

Revised by PLA
12/9/15

City of Detroit
City Engineering Division, Department of Public Works
Survey Bureau

3rd Notice 11/12/15
2nd Notice 10/14/15

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 09/09/2015

Petition: x809

- AT&T Telecommunication
- Comcast Television (CATV)
- Detroit Edison (DTE)
- Fire Department
- Michcon (DTE)
- Planning & Development Department
- Public Lighting Authority
- Public Lighting Department
- Police Department
- Recreation Department
- Solid Waste Division, DPW
- Street Design Bureau, DPW
- Street Maintenance Division, DPW
- Traffic Engineering Division, DPW
- Water and Sewerage Department
- _____
- Berm Use
- Conversion to Easement
- Dedication
- Encroachment
- Temporary Closing
- Vacation

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW
City Engineer

TO: City Engineering Division, DPW
2 Woodward Ave., Suite 642
Detroit, Michigan 48226-3462
Survey Bureau: 313-224-3970

Petition: x809

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- Not Involved
- Involved; but asking you to hold action on this petition until further notice.
- Involved; but no objections to the property change.
- Involved; but no objections to the property change...provided as easement of the full width of the public right-of-way (street, alley or other public place) is reserved.
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

PLA
(Utility or City Department)

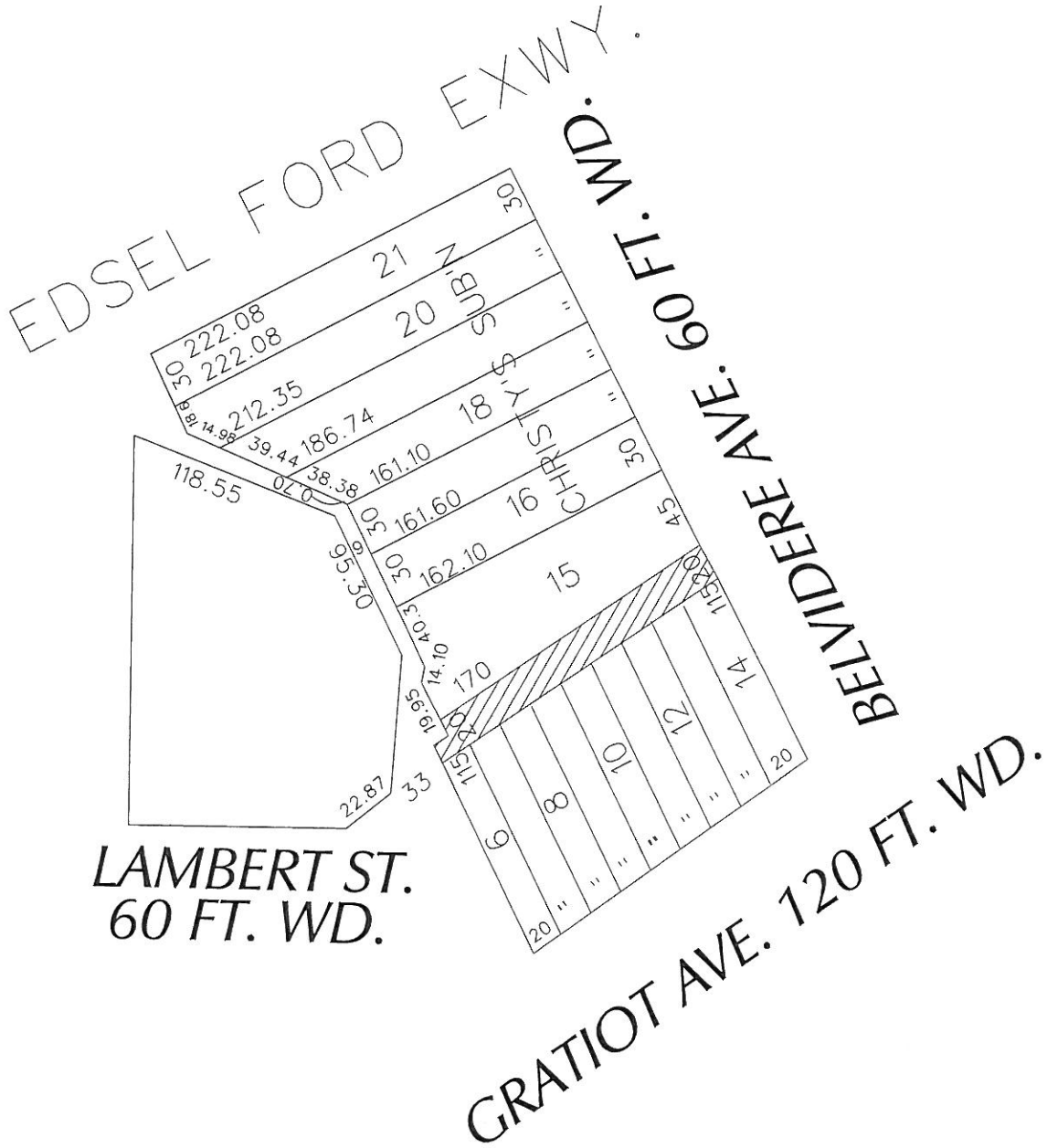
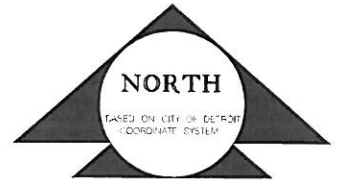
Umakant Patel; PG - 200patel
By

