



CITY OF MADISON HEIGHTS ZONING BOARD OF APPEALS APPLICATION

Application No.:

12BA23-0012

Date Filed:

8-7-23

(This application must be typed)

SUBMIT TWO ORIGINAL COPIES

1. **Petitioner:** Name: John Joannidis
Address: 1044 E. 11 Mile Rd.
City: Madison Hts State: MI Zip: 4807
Telephone: 248-521-7043 Fax: _____
Email: rollingcars1044@gmail.com
2. **Petitioner's Interest in Property:** Adding storage structure to property
3. **Property Owner:** (Attach list if more than one owner)
Name: John Joannidis
Address (Street): 4120 Coolidge Hwy
City: Royal Oak State: MI Zip: 48073
Telephone: 248-521-7043
Email: rollingcars1044@gmail.com
4. **Property Description:**
Address: 1044 E. 11 Mile Rd, Madison Hts 48071
Tax Parcel #: 44 - 25 - 24 - 129 - 036.
Legal Description - Attach if metes and bounds description.
If in a subdivision: Lot #: _____
Subdivision name: _____
Lot size: _____
Size of proposed building or addition: 18ft x 36ft x 16ft
5. **Present Zoning of Property:** _____ **Present Use:** _____
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

Add a Storage structure (shed) steel

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.)

ZONING BOARD OF APPEALS APPLICATION

Application No.:

2023-001

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 John IoannidisPrinted Name John IoannidisDate 7-27-2023**FOR THE APPLICANT IF NOT THE OWNER:**Signature Erica FergusonPrinted Name Erica FergusonDate 7-27-2023

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

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

APPROVED: _____

DENIED: _____


FEE: \$ 700PAID: 8-7-23

RECEIPT NO. _____

To the zoning board of Madison Heights,

08/04/2023

I, John Joannidis, owner of Rolling Cars Auto Repair located @ 1044 E. 11 Mile Road, am requesting variance approval. I have a small auto repair in the city and am requesting a variance to add a 36x18x16 steel storage shed to the side yard Sec.10.504. The new structure will be detached, made of steel and the same color and material as my existing shop. The structure will be placed 3 feet from the side of the shop, 2 1/2 feet from the brick wall and 3 feet from the front fence. The front of the new structure will be aligned with the back of the shop. With the new structure being placed on the side yard, not only am I requesting the variance to add a structure to the side yard, I will also need a variance of a 10 foot separation requirement from the main building to have this structure 3 feet from the main building which is a 7 foot difference. The reason I'm asking for the variances is so I can utilize a space in my yard that does not hold any other purpose and both structures will be clean and uniformed. If you look at my sight plan attached you can see that it's a perfect location for a new storage shed. I have weighed out all of my options and this would be the best option for the small space I am working with in my lot. In the sight plan you can see I have my lot mapped out for parking spaces and room to only turn cars around. One month ago I poured new concrete in this area with all intentions of adding a storage shed to help eliminate clutter from the shop. For example yard equipment, extra parts and tools that are not used on a daily basis. Thank you for your time.



