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

FFB - 8 2013

Address of Affected Property:

North West corner of Crooks and Avon Industrial Dr. GERG DEP

Tax I.D. No./Sidwell No.:

15-29-228-004

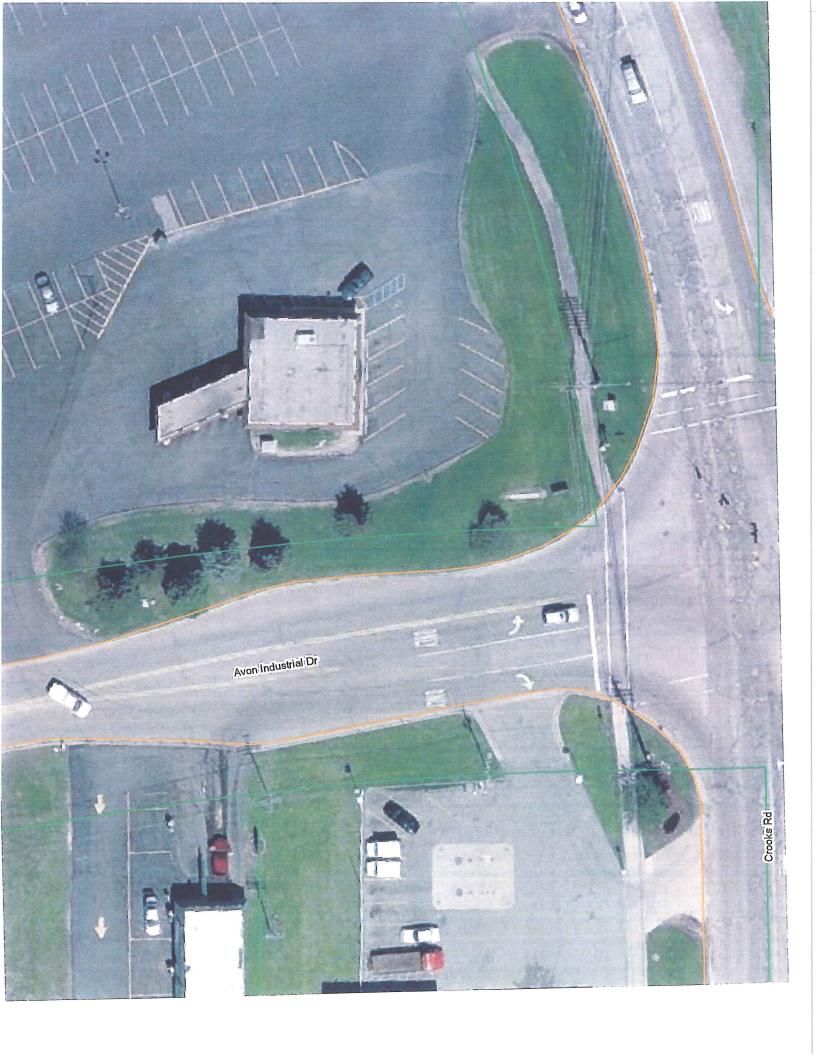
VARIANCE APLICATION

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 addit	ional sheet may be attached is space provided is not sufficient)				

M-59 / Crooks Business Park W Hamlin Rd **Proposed Location** of Sign Star Batt Dr ::Ramp M-59 / Crooks Business Park (3 Parcels) Ramp 03-18-08 1 inch equals 455 feet Legend TaxParcel --- RoadEdge





www.northstarsigns.biz

Forum Group Layout

4x6-V

6ft



COMMERCIAL REAL ESTATE

M59 - Crooks Business Park 1,600 - 8,000 sf CALL TYSON BUTTS (2/18) 224_0245

www.forumgrouplic.com

7.75

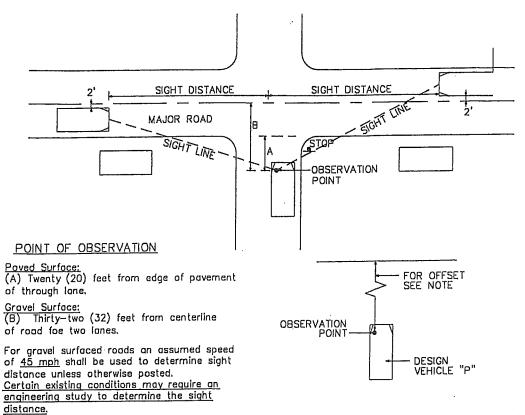
LGRADE

lear pign and return for production

UL VERIFIED NorthStar

Sign Management

23433 Hoover Rd. Warren, MI 48089 T>586-486-5151 F>586-486-5154



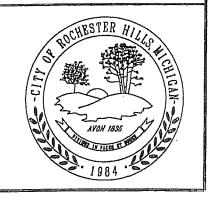
The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuosly visible within the specified limits.

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	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

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file no.)stance.dwg	SIGHT DISTANCE	drawing I	10.
M.Rodúlski		1 of 1]
date 10/2/98			



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LUCIDO INSURANCE

Dec 19 2012 10:46

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39999 Garfield Clinton Twp MI 48038 Phone:586-286-8200			INSURERS AFFORDING COVERAGE			NAIC #
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			INSURER C:		The second secon	
	59 AVON LLC P.O. Box 4013		INSURER D:			
	Southfield MI 4830	7	INSURER E:			
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					PROPERTY DAMAGE (Per accident)	5
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	RETENTION \$				WC STATU: OTH	
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY			į	E.L. EACH ACCIDENT	3
	ANY PROPRIETOR/PARTNER/EXECUTIVE				E.L. DISEASE - EA EMPLOYER	3
	OFFICER/MEMBER EXCLUDED? If yes, describe under				E.L. DISEASE - POLICY LIMIT	
	SPECIAL PROVISIONS below OTHER				C.C. BIBONOC - I OCIO FERRI	
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CE COMPANY ISAOA C/O BERNARD FINANCIAL SERVICING GROUP 20700 CIVIC CENTER DR SOUTHFIELD MI 48076						
		IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OF			лу бінарк сп ,лэлрь	
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ACORD 25 (2001/08)

City of Rochester Hills 1000 Rochester Hills Dr.

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

Location AVON INDUSTRIAL DR

Sidwell #

70-15-29-000-006

Subdivision

Lot#

Work Description:

TEMPORARY SIGN MBC 2003

0/2/20

Project #:

JTS2007-0066

Owner

CITY OF ROCHESTER HILLS 1000 ROCHESTER HILLS DR

ROCHESTER HILLS

MI

48309-3034

Ph# (248) 656 4615

Occupant

M59/CROOKS BUSINESS PARK

Ph#

Contractor

AVON STAR LLC 26100 AMERICAN DR STE 600

SOUTHFIELD

MI

48039

Ph#

(248) 860 9941

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.

Standard Item	APPLICATION FEE	1.00	\$75.00
STANDARD ITEM	PERMIT FEE (TEMPORARY SIG	1.00	\$25.00
	APPLICATION FEE (RENEWAL)	1.00	\$100.00
STANDARD ITEM	#E 030 04 (50041 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1.00	\$100.00
STANDARD ITEM	APPLICATION FEE (RENEWAL)		\$100.00
STANDARD ITEM	APPLICATION FEE (RENEWAL)	1.00	
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.