

**Statement Attached to  
Application to City of Novi Zoning Board of Appeals  
To Request Variance to the Sign Ordinance for  
27175 – 27275 Haggerty Road**

**Background**

We manage and lease the properties located at 27175 and 27275 Haggerty Road for a lender client who owns these assets. The properties were given back to the lender in connection with a substantial vacancy, which has persisted at the property. Most of the space at the two buildings was formerly occupied by Tower Automotive. The buildings are presently 90% vacant.

**9 – Practical difficulties that prevent conformance with the Zoning Ordinance requirements.**

We are attempting to finalize a lease with a major tenant for a substantial portion of the rear building ( 27275 Haggerty Road). That prospective tenant, like others we've merchandised the property to, requires visible corporate signage on Haggerty Road.

The practical difficulty of having no visible signage from Haggerty Road for the rear building causes us to apply for this signage variance for our potential tenant and for prospective tenants.

We will with this approval remove or reuse the existing Novi Research Park signage.

This prospective tenant has applied for and been granted certain economic benefits from the State of Michigan associated with leasing and creating jobs in Novi.

**10 – Describe unique circumstances regarding the property not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance.**

The property is not a business park merely two buildings.

With this background and set of circumstances we request a variance from the signage ordinance to offer safe visible corporate signage on Haggerty Road which will provide spaces for three major tenants names.

**Statement Attached to  
Application to City of Novi Zoning Board of Appeals  
To Request Variance to the Sign Ordinance for  
27175 – 27275 Haggerty Road**

Attached are exhibits which show the view of the buildings from Haggerty Road at different vantage points. This clearly shows the limited views of the rear building from the access roadway as if viewed from a vehicle driving. Please note that views of the rear building are further limited by trees, fences and structures on adjoining properties. These properties, also zoned OST could in the future be developed with similar structures that would further impair sightlines to the rear building.

**Exhibits Attached:**

A – Original Application for Sign Permit dated January 29, 2009 with proposed sign attached.

B – Review letter from City of Novi denying sign permit dated January 30, 2009

C – Scale drawing of property

D – Aerial photo with ground level views along Haggerty Road

E – Aerial photos of typical business parks in Novi showing how buildings face major access roads or internal roads, compared to the applicant's property.

---

# EXHIBIT A

RECEIVED

**CITY OF NOVI - SIGN PERMIT APPLICATION**  
**COMMUNITY DEVELOPMENT DEPT.**  
 (248) 347-0415

N 50 2008  
 CITY OF NOVI  
 COMMUNITY DEVELOPMENT



Submit one plan, which includes location of sign and distance to lot line.

Location: 27175 - 27175 HAGGERTY ROAD Date: 1/28/09

Between: TWELVE MILE ROAD Street and JR. BLVD. Street.

Owner: CSFB 2001-014 HAGGERTY ROAD Address: 3475 W TWELVE MILE ROAD

City: FARMINGTON HILLS State: MI Zip: 48331 Phone: (248) 324-2030

Erector: HARMON SIGNS Address: 46543 GRAND RIVER City: NOVI

State: MI Zip: 48276 Erector's Registration No: 5306189 Phone: (248) 349-8100

Type of Sign:  Entranceway  Business Center  Wall  Ground  Awning  
 Illuminated  Projecting Sign Lineal Frontage of Business: 317 FT


Size/Measurement: Horizontal: 8 FT Vertical: 5 FT Area Sq. Ft. 40 SQ FT

Height from Grade to Top of Sign: 6 FT Copy to be on Sign: 771-1111

MARK BENTON 1111 HARBOR TOWER WAY #100 FARMINGTON HILLS MI 48331

Permit Fee: \$75.00 PAYABLE UPON APPROVAL OF PERMIT. PLEASE DO NOT SUBMIT WITH APPLICATION.

Fee does not include any fees for building or electrical permit applications that may apply.

