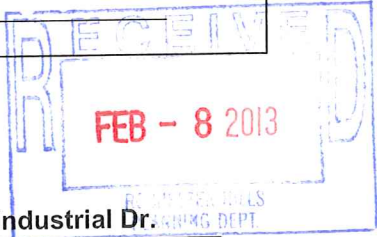


City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309
(248) 656-4660

For Official Use Only
File No. _____
Escrow No. _____
Date: _____



SIGN BOARD OF APPEALS APPLICATION

Address of Affected Property: North West corner of Crooks and Avon Industrial Dr.

Tax I.D. No./Sidwell No.: 15-29-228-004

VARIANCE APPLICATION

The City of Rochester Hills Zoning Ordinance authorizes the Sign Board of Appeals 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:

- (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 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).
- (3) *Substantial Justice.* 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 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 Chapter 134 (Signs).

Section: _____ Paragraph: _____

State Requested Variance: Renewal of off premise sign located in city right of way

Describe in detail why a variance should be granted, based on the above stated facts and conditions: Renewal of the off premise real estate sign permit # PS-2007-0180 located in the

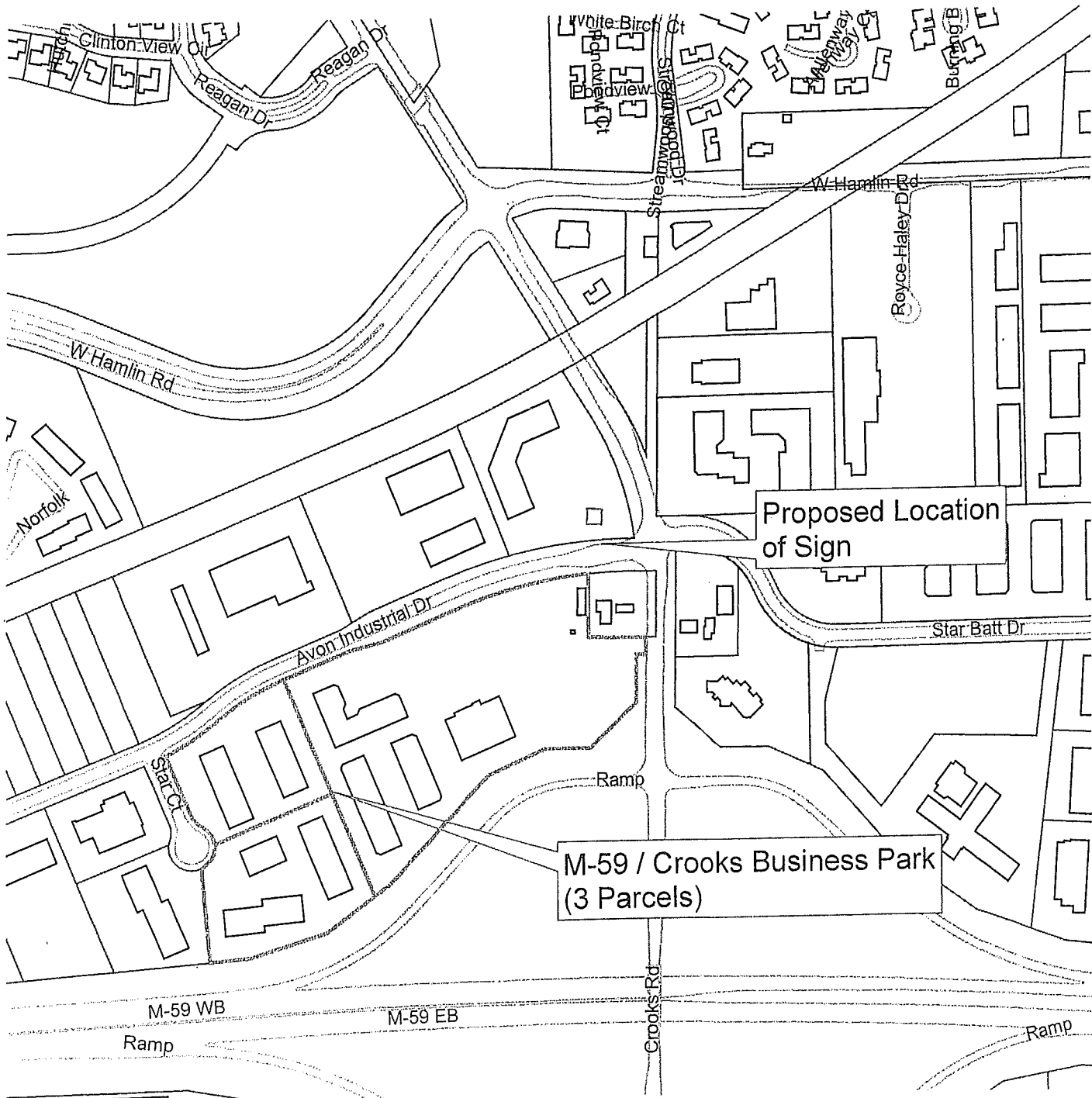
city right of way to advertise the M59 & Crooks Business Park. There is no direct exposure or

visibility to Crooks Rd. Our existing sign has been located there since 2008 and has not caused

any sight problems or traffic accidents. No trees will be affected by this sign.

