



DEPARTMENT OF
**Planning &
Development**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

Occupant
6071 2nd Ave
Detroit, MI 48202-3440

NOTICE OF HEARING

Sign waiver hearings will be both in person and on-line. **ON-LINE PUBLIC ATTENDANCE IS STRONGLY ENCOURAGED.** As pursuant to public health guidelines, the meeting room will be subject to space limitations, and there are NO additional opportunities for public viewing within the building.

TO OWNERS AND RESIDENTS OF PROPERTY WITHIN 300 FEET OF:

6201 Second Ave.

You are hereby notified that a hearing will be held online and in person at

2:00 PM on June 22, 2023 in Rm. 808 of the

Coleman A. Young Municipal Center, 2 Woodward Ave.

The link below is for this Teams meeting:

<https://www.microsoft.com/microsoft-teams/join-a-meeting>

Meeting ID: 277 729 478 079

Passcode: HTeoWz

Dial in number: 469-998-6602 US

Phone Conference ID: 600 627 725#

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 at this hearing.

PDD Case: SWA2023-00085 and 00086

APPLICANT: Gardner Signs on behalf of the Detroit Pistons Performance Center

LOCATION: 6201 Second Ave.

Summary of the proposed signage: Erect an externally (halo) illuminated 5' x 87'6" (467 sq ft) and a 2' 7" x 42'8" (117 sq ft) internally (edge) lit wall sign on the east wall

Summary of the waiver request and the extent to the sign does not meet the regulation: Three waivers are requested to:

1. Exceed the standard of Sec. 4-4-62(a)(2)(a) to permit more than 500 sq ft of signage on a façade (975 sq ft on the east)

2. Exceed the standards of Sec. 4-4-45(d) to permit a wall sign to be erected 10' above the 40' permitted (25%), and
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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;
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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.



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6134 2nd Ave
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LOCATION: 6201 Second Ave.

Summary of the proposed signage: Erect an externally (halo) illuminated 5' x 87'6" (467 sq ft) and a 2' 7" x 42'8" (117 sq ft) internally (edge) lit wall sign on the east wall

Summary of the waiver request and the extent to the sign does not meet the regulation: Three waivers are requested to:

1. Exceed the standard of Sec. 4-4-62(a)(2)(a) to permit more than 500 sq ft of signage on a façade (975 sq ft on the east)

2. Exceed the standards of Sec. 4-4-45(d) to permit a wall sign to be erected 10' above the 40' permitted (25%), and
3. Permit the combination of the permissible sign are for a corner lot provided for in 4-4-62(b) to permit a total of 1, 135 sq .ft of signage

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CRITERIA FOR WAIVER

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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;
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DEPARTMENT OF
**Planning &
Development**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

Occupant
6200 2nd Ave Apt 104
Detroit, MI 48202-3400

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<https://www.microsoft.com/microsoft-teams/join-a-meeting>

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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;
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DEPARTMENT OF
**Planning &
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2 Woodward Avenue, Suite 808
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Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

Occupant
6200 2nd Ave Apt 111
Detroit, MI 48202-3463

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<https://www.microsoft.com/microsoft-teams/join-a-meeting>

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PDD Case: SWA2023-00085 and 00086

APPLICANT: Gardner Signs on behalf of the Detroit Pistons Performance Center

LOCATION: 6201 Second Ave.

Summary of the proposed signage: Erect an externally (halo) illuminated 5' x 87'6" (467 sq ft) and a 2' 7" x 42'8" (117 sq ft) internally (edge) lit wall sign on the east wall

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LOCATION: 6201 Second Ave.

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DEPARTMENT OF
**Planning &
Development**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

Occupant
6200 2nd Ave Apt 15
Detroit, MI 48202-3466

NOTICE OF HEARING

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6201 Second Ave.

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2:00 PM on June 22, 2023 in Rm. 808 of the

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<https://www.microsoft.com/microsoft-teams/join-a-meeting>

Meeting ID: 277 729 478 079

Passcode: HTeoWz

Dial in number: 469-998-6602 US

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PDD Case: SWA2023-00085 and 00086

APPLICANT: Gardner Signs on behalf of the Detroit Pistons Performance Center

LOCATION: 6201 Second Ave.

Summary of the proposed signage: Erect an externally (halo) illuminated 5' x 87'6" (467 sq ft) and a 2' 7" x 42'8" (117 sq ft) internally (edge) lit wall sign on the east wall

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LOCATION: 6201 Second Ave.

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6200 2nd Ave Apt 203
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Dial in number: 469-998-6602 US

Phone Conference ID: 600 627 725#

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PDD Case: SWA2023-00085 and 00086

APPLICANT: Gardner Signs on behalf of the Detroit Pistons Performance Center

LOCATION: 6201 Second Ave.

Summary of the proposed signage: Erect an externally (halo) illuminated 5' x 87'6" (467 sq ft) and a 2' 7" x 42'8" (117 sq ft) internally (edge) lit wall sign on the east wall

Summary of the waiver request and the extent to the sign does not meet the regulation: Three waivers are requested to:

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DEPARTMENT OF
**Planning &
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2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

Occupant
6200 2nd Ave Apt 207
Detroit, MI 48202-3464

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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
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DEPARTMENT OF
**Planning &
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2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

Occupant
6200 2nd Ave Apt 214
Detroit, MI 48202-3464

NOTICE OF HEARING

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6201 Second Ave.

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2:00 PM on June 22, 2023 in Rm. 808 of the

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<https://www.microsoft.com/microsoft-teams/join-a-meeting>

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PDD Case: SWA2023-00085 and 00086

APPLICANT: Gardner Signs on behalf of the Detroit Pistons Performance Center

LOCATION: 6201 Second Ave.