*FINSILVER FRIEDMAN MANAGEMENT CO*  
  
Signature of Applicant or Agent  
MARK BENTON

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

.....

### ZONING BOARD OF APPEALS (if applicable)

APPROVED

NOT APPROVED

Date: \_\_\_\_\_

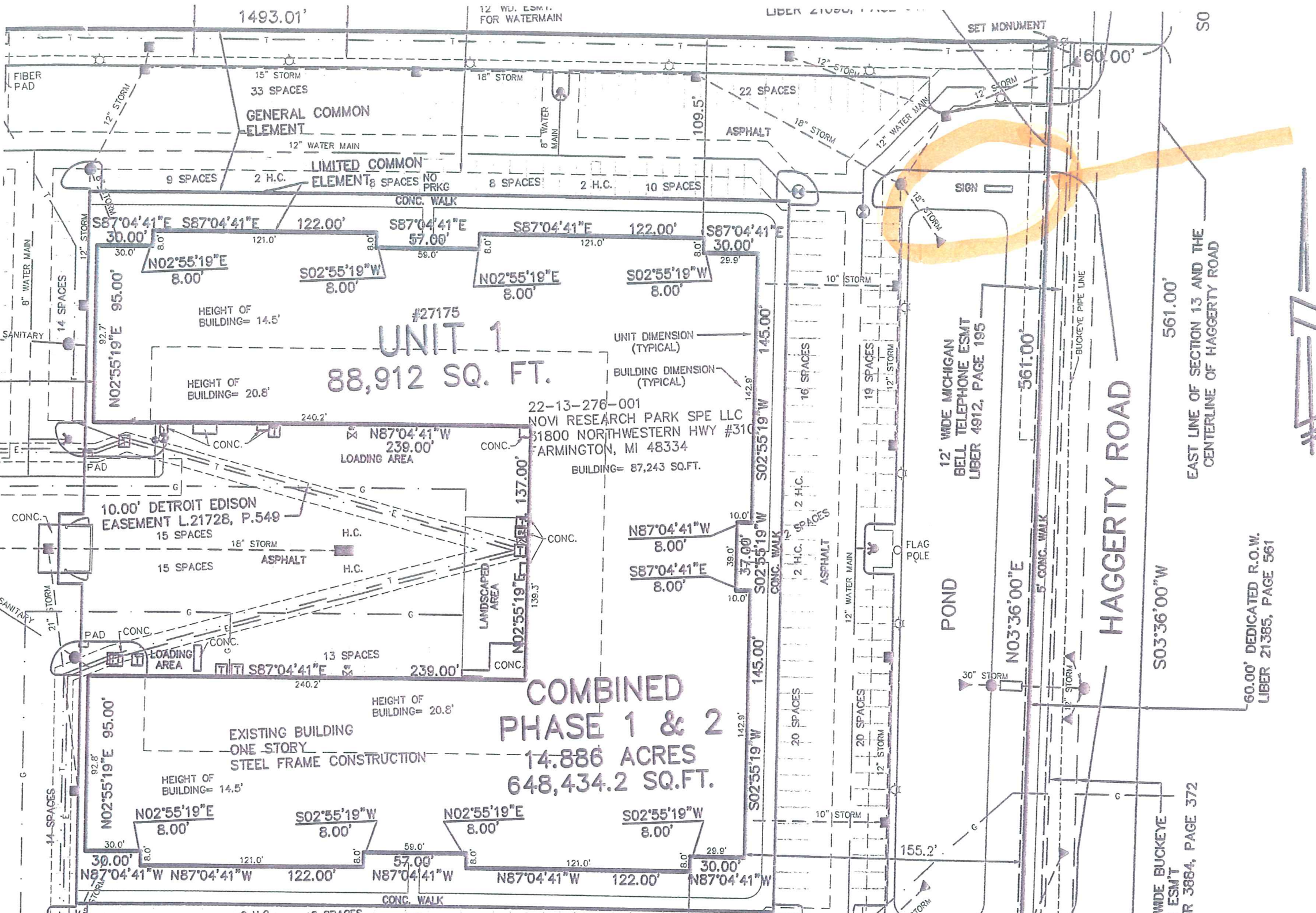


LIPTON ASSOCIATES

8'

