAL DESCRIPTION: 13-21-353-010 and -011

**VARIANCES REQUESTED: Permission to**

- 1) Construct a building and adjoining parking no less than 40 ft. from the front (west) property line.
  - 2) Construct a 108 ft. x 24 ft. gas canopy no less than 23 ft. from the front (west) property line.
  - 3) Construct a building no less than 5 ft. from the side (north) property line.
- Allow the minimum of 8 stacking spaces per bay and minimum dry off spaces equal to the stacking spaces in consideration of mechanical drying device(s).
- 5) Waive one required off-street parking space.

The petitioner's request was APPROVED as written.

25010 Mound

12/13/06

BEST MINI MART GAS STATION, MOUSTAFA SALMAS:  
PRESIDENT, 25010 Mound, Also Known As 13-21-353-01C  
**GRANTED** request to rework the existing sign and install Lt  
price panels 6' x 6.5' (39 sq. ft.) under the existing (Zl  
approved 3/9/94) ground sign for a total of 75 sq. ft., 20' hig  
with a 7.5' underclearance to no less than 6' of the prope  
lines along 10 Mile and Mound Roads. Also to erect three (3)  
x 9' (27 sq. ft.) wall signs, one (1) sign on the face of t  
building and two (2) signs on the north and south faces of t  
canopy for a total of 81 sq. ft. of wall signs.

25010 Mound

10/11/06

BEST MINI MART GAS STATION, MOUSTAFA SALMASSI,  
PRESIDENT, 25010 Mound, Also Known As 13-21-353-010  
- **TABLED** request to the meeting of December 13, 2006.

25010 Mound Road

Moustafa Salmassi

GRANTED permission to erect a 6-foot x 12-foot 6-inch  
(75 square feet), ground sign, 20-foot high, with  
7-foot 6-inch underclearance, to no less than 6 feet  
of the property lines along Ten Mile Road and Mound  
Road.

March 9, 1994

25010 Mound Road

Jim Salmassi

GRANTED permission at the meeting of 1-11-89  
to erect a 36 ft. x 54 ft. canopy over the  
existing pump islands to no less than 9.7 ft.  
of the property line along Mound Rd. Also,  
permission was GRANTED to retain the existing  
hardsurfaced parking to the property lines  
along Ten Mile and Mound Rd.

25010 ~~MOUND~~ Road

Mobil Oil Corporation  
14550 W. Eight Mile Road  
Oak Park, Michigan  
Rep: D.G. McNeff

Request granted with conditions at meeting of  
January 17, 1968

Permission to erect 4 light poles to the  
to the front pl and to erect a ~~20' x 12'~~ hi  
Sign, containing approx. 72sf w/ the leading  
edge of the sign 3ft back from the plst  
w/ condition bottom of revolving sign no lower

5949 Ten Mile Road

Louis Dapoz  
5949 Ten Mile Road  
Warren, Michigan  
Rep: Kenneth J. Shampo

Request granted at meeting of October 11, 1967  
with conditions

Marie

CITY OF WARREN

# BOARD OF APPEALS

28500 VAN DYKE AVENUE

8LOCUM 7-8100

WARREN, MICHIGAN

October 12, 1967

Ted Bates  
Mayor

Dear Sir:

The following actions were taken by the Board of appeals at its meeting held Wednesday, October 11, 1967.

ROMAN AND JENNIE WESOLOWSKI, 32411 Mound Road, also known as Part of survey east 84 ft. of west 139 ft. of Lot 20, Block 8, Assessor's Addition to the Village of Warren, Macomb County, Michigan -- GRANTED permission to construct a 36 ft. x 32 ft. addition to an existing building, 10 ft. from the front property line and to the side street property line; ~~and a variance of approximately 9 parking stalls.~~

BOND-BILT CONSTRUCTION COMPANY, 20885 Cunningham, also known as Lot No. 101 of Fitzgerald Heights Subdivision -- GRANTED permission to construct a 12 ft. x 20ft. dwelling addition to within 13 ft. of the side street property line; also permission to construct a 4.65 ft. x 20 ft. porch to within 24 ft. of the front property line, with the following condition: that it be not more than 5 ft. to existing porch, and that the brick match existing dwelling. *no parking deviation*

WALTER E. WILLIAMS, 28805 Mound Road, also known as Plate No. N454A1 (Lots 16-22 Elm Gardens Sub. Unrec.) -- DENIED permission to construct a 78 ft. x 29.5 ft. building to the south property line and to within 5 ft. of the front property line.

LOUIS DAPOZ, 5949 Ten Mile Road, also known as Lots 4 & 5 of Jackson Mound Park Sub. (unrec.) Plate No: N592A1 -- GRANTED permission to erect a 4 ft. x 8 ft. sign 18 ft. high to the front property line. Also permission to erect a 2 ft. x 3 ft. sign 12 ft. high, 6 in. from the east property line and to the front property line, with the following conditions: that the entrance sign be moved 2 ft. to the west and that the leading edge not project over the property line.

ALFRED L. McMURRAY 32350 Van Dyke, also known as Lots 62-66 incl. of Trembleton Subdivision -- TABLED

**ZONING Enforcement | E25-05797**

**Property Information**

12-13-21-353-025      5949 10 MILE      Subdivision:  
WARREN, MI 48091      Lot:      Block:

**Name Information**

Owner:      MOUND PROPERTY INVESTMENTS LLC      Phone: [REDACTED]  
Occupant:      MOUND ROAD OPERATING CO      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 01/17/2025      Date Closed: 03/06/2025      Status: closed

Complaint: EMC SIGN INSTALLED RIGHT NEXT TO GROUND SIGN FOR CAR WASH, NO PERMIT. SW CALLED OWNER & INFORMED HIM IT MUST BE REMOVED ON 1/17/25. ALSO SENDING VIOLATION LETTER.

Last Action Date:      Last Inspection:

Last Action:

**FIELD INSPECTION Inspection | BRIAN SCHUMAN**

Status: Violations      Result: Violations  
Scheduled: 01/17/2025      Completed: 01/17/2025

**Violations:**

Uncorrected      SECTION 4A.12 - OBTAIN PERMITS OR REMOVE ILLEGAL SIGNS. A PERMIT IS REQUIRED PRIOR TO ERECTING, ALTERING, CHANGING OR REMODELING ANY SIGN OR SIGN STRUCTURE.  
INSPECTOR COMMENTS: ELECTRONIC MESSAGE CENTER SIGN UNDER THE CAR WASH GROUND SIGN INSTALLED WITHOUT PERMIT. MUST BE REMOVED.

**Comments:**

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: Partially Complied      Result: Partially Complied  
Scheduled: 02/03/2025      Completed: 02/03/2025

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment SIGN APP SUBMITTED. DISCUSSED W/SW. STILL IN PROCESS OF REVIEWING REVISIONS AND SAID TO SCHEDULE FOLLOW UP OUT 30 DAYS.

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: Complied      Result: Complied  
Scheduled: 03/06/2025      Completed: 03/05/2025

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment PERMIT APPROVED TO ADD EMC TO GROUND SIGN. SW SAID OK TO CLOSE THIS ENFC NOW.