John Joannidis

1044 E. 11 Mile Rd.
Madison Hts. MI. 48071
O:248-629-4004
C:248-521-7043



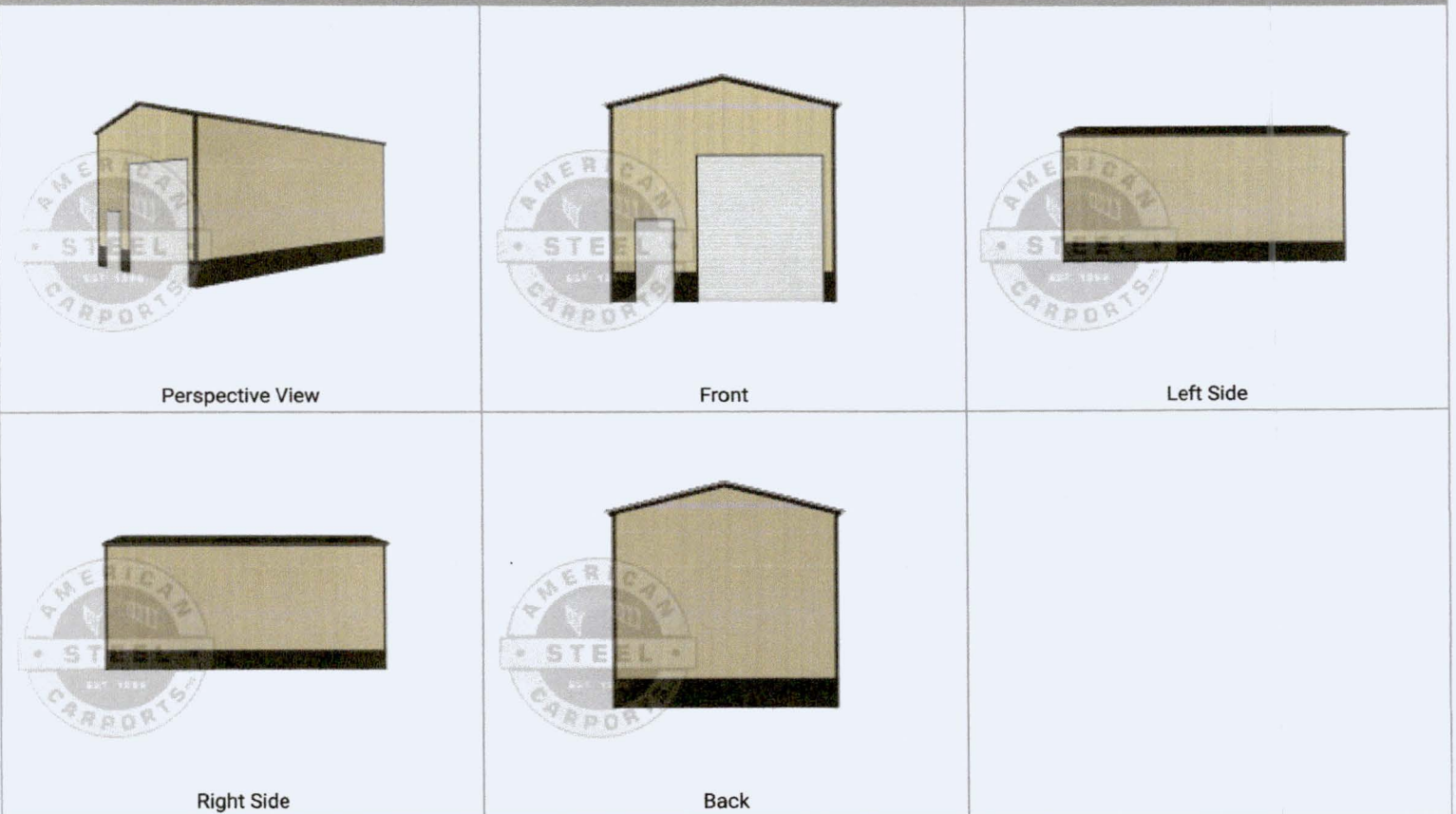
AMERICAN STEEL CARPORTS, INC.

