

FAX TRANSMITTAL

Office of the City Clerk

Coleman A Young Municipal Center

Two Woodward Avenue, Suite 200

Detroit, Michigan 48226

Telephone: (313) 224-2070 Fax: (313) 224-2075

Tuesday, February 03, 2015

No. of Pages 8

FROM: *Mr. Andre Gilbert II, Junior Assistant City Council Committee Clerk*

SUBJECT: *Petition #532, Sinbad's Land Company, LLC, request for permanent closure of a portion of Freud Avenue west of Harding and east of St. Clair. The property is along canal.*

EASEMENT

FAX TO THE FOLLOWING DEPARTMENT(S):

Ms. Trisha Stein, Interim Director	Planning and Development Department	(313) 224-1629
Mr. Richard Doherty, City Engineer	DPW - City Engineering Division	(313) 224-1464

2/6/15

CHECK FOR OWNERSHIP.

Attachment

2/6

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Robin R. Underwood, CMC
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, February 04, 2015

To: The Department or Commission Listed Below

From: Janice M. Winfrey, 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.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

532 *Sinbad's Land Company, LLC, request for permanent closure of a portion of Freud Avenue west of Harding and east of St. Clair. The property is along canal.*

**Sindbad's Land Company, LLC
100 St. Clair Street
Detroit, Michigan 48214**

January 14, 2015

REC'D - 67002 N01 97 X8570 A.L.I.C.

The Honorable City Council
Attn: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Re: Petition for Permanent or Temporary Closure of Freud

To The Honorable City Council:

Sindbad's Land Company, LLC received a letter from the City of Detroit, Department of Public Works, City Engineering Division, dated April 29, 2014, stating that Petition No. 2706 approved on February 18, 1976 for a request for Temporary Closure of a certain right-of-way had expired. The right-of-way referred to in the letter and which is the subject of this Petition is the portion of Freud Street east of St. Clair to the Harding Canal. After the initial Petition was granted in 1976, that portion of Freud was closed and a fence with a gate was erected to provide safety and security. Please see pictures attached.

Sindbad's Land Company, LLC requests that the same parcel be permanently closed and vacated. In the alternative, Sindbad's requests that a renewal of the temporary closure be granted.

If permanent closure and vacation is granted, Sindbad's is willing to grant, to the extent as may be required, an easement with respect to utilities that may be on the subject property. The subject property has a property address of 100 St. Clair, but the subject parcel that was temporarily closed is only a portion of 100 St. Clair, which has several parcel numbers. The subject property is described as:

Parcel Identification Number: 24002125

Description: A portion of Freud Avenue west of Harding and east of St. Clair. The property is along the canal. See attached City of Detroit City Engineering drawing identifying the subject parcel.

Tax Statement Legal Description:

**WARD 21 S FREUD TEMP CLOSED BETWEEN ST CLAIR &
HARDING ADJ LOT 7 AND E 43.55 FT OF 6 SUB OF E ½ OF
PC 725 L226 P92-3 DEEDS, W C R 21/998**

Sindbad's has been maintaining the subject parcel and has been paying taxes on the parcel since at least 1976. Sindbad's Restaurant and Marina is the tenant of Sindbad's Land Company and has been continuously operating its business since 1949 at 100 St. Clair Street in the City of Detroit. It uses the closed portion of Freud for additional parking for its restaurant. In fact, the closed portion of Freud separates the southern portion of the parking lot from the northern portion.

The closed portion of Freud Street dead ends at the Harding Canal. We respectfully submit that the re-opening of this portion of the street, which would require removal of the fence and gate, which have been in place for at least 30 years, would not benefit the City or the public since it is a very short distance to the Canal and it seems reasonable to conclude that a bridge will not be built in the future to permit traffic or pedestrians to cross the Canal. In fact, Sindbad's learned in 1998-1999 that a bridge between Sindbad's Restaurant and Kean's Detroit Yacht Harbor would have to be at least thirty feet above the flood plain and handicap accessible, or a 24 hour manned draw bridge because the canal is a navigable water way. Additionally, a new street, Lisette, was recently added to allow traffic and pedestrians around the canal. See pictures of Lisette attached.

