



CITY OF MADISON HEIGHTS

MADISON CONFERENCE ROOM - CITY HALL, 300 W. 13 MILE ROAD

ZONING BOARD OF APPEALS MEETING AGENDA

NOVEMBER 16, 2023 AT 7:30 PM

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS

APPROVAL OF MINUTES

- [1.](#) October 5th, 2023 Meeting Minutes

PUBLIC HEARING

- [2.](#) **Case # PZBA 23-14: 25005 Dequindre Road**

REQUEST: The applicant, Aver Sign Company on behalf of 25005 Dequindre, LLC (property owner), requests two (2) dimensional variances from Section 10.511(IV)(C) of the Zoning Ordinance pertaining to signage: One (1) variance pertaining to the maximum number of ground signs per property; and one (1) variance pertaining to the minimum ground sign setback. The subject property is located at 25005 Dequindre Road (tax parcel #44-25-24-476-043) and is zoned B-1, Local Business District.

MEETING OPEN TO THE PUBLIC: Items not listed on agenda

UNFINISHED BUSINESS

NEW BUSINESS

- [3.](#) Adoption of 2024 ZBA Meeting Calendar

ADJOURNMENT

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: clerks@madison-heights.org at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Zoning Board of Appeals
Madison Heights, Michigan
October 05, 2023

A Regular Meeting of the Zoning Board of Appeals was called to order by Chairman Kimble on Thursday, October 05, 2023 at 7:30 PM at Council Chambers – City Hall, 300 W. 13 Mile Road, Madison Heights, Michigan.

Present: Chair Kimble, Vice-Chair Thompson, and members: Corbett, Holder, Marentette, and Oglesby

Absent: Aaron, Barragan, and Loranger

23-41. Minutes

Motion by Ms. Holder, seconded by Ms. Marentette, to approve the Zoning Board of Appeals Regular Meeting Minutes of September 7, 2023.

Yeas: Corbett, Holder, Marentette, Oglesby, Thompson, and Kimble

Nays: None

Absent: Aaron, Barragan, and Loranger

Motion Carried.

23-42. Case # PZBA 23-13: 29448 John R Road

Mr. J. Reid Cooksey, Stonefield Engineering and Design, LLC representing Moschouris Management and Development, stated that hours of operation variance is a standard hours operation for the car wash; no other use within the M-1 District is held to hours of operation standards such as this; many other uses start much earlier than 7 a.m.; and by not allowing the additional hour will go against the reciprocal hours and have a negative impact on the business itself. Regarding the chain link fence around the building, no other car wash in Madison Heights is held to this standard; in an M-1 District a coin operating car wash would not be held to these same standards; and if held to the chain link fence standard it would deter business and create a negative aesthetic for the site. Outdoor vacuuming and drying for the coin operated car washes are not held to the same standards within the same district; this is a hazard for the customer because of the noise an enclosed vacuum could produce; and having the singular vacuum hub helps muffle the noise and creates a better customer and pedestrian site.

Community and Economic Development Director Tucker reviewed the staff report provided in the meeting packet, incorporated herein:

REQUEST

The petitioner, William Gershenson on behalf of Moschouris Management and Development, requests three (3) variances from Section 10.326(8) of the Zoning Ordinance, *use-specific standards for auto wash uses*, pertaining to hours of operation, fencing, and outdoor vacuuming

stations. The subject property is located at 29448 John R Road (tax parcels # 44-25-12-304-010), zoned M-1, Light Industrial.

SITE PLAN REVIEW COMMITTEE (SPRC) ACTION

The SPRC discussed the variance request at their September 20th, 2023 meeting. The SPRC had no objections to the variance requests.

ZBA ACTION

Any ZBA motion, including approval and denial, should include findings of fact relating to the variance criteria listed in Sections 10.804(2) and 10.805. Template approval and denial motions are attached for the ZBA's consideration. The ZBA should act on each variance request separately. In granting a variance, the ZBA may attach conditions regarding the location, character and other features of the proposed use(s) as it may deem reasonable in furthering the purpose of the Zoning Ordinance. If the ZBA moves to approve the requested variances, staff suggests the following conditions of approval: 1. Vacuums shall be turned off no later than 10 p.m., consistent with the closure of the auto wash tunnel. 2. The Landscape Plan submitted with the site plan package shall be substantially consistent with, or exceed, the preliminary plans submitted with the Special Approval and ZBA Variance applications, except for any required modifications placed as conditions of approval. 3. Motors and mechanical equipment for the outdoor vacuums shall be enclosed within the car wash building or an external masonry enclosure. Details of such enclosure shall be provided on the formal site plan, when submitted.

Assistant City Attorney Burns recommends each variance is voted on separately and include the following criteria and conditions for approval. The vacuum should be turned off before 10 p.m. consistent with the closure of the auto wash tunnel. The landscape plan submitted with the site plan will be substantially consistent with or exceed the preliminary plans submitted with the special approval and ZBA applications. Except for any required modifications placed as conditions of approval. Motors and mechanical equipment from the outdoor vacuum shall be enclosed within the car wash building or an external masonry enclosure. Details of such enclosure shall be provided in a formal site plan when submitted to the city. The approval of the variances is contingent on the city's approval of a site plan and issuance of building permits.

Chair Kimble opened the public hearing at 7:37 p.m. to hear comments on application #23-13.

There being no further comments on application #23-13, Chair Kimble closed the public hearing at 7:38 p.m.

VARIANCE #1 – HOURS OF OPERATION

Motion by Vice-Chair Thompson, seconded by Ms. Corbett, to APPROVE the variance application for auto wash hours of operation between 7 a.m. and 10 p.m. at the subject property, 29448 John R Road, after the required public hearing, based upon the following findings:

1) The variance request meets the criteria for approving a variance contained in Section 10.804 of the Ordinance. In particular:

a. The strict application of the regulations would result in an exceptional practical difficulty for the business owner; and

b. The literal interpretation of the provisions of this ordinance deprives the applicant of rights commonly enjoyed by others in the same zoning district; and

c. Such relief may be provided without substantial detriment to the public good and without substantially impairing the intent and purposes of the Zoning Ordinance.

The approval of the variances is contingent on the city's approval of a site plan and issuance of building permits, including the following:

- 1) The vacuum shall be turned off before 10 p.m. consistent with the closure of the auto wash tunnel.
- 2) The landscape plan submitted with the site plan will be substantially consistent with or exceed the preliminary plans submitted with the special approval and ZBA applications. Except for any required modifications placed as conditions of approval.
- 3) Motors and mechanical equipment from the outdoor vacuum shall be enclosed within the car wash building or an external masonry enclosure. Details of such enclosure shall be provided in a formal site plan when submitted to the city.

Yeas: Corbett, Holder, Thompson, and Kimble

Nays: Marentette and Oglesby

Absent: Aaron, Barragan, and Loranger

Motion Carried.

VARIANCE #2 – CHAIN LINK FENCE

Motion by Ms. Holder, seconded by Ms. Corbett, to APPROVE the variance application for landscaping in lieu of the required chain link fence at the subject property, 29448 John R Road after the required public hearing, based upon the following findings:

1) The variance request meets the criteria for approving a variance contained in Section 10.804 of the Zoning Ordinance. In particular:

a. The literal interpretation of the provisions of this ordinance deprives the applicant of rights commonly enjoyed by others in the same zoning district; and

b. Such relief may be provided without substantial detriment to the public good and without substantially impairing the intent and purposes of the Zoning Ordinance; and

c. The special conditions are not the result of the applicant.

The variance is granted with the following conditions:

- 1) The Landscape Plan submitted with the site plan package shall be substantially consistent with, or exceed, the preliminary plans submitted with the Special Approval and ZBA Variance applications, except for any required modifications placed as conditions of approval.

The approval of the variances is contingent on the city's approval of a site plan and issuance of building permits, including the following:

- 1) The vacuum should be turned off before 10 p.m. consistent with the closure of the auto wash tunnel.
- 2) The landscape plan submitted with the site plan will be substantially consistent with or exceed the preliminary plans submitted with the special approval and ZBA applications. Except for any required modifications placed as conditions of approval.
- 3) Motors and mechanical equipment from the outdoor vacuum shall be enclosed within the car wash building or an external masonry enclosure. Details of such enclosure shall be provided in a formal site plan when submitted to the city.

Yeas: Corbett, Holder, Marentette, Oglesby, Thompson, and Kimble

Nays: None

Absent: Aaron, Barragan, and Loranger

Motion Carried.

VARIANCE #3 – OUTDOOR VACUUMING AND DRYING

Motion by Ms. Holder, seconded by Ms. Corbett, to APPROVE the variance application for outdoor vacuuming at the subject property, 29448 John R Road after the required public hearing, based upon the following findings:

- 1) The variance request meets the criteria for approving a variance contained in Section 10.804 of the Zoning Ordinance. In particular:
 - a. The strict application of the regulations would result in an exceptional practical difficulty for the business owner; and
 - b. The literal interpretation of the provisions of this ordinance deprives the applicant of rights commonly enjoyed by others in the same zoning district; and
 - c. Such relief may be provided without substantial detriment to the public good and without substantially impairing the intent and purposes of the Zoning Ordinance.

This variance is granted with the following conditions:

- 1) Vacuums shall be turned off no later than 10 p.m., consistent with the closure of the auto wash tunnel.
- 2) Motors and mechanical equipment for the outdoor vacuums shall be enclosed within the car wash building or an external masonry enclosure. Details of such enclosure shall be provided on the formal site plan, when submitted.

