



CITY OF MADISON HEIGHTS ZONING BOARD OF APPEALS APPLICATION

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)

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.

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 _____

Date _____

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.

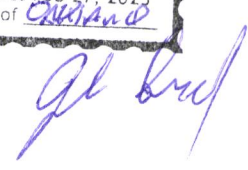
Sincerely,



Signature

Date

Steven Haddad





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

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

	FEES	PAID
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: _____

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

X Sign's (2) w/ Footings

----- OVER -----

DESCRIPTION OF WORK BEING PERFORMED

Dig 2 footings 1 along 10 mile (site plan) + 1 along Deguindre
(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.

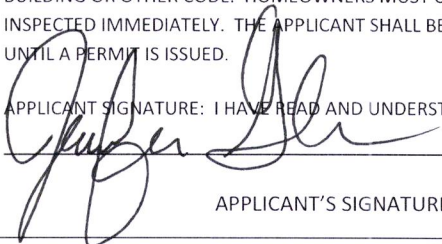
- ☒ Construction documents, including site plans, shall be of sufficient clarity to indicate location, nature and extent of the proposed work and show in DETAIL that it will conform to the provisions of the code and local ordinances.
- ☒ Construction shall not commence until a building permit has been 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.



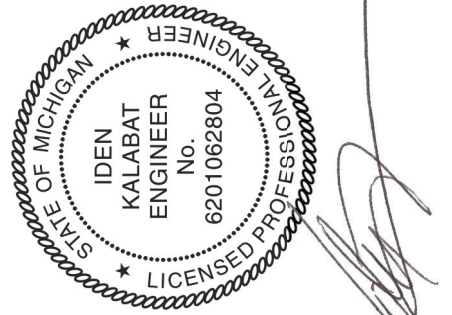
APPLICANT'S SIGNATURE

9-20-23

DATE

COMMENTS: _____

APPROVED BY: _____ DATE: _____



PROJECT NUMBER:	CD19-113
DATE:	01-11-20
NO. REVISION:	1
DATE:	01-11-20
NO. REVISION:	2
DATE:	01-11-20
NO. REVISION:	3
DATE:	02-10-21
NO. REVISION:	4
DATE:	03-25-21
NO. REVISION:	5
DATE:	06-10-21
NO. REVISION:	6
DATE:	07-14-21
NO. REVISION:	7
DATE:	08-10-21
NO. REVISION:	8
DATE:	09-17-21
NO. REVISION:	9
DATE:	12-22-21






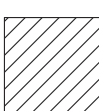
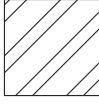



CLIENT: **H&H BROTHERS, LLC**
1471 E NINE MILE RD
HAZEL PARK, MI 48030

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
	PR. 6" CONCRETE
	PR. 8" CONCRETE
	PR. ASPHALT
	PR. PARKING STRIPES
	PR. LOADING AREA
	PR. FIRE LANE
	PR. UG GAS STORAGE TANK
	PR. 18" CURB & GUTTER

SITE DATA

LAND AREA: 1.43 ACRES (62,493.89 S.F.)
CURRENT ZONING: B-1
PROPOSED ZONING: GAS STATION
PROPOSED USE: RETAIL STRIP CENTER W/
DRIVE-THRU END-CAP