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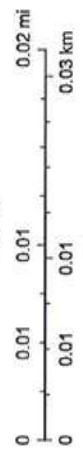
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5949 10 MILE

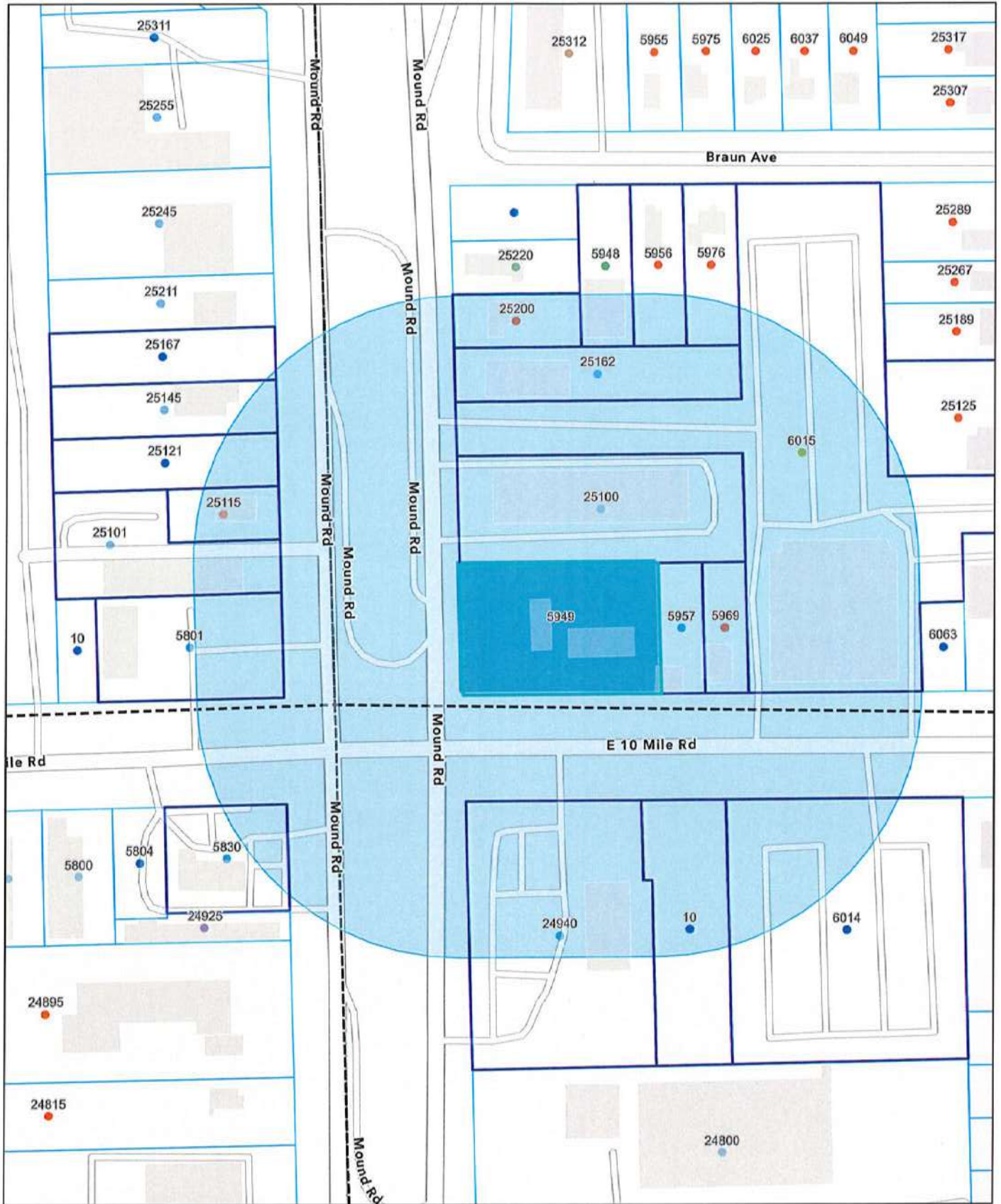


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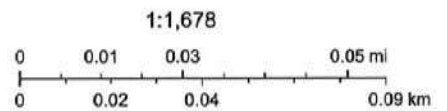


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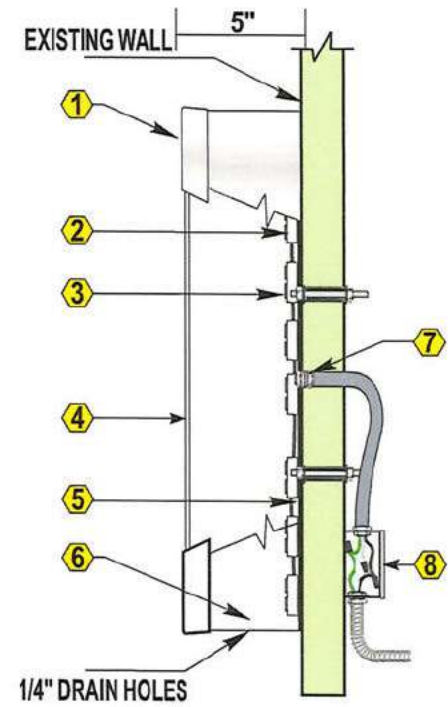


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5/11



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



*PROPOSED*

110 3/4"



