



cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

Case No. 11-022 at 41200 Bridge Street

Location: East of Meadowbrook Road and north of Eleven Mile Road

Zoning District: I-1 Light Industrial District

The applicant is requesting an extension of the variance granted in ZBA09-025 for one 24 square foot oversized real estate sign located at 41200 Bridge Street. The property is zoned I-1 and located east of Meadowbrook Road and north of Eleven Mile Road.

Ordinance Section:

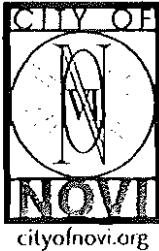
CITY OF NOVI, CODE OF ORDINANCE, Section 28-6 (4) states: "Sale, rental or lease sign which identifies the sale, rental, or lease of the non-residential property...be...not less than one-half the distance between the principal building and adjacent street and not higher than ten (10) feet. One (1) sign."

City of Novi Staff Comments:

The applicant is requesting a variance to allow continued placement of an oversized real estate marketing sign previously approved under ZBA06-010 for 1 year and ZBA07-022 and ZBA09-025 for 2 years. The existing 24 square foot sign exceeds the allowed sign area of 16 square feet. Staff does not support granting further variances as the failure to grant relief will not unreasonably prevent or limit the use of the property and will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

Standards for Granting a Sign Variance

- The request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the City or that are self-created.
- 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 grant of relief will not result in a use of 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 of the ordinance.



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For Official Use Only

ZBA Case No: _____ ZBA Date: _____ Payment Received: \$ _____ (Cash)

Check # _____ Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name WILLIAM McKEEVER Date 5-18-2011

Company (if applicable) CERTIFIED MANAGEMENT Co

Address* 41200 BRIDGE Street City NOVI ST MI ZIP 48375
*Where all case correspondence is to be mailed.

Applicant's E-mail Address: Bill@CertifiedManagement.NET

Phone Number (248) 476-6700 FAX Number (248) 476-6777

Request is for:

[] Residential Construction (New/ Existing) [] Vacant Property [] Commercial [X] Signage

1. Address of subject ZBA case: 41200 BRIDGE Street ZIP 48375

2. Sidwell Number: 5022 - 13-351-022 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes [] No [X]

4. Zoning: [] RA [] R-1 [] R-2 [] R-3 [] R-4 [] RT [] RM-1 [] RM-2 [] MH [] OS-1 [] OS-2 [] OSC [] OST [] OTHER

5. Property Owner Name (if other than applicant) CONSOLIDATED PROPERTIES LTD

6. Does your appeal result from a Notice of Violation or Citation Issued? [] Yes [X] No

7. Indicate ordinance section(s) and variances requested:

- 1. Section _____ Variance requested _____
2. Section _____ Variance requested _____
3. Section _____ Variance requested _____
4. Section _____ Variance requested _____

8. Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
b. The location and dimensions of all existing and proposed structures and uses on property.
c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
d. Dimensions necessary to show compliance with the regulations of this Ordinance.

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

THE CONDITIONS ARE UNCHANGED. THE TRAFFIC & THE
ECONOMIC STATUS

10. Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

THE CONDITIONS ARE UNCHANGED. THE TOPOGRAPHY OF
THE AREA

SIGN CASES ONLY:

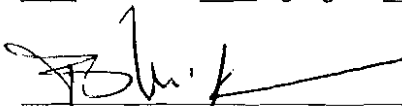
Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten (10) days before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the 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.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision. There is a five (5) day hold period before work/action can be taken on variance approvals. All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

PLEASE TAKE NOTICE:

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

Construct New Home/Building Addition to Existing Home/Building Accessory Building
 Use Signage Other


