



CITY OF MADISON HEIGHTS
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
ZONING BOARD OF APPEALS (ZBA) APPLICATION

I. APPLICANT INFORMATION

Applicant TJ Property Management, LLC
Applicant Address 29235 Stephenson Hwy
City Madison Heights State MI ZIP 48071
Interest in Property (owner, tenant, option, etc.) Owner
Contact Person Kirk Neal
Telephone Number [REDACTED] Email Address [REDACTED]

II. PROPERTY INFORMATION (IF APPLICABLE)

Property Address 29235 Stephenson Hwy
Tax ID 44-25-11-376-022 Zoning District M-1
Owner Name (if different than applicant) same
Address _____
City _____ State _____ Zip _____
Telephone Number _____ Email Address _____

III. CONSULTANT INFORMATION (IF APPLICABLE)

Name John DeBruyne Company SDA Architects, Inc.
Address 42490 Garfield, Suite 204
City Clinton Township State MI Zip 48038
Telephone Number [REDACTED] Email Address [REDACTED]

IV. NATURE OF REQUEST

- ☒ **Variance 2 and 3**
☒ Dimensional (Non-Use) Variance
 ☐ Appeal of Administrative Decision
 ☐ Zoning Text or Map Interpretation
 ☒ **Variance 1**
☒ Alteration of Non-Conforming Use

Brief Description of Request

Proposed 9,019 SF addition to an existing indoor recreational business. Three requested variances:
 1) Omit requirement for parking lot landscape islands subdividing parking areas into max. 15 continuous spaces.
 2) Side yard setback reduction from 20' to 0'.
 3) Front yard parking setback reduction from 50' to 40'.

Required Attachments: Refer to ZBA Review Standards Response Form and Checklist (attached).

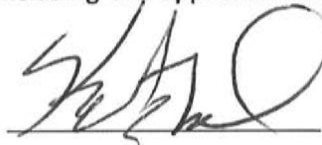
V. APPLICANT CERTIFICATION

I (we) the undersigned do hereby apply to the City of Madison Heights for review and approval of the above-described Zoning Board of Appeals application. Applicant(s) and the property owner(s) do hereby consent to city staff to assess the property for purposes of evaluating the site for requested action(s). I hereby affirm that all of the information submitted with and including this application are correct and truthful to the best of my knowledge.

Printed Name

KIRK NEAL

Signature



Date

10/12/26

VI. PROPERTY OWNER CERTIFICATION

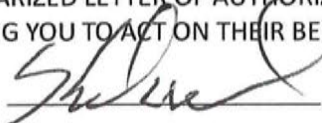
By signing below, I (property owner) understand that the application to the City of Madison Heights has been made for land use matters to be considered and decision made by the Zoning Board of Appeals that will affect use of my property. I hereby affirm that all of the information submitted with and including this application are correct and truthful to the best of my knowledge.

IF YOU ARE NOT THE PROPERTY OWNER, YOU MUST HAVE THE PROPERTY OWNER PROVIDE A NOTARIZED SIGNATURE, BELOW, OR PROVIDE A NOTARIZED LETTER OF AUTHORIZATION OR NOTARIZED POWER OF ATTORNEY AUTHORIZING YOU TO ACT ON THEIR BEHALF.

Printed Name

KIRK NEAL

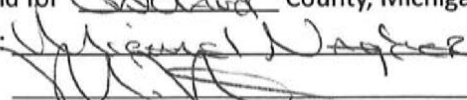
Signature



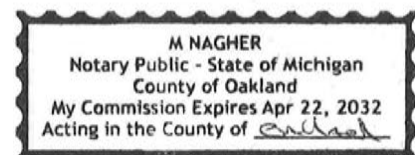
Date

10/12/26

Notary for Property Owner:

Subscribed and sworn before me, this 12th day of October, 2026A Notary Public in and for Oakland County, Michigan.Notary Name (Print): Margaret WagnerNotary Signature: My Commission Expires: April 22, 2032

Notary Stamp



STAFF USE ONLY [DO NOT ACCEPT INCOMPLETE APPLICATIONS]

FILING FEE: _____

ZBA NO.: PZBA # _____

➤ DIMENSIONAL VARIANCE/NON-CONFORMING USE:

DATE APPLICATION RECEIVED: _____

- Single-Family: \$300
- Multi-Family/Non-Residential: \$400 + \$300 per additional variance

RECEIVED BY: _____

➤ Appeal/Interpretation: \$400

SECTION C: ALTERATION OF NONCONFORMING USE**☒ Check here for an Alteration of a Nonconforming Use (Section 13.01 of Zoning Ordinance)**

1. Describe the existing nonconforming use and the plans for alteration/expansion.

There are existing parking spaces along the north wall of the existing building without landscape islands. As part of the west building expansion, the Applicant wishes to extend the same parking to the west end of the property, into currently paved service areas.

2. Describe how the alterations will not further reduce the value or otherwise limit the lawful use of adjacent properties.

Similar to this property, the property to the north has parking against the south side of their building without any landscape islands. Both properties share a 34' wide Cross Easement Agreement so that vehicles have access to their respective parking spaces and the rear yard service areas. The proposed additional spaces would use the easement as intended and cause no detriment to the property to the north. Properties to the west are and will remain screened via an existing masonry screen wall. The property to the south will not be impacted.

3. Describe how the alterations will retain the character and environment of abutting premises.

The shared easement, all parking spaces, and service areas are all currently paved and will remain paved. The screenwall at the west property line will remain.

4. Describe how the alterations will not materially increase or perpetuate the nuisance aspects of the use upon adjacent uses.

