



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

**CASE NO. PZ14-0054**

**Location: 41200 Bridge Street**

**Zoning District: I-1, Light Industrial District**

The applicant is requesting an extension of the variance granted in ZBA case PZ12-035 and PZ13-0051 for one 24 square foot oversized real estate sign located at 41200 Bridge Street. The property is located east of Meadowbrook Road and south of Interstate 96, north of 11 Mile Road.

**Ordinance Sections:**

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 nor more than 16 square feet in area.

**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 ZBA 06-010 for 1 year, ZBA 07-022 and ZBA 09-025 for 2 years, and ZBA 11-022, ZBA 12-035 and ZBA PZ13-0051 for 1 year. 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**

CITY OF NOVI, CODE OF ORDINANCES, Section 28-16 addresses Sign Variance Appeals:

- 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, specifically\_\_\_\_\_.
- 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 because \_\_\_\_\_.
- 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 because\_\_\_\_\_.
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cityofnovi.org  
ZBA Case No.

# ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

P214-0054

ZBA meeting date

Dec 9

Check# \_\_\_\_\_ Include payment with cash or check written to "City of Novi"

### TO BE COMPLETED BY APPLICANT - PLEASE PRINT

\*\*\*Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name Lawrence D. Hadley Date 10/16/14

Company (if applicable) Expedition Real Estate

Address\* 41200 Bridge St. City Novi

State MI Zip code 48375 \*Where all case correspondence is to be mailed

Applicant's E-mail address larry@expeditionre.com

Phone number 248-919-9700 Fax number 248-476-6777

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case 41200 Bridge St. Zip code 48375

Cross roads of property Bridge St. and Meadowbrook

Sidwell number 50-22-13-351-0022 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction?  Yes  No

Zoning (Please circle one)  R-A  R-1  R-2  R-3  R-4  RM-1  RM-2  
 MH  I-1  I-2  RC  TC  TC-1  Other

Property owner name (if other than applicant) Consolidated Properties LTF

Does your appeal result from a Notice of Violation or Citation issued?  Yes  No

Indicate Ordinance section(s) and variances requested:

- |    |         |               |                    |   |
|----|---------|---------------|--------------------|---|
| 1. | Section | <u>28-6-4</u> | Variance requested | <u>Oversized sign on Meadowbrook Rd., which is further</u>  |
| 2. | Section | _____         | Variance requested | <u>than 1/2 the distance between the principal building</u> |
| 3. | Section | _____         | Variance requested | <u>and the adjacent street.</u>                             |
| 4. | Section | _____         | Variance requested | _____   |

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.

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

The topography of the site creates difficulty in complying with the distance requirement for the sign, as the sign would not be visible from Bridge St., due to the large berm on Meadowbrook Rd. This limits the ability to market the property to prospective tenants, creating an economic hardship.

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 larger berm on Meadowbrook Rd. makes it impossible for the sign to be seen at the required maximum distance from the building on Bridge St.

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

**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.

**City of Novi Ordinance, Section 3107. - Miscellaneous**

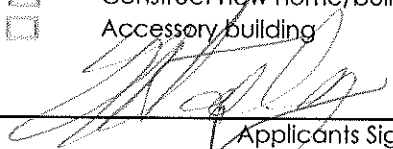
No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms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

**PLEASE TAKE NOTICE:**

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

- Construct new home/building
- Accessory building
- Use
- Signage
- Addition to existing home/building
- Other