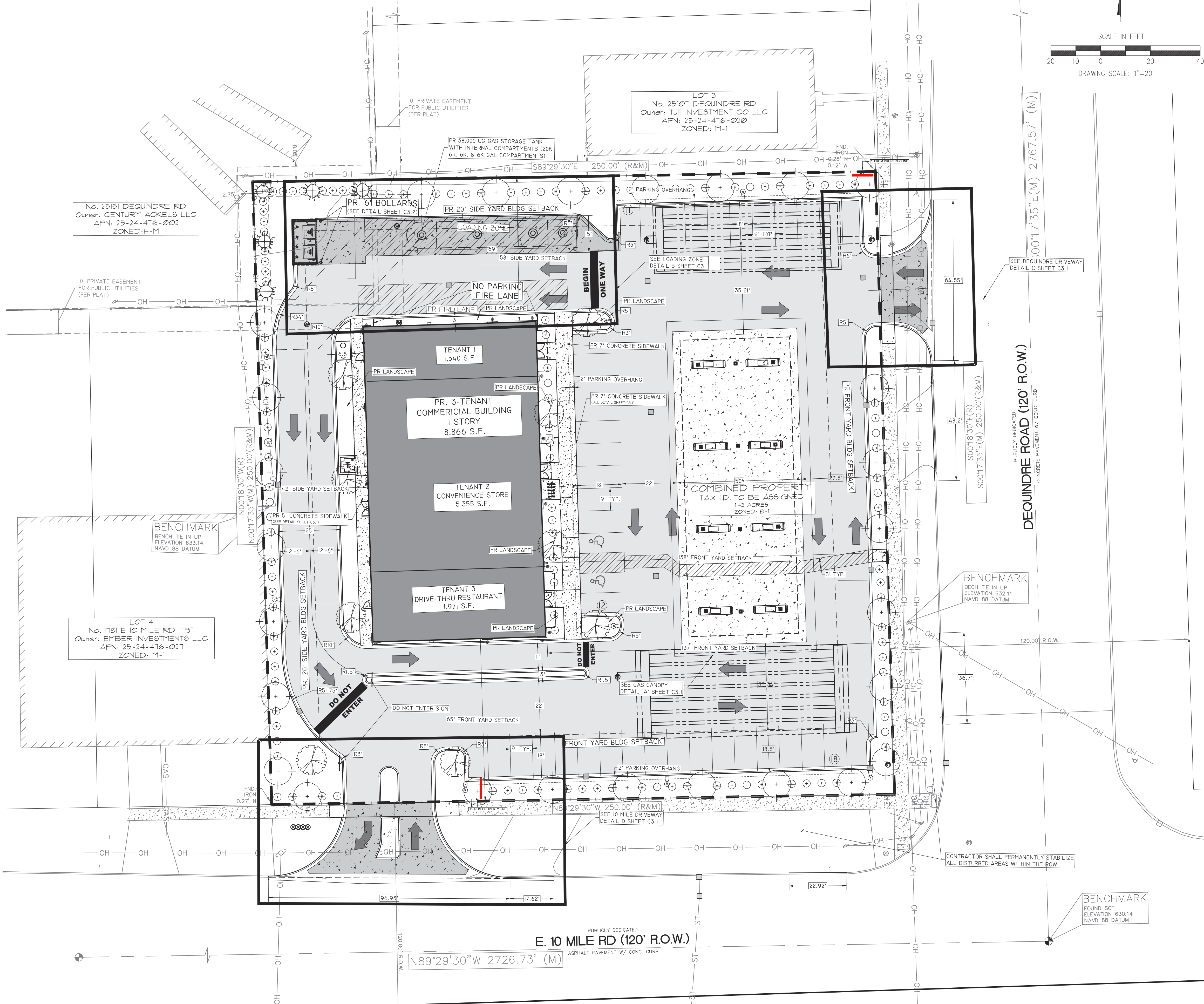
BUILDING SETBACKS:	REQUIRED	PROVIDED
EAST FRONT YARD (DEQUINDRE RD)	PER EX ADJACENT BUILDINGS	137'
FRONT YARD (10 MILE RD)	PER EX ADJACENT BUILDINGS	65'
NORTH SIDE YARD	20'	58'
WEST REAR YARD	20'	42'
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
RETAIL TENANT 1 (1,540 S.F.) 1 PER 250 S.F. GFA	7	
CONVENIENCE 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	1,327 SF

CONSTRUCTION QTY.

SITE INTERIOR WORK		
4" CONCRETE SIDEWALK	1,778	SF
8" CONCRETE PAVEMENT	1,973	SF
6" CONCRETE PAVEMENT UNDER CANOPY	6,300	SF
18" CURB & GUTTER	1,376	LF
SIDEWALK CURB FACE	115	LF
4" STANDARD DUTY ASPHALT	30,640	SF
DUMPSTER ENCLOSURE	1	LS

