



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

I. APPLICANT INFORMATION

Applicant Marija Dedvukaj
Applicant Address 2866 Eagle DR.
City Rochester Hills State MI ZIP 48309
Interest in Property (owner, tenant, option, etc.) 32500 John R Road
Contact Person Marija Dedvukaj
Telephone Number 248-421-2552 Email Address Marija.Dedvukaj@attone

II. PROPERTY INFORMATION (IF APPLICABLE)

Property Address 32500 John R Road, Madison Heights, MI 48071
Tax ID 25-01-151-063 Zoning District B-3
Owner Name (if different than applicant) VDG John R, LLC
Address 950 South Old Woodward Avenue, Ste 220
City Birmingham State MI Zip 48009
Telephone Number 248-985-8520 Email Address frank.arcori@verusdg.com

III. CONSULTANT INFORMATION (IF APPLICABLE)

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

IV. NATURE OF REQUEST

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

Brief Description of Request

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 Marija Dedvukaj Signature Marija Dedvukaj Date 10.30.25

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 Frank Arcori Signature [Signature] Date 10/30/2025

Notary for Property Owner:

Subscribed and sworn before me, this 30 day of October, 2025.

A Notary Public in and for Oakland County, Michigan.

Notary Name (Print): George Thomas

Notary Signature: [Signature]

My Commission Expires: 4-13-2027

Notary Stamp

George Thomas
 NOTARY PUBLIC - STATE OF MICHIGAN
 County of Oakland
 My Commission Expires 4-13-2027
 Acting in the County of Oakland

STAFF USE ONLY [DO NOT ACCEPT INCOMPLETE APPLICATIONS]

FILING FEE: \$400

- DIMENSIONAL VARIANCE/NON-CONFORMING USE:
 - Single-Family: \$300
 - Multi-Family/Non-Residential: \$400 + \$300 per additional variance
- Appeal/Interpretation: \$400

ZBA NO.: PZBA # 25-0010

DATE APPLICATION RECEIVED: 11/3/25

RECEIVED BY: SPN

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:

Section 12.07 Regulations for Permitted Signs (Maximum Height of Ground/Monument Signs)	

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

Requesting a variance to keep the existing pole sign at its current height, the same height as the previous restaurant's sign.

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.

A shorter sign would not be visible due to nearby buildings and the property's setback. The 15-ft height restores visibility and makes use of the existing base.

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 variance allows fair visibility consistent with other nearby businesses and the prior sign at this location.

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 property sits farther back than neighboring buildings, reducing visibility. A taller sign is needed for drivers to see it safely.

ZBA APPLICATION

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

The 15-ft height is the minimum needed for visibility; it's not excessive and fits the scale of the site.

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 taller sign matches nearby commercial signs and our other business locations, maintaining a consistent, professional look.

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

The need comes from the property's location and existing base, not from any action by the current owner.

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).



8' from Grade

60Sqft total



1221 East 14 Mile Rd.
Troy MI 48063
Ph.248-577-6191
info@signsmh.com
www.signsmh.com

☐ APPROVED AS-IS ACCEPTED BY: _____

☐ NEEDS REVISION

☐ REJECTED

DATE: _____

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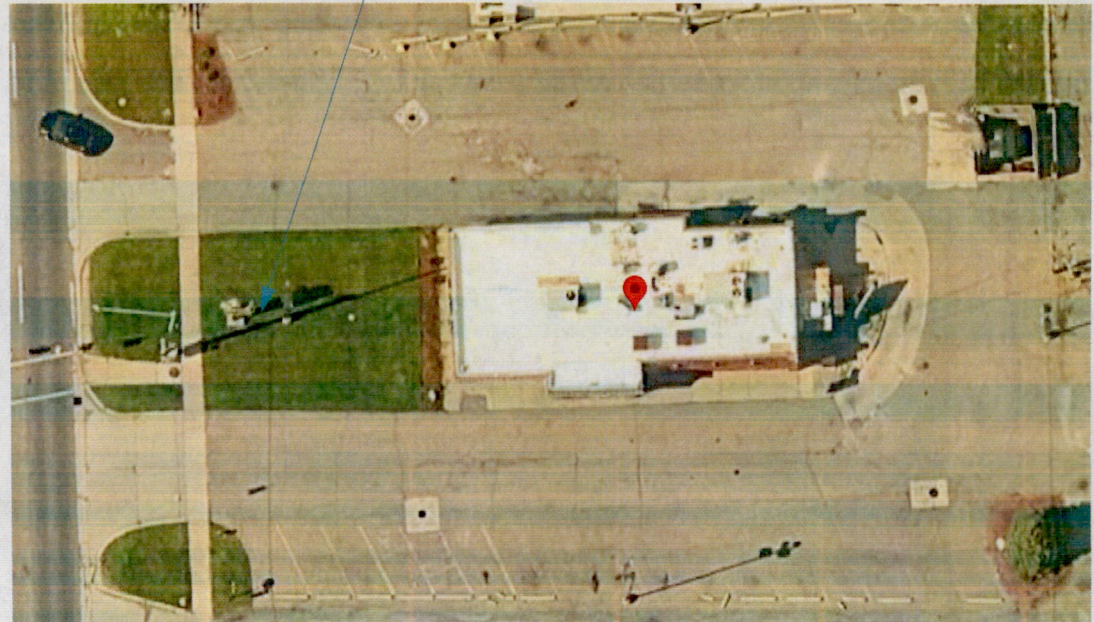
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Previous Sign

Sign Location



1221 East 14 Mile Rd.
Troy MI 48063
Ph.248-577-6191
info@signsmh.com
www.signsmh.com

☐ APPROVED AS-IS ACCEPTED BY: _____

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