Sr. Project Manager
Title

12/9/15
Date

313-324-8290
Area code - Telephone number

PETITION NO. 809
 DETROIT CATHOLIC PASTORAL ALLIANCE
 9200 GRATIOT AVE.
 DETROIT, MICHIGAN 48213
 C/O CLEOPHUS BRADLEY
 PHONE NO. 313 922-1435



 - REQUESTED CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 57 D

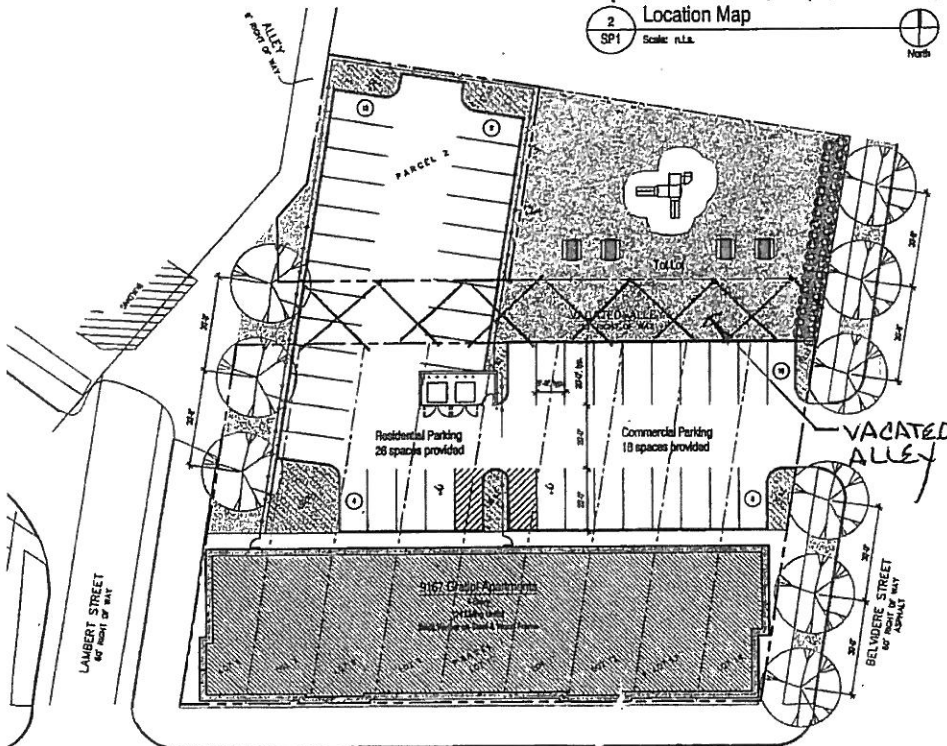
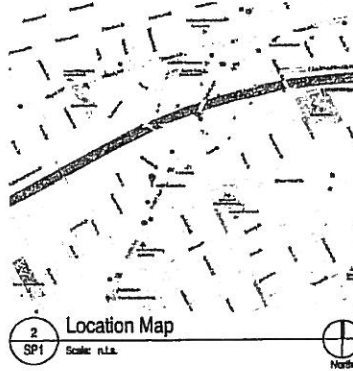
B					REQUEST TO CONVERT TO EASEMENT THE NORTH/SOUTH PUBLIC ALLEY, 20 FT. WD. IN THE BLOCK BOUND BY GRATIOT, BELVIDERE AVE., LAMBERT ST. AND EDSSEL FORD EXWY.	CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
A						JOB NO. 01-01	
DESCRIPTION DRWN CHKD APPD DATE REVISIONS						DRWG. NO. X 809	
DRAWN BY		CHECKED					
DATE		APPROVED					
09-10-15							