Applicants Signature

5-18-2011
Date

Property Owners Signature

Date

DECISION ON APPEAL

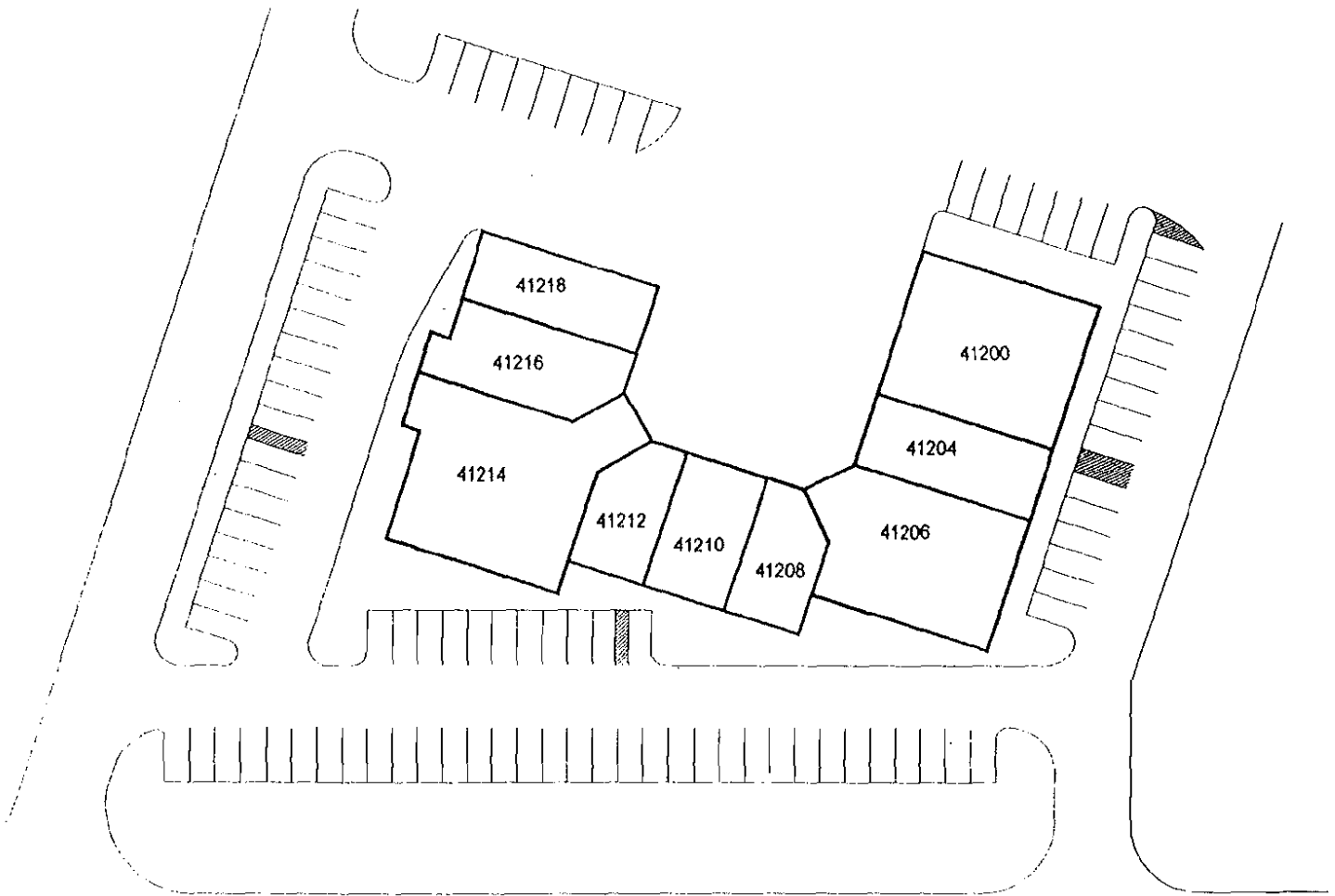
Granted Denied Postponed by Request of Applicant Board