The approval of the variances is contingent on the city's approval of a site plan and issuance of building permits, including the following:

- 1) The vacuum should be turned off before 10 p.m. consistent with the closure of the auto wash tunnel.
- 2) The landscape plan submitted with the site plan will be substantially consistent with or exceed the preliminary plans submitted with the special approval and ZBA applications. Except for any required modifications placed as conditions of approval.
- 3) Motors and mechanical equipment from the outdoor vacuum shall be enclosed within the car wash building or an external masonry enclosure. Details of such enclosure shall be provided in a formal site plan when submitted to the city.

Yeas: Corbett, Holder, Marentette, Oglesby, Thompson, and Kimble

Nays: None

Absent: Aaron, Barragan, and Loranger

Motion Carried.

23-43. Excuse Member(s)

Motion by Mr. Oglesby, seconded by Mr. Holder, to excuse Councilwoman Aaron from tonight's meeting.

Yeas: Corbett, Holder, Marentette, Oglesby, Thompson, and Kimble

Nays: None

Absent: Aaron, Barragan, and Loranger

Motion Carried.

23-44. Public Comment: For items not listed on the agenda.

Seeing no one wished to comment, Chair Kimble opened public comment at 7:46 p.m. and closed the public comment at 7:47 p.m.

Chair Kimble read that the November Regular Zoning Board of Appeals Meeting has been rescheduled to Thursday, November 16th at 7:30 p.m. due to the Election Early Voting.

23-45. Adjournment.

Motion by Vice-Chair Thompson, seconded by Ms. Corbett, to adjourn the meeting.

Yeas: Corbett, Holder, Marentette, Oglesby, Thompson, and Kimble

Nays: None

Absent: Aaron, Barragan, and Loranger

Motion Carried.

There being no further business, Chair Kimble, adjourned the meeting at 7:48 p.m.

DRAFT



MEMORANDUM

Report Date: November 9th, 2023
 To: City of Madison Heights Zoning Board of Appeals
 Meeting Date: November 16th, 2023
 From: Matt Lonnerstater, AICP – City Planner
 Subject: Signage Variances
 PZBA 23-14 – 25005 Dequindre Road (tax parcel # 44-25-24-476-043)

REQUEST

The applicant, *Aver Sign Company on behalf of 25005 Dequindre, LLC (property owner)*, requests two (2) variances from the City's Zoning Ordinance relating to signage. The subject property is located at the northwest corner of the E. 10 Mile Road/Dequindre Road intersection and is zoned B-1, Local Business. The property has been approved for the development of a 9,000 square foot retail building featuring a gas station and drive-through restaurant and is currently under construction.

The applicant requests variances from the following sections of the Zoning Ordinance pertaining to ground signage:

Variance #1: Section 10.511(IV)(C)(2)(a): One ground sign for each business development; and

Variance #2: Section 10.511(IV)(C)(2)(a)3: The base of the sign shall not be less than 20 feet from a side lot line.

The applicant proposes to construct two (2) ground signs, as follows:

Sign 1: Dequindre Road (northeast corner of site): 8 ft. tall; 57 sq. ft.; illuminated with LED price displays.

Sign 2: E. 10 Mile Road (southwest corner of site): 8 ft. tall; 57 sq. ft.; illuminated with LED price displays.

These variances are detailed individually below.

Number of Ground Signs Variance

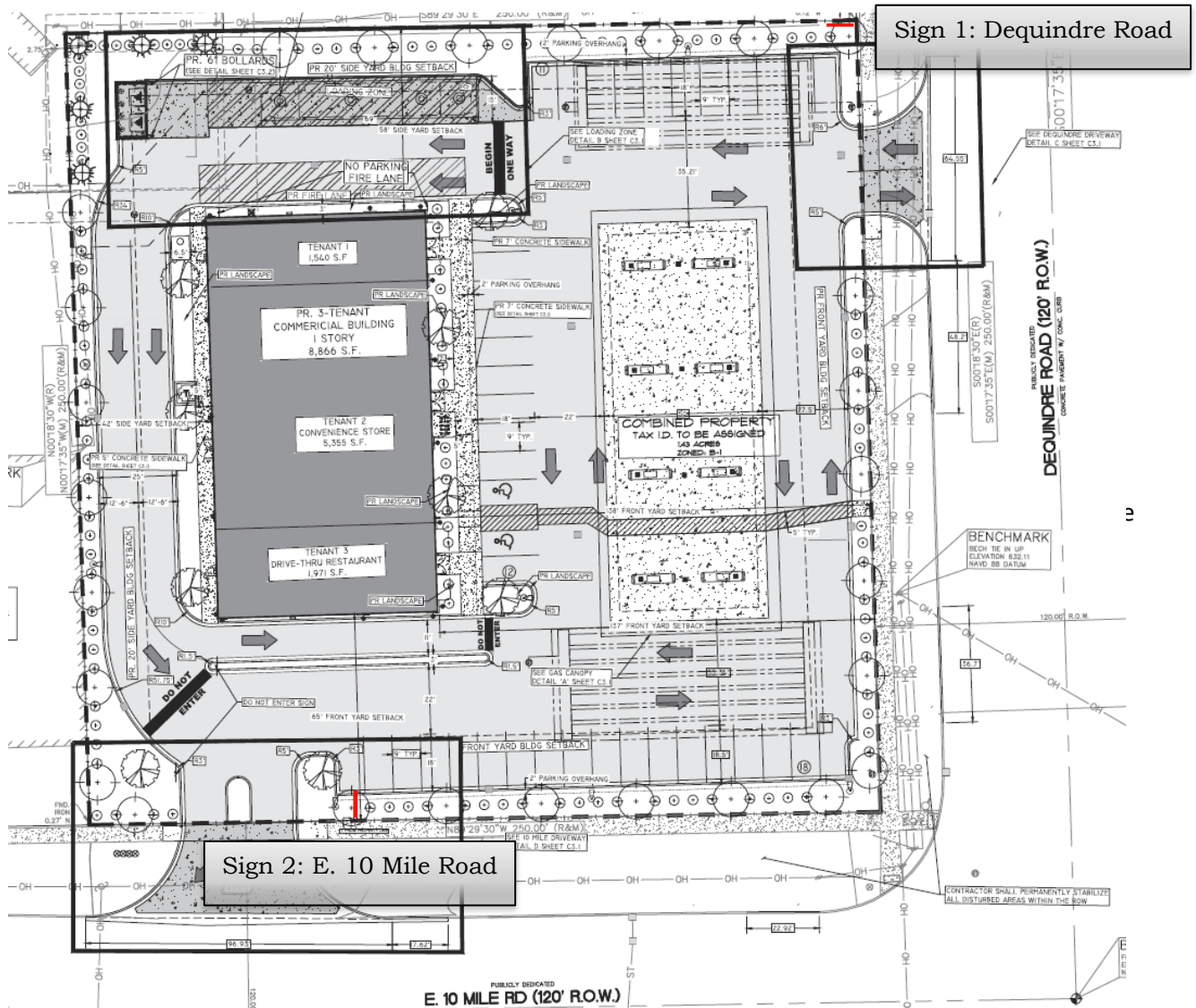
Per Section 10.511(IV)(C)(2)(a) of the Zoning Ordinance, B-1-zoned properties are afforded a total of one (1) ground sign. The property is a corner lot and has two frontages. The applicant proposes two (2) ground signs, one on each property frontage (E. 10 Mile Road and Dequindre Road). Both proposed signs are set back approximately one (1) foot from the right-of-way line.

Sign Setback Variance

Per Section Per Section 10.511(IV)(C)(2)(a)3, ground signs in B-1 zoned districts are required to be set back a minimum of twenty (20) feet from a side lot line. The proposed ground sign along Dequindre Road is set back approximately one (1) foot from the northern side property line, requiring a nineteen (19) foot setback variance.

The images below depict the approximate locations (in red) and details of the proposed ground signs:

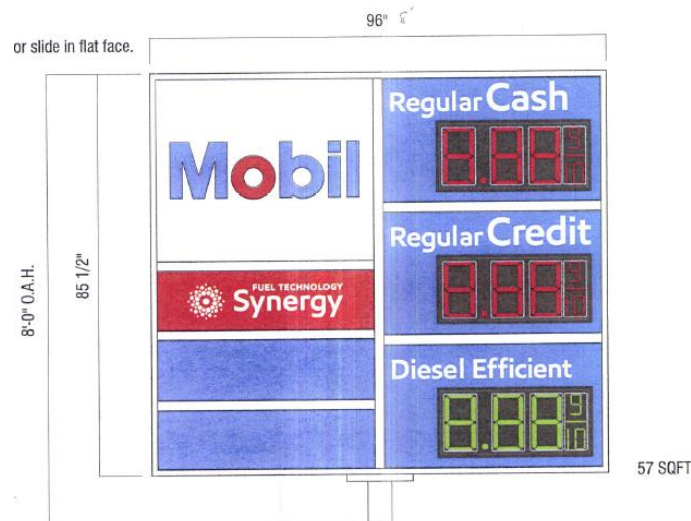
Proposed Ground Sign Locations



Sign 1. – Dequindre Road (northeast corner of site)



Sign 1: Dequindre Road

Sign 2 – E. 10 Mile Road (southwest corner of site)**Proposed Sign Dimensions****STAFF ANALYSIS**

The applicant has provided written responses addressing the variance criteria of Section 10.804(2) of the Zoning Ordinance. Per their application, the applicant requests the variances primarily due to the following characteristics of the subject property:

Extraordinary Conditions of Property: Per the applicant, a single freestanding ground sign was originally proposed at the corner of E. 10 Mile Road and Dequindre Road (southeast corner of property). However, placement options at this corner were limited due to the required corner clearance zone and a drainage basin which did not allow for the sign foundation/footing.

