

**DEPARTMENTAL REFERENCE COMMUNICATION**

August 10, 2005

To: The Department or Commission Listed Below

From: Jackie L. Currie  
Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

**/PUBLIC WORKS - CITY ENGINEERING DIVISION/**

**4190 H & L Multi-Purpose, Inc.,** for vacation of alley, fencing, and providing access with lock and key in area of Grove, Wyoming and Washburn Streets.

**RECEIVED**  
CITY ENGINEERING DIV.-DPW

**AUG 24 2005**

By \_\_\_\_\_

*Foster*

*Carlo GOC*

4190

**H & L Multi-Purpose Inc.**

16861 Wyoming  
Detroit, Michigan 48221

Office # (313) 341-6668

(313) 862-2270

Fax # (313) 864-5097

July 30, 2005

Office of the City Clerk  
2 Woodward Avenue  
200 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

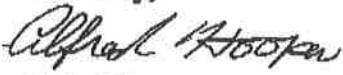
Attention: Honorable Jackie L. Currie  
~~Attention: Ollie Mc Elroy~~

To the City of Detroit and all concerned Departments, with reference to the alley located north and south at the corner of Grove between Wyoming and Washburn Street. This alley has become a haven for illegal activities. Cars have been abandoned and stripped, garbage has been dumped and sexual activity has been noted.

The City of Detroit commercial and residential citizens have cleaned the alley with no avail. Therefore, we request that you allow us to close the alley off by using a fence. The utility companies will be provided access with a lock box and key.

I am looking forward to your response.

Sincerely,



Alfred Hooper Sr.

**CITY OF DETROIT**  
**OFFICE OF THE CITY CLERK**

Jackie L. Currie  
City Clerk

Vernon C. Allen  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

August 10, 2005

To: The Department or Commission Listed Below

From: Jackie L. Currie  
Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

**/PUBLIC WORKS - CITY ENGINEERING DIVISION/**

4193 LeVasseur Dyer & Associates, P.C., for vacation of alley in area of 8410 Woodward Avenue through 45, 51, 57, 63, and 71 Euclid Avenue.

**RECEIVED**  
CITY ENGINEERING DIV.-DPW

AUG 24 2005

By \_\_\_\_\_

200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400  
(313) 224-3260 • Fax (313) 224-1466

*g  
Foster*

*Carto 32 F*



LEVASSEUR DYER & ASSOCIATES, P.C.

4193

Attorneys At Law  
P.O. Box 721400  
Berkley, MI 48072-1400  
(248) 586-1200  
Fax (248) 586-1300

August 5, 2005

Jackie L. Currie  
City of Detroit Clerk  
200 Coleman A. Young Municipal Center  
Two Woodward Avenue  
Detroit, MI 48226

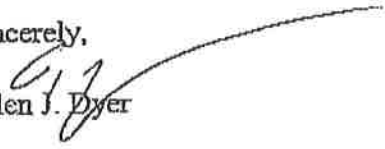
**Re: Request to vacate alley for site development  
8410 Woodward through 45, 51, 57, 63 & 71 Euclid**

Dear Ms. Currie:

Please be advised that I represent Michael and John Denha with respect to their proposed development of the above-referenced properties. This letter is intended as our formal request for the City of Detroit to vacate the alley(s) located behind said properties to permit this development to move forward. We are currently in the process of obtaining zoning variances from the City of Detroit to permit this proposed development.

Attached please find copies of various correspondence relating to this project, which includes a preliminary site plan, to facilitate your consideration. Please communicate the assigned Petition number for this request at your earliest convenience. Do not hesitate to contact me at the number listed above if you have any questions and thank you for your anticipated cooperation.

Sincerely,

  
Allen J. Dyer

Enc.

Cc: Michael & John Denha (w/out enc.)  
Alvin Mitchell, City of Detroit P&DD (w/out enc.)  
Fred Durhal, Program Manager MI Land Bank (w/out enc.)

