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DATE: 01/20/2022
PDD CASE: SWA 2021-00293
APPLICANT: 4 Tech Signs / House of Dank
LOCATION: 12668 Gratiot Avenue

Notices were mailed and published which contained the following information:

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:

12668 Gratiot Avenue

You are hereby notified that a hearing will be held at

2:00 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

A public hearing for the Signage Waiver and Adjustments Ordinance was held on Thursday, January 6, 2022 @ 2:05pm by way of Zoom.

ADVISORY CITY DEPARTMENT REPRESENTATIVES PRESENT:

Russell Baltimore, Planning and Development – Presiding Hearing Officer

Jamie Murphy, City Planning Commission

Greg Moots, Planning and Development Department

Eric Johnson, Buildings, Safety Engineering, and Environmental Department

Hearing Officer Russell Baltimore called the hearing to order.

Summary of the proposed signage:

Add a 60 sq. ft. dynamic sign to an existing 30 ft. tall, 108 sq. ft. pole sign.

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

Waive the provisions of Sections 4-4-40(c), (d), and (e) to permit a pole sign exceeding 12 sq. ft. in area and 15 ft. in height and set back less than one-half the height of the sign from the front of the premises to be modified by adding additional area.

I. STATEMENTS FROM THE ADVISORY CITY DEPARTMENT REPRESENTATIVES:

1. Inspector Johnson provided a verbal report of the reasons why the applicant was required to apply for a numerical, area, and height adjustment to the restrictions outlined in the Signage Ordinance.
2. Ms. Murphy stated that since this is in a B4 zoning district, the CPC has no jurisdiction in this case.

II. ARGUMENT FOR THE SIGNAGE WAIVER OR ADJUSTMENT FROM THE APPLICANT:

Swearing in of applicant – Al Williams representing ownership and Welson Sarkis representing 4Tech Signs. Mr. Sarkis presented the argument for the additional sign, showing images of the site aerial, site plan, sign graphics and pictures of the location. Mr. Williams added further detail regarding ownerships desire to use the additional signage to further promote the business.

III. PUBLIC COMMENTS:

There were not comments in favor or opposed to this signage waiver or adjustment.

IV. ACTION OF THE HEARING OFFICER:

DENIED

We have reviewed the applicant’s proposal and find that it exceeds the criteria set forth in **Sections 4-4-40(c), (d), and (e)**. We find that the additional signage is not in-line with the overall spirit and goals of the Ordinance. The additional signage would create an over-concentration of signs for this location.

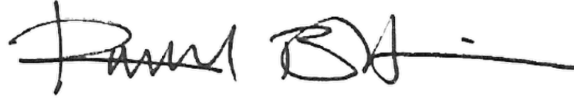
V. APPEALS OF ADMINISTRATIVE DECISIONS

For any petition that is approved, approved with conditions, or denied, notice of the opportunity to appeal the decision of the Director of the Planning and Development Department, or the Director's Designee, as authorized by **Section 4-4-23** of the **Detroit City Code** and the deadline by which such appeal must be made, as well as a certificate of the right to appeal in a form acceptable to the **Department of Appeals and Hearings** within **30 days of receipt** of the determination letter.

You can find a copy of the certificate of right to appeal here:

<https://detroitmi.gov/sites/detroitmi.localhost/files/2020-12/DAH-right%20to%20appeal%20certificate-PDD%20sign%20waiver-ADMINISTRATIVE%20APPEAL-2020.pdf>

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Baltimore", with a long horizontal line extending to the right.

Russell Baltimore
Assistant Director Design Review
Planning and Development Department

c: K. Gage
G. Moots
E. Johnson
J. Murphy