  
\_\_\_\_\_  
Applicants Signature

10-16-14  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owners Signature

*ABERT*

10/16/14  
\_\_\_\_\_  
Date

**DECISION ON APPEAL**

\_\_\_\_\_ Granted

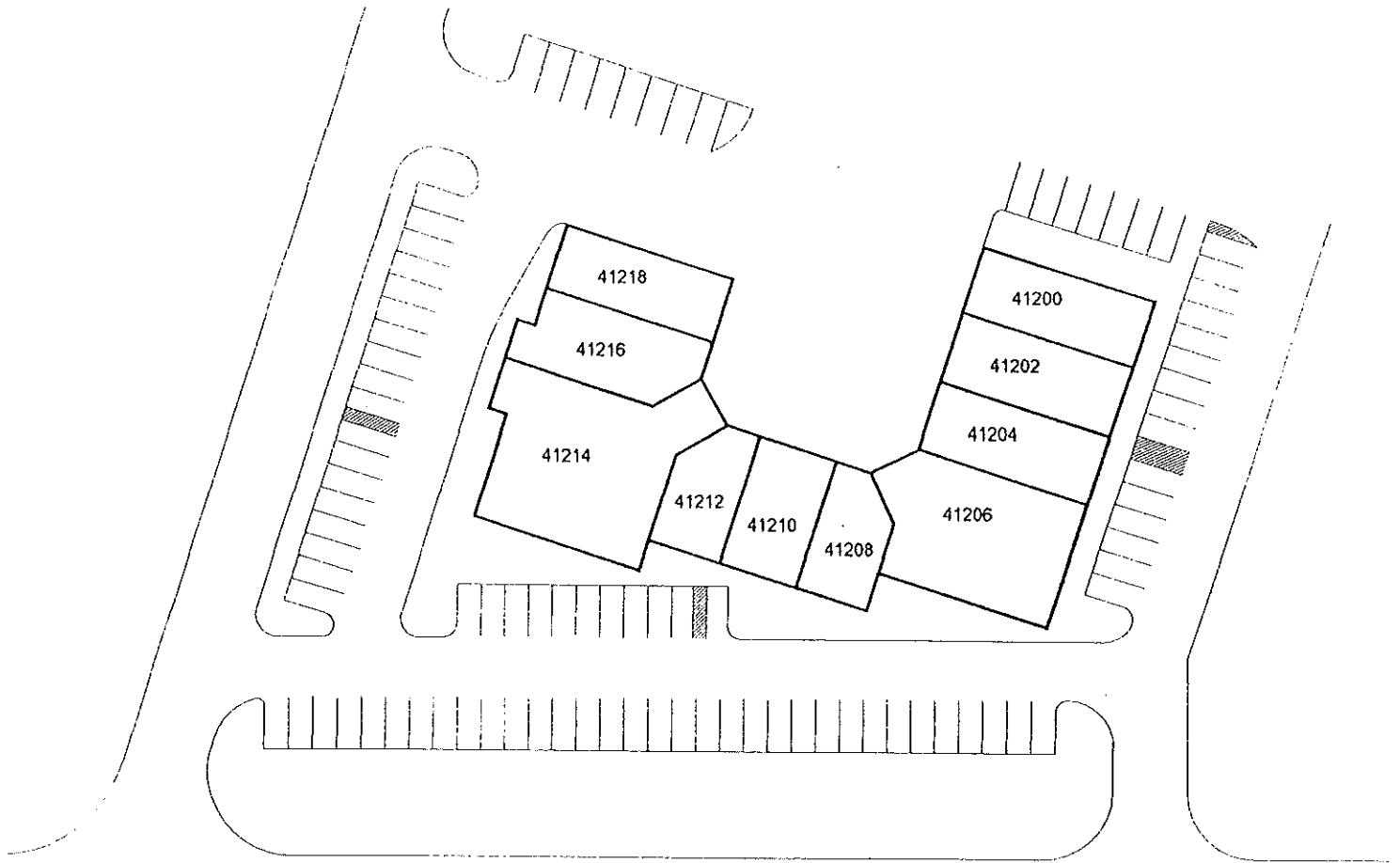
\_\_\_\_\_ Denied

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

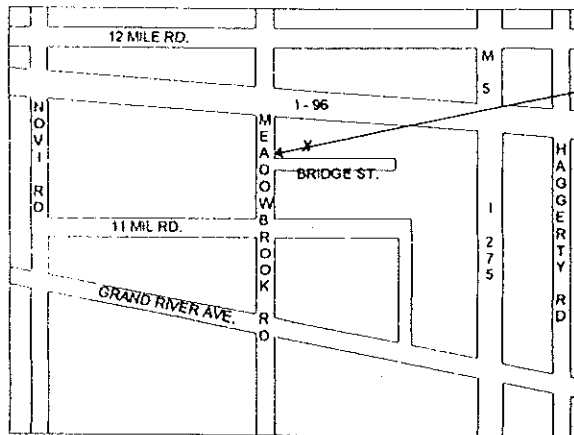
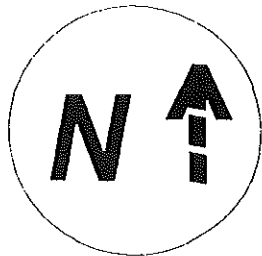
\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date

# MARQUE CORPORATE CENTERS NOVI CORPORATE CENTER



BRIDGE STREET

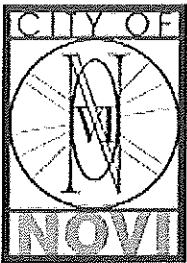


Sign located at NE corner of Meadowbrook Rd. and Bridge St.

Existing sign for 41200 Bridge St.