AUG 05 11:32

CITY CLERK-

PETITION NO. 4193  
 LeVASSEUR DYER & ASSOCIATES P.C.  
 P.O. BOX 721400  
 BERKLEY, MI 48072  
 c/o ALLEN J. DYER  
 PHONE NO. 1-248-586-1200



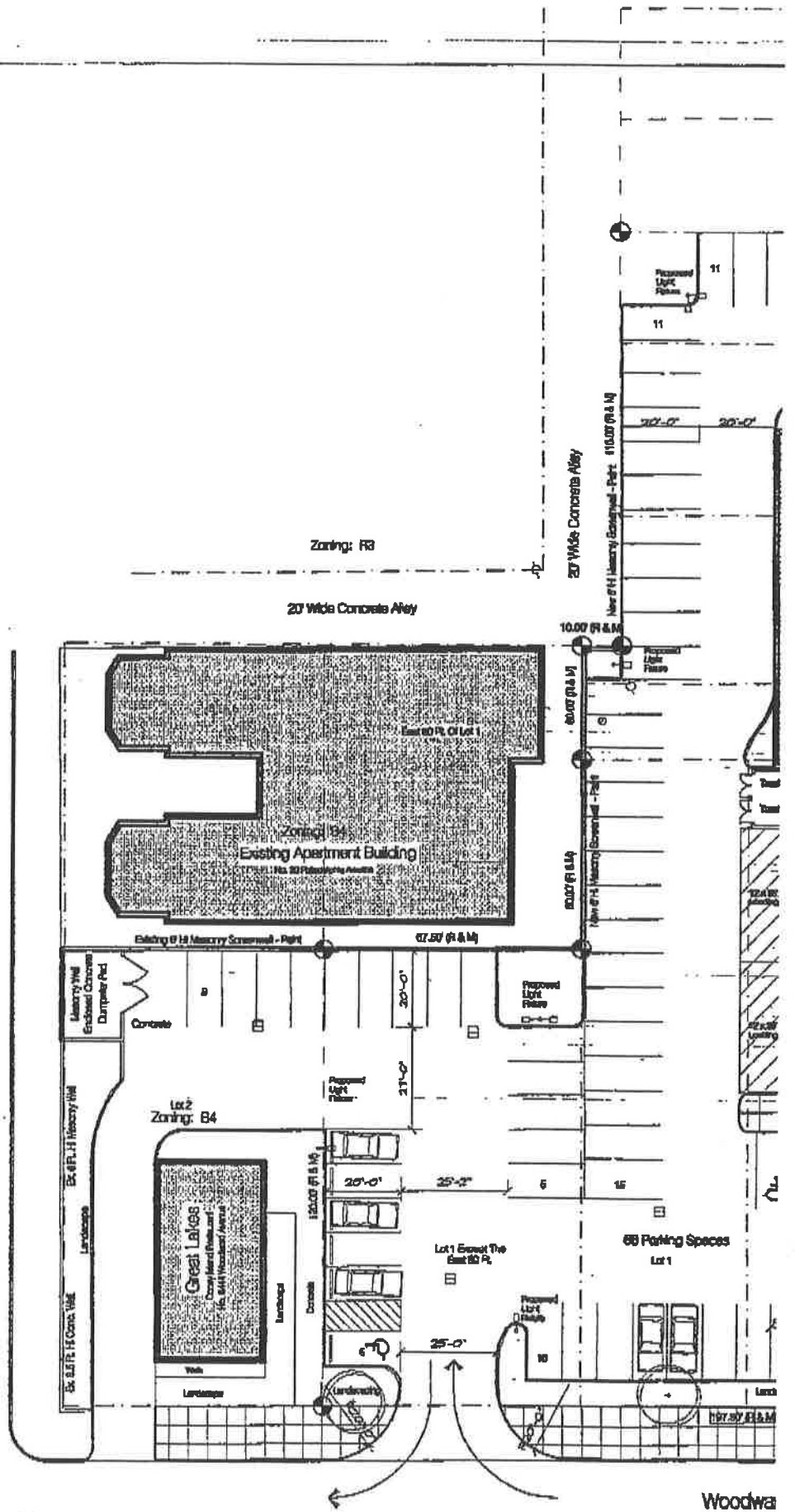
(FOR OFFICE USE ONLY)

CARTO 32 F

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	NP				
DATE	11-30-05				
	CHECKED				
	APPROVED				

<b>CITY OF DETROIT</b> CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	x4193.DGN

Philadelphia E. Avenue



Woodwa

PHILADELPHIA E.

JOHN R.

