



# CITY OF MADISON HEIGHTS

## ZONING BOARD OF APPEALS AGENDA

February 3<sup>rd</sup>, 2022, 7:30 P.M.

Council Chambers – City Hall

300 W. 13 Mile, Madison Heights, MI 48071

Notice is hereby a Meeting of the Madison Heights **Zoning Board of Appeals** will be held in the **City Council Chambers** of the Municipal Building at **300 W. 13 Mile Road**, Madison Heights, Oakland County, Michigan 48071 on **February 3<sup>rd</sup>, 2022 at 7:30 p.m.** to consider the following requests:

**1. Call to Order**

**2. Roll Call**

**3. Approval of the Agenda** (Additions & Deletions)

**4. Approval of Minutes:**

- a. December 02, 2021 Zoning Board of Appeals Meeting [LINK](#)

**5. New Business:**

**a. Case # PZBA 22-01: 28091 Dequindre Road**

REQUEST: The applicant, MRJ Sign Company, LLC, requests a variance from Section 10.511(IV)(C)(3) of the Zoning Ordinance pertaining to minimum ground sign setbacks.

[LINK](#)

The subject property is located at 28091 Dequindre Road (tax parcel #44-25-13-279-038) and is zoned O-1, Office.

**6. Officer Elections:** Chair and Vice Chair

**7. Public Comment:** For items not listed on the agenda

**8. Adjournment**

If you are unable to attend the meeting, you can send your comments via email at: [MaryDaley@Madison-Heights.org](mailto:MaryDaley@Madison-Heights.org) and your comment will be read at the meeting. Written comments may also be mailed prior to the meeting to 300 West Thirteen Mile Road, Madison Heights, Michigan, 48071. All comments will be heard at the meeting.

Zoning Board of Appeals  
Regular Meeting  
Madison Heights, Michigan  
December 2, 2021

A Regular Meeting of the Madison Heights Zoning Board of Appeals was called to order by Chairman Kimble on December 2, 2021 at 7:30 p.m. in the Municipal Building at 300 West Thirteen Mile Road, Madison Heights, Michigan.

Present: Chair Kimble and members: L. Corbett, R. Corbett, Holder, Kehoe, Marentette and Oglesby

Absent: Kirchoff and Thompson

Also Present: Assistant City Attorney Burns, City Planner Lonnerstater, and Clerk of the Board Boucher.

All votes taken at today's meeting are roll call votes.

**21- 42. Approval of the Agenda.**

Motion by Ms. Kehoe, seconded by Vice-Chair Oglesby, to approve the agenda.

Yeas: R. Corbett, Holder, Kehoe, Marentette, Oglesby, L. Corbett and Kimble

Nays: None

Absent: Kirchoff and Thompson

Motion Carried.

**21- 43. Minutes**

Motion by Mayor Pro Tem Corbett, seconded by Ms. Kehoe, to adopt the minutes of the Regular Meeting held on November 4, 2021 as printed.

Yeas: Holder, Kehoe, Marentette, Oglesby, L. Corbett, R. Corbett and Kimble

Nays: None

Absent: Kirchoff and Thompson

Motion Carried.

**21- 44. Approval of 2022 Meeting Calendar**

Motion by Ms. Kehoe, seconded by Vice-Chair Oglesby, to approve the 2022 Meetings Schedule of the Madison Heights Zoning Board of Appeals as proposed by staff for the dates of January 6, February 3, March 3, April 7, May 5, June 2, July 7, August 4, September 1, October 6, November 3, December 1 to be held at 7:30 pm with the scheduling of each meetings being contingent on there being an agenda item for review or action by the body.

Yeas: Kehoe, Marentette, Oglesby, L. Corbett, R. Corbett, Holder and Kimble

Nays: None

Absent: Kirchoff and Thompson

Motion Carried.

**21- 45. Public Comment: For items not listed on the agenda**

Seeing no one wished to comment, Chair Kimble opened and closed the public comment at 7:36 p.m.

**21- 46. Adjournment.**

Motion by Ms. Holder, seconded by Vice-Chair Oglesby, to adjourn the meeting.

Yeas: Marentette, Oglesby, L. Corbett, R. Corbett, Holder, Kehoe and Kimble

Nays: None

Absent: Kirchoff and Thompson

Motion Carried.

There being no further business, Chair Kimble, adjourned the meeting at 7:37 pm.

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Phommady A. Boucher  
Clerk of the Board



# MEMORANDUM

Date: January 28<sup>th</sup>, 2022  
To: City of Madison Heights Zoning Board of Appeals  
From: Matt Lonnerstater, AICP – City Planner  
Subject: Sign Setback Variance (Ground Sign)  
PZBA 22-01; 28091 Dequindre Road.

## REQUEST

The applicant, *MRJ Sign Company, LLC*, requests a variance from the minimum ground sign setback requirement of **Section 10.511(IV)(C)(3)**. The subject property is located at 28091 Dequindre Road and is zoned O-1, Office district.

Per Section 10.511(IV)(C)(3), ground signs within the O-1, Office, zoning district shall be set back a minimum of one-half the setback of the building. The existing building is set back 19 feet from the property line, requiring a minimum ground sign setback of 9 feet 6 inches. As proposed, the front edge of the ground sign would be set back approximately 5 feet 9 inches from the property line, resulting in a variance request of **3 feet 9 inches**.