ZONING COMPLIANCE ANALYSIS: Building

Reference codes	Detroit Zoning Ordinance			
Map(s)	94 - Thoroughfare Residential District			
Intensity and Characterized Elements (Sec. 91-13-2)	Alternate dimensions, Permitted	Proposed dimensions, Permitted	Alternate dimensions, Restricted	Proposed dimensions, Restricted
	Residential 1st Floor	Residential 1st Floor	Residential 2nd - 4th Floors	Residential 2nd - 4th Floors
Min. Lot Coverage	-	35.4% (21' x 64.7' area)	7.08% (21' x 64.7' area)	8.39% (21' x 64.7' area)
Max. Height	-	35' 0"	35' 0"	35' 0"
Front Setback	-	27' (Street) / 0' (Rear)	Formula A - 21' (Street) + 25' (Rear) Formula B - 27' (Street) + 25' (Rear) Formula C - 27' (Street) + 25' (Rear)	27' (Street) / 0' (Rear)
Rear Setback	-	27' 0"	27' 0"	27' 0"
Max. Height (Sec. 91-13-12)	35'	35' 0"	35' 0"	35' 0"
Max. Lot Coverage	-	35.4%	7.08%	8.39%
Max. FAR	-	1.1	2.0	1.25

ZONING COMPLIANCE ANALYSIS: Parking - Additional Information

Reference codes	Detroit Zoning Ordinance
Number of Parking Spaces	44 Total
Permitted, required parking	1 space/100 sq. ft. = 8,289 sq. ft. / 100 = 83 spaces
Restricted, required parking	1.25 space/100 sq. ft. = 21 x 1.25 = 26 spaces
Required Off Street Loading	1 space/40' = 12' x 20'
Required Landscaping, Trees	Tree's spaced 20' min. o.c. @ 10' diameter min.
Required Landscaping, Shrubs	18 sq. ft. interval/100 sq. ft. area, min.
Required Landscaping, Grass	44 spaces = 728 sq. ft. interval/100 sq. ft. area, min.
Required Landscaping, Permitted	1.25 x 44 = 55 interval/100 sq. ft. area, min.
Masonry screen wall	min



SP.1 Scale: 1" = 20'

Preliminary Site Plan - Multifamily Bldg 8 units/Floor x 3 floors = 24 Units

SHELTER
DESIGN STUDIO LLC

104 W. Fourth St., Suite 303
Royal Oak, Michigan 48067

248.629.7153 ph.
248.629.7154 fax

www.SHELTERSTUDIO.LLC.com

Architect of Record

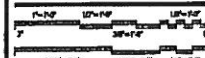
Stephen G. Parsescu, AIA
104 W. Fourth St., Suite 110
Royal Oak, MI 48067

Owner

Detroit Catholic Pastoral Alliance
9200 Gratiot Ave
Detroit, Michigan 48213

Project

Residential Development
9167 Gratiot Ave
Detroit, Michigan 48213



Issued For	Date
Site Plan Review	03.18.2015

Drawing Title
Preliminary Site Plan Study

2014-159
Project No.
JMH / EOP SCP
Drawn By
As Noted Checked By

Scale
SP.1

Drawing No.

