



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



Sign Board of Appeals (SBA) Application

Property Information

Street Address Northwest corner of Crooks and Avon Industrial Dr.	
Parcel Identification Number (<i>can be obtained on the Property Tax Look-Up page on the City's website</i>) 15-29-228-004	
Current Use(s) currently city right of way property	Zoning District

Request Information

Ordinance Section(s) (<i>variance being requested from</i>)
Requested Variance(s) Renew sign permit PS-2007-0180 that advertises our property that is not visible at this intersection to traffic and individuals trying to locate the complex.
Review Criteria (<i>as defined in Section 134-41 of the City's Sign Ordinance</i>) 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. This sign has been at this intersection since 2009 and it is important to the businesses located in the large industrial complex. This complex is not visible to traffic and individuals trying to locate the businesses located in the complex as this complex has no direct exposure or visibility to Crooks Rd. No trees will be affected by this sign, nor has it ever or will cause any sight problems or traffic accidents.
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) . Our property does not have any direct exposure for our businesses in the complex and their clients and customers in trying to locate the complex.
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) . This sign has no adverse affects on any business in the general area and will help the businesses located in the complex.



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**SBA
Application**

Applicant Information

Name Avon Star LLC / 59Avon LLC		
Address P.O. Box 4013		
City Southfield	State Michigan	Zip 48037
Phone 248-860-9941	Email bretteverhart@sbcglobal.net or loak@zicorproperty.com	
Applicant's Legal Interest in Property Owner of property known as M-59 Crooks Industrial Park		

Property Owner Information Check here if same as above

Name Avon Star LLC / 59 Avon LLC		
Address P.O. Box 4013		
City Southfield	State Michigan	Zip 48037
Phone 248-860-9941	Email bretteverhart@sbcglobal.net or loak@zicorproperty.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.

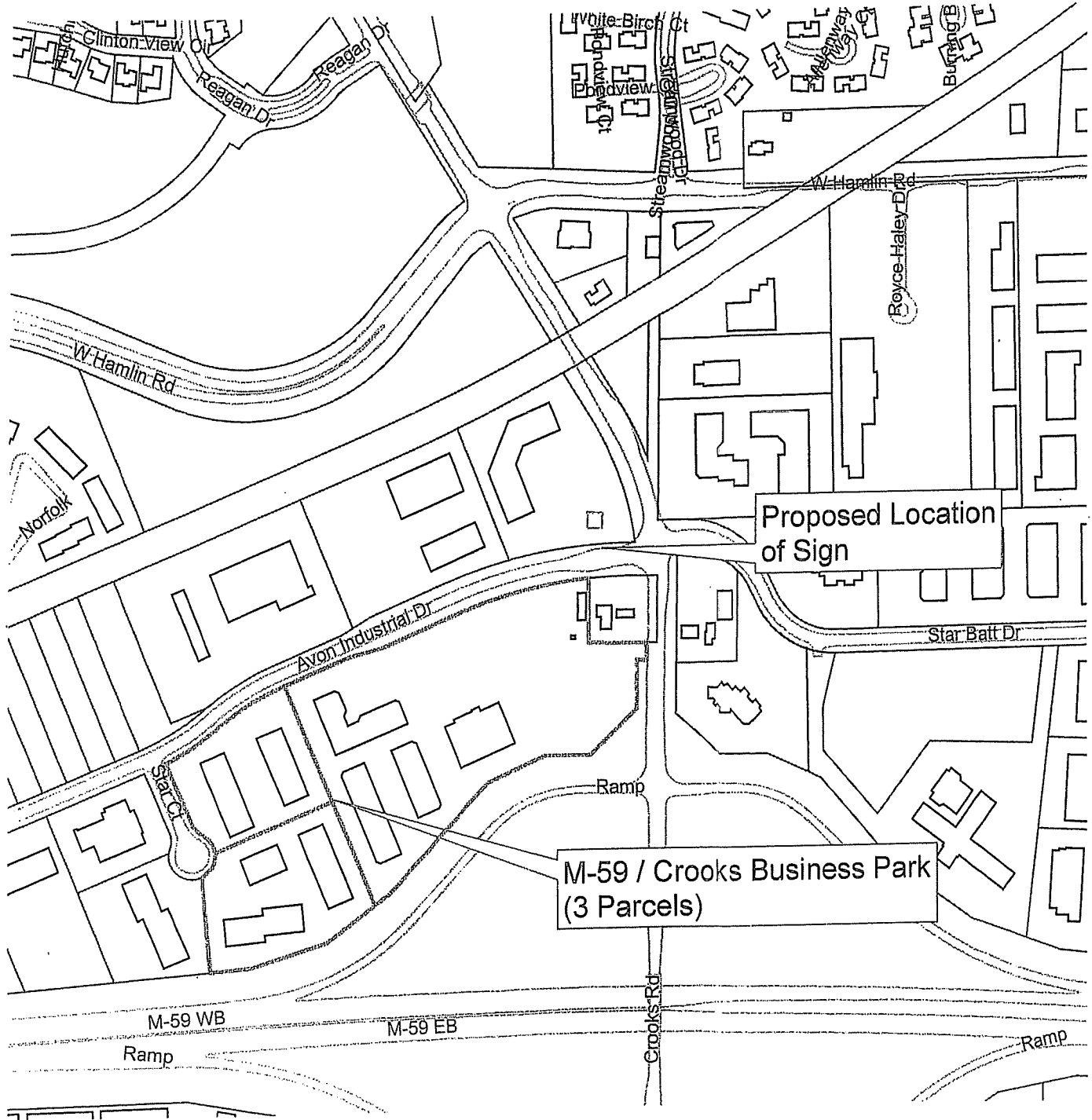
I (we) authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