The applicant proposes to remove an existing ground sign to accommodate the new sign. The existing sign is non-conforming as it is placed only 5 feet from the property line. At 5 feet 9 inches, the setback of the proposed sign is greater than that of the existing sign, thus decreasing the non-conformity. The proposed sign is 8 feet tall and 48 square feet in area, satisfying maximum dimensional standards for the O-1 district.

## VARIANCE FINDINGS

Section 10.804(2) outlines criteria for reviewing variance requests, summarized below with staff comments:

- ***Exceptional narrowness, shallowness, shape or area of a specific piece of property at the time of enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of such property.***

Staff Finding: Staff finds that legal sign placement on the property is fairly limited due to the shallow building setback (19 feet) and a building design that features sunken daylight windows. If the proposed sign was required to meet the minimum setback requirement, its rear edge would be placed only 1 foot 6 inches from the face of the building.

- ***The strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon, the owner of such property,***

***provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this ordinance.***

Staff Finding: Upon analysis of this segment of Dequindre Road, staff finds that many nearby properties feature ground signs built within the required setback area. Staff finds that approval of the requested sign setback dimensional variance would grant the property owner a property right similar to that possessed by other adjacent sites and would not result in a substantial detriment to the public good. Further, staff finds that the requested variance, if granted, would not impair the intent and purposes of the Zoning Ordinance and would decrease the existing non-conformity on site.

Additional standards for reviewing variance cases are contained in Section 10.805, listed at the end of this report.

#### **SITE PLAN REVIEW COMMITTEE (SPRC) ACTION**

The SPRC considered the variance request at their January 26<sup>th</sup>, 2022 meeting and stated no objections.

#### **ZBA ACTION**

**Any ZBA motion should include findings of fact relating to the variance criteria listed in Sections 10.804(2) and 10.805.** In granting a variance, the ZBA may attach conditions regarding the location, character and other features of the proposed use(s) as it may deem reasonable in furthering the purpose of the Zoning Ordinance.

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#### **CODE REFERENCES**

##### ***Sec. 10.804. - Power of zoning board of appeals.***

***(2) Variance.*** To authorize upon an appeal, a variance from the strict applications of the provisions of this Ordinance where by reason of exceptional narrowness, shallowness, shape or area of a specific piece of property at the time of enactment of this Ordinance or by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of such property, the strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this Ordinance. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed uses as it may deem reasonable in furtherance of the purpose of this Ordinance. In granting a variance, the board shall state the grounds upon which it justifies the granting of a variance.

##### ***Sec. 10.805. - Standards.***

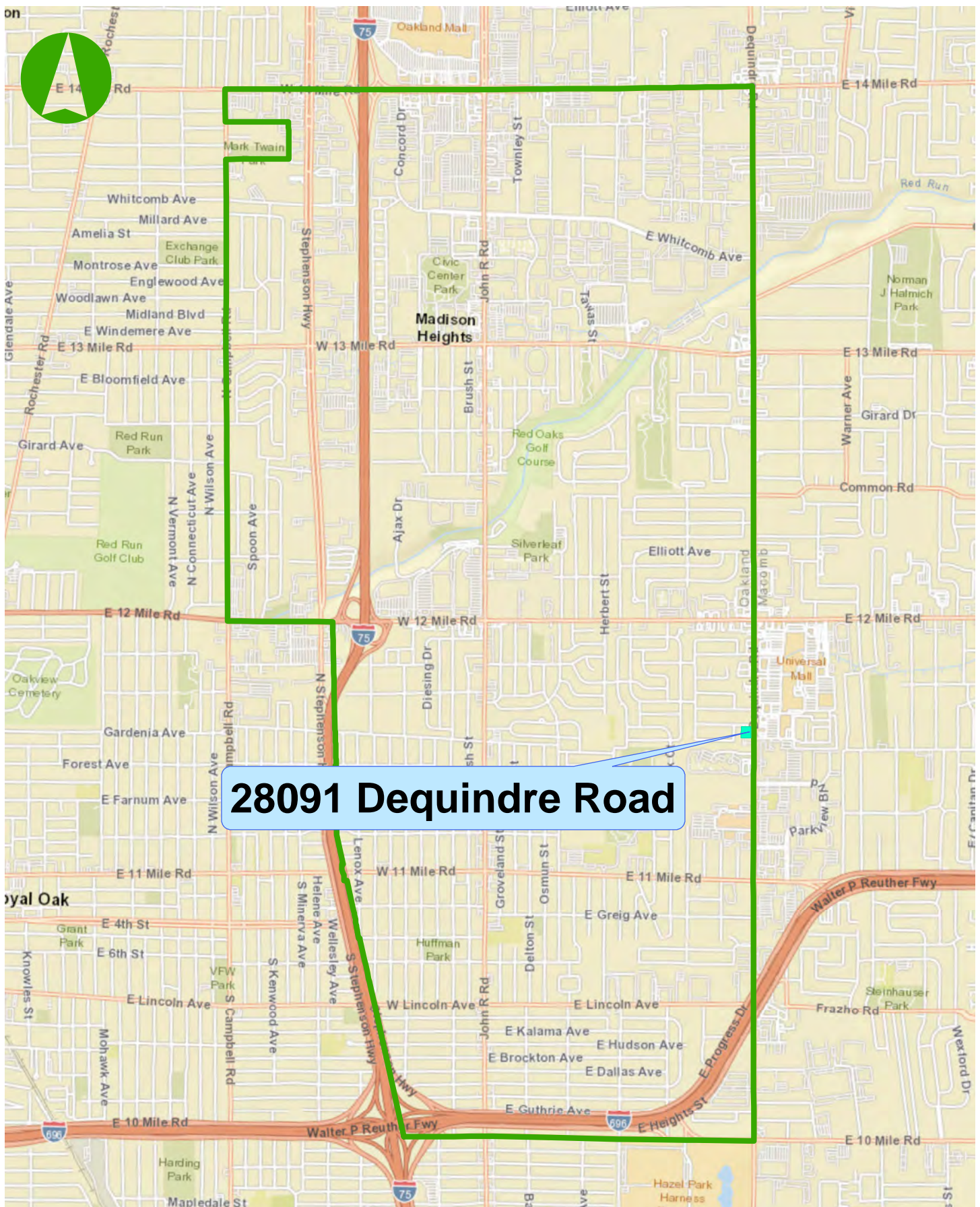
*Each case before the city council, zoning board of appeals or plan commission shall be considered as an individual case and shall conform to the detailed application of the following standards in a manner appropriate to the particular circumstances of such case. All uses as listed in any district requiring approval for a permit shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be*

