



CITY OF MADISON HEIGHTS
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
SPECIAL LAND USE APPLICATION

I. APPLICANT INFORMATION

Applicant Hali Fortuna
Applicant Address 30159 Brush St.
City Madison Heights State MI ZIP 48071
Interest in Property (owner, tenant, option, etc.) owner
Contact Person Hali Fortuna
Telephone Number [REDACTED] Email Address [REDACTED]

II. PROPERTY INFORMATION

Property Address 30159 Brush St. Madison Heights, MI 48071
Tax ID ~~44-25-11-279-042~~ 44-25-11-279-042 Zoning District R-3
Owner Name (if different than applicant) _____
Address 30159 Brush St.
City Madison Heights State MI Zip 48071
Telephone Number [REDACTED] Email Address [REDACTED]

III. CONSULTANT INFORMATION (IF APPLICABLE)

Name _____ Company _____
Address _____
City _____ State _____ Zip _____
Telephone Number _____ Email Address _____

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IV. PROJECT NAME

Elu & Friends Pet Care (In Home Boarding)

V. PROJECT DESCRIPTION AND SCOPE OF WORK

Brief Description of Proposed Special Land Use:

A low impact home pet boarding service with one client at a time. With years of pet care and behavior experience, this ensures a quiet environment, including a fenced yard.

Required Attachments:

- ☐ **Project Narrative:** Written description of the nature of the proposed use(s), including: products or services to be provided; activities to be conducted inside and outside the building; types of equipment to be used; hours of operation; number of employees; expected levels/ types of vehicular traffic coming to and from the site; other information.
- ☐ **Conceptual Site Plan and Floor Plan:** Conceptual plans containing minimum information listed in **Section 15.05** of Zoning Ordinance (refer to checklist, attached)
- ☐ **Review Standards Response Form** (attached)

VI. APPLICANT CERTIFICATION

I (we) the undersigned do hereby apply to the City of Madison Heights for review and approval of the above-described Special Land Use 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).

Printed Name Hali Fortuna Signature Hali Fortuna Date 7/14/2026

VII. PROPERTY OWNER CERTIFICATION

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 _____ Signature _____ Date _____

Notary for Property Owner:

Notary Stamp

Subscribed and sworn before me, this ___ day of _____, 20__.

A Notary Public for _____ County

Acting in _____ County

Notary Name (Print): _____

Notary Signature: _____

My Commission Expires: _____

STAFF USE ONLY

[DO NOT ACCEPT INCOMPLETE APPLICATIONS]

FILING FEE (\$750): 750
DATE APPLICATION RECEIVED: 7/14/26

SPECIAL LAND USE NO.: PSP # 26-05
RECEIVED BY: MOL

SPECIAL LAND USE: REVIEW STANDARDS RESPONSE FORM

Section 15.05(3) of the Zoning Ordinance contains Special Land Use review standards and criteria. Please provide responses to the following review standards for consideration by staff, the Planning Commission, and City Council. (Provide additional separate sheets, if necessary).

- A. Describe how the proposed use will be designed, located, and operated in a way that protects the public health, safety and welfare.

I'll be operating indoors with outdoor pet exercise in a fenced yard. It uses my existing home without any structure changes. Hosting only one client at a time by appointment avoids traffic and parking issues while ensuring a clean, quiet and disruptive free space.

- B. Describe how the use will be designed in a way that considers the natural environment and helps conserve natural resources and energy.

I'm utilizing my home, an existing home so it does not require any construction or changes, so it preserves the natural environment. I will ensure resources and energy remain consistent and a standard household use.

- C. Will the Special Land Use will involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. If so, describe in detail.

No, it will not be detrimental. Because of one client at a time, it will not generate issues as my business doesn't produce traffic, noise, smoke, fumes, glares or odors.

- D. Describe how the proposed land use will be designed and located so that it is compatible with surrounding properties, neighborhood, and vicinity. At a minimum, this shall include: 1) Location of use(s) on site; 2) Height of all improvements and structures; 3) Adjacent conforming land uses; 4) Conformance with the Master Plan and future land use map for the area as adopted by the Planning Commission; and 5) Compatibility with the permitted principal uses allowed in the zoning district where the Special Land Use is requested, and consistency with the intent of the zoning district.

It's located in an existing home and fenced yard, and produces no commercial noise. There are no new structures or changes to my home.

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E. Describe how ingress/egress to the use will be controlled to assure maximum vehicular, pedestrian and non-motorized safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:

1. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
3. Reduction/elimination of pedestrian/vehicular traffic conflicts;
4. Adequacy of sight distances;
5. Location and access of off-street parking; and
6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

Will utilize existing residential driveway, there will not be any new curbs or modifications. I have 3 spaces so it eliminates street parking.

F. Describe how the proposed use will be consistent with the intent and purpose of the zoning district in which it is proposed