



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660
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www.rochesterhills.org

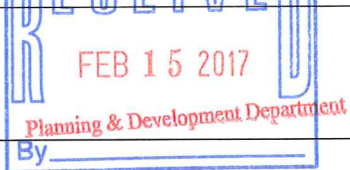
Sign Board of Appeals (SBA) Application

1020 E AUBURN RD, ROCHESTER HILLS, MI 48307

Property Information

Street Address 1020 E AUBURN RD., ROCHESTER HILLS, MI 48307	
Parcel Identification Number (can be obtained on the Property Tax Look-Up page on the City's website) 15-36-101-001 B-1 F B2	
Current Use(s) CONVENIENT STORE	Zoning District

Request Information

Ordinance Section(s) (variance being requested from) Sec. 134-181. - Standards	
Requested Variance(s) We request that we keep within the existing sign characteristics, including location, existing sign post, height and within the existing overall size.	
Review Criteria (as defined in Section 134-41 of the City's Sign Ordinance) The zoning ordinance authorizes the SBA to vary or modify the ordinance only in cases when the competent, material and substantial evidence in the official record of the appeal supports all the following affirmative findings:	
Special Conditions. Describe how 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. Utility lines, utility equipment and oversized utility enclosures in the Northwest corner of the property, just adjacent to the sign location, are obstructing 5 to 6 feet from the ground.	
Deprivation of Rights. Describe how literal interpretation or application of the provisions of Chapter 134 (Signs) would deprive the applicant of property rights commonly enjoyed by other properties in the same district under the terms of Chapter 134 (Signs) . Enforcing the new height restrictions will severally reduce the visibility of the signage that is so much in need to drive local traffic into the business. This business like most businesses work on small margins and volume sales. Reducing visibility to the primary signage will greatly affect the customer flow. We hope that by making the investment in the new technology and updating our signage will help our business continue to flourish and be a viable business in our Rochester Hills Community.	
Substantial Justice. Describe how allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by Chapter 134 (Signs) , the individual difficulties that will be suffered by a failure of the SBA 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 Chapter 134 (Signs) . By allowing the replacement signage to interchange in the same placement as the existing signage, there will be no detriment to the public, as this structure has been in place for many years. Additionally, by keeping the existing characteristics, the signage will allow for traffic to continue seeing the identification of the business without obstruction of the existing utility systems.	



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**SBA
Application**

Applicant Information

Name Haitham Sitto		
Address 44731 WOODWARD AVENUE		
City Pontiac	State MICHIGAN	Zip 48341
Phone 248-399-0111	Email haitham@sitto.com	
Applicant's Legal Interest in Property Engineer to the Property Owner		

Property Owner Information Check here if same as above

Name Jerry Roumayah - Chateau De Vin		
Address 1020 E. Auburn Rd.		
City Rochester Hills	State Michigan	Zip 48307
Phone 248-852-8111	Email jerry@chateaudevinliquor.com	

Applicant's/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

Applicant's Signature 	Applicant's Printed Name Haitham Sitto	Date 02-14-2017
Property Owner's Signature 	Property Owner's Printed Name Jerry Roumayah	Date 02-14-2017

OFFICE USE ONLY

Date Filed 2/15/2017	File # 17-007	Escrow # N/A
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