*detrimental to the orderly development of adjacent districts. Consideration shall be given to the following:*

- 1) The location and size of the use.*
- 2) The nature and intensity of the operations involved in or conducted in connection with it. (See section 10-319(4).)*
- 3) Its size, layout and its relation to pedestrian and vehicular traffic to and from the use.*
- 4) The assembly of persons in connection with it will not be hazardous to the neighborhood or be incongruous therewith or conflict with normal traffic of the neighborhood.*
- 5) Taking into account, among other things, convenient routes of pedestrian traffic, particularly of children.*
- 6) Vehicular turning movements in relation to routes of traffic flow, relation to street intersections, site distance and the general character and intensity of development of the neighborhood.*
- 7) The location and height of buildings, the location, the nature and height of walls, fences and the nature and extent of landscaping of the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.*
- 8) The nature, location, size and site layout of the uses shall be such that it will be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and related characteristics.*
- 9) The location, size, intensity and site layout of the use shall be such that its operations will not be objectionable to nearby dwellings, by reason of noise, fumes or flash of lights to a greater degree than is normal with respect to the proximity of commercial to residential uses, not interfere with an adequate supply of light and air, not increase the danger of fire or otherwise endanger the public safety.*



# ZBA CASE: 22 - 01



# Site Address: 28091 Dequindre Road



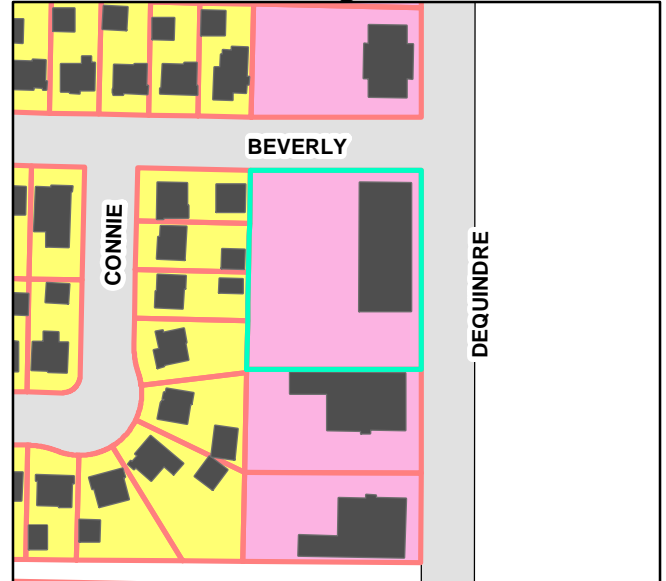
[Click for map](#)

