

Detroit Historic District Commission

RESOLUTION 21-03

Extension of Deadlines for Approved Permanent Work in Historic Districts

BY COMMISSIONER _____

WHEREAS, the 2019 Detroit City Code, being Section 21-2-73, 21-2-75 and 21-2-78, authorizes the Detroit Historic District Commission (the “Commission”) to approve work in historic districts via the issuance of a Certificate of Appropriateness or Notice to Proceed; and,

WHEREAS, the Commission from time to time lays conditions on the staff’s issuance of such approvals, which may be based variously on the substantive features of the proposed design, the performance of certain obligations, or the attainment of certain approvals from other public bodies, private institutions, the city, or the community; and may create deadlines for such; and,

WHEREAS, the Commission recognizes the existence of unprecedented delays, market unpredictability, cost overruns, communication obstacles, interruptions in governmental administration, and supply line disruptions in the construction contracting, financing, retail, transport, regulatory, and real estate development sectors precipitated by the COVID-19 pandemic; and,

WHEREAS, the Commission recognizes that delays and failures in meeting the Commission’s various deadlines during the pandemic period may occur, and may have already occurred, despite good faith efforts among developers, owners, and contractors to meet them per the Commission’s original intent; and,

WHEREAS, the Commission finds that the conditions causing such unpredictability and delays existed beginning in March 2020 and continue to exist today;

WHEREAS, the Commission seeks to provide property owners and developers in the city’s historic districts with stability and predictability around their approvals or deadlines, including those already expired; therefore,

BE IT RESOLVED that the Detroit Historic District Commission hereby extends the date of all deadlines for the issuance of approvals originally set to expire on or after January 1, 2020, to a date no later than 18 months after the original deadline date.

Dated: May 5, 2021