

cityofnovi.org

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

**Case No. 11-023 at 25795 Meadowbrook Road**

**Location:** West of Meadowbrook Road, south of Eleven Mile

The applicant is requesting an extension of the variance granted in ZBA09-026 for one 24 square foot oversized real estate sign located at 25795 Meadowbrook Road. The property is zoned I-1 and is located west of Meadowbrook Road and north of Eleven Mile Road.

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

**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. 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 ZBA06-011 for 1 year and ZBA07-021 and ZBA 06-011 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 does 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 5-18-11

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  Signage

1. Address of subject ZBA case: 25795 MEADOWBROOK RD ZIP 48375

2. Sidwell Number: 5022-23-226-037 may be obtained from Assessing Department (248) 347-0485

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

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

5. Property Owner Name (if other than applicant) Equity VENTURES II, LLC

6. Does your appeal result from a Notice of Violation or Citation Issued?  Yes  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 AND 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 CIRCUMSTANCES REMAIN UNCHANGED, THE TOPOGRAPHY  
OF THE AREA

**SIGN CASES ONLY:**

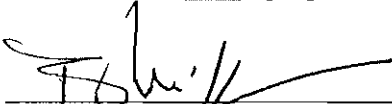
Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten (10) days before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is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

\_\_\_\_\_

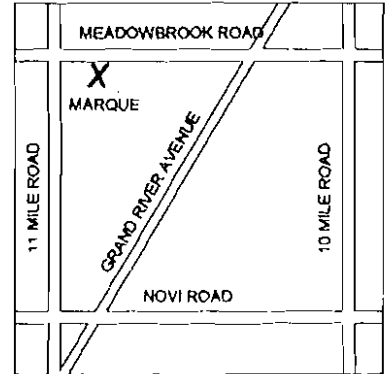
\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date

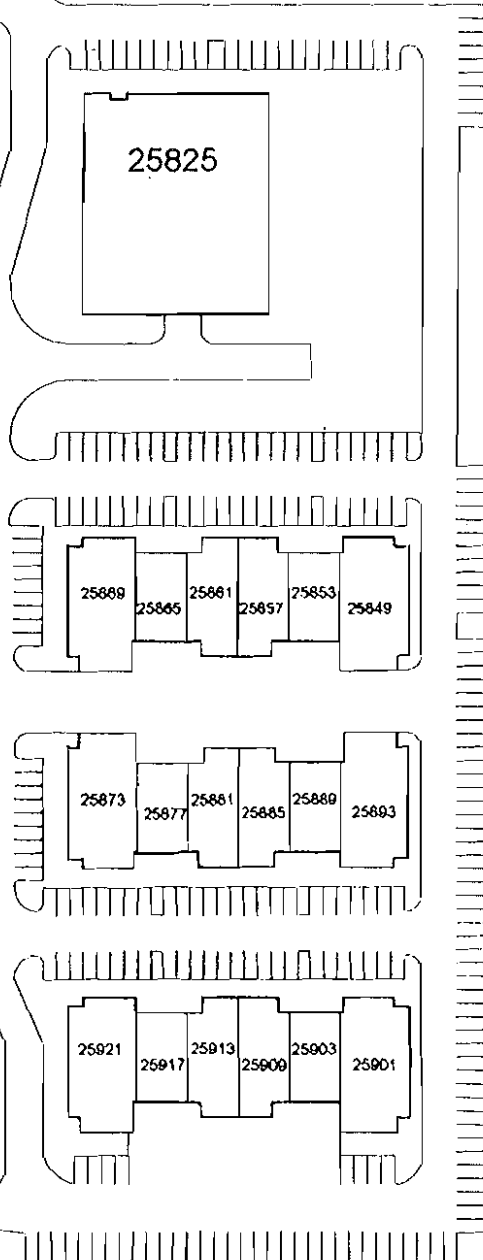
# MARQUE CORPORATE CENTERS NOVI TECHNICAL CENTER

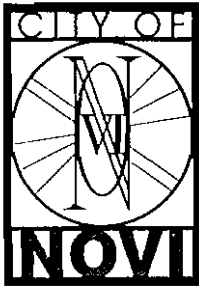
MEADOWBROOK ROAD

X Sign Location  
← N



TO 11 MILE ROAD





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

**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

May 12, 2011

William McKeever  
Certified Management  
41200 Bridge Street  
Novi, Michigan 48375

RE: 25795 MEADOWBROOK RD

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 14<sup>th</sup> 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 14<sup>th</sup>.

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

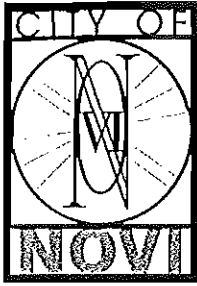
Sincerely,

CITY OF NOVI

Jeannie Niland  
Ordinance Enforcement Officer

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

cityofnovi.org



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

July 15, 2009

RECEIVED  
JUL 20 2009

Certified Management  
William McKeever  
41200 Bridge Street  
Novi MI 48375

BY:.....

**RE: Zoning Board of Appeals Case No. 09-026 25795 Meadowbrook Road**

Variance Request: Requesting an extension of the variance granted in ZBA06-011 for one 24 square foot oversized real estate sign located at 25795 Meadowbrook Road. The property is zoned I-1 and is located west 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. 09-026 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