

property. The building is open to trespass and vandalized. Recommend the Department of Public Works secure bids and have this dangerous structure removed.

6642 Marcus, Lot 4, Bessenger and Moore's Mt. Elliott Ave. Subdivision, between Sherwood and Girardin.

There is a vacant, one-story building located on this property. The building is open to trespass and vandalized. Recommend the Department of Public Works dismantle and remove this dangerous structure.

534 Theodore, Lot 5, Davocks Subdivision, between Beaubien and St. Antoine.

There is a two-story, two-family dwelling located on this property. The building is open to trespass and vandalized. Recommend the Department of Public Works secure bids and have this dangerous structure removed.

4843 Thompson Ct., Lot 44, Dettloff's Subdivision, between Warren and Hancock.

There is a frame, two-story, two-family dwelling located on this property. The building is vacant, open to trespass and is badly fire damaged. Recommend the Department of Public Works secure bids and have this dangerous structure removed.

See the attached detailed information, copy of the Unsafe Building Reports, and copies of the Minutes of the Departmental Hearings for this Department's findings and recommendations.

Respectfully submitted,  
CLYDE E. DOUGHERTY,  
Commissioner.

**Resolution Setting Hearing Date  
Relative To Dangerous Structures  
By Councilman Ravitz:**

Whereas, The Department of Buildings & Safety Engineering has filed reports of its findings and determination that buildings or structures on premises described in the foregoing communciation are in a dangerous condition and should be removed; therefore be it

Resolved, That in accordance with Section 125.7 of the Building Code, a hearing on each of the following locations will be held by this Common Council in the Committee Room, 13th floor, City-County Building on THURSDAY, NOVEMBER 4, 1965 at 10:10 A.M.:

- 8743 Agnes,
- 4165 Dubois,
- 2020 W. Forest,
- 611-15 E. Hancock,
- 6642 Marcus,
- 534 Theodore and
- 4843 Thompson Ct.

for the purpose of giving the owner or owners the opportunity to show

cause why said structures should not be demolished or otherwise made safe, and further

Resolved, That the Commissioner of Buildings & Safety Engineering and the Corporation Counsel be and they are hereby requested to have their departments represented at said hearings before this body.

Adopted as follows:  
Yeas — Councilmen Beck, Brickley, Ravitz, Rogell, Van Antwerp, Wierzbicki and President Carey—7.  
Nays—None.

**City Plan Commission  
October 15, 1965.**

Honorable Common Council:  
Gentlemen — There is returned herewith the petition of Samuel V. McBride, et al (12198) requesting that the City open and pave a 20 foot alley into Philip Avenue at a point opposite the end of Freud Avenue.

There is presently an 18 foot paved alley between Philip and Manistique. Access to this alley is possible only from Jefferson or Essex. The distance between these two streets is about one half mile.

The first attempts to improve this situation was in 1958 when a petition was presented to the Common Council requesting that Freud Avenue be extended easterly three blocks to Alter Road. A 1964 petition requested that the street be extended one block to Manistique. Both of these petitions were denied because of insufficient support and excessive cost to benefitted property owners.

The present request would provide an outlet for this much-used alley at about the mid-point; thus providing better access to the many garages fronting on the alley. No condemnation would be necessary as the alley can be constructed on land that was condemned for the Fox Creek relief sewer and is now vacant and owned by the City. Paving costs have been estimated at \$2,600.00. The Assessors office has determined that all the property owners in the assessment district would benefit equally from this improvement and should pay approximately \$1.22 per foot of frontage on the alley. The owners of 55% of the frontage have signed the petition agreeing to this assessment.

It is the recommendation of the City Plan Commission, therefore, that the northerly 20 feet of Lot 741 of Fox Creek Subdivision be set aside for alley purposes and that the remaining 7 feet of the parcel be offered to the adjoining property owner for a nominal fee, and further that the Department of Public Works be directed to pave the northerly 20 feet of said Lot 741 and the cost be assessed to the benefitted property

owners as determined by the Assessor's office.

