



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](http://www.detroitmi.gov/pdd)

Occupant  
14252 Gratiot Ave  
Detroit, MI 48205-2428

## 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:

### **14301 Gratiot Ave.**

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

**2:00 PM on October 5, 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: 241 575 303 243

Passcode: zhEGSV

Dial in number: 469-998-6602 US

Phone Conference ID: 574 010 04#

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](mailto:signwaiver@detroitmi.gov) or at this hearing.

**PDD Case:** SWA2023-00341

**APPLICANT:** Metro Detroit Signs on behalf of Citi Trends

**LOCATION:** 14301 Gratiot Ave.

**Summary of the proposed signage:** Erect an internally illuminated wall sign (9.7' x 16.6' (160.19 sq foot) wall sign on the southeast (front) elevation, the third on the building, to replace an existing sign.

**Summary of the waiver request and the extent to the sign does not meet the regulation:** A waiver is requested to combine the permissible aggregate sign area for the 2 street frontages, per 4-4-62(b).

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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;
3. That the requested waiver or adjustment would be sufficient to effectively eliminate all practical difficulties referenced in the first bullet;
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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](http://www.detroitmi.gov/pdd)

Occupant  
14383 Gratiot Ave  
Detroit, MI 48205-2316

## NOTICE OF HEARING

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

Meeting ID: 241 575 303 243

Passcode: zhEGSV

Dial in number: 469-998-6602 US

Phone Conference ID: 574 010 04#

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**PDD Case:** SWA2023-00341

**APPLICANT:** Metro Detroit Signs on behalf of Citi Trends

**LOCATION:** 14301 Gratiot Ave.

**Summary of the proposed signage:** Erect an internally illuminated wall sign (9.7' x 16.6' (160.19 sq foot) wall sign on the southeast (front) elevation, the third on the building, to replace an existing sign.

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Occupant  
14241 Gratiot Ave  
Detroit, MI 48205-2425

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Occupant  
14119 E 7 Mile Rd  
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Occupant  
14127 E 7 Mile Rd  
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Occupant  
14145 E 7 Mile Rd  
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14149 E 7 Mile Rd  
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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](http://www.detroitmi.gov/pdd)

Occupant  
14296 Gratiot Ave  
Detroit, MI 48205-2305

## NOTICE OF HEARING

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TO OWNERS AND RESIDENTS OF PROPERTY WITHIN 300 FEET OF:

### **14301 Gratiot Ave.**

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**2:00 PM on October 5, 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: 241 575 303 243

Passcode: zhEGSV

Dial in number: 469-998-6602 US

Phone Conference ID: 574 010 04#

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**PDD Case:** SWA2023-00341

**APPLICANT:** Metro Detroit Signs on behalf of Citi Trends

**LOCATION:** 14301 Gratiot Ave.

**Summary of the proposed signage:** Erect an internally illuminated wall sign (9.7' x 16.6' (160.19 sq foot) wall sign on the southeast (front) elevation, the third on the building, to replace an existing sign.

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DEPARTMENT OF  
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Occupant  
14300 Gratiot Ave  
Detroit, MI 48205-2305

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Occupant  
14302 Gratiot Ave  
Detroit, MI 48205-2305

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**PDD Case:** SWA2023-00341

**APPLICANT:** Metro Detroit Signs on behalf of Citi Trends

**LOCATION:** 14301 Gratiot Ave.

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[www.detroitmi.gov/pdd](http://www.detroitmi.gov/pdd)

Occupant  
14304 Gratiot Ave  
Detroit, MI 48205-2305

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**PDD Case:** SWA2023-00341

**APPLICANT:** Metro Detroit Signs on behalf of Citi Trends

**LOCATION:** 14301 Gratiot Ave.

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Occupant  
14306 Gratiot Ave  
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**PDD Case:** SWA2023-00341

**APPLICANT:** Metro Detroit Signs on behalf of Citi Trends

**LOCATION:** 14301 Gratiot Ave.

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Occupant  
14308 Gratiot Ave  
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Occupant  
14380 Gratiot Ave  
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Occupant  
14243 Gratiot Ave Ste 1  
Detroit, MI 48205-2479

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The link below is for this Teams meeting:

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

Meeting ID: 241 575 303 243

Passcode: zhEGSV

Dial in number: 469-998-6602 US

Phone Conference ID: 574 010 04#

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](mailto:signwaiver@detroitmi.gov) or at this hearing.

**PDD Case:** SWA2023-00341

**APPLICANT:** Metro Detroit Signs on behalf of Citi Trends

**LOCATION:** 14301 Gratiot Ave.

**Summary of the proposed signage:** Erect an internally illuminated wall sign (9.7' x 16.6' (160.19 sq foot) wall sign on the southeast (front) elevation, the third on the building, to replace an existing sign.

**Summary of the waiver request and the extent to the sign does not meet the regulation:** A waiver is requested to combine the permissible aggregate sign area for the 2 street frontages, per 4-4-62(b).

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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](http://www.detroitmi.gov/pdd)

Occupant  
14366 Gratiot Ave 100  
Detroit, MI 48205-2315

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14141 E 7 Mile Rd  
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