Strict Application Results in Practical Difficulty/Corner Lot: Per the applicant, the inability to locate a sign at the corner intersection presents a practical difficulty to the property owner/business owners as they would not be able to advertise and reach potential customers on both fronting streets.

The applicant has not provided a response or justification for the requested side yard setback variance.

While staff understands the desire for two (2) ground signs in lieu of a single corner ground sign, staff has concerns about the proposed locations. The proposed placement of both ground signs appears to require the removal or relocation of required greenbelt landscaping along Dequindre and E. 10 Mile Road. The landscaping plan in the approved site plan set meets the minimum planting requirements. However, any further plant removal would potentially create a non-conforming landscape plan. Prior to administrative approval of the proposed signs, a revised landscape plan should be provided showing how landscaping will be impacted given the proposed sign locations. Further, staff recommends that both signs be constructed with a masonry base, as opposed to the exposed pole as proposed.

Staff further notes that a thinner sign, such as that pictured below, could open up more potential locations for one or both of the proposed signs, potentially eliminating the need for the side setback variance. The sign pictured below is located near the corner of 11 Mile and John R Road and is approximately 5.5 feet tall and 3.5 feet wide (compared to the proposed 8 foot tall, 8 foot wide signs).

Exxon Sign – 11 Mile/John R



VARIANCE FINDINGS

Section 10.804(2) outlines criteria for reviewing variance requests, summarized below:

- ***Exceptional narrowness, shallowness, shape or area of a specific piece of property at the time of enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of such property.***

- ***The strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon, the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this ordinance.***

Additional standards for reviewing variance cases, as required per the ZBA application, are outlined below:

- *The literal interpretation of the provisions of this ordinance deprives the applicant of rights commonly enjoyed by others in the same zoning district.*
- *The special conditions and/or circumstances are not a result of the applicant.*
- *The variance is the minimum variance necessary to provide relief to the applicant.*
- *In the absence of a variance, the property could not be used in a manner permitted by the Ordinance.*

Additional variance review criteria are contained in Section 10.805, listed at the end of this report.

SITE PLAN REVIEW COMMITTEE (SPRC) ACTION

The SPRC discussed the variance request at their November 8th, 2023 meeting. The SPRC did not object to allowing two (2) ground signs on the property, but expressed concern regarding the potential impacts to landscaping as well as allowing a sign so close to the side property line.

ZBA ACTION

In granting a variance, the ZBA may attach conditions regarding the location, character and other features of the proposed signs as it may deem reasonable in furthering the purpose of the Zoning Ordinance. **If the ZBA moves to approve the requested variances, staff suggests the following conditions of approval:**

1. If the proposed sign locations require the relocation of greenbelt landscaping, prior to administrative approval of the sign permits, the applicant and/or property owner shall provide a revised landscape plan to the City Planner for review and approval. The revised landscape plan shall meet the minimum planting requirements of the Zoning Ordinance.
2. Provide a decorative masonry base for each ground sign, with details provided to the City Planner for review and approval as part of the administrative sign permit applications.
3. The ground signs shall not obstruct required clear vision corners.

Any ZBA motion, including approval and denial, shall include findings of fact relating to the variance criteria listed in Sections 10.804(2) and 10.805. Template approval and denial motions are provided below for the ZBA's consideration. The ZBA should act on each variance request separately.

TEMPLATE MOTIONS**Variance #1 – Number of Ground Signs**Approval

Move to APPROVE the variance application to allow two (2) ground signs at the subject property located at 25005 Dequindre Road, Tax Map # 44-25-24-476-043, after the required public hearing, based upon the following findings:

- 1) Section 10.511(IV)(C)(2)(a) of the Zoning Ordinance permits one ground sign for each business development in the B-1 Zoning District.
- 2) Based on exceptional condition of the property as a corner property, and due to the location of underground utilities, the strict application of the regulation would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon, the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this ordinance.
- 3) The literal interpretation of the provisions of this ordinance deprives the applicant of rights commonly enjoyed by others in the same zoning district.
- 4) The special conditions and/or circumstances are not a result of the applicant.
- 5) The variance is the minimum variance necessary to provide relief to the applicant.

The variance is granted with the following conditions:

1. If the proposed sign locations require the relocation of greenbelt landscaping, prior to administrative approval of the sign permits, the applicant and/or property owner shall provide a revised landscape plan to the City Planner for review and approval. The revised landscape plan shall meet the minimum planting requirements of the Zoning Ordinance.
2. Provide a decorative masonry base for each ground sign, with details provided to the City Planner for review and approval as part of the administrative sign permit applications.
3. The ground signs shall not obstruct required clear vision corners.

DENIAL

Move to DENY the variance application to allow two (2) ground signs at the subject property located at 25005 Dequindre Road, Tax Map # 44-25-24-476-043, after the required public hearing, based upon the following findings:

- 1) Section 10.511(IV)(C)(2)(a) of the Zoning Ordinance permits one ground sign for each business development in the B-1 Zoning District.
- 2) Based on the absence of exceptional shape or area of the specific piece of property, the strict application of the regulations enacted would not result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon, the owner of such property.
- 3) The literal interpretation of the provisions of this ordinance does not deprive the applicant of rights commonly enjoyed by others in the same zoning district.
- 4) The special conditions and/or circumstances are a result of the applicant.
- 5) The variance is not the minimum variance necessary to provide relief to the applicant.

Variance #2 – Ground Sign SetbackAPPROVAL

Move to APPROVE the variance application to allow one (1) new ground sign approximately one (1) foot from the northern side property line 25005 Dequindre Road, Tax Map # 44-25-24-476-043, after the required public hearing, based upon the following findings:

- 1) Section 10.511(IV)(C)(2)(a)3 of the Zoning Ordinance requires a 20-foot side yard setback for ground signs in the B-1 Zoning District.
- 1) Based on exceptional shape or area of the specific piece of property, the strict application of the regulation would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon, the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this ordinance.
- 2) The literal interpretation of the provisions of this ordinance deprives the applicant of rights commonly enjoyed by others in the same zoning district.
- 3) The special conditions and/or circumstances are not a result of the applicant.
- 4) The variance is the minimum variance necessary to provide relief to the applicant.

DENIAL

Move to DENY the variance application to allow one (1) new ground sign approximately one (1) foot from the northern side property line 25005 Dequindre Road, Tax Map # 44-25-24-476-043, after the required public hearing, based upon the following findings:

- 1) Section 10.511(IV)(C)(2)(a)3 of the Zoning Ordinance requires a 20-foot side yard setback for ground signs in the B-1 Zoning District.
 - 1) Based on the absence of exceptional shape or area of the specific piece of property, the strict application of the regulations enacted would not result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon, the owner of such property.
 - 2) The literal interpretation of the provisions of this ordinance does not deprive the applicant of rights commonly enjoyed by others in the same zoning district.
 - 3) The special conditions and/or circumstances are a result of the applicant.
 - 4) The variance is not the minimum variance necessary to provide relief to the applicant.
-

CODE REFERENCES**Sec. 10.804. - Power of zoning board of appeals.**

(2) Variance. *To authorize upon an appeal, a variance from the strict applications of the provisions of this Ordinance where by reason of exceptional narrowness, shallowness, shape or area of a specific piece of property at the time of enactment of this Ordinance or by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of such property, the strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this Ordinance. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed uses as it may deem reasonable in furtherance of the purpose of this Ordinance. In granting a variance, the board shall state the grounds upon which it justifies the granting of a variance.*

Sec. 10.805. - Standards.

Each case before the city council, zoning board of appeals or plan commission shall be considered as an individual case and shall conform to the detailed application of the following standards in a manner appropriate to the particular circumstances of such case. All uses as listed in any district requiring approval for a permit shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to the orderly development of adjacent districts. Consideration shall be given to the following:

- 1) The location and size of the use.*
- 2) The nature and intensity of the operations involved in or conducted in connection with it. (See section 10-319(4).)*
- 3) Its size, layout and its relation to pedestrian and vehicular traffic to and from the use.*
- 4) The assembly of persons in connection with it will not be hazardous to the neighborhood or be incongruous therewith or conflict with normal traffic of the neighborhood.*
- 5) Taking into account, among other things, convenient routes of pedestrian traffic, particularly of children.*
- 6) Vehicular turning movements in relation to routes of traffic flow, relation to street intersections, site distance and the general character and intensity of development of the neighborhood.*
- 7) The location and height of buildings, the location, the nature and height of walls, fences and the nature and extent of landscaping of the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.*
- 8) The nature, location, size and site layout of the uses shall be such that it will be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and related characteristics.*
- 9) The location, size, intensity and site layout of the use shall be such that its operations will not be objectionable to nearby dwellings, by reason of noise, fumes or flash of lights to a greater*

degree than is normal with respect to the proximity of commercial to residential uses, not interfere with an adequate supply of light and air, not increase the danger of fire or otherwise endanger the public safety.