# EXPEDITION REAL ESTATE

FOR LEASE  
(2000)  
2100 BRIDGE ST  
(210) 700-1234  
EXPEDITION.COM



cityofnovi.org

# COMMUNITY DEVELOPMENT DEPARTMENT

## PZBA06-010 - ACTION SUMMARY

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### PROJECT SUMMARY:

OVERSIZED REAL ESTATE SIGN

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### APPLICANT/OWNER INFORMATION:

#### APPLICANT

PERFECT IMPRESSIONS INC.  
29300 W. 9 MILE ROAD  
MI 48336

#### OWNER

CONSOLIDATED PROPERTIES LTD  
41200 BRIDGE  
NOVI MI 48375

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### PROPERTY INFORMATION:

**LOCATION/ADDRESS:** 41200 BRIDGE ST

**PARCEL NUMBER:** 50-22-13-351-022

**ZONING DISTRICT:** I-1

**SUBDIVISION:**

**LOT/UNIT #:**

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### ACTION SUMMARY:

ZBA MEETING DATE: 01/25/2006

IN CASE NO. 06-010 APPROVE THE REQUEST FOR ONE REAL ESTATE SIGN BASED ON THE TESTIMONY GIVEN THIS EVENING FOR ONE (1) YEAR OR UNTIL PROPERTY IS SOLD.

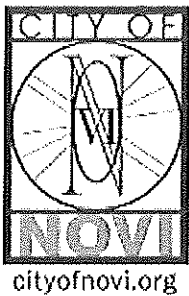
16 Notices Mailed on 1/25/06

0 Approvals

0 Objections

0 Returned

41200 Bridge Street



# COMMUNITY DEVELOPMENT DEPARTMENT

## PZBA07-022 - ACTION SUMMARY

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### PROJECT SUMMARY:

EXTENSION OF REAL ESTATE LEASING SIGN

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### APPLICANT/OWNER INFORMATION:

#### APPLICANT

CERTIFIED MANAGEMENT  
41200 BRIDGE STREET  
NOVI, MI 48375

#### OWNER

CONSOLIDATED PROPERTIES LTD  
41200 BRIDGE  
NOVI MI 48375

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### PROPERTY INFORMATION:

**LOCATION/ADDRESS:** 41200 BRIDGE ST

**PARCEL NUMBER:** 50-22-13-351-022

**ZONING DISTRICT:** I-1

**SUBDIVISION:**

**LOT/UNIT #:**

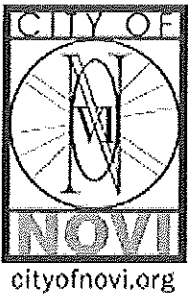
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### ACTION SUMMARY:

ZBA MEETING DATE: 05/08/2007

IN CASE NO.07-022 TO APPROVE THE PETITIONER'S REQUEST FOR AN EXTENSION OF THE VARIANCE GRANTED IN ZBA06-010 FOR ONE 24 SQUARE FOOT OVERSIZED REAL ESTATE SIGN GIVEN THE ELEMENTS OF PRACTICAL DIFFICULTY HAVE BEEN MET WITH REGARD TO THIS SIGN AND THIS PROPERTY, THE TRAFFIC AND THE ECONOMIC STATUS IN THE AREA. MOTION TO BE GRANTED FOR TWO YEARS OR UNTIL RENTED.

16 Notices Mailed  
0 Approvals  
0 Objections  
41200 Bridge Street



# COMMUNITY DEVELOPMENT DEPARTMENT

## PZBA09-025 - ACTION SUMMARY

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### PROJECT SUMMARY:

EXTENSION OF REAL ESTATE LEASING SIGN

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### APPLICANT/OWNER INFORMATION:

#### APPLICANT

CERTIFIED MANAGEMENT CO  
41200 BRIDGE ST  
NOVI MI 48375

#### OWNER

NOVI CORPORATE CENTER

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### PROPERTY INFORMATION:

**LOCATION/ADDRESS:** 41200 BRIDGE ST

**PARCEL NUMBER:** 50-22-13-351-022

**ZONING DISTRICT:** I-1

**SUBDIVISION:**

**LOT/UNIT #:**

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### ACTION SUMMARY:

ZBA MEETING DATE: 07/14/2009

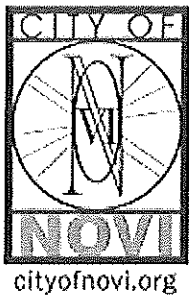
Variance Request: Requesting an extension of the variance granted in ZBA06-010 for one 24 square foot oversized real estate sign located at 41200 Bridge Street. The property is zoned I-1 and located east of Meadowbrook Road and north of Eleven Mile Road.

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  
Marque Corportate Centers Novi Corporate





# COMMUNITY DEVELOPMENT DEPARTMENT

## PZBA11-022 - ACTION SUMMARY

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**PROJECT SUMMARY:**

EXTENSION OF REAL ESTATE LEASING SIGN.

