



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

7 & GRATIOT ASSOCIATES, LLC
7091 ORCHARD LAKE RD STE 260
WEST BLOOMFIELD, MI 48322

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 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;
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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CHUNG, DAVID WAN & YOUNG GI
2666 PETERBORO ROAD
WEST BLOOMFIELD HILLS, MI 48301-1055

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E J C PROPERTIES L L C
30407 W THIRTEEN MILE RD
FARMINGTON HILLS, MI 48334

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FALCON HOLDINGS LLC
P O BOX 150203
ARLINGTON, TX 76015

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GLENWOOD PLAZA LLC
29200 NORTHWESTERN HWY, STE. 450
SOUTHFIELD, MI 48034

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GRATIOT & MADDELEIN ASSOCIATES
14243 GRATIOT
DETROIT, MI 48205

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J D KNOX INC
PO BOX 182571
COLUMBUS, OH 43218-2571

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30095 NORTHWESTERN HIGHWAY, STE 102
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SOUTHFIELD, MI 48034

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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 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

NORTHEAST VILLAGE SHOPPES LLC
4036 TELEGRAPH RD STE 201
BLOOMFIELD HILLS, MI 48302

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PROGRESSIVE POLETOWN PROPERTIES
PO BOX 12429
HAMTRAMCK, MI 48212

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www.detroitmi.gov/pdd

REA, LEO W
16803 COLLINSON
EASTPOINTE, MI 48021

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RUBY PROPERTIES INC
19135 GRAND RIVER
DETROIT, MI 48204

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SYED, ALI A.
1780 BROOKDALE
CANTON, MI 48188

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