PUBLIC ROW WORK		
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

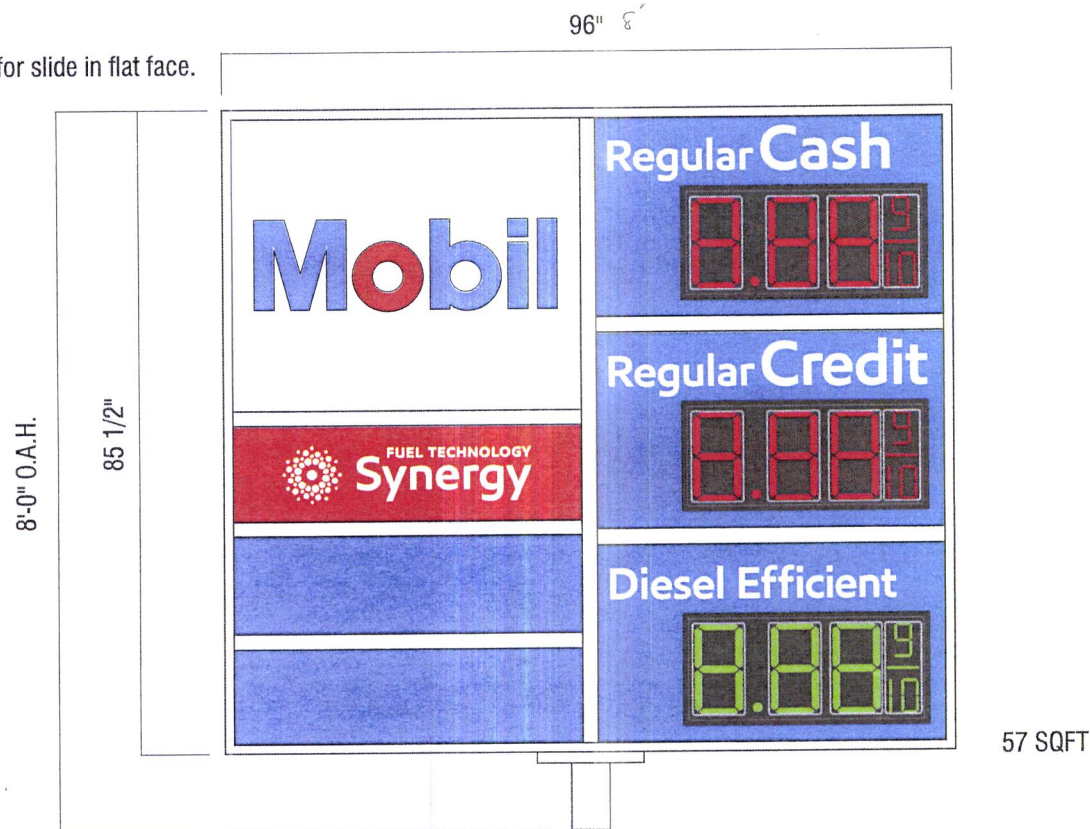
Note: For State of MI

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



VISUAL COMMUNICATIONS
www.FederalHeath.com

1500 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**

Underwriters Laboratories Inc. (UL) 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:

ExxonMobil

25005 Dequindre Rd.
Madison Heights, MI

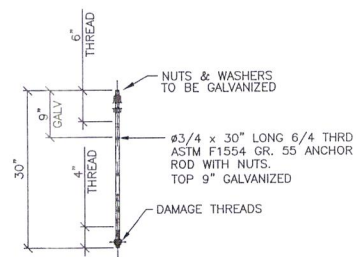
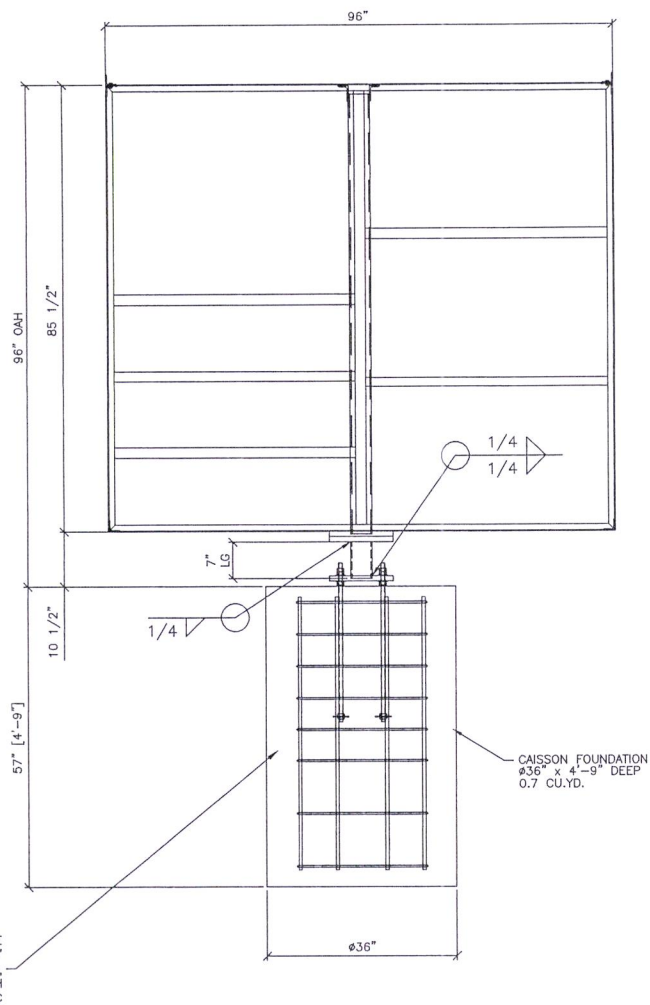
Job Number: **Ex232898.E**

Date: **06.15.23**

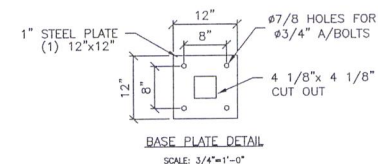
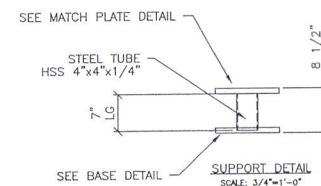
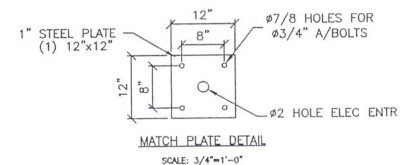
Sheet Number: **2** of **2**

Design Number:

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ANCHOR BOLT DETAIL



**FEDERAL
 HEATH**
 VISUAL COMMUNICATIONS

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

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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