Sec. 10.511(IV)(C)(2) –Signs in B-1 Zoning District

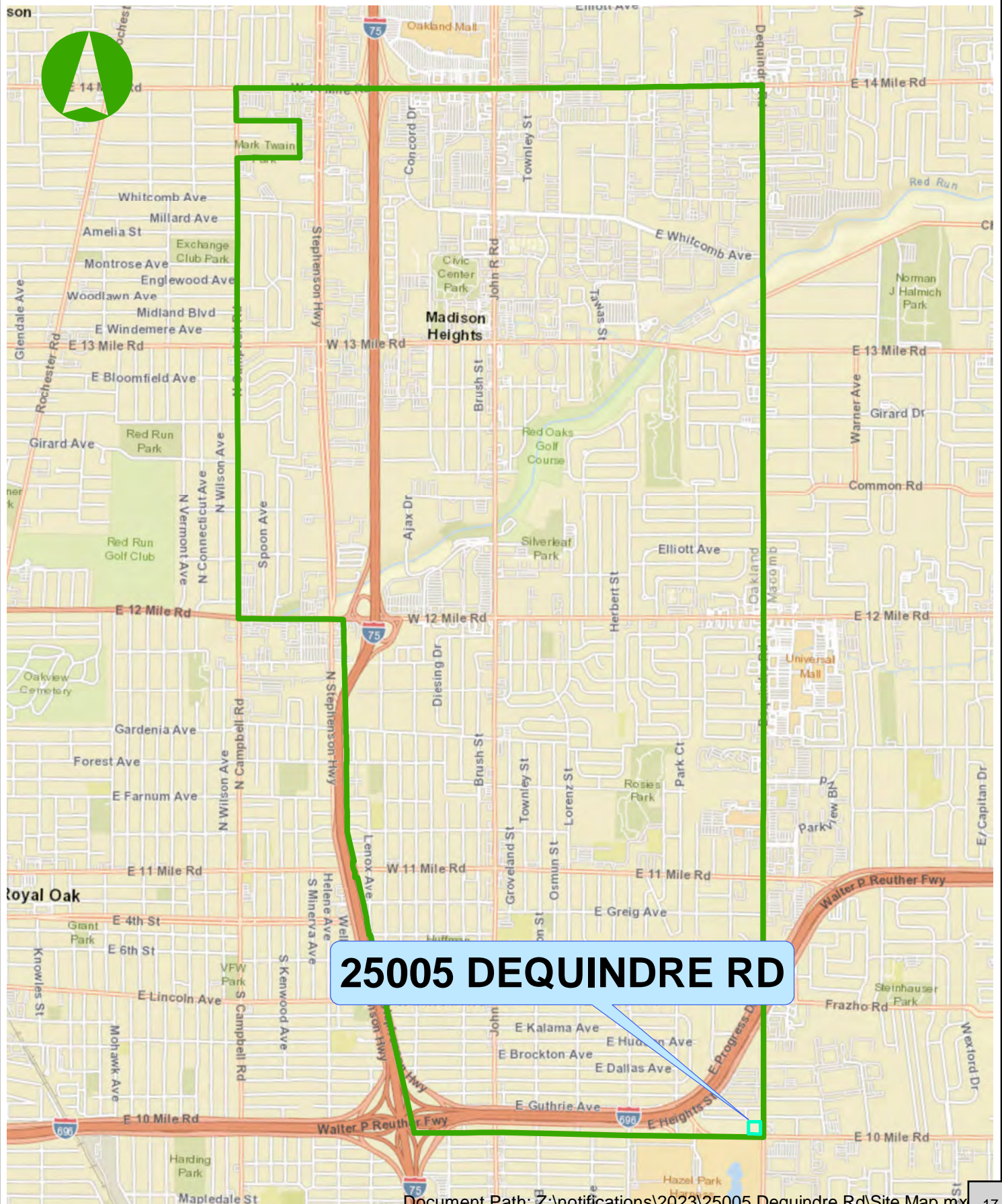
Each business development (that is, one or more uses within a building or buildings using common parking facilities) shall be permitted signs as follows:

(a) Ground Signs: One ground sign for each business development

- 1. Not over eight feet in height above the adjacent grade nor more than ten feet above the adjacent roadway.*

Note: Ground signs may not obstruct visibility at driveways or intersections. The building official may require that the sign base or the height of the bottom of the sign be adjusted to protect the public safety:

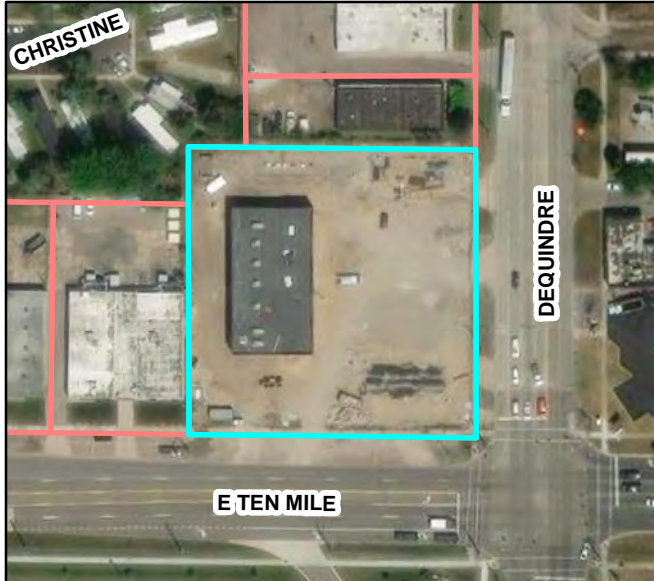
- 2. No sign shall be located closer than 90 feet to any property line of an adjacent residential district.*
- 3. The base of the sign be not less than 20 feet from a side lot line.*
- 4. A ground sign under this section shall not exceed 0.5 square foot per each lineal foot of lot frontage to a maximum 60 square feet in area.*
- 5. Individual ground signs for each business tenant within a development shall not be permitted.*



Site Address: 25005 Dequindre Road

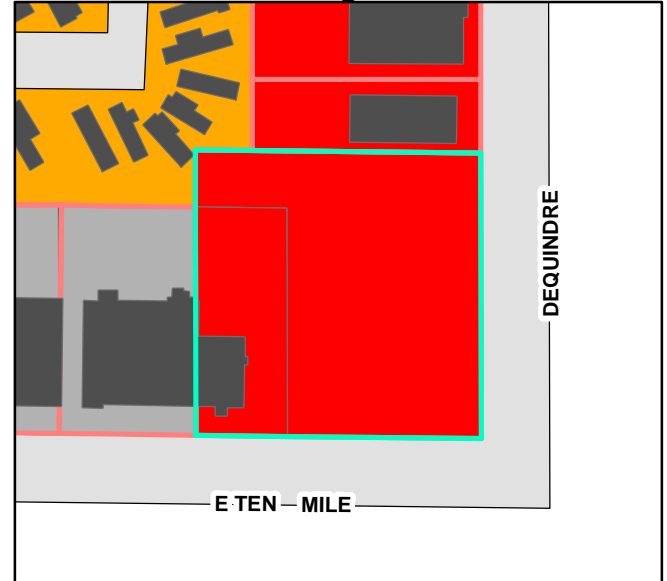
[Click for maps](#)

Aerial



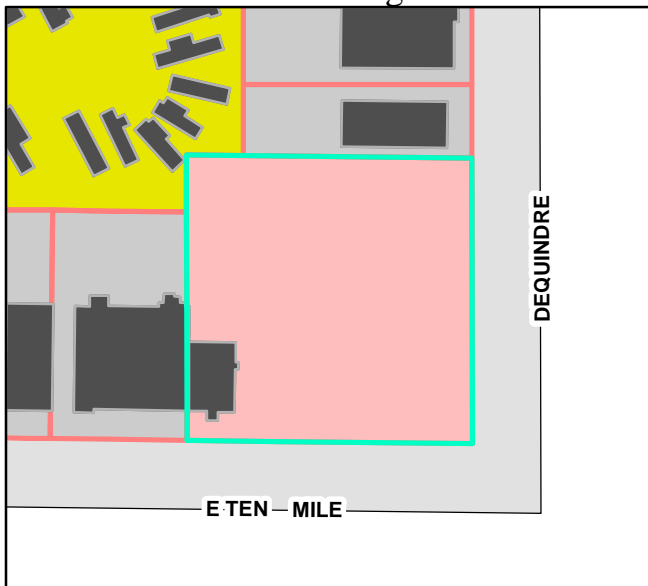
- 25005 Dequindre Road
- Parcels

Existing Land Use



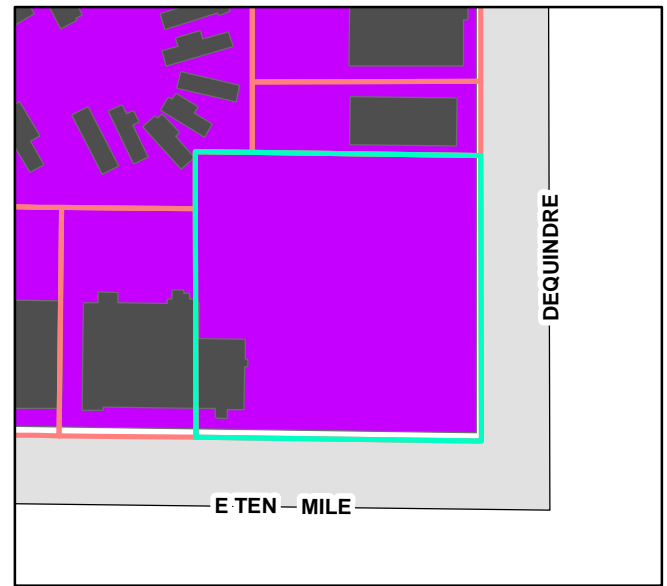
- 25005 Dequindre Road
- Parcels
- Mobile Home Park
- Commercial
- Industrial

Zoning



- 25005 Dequindre Road
- Parcels
- M-1 Light Industrial
- B-1 Local Business
- R-1 Residential

