



# COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**ZONING BOARD APPEALS DATE:** October 8, 2019

**REGARDING:** 41000 Bridge Street, Parcel # 50-22-13-352-003 (PZ19-0037)

**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

Signarama - Troy

**Variance Type**

Sign

**Property Characteristics**

Zoning District:

Light Industrial

Location:

East of Meadowbrook Road and North of Eleven Mile Road

Parcel #:

50-22-13-352-003

**Request**

The applicant is requesting variances from the City of Novi Code of Ordinances Section 28-6 for a proposed oversized 48 square foot temporary real estate sign. Sign is 5 feet over height, and use beyond the 64 day limit allowed by code. This property is zoned Light Industrial (I-1).

### II. STAFF COMMENTS:

### III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ19-0037**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.
  - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_.
  - (b) The property is unique because \_\_\_\_\_.

(c) Petitioner did not create the condition because \_\_\_\_\_  
\_\_\_\_\_.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because \_\_\_\_\_  
\_\_\_\_\_.

(e) The relief is consistent with the spirit and intent of the ordinance because \_\_\_\_\_  
\_\_\_\_\_.

(f) The variance granted is subject to:

1. \_\_\_\_\_.
2. \_\_\_\_\_.
3. \_\_\_\_\_.
4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ19-0037**, sought by \_\_\_\_\_,  
for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

(a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because \_\_\_\_\_  
\_\_\_\_\_.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that \_\_\_\_\_.

(d) The variance would result in interference with the adjacent and surrounding properties by \_\_\_\_\_.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to \_\_\_\_\_  
\_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler  
Deputy Director Community Development  
City of Novi



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 www.cityofnovi.org

# ZONING BOARD OF APPEALS APPLICATION

*Revised*

**RECEIVED**

SEP 19 2019

CITY OF NOVI  
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: _____	
PROJECT NAME / SUBDIVISION CBRE Commercial Real Estate Sign				Meeting Date: <u>Oct 8, 2019</u>	
ADDRESS 41000 Bridge Street		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 19-0037</u>	
SIDWELL # <u>50-22-13-352-003</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY 11 Mile and Meadowbrook Road					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS marissa@michigansignsshops.com		CELL PHONE NO.	
NAME Marissa Damico		TELEPHONE NO. 248.685.6880			
ORGANIZATION/COMPANY Signarama - Troy		FAX NO.			
ADDRESS 1017 Naughton Drive		CITY Troy	STATE MI	ZIP CODE 48083	
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS gjonna@whitehallrei.com		CELL PHONE NO. 248-224-9601	
NAME Gary S. Jonna		TELEPHONE NO. 248-324-0400			
ORGANIZATION/COMPANY Bridge Centre, LLC		FAX NO. 248-324-0401			
ADDRESS 39525 W 13 Mile, Suite 250		CITY Novi	STATE MI	ZIP CODE 48377	
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER <u>Office, R-TO, Light Industrial</u>					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5(a)</u>		Variance requested <u>Based on over height by 5ft.</u>			
2. Section <u>28-4(e)</u>		Variance requested <u>Extended display time - sign</u>			
3. Section _____		Variance requested <u>to remain until completed</u>			
4. Section _____		Variance requested <u>sale</u>			
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
<ul style="list-style-type: none"> <li>Dimensioned Drawings and Plans</li> <li>Site/Plot Plan</li> <li>Existing or proposed buildings or addition on the property</li> <li>Number &amp; location of all on-site parking, if applicable</li> <li>Existing &amp; proposed distance to adjacent property lines</li> <li>Location of existing &amp; proposed signs, if applicable</li> <li>Floor plans &amp; elevations</li> <li>Any other information relevant to the Variance application</li> </ul>					



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL    USE    SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING    ADDITION TO EXISTING HOME/BUILDING    SIGNAGE  
 ACCESSORY BUILDING    USE    OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

Applicant Signature

8-21-19

Date

### B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature  
BIRDAISE CENTRE, LLC

7-16-19

Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date





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 Novi, MI 48375  
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## ZONING BOARD OF APPEALS APPLICATION

**APPLICATION MUST BE FILLED OUT COMPLETELY**

RECEIVED

AUG 26 2019

CITY OF NOVI  
COMMUNITY DEVELOPMENT

Application Fee: \$300.00  
 Meeting Date: Oct. 8th 2019  
 ZBA Case #: PZ 19-0037

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SIDWELL # 50-22- <u>13</u> - <u>352</u> - <u>003</u>		May be obtain from Assessing Department (248) 347-0485	
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7-16-19

Date

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\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



## Community Development Department

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Novi, MI 48375  
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## REVIEW STANDARDS SIGN VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

### **Standard #1. Extraordinary Circumstances or Conditions.**

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure. **Describe below:**

OR

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon storm water facilities. **Describe below:**

OR

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property. **Describe below:**

In order to achieve maximum visibility, a larger sign is required. The location is off of the freeway. The lot for sale accomdates up to 3.26 acres.