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

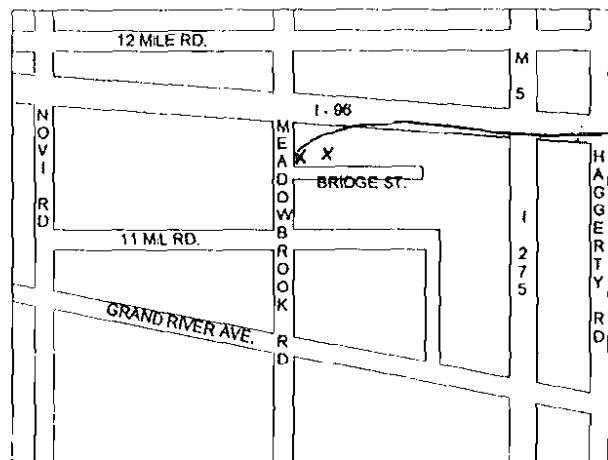
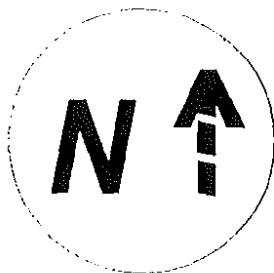
Chairperson, Zoning Board of Appeals

Date

MARQUE CORPORATE CENTERS NOVI CORPORATE CENTER



BRIDGE STREET



Sign LOCATED N.E.
Corner of:
MEADOWBROOK RD. &
BRIDGE STREET



RECEIVED
MAY 16 2011
BY:

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Dave Staudt

Justin Fischer

Wayne M. Wrobel

May 12, 2011

William McKeever
Certified Management
41200 Bridge Street
Novi, Michigan 48375

RE: 41200 BRIDGE STREET

City Manager
Clay J. Pearson

**Community Development
Director**
Charles Boulard

**Deputy Director of
Community Development**
Barbara E. McBeth

Building Official
Andy Gerecke

Building Division
248.347.0415
248.735.5600 fax

Planning Division
248.347.0475
248.735.5633 fax

**Ordinance Enforcement
Division**
248.735.5678
248.735.5600 fax

Dear Mr. McKeever:

The variance granted for the continued placement of a 24 square foot real estate sign located at the above location will expire on June 14, 2011.

Please arrange to remove the sign by June 14th or if you would like to request consideration of a variance for the continued placement of the sign from the Zoning Board of Appeals, you may contact the board secretary, Angie Pawlowski, at 248-347-0459 and submit an application by June 14th.

If you have any questions please contact me at 248-347-0438.

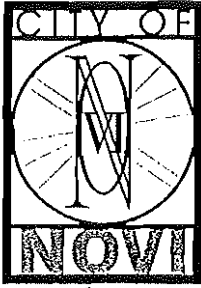
Sincerely,

CITY OF NOVI

Jeannie Niland
Ordinance Enforcement Officer

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

cityofnovi.org



cityofnovi.org

July 15, 2009

ZONING BOARD OF APPEALS
45175 West Ten Mile Road
Novi, Michigan 48375-3024
(248) 347-0415

RECEIVED
JUL 20 2009

BY:.....

Certified Management
William McKeever
41200 Bridge Street
Novi MI 48375

RE: Zoning Board of Appeals Case No. 09-025 41200 Bridge Street

Variance Request: Requesting an extension of the variance granted in ZBA06-010 for one 24 square foot oversized real estate sign located at 41200 Bridge Street. The property is zoned I-1 and located east of Meadowbrook Road and north of Eleven Mile Road.

At the July 14, 2009 Regular Meeting of the Zoning Board of Appeals the following motion passed:

IN CASE NO. 09-025 MOTION TO GRANT AN EXTENSION FOR THE OVERSIZED REAL ESTATE SIGN of 24 SF FOR A PERIOD OF 2 YEARS OR UNTIL THE PROPERTY IS SOLD OR LEASED IF LESS

Motion Carried: 7-0
Motion Maker: Member Cassis

Sincerely,

CITY OF NOVI
ZONING BOARD OF APPEALS

Charles Boulard
Building Official

Cc: Mav Sanghvi
Jeannie Niland