

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: McDonald's, 808 S. Rochester Road

Tax I.D. No./Sidwell No.: 70-15-15-476-020

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**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: 134-179 and 134-181 Paragraph: \_\_\_\_\_

State Requested Variance: (1) wall sign on the South elevation & (2) on the North elevation

Describe in detail why a variance should be granted, based on the above stated facts and conditions:

**There is a lack of identification on the North elevation when traveling South on Rochester Rd. going up the hill. You don't see it until you are right up on it. The signs proposed are part of McDonald's national standard sign package. McDonald's wants to be sure they are visible for traffic flowing North and South on Rochester Rd.**

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