- d. **Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only). **Describe below:**

The lot is 3.26 acres.

- e. **Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property. **Describe below:**

To achieve maximum visibility for potential buyers with the larger sign

## **Standard #2. Limit Use of Property.**

Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

The use of a larger sign surface area is ideal for advertisement to a larger group of clientel

## **Standard #3. Adverse Impact on Surrounding Area.**

Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

The sign is being placed in a large open area, no other signs are near.



**INSTALL**  
**MY SIGNS**.com  
(586) 783-9339



**6x8 V**

**CBRE**  
10306

INSTALLED AT:  
41000 Bridge St  
Novi

96"

72"

3.26 NET ACRES

**FOR SALE**  
**FOR LEASE**

50,000 TO 80,000 SF

Ed Wujek | Kelly Stacy



+1 248 353 5400

www.cbre.com

**CBRE**

96"

© 2014 CBRE





41000 BRIDGE ST  
NOVI, MI 48375



PIN: 22-13-352-003  
Assessed Value: \$232,700  
Taxable Value: \$188,810



**INSTALL**  
**MY SIGNS**.com  
(586) 783-9339

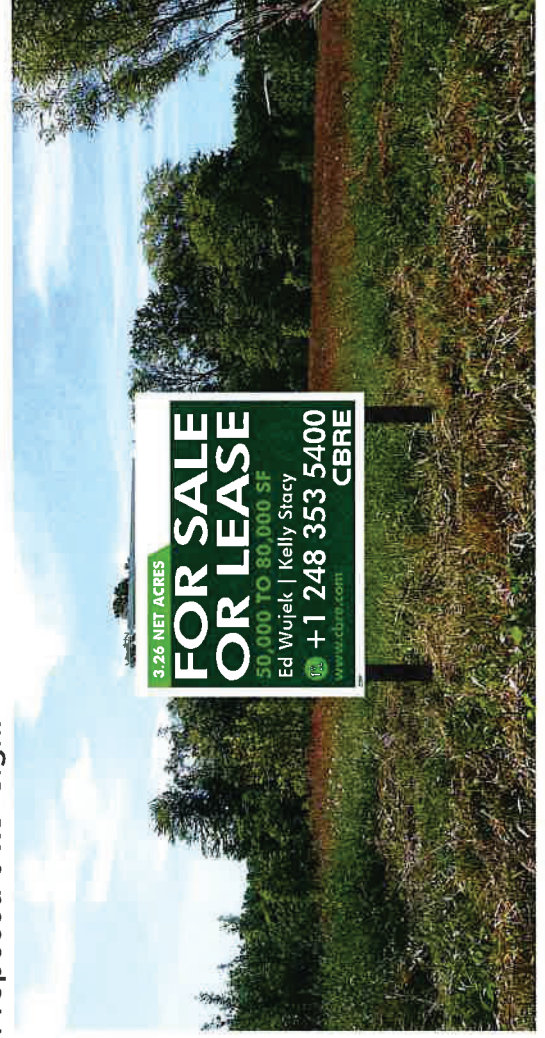
**CBRE**  
10306

INSTALLED AT:  
41000 Bridge St  
Novi

Existing 4'x4' Sign:



Proposed 6'x8' Sign:





**BUILD TO SUIT OR SALE**

**CAMPUS PARK**  
41000 BRIDGE STREET  
NOVI, MICHIGAN



**CBRE**

**WALSH COLLEGE**

**WHITEHALL**  
REAL ESTATE INTERESTS



## ABOUT CAMPUS PARK:

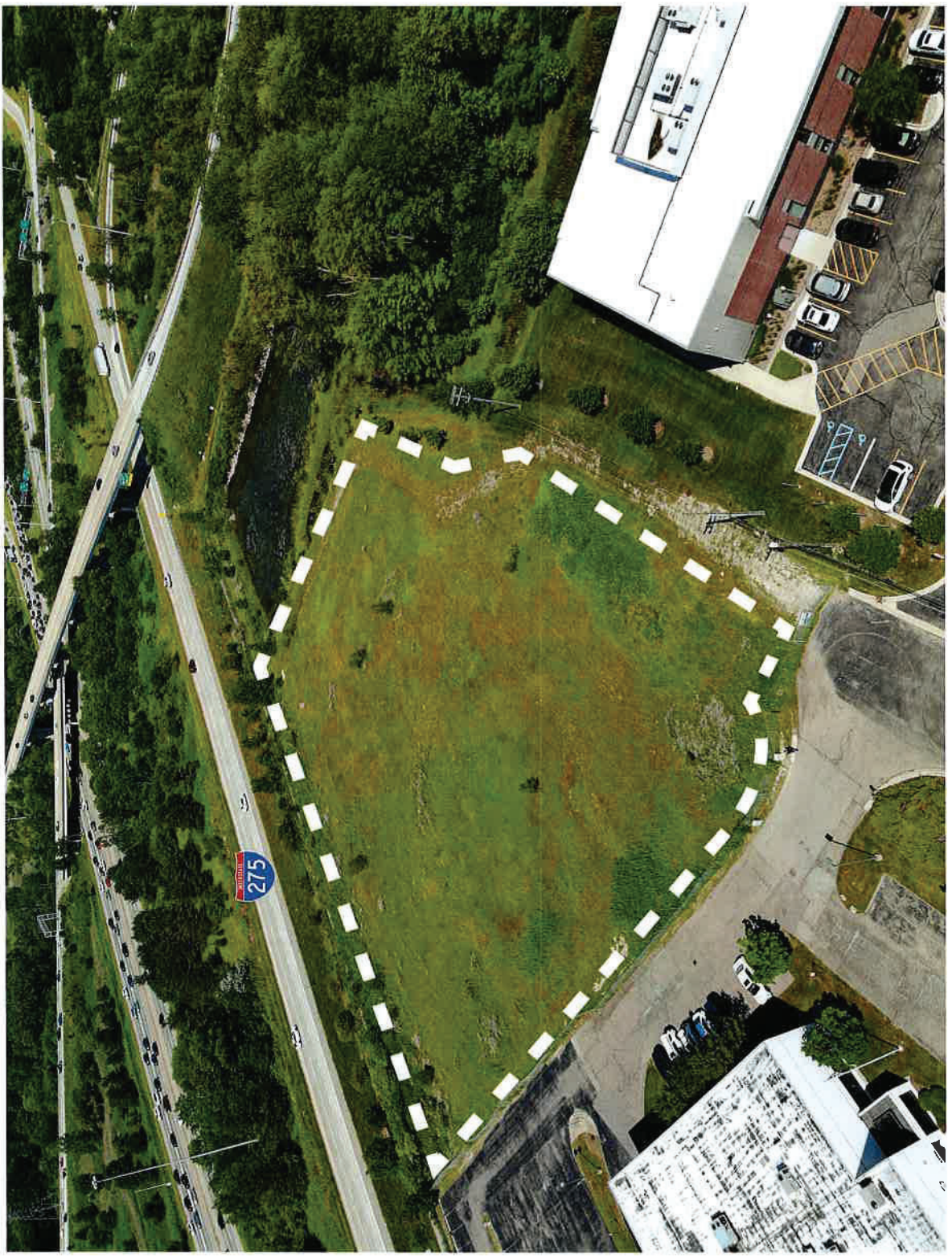
- Located in Novi, MI, on the south side of I-96 just west of the M-5 interchange just east of Meadowbrook Road at 11 Mile
- Can accommodate 50,000 to 80,000 SF
- Flexible Zoning (Office, R&D, Light Industrial)
- Excellent Freeway Visibility (115,000 VPD)
- Site is graded and shovel ready for construction
- All utilities stubbed to site
- Parking for up to 250 cars
- Acreage: 5.04 gross, 3.26 net
- No offsite improvements required
- Asking Price: \$1.2 Million

