

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

Departmental Reference Communication

February 15, 2006

To: The Department or Commission Listed Below

From: The City Clerk

AMENDMENT

Herewith, the following referral is a copy of **Petition No. 4193**

/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.

Attached please find additional documentation for the above mentioned petition.

**PETITIONER IS REQUESTING REZONING OF THE
AFOREMENTIONED PARCELS OF PROPERTY; FOR DEVELOPMENT.**
See Attached.

Please provide the City Council with a report relative to this petition within four (4) weeks. Thanking you in advance.

RECEIVED
CITY ENGINEERING DIV.-DPW

FEB 20 2006

By _____

Handwritten: CED / Know


LEVASSEUR DYER & ASSOCIATES, P.C.

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

February 3, 2006

Janice M. Winfrey
 City of Detroit Clerk
 200 Coleman A. Young Municipal Center
 Two Woodward Avenue
 Detroit, MI 48226

7 FEB 05 8:15

--CITY CLERK--

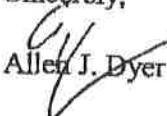
**Re: Application for Zoning Change
 45, 51, 57, 63 and 71 Euclid, Detroit, MI**

Dear Ms. Winfrey:

Please be advised that I represent Michael and John Denha with respect to their proposed development of the above-referenced properties for intended use as an expanded grocery store/parking lot to better serve the citizens of this community. This letter is intended as our formal request for the City of Detroit to expeditiously consider our pending Application for Zoning Change to permit this development to move forward. Please note that we previously submitted a request to have portions of the alley at the rear of the subject properties vacated and our request was assigned Petition Number 4193.

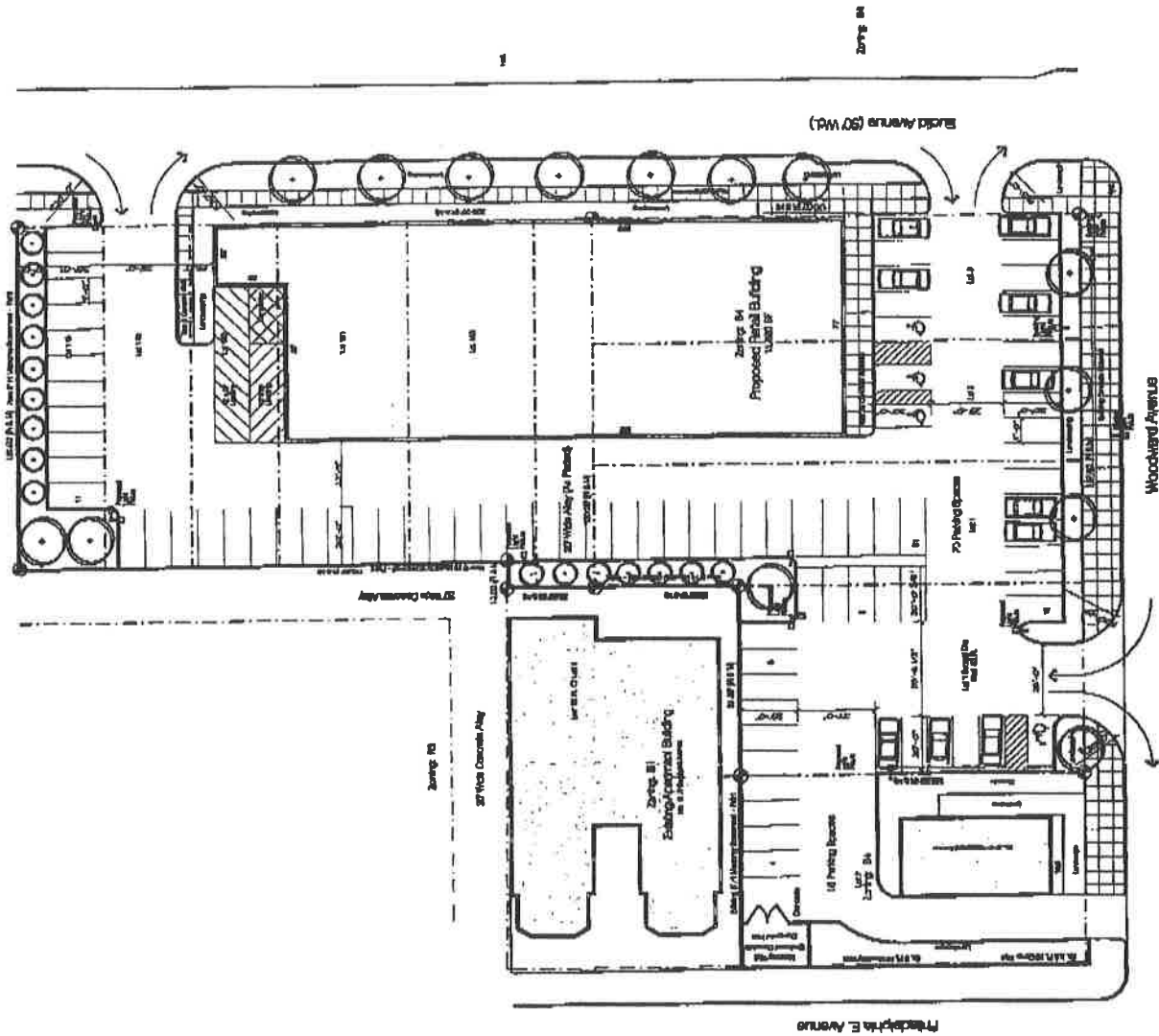
Attached please find copies of various correspondence relating to this project to facilitate your consideration, which includes a preliminary site plan. Please note that subsequent to anticipated rezoning of the subject parcels, we intend on seeking a variance from the Mainstreet Traditional Overlay District requirements based upon the practical difficulties and hardship these requirements will impose.

