



innovative *by* nature

Bryan K. Barnett September 8, 2017
Mayor

City Council Michael D. Zwanzinger
28423 Orchard Lake Road, Suite 200
Stephanie Morita Farmington Hills, MI. 48334
District 1

James Kubicina Re: Sign Permit Application: 2274 Star Ct.; Parcel #15-29-252-009
District 2

Susan M. Bowyer, Ph.D. Dear Applicant:
District 3

Thomas W. Wiggins We are in receipt of your application for a sign permit for the above
District 4 referenced location. However, your application does not meet the
requirements as set forth in our Ordinance for the following reasons:

Kevin S. Brown
At-Large

Dale A. Hetrick
At-Large

Rochester Code of Ordinances Section 134-115 (a); Off Premise Signs states:

Mark A. Tisdell
At-Large

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

Rochester Hills Code of Ordinances Section 138-179 (3) Signs permitted on
general commercial, retail, and industrial premises states:

Monument signs and wall signs in accordance with the table in section
in section 134-181; One "monument" sign of no more than 100 square
feet or that provided by table formula whichever is less and a
maximum height of seven (7) feet.

ITEM #1

The submitted sign permit application is requesting an "Off-Premise" sign not
permitted by City of Rochester Hills Code 138-179 (3).

ITEM #2

The submitted sign permit application is requesting a "pole mounted" sign not
permitted by this chapter rather than a monument sign.

ITEM#3

The submitted sign permit application is requesting sign height of seventy (70) feet. This is a violation of sixty-seven (67) feet in height.

ITEM #4

The submitted sign permit application is requesting a sign area of 672 square feet. This frontage is permitted a ground (monument) sign area of 57.94 square feet. This is a violation of 614.06 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 be 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



John H. Sage
Housing & Zoning Ordinance Inspector

c: Planning Department