

Board of Assessors

August 22, 1947.

To the Honorable, the Common Council:

Gentlemen—We herewith transmit to your Honorable Body Assessment Rolls and the respective assessable amounts: B9894, \$7,984.32; B9895, \$26,484.20; B9896, \$1,807.36; B9897, \$7,512.08; B9898, \$11,456.68; B9899, \$5,664.48; B9900, \$6,605.92; B9901, \$14,457.36; B9902, \$23,123.88; B9903, \$5,112.20; for grading and paving the following streets and alley to wit:

Wayburn, Morang to Casino.
Prest, Joy Rd. to W. Chicago.
Florida, Radcliffe to Sarena.
Forrer, Warren to Majestic.
St. Marys, Margareta to 7 Mile Rd.
Rutherford, Pickford to Margareta.
Eastwood, Morang to Rex.
Carrie, Hildale to 7 Mile Rd.
Payton, Morang to Moross.

Alley No. 4579, in the block bounded by Wildemere, Lawton, Calvert and Collingwood.

The usual notice required by law has been given to the parties in interest, as will appear by the annexed notices and affidavits of publication. No person has appeared to object to said rolls or to ask any corrections thereof. We have, therefore, signed the same and report them to your honorable body.

Respectfully submitted,

KENNETH J. McCARREN,
President.

By Councilman Rogell:

Resolved, That Assessment Rolls and the respective assessable amounts: B9894, \$7,984.32; B9895, \$26,484.20; B9896, \$1,807.36; B9897, \$7,512.08; B9898, \$11,456.68; B9899, \$5,664.48; B9900, \$6,605.92; B 9901, \$14,457.36; B9902, \$23,123.88; B9903, \$5,112.20; for grading and paving the streets and alley as described in the foregoing communication, are hereby approved and confirmed, that the description of premises and the names of persons contained therein are received as correct; and that the sums set forth in the said assessment rolls are the correct ones which each individual or set of individuals should be assessed at and pay, and the said assessments be collected from the several persons liable to pay the same according to law.

I approve the form of the above resolution.

WILLIAM E. DOWLING,
Corporation Counsel.

Adopted as follows:

Yeas—Councilmen Castator, Comstock, McNamara, Oakman, Rogell, Van Antwerp, and the President—7.
Nays—None.

City Plan Commission

August 15, 1947.

To the Honorable, the Common Council:

Gentlemen — There is attached hereto the quit claim deed of the Michigan Tool Company covering land to be dedicated for the westerly one-half of Dresden Avenue between Eight Mile Road and Collingham Dr. The aforesaid deed is being submitted in accordance with a resolution which was adopted by your Honorable Body on June 3, 1947, and it is the recommendation of the City Plan Commission that same be accepted.

Respectfully submitted,
GEO. F. EMERY,
Planning Director Secy.

By Councilman Rogell:

Resolved, That the quit-claim deed of the Michigan Tool Co. to the City of Detroit covering property for street purposes, described as "the E. 30 ft. of all that part of the W. ½ of the N.W. ¼ of Sec. 2, T. 1 S., R. 12 E., City of Detroit, Wayne County, Mich., lying west of and adjoining the west line of Dresden ave., 30 ft. wide, as platted in McGiverin Haldeman's 7 Mile Drive Sub. No. 1 and as now established, between the south line of 8 Mile Road, 204 ft. wide as now established, and the north line of Collingham Drive, 25 ft. wide as platted in Green Briar Sub. and as now established."

Be and same is hereby accepted, and the City Controller is hereby authorized to record said deed in the office of the Register of Deeds for Wayne County.

Adopted as follows:

Yeas—Councilmen Castator, Comstock, McNamara, Oakman, Rogell, Van Antwerp, and the President—7.
Nays—None.

City Plan Commission

August 21, 1947.

To the Honorable, the Common Council:

Gentlemen — There is returned herewith the petition of Richman-Ringler Building Company (4654), requesting the widening of Strathmoor Avenue between Pembroke and Chippewa Avenues in order that this section of the street may be improved, thereby permitting the utilization of the lots on the west side of the street owned by petitioner for residential building purposes.

An investigation disclosed that the land necessary to effect the widening as requested involved two parcels, one of which was owned by the McQuade Realty Company and the other by the Board of Education of the City of Detroit. The McQuade Realty

parcel extends from the center line of Pembroke Avenue to the alley northerly of Pembroke Avenue between Strathmoor and Mark Twain Avenues. The Board of Education property extends from the alley north of Pembroke Avenue to the center line of Chippewa Avenue extended, between Strathmoor and Mark Twain Avenues. It was further determined that the Board of Education was negotiating for the sale of their entire parcel which was originally acquired as a school site, but which due to changes in plan and requirements was no longer deemed necessary for that purpose.