Future Land Use

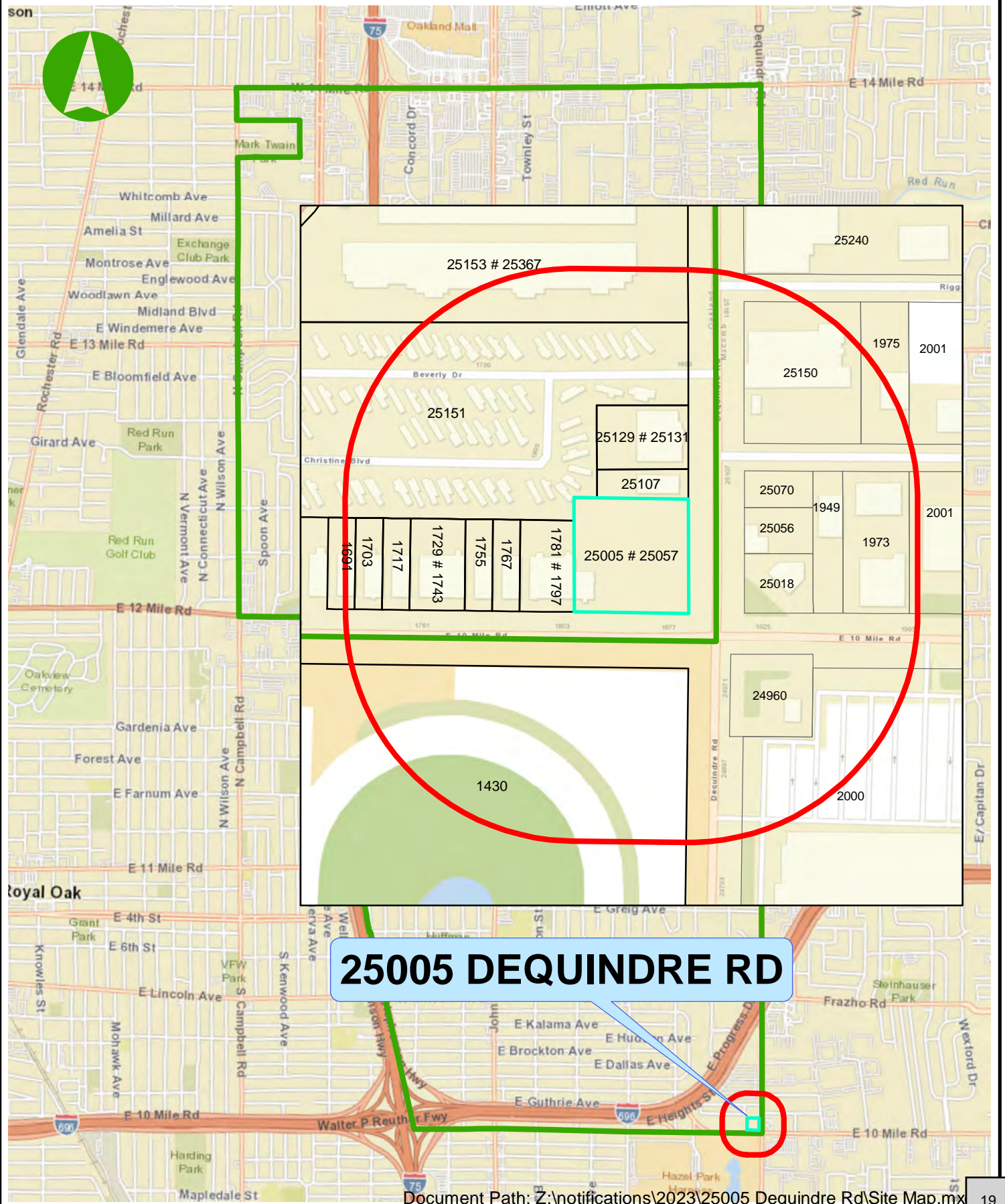


- 25005 Dequindre Road
- Parcels
- Mixed Use Innovation

ZBA CASE: 23-14

BUFFER 500 FT

Item 2.





CITY OF MADISON HEIGHTS ZONING BOARD OF APPEALS APPLICATION

Item 2.

Application No.: _____

Date Filed: _____

(This application must be typed)
SUBMIT TWO ORIGINAL COPIES

1. **Petitioner:** Name: Aver Sign Company
Address: 359 Livernois St.
City: Ferndale State: MI Zip: 48220
Telephone: 2485420678 Fax: _____
Email: jennifer@aversign.com
2. **Petitioner's Interest in Property:** Sign Erector
3. **Property Owner:** (Attach list if more than one owner)
Name: Mobil
Address (Street): 25005 Dequindre
City: Madison Heights State: MI Zip: 48071
Telephone: 3134023070
Email: _____
4. **Property Description:**
Address: 25005 Dequindre
Tax Parcel #: 44 - 25 - 24 - 476 - 029
Legal Description - Attach if metes and bounds description. Attached
If in a subdivision: Lot #: _____
Subdivision name: _____
Lot size: _____
Size of proposed building or addition: 57sqft
5. **Present Zoning of Property:** B1 **Present Use:** Gas Station
6. **Action Requested:** (Check the appropriate section and attach response on separate sheets)
☐ **APPEAL OF AN ADMINISTRATIVE DECISION (Administrative Review)**

The applicant requests the Board of Appeals to reverse/modify the _____
decision/interpretation of Article _____, Section _____. The decision should be
reversed/modified because: (On a separate sheet describe in detail the nature of the problem, the
reason for the request and the desired remedy)

PAGE 2

ZONING BOARD OF APPEALS APPLICATION

6. **Action Requested:** (Continued) (Check the appropriate section and attach response on separate sheets)

☒ **VARIANCE**

Request is hereby made for permission to erect ☒ alter ☐ convert ☐ or use ☐ a
second freestanding/ground monument sign along Dequindre Rd. &

*Set
back*

Contrary to the requirements of Section(s) _____ of the Zoning Ordinance
 _____ of the Zoning Ordinance
 _____ of the Zoning Ordinance

The following questions must be answered fully on a separate sheet of paper:

- A. Clearly explain the variance desired and how the proposed building and/or use is contrary to the Zoning Ordinance.
- B. Explain the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district. (Note: Your district includes all areas of the City sharing a zoning designation with your property. If your zoning classification were B-1 (Local Business) your district would include all City lands zoned B-1.)
- C. Explain why the literal interpretation of the provisions of this ordinance deprives you of rights commonly enjoyed by others in the same zoning district.
- D. Did the special conditions and/or circumstances result from your actions?
- E. Can you use the property in a manner permitted by the Ordinance if a variance is not granted? Is this the minimum variance you need to use the property in the way you want?
- F. Will granting the variance change the essential character of the area?

☐ **TEMPORARY PERMIT**

Applicant is requesting a Temporary Use ☐ and/or a Temporary Structure ☐

Describe in detail the proposed use or structure and the length of time requested.

☐ **INTERPRETATION OF ORDINANCE LANGUAGE IN SECTION** _____

Describe in detail the nature of the requested interpretation.

☐ **PUBLIC UTILITY BUILDING**

Describe in detail the proposed use or structure.

☐ **OTHER ACTION**

Describe in detail action requested.

7. **CASE HISTORY**

Have you been denied a permit for a building, sign or use on this property? Yes ☐ No ☒

Has there been any previous appeal involving these premises? Yes ☐ No ☒

(If yes, provide character and disposition of previous appeals.)

T1N, R11E, SEC 24 NORTHERN HEIGHTS SUB OUTLOT B 5-23-21 FR 028 & 029



September 20, 2023

City of Madison Heights
Community Development Department
300 W. Thirteen Mile Road
Madison Heights, MI 48170

Re: ZBA answers for 25005 Dequindre Road Hardship

- A. We would like relief to allow a second freestanding gas product and price sign along the secondary road throughfare.
- B. This is zoned a B-1 property which does allow a freestanding sign at the corner with a corner clearance of 15' (negotiated with the city reviewer to allow) but because of a drain basin located at that corner of the property no footing can be dug to allow supporting of the freestanding sign. The only locations that can accommodate the freestanding sign is one area along Dequindre Road and one area along 10 mile road.
- C. Within this corner of 10 mile and Dequindre there are multiple signs that sit right at the corner which allows the retailers to advertise their business. To give this new gas station the same competitive edge they should be allowed to advertise their products and prices as well. Any other gas station within a B-1 zone within the City of Madison Heights can display their products and prices for all traffic in every direction. This gas station should be allowed the same.
- D. The circumstances result from the sign ordinance of Madison Heights changing over the years and there are many underground factors that result in the decisions made on where the safest placement of the signage should be. Such as but not limited to, drain basins, underground utilities, and public safety.
- E. Without the variance the customer base is that of 1 roadway when they are clearly on a corner and should be able to utilize traffic coming from any direction to see the products and prices.
- F. This is a busy city intersection with many retailers and other commercial type buildings with signs. Adding a sign along Dequindre will not change the aesthetics or character of the area.

PAGE 3

ZONING BOARD OF APPEALS APPLICATION

Application No.: _____

Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

FOR THE OWNER:

Signature _____

Printed Name _____

Date _____

FOR THE APPLICANT IF NOT THE OWNER:

Signature _____

Printed Name Jennifer GloverDate 9-20-23

Note: A notarized letter of authority or a power of attorney may be substituted for the original signature of the owner.

