



innovative *by* nature

Bryan K. Barnett
Mayor April 9, 2018

City Council Mr. Brett Everhart
Stephanie Morita Avon Star LLC/59 Avon LLC
District 1 P.O. BOX 4013
James Kubicina Southfield, Michigan 48037
District 2

Susan M. Bowyer, Ph.D. Re: Sign Permit Application: Parcel #15-29-000-006
District 3

Ryan J. Deel Dear Applicant:
District 4

Dale Hetrick We are in receipt of your application for a sign permit for the above
At-Large referenced location. However, your application does not meet the
Jenny L. McCardell requirements as set forth in our Ordinance for the following reasons:
At-Large

Mark A. Tisdell Rochester Code of Ordinances Section 134-4 (2) e; Signs in Public Rights-of-
At-Large way states:

Signs shall not be placed within any public right-of-way within the city, except signs authorized by the county road commission, the state department of transportation or the city with jurisdiction over the right-of-way.

ITEM #1

The submitted sign permit application is requesting the renewal of a temporary real estate sign advertising "M-59 Business Park. This sign is currently located in the Avon Industrial Drive right-of-way, west of Crooks rd., at the Northwest corner of Avon Industrial Drive.

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