

City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

Bryan K. Barnett, Mayor

City Council Members: Erik Ambrozaitis J. Martin Brennan Greg Hooper Vern A. Pixley James Rosen Michael Webber Ravi Yalamanchi

DEPARTMENT OF BUILDING / ORDINANCE COMPLIANCE

Scott Cope
Director

Kelly Winters
Deputy Director

Richard Young
Supervisor of
Inspection Services

Robert White
Supervisor of
Ordinance Services

Telephone
248.656.4615
FAX
248.656.4623

Inspection Requests Only
24 Hrs. 248.656.4619

Building
Permits/Plan Review:
State Construction Code
(Res. & Commercial)
Residential Zoning
Review
Residential Grade Review

Inspections:
Building
Electrical
(signs, fire alarm)
Plumbing
Mechanical
(heat, air conditioning,
fire suppression)

Ordinance Compliance
Addressing
Zoning Compliance
Signs
Weed Control

**Construction / Fire
Board of Appeals**

City Hall
General Information
248.656.4600

Bryan K. Barnett
Mayor
248.656.4664

March 11, 2008

Allied Signs, Inc.
33650 Giftos
Clinton Township, MI 48035

Re: 2050 S. Rochester Rd. - Walgreens

Dear Applicant:

We are in receipt of your application for a sign permit for the above referenced location. However, your application does not meet the requirements as set forth in our Ordinance for the following reasons:

Rochester Hills Code of Ordinances Section 134-181 Standards General Commercial Premises Notes to Table O states:

Changeable or electronic message signs when mounted on the same monument structure as the premises identification sign further limited to one per premises.

ITEM #1

The submitted sign permit application is requesting an additional electronic message sign for the Hamlin Road sign. The proposed sign violates the maximum number of electronic message signs by one (1).

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 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:

Page Two
Allied Signs, Inc.
33650 Giftos
Clinton Township, MI 48035

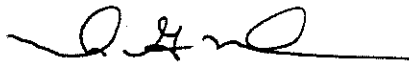
Re: 2050 S. Rochester Rd. - Walgreens

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



Mark G. McLocklin
Housing & Zoning Ordinance Inspector

MGM/cn
c: Planning Department