Applicant's Signature 	Applicant's Printed Name BRETT EVERHART	Date 4-9-18
Property Owner's Signature 	Property Owner's Printed Name MICHAEL ZIEGLER AVONSTAR LLC / 59AVON LLC	Date 4-9-18

OFFICE USE ONLY

Date Filed	File #	Escrow #
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M-59 / Crooks Business Park



Proposed Location of Sign

M-59 / Crooks Business Park
(3 Parcels)

03-18-08

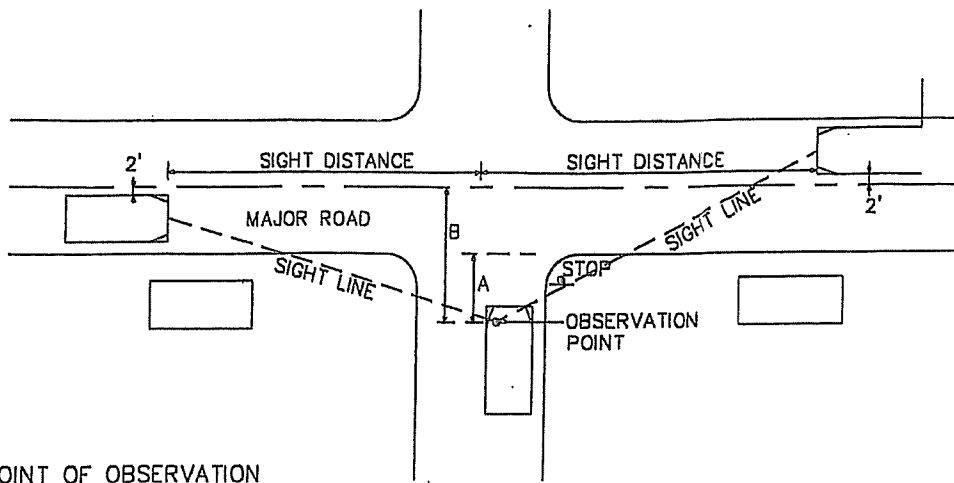
1 inch equals 455 feet



Legend

- TaxParcel
- RoadEdge

Aerial photographs as of April 2005
Parcel lines were obtained on 01-02-08 from Oakland County.
Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Rochester Hills assumes no liability for any claims arising from the use of this map.



POINT OF OBSERVATION

Paved Surface:

(A) Twenty (20) feet from edge of pavement of through lane.

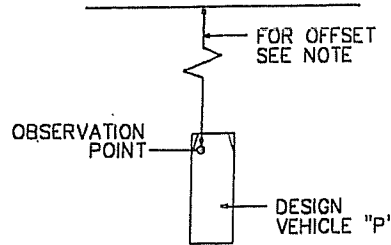
Gravel Surface:

(B) Thirty-two (32) feet from centerline of road for two lanes.

For gravel surfaced roads an assumed speed of 45 mph shall be used to determine sight distance unless otherwise posted.

Certain existing conditions may require an engineering study to determine the sight distance.

The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.



DESIRABLE CORNER SIGHT DISTANCE FOR DRIVEWAYS, SUBDIVISION STREETS, PRIVATE ROADS AND MAJOR INTERSECTIONS

MAJOR ROAD POSTED SPEED	RESIDENTIAL DRIVEWAYS	SUBDIVISION STREETS SUBDIVISION DRIVEWAYS, COMMERCIAL DRIVEWAYS	MAJOR INTERSECTIONS
IN MPH	IN FEET	IN FEET	IN FEET
25	250	360	360
30	300	430	430
35	350	490	530
40	400	560	660
45	450	620	830
50	500	680	1,030
55	550	760	1,240

