

*Petition to the
Zoning Board of Appeals
City of Novi*

From: Jeff Lemanski
Grubb & Ellis Company

Property: Campus Tech Park
41000 Bridge Street

Property Owner: Gary Jonna
Bridge Centre, LLC

On behalf of Gary Jonna of Bridge Centre, LLC, we are petitioning the Zoning Board of Appeals to extend the Variance for oversized leasing sign at 41000 Bridge Street which is visible from the I-96 eastbound ramp to southbound I-275. The reasons for the petition are as follows:

1. The current sign is too small and cannot be clearly read from the freeway. In order to read the sign, vehicles must slow down on the freeway and/or pull over to the shoulder of the highway. A larger sign will make the sign more readable and eliminate cars from pulling over, consequently, making it safer.
2. The site is being marketed as a potential headquarters site with the potential to be LEED certified. Reasonable and visible signage is important to these companies in selecting a site.
3. Failure to erect a larger sign will negatively impact the exposure of the property to potential prospects and hinder the ability to secure a prospect seeking a new headquarters location.
4. The sign will be erected in the northeast corner of the site along the I-96 eastbound ramp and west of the northbound ramp to M-5. This location does not negatively impact any surrounding property owners.

Sign to go here



Proposed Headquarters Location



STORM WATER DETENTION

JPRA

CONSERVATION EASEMENT

PEDESTRIAN PATH

Proposed

PARCEL LINE

LOADING

LOADING



Single Back-to-Back V-Shape

Total Sq ft
63

9 ft 0 in



Grubb & Ellis
Property Solutions Worldwide

Jeff Lemanski
Matt Abell

248.350.9500

7 ft

**Office, High-Tech
Development**

Developer:



← 3'

X _____
Please sign and return for production