Notices are to be sent to the Applicant ☒ Owner ☐

ATTACHED HERETO, AND MADE PART OF THIS APPLICATION, ARE THE FOLLOWING: (All required items must be submitted with this application)

- ☐ 1. Two copies of drawings of Site Plan (no larger than 11"x 17") drawn to scale and containing all necessary dimensions and all features involved in this appeal, including measurements showing open space on abutting properties. PDF
- ☐ 2. Dimensioned elevations of all buildings involved in the requested variance.
- ☐ 3. All required responses to above items.
- ☐ 4. Building permit application if applicable.
- ☐ 5. Letter of authority if applicable
- ☐ 6. Applicable fees:
 - A. Variance Review (Single Family) \$300.00
 - B. Variance Review (Dimensional) \$400.00 plus \$300 per variance
 - C. Use Variance Review \$1,000.00
 - D. Appeal of Administrative Decision \$400.00

OFFICE USE ONLY**APPROVALS**

Approved for hearing by City Attorney _____

Approved for hearing by C.D.D. _____

Reviewed by Site Plan Committee _____

INTER-DEPARTMENTAL NOTIFICATION

Community Development Department _____

Fire Department _____

Department of Public Services _____

ZONING BOARD OF APPEALS

FEE: \$ _____

APPROVED: _____ PAID: _____

DENIED: _____ RECEIPT NO. _____

City of Madison Heights
Community Development Department
300 W Thirteen Mile Road
Madison Heights, MI 48170

Re: Permits/ZBA

To Whom it May Concern-

Please let this letter serve as authorization for Aver Sign Company (Jennifer Glover) to apply and obtain the necessary permits and/or ZBA relief for my property located at 25005 Dequindre.

Please let me know if you have any questions or require additional information.

Sincerely,



Signature

Date

Steven Haddad





CITY OF MADISON HEIGHTS
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
300 W. 13 MILE ROAD, MADISON HEIGHTS, MI 48071
(248) 583-0831

Item 2.

FOR OFFICE USE ONLY

PERMIT #: _____
 DATE ISSUED: _____
 BY: _____

PERMANENT SIGN PERMIT APPLICATION

JOB ADDRESS: 25005 Deguindre
 OWNER'S NAME: Steven Haddad PHONE: 313 402 3070 FAX: _____
 OWNER'S ADDRESS: 25005 Deguindre CITY: Madison Hgts ZIP: 48071
 APPLICANT: Aver Sign Co. PHONE: 248 542-0678 FAX: _____
 APPLICANT'S ADDRESS: 359 Livernois CITY: Ferndale ZIP: 48220
 Check here to receive Notices of Repair by facsimile ☐ or e-mail ☒ E-mail address: Jennifer@aversign.com

FEES:

No of Signs	Type of Sign	Fee	Cost (No x Fee)
REQUIRED	Administrative Fee	\$30.00	\$30.00
	New Permanent Signs:		
	Ground Sign to 60 Sq. Ft.	\$200.00	
	Wall Sign up to 100 Sq. Ft.	\$200.00	
	Wall Sign over 100 Sq. Ft.	\$280.00	
	Refacing:		
	Ground Sign up to 60 Sq.Ft.	\$185.00	
	Ground Sign over 100 Sq. Ft.	\$265.00	
	Wall Sign up to 100 Sq. Ft.	\$185.00	
	Wall Sign over 100 Sq. Ft.	\$265.00	
	Other		
	TOTAL FEES:		

FOR OFFICE USE ONLY

	<u>FEES</u>	<u>PAID</u>
Permit:	_____	_____
Registration:	_____	_____
Investigative Fee:	_____	_____
Other:	_____	_____
TOTAL:	_____	_____

Code Official Approval: _____
 Date approved for issue: _____

PLANS: **TWO COPIES** of a plan showing the overall length, width and thickness of the sign, and the complete message, as well as the dimensions of the lot and/or front of the building must be attached. In addition a plot plan is required for all ground signs and shall be fully dimensioned and show the location of the sign, all site improvements, the height of the sign above grade and above the adjacent roadway, and the uses on adjacent properties.

HAVE PLANS BEEN SUBMITTED WITH THIS APPLICATION? ☒ **YES** ☐ **NO**

I HAVE READ AND UNDERSTAND THE ABOVE PROVISIONS:

APPLICANT'S SIGNATURE

DATE

DRIVER'S LICENSE NUMBER

DATE OF BIRTH



BUILDING PERMIT APPLICATION

CITY OF MADISON HEIGHTS
COMMUNITY DEVELOPMENT DEPARTMENT
300 WEST THIRTEEN MILE ROAD
MADISON HEIGHTS, MI 48071
(248) 583-0831 FAX (248) 588-4143
www.madison-heights.org

PERMIT # _____

ISSUED BY: _____

Item 2.

JOB LOCATION

STREET ADDRESS:

PROPERTY TAX ID # 44 - 25 - 24 - 476 - 029

ZONING: B1

PROPERTY OWNER

NAME: Steven Haddad

ADDRESS: 25005 Deguindre

PHONE # 3134023070

DRIVERS LICENSE NUMBER:

D.O.B.

APPLICANT INFORMATION

INDICATE WHO THE APPLICANT IS:



CONTRACTOR



HOME OWNER



ARCHITECT

NAME OF APPLICANT: Avers Sign Co.

DRIVERS LICENSE NUMBER: 4420789189739

D.O.B. 9-24-69

ADDRESS: (STREET NO. & NAME) 359 Livernis St.

CITY: Ferndale

STATE: MI

ZIP: 48220

TELEPHONE (INCLUDE AREA CODE) 248 542-0678

CELL PHONE (INCLUDE AREA CODE) 248-388-7719

FAX (INCLUDE AREA CODE) N/A

EMAIL ADDRESS: Jennifer@aversign.com

(REQUIRED TO RECEIVE NOTICE OF REPAIR)

STATE LICENSE NUMBER 5404581

EXPIRATION DATE: 12-31-24

NAME OF LIABILITY INSURANCE COMPANY: Accident Fund

MESC # 1349950

FEDERAL ID # 38 3438745

TYPE OF JOB



NEW CONSTRUCTION



ADDITION



DEMOLITION



FOUNDATION ONLY



GARAGE



ALTERATION



REPAIR

TYPE OF STRUCTURE



RESIDENTIAL - SINGLE FAMILY



RESIDENTIAL - MULTI FAMILY

NO. OF UNITS _____



GARAGE

COMMERCIAL



INDUSTRIAL



OTHER

SCOPE OF PROJECT



STRIP AND RE-ROOF



PORCH



SIDING/TRIM



GUTTERS



ADDITION/DORMER

RE-ROOF ONLY (2 LAYERS MAX)



DUMPSTER

ENCLOSURE



ABOVE GROUND POOL



DECK

WINDOWS - # _____



OTHER



Sign's (2) w/ Footings

----- OVER -----

DESCRIPTION OF WORK BEING PERFORMED

Item 2.

Dig 2 footings 1 along 10 mile (site plan) + 1 along Dequindre
(going to ZBA)

DRAWING SUBMITTED: ☒ YES ☐ NO

DRAWINGS REQUIRED: ☒ YES ☐ NO

ALL OTHER CONSTRUCTION: COMMERCIAL/ INDUSTRIAL/ MULTI FAMILY

CONSTRUCTION COST: \$ 4,500.00 ea x 2 = 9,000.00 (INCLUDE ALL COSTS EXCEPT FIXTURES AND SITE IMPROVEMENTS)

SQUARE FOOTAGE: _____ (TOTAL AREA USING OUTSIDE DIMENSIONS)

MBC USE GROUP(S) _____ MBC CONSTRUCTION TYPE _____

SPRINKLER SYSTEM TYPE: _____ MEZZANINE: ☐ YES ☐ NO IF YES, AREA IS _____

SPECIFIC USE (S) OF STRUCTURE: Display gas products & prices

OF FIRE AREAS: _____

HAS KNOX BOX BEEN ORDERED? ☐ YES ☐ NO IS SPECIAL INSPECTION LIST ATTACHED? ☐ YES ☐ NO

RESIDENTIAL CONSTRUCTION: NEW/REMODEL/ADDITIONS

CONSTRUCTION COST: \$ _____ (INCLUDE ALL COSTS INCLUDING DRIVEWAYS ETC BUT NO LAND VALUE)

SQ FOOTAGE: _____ (INCLUDE ALL HABITABLE AREA ON ALL FLOORS INCLUDING FINISHED BASEMENT AND BONUS ROOMS)

BEDROOMS: _____ # BATHROOMS: FULL _____ HALF _____ # STORIES: _____

WATER/SEWER UTILITIES: ☐ NEW ☐ EXISTING

FINISH FLOOR ELEVATION: _____ FINISH GRADE ELEVATION: _____

ALL SUBMISSIONS MUST INCLUDE TWO (2) COPIES OF THE CONSTRUCTION DOCUMENTS. ONE (1) COPY MUST BE A FULL SIZE COPY (24 X 36 MAXIMUM) TO SCALE AND THE OTHER MUST BE NO LARGER THAN 11 X 17 INCHES. ALL REDUCED COPIES MUST BE FULLY LEGIBLE. REVERSED TEXT DRAWINGS WILL NOT BE ACCEPTED.

- ☒ Construction documents, including site plans, shall be of sufficient clarity to indicate location, nature and extent of the proposed work and show in DETAIL that it will conform to the provisions of the code and local ordinances.
- ☒ Construction shall not commence until a building permit has been issued.
- ☒ Applications must be accompanied by a signed owner contract and/or scope of work.

APPLICANT SIGNATURE

Section 23a of the State Construction Code Act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

PERMITS ARE NOT TRANSFERABLE AS TO PERSON AND ARE NOT REFUNDABLE. ISSUANCE OF A PERMIT DOES NOT GUARANTEE COMPLIANCE WITH ANY BUILDING OR OTHER CODE. HOMEOWNERS MUST COMPLETE WORK THEMSELVES OR HIRE A LICENSED CONTRACTOR. COMPLETED WORK MUST BE INSPECTED IMMEDIATELY. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING PERMITS, INSPECTIONS AND PAYMENT OF FEES. WORK CANNOT BEGIN UNTIL A PERMIT IS ISSUED.