## NOVI IS HOME TO:





# SITE AERIAL





# AREA PLAN

## BUILDING FEATURES:

50,000 SF TO 80,000 SF,  
PENDING OFFICE/  
WAREHOUSE MIX

GROSS ACREAGE: 5.04 ACRES  
NET ACREAGE: 3.26 ACRES



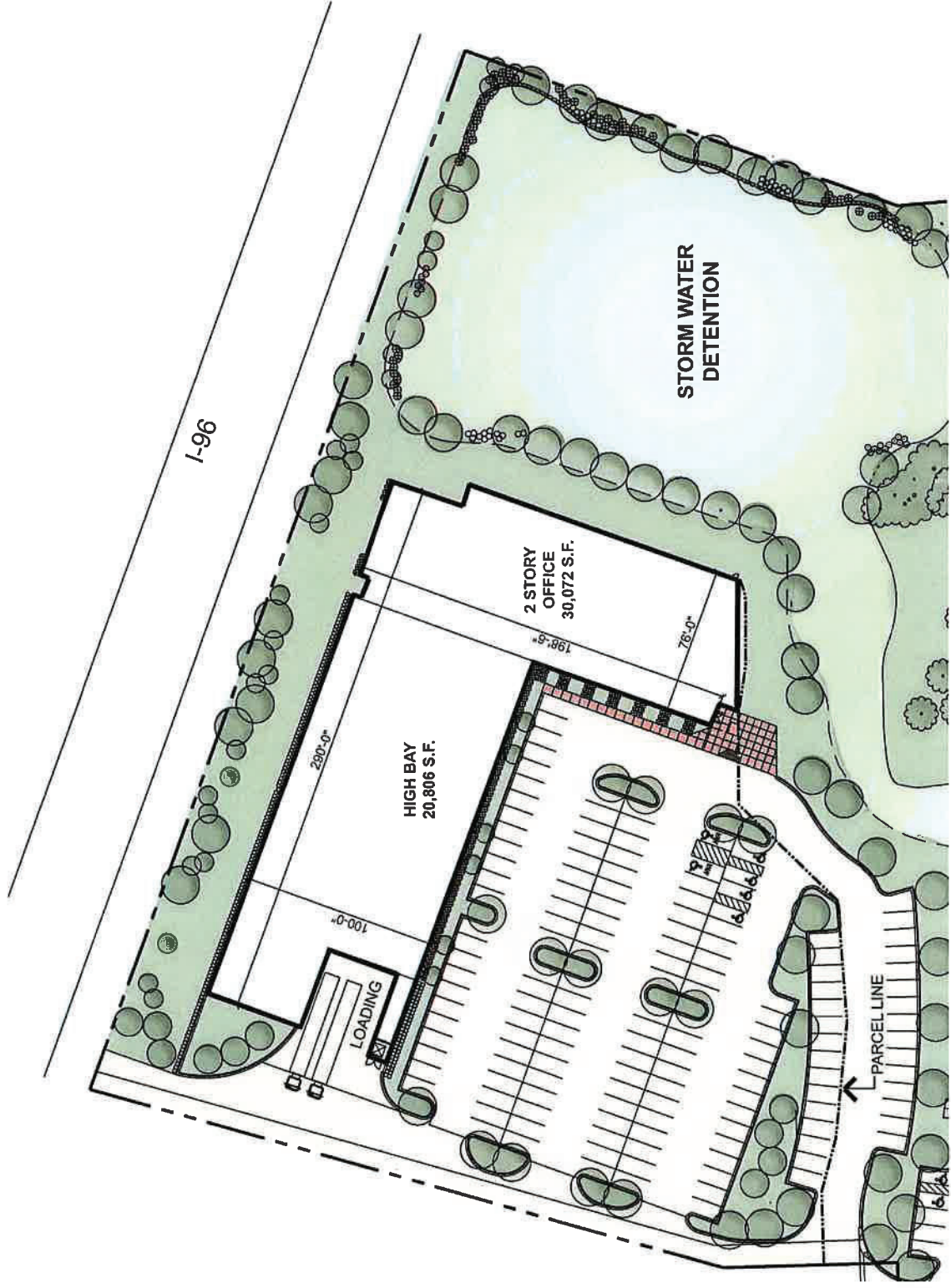


# SAMPLE SITE PLAN 1 - OFFICE



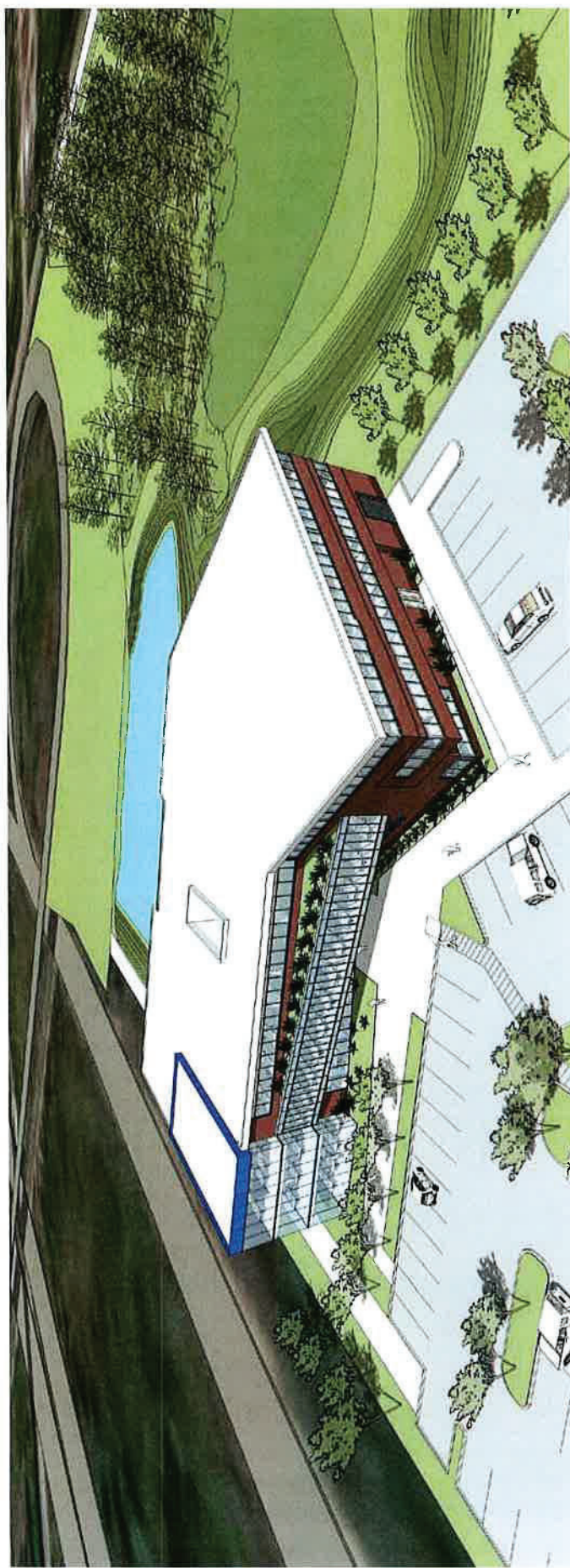


# SAMPLE SITE PLAN 2 - LT INDUSTRIAL





# SAMPLE RENDERINGS





# SAMPLE RENDERINGS

Landry + Newman ARCHITECTURE  
 211 North Oakland  
 Ann Arbor, MI 48103  
 Telephone: 734.263.1377  
 Fax: 734.263.0279

Novi, Michigan  
**Campus Tech Park**

Project No. 0605  
 Sheet No. A-201

DATE: 11/11/09  
 DRAWN BY: [Signature]

**MATERIALS KEY**

- ① CLAY TILE
- ② CLAY TILE
- ③ CLAY TILE
- ④ CLAY TILE
- ⑤ CLAY TILE
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**PACKAGE REQUIREMENTS - REGION 1**

ITEM	QTY	UNIT	PRICE	TOTAL
1	1	EA	100.00	100.00
2	1	EA	100.00	100.00
3	1	EA	100.00	100.00
4	1	EA	100.00	100.00
5	1	EA	100.00	100.00
6	1	EA	100.00	100.00
7	1	EA	100.00	100.00
8	1	EA	100.00	100.00
9	1	EA	100.00	100.00
10	1	EA	100.00	100.00
11	1	EA	100.00	100.00
12	1	EA	100.00	100.00
13	1	EA	100.00	100.00
14	1	EA	100.00	100.00
15	1	EA	100.00	100.00
16	1	EA	100.00	100.00
17	1	EA	100.00	100.00
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44	1	EA	100.00	100.00
45	1	EA	100.00	100.00
46	1	EA	100.00	100.00
47	1	EA	100.00	100.00
48	1	EA	100.00	100.00
49	1	EA	100.00	100.00
50	1	EA	100.00	100.00