Rather, if this Petition is granted, the City will benefit from the fact that Sindbad's will continue to use, maintain, and pay the taxes on the property. Therefore, Sindbad's respectfully petitions for a permanent, or alternatively temporary, closure of the subject parcel which we believe would be beneficial to the City of Detroit, Sindbad's, and the public.

Sindbad's is working with its attorneys, Berry Moorman P. C., on this matter and authorizes you to deal with them as well.

Please send all correspondence for Sindbad's to the below address and feel free to contact me at (313) 822-7817.

Sindbad's Land Company, LLC
Attn: Marc B. Blancke
100 St. Clair Street
Detroit, Michigan 48214

The contact information for our attorneys follows. Please include them on any correspondence.

Berry Moorman P. C.
Attn: Andrea M. Raymond
535 Griswold, Suite 1900
Detroit, Michigan 48226
(313) 496-1200

Sindbad's further requests a hearing before the Honorable City Council regarding its Petition and looks forward to discussing its request with the Honorable City Council in the future.

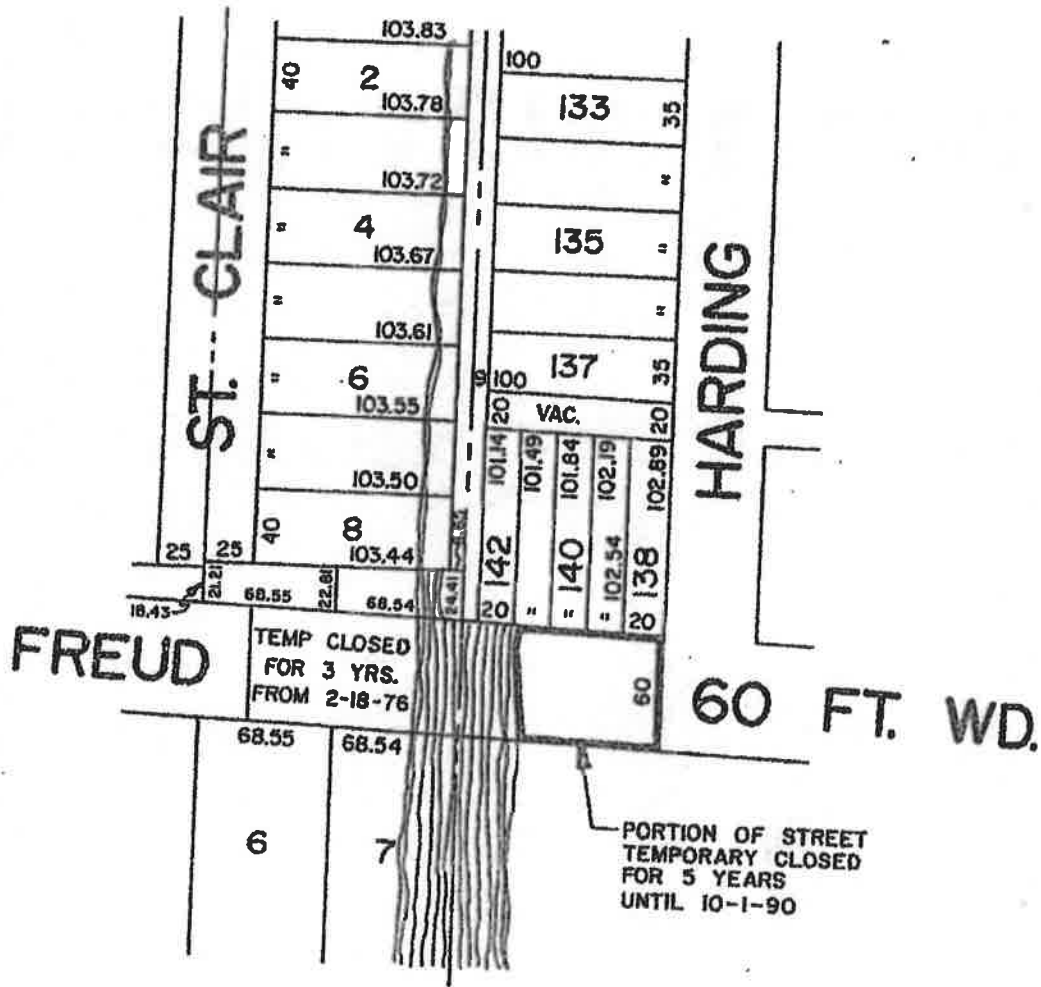
Sincerely,

A handwritten signature in black ink that reads "Marc B. Blancke". The signature is written in a cursive style with a large, prominent "M" and "B".