48" x 110 3/4" = 36.9sqft

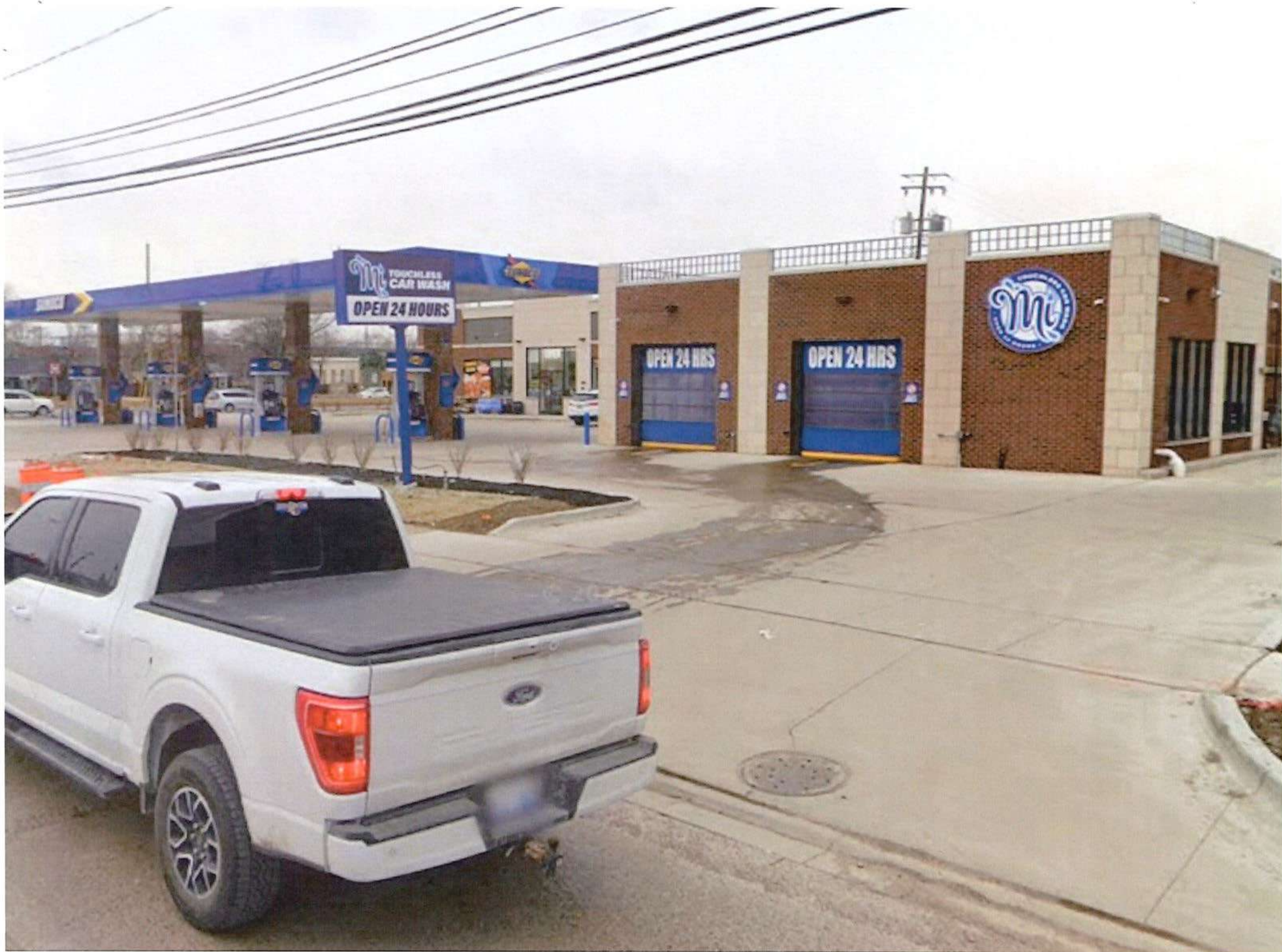
MSpot Sign Totals (1) UL# \_\_\_\_\_

Material List		
1	White Trim Cap	32Ln Ft
2	G2G united led 7500k	70 mods
3	3/8" Threaded rod and hardware	8 Total
4	1/8" White Polycarbonate with Vinyl	22.823 sqft
5	3mm ACM Backer	22.823 sqft
6	White .040 Returns	32Ln Ft
7	1/2" Sealtite and Connector	Field Cut
8	2x4 Weatherproof box & cover	1Total
9	UL Toggle Switch and Boot	1 Total
10	120w 12v Power Supply	1 Total

**Aver**  
SIGN COMPANY

EXISTING







**M TOUCHLESS CAR WASH**  
**OPEN 24 HOURS**

**SUNOCO**

**SUNOCO**  
**COMBO**

**SUNOCO**  
**COMBO**

© 2026 Google





MUNCH HOUSE





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: APRIL 22, 2026 at 7:00 P.M.**

**Applicant:** CHRIS CORRADI / AVER SIGNS

**Common Description:** 5949 TEN MILE

**VARIANCE(S) REQUESTED:** Permission to:

1) Install a 36.9 square ft. wall sign on the gas station building, in addition to the previously granted 29 square ft. and 42.1 square ft. wall signs on the car wash, 62.34 square ft. of signage on the gas canopy and 765.66 square ft. of decorative design.

New overall total of wall signage for the gas station and car wash (which is a single) to be 170.34 square ft. and 765.66 square ft. of decorative design.

The signage for Munch House/Krispy Krunchy Chicken is for a separate business and is not included in this overall total.

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](mailto: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

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### 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: CHRIS CORRADI

REPRESENTATIVE: CHRIS CORRADI

COMMON DESCRIPTION: 14300 11 MILE

PARCEL NUMBER: 12-13-24-126-028

ZONED DISTRICT: C-1

REASON: Petitioner seeks variance for 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 36.9 sq/ft wall sign in addition to the previously granted 150.75 sq/ft of wall signage on the north canopy, 39.75 sq/ft on the south canopy, 98.22 sq/ft of wall signage on the pumps, 18.66 sq/ft of wall signage on the canopy poles.

New overall total of wall signage for the gas station to be 307.38 sq/ft and 338.25 sq/ft of decorative design.

The signage for Krispy Krunchy Chicken is for a separate business and is not included in this overall total.

Previous Variance Requested: See attached sheet

Brian Schuman, Zoning Inspector

3/23/2026

4/2/2026 (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT: CHRIS CORRADI**

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



AFFIDAVIT OF OWNERSHIP OF LAND IN THE CITY OF WARREN

I, WE MAHMOUD AJAMI  
Name(s) of Person(s)

OF [REDACTED]  
Address, City, State Zip Telephone

THE President OF MOULD ROAD OPERATING CO.  
Title of Officer Name of Company

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

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

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

PETITION FOR HEARING BY THE CITY OF WARREN BOARD OF APPEALS

FURTHER, THAT Christopher Corradi \*  
Name(s) of Person(s)

THE permit agent OF Aver Sign Company \*  
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.

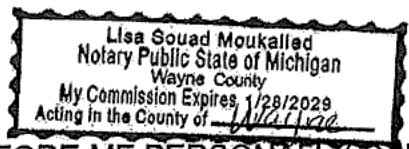
FURTHER, DEPONENT SAYS NOT.

SIGNED [Signature] L.S.

SIGNED \_\_\_\_\_ L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Wayne



ON THIS 5<sup>TH</sup> DAY OF March, 2026, BEFORE ME PERSONALLY CAME  
Mahmoud Ajami, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN  
AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND  
ACKNOWLEDGED THAT He DID SO OF His OWN FREE WILL AND DEED.

[Signature]  
NOTARY PUBLIC, Wayne COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: 01/28/2029

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.

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

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

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

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

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

We believe the sign area ordinance to be unnecessarily burdensome in this case because the signage limit is being applied to a large building facade with only one small sign currently in place. This lack prevents customers from awareness of the brand identity of the store itself

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

The current area limits are mostly being filled by an out-of-date Sunoco brand image. The store will be updated relatively soon with the new image which would have a much smaller sign profile overall. If this relatively modest sign were allowed, it would likely be under the area limit once this site is inevitably upgraded.

**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 site is part of a large commercial parcel on a busy corner, but the physical store itself has almost no signage due to the sign area limitation that is unique to this parcel due to its outdated brand image which leaves the owner unable to advertise the store's affiliation with the MiSpot brand of stores

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

Approval of this sign would affect no one in a negative fashion, it's just a simple wall sign of a modest size and configuration

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

This request is not increasing the signage to an unfair amount or intended to give commercial advantage to the owners, it would simply allow the owner to use the facade area proportional to the size of the parcel to notify customers of its chain identity

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

Without approval, customers would have no way of knowing without visiting the store that their MiSpot brand loyalty program is in effect at this location.

**14300 Eleven Mile**

**5/08/2019**

LEGAL DESCRIPTION: 13-24-126-028

**VARIANCES REQUESTED: Permission to**

Petitioner wishes to increase the maneuvering lane by 4 feet thus reducing the side yard setback to 11 ft. along the north property line.

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

**14300 Eleven Mile**

**9/26/2018**

LEGAL DESCRIPTION: 13-24-126-028

**VARIANCES REQUESTED: Permission to**

- 1) Allow a 215 square foot free standing sign, relinquishing the variance granted on 10/23/85 to erect a 6' x 7' (39 square feet) sign, 8' high to no less than 4' of the property line along Eleven Mile Road.
- 2) Allow the free standing sign to be 36 feet tall.
- 3) Allow the free standing sign to be 10 feet from the property line (Eleven Mile Road) and 12 feet from the property line (Bunert).

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

14300 Eleven Mile Road

Giancarlo Ferri

Granted permission at the meeting of 10-23-85 to erect a 6' x 7' (39 sq. ft.) sign, 8' high to no less than 4' of the property line along Eleven Mile Road.

**14300 Eleven Mile**

LEGAL DESCRIPTION: 13-24-126-028

**9/12/2018 2 of 2**

- 5) Allow on the diesel canopy #2 (rear) -- east elevation "Diesel" sign box 36" x 13' 3" = 39.75 square feet.
  - 6) Allow self-service decal on posts 16" x 28" = 3.11 square feet each; total 18.66 square feet.
  - 7) Allow the following signs at the 6 dispensers:
    - a. Top valance 16" x 55" = 6.12 square feet each.
    - b. Pump toppers 12" x 20" = 1.67 square feet each.
    - c. Dispenser door 26" x 47.5" = 8.58 square feet each.
- Total of 98.22 square feet of signage at the dispensers.

