

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: 1488 N. Rochester Road, Rochester Hills, Michigan

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

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).

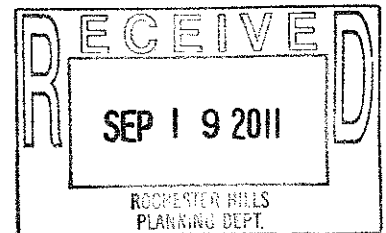
Section: VI 134-181(C) Paragraph: _____

State Requested Variance: 28 inches for a wall sign to project 40 inches from the face of a wall

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

SEE ATTACHED SHEET

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



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

A variance should be granted here based on the fact that this proposed sign would have been permitted, had this property been designated as a "Flex Business Overlay District". The City Walk Center was always designed as a pedestrian oriented lifestyle center to accommodate pedestrian traffic as part of an urban development. However, at the time of development of this Center, no Flex Business Overlay District existed. Existing sign ordinances do not take into account any standards for this type of life-style Center, but the Flex Business Overlay District sign regulations would otherwise have permitted the sign requested. Additionally, with use of this proposed sign, the total area of all signage for applicant here would be approximately 60sf as opposed to 200sf.