5'

6'



Sign in same lo

LOCAT  
SCA



60.00' DEDICATED R.O.W.  
LIBER 21385, PAGE 561

S0

HAGGERTY ROAD

EAST LINE OF SECTION 13 AND THE  
CENTERLINE OF HAGGERTY ROAD

WIDE BUCKEYE  
S ESMT  
ER 3884, PAGE 372

12' WIDE MICHIGAN  
BELL TELEPHONE ESMT  
LIBER 4912, PAGE 195

POND

12' W.D. ESMT.  
FOR WATERMAIN

LIBER 21090, PAGE 195

1493.01'

60.00'

FIBER  
PAD

GENERAL COMMON  
ELEMENT

LIMITED COMMON  
ELEMENT

#27175  
**UNIT 1**  
88,912 SQ. FT.

**COMBINED  
PHASE 1 & 2**  
14.886 ACRES  
648,434.2 SQ. FT.

EXISTING BUILDING  
ONE STORY  
STEEL FRAME CONSTRUCTION

22-13-276-001  
NOW RESEARCH PARK SPE LLC  
31800 NORTHWESTERN HWY #310  
FARMINGTON, MI 48334  
BUILDING= 87,243 SQ. FT.

10.00' DETROIT EDISON  
EASEMENT L.21728, P.549

N87°04'41" W  
8.00'

S87°04'41" E  
8.00'

N03°36'00" E  
561.00'

S03°36'00" W  
561.00'

N02°55'19" E  
95.00'

S02°55'19" W  
8.00'

N02°55'19" E  
8.00'

S02°55'19" W  
8.00'

N02°55'19" E  
8.00'

S02°55'19" W  
8.00'

S02°55'19" W  
145.00'

S02°55'19" W  
145.00'

15 SPACES  
ASPHALT

SANITARY

SANITARY

SANITARY

SANITARY

SANITARY

SANITARY

SANITARY

SANITARY

SANITARY

SANITARY

SANITARY

SANITARY



# EXHIBIT B

RECEIVED FEB - 4 2009

January 30, 2009

## CITY COUNCIL

Mayor  
David B. Landry

Mayor Pro Tem  
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager  
Clay J. Pearson

Community Development  
Director  
Stephen T. Rumble

Deputy Director of  
Community Development  
Barbara E. McBeth

Building Official  
Charles Boulard

Building Division  
248.347.0415  
248.735.5600 fax

Planning Division  
248.347.0475  
248.735.5633 fax

Ordinance Enforcement  
Division  
248.735.5678  
248.735.5682 fax

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

cityofnovi.org

Mark Benyas  
CSFB 2001-CP4 Haggerty Road  
C/O Finsilver Friedman Management Co.  
34975 W. Twelve Mile Road  
Farmington Hills, Michigan 48331

Dear Sir:

RE: 27175-27275 HAGGERTY ROAD

A review has been completed for the proposed sign to be located at the above address. This sign cannot be approved for the following reason.

A business center sign identifies the name and/or logo of a multi tenant building and does not contain any additional information regarding individual businesses. The proposed sign shows 3 panels to identify 3 separate businesses. Ordinance Section 28-1 (2)