Aerial



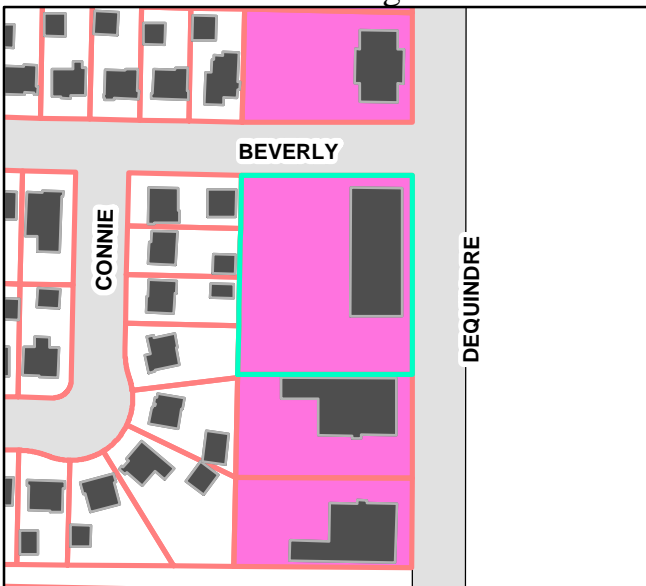
- 28091 Dequindre Rd
- Parcels

Existing Land Use



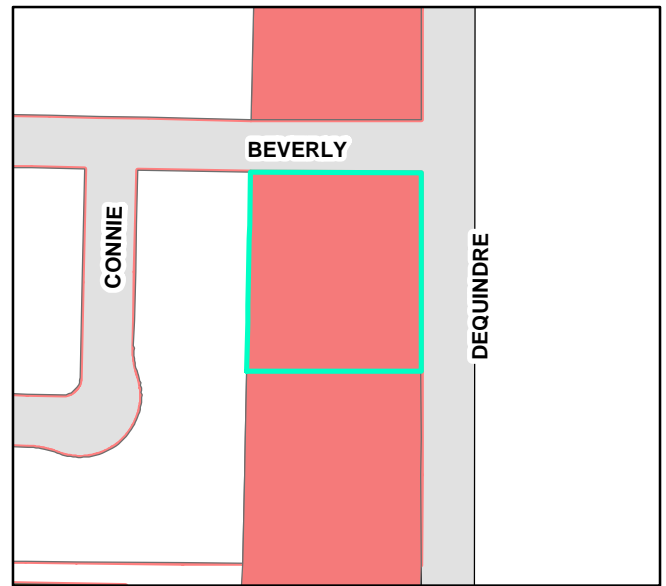
- 28091 Dequindre Rd
- Buildings
- Parcels
- Vacant
- Single And Two Family
- Office
- Commercial
- Industrial
- Public

Zoning



- 28091 Dequindre Rd
- Buildings
- Parcels
- R-3 Residential
- O-1 Office
- B-2 Planned Business
- H-R High Rise

Future Land Use

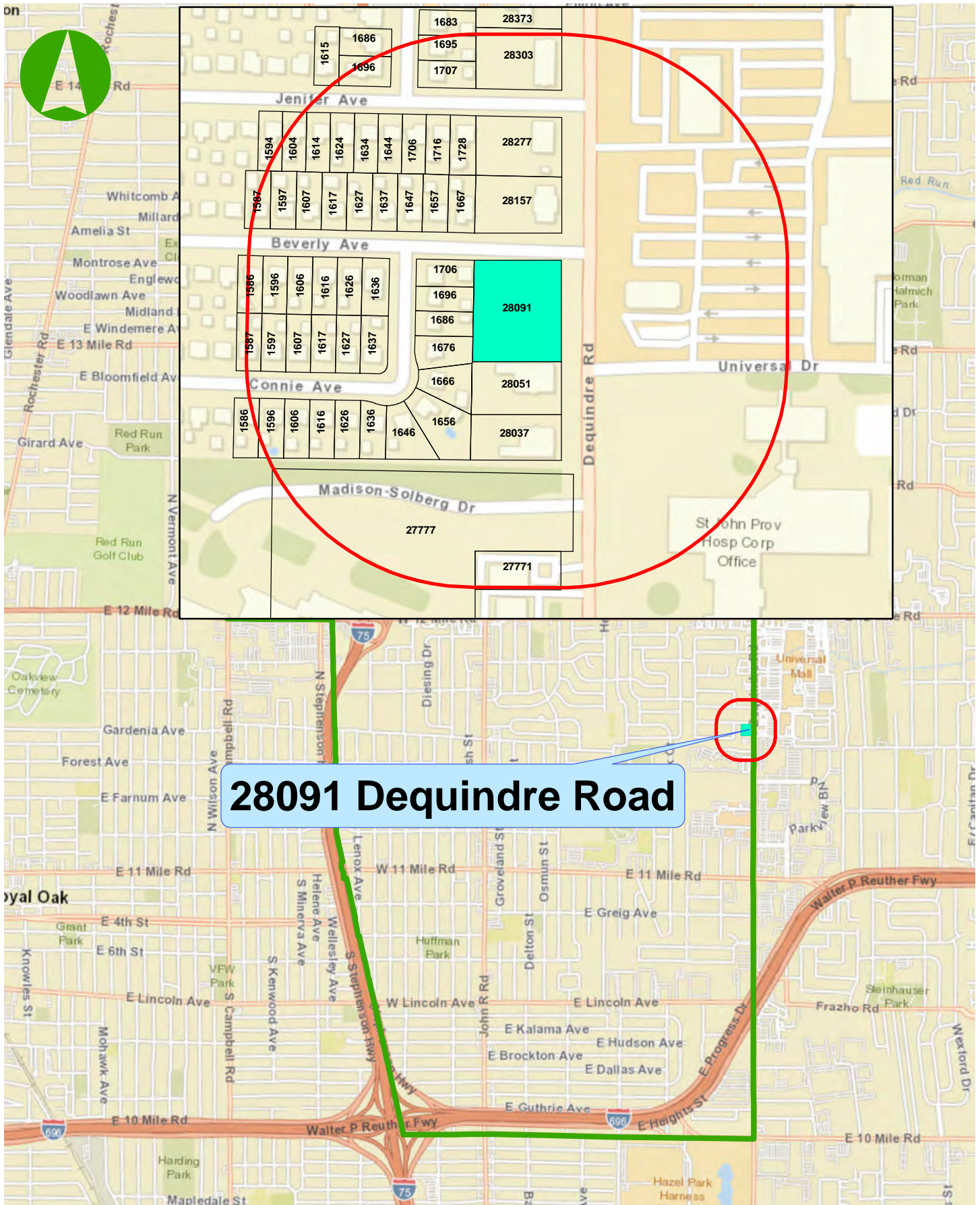


- 28091 Dequindre Rd
- Single Family
- Multiple Family
- Office
- Commercial
- Industrial
- Public and Schools
- Recreation
- Conservation
- Mixed Use Innovation



# ZBA CASE: 22 - 01

## BUFFER 500FT





## **NOTICE OF PUBLIC HEARING**

Notice is hereby a Meeting of the Madison Heights **Zoning Board of Appeals** will be held in the **City Council Chambers** of the Municipal Building at **300 W. 13 Mile Road**, Madison Heights, Oakland County, Michigan 48071 on **Thursday, February 3rd, at 7:30 p.m.** to consider the following requests:

**1. Case # PZBA 22-01: 28091 Dequindre Road**

REQUEST: The applicant, MRJ Sign Company, LLC, requests a variance from Section 10.511(IV)(C)(3) of the Zoning Ordinance pertaining to minimum ground sign setbacks.

