



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

I. APPLICANT INFORMATION

Applicant Harpers Auction House
Applicant Address 1100 E Mandoline Suite 300
City Madison Heights State MI ZIP 48071
Interest in Property (owner, tenant, option, etc.) Tenant
Contact Person Justin H. Summerville
Telephone Number [REDACTED] Email Address [REDACTED]

II. PROPERTY INFORMATION (IF APPLICABLE)

Property Address 1100 Mandoline
Tax ID 44-25-01-251-022 Zoning District M-1 LT
Owner Name (if different than applicant) The Ford Building, Inc.
Address 18301 Eight Mile, Ste 100
City Eastpointe State MI Zip 48021
Telephone Number [REDACTED] Email Address [REDACTED]

III. CONSULTANT INFORMATION (IF APPLICABLE)

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

ZBA APPLICATION

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

I am requesting a different interpretation of the Retail Firearms sales zoning

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 Justin A. Sommersville Signature [Signature] Date 1/5/26

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 Tom Paglia, VP, The Ford Building, Inc. Signature [Signature] Date 1/5/26

Notary for Property Owner:

Subscribed and sworn before me, this 5th day of January, 2026.

A Notary Public in and for Wayne County, Michigan. (Acting in Macomb)

Notary Name (Print): Charles Miles

Notary Signature: [Signature]

My Commission Expires: 2/9/2031

Notary Stamp

CHARIS MILES
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Feb 9, 2031
ACTING IN COUNTY OF Macomb



STAFF USE ONLY [DO NOT ACCEPT INCOMPLETE APPLICATIONS]

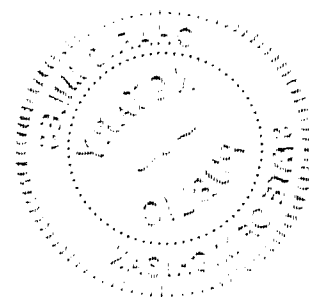
FILING FEE: \$400

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

ZBA NO.: PZBA # 26-001

DATE APPLICATION RECEIVED: 1/5/25

RECEIVED BY: OE



ZONING BOARD OF APPEALS (ZBA): REVIEW STANDARDS RESPONSE FORM

Section 15.06 of the Zoning Ordinance contains review standards and criteria for variances and appeals. Please provide responses to the following review standards for consideration by staff and the Zoning Board of Appeals. (Provide additional separate sheets, if necessary).

Please fill out ONLY the section below that applies to your request.

SECTION A: APPEAL OF ADMINISTRATIVE DECISION

☐ Check here for an Appeal of Administrative Decision (Section 15.06 of Zoning Ordinance)

1. Date of Decision Being Appealed: _____

2. Decision Making Entity:

☐ Planning and Zoning Administrator

☐ Planning Commission

☐ Code Enforcement

☐ Other: _____

3. Applicant's Reason for Appeal: Describe the decision being appealed and how the decision was made contrary to the proper requirements and standards of the Zoning Ordinance.

4. Provide copy of the Notice of Action, notice of violation, and/or meeting minutes for the zoning decision being appealed.

SECTION B: ZONING TEXT OR MAP INTERPRETATION

☒ Check here for a Zoning Text or Map Interpretation (Section 15.06 of Zoning Ordinance)

1. If requesting a text interpretation, provide Section numbers of Zoning Ordinance to be interpreted:

7.03 Section 13 (Firearm Retail Sales)	

2. Please describe the request and what needs to be clarified or interpreted by the ZBA.

I am asking for a different interpretation of the above section in relation to my business. I am an online auction company and do not sell anything retail including firearms. I sell antiques, collectibles, coins, vehicles and firearms would be an accessory for my business. I'm asking that I be allowed a different interpretation to securely and safely store the firearms in my space and do legal transfers to the legitimate buyers. All the selling I do is online and goes to the highest bidder. I am not asking to have a live fire range, only again the ability to safely, legally and securely store firearms until they have been legally auctioned and then transfer those to the buyers.