Communications were addressed to owners of property involved requesting that the land necessary to widen Strathmoor Avenue between Pembroke and Chippewa Avenues be dedicated to the City of Detroit, with a further request to the Board of Education that the southerly one-half of Chippewa Avenue between Strathmoor and Mark Twain Avenues and also the land necessary to widen Mark Twain Avenue between Chippewa Avenue and the alley north of Pembroke Avenue to a width of 60 feet be also conveyed for street purposes prior to the consummation of a sale of the property to a private party. Both of the parties involved were agreeable to making such dedications and have tendered deeds covering same which are attached hereto.

The City Plan Commission, therefore, recommend that same be accepted, all of the above being shown on attached plan No. 850-1.

Respectfully submitted,

GEO. F. EMERY,
Planning Director-Secy.

By Councilman Rogell:

Resolved, That quit-claim deed of the Board of Education to the City of Detroit covering property dedicated for street purposes, described as:

"All that part of N. E. $\frac{1}{4}$ Sec. 6, T. 1 S., R. 11 E., City of Detroit, Wayne County, Michigan, more particularly described as follows: Beginning at a point in the west line of Mark Twain Avenue as platted in J. Lee Baker's College Community Subdivision of E. $\frac{1}{2}$ of W. $\frac{1}{2}$ of N. E. $\frac{1}{4}$ of Sec. 6, T. 1 S., R. 11 E., as recorded in Liber 53 of plats—page 61, Wayne County Records; said point being distant S. 87 deg., 05 min., 40 sec., W., 45.82 feet from the southwest corner of lot 209 of last mentioned subdivision; thence along the said west line of Mark Twain Avenue as platted in last mentioned subdivision, N. 1 deg., 59 min., 10 sec., W., 778.22 feet to a point in the centerline, extended westerly, of Chippewa Avenue, 60 feet wide as platted in last mentioned subdivision; thence along a line S. 88 deg.,

07 min., 40 sec., W., 16.93 feet to a point in the west line of Mark Twain Avenue, 60 feet wide as herein established; thence along said west line of Mark Twain Avenue S. 2 deg., 11 min., 20 sec., E., 778.50 feet to a point; thence along a line N. 87 deg., 05 min., 40 sec., E., 14.18 feet to the place of beginning to be used for street purposes for widening Mark Twain Avenue to 60 foot width;

Also, all that part of N. E. $\frac{1}{4}$ of Sec. 6, T. 1 S., R. 11 E., City of Detroit, Wayne County, Michigan, more particularly described as follows: Beginning at a point distant S. 88 deg., 07 min., 40 sec., W. 16.93 feet from the intersection of the west line of J. Lee Baker's College Community Subdivision, heretofore mentioned, with the center line, extended westerly, of Chippewa Avenue, 60 feet wide as platted in said subdivision; thence along a line S. 88 deg., 07 min., 40 sec., W., 295.08 feet to a point in the east line of Strathmoor Avenue, 60 feet wide as herein proposed to be established; thence along said east line of Strathmoor Avenue, S. 2 deg., 25 min., 00 sec., E., 30 feet to a point; thence along a line N. 88 deg., 07 min., 40 sec., E., 295.08 feet to a point in west line of Mark Twain Avenue, 60 feet wide; thence along said west line of Mark Twain Avenue, N. 2 deg., 11 min., 20 sec., W., 30 feet to the place of beginning, to be used for street purposes and to be known as Chippewa Avenue;

Also, all that part of N. E. $\frac{1}{4}$ of Sec. 6, T. 1 S., R. 11 E., City of Detroit, Wayne County, Michigan, more particularly described as follows: Beginning at a point in the east line of Briggs Manor Subdivision of part of W. $\frac{1}{2}$ of W. $\frac{1}{2}$ of N. E. $\frac{1}{4}$ of Sec. 6, T. 1 S., R. 11 E., as recorded in Liber 55 of plats, Page 60, Wayne County Records, said point being distant N. 2 deg., 25 min., 00 sec., W., 153.00 feet from the intersection of the east line of Strathmoor Avenue, 37.5 feet wide as platted in last mentioned subdivision with the north line of Pembroke Avenue, 33 feet wide as now established at this point; thence along said east line of last mentioned subdivision, N. 2 deg., 25 min., 00 sec., W., 784.20 feet to a point in the centerline, extended easterly, of Chippewa Avenue, as platted in the last mentioned subdivision; thence along a line N. 88 deg., 07 min., 40 sec., E., 22.5 feet to a point; thence along a line S. 2 deg., 25 min., 00 sec., E. 783.79 feet to a point; thence along a line N. 87 deg., 05 min., 40 sec., W., 22.5 feet to the place of beginning to be used for street purposes for widening Strathmoor Avenue to a 60 foot width."