(An additional sheet may be attached if space provided is not sufficient)

M-59 / Crooks Business Park



Proposed Location of Sign

M-59 / Crooks Business Park (3 Parcels)

M-59 WB

M-59 EB

Ramp

Ramp



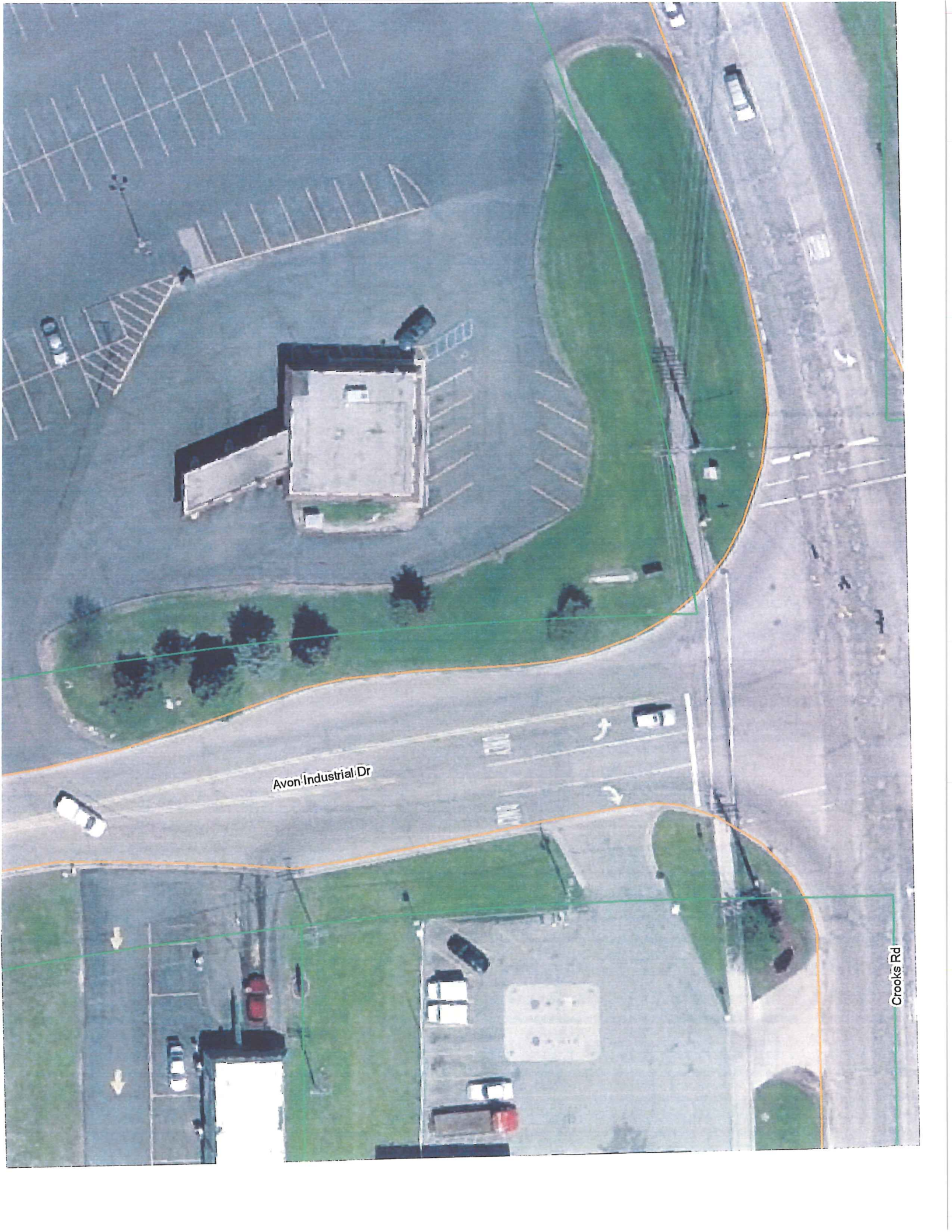
Legend

- Tax Parcel
- Road Edge

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.