The petitioner's request for items 1, 2 and 3 were **RESCHEDULED** to September 26, 2018 to come back with smaller measurements regarding the free standing sign. Variance requests for items 4, 5, 6 and 7 were **APPROVED** as written.

**14300 Eleven Mile**

LEGAL DESCRIPTION: 13-24-126-028

**9/12/2018 1 of 2**

**VARIANCES REQUESTED: Permission to**

- 1) Allow a 215 square foot free standing sign, relinquishing the variance granted on 10/23/85 to erect a 6' x 7' (39 square feet) sign, 8' high to no less than 4' of the property line along Eleven Mile Road.
  - 2) Allow the free standing sign to be 36 feet tall.
  - 3) Allow the free standing sign to be 10 feet from the property line (Eleven Mile Road) and 12 feet from the property line (Bunert).
  - 4) Allow the following on a 3' x 240' (720 square feet) gas canopy #1 (front):
    - a. North elevation "Sunoco" sign box 36" x 11' 9" = 35.25 square feet & "Official fuel of Nascar" decal 18" x 15" = 22.5 square feet.
    - b. East elevation "Sunoco" sign box 36" x 11' 9" = 35.25 square feet.
    - c. South elevation "Official fuel of Nascar" decal 18" x 15" = 22.5 square feet.
    - d. West elevation "Sunoco" sign box 36" x 11' 9" = 35.25 square feet.
- Total of 33.75 square feet of signage on the canopy, the remainder of the canopy (338.25 square feet) would be of decorative design.

**ZONING Enforcement | E23-00197**

**Property Information**

12-13-24-126-028      14300 11 MILE      Subdivision:  
WARREN, MI 48089      Lot:      Block:

**Name Information**

Owner:      ELEVEN MILE & BUNERT PASQUALE CROCEZI      Phone:  
Occupant:      11 MILE & BUNERT, INC. DBA SUNOCO      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

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

Complaint:  
TEMP SIGNS ON LIGHT POSTS/PARKING POSTS

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 SUNOCO

**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.

**Comments:**

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**ZONING Enforcement | E19-03750**

**Property Information**

12-13-24-126-028      14300 11 MILE      Subdivision:  
WARREN, MI 48089      Lot:      Block:

**Name Information**

Owner:      ELEVEN MILE & BUNERT PASQUALE CROCENZI      Phone: [REDACTED]  
Occupant:      11 MILE & BUNERT, INC. DBA SUNOCO      Phone: [REDACTED]  
Filer:      Phone: [REDACTED]

**Enforcement Information**

Date Filed: 07/30/2019      Date Closed: 08/28/2019      Status: Complied

Complaint:  
INSTALLED SIGNS WITH NO PERMIT. TO DIRECT SEMIS.

Last Action Date:      Last Inspection:

Last Action:

**FOLLOW-UP Inspection | SARA ZAYAS**

Status:      Violations      Result:      Violations  
Scheduled: 08/01/2019      Completed: 08/08/2019

**Violations:**

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

**Comments:**

NOTES      INSTALLED SIGNS WITH NO PERMIT. TO DIRECT SEMIS.

**FIELD INSPECTION Inspection | SARA ZAYAS**

Status:      Complied      Result:      Complied  
Scheduled: 08/28/2019      Completed: 08/28/2019

**Violations:**

Uncorrected

**Comments:**

**FOLLOW-UP Inspection | SARA ZAYAS**

Status:      Violations      Result:      Violations  
Scheduled: 08/22/2019      Completed: 08/27/2019

**Violations:**

Uncorrected

**Comments:**

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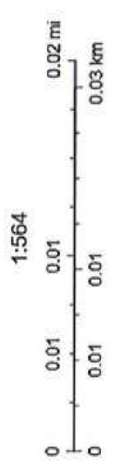
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14300 11 MILE

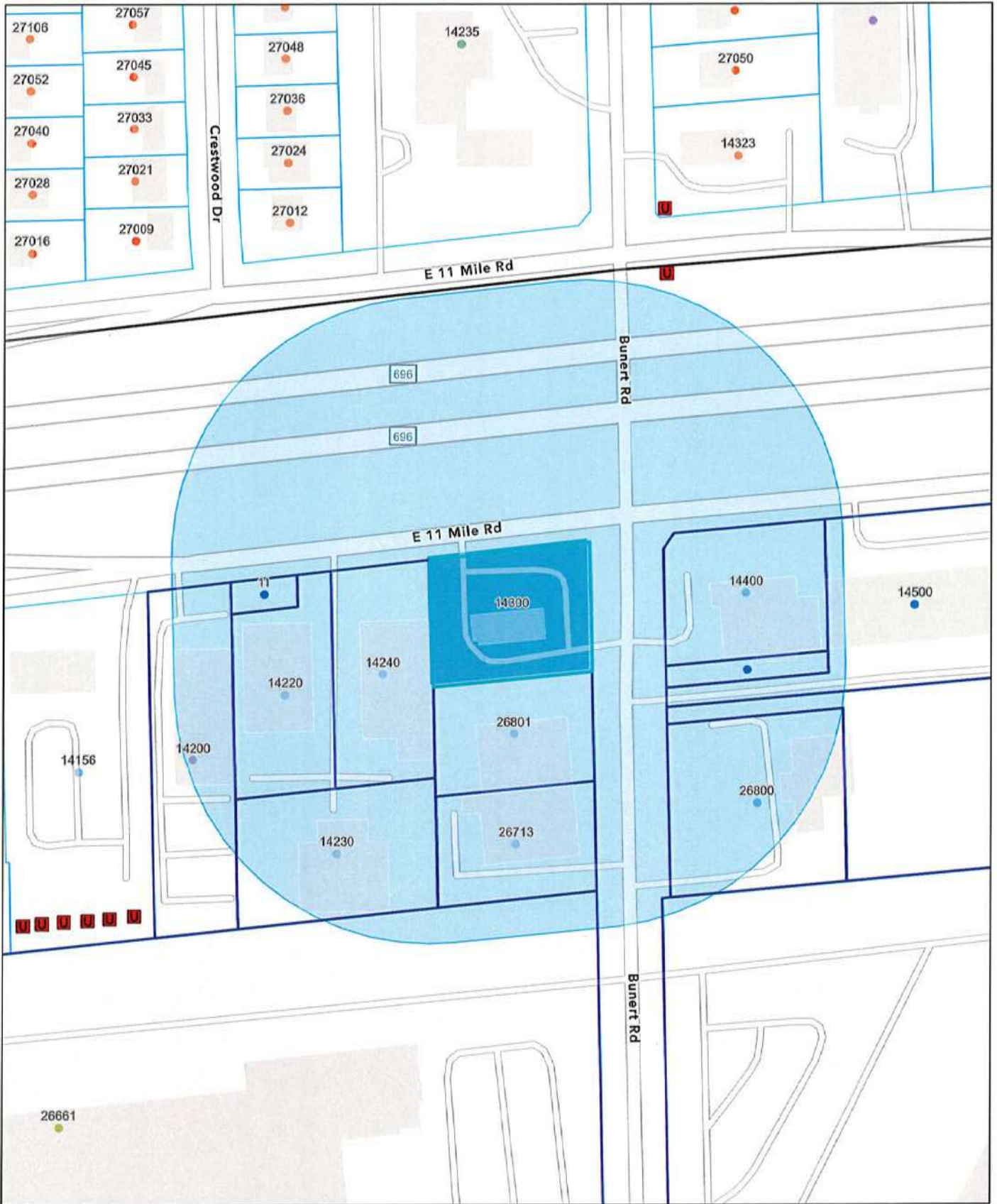


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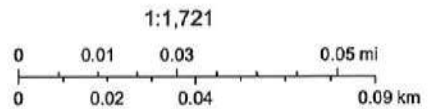
13-24-126-028