American Steel Carports
457 North Broadway St.
Joshua, TX 76058
866-471-8761

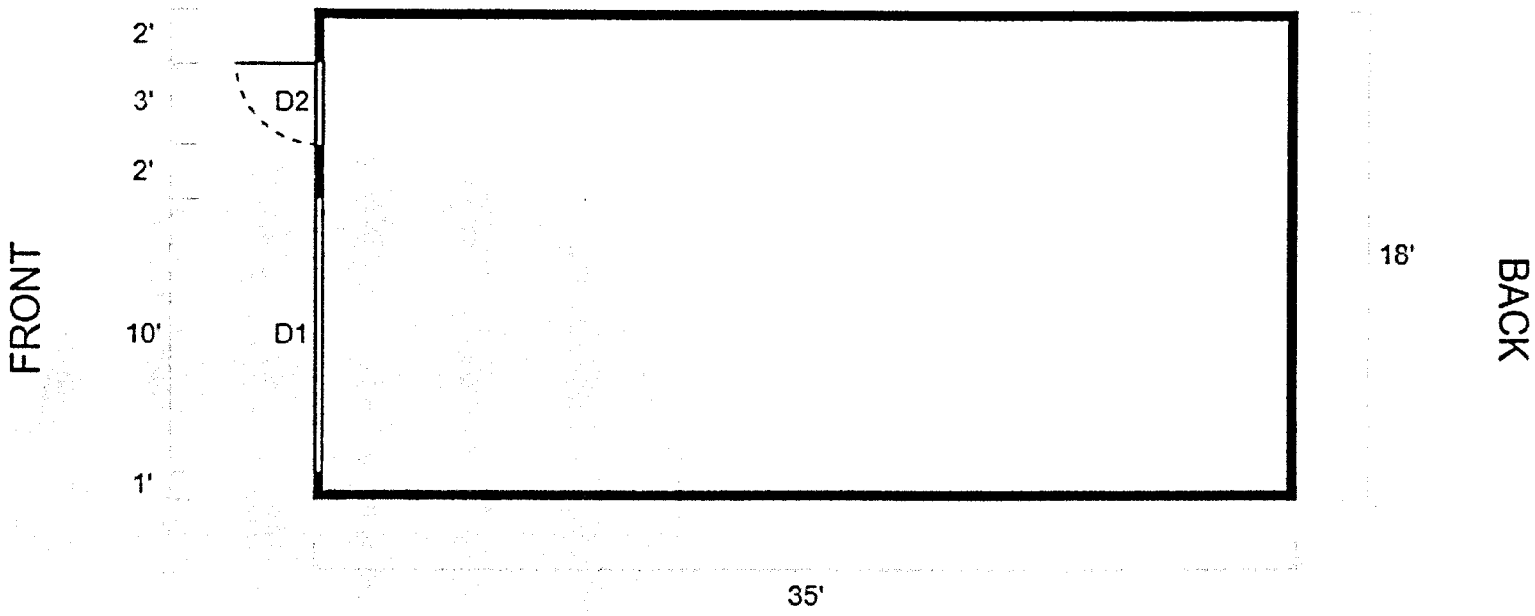
Customer Order - Jul 28, 2023

Ship To				Dealer	
Name _____		Order # _____		rfrias@americansteelinc.com	
Install Address _____					
City _____		State _____	Zip Code _____		
Email _____		Phone # _____	Mobile # _____		
Building Info		Size		Color	
Style: Garage		$18' \text{ Width} \times 35' \text{ Frame Length} \times 16' \text{ Leg Height}$		Roof: Black <input checked="" type="checkbox"/>	Installation Surface: Concrete
Roof Overhang: 6"				Trim: Black <input checked="" type="checkbox"/>	Installation Surface (Provided by Customer)
Roof Style: A-Frame Vertical				Siding: Pebble Beige <input type="checkbox"/>	Snow Load <input type="checkbox"/>
Gauge: 14-Gauge Framing				Wainscot: Black <input checked="" type="checkbox"/>	Wind Warranty: 100mph Wind Warranty Package (Concrete)
Brace: Standard Brace					
Anchoring & Site Preparation					

Building Images

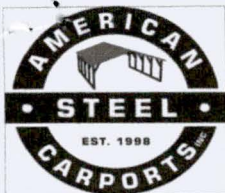


LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND			
D1	10' x 12' Roll-Up Door	D2	Walk-In Door (36 x 80)
Closed Wall			



WWW.AMERICANSTEELINC.COM
457 North Broadway Street
Joshua, TX 76058
Phone: (866) 471-8761
Fax: (817) 484-2182
Email: orders@americansteelinc.com

Date: 12/7/2022

QUOTE

CUSTOMER NAME				INFO:			
Erica Ferguson eferguson5@gmail.com STATE: MI ZIP CODE:				DIRECT SALES: Rafael Frias 682-970-6069			
QUOTE DATE		SHIP VIA		QUOTED BY		SITE	
		American Steel Carports		Rafael			
Description							Unit Price
Garage	Width	Roof Length	Base Rail Length	Height	Gauge	Base TOTAL	
	18	36	35	16	14g		\$ 8,485.00
OPTIONS/QTY	<input type="checkbox"/> Standard Style <input checked="" type="checkbox"/> A-Frame Style H <input type="checkbox"/> V <input checked="" type="checkbox"/>						\$ 915.00
2	Vertical Sides						\$ 4,930.00
2	Vertical Ends						\$ 4,290.00
1	10x12 Roll Up Door						\$ 1,470.00
1	36x80 Walk In Door						\$ 375.00
	Insulation						\$ 4,020.00
	Wainscott						\$ 1,375.00
10% Company & 10% Commision Discount							\$ (5,170.00)
Delivered and Installed							
Color	Top:	Sides/ Ends:	Trim:	Ridge Cap:			
NOTE:	Building May Not Be Rated For County Required Loads Labor/Equipment/Plans and/or Calcs CANNOT be included on total sales						Plans: _____ Calcs: _____ Labor: _____ Frieght: _____ Equipment: \$2,000
Sales Total							\$22,690
Tax total 8.25%							\$1,532
Total							\$ 24,222.03
Down Pymt 10%							\$ 2,011.00
Bal Due.							