**CITY OF ROCHESTER HILLS
Traffic Safety Division**

1000 ROCHESTER HILLS DRIVE
ROCHESTER HILLS, MICHIGAN 48309
PHONE #: 248 656-4640



file no.
distance.dwg

drawn by
M.Radulski

date
10/2/98

SIGHT DISTANCE

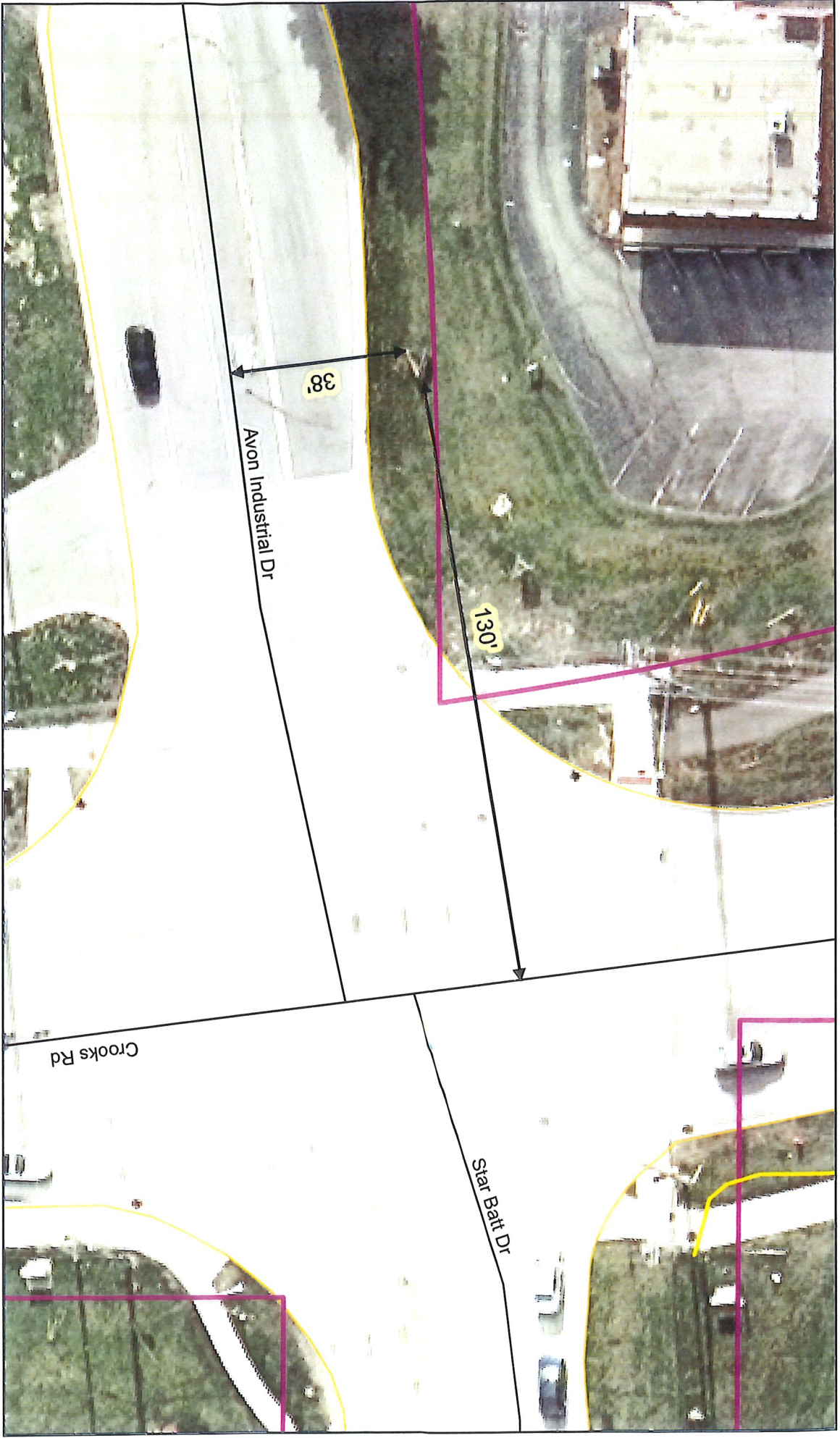
drawing no.

1 of 1

Current 2016 Aerial



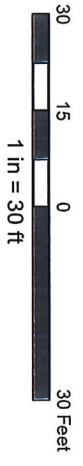
Older Aerial



- Legend**
- Edge of Road
 - Parcel Lines
 - Road Centerline

Sign Location
Avon Industrial Drive and Crooks Road

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Chuck Moore's Commercial Sign Service
Layout For Approval



**20 SF Double Faced CRE Sign
Either Back To Back or V Shape (2 Panels)
3/8" Exterior Grade MDO Installed Onto
4" x 4" x 8' Womanized Posts, Cemented in Place**

Please sign and fax back drawing for approval
or email approval with drawing job number reference.

Approved By: _____ Date: _____



Chuck Moore's Commercial Sign Service
28010 Groesbeck Highway, Roseville, MI 48066
Ph: (586) 771-0200 Fax: (586) 771-0203
email: dan@cmoorecss.com

JOB NAME: Forum Group
JOB NUMBER: Sketch 1A

DATE: 8 9 16

DESCRIPTION: 36" x 80" Custom Sign, Rochester Hills / Revised