

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309
(248) 656-4660



For Official Use Only
File No. #13-015
Escrow No. _____
Date: _____

SIGN BOARD OF APPEALS APPLICATION

Address of Affected Property: 546 ROCHESTER ROAD
Tax I.D. No./Sidwell No.: 15-15-426-020 - B2

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: _____ Paragraph: _____

State Requested Variance: _____

Describe in detail why a variance should be granted, based on the above stated facts and conditions: TM on a hill cars ~~will~~ will not be as

visual to traffic and Better seen for visual ~~reasons~~

More visual to Rd. if sign is more visual not

to brake on traffic to be more safety reasons

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