



innovative *by* nature

Bryan K. Barnett
Mayor

September 27, 2017

City Council

Stephanie Morita
District 1

James Kubicina
District 2

Susan M. Bowyer, Ph.D.
District 3

Thomas W. Wiggins
District 4

Kevin S. Brown
At-Large

Dale A. Hetrick
At-Large

Mark A. Tisdell
At-Large

Michael D. Zwanziger
28423 Orchard Lake Rd., Ste. 200
Farmington Hills, MI 48334

Re: 1159 South Blvd E

Dear Applicant:

We are in receipt of your application for a sign permit for the above referenced location. However, your application does not meet the requirements as set forth in our Ordinance for the following reasons:

ITEM #1

Rochester Hills Code of Ordinances Section 134-115(A) Off Premise Sign states:

It shall be unlawful to maintain any sign that is not an "on premise" sign or is not otherwise specifically allowed in this chapter.

The submitted sign permit application is requesting an "off premise" sign prohibited by The City of Rochester Hills Sign Code Section 134-115 (A)

ITEM #2

Rochester Hills Code of Ordinances Section 134-178(1) states:

One (1) monument sign per vehicle entrance not to exceed seven (7) feet in height.

The submitted sign permit application is requesting a pole sign of seventy (70) feet in height. This is a violation of sixty three (63) feet.

ITEM #3

Rochester Hills Code of Ordinances Section 134-178(1) states:

One monument sign area not exceeding twenty (20) square feet.

The submitted sign permit application is requesting a sign area of six hundred seventy two (672) square feet. This is a violation of six hundred fifty two (652) square feet.

Therefore, we are unable to approve your application and are issuing this letter of denial. You may revise your plans and application in compliance with the Ordinance by eliminating the violations. This will expedite the permit application process by not requiring a hearing by the Sign Board of Appeals.

An appeal of this denial or variance may be requested of Rochester Hills Sign Board of Appeals. If you decide to appeal this matter before the Sign Board of Appeals, a filing fee and your application for a public hearing before the Sign Board of Appeals must be submitted to the Planning Department within (10) days of the date of this letter. Your application will then placed on the next available agenda.

If you seek a variance, a variance to this chapter may be allowed by the sign board of appeals only in cases when competent, material and substantial evidence in the official records of the appeal supports all the following affirmative findings:

1. Special Conditions. That special conditions or circumstances 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.
2. Deprivation of Rights. That literal interpretation or application of the provisions of this chapter would deprive the applicant of property rights commonly enjoyed by other properties in the same district under the terms of this chapter.
3. Substantial Justice. That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the individual difficulties that will be suffered by a failure of the sign board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance, and will not be contrary to the public purpose and general intent and purpose of this chapter.

If you have any questions regarding the above, please feel free to contact the Building Department at (248) 656-4615.

Sincerely,

BUILDING DEPARTMENT

A handwritten signature in black ink, appearing to read "m g mcl", followed by a horizontal line.

Mark G. McLocklin
Ordinance Inspector

MGM/cn
c: Planning Department