14300 Eleven Mile

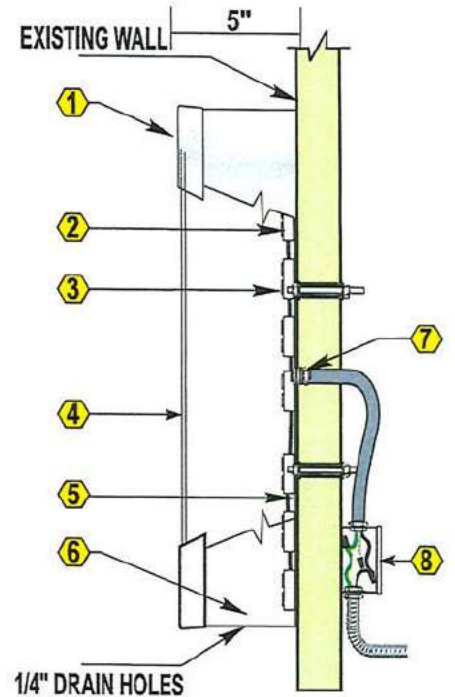


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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



*Proposed*

110 3/4"



48"

48" x 110 3/4" = 36.9sqft

MSpot Sign Totals (1) UL# \_\_\_\_\_

**Material List**

1	White Trim Cap	32Ln Ft
2	G2G united led 7500k	70 mods
3	3/8" Threaded rod and hardware	8 Total
4	1/8" White Polycarbonate with Vinyl	22.823 sqft
5	3mm ACM Backer	22.823 sqft
6	White .040 Returns	32Ln Ft
7	1/2" Sealtite and Connector	Field Cut
8	2x4 Weatherproof box & cover	1Total
9	UL Toggle Switch and Boot	1 Total
10	120w 12v Power Supply	1 Total

**Aver**  
SIGN COMPANY

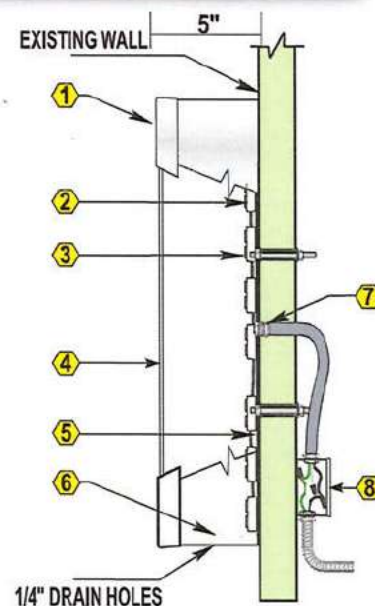


Material List		
1	White Trim Cap	32Ln Ft
2	G2G united led 7500k	70 mods
3	3/8" Threaded rod and hardware	8 Total
4	1/8" White Polycarbonate with Vinyl	22.823 sqft
5	3mm ACM Backer	22.823 sqft
6	White .040 Returns	32Ln Ft
7	1/2" Sealtite and Connector	Field Cut
8	2x4 Weatherproof box & cover	1Total
9	UL Toggle Switch and Boot	1 Total
10	120w 12v Power Supply	1 Total



48" x 110 3/4" = 36.9sqft

MSpot Sign Totals (1) UL# \_\_\_\_\_



**Aver**  
SIGN COMPANY



48"

48"





SUNOCO

CRUNCHY  
48"  
48"



OFFICIAL FUEL  NASCAR

SUNOCO





21'

83'

SUNOCO







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: APRIL 22, 2026 at 7:00 P.M.**

**Applicant:** CHRIS CORRADI  
**Common Description:** 14300 ELEVEN MILE

**VARIANCE(S) REQUESTED: Permission to:**

Install a 36.9 square ft. wall sign in addition to the previously granted 150.75 square ft. of wall signage on the north canopy, 39.75 square ft. on the south canopy, 98.22 square ft. of wall signage on the pumps, 18.66 square ft. of wall signage on the canopy poles.

New overall total of wall signage for the gas station to be 307.38 square ft. and 338.25 square ft. of decorative design.

The signage for Krispy Krunchy Chicken is for a separate business and is not included in this overall total.

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](mailto: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

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**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:** RYAN DEBONO

**REPRESENTATIVE:** RYAN DEBONO

**COMMON DESCRIPTION:** 7111 & 7133 11 MILE

**PARCEL NUMBER:** 12-13-16-451-028 & 12-13-16-451-026

**ZONED DISTRICT:** MZ, M-2, P

**REASON:** Petitioner seeks several variances related to the open storage of vehicles and improvements to their guard houses and lot security.

**ORDINANCES and REQUIREMENTS:**

**SECTION 17.02 (s) - INDUSTRIAL STANDARDS. OPEN STORAGE OTHER THAN JUNK.** ...the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site... ...M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line unless the size of the lot is less than one hundred fifty (150) feet in depth...

**SECTION 16.02 (a) - LIMITATION OF THE USE.** Parking areas shall be used for parking of private passenger vehicles only.

**SECTION 4D.17 (b) - PROHIBITED FENCES AND WALLS. BARBED WIRE.** No person shall construct or cause to be constructed a fence or wall with barbed wire partially or wholly affixed to the fence or wall around any property, street, alley, lane, public highway or in front of any public place or space, except as approved for a specific location by the Zoning Board of Appeals.

**SECTION 17.02 (a) - INDUSTRIAL STANDARDS. FRONT YARDS.** M-2 front yard setback shall be 25' when not located along a major thoroughfare.

**SECTION 4D.08 - FENCES, WALLS AND LANDSCAPE SCREENS IN FRONT YARD BETWEEN BUILDING LINE AND FRONT PROPERTY LINE.** No fence, wall or landscape screen shall be constructed between the established building line and the front property line.

**VARIANCES REQUESTED:** Permission to:

- 1) To allow 759,000 sq/ft of open storage of vehicles on Parcel A and B, which exceeds 50% of the gross floor area of the primary structure (51,040 sq/ft) and to allow storage located closer than 75' to the front property line.
- 2) **USE** - To allow 33,250 sq/ft of said open storage of vehicles in a P zoning district.

- 3) To allow new 6' high chain link fence with barbed wire around the new guard houses, same as previously approved around the rest of the properties.
- 4) To permit the improvements on Parcel A & B that would extend within the front setback along George Merrelli Drive including new 6' high chain link fence with barbed wire and concrete barriers in Area A & B, concrete barriers in Area D, new turnstile and chain link fence along with associated improvements in Area E.

**Previous Variance Requested: See attached sheet**

Brian Schuman, Zoning Inspector

3/10/2026

3/31/2026 (P) (C)

**CITY OF WARREN**  
**Division of Buildings & Safety Engineering**

**NOTICE OF REJECTION**

**NAME OF APPLICANT:**

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

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

...the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site... ...M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line unless the size of the lot is less than one hundred fifty (150) feet in depth...

**SECTION 16.02 (a) - LIMITATION OF THE USE.**

Parking areas shall be used for parking of private passenger vehicles only.