Access to Electricity: ☐ Yes ☐ No Install On: ☐ Concrete ☐ Ground ☐ Other

Please Inform Contractors Of Any Underground Cables, Gas lines, Or Any Other Utility Lines

AMERICAN STEEL CARPORTS WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES

This quote will be good for 24 hours.

If there is a price discrepancy of \$50.00, American Steel Carports has the right to reject the quote.

CUSTOMER SIGNATURE: _____ DATE: _____

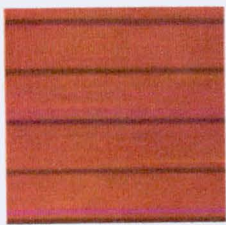
QUOTE EXCLUDES ANY AND ALL ITEMS NOT SPECIFIED
CUSTOMER IS RESPONSIBLE FOR PERMITS



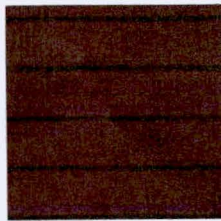
AMERICAN STEEL CARPORTS, INC.

(866) 730-9865 | www.americansteelinc.com

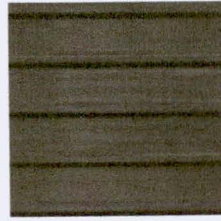
Roof, Side, & Trims colors



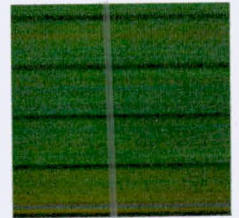
Barn Red



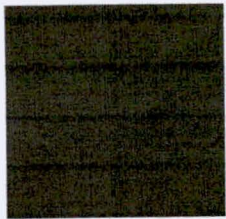
Burgundy



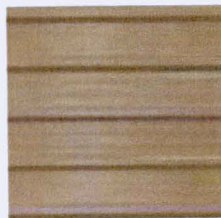
Quaker Gray



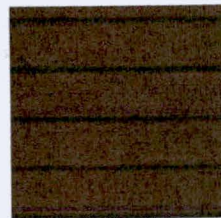
Evergreen



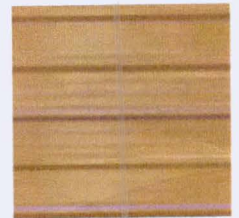
Black



Clay



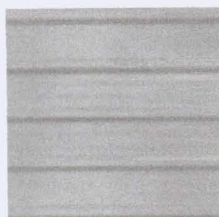
Earth Brown



Rawhide



Pebble Beige



White



Pewter Gray



Slate Blue



Galvalume

*Pro
tube
Siding
Ash gray*

MAY 22 2019

**Ventura & Associates,
Incorporated**
Architects • Engineers
(248) 363-4990
Fax (248) 363-4888
ventura@comcast.net

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1. **Einleitung**
 2. **Ziele und Zwecksetzung**
 3. **Methodik und Vorgehen**
 4. **Ergebnisse und Diskussion**
 5. **Fazit und Ausblick**
 6. **Literaturverzeichnis**
 7. **Anhang**
 8. **Index**
 9. **Abkürzungen**
 10. **Formeln**
 11. **Diagramme**
 12. **Tabellen**
 13. **Figuren**
 14. **Quellenangaben**
 15. **Notizen**
 16. **Verweise**
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Product	Age	Weighting	LD	Score	Weight	Cost	Score	Cost	Score
1st 400	20	400	10	10	10	10	10	10	10

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



CAPACITY	2.8 TWh
MATERIALS	<ul style="list-style-type: none"> — Reservoir 100 km² limestone & clay — Lymphatics 20 km in dia. 100 km
PRINCIPLES	<p>Condemned An urban population of 100,000 is condemned and sent to a remote settlement. One day the settlement is attacked and the troops must fighting. But, 500 men are taken away from the front and sent to the other the settlement.</p> <p>Population Cycle 1. Overpopulation: Food resources are not sufficient to feed and sustain the population 2. War 3. Famine, pestilence, epidemics, etc. is rampant 4. Low birth rate, 10% decrease in population</p> <p>Rebellion Babylonians Slave: 2000 of prisoners were sent to work in the mines and were kept in 100 km² of 100 km² of 100 km²</p> <p>In ground It is found that the population of the settlement is 100,000 and the population of the settlement is 100,000.</p> <p>Rebirth — Food supply is not enough to feed the population. The population is not enough to feed the population. The population is not enough to feed the population.</p> <p>Rep The population of the settlement is 100,000. The population of the settlement is 100,000. The population of the settlement is 100,000.</p>
WIKI/1 OPTIONS	

$$1/2^* = 1^* - 0^*$$
[illegible]