Please communicate the assigned Petition number for this request at your earliest convenience and do not hesitate to contact me at the number listed above if you have any questions. Thank you for your consideration.

Sincerely,

 Allen J. Dyer

Enc.

Cc: Michael and John Denha
 Fred Durhal, Program Manager MI Land Bank
 Clarence Lee, Manager I Development Division P&DD
 Alvin Mitchell, P&DD
 Marcus Loper, Deputy Director, Planning Commission
 Noel Perry, City Engineering Dept.



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Zone B4

PARKING REQUIRED:	
Per Lot (1,000 sq ft)	8 Cars
Per Lot (2,000 sq ft)	70 Cars
+ 1,000 sq ft (20' x 50')	
TOTAL CARS REQUIRED - 78 CARS	
PARKING PROVIDED:	
Per Lot (1,000 sq ft)	8 Cars
Per Lot (2,000 sq ft)	11 Cars
+ 1,000 sq ft (20' x 50')	
TOTAL CARS PROVIDED - 19 CARS	
DIFFERENCE:	59 CARS



Denha Development
 Detroit, MI
PROPOSED SITE PLAN

Scale 1" = 40' 0"
 October 18, 2007

Victor Savaldi & Associates Architects P.C.
 2000 Woodward Avenue, Suite 200
 Detroit, MI 48226-3300
 Phone: 313.963.1100
 Fax: 313.963.1101
 Website: www.vsa.com



October 31, 2005

City Planning Commission
202 Coleman A. Young Municipal Center
Detroit, MI 48226

**Re: Application for Zoning Change
45, 51, 57, 63 and 71 Euclid, Detroit, MI**

Dear Planning Commission:

Please note that I represent John Denha, the owner of the fire-damaged grocery store located at the North-East corner of Woodward and Euclid, with respect to the above-referenced matter. Enclosed please find an Application for a Zoning Change along with related correspondence and application fee of \$350. Also please find copy of preliminary site plan for the proposed development of this location for intended use as an expanded grocery store/parking lot to better serve the citizens of this community.

Please note that the current owners of the above-referenced properties, namely the City of Detroit as to 45, 51, 57 and 71 E. Euclid, and the Michigan Land Bank Fast Track Authority as to 63 E. Euclid, have concurred with our request to develop the site as proposed and I remain confident that each would acquiesce to rezoning of said parcels if our proposed closing on pending contracts for the parcels acquisition have not occurred prior to your consideration.

Please process this Application in an expedited basis and do not hesitate to contact me should you have any questions or require additional information. Thank you for your timely consideration.

Sincerely,


Allen J. Dyer

Enc.

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



August 5, 2005

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

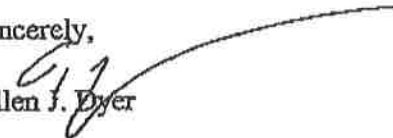
**Re: Request to vacate alley for site development
8410 Woodward through 45, 51, 57, 63 & 71 Euclid**

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.)