**SECTION 4D.17 (b). - PROHIBITED FENCES AND WALLS. BARBED WIRE.**

No person shall construct or cause to be constructed a fence or wall with barbed wire partially or wholly affixed to the fence or wall around any property, street, alley, lane, public highway or in front of any public place or space, except as approved for a specific location by the Zoning Board of Appeals.

**SECTION 17.02 (a) - INDUSTRIAL STANDARDS. FRONT YARDS.**

M-2 front yards not on a major thoroughfare setbacks shall be 25'.

**SECTION 4D.08. - FENCES, WALLS AND LANDSCAPE SCREENS IN FRONT YARD BETWEEN BUILDING LINE AND FRONT PROPERTY LINE.**

No fence, wall or landscape screen shall be constructed between the established building line and the front property line.

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

Brian Schuman, Zoning Inspector

16 PLANS BEING SUBMITTED MUST BE PRE-FOLDED

A COPY OF ALL DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY FOR COMMERCIAL SUBMISSIONS

\$515

BS 3/10/26

CITY OF WARREN ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

PLEASE PRINT OR TYPE

Name of Applicant: Ryan DeBono, PE, (Hubbell, Roth & Clark, Inc.)

Address: [Redacted] Telephone: [Redacted]

Applicant's Email Address: [Redacted]  prefer email communication

Name and Address of Property Owner (if different) Greg Combs (General Motors) [Redacted]

Name of Representative: Ryan DeBono, PE Telephone: [Redacted]

Representative's Address: [Redacted]

Representative's Email Address: [Redacted]  prefer email communication

Address of Property: 7111 & 7133 Eleven Mile Road

Parcel I.D. No. (as shown on tax bill): 12-13-16-451-026 & 12-13-16-451-028

Purpose of Request: Request variances to allow gravel surfaces within secured vehicle storage lot, to exceed the allowable percentage of vehicle storage on property, to store vehicles closer than 75-ft to the front setback, to store vehicles within area of property zoned "P", to allow chain-link fence with barbwire, pedestrian turnstile, and concrete jersey barriers to be set within the front 25' setback.

Please explain the nature of your hardship:

The subject property contains unique zoning and site constraints that create practical difficulty in complying with certain ordinance requirements. The site includes both M-2 and "P" zoning, with the "P" area located at the edge of the property and not practical to use independently from the existing secured storage lot. Current setback and storage limitations significantly reduce the usable capacity of the site, and increased break-in attempts require additional security improvements. The requested variances will allow the property to be properly secured and reasonably utilized consistent with its existing industrial use without negatively impacting surrounding properties.

Signature: [Handwritten Signature] Date: 3/6/26

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 Greg Combs  
Name(s) of Person(s)  
OF [REDACTED]  
Address, City, State Zip Telephone  
THE Project Manager OF General Motors LLC  
Title of Officer Name of Company  
BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT Greg Combs/General Motors, LLC  
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 Ryan DeBono, PE \*  
Name(s) of Person(s)

THE Associate OF Hubbell, Roth & Clark, 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 Greg Combs L.S.

SIGNED [Signature] L.S.\*

\*Leave blank if not applicable.

STATE OF MICHIGAN  
COUNTY OF Oakland

JANICE STRINE  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires 4/14/2030  
Acting in the County of Oakland

ON THIS 5th DAY OF March, 2026, BEFORE ME PERSONALLY CAME  
Greg Combs + Ryan DeBono, 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.

Janice Strine  
NOTARY PUBLIC, Oakland COUNTY, MICHIGAN  
MY COMMISSION EXPIRES: April 14, 2030

\*\*\*\*\*

**NOTICE TO OWNER**

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

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

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

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

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

The proposed gravel surface is within the secured paved lot. Limitations to vehicle storage significantly reduce the capacity of the site. Improvements must be made along property line to be able to properly secure site from frequent break in attempts and enhance site safety.

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

Use of a gravel surface will allow the secured portion of the site to be properly maintained. Vehicle storage was previously approved under a previous site plan. Increased criminal activity and break in attempts requires the owner to properly secure the site and enhance site safety.

**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 proposed gravel surface is within the secured paved lot. The public roadway continues around the length of the property and would significantly reduce available vehicle storage if storage is not allowed within 75-feet of the setback.

**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.

There are no landscaped areas within the existing secured lot. All vehicle storage areas are screened from view. All improvements to the vehicle storage lot will be screened by new fabric being installed on existing fence.

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

The installation of gravel will enhance the overall appearance of the site. Removal of vehicle storage restrictions will allow the site to be used to its full extent. Installation of security improvements will increase the overall safety of the site.

**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 use of gravel surfaces is necessary to allow the site to be properly maintained. The allowance of vehicle storage along the property is necessary to utilize the entire paved area of the property. The allowance of the improvements within the 25 foot setback is necessary for public and landowner safety.

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

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

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

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

**The area of the property zoned "P" is landlocked and is not located near the existing building.**

***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 majority of the property is zoned "M2" and the location of the parking district 'P' is inherently limiting the use of the property.**

***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 possess two zoning districts and the area zoned "P" cannot be used for its intended purpose.**

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

**The allowance of vehicle storage will allow the portion of the site zoned "P" to be used in accordance with the remainder of the secured site.**

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

**The allowance of vehicle storage within the portion of the site zoned "P" is necessary for the property to be able to be used as intended by the property owner.**

7111 ELEVEN MILE

09/12/2022

LEGAL DESCRIPTION: 13-16-451-028

**VARIANCES REQUESTED: Permission to**

- 1) Retain an existing sign which was granted by the Zoning Board of Appeals on 9/8/1993 (which is now off-premise).
- 2) Retain an existing 156 square ft. sign which is larger than the Zoning Board of Appeals variance granted on 9/8/1993.
- 3) Retain an existing sign which is 5.3' from the front property line.

Note: If variance is granted the previous sign variance granted on 9/8/1993 will be relinquished.

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

Request granted at the Meeting of Nov. 13, 1974 to erect 8' chain-link fence with three (3) strands of barbed wire on top.

*190' feet (9' high) Northeast Corner OF BLDG*

7111 E. Eleven Mile Rd.

Speedring Systems  
Div. Schiller Industries, Inc.

7111 Eleven Mile

9/27/06

WARREN INDUSTRIAL INVESTORS, 7111 Eleven Mile, Also Known As 13-16-451-026 and 13-16-451-028 – **GRANTED** request to construct a parking lot addition to the existing parking area to no less than 50' of the front property line on Eleven Mile and to pave to no less than 23' of the side (east) property line on George Merrelli Drive, per the site plan.

Request approved at meeting of November 14, 1962

*Permission for 6' Chain Link fence with 1' Barbed wire on top, 1331' linear feet around property.*

7111 East Eleven Mile Road

Detroit Testing Laboratories

GRANTED permission to erect a 7-foot x 20-foot (140 square feet), ground sign, with the height to be no greater than 34 feet, to no less than 20 feet of the front property line along Eleven Mile Road.

September 8, 1993

Speedring Corporation  
7111 East 11 Mile  
Warren, Michigan  
Rep: James Harry, Jr.

7133 ELEVEN MILE

04/14/2021

LEGAL DESCRIPTION: 13-03-130-002

1 of 2

**VARIANCES REQUESTED: Permission to**

- 1) Retain an existing above ground fuel tank in an M-2 Zone. ~~USE~~
- 2) Retain an existing above ground fuel tank less than 150 feet from the property line (at least 33 ft. from the east property line.)