120  
01004327.002L  
COCOEY ISLAND  
01004327.001  
01004328  
PRIVATE BLDG  
DEVELOPER  
01004323  
01004324-6

50  
125  
01002604  
01002603  
01002602  
01002601  
01002600  
60  
61.80  
01002599  
01002598  
125

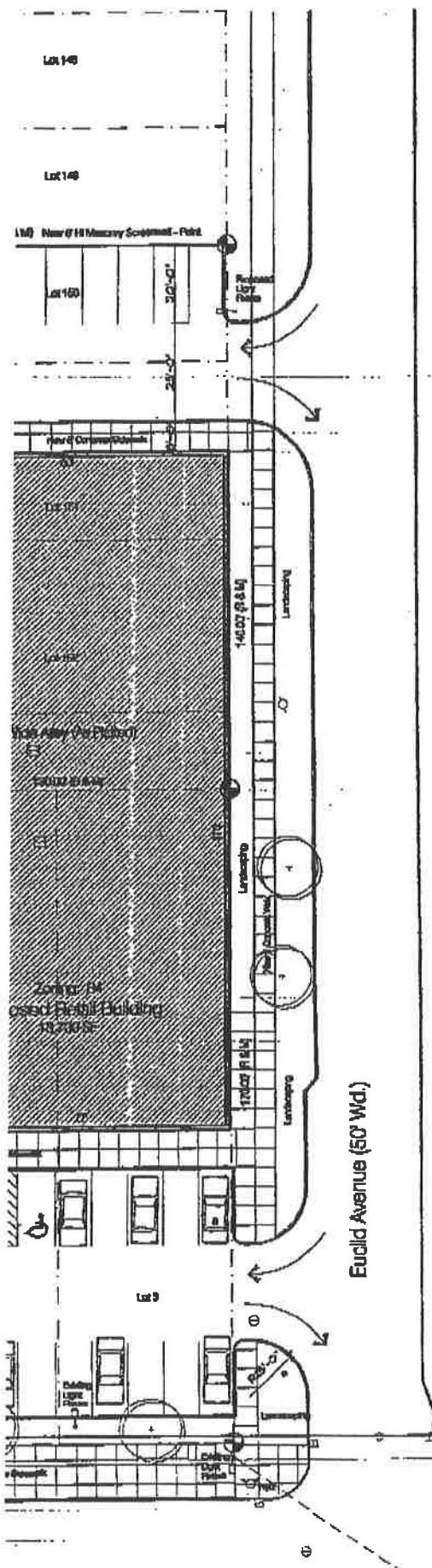
120  
CITY 01002596  
44.25  
CITY 01002537  
45.75  
CITY 01002538  
50  
CITY 01002539  
CITY 01002540  
CITY 01002541  
CITY 01002542  
CITY 01002543  
30  
60  
01002544-5  
30  
01002546  
31.8  
01002547  
150

50  
125  
01002597  
125

120  
41 80  
01002548  
50  
01002549  
150

EUCLID E.

PRIVATE LOT



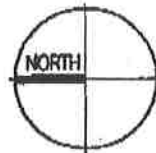
**PARKING REQUIRED:**

Retail (18,730 SF)	2 Cars
First 1,600 SF	81 Cars
+ 12,130 SF / 200 =	

**TOTAL CARS REQUIRED 83 CARS**

**PARKING PROVIDED:**

**TOTAL CARS PROVIDED 88 CARS**



**Denha  
Development  
Detroit, MI  
PROPOSED SITE PLAN**

Scale: 1" = 40'-0"  
July 6, 2005

**Victor Saruki & Associates Architects PC**  
430 North Old Woodward Avenue / Birmingham, Michigan 48009  
T: 248.258.5707 F: 248.258.5515





LEVASSEUR DYER & ASSOCIATES, P.C.

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Attorneys at Law  
P.O. Box 721400  
Berkley, MI 48072-0400  
(248) 586-1200  
Fax (248) 586-1300

July 20, 2005

Building & Safety Engineering Department  
2 Woodward Ave.  
C.A.Y.M.C. 401  
Detroit, MI 48226

*Re: Zoning Verification Letter*

To Whom It May Concern::

Enclosed please find an application for Zoning Verification Letter; please see the request for the property information. Also, enclosed is a check in the amount of \$75.00. If you should need any additional information please do not hesitate to contact Allen Dyer.