Also, quit-claim deed of the Mc-

Quade Realty Co. to the City of Detroit, covering property dedicated for street purposes, described as:

"All that part of the N. E. $\frac{1}{4}$ of Sec. 6, T. 1 S., R. 11 E., City of Detroit, Wayne County, Michigan, more particularly described as follows:

Beginning at a point in the S. E. corner of Briggs Manor Subdivision as recorded in Liber 55, page 60 of Plats, Wayne County Records, said point being in the intersection of the East line of Strathmoor Ave. 37.50 feet wide, as now established, with the North line of Pembroke Ave. 33 feet wide, as now established, at this point:

Thence along said East line of Strathmoor Ave. N. 2 Deg., 15 min., 20 sec., W. 153 feet to a point;

Thence along a line N. 87 deg., 5 min., 40 sec., E. 22.50 feet to a point:

Thence along a line S. 2 deg., 15 min., 20 sec., E. 153 feet to a point in the North line of Pembroke Ave. as now established:

Thence along said line S. 87 deg., 5 min., 40 sec., W. 22.50 feet to the place of beginning, the aforescribed property to be used for street purposes."

be and the same are hereby accepted, and the City Controller be and he is hereby directed to record said deeds in the office of the Register of Deeds for Wayne County.

Adopted as follows:

Yeas—Councilmen Castator, Comstock, McNamara, Oakman, Rogell, Van Antwerp, and the President—7.
Nays—None.

City Plan Commission

July 31, 1947.

To the Honorable, the Common Council:

Gentlemen—Transmitted herewith is the petition of Marlon A. MacDonald (6261), requesting the rezoning of property on the north side of West Chicago Avenue between Coyle and Terry Avenues from an R1 to a B2 classification.

Investigation of the matter revealed that the property in question is presently vacant. The property across the street is zoned in an R1 classification and is presently developed with a single-family dwelling and a church under construction. Further study of the matter revealed that the property between Lauder and Prest Avenues, a matter of six blocks, is presently zoned in an R1 classification and is entirely vacant with the exception of the aforementioned dwelling and church, and that there was considerable vacant business property on West Chicago Avenue easterly of Lauder Avenue.

A hearing was held relative to this

matter which was attended by the petitioner and a number of owners of property in the immediate vicinity thereof. Petitioner stated she was contemplating selling her property for business purposes. The owners of property in the immediate vicinity protested the change of zoning from one-family to business. However, they voiced no objection to a change of zoning from an R1 to an R2 classification. A number of owners of property on West Chicago Avenue voiced approval to a change of zoning from one-family to two-family within the six block area.

It is the opinion of the City Plan Commission that the property on both sides of West Chicago Avenue between Lauder and Prest Avenues would be well suited for low density multiple dwellings as permitted under Section 6.1, Paragraph 2a of the Zoning Ordinance.

In view of the above circumstances, it is the recommendation of the City Plan Commission that the petitioner's request be denied. However, it is further recommended that District Map 70 of the Zoning Ordinance be amended to show R2 classification where R1 classification is presently shown on both sides of West Chicago Avenue between Lauder and Prest Avenues.

Respectfully submitted,
GEO. F. EMERY,
Planning Director-Secretary.

By Councilman Van Antwerp:

Whereas, Act No. 207 of the Public Acts of Michigan of 1921, as amended, the Zoning Enabling Statute, provides that neither a Zoning Ordinance nor a Zoning Map enacted pursuant to its provisions shall be amended after they have been adopted in the first instance, until the proposed amendment has been submitted to the Zoning Commission and such Commission has made a report thereon to the legislative body of the City; and

Whereas, It is proposed to amend District Map 70 of Ordinance No. 171-D, as amended, the Zoning Ordinance of the City of Detroit, as follows:

That District Map 70 be amended to show R2 District Classification where R1 District Classification is now shown in the areas on both sides of West Chicago Avenue between Lauder and Prest Avenues.

And Whereas, The proposed amendment has been submitted to the Zoning Commission and said Commission has made a report thereon to this legislative body. Now, Therefore, Be It

Resolved, That this resolution be published for one issue in the Detroit Legal News, the official newspaper of the City of Detroit, together