Respectfully submitted,  
**CHARLES A. BLESSING,**  
 Director of City Planning.

By Councilman Rogell:

Resolved, That in accordance with the foregoing communication, the northerly 20 ft. of Lot 741 of Fox Creek Sub. be and the same is hereby set aside for alley purposes as an outlet into Philip Ave. at a point opposite the end of Freud Ave. and that the remaining 7 ft. of the parcel is hereby released for sale and assigned to the Surplus Real Property Committee to negotiate for the sale of same to the adjoining property owner for a nominal fee, and further

Resolved, That the Department of Public Works is hereby directed to take the necessary steps to pave the northerly 20 ft. of said Lot 741 and that the cost be assessed to the benefitted property owners as determined by the Board of Assessors.

Adopted as follows:

Yeas — Councilmen Beck, Brickley, Ravitz, Rogell, Van Antwerp, Wierzbicki and President Carey—7.  
 Nays—None.

#### City Plan Commission

October 14, 1965.

Honorable Common Council:

Gentlemen—Reference is made to a petition received by the City Plan Commission from J. O. Aubin on behalf of Business Engineers of America and which requests approval of a parking lot in a PCA zoning district, property located at the northwest corner of W. Larned and First. This request is made in accordance with Section B-13.1 of the Zoning Ordinance of the City of Detroit. The subject property is known as 500-510 W. Larned and is more particularly described as Lot 12, Block 7, Cass Farms Subdivision.

The following facts and findings were considered in the disposition of this request:

1. Until recently a small bar was located on the property but it has been razed and the lot is now being used for parking.

2. The properties to the north and to the west are developed and used for off-street surface parking purposes, most of which were in existence prior to the adoption of the PCA amendment to the Zoning Ordinance. The properties to the east across First from the subject property are developed with commercial uses. The property to the south is vacant, having been cleared in conjunction with the construction of Cobo Hall and of the W. Larned ramp exiting from the Lodge Freeway.

This matter was considered by the City Plan Commission at its regular meeting of October 13, 1965. After considering the land use of the area

and a site plan of the proposed development, and after careful consideration of all the factors involved, it was the opinion of the Commission that, because of the need for additional improved off-street parking facilities in the area, the requested use would be necessary to the public convenience and not contrary to the spirit and purposes of the Zoning Ordinance, provided the following conditions are complied with:

1. That a three (3) foot brick wall be constructed and maintained along W. Larned Avenue and along First Street.

2. That the parking area be provided with a pavement having an asphaltic or Portland cement binder so as to provide a permanent, durable and dustless surface, and be so graded and drained as to dispose of all surface water accumulation within the area.

3. That the required permit for the use of the premises shall be obtained from the Department of Buildings and Safety Engineering before making use of the premises and that failure to obtain said permit by April 12, 1966, will thereby invalidate and terminate this grant.

Because the subject property is in a PCA zoning district, the provisions of Section B-13.1 of the Zoning Ordinance require that the Commission file a report with Your Honorable Body and that the Common Council, by resolution, approve, disapprove or modify such recommendation.

The City Plan Commission, therefore, recommends that the request of J. O. Aubin on behalf of Business Engineers of America for approval of a parking lot on Lot 12, Block 7, Cass Farms Subdivision located at the northwest corner of Larned and First, be approved in this instance provided compliance is made with all of the above-mentioned conditions.

Respectfully submitted,

**CHARLES A. BLESSING,**

Director of City Planning.

By Councilman Rogell:

Resolved, That the Department of Buildings & Safety Engineering be and it is hereby authorized and directed to issue permit to Business Engineers of America for parking lot use of property described as Lot 12, Block 7, Cass Farms Sub., at the N.W. corner of W. Larned and First.

Provided, The permit is secured by not later than April 12, 1966, and that all other conditions as outlined in the foregoing communication of the City Plan Commission are also complied with, and further

Provided, That the work is performed under the supervision of the Department of Buildings & Safety Engineering, and in accordance with plans approved by that department and the City Plan Commission.

Adopted as follows:

Yeas — Councilmen Beck, Brickley,