The subject property is located at 28091 Dequindre Road (tax parcel # 44-25-13-279-038) and is zoned O-1, Office.

The application and any supporting documents can be viewed during regular business hours at the Community & Economic Development Department. In addition, the agenda item can be viewed online at [www.madison-heights.org](http://www.madison-heights.org) in the Agenda Center after 4:00 p.m. on Friday before the meeting.

If you are unable to attend the meeting, you can send your comments via email to: [MattLonnerstater@madison-heights.org](mailto:MattLonnerstater@madison-heights.org) and your comment will be read into the record at the meeting. Written comments may also be mailed prior to the meeting to 300 West Thirteen Mile Road, Madison Heights, Michigan, 48071. All comments will be heard at the meeting.

CITY CLERK'S OFFICE  
(248) 583-0826



## CITY OF MADISON HEIGHTS ZONING BOARD OF APPEALS APPLICATION

Application No.:

P2BA22001

Date Filed:

1-10-22

(This application must be typed)

SUBMIT TWO ORIGINAL COPIES

1. **Petitioner:** Name: MRJ SIGN COMPANY LLC - MARK R. JOHNSON  
Address: 256 NARRIN STREET  
City: ORTONVILLE State: MI Zip: 48462  
Telephone: CELL # (248) 521-2431 Fax: NOT APPLICABLE  
Email: MARK@MRJSIGN.COM
2. **Petitioner's Interest in Property:** SIGN CONTRACTOR UNDER CONTRACT TO DO THE SIGN
3. **Property Owner:** (Attach list if more than one owner)  
Name: ZCOMPANY INVESTMENT HP CHRYSLER DRIVE LLC  
Address (Street): P.O. BOX 2137  
City: BIRMINGHAM State: MI Zip: 48012  
Telephone: DR. JONATHAN ZAIDAN - CELL # (248) 872-7786  
Email: JKMZC@SBCGLOBAL.NET
4. **Property Description:**  
Address: 28091 DEQUINDRE ROAD, MADISON HEIGHTS, MI 48071  
Tax Parcel #: 44 - 25 - 13 - 279 - 038  
Legal Description - Attach if metes and bounds description.  
If in a subdivision: Lot #: # 76, 77 & 78  
Subdivision name: BEAUTY BUILT MANOR  
Lot size: 225' X 193' ALL THREE LOTS COMBINED  
Size of proposed building or addition: NOT APPLICABLE
5. **Present Zoning of Property:** OFFICE O-1 **Present Use:** MULTI-TENANT OFFICE BUILDING
6. **Action Requested:** (Check the appropriate section and attach response on separate sheets)  
☐ **APPEAL OF AN ADMINISTRATIVE DECISION (Administrative Review)**  
The applicant requests the Board of Appeals to reverse/modify the \_\_\_\_\_  
decision/interpretation of Article \_\_\_\_\_, Section \_\_\_\_\_. The decision should be  
reversed/modified because: (On a separate sheet describe in detail the nature of the problem, the  
reason for the request and the desired remedy)

# ZONING BOARD OF APPEALS APPLICATION

Application No.:

P2BA22-0001

Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

**FOR THE OWNER:**

Signature \_\_\_\_\_

Printed Name **DR. JONATHAN ZAIDAN - MEMBER**  
**ZCOMPANY INVESTMENT HP CHRYSLER DRIVE LLC**  
 Date 01/10/2022

**FOR THE APPLICANT IF NOT THE OWNER:**

Signature \_\_\_\_\_

Printed Name **MARK R. JOHNSON - MANAGING**  
**DIRECTOR - MRJ SIGN COMPANY LLC**  
 Date 01/10/2022

Note: A notarized letter of authority or a power of attorney may be substituted for the original signature of the owner.

Notices are to be sent to the Applicant ☐ Owner ☒

**ATTACHED HERETO, AND MADE PART OF THIS APPLICATION, ARE THE FOLLOWING:** (All required items must be submitted with this application)

- ☐ 1. Two copies of drawings of Site Plan (no larger than 11"x 17") drawn to scale and containing all necessary dimensions and all features involved in this appeal, including measurements showing open space on abutting properties.
- ☐ 2. Dimensioned elevations of all buildings involved in the requested variance.
- ☐ 3. All required responses to above items.
- ☐ 4. Building permit application if applicable.
- ☐ 5. Letter of authority if applicable
- ☐ 6. Applicable fees:
 

A. Variance Review (Single Family)	\$300.00
B. Variance Review (Dimensional)	\$400.00 plus \$300 per variance
C. Use Variance Review	\$1,000.00

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## OFFICE USE ONLY

**APPROVALS**

Approved for hearing by City Attorney \_\_\_\_\_

Approved for hearing by C.D.D. \_\_\_\_\_

Reviewed by Site Plan Committee \_\_\_\_\_

**INTER-DEPARTMENTAL NOTIFICATION**

Community Development Department \_\_\_\_\_

Fire Department \_\_\_\_\_

Department of Public Services \_\_\_\_\_

**ZONING BOARD OF APPEALS**

FEE: \$ \_\_\_\_\_

APPROVED: \_\_\_\_\_

PAID: \_\_\_\_\_

DENIED: \_\_\_\_\_

RECEIPT NO. \_\_\_\_\_





256 NARRIN STREET  
ORTONVILLE, MI 48462

OFFICE (248) 793-3391  
FAX (248) 793-3396

January 10, 2022

City of Madison Heights – Planning Department  
Mr. Matt Lonnerstater, AICP – City Planner  
300 West Thirteen Mile Road  
Madison Heights, Michigan 48071