APPLICANT SIGNATURE: I HAVE READ AND UNDERSTAND THE CONDITIONS LISTED ABOVE.



APPLICANT'S SIGNATURE

9-20-23

DATE

COMMENTS: _____

APPROVED BY: _____ DATE: _____

Copyright 2016 - KALABAT ENGINEERING

Item 2.

KALABATENGINEERING

KE

CIVIL ENGINEERING & SITE DEVELOPMENT

31333 Southfield Road Suite 250

Beverly Hills, MI 48025

Ph 248.600.8707

F 248.594.5919

iden@kalabat.com

SEAL

PROJECT NUMBER: CD19-113

DRAWN BY: N. SAGO

CHECKED BY: I. KALABAT

DATE: 01-14-20

NO. REVISION: 1

DATE: 01-14-20

NO. REVISION: 10

DATE: 01-14-20

NO. REVISION: 11

DATE: 02-10-21

NO. REVISION: 12

DATE: 03-25-21

NO. REVISION: 13

DATE: 06-10-21

NO. REVISION: 14

DATE: 07-14-21

NO. REVISION: 15

DATE: 08-10-21

NO. REVISION: 16

DATE: 09-17-21

NO. REVISION: 17

DATE: 12-22-21

NO. REVISION: 18

CLIENT:

H&H BROTHERS, LLC

1471 E NINE MILE RD

HAZEL PARK, MI 48030

PROJECT:

GAS STATION
W/ DRIVE THRU

1811 E 10 MILE RD &
25005 DEQUINDRE RD

MADISON HEIGHTS, MI 48071

SHEET TITLE:

DIMENSIONED SITE
PLAN




SHEET NUMBER:

C3.0

MHER # M239/2021

PENG 21-0001/2021

LEGEND

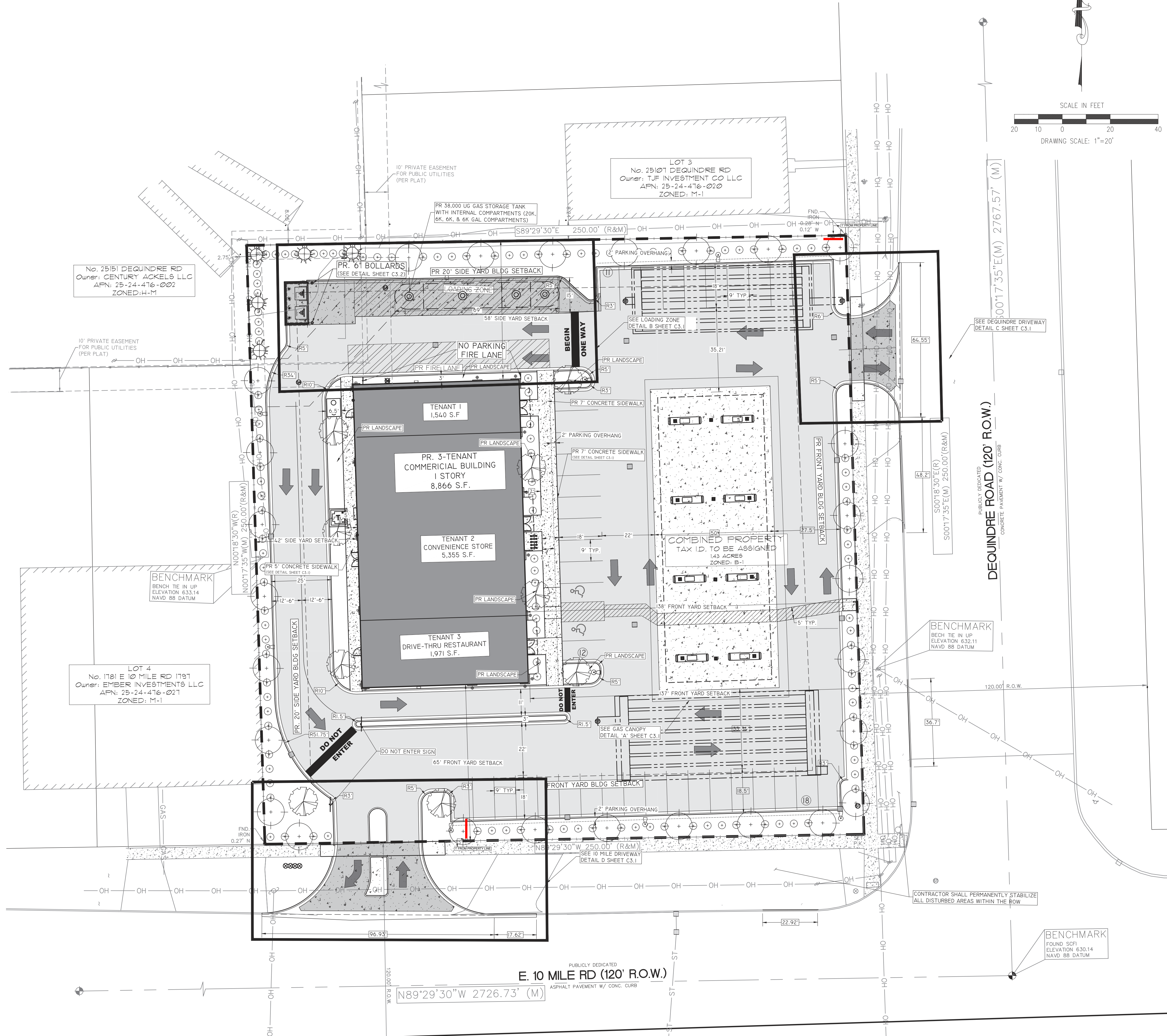
	PR. BUILDING
	PR. SIDEWALK
	

SITE DATA

LAND AREA:	1.43 ACRES (62,493.89 S.F.)
CURRENT ZONING:	B-1
PROPOSED ZONING:	B-1
PROPOSED USE:	GAS STATION RETAIL STRIP CENTER W/ DRIVE-THRU END-CAP
BUILDING SETBACKS:	REQUIRED PROVIDED
EAST FRONT YARD (DEQUINDRE RD)	PER EX ADJACENT BUILDINGS 137'
FRONT YARD (10 MILE RD)	PER EX ADJACENT BUILDINGS 65'
NORTH SIDE YARD	20'
WEST REAR YARD	20'
PARKING REQUIREMENTS:	REQUIRED PROVIDED
RETAIL TENANT 1 (1,540 S.F.) 1 PER 250 S.F. GFA	7
CONVENIENCE STORE (5,355 S.F.) 1 PER 250 S.F. GFA	22
CARRY-OUT RESTAURANT (1,971 S.F.) 1 PER 250 S.F. GFA	8
TOTAL	37 41
LOADING REQUIREMENTS:	REQUIRED PROVIDED
10 SF PER LF OF BLDG FRONT	1,266.7 SF

CONSTRUCTION QTY.

<u>SITE INTERIOR WORK</u>		
4" CONCRETE SIDEWALK	1,778	SF
8" CONCRETE PAVEMENT	1,973	SF
6" CONCRETE PAVEMENT UNDER CANOPY	6,300	SF
18" CURB & GUTTER	1,576	LF
SIDEWALK CURB FACE	115	LF
4" STANDARD DUTY ASPHALT	30,640	SF
DUMPSTER ENCLOSURE	1	LS
<u>PUBLIC ROW WORK</u>		
4" CONCRETE SIDEWALK	118	SF
8" CONCRETE PAVEMENT	2,008	SF
18" CURB & GUTTER	276	LF
MDOT M-OPENING	167	LF



Custom 7' 1" x 8' Mobil CP Monument Sign - Option 2

Mobil - Flat embossed face 40-3/8" x 47-1/2"