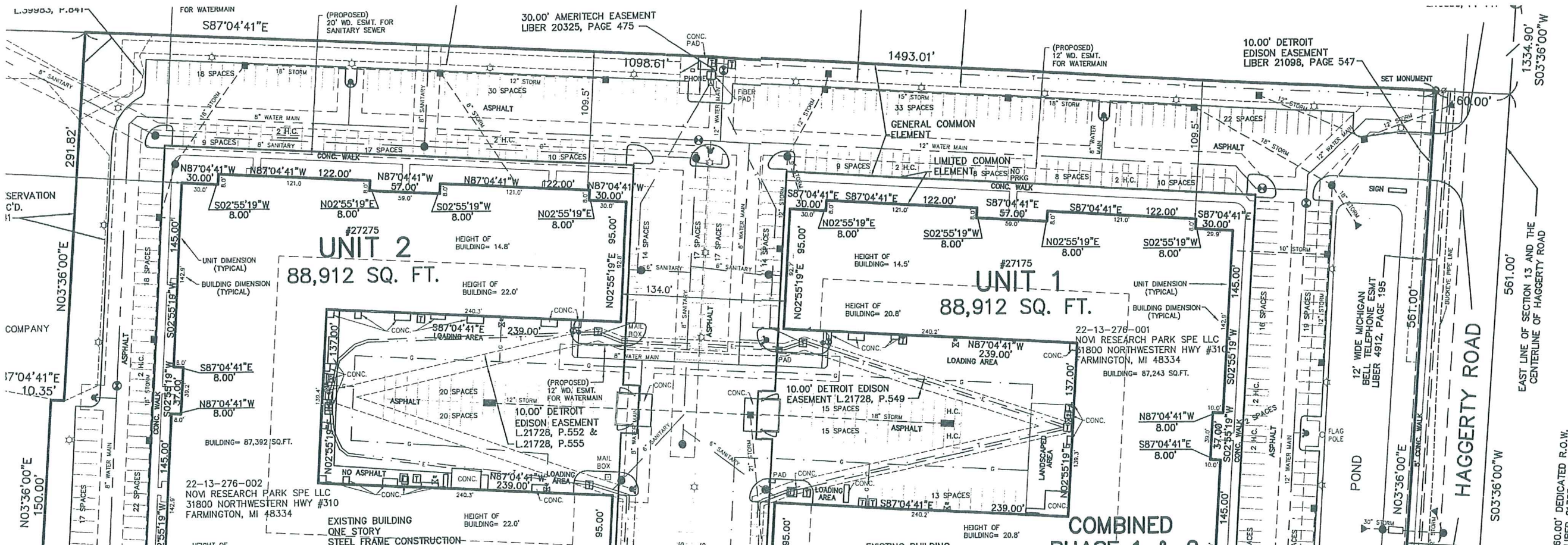
You may make application to the Zoning Board of Appeals to request a variance to the sign ordinance for this requested sign. To do so you must contact the board secretary, Malinda Martin, at 247-347-0459.

If you have any questions, please feel free to contact me at 248-347-0438.