All activities related to the addition will occur indoors. Additional parking will occur in currently paved parking/service areas and utilize the existing shared easement.

5. Provide conceptual site plan or plot plan, properly scaled, showing: dimensions from street/property lines, sidewalks, building on site and on adjoining properties, easements, and other facilities, structures, and site conditions pertaining to the variance or alteration request. (Refer to Checklist included in this application).

SECTION D: DIMENSIONAL (NON-USE) VARIANCE

☒ Check here for a Dimensional (Non-Use) Variance (Section 15.06 of Zoning Ordinance)

1. List Section number(s) from which a variance is requested:

3.17 Dimension Regulations	

2. Provide a description of the proposed work and why the anticipated variances are needed.

~~8,992 SF~~
Proposed 9,019 SF single-story addition to an existing indoor recreational business. The Applicant proposes that the width of the addition matches the width of the existing 81' wide building and that the existing 0' side-yard setback be continued at the addition.

3. Explain how strict compliance with area, setbacks, frontage, height, bulk, density, or other dimensional standards would unreasonably prevent the owner from using the property for a permitted purpose, thereby rendering the conformity unnecessarily burdensome for other than financial reasons.

The existing M-1 property is relatively narrow and was originally developed to meet that narrowness by utilizing a Cross Easement Agreement with the property to the north (to eliminate redundant driveways/maneuvering lanes) as well as the 0' side yard setback allowed by the previous ordinance. The property to the south also building against the property line as allowed by the previous ordinance.

4. Explain how a variance would provide and preserve a substantial property right similar to that possessed by other properties within the same zoning district and in the neighboring area, provided that possible increased financial return is not of itself deemed sufficient to warrant a variance.

The new ordinance requires a 20' side yard setback which would hinder the further use of the property, reducing any building width from 81' to a non-practical 61', on an M-1 property that was originally developed for a 0' side yard setback. A 20' setback would create an unusable strip of land along the south property line.

5. Explain how the plight of the owner is due to the unique circumstances of the property, such as the shape of the parcel, unique topographic environmental conditions, or other physical situation(s) on the land, building, or structure.

The ordinance was changed from a 0' to 20' side yard setback which unreasonably put a developmental and use burden on the existing relatively narrow property.

6. Explain how the requested variance(s) is/are the minimum amount necessary to permit reasonable use of the land, building, or structure.

A 0' side yard setback would decrease the size of the otherwise unusable strip of land between the addition and the south property line. The addition's wall on the property line would be built to conform with Building Code fire rated requirements.

7. Describe how the authorization of such variance will not be of substantial detriment to adjacent properties and will not materially impair the intent and purposes of the Zoning Ordinance or the public health, safety, and general welfare of the community.

The only impacted property would be the south property which like this property currently enjoys a 0' side yard setback. The south neighbor is in agreement with maintaining the 0' side yard setback and has prepared a letter (included) documenting their support.

8. Describe how the need for the variance(s) is not the result of actions of the property owner or previous property owners.

The 20' side yard setback is a result of the adoption of a new zoning ordinance.

9. Provide conceptual site plan or plot plan, properly scaled, showing: dimensions from street/property lines, sidewalks, building on site and on adjoining properties, easements, and other facilities, structures, and site conditions pertaining to the variance or alteration request. (Refer to Checklist included in this application).

SECTION D: DIMENSIONAL (NON-USE) VARIANCE

☒ Check here for a Dimensional (Non-Use) Variance (Section 15.06 of Zoning Ordinance)

1. List Section number(s) from which a variance is requested:

3.17 Dimension Regulations	
10.01-2-A.3 Parking Requirements	

2. Provide a description of the proposed work and why the anticipated variances are needed.

Removal and replacement of an existing front yard parking area. The existing non-curbed parking area encroaches into the 50' front yard setback by approx. 10'. The Applicant requests a 12' variance (resulting in a 38' setback) to allow for proper parking space and maneuvering lane dimensions and also for the installation of curbs.

3. Explain how strict compliance with area, setbacks, frontage, height, bulk, density, or other dimensional standards would unreasonably prevent the owner from using the property for a permitted purpose, thereby rendering the conformity unnecessarily burdensome for other than financial reasons.

The property would lose 10 parking spaces to comply.

4. Explain how a variance would provide and preserve a substantial property right similar to that possessed by other properties within the same zoning district and in the neighboring area, provided that possible increased financial return is not of itself deemed sufficient to warrant a variance.

As a removal and replacement of the parking area, this work would not change any existing conditions.

5. Explain how the plight of the owner is due to the unique circumstances of the property, such as the shape of the parcel, unique topographic environmental conditions, or other physical situation(s) on the land, building, or structure.

This is an existing parking area.

6. Explain how the requested variance(s) is/are the minimum amount necessary to permit reasonable use of the land, building, or structure.

A variance would allow for the conditioned use of an existing parking area.

7. Describe how the authorization of such variance will not be of substantial detriment to adjacent properties and will not materially impair the intent and purposes of the Zoning Ordinance or the public health, safety, and general welfare of the community.

This is an existing parking area, allowing it to continue would not affect adjacent properties or the community.

8. Describe how the need for the variance(s) is not the result of actions of the property owner or previous property owners.

The parking area existing before the Applicant became owners. It is unknown how or when the parking area was installed., it dates back to at least 1999 according to Google Earth imaging.

9. Provide conceptual site plan or plot plan, properly scaled, showing: dimensions from street/property lines, sidewalks, building on site and on adjoining properties, easements, and other facilities, structures, and site conditions pertaining to the variance or alteration request. (Refer to Checklist included in this application).