DEPARTMENT OF
Planning & Development
CITY OF DETROIT

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

Phone: 313.224.1339
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www.detroitmi.gov/pdd

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:

at 2640 S Fort Street

You are hereby notified that a hearing will be held online and in person at
2:00 PM on **March 23, 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: 298 336 421 145
Passcode: hwJoSS
Dial in number: 469-998-6602 US
Phone Conference ID: 919 338 402#

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: SWA2022-00471
APPLICANT: Fastsigns on behalf of the Fish Station
LOCATION: 2640 S Fort Street

Summary of the proposed signage: Erect four additional externally illuminated (halo lit) wall signs, 9 sq ft, 21.5 sq ft, 10.6 sq ft, and 13 sq ft in size.

Summary of the waiver request and the extent to the sign does not meet the regulation: A waiver is requested from the standards of Sec. 4-4-45(b) to erect three additional signs above the one permitted in the sign district.

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 <u>all of the following:</u>

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.