03-18-08

1 inch equals 455 feet



Avon Industrial Dr

Crooks Rd



15-29-228-004

2258

Avon Industrial Dr

15-29-276-001

15-29-276-006

095

260

338.96

HP=901.75

332.71

552.84

38.00

112.15

64.81

20.02

30

150.00

180.00

359.68

33

Star Batt

Forum Group Layout

4x6-V

6ft



FORUM GROUP
COMMERCIAL REAL ESTATE

M59 - Crooks Business Park
1,600 - 8,000 sf
CALL TYSON BUTTS
(248) 331-0215
www.forumgroupllc.com

7ft

4ft

3ft

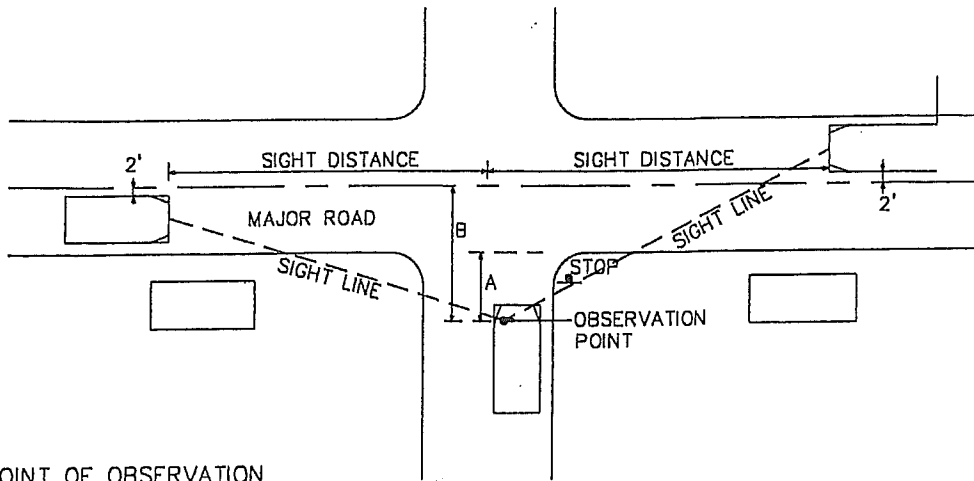
GRADE

GRADE
36"
31"
30"

Please sign and return for production

UL
VERIFIED





POINT OF OBSERVATION

Paved Surface:

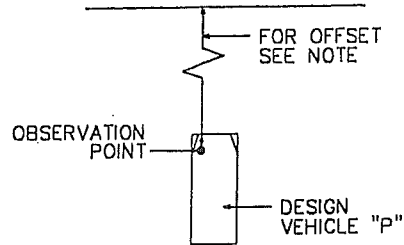
(A) Twenty (20) feet from edge of pavement of through lane.

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

City of Rochester Hills

1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Phone: 248-656-4615 Fax: 248-656-4623
Office Hours: Monday-Friday 8 am - 5:00 pm

Sign Permit No:
PS-2007-0180
Issued:

24 Hour Inspection Line 248-656-4619

<p>Location AVON INDUSTRIAL DR</p> <p>Sidwell # 70-15-29-000-006</p> <p>Subdivision</p> <p>Lot #</p>	<p>Work Description: TEMPORARY SIGN MBC 2003</p> <p style="text-align: right; font-style: italic;">off site</p> <p>Project #: JTS2007-0066</p>
<p>Owner CITY OF ROCHESTER HILLS 1000 ROCHESTER HILLS DR ROCHESTER HILLS MI 48309-3034 Ph # (248) 656 4615</p>	<p>Occupant M59/CROOKS BUSINESS PARK</p> <p>Ph #</p>
<p>Contractor AVON STAR LLC 26100 AMERICAN DR STE 600 SOUTHFIELD MI 48039 Ph # (248) 860 9941</p>	<p>Special Stipulations: EXPIRES 3/26/2013. INITIAL PERMIT ISSUED 3/08, APPROVED BY ZBA FILE #06-013. INITIAL PERMIT VALID UNTIL MARCH 26, 2009 WITH ANNUAL RENEWALS FOR FIVE (5) YEARS BY BUILDING DEPT. THEREAFTER. ZBA APPROVAL REQUIRED FOR EXTENSIONS BEYOND THAT TIME. APPROVED BY ENGINEERING DEPT.</p>

Standard Item	APPLICATION FEE	1.00	\$75.00
STANDARD ITEM	PERMIT FEE (TEMPORARY SIG	1.00	\$25.00
STANDARD ITEM	APPLICATION FEE (RENEWAL)	1.00	\$100.00
STANDARD ITEM	APPLICATION FEE (RENEWAL)	1.00	\$100.00
STANDARD ITEM	APPLICATION FEE (RENEWAL)	1.00	\$100.00
STANDARD ITEM	APPLICATION FEE (RENEWAL)	1.00	\$100.00
		Total Permit	\$500.00
		Amount Paid	\$500.00
		Amount Due	\$0.00

This permit is issued under the State of Michigan Construction Code: Michigan Building Code 2009, and is subject to the Building Code, Zoning Ordinance and all other ordinances of Rochester Hills, and shall become void once work is abandoned for a period of six (6) months. Separate permits must also be obtained for signs and any electrical, mechanical, building, plumbing, sewer or lot disposal work.

() Department Copy

() Contractor/Owner Copy