SURVEY PREPARED BY:
AS+SBLAND SURVEY, P.C.
PROJ. NO. 2003-71-758-SK
DATED 0-06-2003

LEGAL DESCRIPTION: 044 E 11 MILE ROAD
"JOANNA PARK SUBDIVISION" LOTS 51, 52 & 53, AND ALL OF
THE VACATED ALLEY ADJACENT THERETO, AS RECORDED
IN LINDER 39 OF PLATS, PAGE 8724 OAKLAND COUNTY
RECORDS

ZONING _____ D) GENERAL BUSINESS (REQUESTING
SPECIAL APPROVAL USE PERMIT FOR
GENERAL AUTOMOBILE REPAIR)

MARKING REQUIRED
MOTOR VEHICLE MAINTENANCE SERVICE FACILITY
SERVICE AREA

SUBJECT 4 SPACES

PAUSING SPACES PROVIDED
BARRIER FREE | REQUIRED

1. REPLACE EX 8" NG CONCRETE AFFRON AT OVERHEAD DOORS WITH 6" CONCRETE ON 4" SAND BASE
2. REPLACE EX 8" NG EXTERIOR 3' Ø W/ 6" Ø DOOR AND

3. REPAIR
4. NEW 3'-0" x 6'-0" DOOR OPENING TO BE ENLARGED TO 4'-0" x 8'-0". PROVIDE NEW DOOR AND FRAME
5. REPLACE EXISTING VENT, LINCOLNS AND FRAMES (TYP)
6. NEW METAL PLATE WITH PREHUNG PAINTED (WHITE) COLOR TONING TALL GLASSING OVER EXISTING MASONRY (TYP)
7. REPAIR EXISTING OVER-HEAD DOORS
8. REPAIR WOOD SCREEN PANE TO MATCH EXISTING
9. RAISE CURTAIN WALL - ADDITIONAL 2 FEET GROUND SIDE
10. NEW 1'-0" x 1'-0" CHAIN LINK BUILDING GATE TO REPAIR
11. REPLACE EXISTING EXTERIOR LIGHTING WITH NEW CREEP GLOBE SERIES LED WALL MOUNT LIGHT (SEE CUT SHEET)
12. EQUAL AT LOCATIONS BACK
13. NEW REPAIRING FLAT ROOF
14. NEW BITE PARKING LOT BIRPPING
15. NEW 1'-0" x 6'-0" RAMP (SEE CUT SHEET)
16. NEW REPAIRING BANK
17. NEW "RASH HOLDING LOCATIONS WITHIN BUILDING
18. NEW REPAIRING BANK
19. NEW 4'-0" LATER MCHD
20. NEW AMERICAN BUCKHORN BARRI (QTY 10) SIZE 1'-0" x 6'-0" CONT. AT 1'-0" G.G.
21. NEW TYPICAL BLOCK 1'-0" x 1'-0" (1' x 1' 15" CAL. B.D.)
22. NEW CONCRETE PARKING BUFFER BLOCK ALONG SCREEN WALL
23. NO OTHER PARKING OF VEHICLES OR PREMISES OVERNIGHT

1. REVISED PARKING STRIPING TO ALLOW FOR VAN ACCESSIBLE
2. REVISED KEY NOTE #6 RAISE CHU SCREEN WALL
3. ADDITIONAL 3 FEET GROUT CORE 60.0.
4. ADD KEY NOTE 9B. NEW CONCRETE PARKING BUFFER BLOCKS ALONG SCREEN WALL.
5. ADD KEY NOTE 9I. NO OUTSIDE PARKING OF VEHICLES ON PREM 565 OVERNIGHT



NOT TO SCALE

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

PROPOSED ROLLING CARS AUTO REPAIR, LLC.

1044 E ELEVEN MILE ROAD
MADISON HEIGHTS MI 48071

**SITE PLAN, FLOOR PLAN,
EXTERIOR ELEVATIONS & DETAILS**

SITE PLAN, FLOOR PLAN, EXTERIOR ELEVATIONS & DETAILS

pspr 19-0007