Marc B. Blancke
President
Sindbad's Restaurant

Manager
Sindbad's Land Company, LLC

8



PETITION NO. 3281
 TOPO. NO. 54-8,E
 DRWG. NO. X-3281

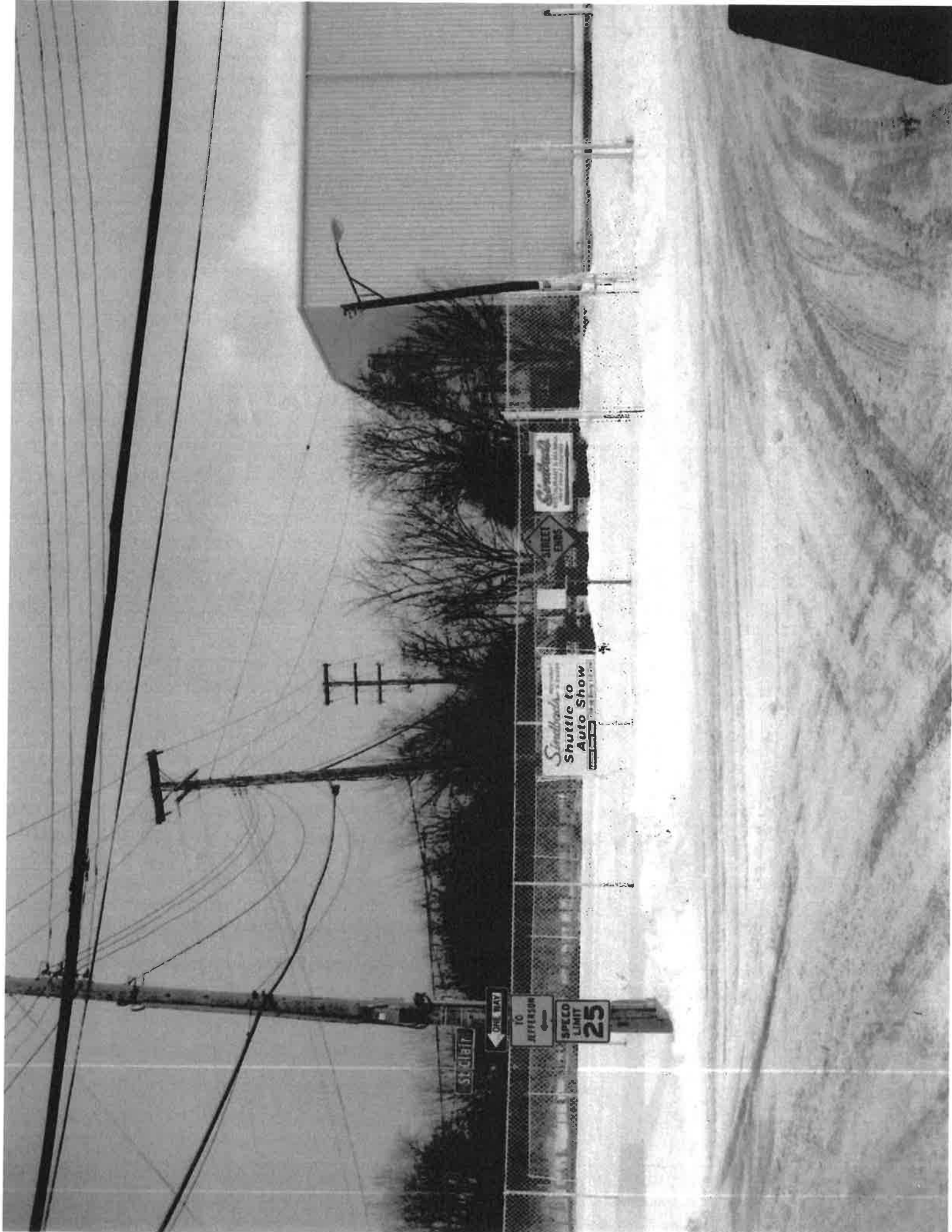
REVISIONS		Drawn	Chkd	Appd	Date
DESCRIPTION					
DRAWN BY	APPROVED				
TRACED BY	APPROVED				
CHECKED	APPROVED				
CITY ENGINEER					

