



DEPARTMENT OF
**Planning &
Development**

Coleman A. Young Municipal Center
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NOTICE OF HEARING
PLEASE NOTE OUR MEETINGS ARE TEMPORARILY ON ZOOM

Governor Gretchen Whitmer's "Stay Home, Stay Safe" Executive Order 2020-21 (EO 2020-21) went into effect on March 24, 2020. Consistent with the various executive orders from Governor Whitmer, due to the COVID-19 pandemic, the City of Detroit Planning and Development Department, Signage Waiver Hearings will be meeting remotely via the internet until further notice. This action is being taken in accordance with Governor Whitmer's Executive Order 2020-75, which provides **temporary authorization of remote participation in public meetings and hearings.**

The Planning and Development Department, Signage Waiver Hearings will be held electronically, in compliance with the Open Meetings Act and EO 2020-75.

TO OWNERS AND RESIDENTS OF PROPERTY WITHIN 300 FEET OF:

2047 Woodward Ave.

You are hereby notified that a hearing will be held at

2:20 PM on Thursday, January 6, 2022

The link below is for all of our Zoom Meetings:

<https://cityofdetroit.zoom.us/j/2568030763>

Dial in number: +1 312 626 6799 US

Meeting ID: 256 803 0763

Any citizen, owner or resident of property (or his/her duly authorized representative) may express his/her comments, statements, or opinions concerning the proposed sign waiver either in writing to the Department, by email at signwaiver@detroitmi.gov or virtually at this hearing.

APPLICANT: Metro Detroit Signs /
Huntington Bank

LOCATION: 2047 Woodward Ave.

Summary of the proposed signage:

- One internally illuminated wall sign facing east, 604 sq. ft. in size
- One internally illuminated wall sign facing east, 29 sq. ft. in size
- One internally illuminated directional projecting sign facing north, 26 sq. ft. in size

Summary of the Waiver request, including citation and the extent to the sign does not meet the regulation:

- 4-4-45(b) to permit more than 1 wall sign per facade
- 4-4-42(c) to permit more than 1 projecting sign

- 4-4-62(4)(b) to permit the application of signs on a corner lot to be allocated amongst multiple frontages

NOTICE TO HANDICAPPED PERSONS

PDD Hearings are accessible to the handicapped. Any handicapped person needing special assistance (other than transportation) in order to participate in this hearing must notify the Department of such need at least forty-eight hours prior to the hearing. Michigan Relay is a communications system that allows hearing persons and deaf, hard of hearing, or speech impaired persons to communicate by telephone. Users may reach Michigan Relay by dialing 7-1-1 and then connecting with the Zoom conference number above. There is no additional charge to use this service. Please contact 313-590-1922 with any requests for accommodations.

CRITERIA FOR WAIVER

Per Sec 4-4-22(j), PDD may approve a petition for a waiver or adjustment only upon finding that such waiver or adjustment satisfies all of the following:

1. That, without the requested waiver or adjustment, the sign would be subject to one or more practical difficulties that would substantially hinder the communicative potential of the sign;
2. That the requested waiver or adjustment is necessary to address all practical difficulties referenced in the first bullet, as no form of alternative signage in accordance with this chapter could effectively eliminate all such practical difficulties;
3. That the requested waiver or adjustment would be sufficient to effectively eliminate all practical difficulties referenced in the first bullet;
4. That the requested waiver or adjustment will not have a detrimental effect on the privacy, light, or air of the premises or neighboring premises;
5. That the requested waiver or adjustment will not substantially affect the use or development of the subject premises or neighboring premises;
6. That the requested waiver or adjustment will not substantially impair, detract from, or otherwise affect the aesthetic value of the subject premises or neighboring premises;
7. That the requested adjustment will not in any way increase the potential for distraction to, obstruct the flow of, or otherwise harm pedestrians or motor vehicles passing within view of the sign; and
8. The proposed signage for the subject premises, submitted as part of the application for the waiver or adjustment, is in general accord with the spirit and intent of the regulations outlined in this chapter.