Summary of the proposed signage: Erect an externally (halo) illuminated 5' x 87'6" (467 sq ft) and a 2' 7" x 42'8" (117 sq ft) internally (edge) lit wall sign on the east wall

Summary of the waiver request and the extent to the sign does not meet the regulation: Three waivers are requested to:

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LOCATION: 6201 Second Ave.

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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.



DEPARTMENT OF
**Planning &
Development**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

Occupant
6200 2nd Ave Apt 3
Detroit, MI 48202-3400

NOTICE OF HEARING

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6201 Second Ave.

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2:00 PM on June 22, 2023 in Rm. 808 of the

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The link below is for this Teams meeting:

<https://www.microsoft.com/microsoft-teams/join-a-meeting>

Meeting ID: 277 729 478 079

Passcode: HTeoWz

Dial in number: 469-998-6602 US

Phone Conference ID: 600 627 725#

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PDD Case: SWA2023-00085 and 00086

APPLICANT: Gardner Signs on behalf of the Detroit Pistons Performance Center

LOCATION: 6201 Second Ave.

Summary of the proposed signage: Erect an externally (halo) illuminated 5' x 87'6" (467 sq ft) and a 2' 7" x 42'8" (117 sq ft) internally (edge) lit wall sign on the east wall

Summary of the waiver request and the extent to the sign does not meet the regulation: Three waivers are requested to:

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Occupant
6200 2nd Ave Apt 301
Detroit, MI 48202-3464

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LOCATION: 6201 Second Ave.

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Occupant
6200 2nd Ave Apt 302
Detroit, MI 48202-3466

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PDD Case: SWA2023-00085 and 00086

APPLICANT: Gardner Signs on behalf of the Detroit Pistons Performance Center

LOCATION: 6201 Second Ave.

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LOCATION: 6201 Second Ave.

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Phone: 313.224.1339
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www.detroitmi.gov/pdd

Occupant
6200 2nd Ave Apt 304
Detroit, MI 48202-3466

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LOCATION: 6201 Second Ave.

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Occupant
6200 2nd Ave Apt 305
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Dial in number: 469-998-6602 US

Phone Conference ID: 600 627 725#

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PDD Case: SWA2023-00085 and 00086

APPLICANT: Gardner Signs on behalf of the Detroit Pistons Performance Center

LOCATION: 6201 Second Ave.

Summary of the proposed signage: Erect an externally (halo) illuminated 5' x 87'6" (467 sq ft) and a 2' 7" x 42'8" (117 sq ft) internally (edge) lit wall sign on the east wall

Summary of the waiver request and the extent to the sign does not meet the regulation: Three waivers are requested to:

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CRITERIA FOR WAIVER

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DEPARTMENT OF
**Planning &
Development**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

Occupant
6200 2nd Ave Apt 4
Detroit, MI 48202-3400

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CRITERIA FOR WAIVER

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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
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DEPARTMENT OF
**Planning &
Development**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

Occupant
6200 2nd Ave Apt 9
Detroit, MI 48202-3400

NOTICE OF HEARING

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<https://www.microsoft.com/microsoft-teams/join-a-meeting>

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PDD Case: SWA2023-00085 and 00086

APPLICANT: Gardner Signs on behalf of the Detroit Pistons Performance Center

LOCATION: 6201 Second Ave.

Summary of the proposed signage: Erect an externally (halo) illuminated 5' x 87'6" (467 sq ft) and a 2' 7" x 42'8" (117 sq ft) internally (edge) lit wall sign on the east wall

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LOCATION: 6201 Second Ave.

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475 W Baltimore St
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PDD Case: SWA2023-00085 and 00086

APPLICANT: Gardner Signs on behalf of the Detroit Pistons Performance Center

LOCATION: 6201 Second Ave.

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Occupant
1 Ford PI
Detroit, MI 48202-3450

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LOCATION: 6201 Second Ave.

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Occupant
1 Ford Pl Place4b
Detroit, MI 48202-3450

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LOCATION: 6201 Second Ave.

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DEPARTMENT OF
**Planning &
Development**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

Occupant
1 Ford Pl 4a
Detroit, MI 48202-3450

NOTICE OF HEARING

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TO OWNERS AND RESIDENTS OF PROPERTY WITHIN 300 FEET OF:

6201 Second Ave.

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The link below is for this Teams meeting:

<https://www.microsoft.com/microsoft-teams/join-a-meeting>

Meeting ID: 277 729 478 079

Passcode: HTeoWz

Dial in number: 469-998-6602 US

Phone Conference ID: 600 627 725#

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PDD Case: SWA2023-00085 and 00086

APPLICANT: Gardner Signs on behalf of the Detroit Pistons Performance Center

LOCATION: 6201 Second Ave.

Summary of the proposed signage: Erect an externally (halo) illuminated 5' x 87'6" (467 sq ft) and a 2' 7" x 42'8" (117 sq ft) internally (edge) lit wall sign on the east wall

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PDD Case: SWA2023-00085 and 00086

APPLICANT: Gardner Signs on behalf of the Detroit Pistons Performance Center

LOCATION: 6201 Second Ave.

Summary of the proposed signage: Erect an externally (halo) illuminated 5' x 87'6" (467 sq ft) and a 2' 7" x 42'8" (117 sq ft) internally (edge) lit wall sign on the east wall

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Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

Occupant
1 Ford Pl 5f
Detroit, MI 48202-3450

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