Regarding: Dequindre Office Plaza  
Parcel # 25-13-279-038  
28091 Dequindre Road  
Madison Heights, Michigan 48071

Mr. Lonnerstater,

Please find enclosed Two (2) original signature copies of the City of Madison Heights Zoning Board of Appeals Application with an attachment answering the Six (6) Variance Questions for the above referenced location. These applications are signed by me as the applicant and by Dr. Jonathan Zaidan as Member of the ZCompany Investment Chrysler Drive LLC the entity that now owns the Dequindre Office Plaza.

Also enclosed are Two (2) sets of color shop drawings for this appeal. Each set of drawings consist of a code info drawing, existing sign and proposed sign drawing, fabrication detail drawing, foundation and support steel drawing, partial aerial plan drawing and full parcel aerial plan drawing.

Attached is our check # 6803 in the sum of \$700.00 to cover the application fee.

It is my understanding that my by making submission today we should be able to be placed on the agenda for the upcoming Zoning Board of Appeals meeting to be held on Thursday February 3, 2022 at 7:30 P.M.

As well I will email to you tomorrow morning a digital copy of this complete submission for your use in this variance request.

If you have any questions on the above or enclosed please feel free to either call me on my cell, (248) 521-2431, or email me at [Mark@MRJSign.com](mailto:Mark@MRJSign.com) as I am currently working from home for health reasons.

Thanks,

A handwritten signature in blue ink, appearing to read 'Mark R. Johnson', with a long horizontal flourish extending to the right.

Mark R. Johnson – Managing Director  
MRJ Sign Company LLC

*We don't just build signs... We build business!*



**Staff Note: Applicant has increased proposed sign setback to 5 ft. 9 in., requiring variance of 3 ft. 9 in.**

A. Clearly explain the variance desired and how the proposed building and/or use are contrary to the Zoning Ordinance. To allow an otherwise conforming freestanding ground sign, square footage and maximum height, to be located at a 5' setback from the property line where a 9' 6" setback is required and or one half of the setback of the building, requiring a 4' 6" setback variance.

B. Explain the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district. (Note: Your district includes all areas of the City sharing a zoning designation with your property. If your zoning classification were B-1 (Local Business) your district would include all City lands zoned B-1.) The building is setback only 19' from the property line and or 20' from the rear edge of the public sidewalk and has daylight style windows for the first floor of the building, which is sunk a half story into the ground. This is the result of the building being located at the front half of the property with the parking lot located on the rear half of the property, which is the same building / parking lot property orientation as the next couple of parcels to both the North and the South.

C. Explain why the literal interpretation of the provisions of this ordinance deprives you of rights commonly enjoyed by others in the same zoning district. Numerous properties to both the North and South appear to have freestanding ground signs located at the same approximate setback as we are proposing specifically the freestanding ground sign of the neighboring parcel to the South at 28051 Dequindre Road.

D. Did the special conditions and/or circumstances result from your actions? No as the sign ordinance was revised after the property was developed adding the setback requirement of one half of the setback of the building. As well more recently developed properties, some of which are further to the North and South have the building / parking lot orientations reversed so that there is sufficient area to locate a proposed freestanding ground sign that would meet the ordinance.

E. Can you use the property in a manner permitted by the Ordinance if a variance is not granted? Is this the minimum variance you need to use the property in the way you want? Unfortunately no, as locating a freestanding ground sign at the required 9' 6" setback would result in the rear edge of the sign being only 1' 6" from the actual building. Yes as the proposed freestanding ground sign is in the same location with the same setback as the existing freestanding ground sign, which will be removed.

F. Will granting the variance change the essential character of the area? NO as there are numerous freestanding ground signs to both the North and South that are at the same approximate setback as our proposed freestanding ground sign. Specifically the freestanding ground sign of the neighboring parcel to the South at 28051 Dequindre Road.



**MRJ SIGN**  
COMPANY LLC

[WWW.MRJSIGN.COM](http://WWW.MRJSIGN.COM)

WE DON'T JUST BUILD SIGNS...WE BUILD BUSINESS!

OFFICE # 248-793-3391 FAX # 248-793-3396

256 NARRIN STREET, ORTONVILLE, MICHIGAN 48462

**THIS SHOP DRAWING IS SUBMITTED  
FOR APPROVAL & REMAINS THE  
EXCLUSIVE PROPERTY OF MRJ SIGN  
COMPANY, LLC UNTIL THE DESIGN &  
SIGN PROJECT ARE PURCHASED  
BY THE CUSTOMER.**

**Scale 3/4" = 1'**

ZCOMPANY INVESTMENT HP  
CHRYSLER DRIVE LLC

Dr. Jonathan Zaidan - Member

email address: [jkmzc@sbcglobal.net](mailto:jkmzc@sbcglobal.net)

Cell # (248) 872-7786

Billing Address: P.O. Box 2137  
Birmingham, Michigan 48012

Job Site Address:  
28091 Dequindre Road  
Madison Heights, Michigan

**CODE INFORMATION:** PARCEL # 25-13-279-038; ZONED O-1; OFFICE DISTRICT: Each development shall be permitted one ground sign. No sign may exceed 8' in maximum height. The ground sign must be setback a minimum of one half of the setback of the building. A ground sign is not to exceed 0.50 square foot per each lineal foot of lot frontage to a maximum of 48 square feet. The parcel has 225' of lot frontage allowing the maximum sign area of 48 square feet. The building is setback approximately 19' from the property line, requiring a 9' 6" setback for the new ground sign.