7133 ELEVEN MILE

04/14/2021

LEGAL DESCRIPTION: 13-16-451-026

2 of 2

**VARIANCES REQUESTED: Permission to**

- 3) Allow two (2) above ground fuel cubes in an M-2 zone. ~~USE~~
- 4) Allow the installation of 2 fuel cubes at least 32.59 ft. from the east property line.

The petitioner's request was APPROVED as written.


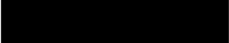

(27255 INDEPENDENCE DR.) 7133 ELEVEN MILE RD.  
FORMERLY ROBERT K. HUDON

GRANTED PERMISSION AT THE MEETING OF  
12/12/79 TO WAIVE THE REQUIRED GREENBELT OR  
MASONRY WALL ALONG THE SOUTH PROPERTY LINE.

**ZONING Enforcement | E22-05527****Property Information**

12-13-16-451-028      7111 ELEVEN MILE      Subdivision:  
 Warren, MI 48092      Lot:      Block:

**Name Information**

Owner:      GENERAL MOTORS LLC RYAN TAX COMPLIANCE SERVI      Phone:   
 Occupant:      GLOBAL LOGISTICS SERVICES, LLC      Phone:   
 Filer:      Phone: 

**Enforcement Information**

Date Filed: 12/16/2022      Date Closed: 08/23/2023      Status: Closed

Complaint:  
 LIGHTS ON - SHINING IN NEIGHBORHOOD.  
 SEND OUT VIOLATION LETTER TO SHIELD LIGHTS. -SW

Last Action Date: 08/23/2023      Last Inspection:

Last Action:  
 DISMISSED

**ZONING Inspection | DAVID PODESZWIK**

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

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

**FIELD CHECK COMPLAINT Inspection | DAVID PODESZWIK**

Status:      Not Complied      Result:      Not Complied  
 Scheduled: 01/11/2023      Completed: 01/11/2023

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

ZON 1-11-23      PUT ON THE NIGHT CHECK LIST DP

**TICKET Inspection | BRIAN SCHUMAN**

Status:      Violations      Result:      Violations  
 Scheduled: 04/14/2023      Completed: 04/14/2023

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

Y030920      6/16/23 SW GAVE ME PICTURES FROM NIGHT INSPECTION FOR THE LIGHTS AND TOLD ME TO GO AHEAD AND SUBMITT TICKET TO COURT. SCANNED TICKET, ATTACHED PICS AND SENT TICKET TO COURT.-BS  
 LIGHTS      LIGHTS HAVE GONE BACK ON AFTER 3 MONTHS OF NON EXISTANCE - LIGHTING UP ENTIRE NEIGHBORHOOD. ISSUE TICKET  
 4/14/23 ISSUED TICKET #:Y030920  
 VIOL #: 10A.03 FAILURE TO COMPLY W/ LIGHT SHIELDING WARNING/9837  
 BEFORE I SCANNED TICKET IN SW RECEIVED CALL FROM THE BUSINESS. HE DISCUSSED ISSUES AND TOLD HER WE WILL HOLD OF ON TURNING THE TICKET IN TO THE COURT AND GIVE THEM A CHANCE TO COMPLY. SW SAID TO ADD FOLLOW-UP FOR 2 WEEKS.-BS

MELISSA CAREY (586) 256-4274 CONTACT INFO

**FOLLOW-UP Inspection | STEVEN WATRIPONT**

Status:      Violations      Result:      Violations  
 Scheduled: 04/28/2023      Completed: 05/19/2023

**Violations:**

Uncorrected

Comments:

**FOLLOW-UP Inspection | STEVEN WATRIPONT**

Status: Violations Result: Violations  
Scheduled: 07/06/2023 Completed: 07/14/2023

**Violations:**

Uncorrected

Comments:

**COURT Inspection | BRIAN SCHUMAN**

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

**Violations:**

Uncorrected

Comments:

**FOLLOW-UP Inspection | STEVEN WATRIPONT**

Status: Partially Complied Result: Partially Complied  
Scheduled: 08/21/2023 Completed: 08/23/2023

**Violations:**

Uncorrected

Comments:

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: No Change Result: No Change  
Scheduled: 07/31/2023 Completed: 07/31/2023

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment CHECK FOR NEW NTA FROM COURT

**FOLLOW-UP Inspection | BRIAN SCHUMAN**

Status: Complied Result: Complied  
Scheduled: 08/22/2023 Completed: 08/22/2023

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment COURT FOLLOW-UP LIGHTING ISSUES. TICKET THAT I ISSUED FOR SW.

**FIELD CHECK COMPLAINT Inspection | DAVID PODESZWIK**

Status: Complied Result: Complied  
Scheduled: 08/21/2023 Completed: 08/22/2023

**Violations:**

Uncorrected

Comments:

**COURT Inspection | BRIAN SCHUMAN**

Status: Complied  
Scheduled: 08/23/2023

Result: Complied  
Completed: 08/23/2023

**Violations:**

Uncorrected

**Comments:**

Scheduling Comment COURT

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**ZONING Enforcement | E20-01835**

**Property Information**

12-13-16-451-028      7111 ELEVEN MILE      Subdivision:  
Warren, MI 48092      Lot:      Block:

**Name Information**

Owner:      WARREN INDUSTRIAL INVESTORS      Phone: [REDACTED]  
Occupant:      GLOBAL LOGISTICS SERVICES, LLC      Phone: [REDACTED]  
Filer:      Phone:

**Enforcement Information**

Date Filed: 07/08/2020      Date Closed: 07/24/2020      Status: CLOSED

Complaint:  
SITE PLAN EXPIRED FOR STORAGE CONTAINERS  
Last Action Date:      Last Inspection:  
Last Action:

**ZONING Inspection | STEVEN WATRIPONT**

Status: No Violation      Result: No Violation  
scheduled: 07/10/2020      completed: 07/24/2020