Synergy - Flat Face

White blank with removable blue digital print 14-1/2" x 47-1/2" - Flat Face

White blank with removable blue digital print 14-1/2" x 47-1/2" - Flat Face

1P Price - Flat Face

Regular Cash - 12" Red Able 7-Segment LEDs

1P Price - Flat Face

Regular Credit - 12" Red Able 7-Segment LEDs

1P Price - Flat Face

Diesel Efficient - 12" Green Able 7-Segment LEDs

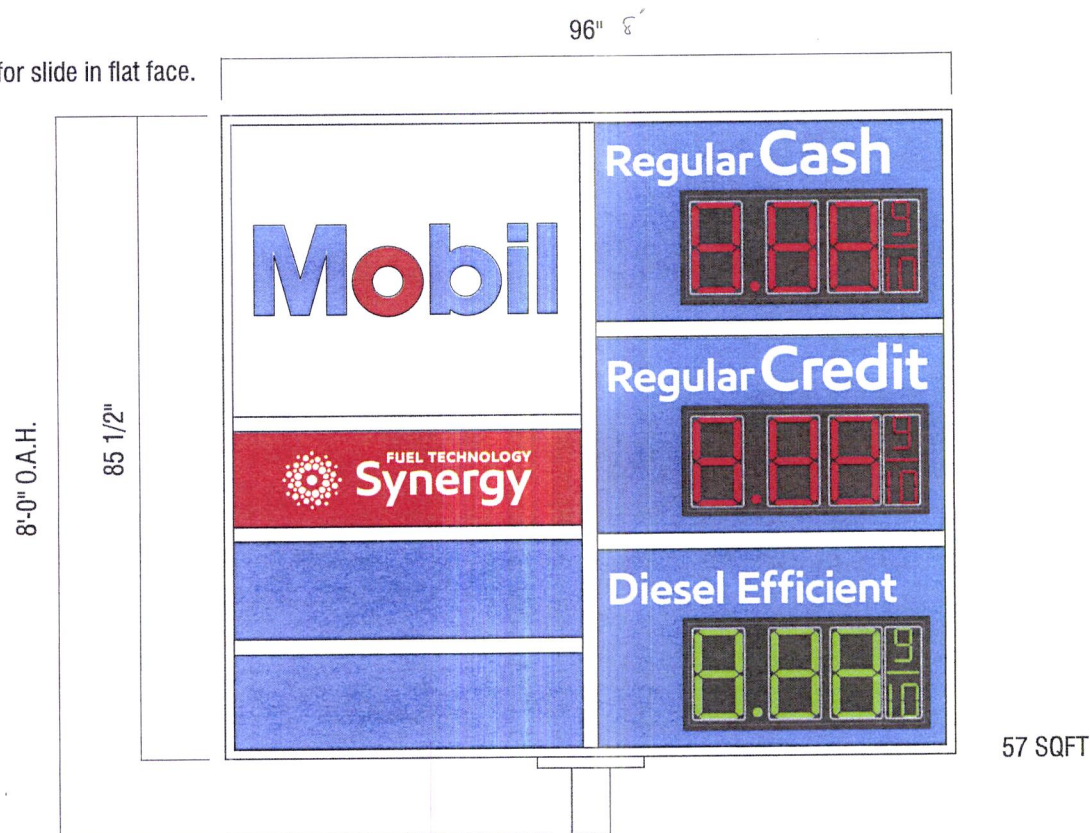
Note: For State of MI

Note: EMprint Semibold font style

Note: Sign to be Pinnacle LED illuminated

Note: Sign is 85-1/2" x 96" with 12" depth for slide in flat face.

Note: FH to provide pole and match plate



57 SQFT

VISUAL COMMUNICATIONS
www.FederalHeath.com1500 North Bolton Jacksonville, Tx 75766
(903) 589-2100 (800) 888-1327 Fax (903) 589-2101

Revisions:

R1: Added OAH...BL 06.21.23

R2: Removed EMC, changed layout, added option 2...BL 07.20.23

THIS DRAWING IS YOUR FINAL PROOF. IT SUPERCEDES ALL VERBAL AND WRITTEN COMMUNICATION BY
SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION

Client Approval/Date: _____

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Account Rep:

Project Manager: **Juanita Beetge**Drawn By: **Brenda Lammers**

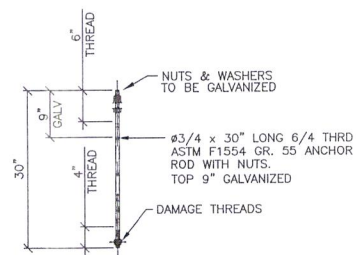
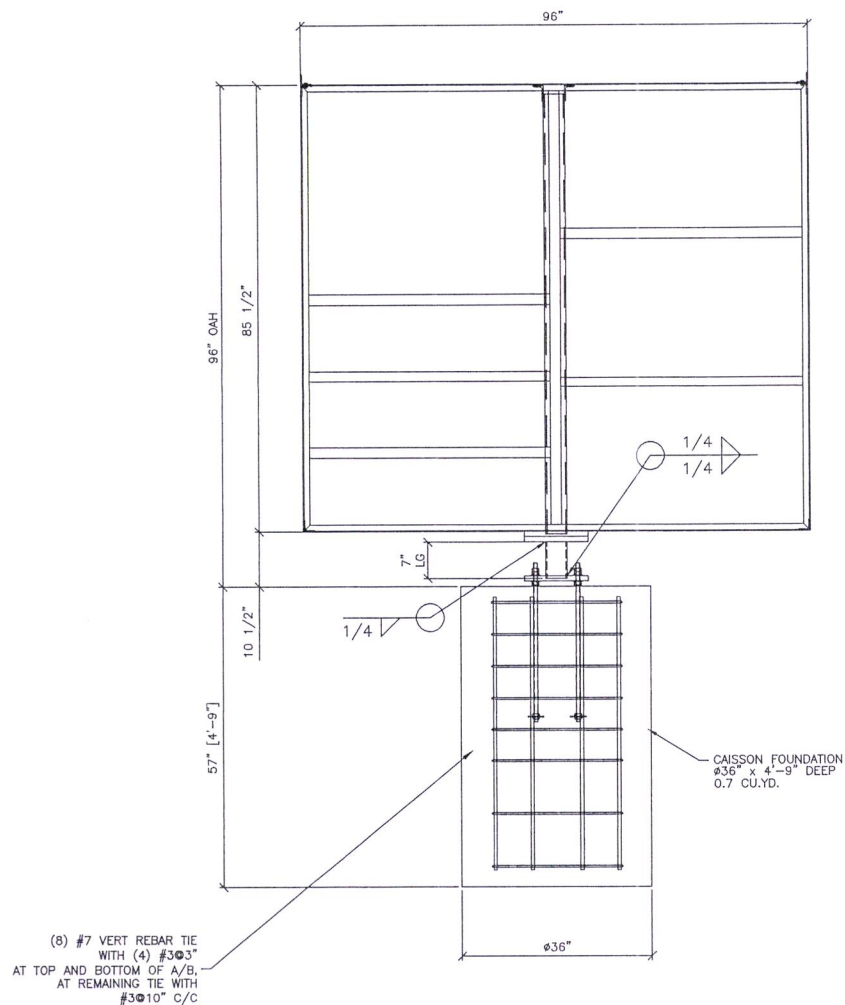
 ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 404 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

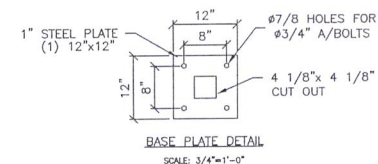
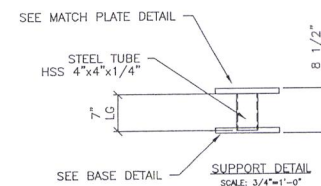
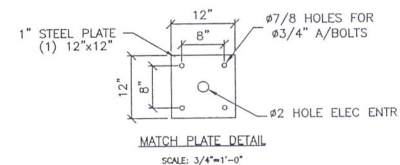
ExxonMobil25005 Dequindre Rd.
Madison Heights, MIJob Number: **Ex232898.E**Date: **06.15.23**Sheet Number: **2** of **2**

Design Number:

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Company. authorized



ANCHOR BOLT DETAIL



**FEDERAL
 HEATH**
 VISUAL COMMUNICATIONS

1500 N. BOLTON, JACKSONVILLE, TX 75766
 (903) 589-2100

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the permission of Federal Heath Sign Company LLC or its authorized agent. ©



Underwriters
 Laboratories Inc.



ELECTRICAL TO USE U.L.-48
 LISTED COMPONENTS AND
 SHALL MEET ALL R.E.C. STANDARDS

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

85 1/2"x96" CP MONUMENT FOUNDATION

8'-0" OAH - 120 MPH

- -

JOB NO: 232898	Zach Havenor
DRAWN BY: jmh	8/14/23
DRAWING NO: EX7078CP_08AB	

SHEET NO: 1
OF: 1

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Meeting of the Madison Heights **Zoning Board of Appeals** will be held in the **City Council Chambers** of the Municipal Building at **300 W. 13 Mile Road**, Madison Heights, Oakland County, Michigan 48071 on **Thursday, November 16th, 2023 at 7:30 p.m.** to consider the following requests:

1. Case # PZBA 23-14: 25005 Dequindre Road

REQUEST: The applicant, Aver Sign Company on behalf of 25005 Dequindre, LLC (property owner), requests two (2) dimensional variances from Section 10.511(IV)(C) of the Zoning Ordinance pertaining to signage: One (1) variance pertaining to the maximum number of ground signs per property; and one (1) variance pertaining to the minimum ground sign setback.

The subject property is located at 25005 Dequindre Road (tax parcel #44-25-24-476-043) and is zoned B-1, Local Business District.

The applications and any supporting documents can be viewed during regular business hours at the Community & Economic Development Department. In addition, the agenda item can be viewed online at www.madison-heights.org in the Agenda Center after 4:00 p.m. on Friday before the meeting.

If you are unable to attend the meeting, you can send your comments via email to: MattLonnerstater@madison-heights.org and your comment will be read into the record at the meeting. Written comments may also be mailed prior to the meeting to 300 West Thirteen Mile Road, Madison Heights, Michigan, 48071. All comments will be heard at the meeting.

CITY CLERK'S OFFICE
(248) 583-0826

Madison Park News: October 25th, 2023

**MADISON HEIGHTS ZONING BOARD OF APPEALS
2024 MEETING SCHEDULE [DRAFT FOR ADOPTION]**

First Thursday of each month at 7:30 p.m. (unless otherwise noted or canceled)

Council Chambers – 300 W. 13 Mile Road (unless otherwise noted)
Madison Heights, MI 48071

MEETING DATE	APPLICATION DEADLINE (By close of business)	NOTICES PUBLISHED
JANUARY – NO MEETING	--	--
February 1st	January 2 nd	January 10 th
March 7th	February 12 th	February 21 st
April 4th	March 11 th	March 20 th
May 2nd	April 8 th	April 17 th
June 6th	May 13 th	May 22 nd
July 11th*	June 10 th	June 19 th
August 15th**	July 22 nd	July 31 st
September 5th	August 5 th	August 14 th
October 3rd	September 3 rd	September 11 th
NOVEMBER – NO MEETING	--	--
December 5th	November 4 th	November 13 th

* Second Thursday of July due to Independence Day

** Third Thursday of August due to Primary Election