**PROPOSED SIGN:** Sign is 6' tall overall x 8' long overall or 48 square feet. Sign is 8' from top of sign to grade. Sign to be setback 5' 9" from the property line.

**VARIANCE REQUIRED:** A 3' 9" setback variance is required to allow a ground sign to be setback 5' 9" from the property line. The existing sign is setback 5' from the property line, as is the sign of the neighboring parcel to the South. The proposed sign will come closer to conformity than the existing sign is.





WWW.MRJSIGN.COM

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OFFICE # 248-793-3391 FAX # 248-793-3396

256 NARRIN STREET, ORTONVILLE, MICHIGAN 48462

THIS SHOP DRAWING IS SUBMITTED

FOR APPROVAL & REMAINS THE

EXCLUSIVE PROPERTY OF MRJ SIGN

COMPANY, LLC UNTIL THE DESIGN &

SIGN PROJECT ARE PURCHASED

BY THE CUSTOMER.

ZCOMPANY INVESTMENT HP  
CHRYSLER DRIVE LLC

Dr. Jonathan Zaidan - Member

email address: jkmzc@sbcglobal.net

Cell # (248) 872-7786

Billing Address: P.O. Box 2137

Birmingham, Michigan 48012

Job Site Address:  
28091 Dequindre Road  
Madison Heights, Michigan

Scale 3/4" = 1'



EXISTING SIGN



PROPOSED SIGN



**Scale 3/4" = 1'**

**FABRICATION NOTES: ILLUMINATED MONUMENT SIGN with CLADDED BASE**

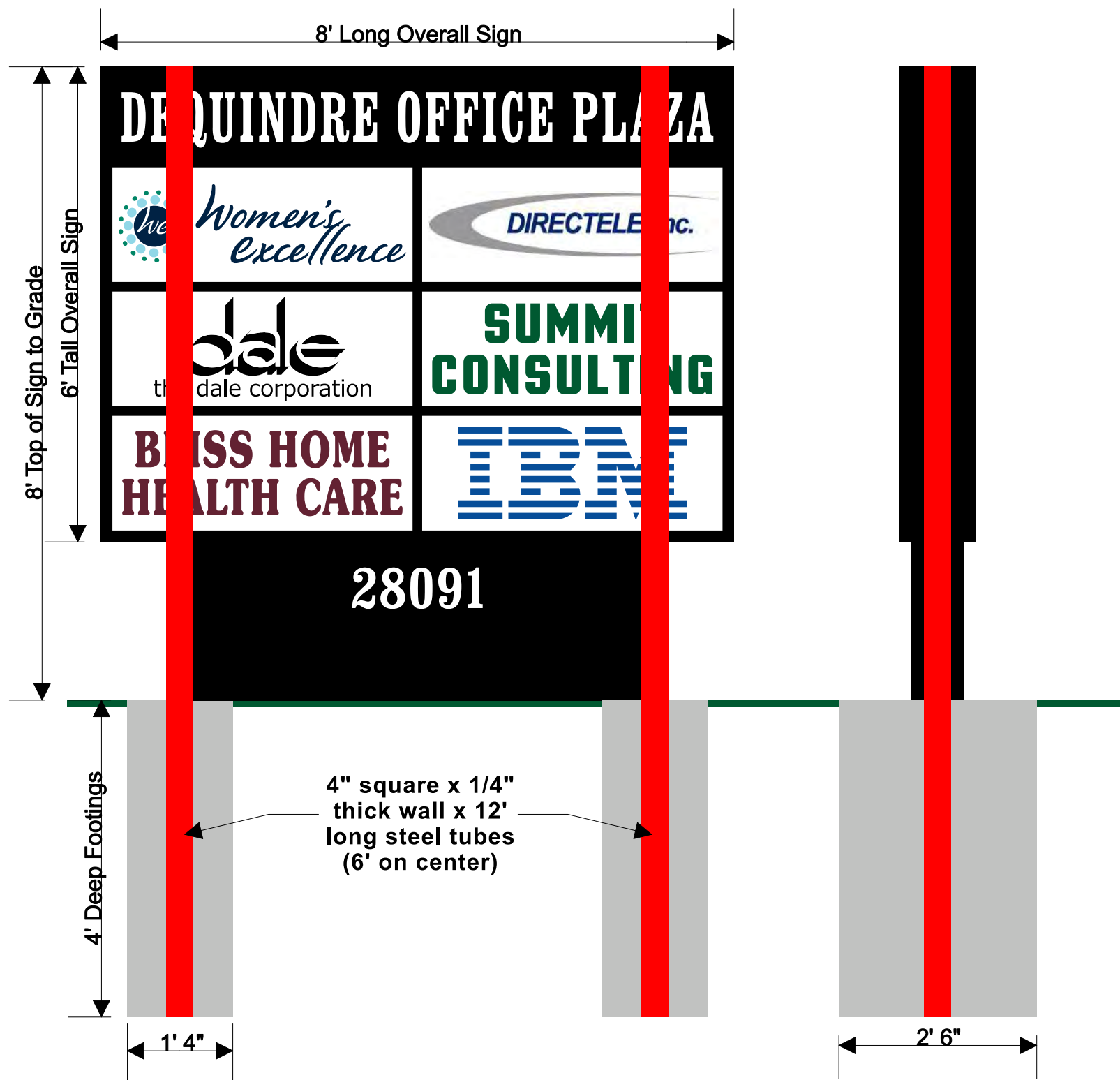
- 1 - EXTRUSION - Sign cabinet to be a 1/8" thick aluminum extrusion system with 1 3/4" slide style retainers and 1 1/2" ID dividers. Sign cabinet to be 11.5" deep.
- 2 - FACES - To be 3/16" thick White Lexan solar grade polycarbonate plastic.
- 3 - VINYL - Faces to have computer cut Oracal 651 series high gloss vinyl # 070 Black and 8500 series translucent vinyls applied to the first surface.
- 4 - LED - Illuminated by eight double sided 72" ± long Principal LED light sticks (12" on center / 20 modules per stick) and two 60 watt 12 VDC power supplies.
- 5 - PAINTING - Sign cabinet, retainers and ID dividers to be primed and painted Sherwin Williams industrial enamel, Tricorn Black.
- 6 - ELECTRICAL - A box (with disconnect switch) to be placed on the building side of the cladding. Existing sign circuit to be re-routed from existing sign or from possible location on building wall to new sign location.
- 7 - STEEL - Sign installed over two 4" square x 1/4" thick wall x 12' long steel tubes. (6' on center)
- 8 - FOUNDATIONS - Each to be 2' 6" wide x 1' 4" long x 4' deep solid concrete. (6' on center) 1 cu yd total.
- 9 - CLADDING - Fabricated of Black .040 aluminum or 3 MM Black Alupanel (depending on availability). Cladding to be 2' tall x 6 - 8" wide x 6' 4" long. Address to be computer cut Oracal 651 series high gloss vinyl # 010 White applied to the first surface.