Sincerely

CITY OF NOVI

Jeannie Niland  
Ordinance Enforcement Officer

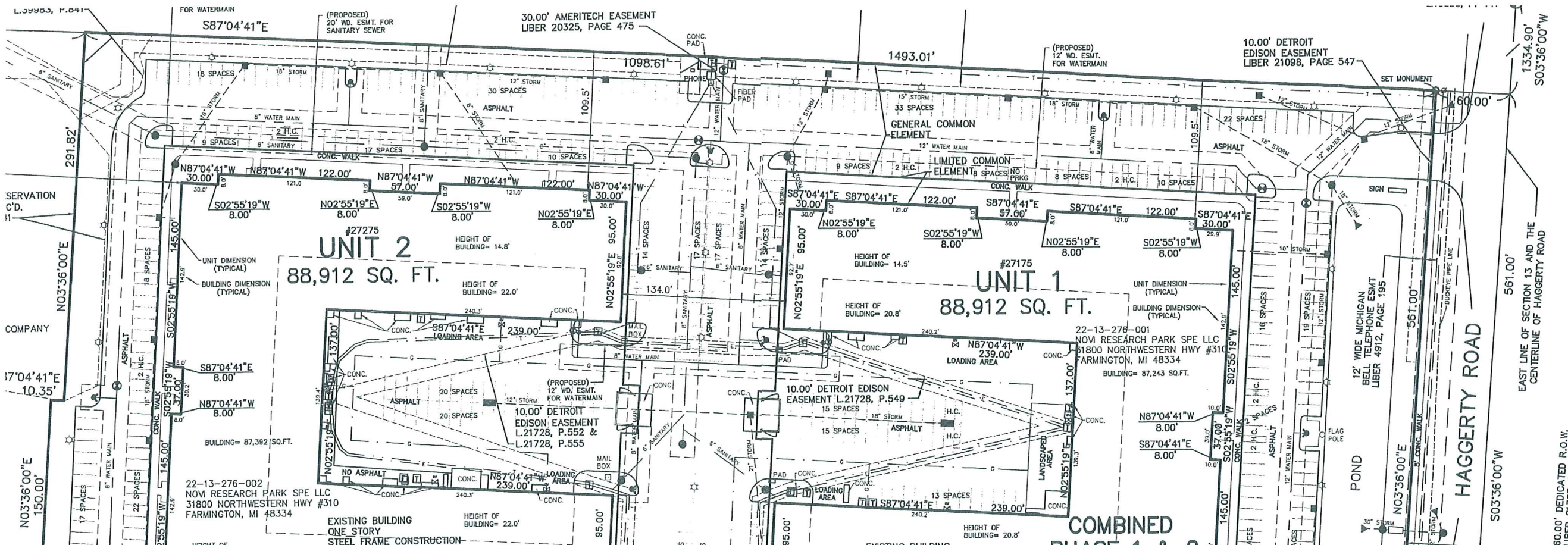


**UNIT 2**  
88,912 SQ. FT.

**UNIT 1**  
88,912 SQ. FT.

22-13-276-002  
NOVI RESEARCH PARK SPE LLC  
31800 NORTHWESTERN HWY #310  
FARMINGTON, MI 48334

**COMBINED**



**UNIT 2**  
88,912 SQ. FT.

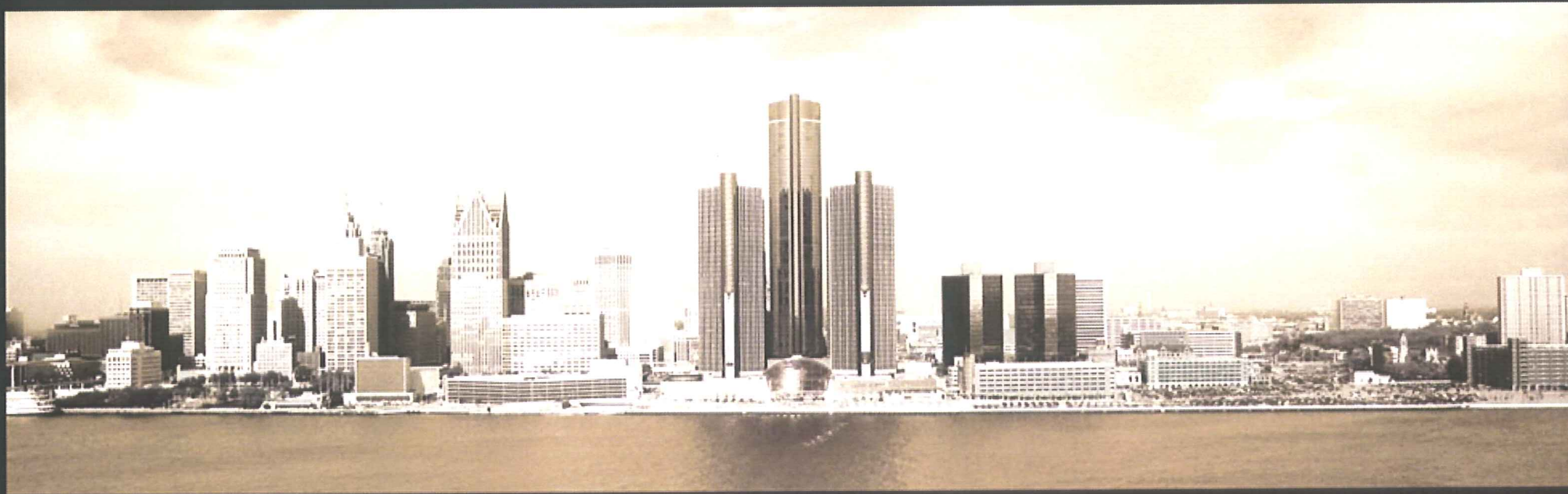
**UNIT 1**  
88,912 SQ. FT.

