

# NOTICE OF PUBLIC HEARING

Notice is hereby given that a Meeting of the Madison Heights **Zoning Board of Appeals** will be held in the City Council Chambers of the Municipal Building at **300 W. 13 Mile Road**, Madison Heights, Oakland County, Michigan 48071 on **Thursday, March 6th, 2025 at 7:30 p.m.** to consider the following requests:

**1. Case # PZBA 25-01: 27351 Dequindre Road**

REQUEST: The applicant, Image 360 Brighton, on behalf of property owner Henry Ford Health, requests a dimensional sign variance from Section 12.03 and 12.07 of the Zoning Ordinance pertaining to the maximum size of a temporary sign, per the procedures set forth in Section 15.06 of the Zoning Ordinance. The subject property is located at 27351 Dequindre Road (PIN 44-25-13-426-031) and is zoned O-1, Office.

**2. Case # PZBA 25-02: 29305 John R Road**

REQUEST: The applicant, Hang Phonrath d/b/a Kim Nhung Superfood, Inc., on behalf of property owner William Gershenson, requests a dimensional sign variance from Section 12.07 of the Zoning Ordinance pertaining to maximum wall sign area allowances, per the procedures set forth in Section 15.06 of the Zoning Ordinance. The subject property is located at 29305 John R Road (PIN 44-25-11-476-022) and is zoned B-2, Community Business.

**3. Case # PZBA 25-03: 32275 Stephenson Highway**

REQUEST: The applicant and property owner, Ahmad Nassar, requests a variance from Section 8.05.5 of the Zoning Ordinance pertaining to fence materials, per the procedures set forth in Section 15.06 of the Zoning Ordinance. The subject property is located at 32275 Stephenson Highway (PIN 44-25-02-101-036) and is zoned MUI-1, Mixed-Use Innovation 1.

The applications and any supporting documents can be viewed during regular business hours at the Community & Economic Development Department. In addition, the agenda item can be viewed online at [www.madison-heights.org](http://www.madison-heights.org) in the Agenda Center after 4:00 p.m. on Friday before the meeting.

If you are unable to attend the meeting, you can send your comments via email to: [MattLonnerstater@madison-heights.org](mailto:MattLonnerstater@madison-heights.org) and your comment will be read into the record at the meeting. Written comments may also be mailed prior to the meeting to 300 West Thirteen Mile Road, Madison Heights, Michigan, 48071. All comments will be heard at the meeting.

MADISON HEIGHTS COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT (248) 583-0831