WE DON'T JUST BUILD SIGNS...WE BUILD BUSINESS!  
 OFFICE # 248-793-3391 FAX # 248-793-3396  
 256 NARRIN STREET, ORTONVILLE, MICHIGAN 48462  
**THIS SHOP DRAWING IS SUBMITTED  
 FOR APPROVAL & REMAINS THE  
 EXCLUSIVE PROPERTY OF MRJ SIGN  
 COMPANY, LLC UNTIL THE DESIGN &  
 SIGN PROJECT ARE PURCHASED  
 BY THE CUSTOMER.**

**ZCOMPANY INVESTMENT HP  
 CHRYSLER DRIVE LLC**  
 Dr. Jonathan Zaidan - Member  
 email address: jkmzc@sbcglobal.net  
 Cell # (248) 872-7786  
 Billing Address: P.O. Box 2137  
 Birmingham, Michigan 48012

**Job Site Address:**  
 28091 Dequindre Road  
 Madison Heights, Michigan



Scale 1/2" = 1'

● SECTION MODULUS FORMULA FOR FOUNDATIONAL SUPPORTS:

$$\frac{\text{height of sign} \times \text{width of sign} \times \text{center of sign to grade} \times \text{windload} \times 15.04}{\text{stress load} \times \text{number of supports}} = \text{section modulus}$$

● SECTION MODULUS CALCULATION FOR FOUNDATIONAL SUPPORTS OF THIS SIGN

$$\frac{6' \times 8' \times 5' \times 30 \times 15.04}{36000 \times 2} = 1.504$$

\* The section modulus required for each foundational steel support tube for the sign cabinet is 1.504

$\frac{a^4 - b^4}{6a}$

\* Foundational steel tubes are 4" square x 1/4" thick wall each and have a section modulus of 8.09 based on the formula to the left.

$$\frac{4^4 - 3.50^4}{6 \times 4} = 4.41$$

● FOUNDATION FORMULA:

$$\frac{\text{width of sign} \times \text{height of sign} \times \text{center of sign to grade} \times \text{pounds per square foot}}{2000 \times \text{depth of foundation}} = \text{cubic yards} \times 27 = \text{cubic feet}$$

Formula is derived from maximum wind of 100 miles per hour

● FOUNDATION CALCULATIONS FOR THIS SIGN:

$$\frac{8' \times 6' \times 5' \times 24}{2000 \times 4} = 0.72 \text{ cu yds or } 19.44 \text{ cu ft}$$

\* The concrete required per wind load for this sign is 0.72 cubic yards or 19.44 cubic feet.

\* Each footing is 2' 6" long x 1' 4" wide X 4' deep solid concrete or 13.33 cubic feet each or 26.67 cubic feet total or .99 cubic yards of concrete..



WE DON'T JUST BUILD SIGNS...WE BUILD BUSINESS!  
OFFICE # 248-793-3391 FAX # 248-793-3396  
256 NARRIN STREET, ORTONVILLE, MICHIGAN 48462  
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ZCOMPANY INVESTMENT HP  
CHRYSLER DRIVE LLC  
Dr. Jonathan Zaidan - Member  
email address: jkmzc@sbcglobal.net  
Cell # (248) 872-7786  
Billing Address: P.O. Box 2137  
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Job Site Address:  
28091 Dequindre Road  
Madison Heights, Michigan





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COMPANY LLC  
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**PARCEL # 25-13-279-038**

**LEGAL DESCRIPTION:  
T1N, R11E, SEC 13, BEAUTY BUILT MANOR SUB, LOTS 76, 77 & 78**