22-13-276-002  
NOVI RESEARCH PARK SPE LLC  
31800 NORTHWESTERN HWY #310  
FARMINGTON, MI 48334

**COMBINED**

# Novi Research Park

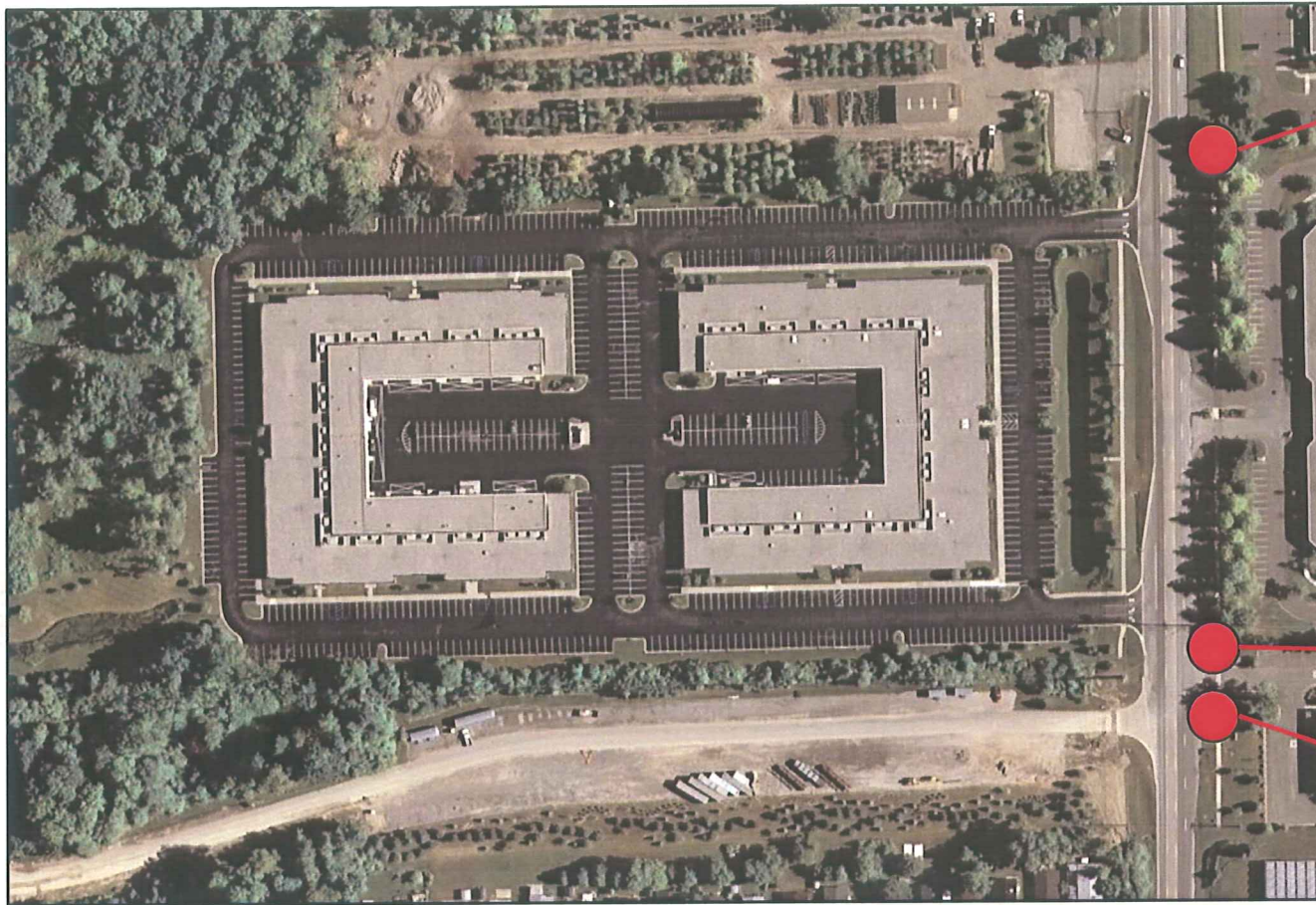
Signage Variance Request: Exhibit D & E