Sincerely,

Allen J. Dyer  
Attorney at Law

Susan Jones  
Legal Assistant

/slj  
Enclosures

Date 7/19/05

Buildings & Safety Engineering Department  
2 Woodward Ave.  
C.A.Y.M.C. 401  
Detroit, Michigan 48226  
(313) 224-BSED  
2733

To whom it may concern:

I. Allen J. Dyer would like to request a: (check one)  
(Name)

A. Zoning Verification Letter  B. Rebuild Letter

PROPERTY ADDRESS: 45, 51, 57, 63 & 71 Euclid (East)  
Detroit, Michigan (Zip Code) 48202

CURRENT USE: Abandoned / Vacant lots (Residential)

PROPOSED USE: Expansion of existing (Fire) Grocery store / parking lot - Coenra Woodman / Euclid

NAME: (This is the name the letter will be addressed to) Allen J. Dyer Esq., LeVasseur  
Dyer & Associates, P.C., 3233 Colledge, Berkley, MI. 48072

MAILING ADDRESS: 3233 Colledge  
CITY: Berkley STATE: MI ZIP: 48072

TELEPHONE NUMBER: 248-586-1200

DO NOT WRITE BELOW LINE

\*\*\*NOTE: THERE IS A \$75.00 FEE FOR EACH VERIFICATION LETTER.

MRC# \_\_\_\_\_

A CHECK OR MONEY ORDER SHOULD BE MADE OUT TO:  
TREASURER, CITY OF DETROIT





July 12, 2005

City of Detroit  
Planning & Development Department  
Attn: Mr. Alvin Mitchell  
65 Cadillac Square, Suite 2000  
Detroit, MI 48226

**Re: Property For Sale By Development Agreement  
Development: 45, 51, 57 & 71 Euclid**

Dear Mr. Mitchell:

Enclosed please find executed Offer to Purchase, earnest money deposit and related materials with respect to the above-referenced matter. Please note that the attached site plan proposal is preliminary in nature as we are attempting to acquire the interior parcel commonly known as 63 East Euclid (Ward 01, Item 002539) from the Michigan Land Bank Fast Track Authority. If this Lot can be acquired in a reasonably expeditious fashion, we intend on revising the Site Plan Proposal to incorporate this Lot along with eastern most Lot 71 (Ward 01, Item 002540) to permit an expanded development to better serve the citizens of this community.

However, we are desirous of entering into a contract to purchase the above-referenced properties immediately, irrespective of the Michigan Land Bank Fast Tract Authority's ability to ultimately convey the interior parcel in question. We do remain confident that we will be able to acquire this interior Lot within the next 90 days and intend on revising our proposed Site Plan immediately after said acquisition.

Please contact me to discuss this matter after review so that steps can be taken to get this project off the ground. Once again, thank you for your consideration and cooperation.

Sincerely,

  
Allen J. Dyer

Enc.

Cc: Michael & John Denha (w/out enc.)  
Victor Saroki (w/out enc.)  
Fred Durhal, Program Manager MI Land Bank (w/out enc.)



April 29, 2005

City of Detroit  
Planning & Development Department  
Attn: Mr. Alvin Mitchell  
65 Cadillac Square, Suite 2000  
Detroit, MI 48226

**Re: Property For Sale By Development Agreement  
Development: 45, 51, 57, & Euclid**

Dear Mr. Mitchell:

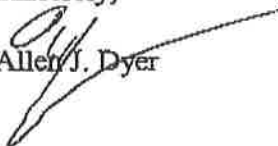
Thank you very much for taking the time to personally discuss the above-referenced matter with me on April 27, 2005. As disclosed, I represent Michael and John Denha with respect to their proposed acquisition of the subject properties for future development. This letter is intended to confirm our request for a thirty-day extension of the May 13, 2005 expiration deadline for submission of our Offer to Purchase the subject properties while we investigate proposed site plan alternatives.

Furthermore, I have been instructed to request that the property located at 50 East Philadelphia (Ward 01, Item 01002604.) be included in our proposed Purchase Agreement to provide us with additional flexibility in site plan alternatives. Upon information and belief, this property is also city owned and is located directly behind the above-referenced properties.

Once the expiration deadline extension and additional parcel are incorporated into the proposed Offer to Purchase, we will commence preliminary site plan preparation for submission. I understand that we will be required to prepare and submit a variance request to the City Building and Safety Engineering Department after the Purchase Agreement is entered into and that the Planning & Development Department will sign off on this request as property owner once prepared. We intend on attending the hearing on this variance request and will tender the preliminary site plans prior to this date for review. According to my discussion with Planning Department personnel located on the 10<sup>th</sup> Floor, we must send a letter to the City Council requesting that the alleys located within our proposed development be vacated and that they will assign a Petition Number to this request and set the matter up for a future hearing.

Please contact me at your earliest convenience to discuss the modifications requested above as we are unable to proceed until they are formally agreed upon. Once again, thank you for your consideration and cooperation.

Sincerely,

  
Allen J. Dyer

Cc: Michael & John Denha