

PT COMMERCE, LLC
31550 NORTHWESTERN HIGHWAY, SUITE 101
FARMINGTON HILLS, MI 48334
248-865-0066 P
248-865-1166 F

RECEIVED

JUL 13 2009

CITY OF NOVI
COMMUNITY DEVELOPMENT

July 10, 2009

City of Novi
Zoning Board of Appeals
45175 W 10 Mile Rd
Novi, MI 48375

RE: Request for additional time for directional/marketing sign along M-5 for Lenox Park
Condominiums

To Whom It May Concern:

Lenox Park, also referred to as the subject property, is a duplex condominium development located north of Thirteen Mile Road and west of M-5 in the City of Novi. The subject property has one shared point of access at Thirteen Mile Road, as depicted on the attached aerial in Exhibit A. The entranceway at Thirteen Mile Road is shared with the southerly adjacent property, Brightmoor Christian Church. The subject property has no frontage or visibility along Thirteen Mile Road; however it has approximately 1/3 mile of frontage along M-5.

During initial marketing of the subject property between spring 2005 and spring 2007 it was noted that many potential customers were under the impression that Lenox Park was an extension of Erickson's Fox Run development (located west of Lenox Park). It was important to distinguish the subject property from Erickson's development as Lenox Park is a "for sale" development and not a "retirement community". The Zoning Board of Appeals approved the marketing sign along M-5 for two additional years in June of 2007. During that time customers frequently stated that they took notice of the subject property via the sign along the M-5. Due to the severe decline in the real estate market between 2007 and 2009, absorption within Lenox Park has drastically lower than anticipated. We believe the sales that did occur were spawned from drive-by traffic on the M-5. We are requesting consideration to continue having the sign for an additional two (2) years along M-5. Please note that the sign is located on the Lenox Park property, as depicted within Exhibit B. A drawing of the sign with dimensions is presented in Exhibit C.

I thank you for your time and consideration. If you need any additional information, please call me at the number above.

Very Best Regards,



Mark S. Kassab

MSK:aj
Attachments

EXHIBIT A



<p>OakMap Oakland County's Property Information Lookup System</p> <p>Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.</p>	<p>Oakland County Michigan ONE STOP SHOP</p> <p>L. Brooks Patterson Oakland County Executive</p>	<p>Legend</p> <ul style="list-style-type: none"> Parcel Lines CVT Boundaries Contours Section Lines Lake Contours <p>FEMA Data:</p> <ul style="list-style-type: none"> Base Flood Elevation Cross Section Floodway <p>Floodplain</p> <ul style="list-style-type: none"> 100 yr approx. 100 yr detailed 500 yr 	<p>NORTH</p> <p>1 inch = 400 feet 2008 Color</p>
--	--	---	---

EXHIBIT B

NEW 2009 LINCOLN MKC
3120000
MAY BE YOURS
CALL 800-447-4477

MODEL OPEN

TURN RIGHT
ON 13 MILE

OVER
50% OFF
MSRP

7/13/2009

EXHIBIT C

6'-0"

10'-6"



LENOX
Park

**Ranch
Condos**

\$250's
FROM THE

248-624-0520

www.mjccompanies.com

← Sales Center Open