# Exhibit D: Novi Research Park - Aerial View

No signage for rear building visible from Haggerty



View 1

View 2

View 3

# Exhibit D: View 1



# Exhibit D: View 2



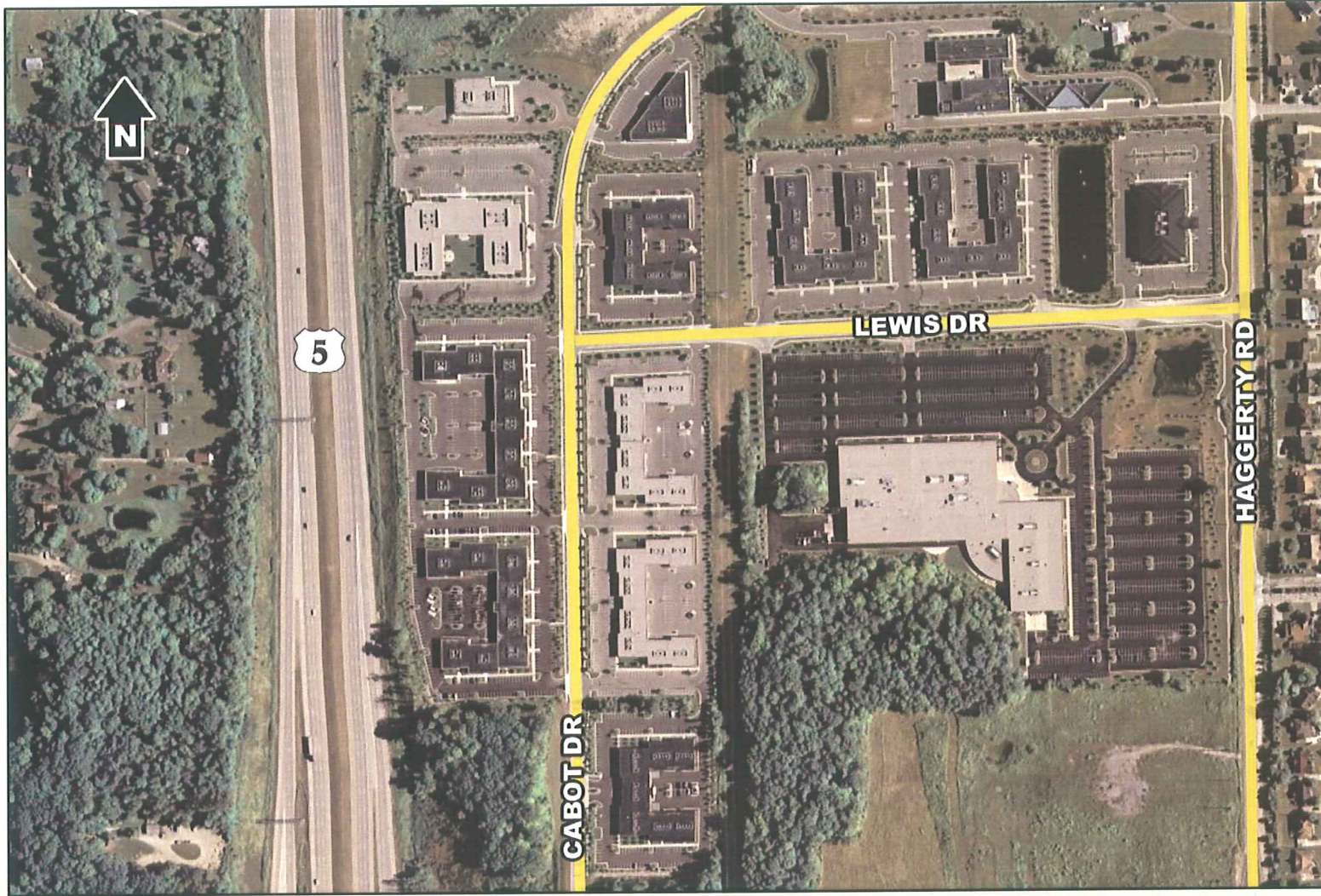
