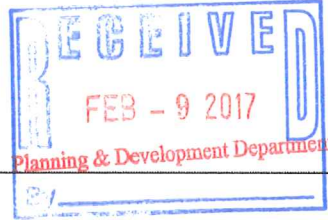




Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org



Sign Board of Appeals (SBA) Application

Property Information

Street Address 1015 Auburn Rd	
Parcel Identification Number (can be obtained on the Property Tax Look-Up page on the City's website)	
Current Use(s)	Zoning District

Request Information

Ordinance Section(s) (variance being requested from)
Requested Variance(s)
<p>Review Criteria (as defined in Section 134-41 of the City's Sign Ordinance)</p> <p>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:</p> <p>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.</p> <p>By having the sign only 7' tall the price and message portion of the sign would be blocked by cars. Also, the corner landscaping would have to be removed to accommodate the bottom of the sign.</p> <p>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).</p> <p>The success of a gas station relies on the ability for customers to read and react to gas pricing on the sign as it changes frequently. This station is located on a corner lot making the visibility of the sign even more important. This is specific to gas stations since other businesses, like CVS, only has to identify the building.</p> <p>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).</p> <p>Allowing the variance will prevent the owner of the station from having to remove the existing sign including the custom cement work done. Allowing the variance will also provide the public with the ability to easily and safely (keeping eyes on the road instead of searching for the price) read and react to the sign as necessary.</p>



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SBA Application

Applicant Information

Name DAVID HARDY HARDY + SONS SIGN SERVICE		
Address 22340 HARPER		
City ST CLAIR SHORES	State MI	Zip 48080
Phone 586-779-8018	Email HARDY SIGNS @ YAHOO.COM	
Applicant's Legal Interest in Property SIGN INSTALLER		


Property Owner Information Check here if same as above

Name		
Address		
City	State	Zip
Phone	Email	

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 DAVID M HARDY	Date 2/9/17
Property Owner's Signature	Property Owner's Printed Name	Date

OFFICE USE ONLY

Date Filed	File #	Escrow #
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High Pointe Oil Company, Inc.
24435 Halsted Rd.
Farmington Hills, MI 48335
Phone: (248)474-0900
Fax: (248)308-2805

2-14-2017

To whom it may concern,

I, Ziad Koza, give David Hardy at Hardy & Sons Sign Service permission to act on my behalf in acquiring any and all sign permits for our station at 1015 Auburn Rd, Rochester Hills. I will also be joining Dave at the ZBA meeting.

Sincerely,

Ziad Koza
Vice-President of High Pointe Oil
24435 Halsted Rd.
Farmington Hills, MI 48335