**Violations:**

Uncorrected

**Comments:**

NO VIOLATION      NO VIOLATION NOTICED FROM ROW

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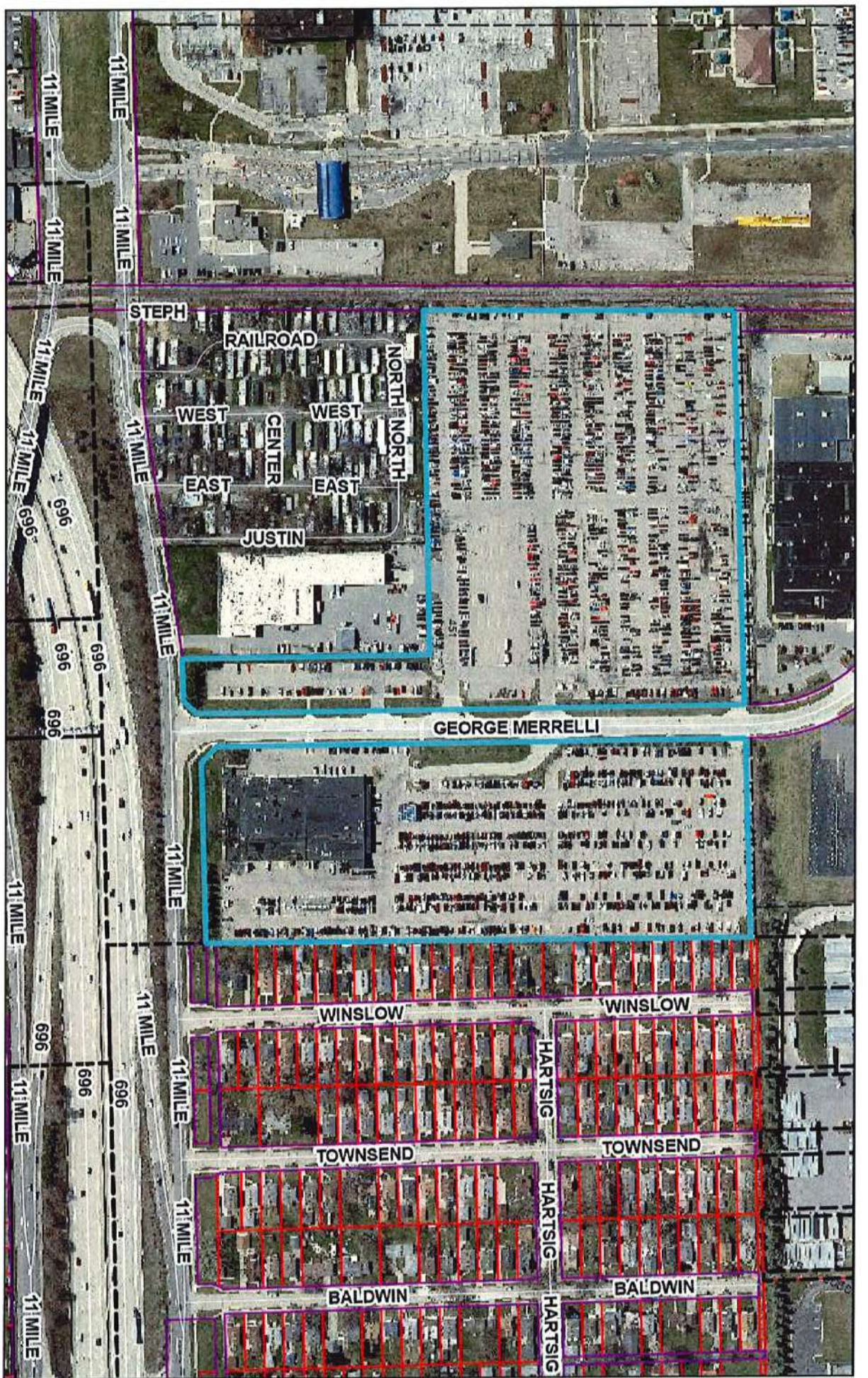
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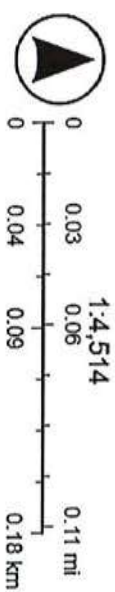
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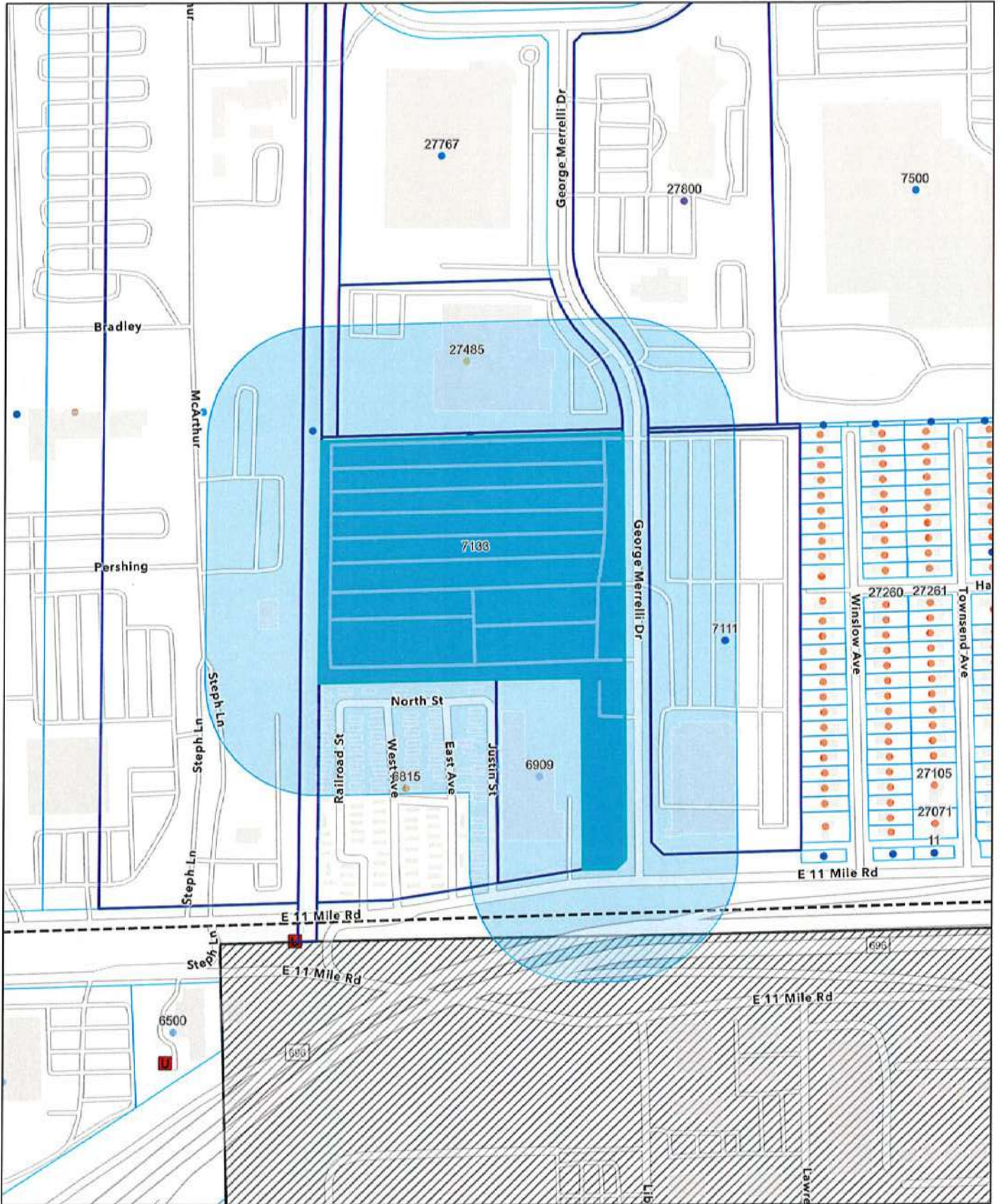
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7333 (12-13-16-451-026) & 7111 (12-13-16-451-028) 1 MILE



3/20/2026, 1:40:23 PM

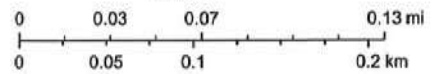




4/8/2026, 12:37:31 PM

2011

1:3,910



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: APRIL 22, 2026 at 7:00 P.M.**

**Applicant:** RYAN DEBONO ~~-USE-~~  
**Common Description:** 7111 and 7133 ELEVEN MILE  
**VARIANCE(S) REQUESTED:** Permission to: ~~-USE-~~

- 1) Allow 759,000 square ft. of open storage of vehicles on Parcel A and B, which exceeds 50% of the gross floor area of the primary structure (51,040 square ft.) and to allow storage located closer than 75' to the front property line.
- 2) Allow 33,250 square ft. of said open storage of vehicles in a P zoning district. **USE**
- 3) Allow new 6' high chain link fence with barbed wire around the new guard houses, same as previously approved around the rest of the properties.
- 4) Permit the improvements on Parcel A and B that would extend within the front setback along George Merrelli Drive including new 6' high chain link fence with barbed wire and concrete barriers in Area A and B, concrete barriers in Area D, new turnstile and chain link fence along with associated improvements in Area E.

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](mailto: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

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### 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