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**APPLICANT/OWNER INFORMATION:****APPLICANT**

CERTIFIED MANAGEMENT CO  
41200 BRIDGE ST  
NOVI MI 48375

**OWNER**

CONSOLIDATED PROPERTIES LTD

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**PROPERTY INFORMATION:**

**LOCATION/ADDRESS:** 41200 BRIDGE ST

**PARCEL NUMBER:** 50-22-13-351-022

**SUBDIVISION:**

**ZONING DISTRICT:** I-1

**LOT/UNIT #:**

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**ACTION SUMMARY:**

ZBA MEETING DATE: 07/11/2011

5.CASE NO. 11-022 41200 BRIDGE STREET

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 (Light Industrial) and located east of Meadowbrook Road and north of Eleven Mile Road.

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."

IN CASE NO. 11-022 Motion to grant the variance for one (1) year as requested for an oversized leasing sign of 24 square feet for the reasons that the request is based on circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the City specifically that the applicant indicated there is a berm preventing visibility of a normal size sign and the property has a unique topography as situated. 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.

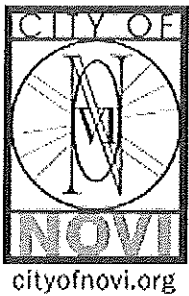
Motion carried:

6-0

Motion maker:

Gedeon

41200 Bridge St



# COMMUNITY DEVELOPMENT DEPARTMENT

## PZBA12-035 - ACTION SUMMARY

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### PROJECT SUMMARY:

EXTENSION OF REAL ESTATE LEASING SIGN

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### APPLICANT/OWNER INFORMATION:

#### APPLICANT

LAWRENCE D. HADLEY  
41200 BRIDGE STREET  
NOVI, MI 48375

#### OWNER

CONSOLIDATED PROPERTIES LTD

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### PROPERTY INFORMATION:

**LOCATION/ADDRESS:** 41200 BRIDGE ST

**PARCEL NUMBER:** 50-22-13-351-022

**ZONING DISTRICT:** I-1

**SUBDIVISION:**

**LOT/UNIT #:**

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### ACTION SUMMARY:

ZBA MEETING DATE: 08/10/2012

6. CASE NO. 12-035 41200 BRIDGE STREET

The applicant is requesting an extension of the variance granted in ZBA11-022 for one 24 square foot oversized real estate sign located at 41200 Bridge Street. The property is located east of Meadowbrook Road and south of Interstate 96, north of 11 Mile Road in the I-1 Zoning District.

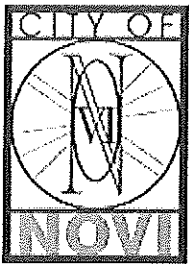
CITY OF NOVI, CODE OF ORDINANCE, Section 28-6 (4) states: "Sale, rental or lease sign which identifies the sale, rental, or lease of the non-residential property...be...not less than one-half the distance between the principal building and adjacent street and not higher than ten (10) feet nor more than 16 square feet in area.

IN CASE NO. 12-035 motion to grant the variance as requested.

The request is based on circumstances or features that are exceptional and unique to the property. Specifically, the applicant mentioned that there are berms along the road that obstruct the view of the property and do not result from conditions that exist generally in the city or that are self-created. Failure to grant relief will unreasonably 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 the adjacent or surrounding properties will result in substantial justice being done to both the applicant and adjacent surrounding properties and is not inconsistent with the spirit of the ordinance. This variance is being granted for a one year extension.

Motion carried: 4-3

Motion maker: Gedeon



cityofnovi.org

# COMMUNITY DEVELOPMENT DEPARTMENT

## PZ130051 - ACTION SUMMARY

### PROJECT SUMMARY:

EXTENSION OF REAL ESTATE LEASING SIGN

### APPLICANT/OWNER INFORMATION:

#### APPLICANT

CONSOLIDATED PROPERTIES LTD  
41200 BRIDGE  
NOVI MI 48375

#### OWNER

CONSOLIDATED PROPERTIES LTD  
41200 BRIDGE  
NOVI MI 48375

### PROPERTY INFORMATION:

**LOCATION/ADDRESS:** 41200 BRIDGE ST

**PARCEL NUMBER:** 50-22-13-351-022

**SUBDIVISION:**

**ZONING DISTRICT:** I-1

**LOT/UNIT #:**

### ACTION SUMMARY:

ZBA MEETING DATE: 10/08/2013

4.CASE NO. PZ13-0051 41200 BRIDGE ST

The applicant is requesting an extension of the variance granted in ZBA12-035 for one 24 square foot oversized real estate sign located at 41200 Bridge Street. The property is located east of Meadowbrook Rd and south of Interstate 96, north of 11 Mile Rd in the I-1 Zoning District.

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 nor more than 16 square feet in area.

In CASE No. PZ13-0051 Motion to approve the variance as requested for 1 year. 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, specifically with the large berm and the topography of this site. 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.

Motion carried: 4-2

Motion maker: Gerblick