CITY OF DETROIT
 City Engineering

Job No. _____

Drwg. No. _____

Date _____



St. Clair

ONE WAY

TO JEFFERSON

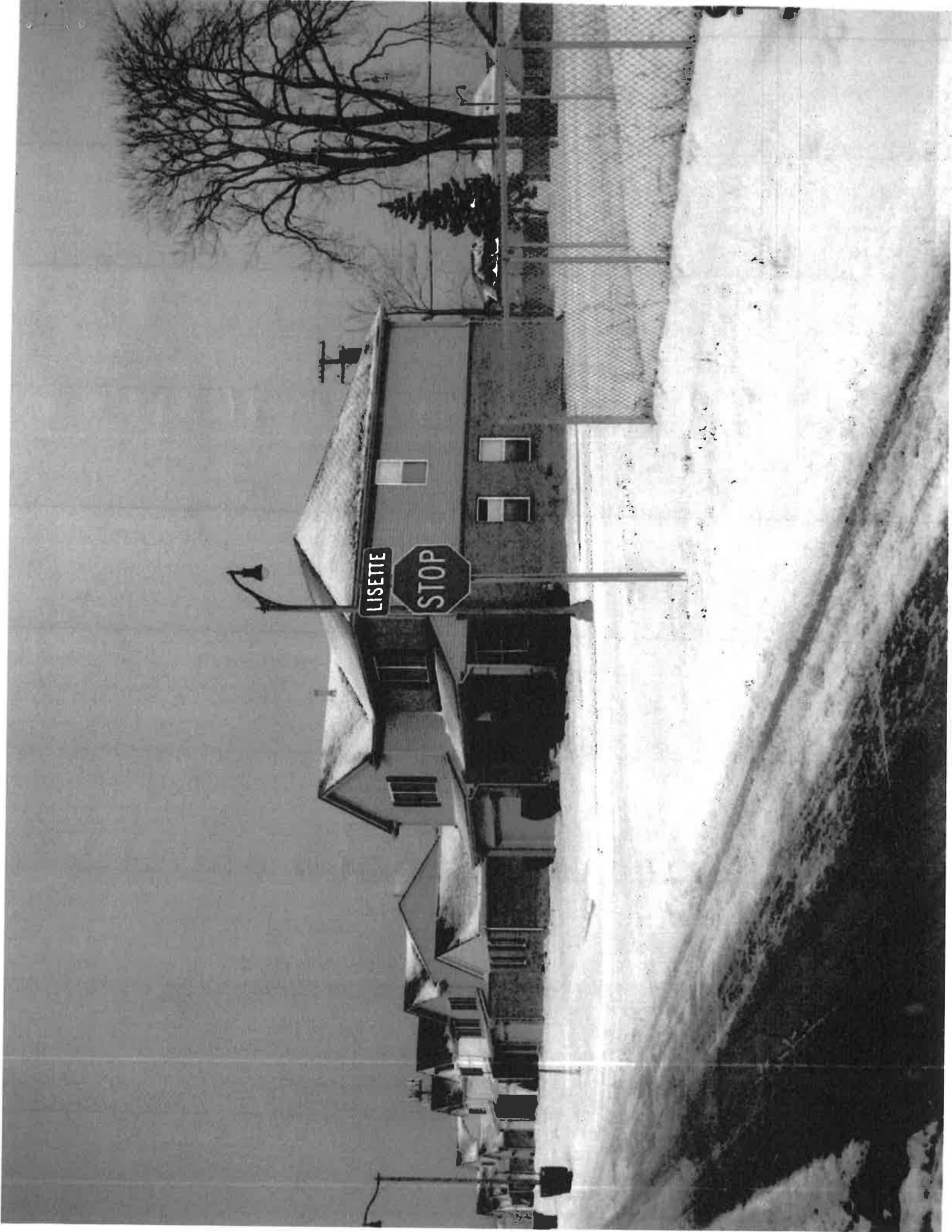
SPEED LIMIT 25

STREET ENDS

Shuttle to Auto Show

Sundays





LISEITE

STOP