# Exhibit D: View 3



# Exhibit E: Typical Business Parks

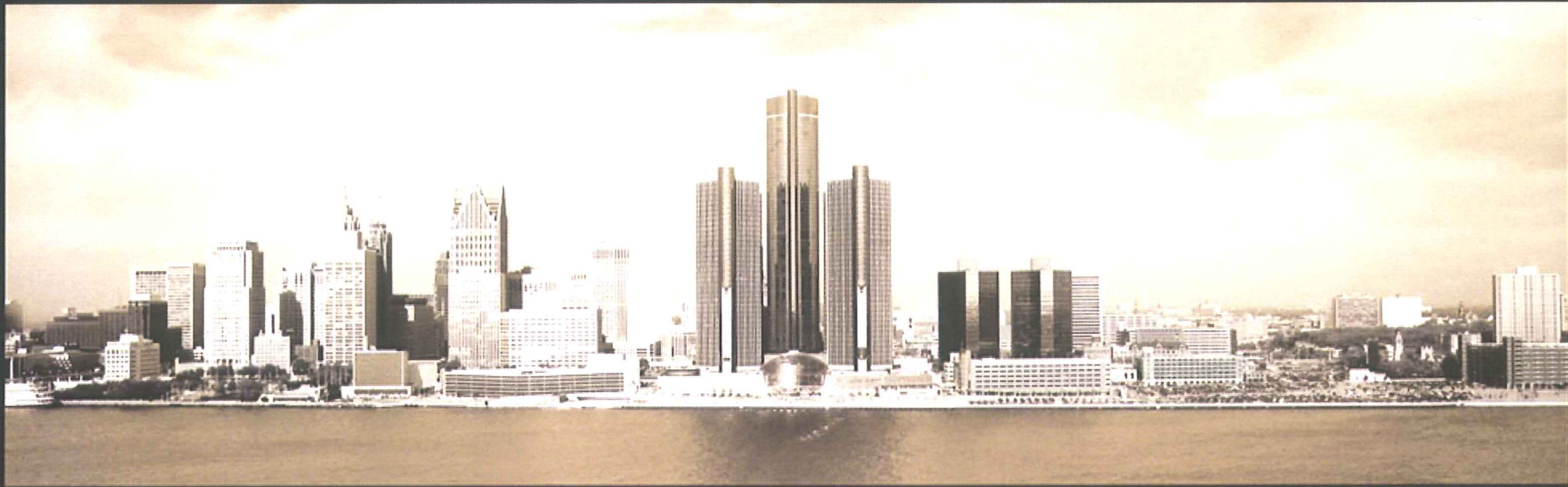


# Exhibit E: Typical Business Park – Detail 1



# Exhibit E: Typical Business Park – Detail 2





Thank You