**DI EAST EXTERIOR ELEVATION**  
 SCALE: 1/4" = 1'-0"

**EI SOUTH EXTERIOR ELEVATION**  
 SCALE: 1/4" = 1'-0"

**CI WEST EXTERIOR ELEVATION**  
 SCALE: 1/4" = 1'-0"

**AI NORTH EXTERIOR ELEVATION**  
 SCALE: 1/4" = 1'-0"

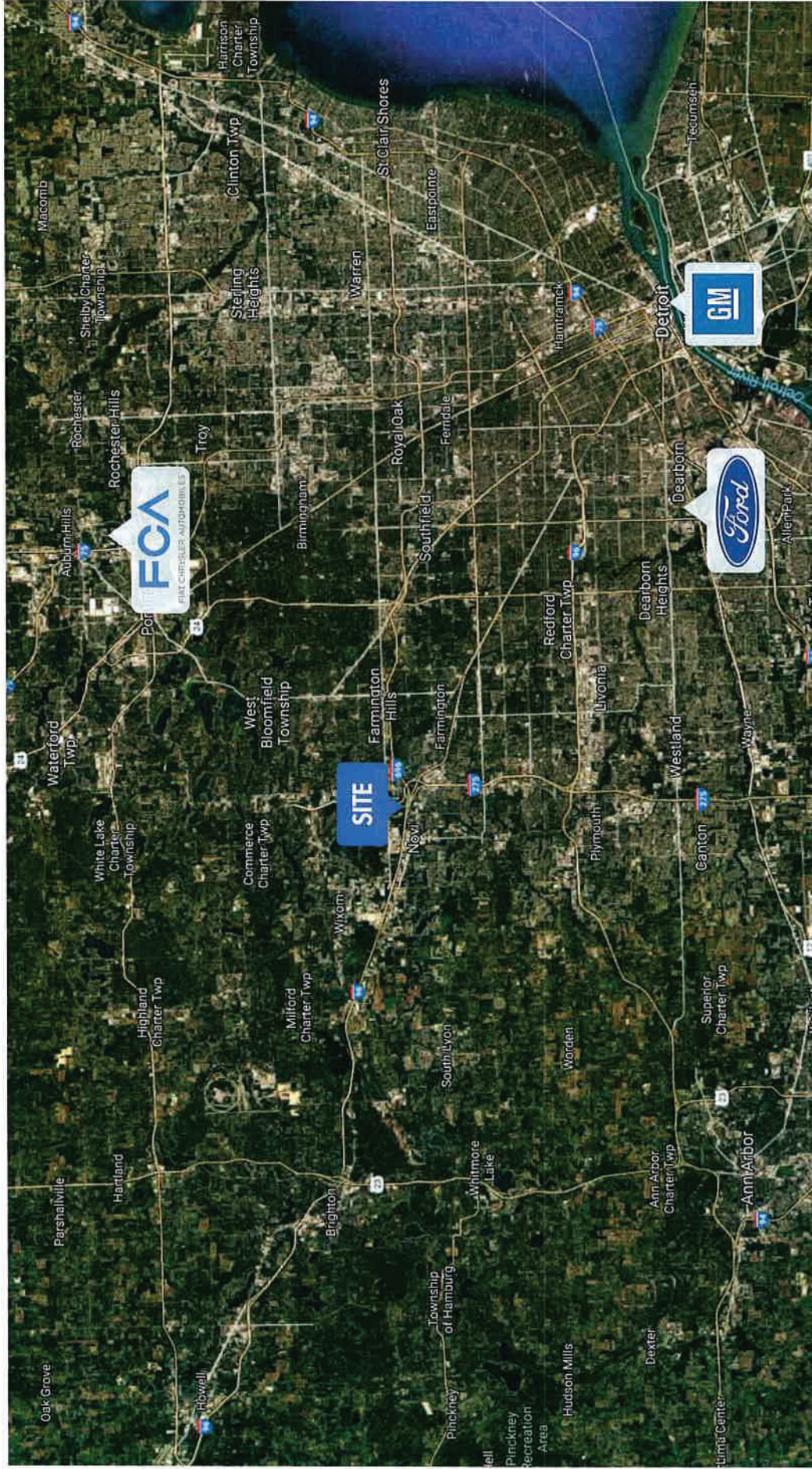


# AMENITIES MAP





# METRO DETROIT



## DRIVE TIMES (MINUTES)

FORD HQ	30	FIAT CHRYSLER HQ	40	GENERAL MOTORS HQ	35	ANN ARBOR	40	DETROIT	35
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# CONTACT US

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