

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Caven West  
Deputy City Clerk/Chief of Staff

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Tuesday, February 19, 2019*

To: *The Department or Commission Listed Below*

From: *Janice M. Winfrey, Detroit City Clerk*

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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.

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DPW - CITY ENGINEERING DIVISION    PLANNING AND DEVELOPMENT DEPARTMENT

**701**    *Dale Street Properties, request to vacate the alley located in the area of 15510 Dale, 15490 Dale, 15551 Riverview, 15541 Riverview, and 15531 Riverview*

*MKHOURY @ browbridge House . com*

*MKHOURY @ browbridgelaw . com*

*5/30/19 - TALK TO MR. KHOURY. ALL OF HIS CONSENT LETTERS ARE IN.*

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

*121 E*

*347*



February 11, 2019

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

OFFICE OF THE  
DETROIT CITY CLERK  
2019 FEB 15 P 4:55 PM

Re: Petition for Vacation of Alley

To whom it may concern:

Thank you in advance for taking the time to read our petition regarding the City of Detroit vacation of an unimproved alley. We appreciate your consideration for this request and are willing and able to provide any other requested information which you need to help with your decision regarding the vacation of the alley.

**Who.** This vacation request is from Dale Street Properties which owns the property that Happy Howie's, Inc. ("Happy Howie's) resides on. Happy Howie's is a growing company who specializes in the production of all-natural dog treats. Happy Howie's has been doing business in Detroit since 2006. Happy Howie's currently employs 20+ workers and is rapidly expanding. Happy Howie's has worked to better the community including working with the Michigan Humane Society.

**What.** This request is for the vacation of an unimproved alley currently owned by the City of Detroit to allow for the expansion of the building situated on the property.

**Where.** Attached to this petition please find the site plan, as well as a depiction of how the property currently is situated. Happy Howie's building currently occupies six (6) parcels of land 15526 Dale St. (#22122191), 15510 Dale St. (#22122188-90), 15490 Dale St. (#22122184-7), 15551 Riverview (#22122029-33), 15541 Riverview (#22122034-7), and 15531 Riverview (#22122038-42). The location of this vacation would be the alley which goes in between the following parcels 15510 Dale St. (#22122188-90), 15490 Dale St. (#22122184-7), 15541 Riverview (#22122034-7), and 15531 Riverview (#22122038-42).

The Historic Trowbridge House  
1380 East Jefferson Avenue  
Detroit, Michigan 48207

☎ 313.259.6900  
☎ 313.259.3474

🌐 trowbridgelaw.com  
🌐 landlordprotocol.com



**When.** Happy Howie's would like to begin their expansion project as soon as the vacation would be finalized by the City of Detroit.

**Why.** The rationale to request the vacation of the alley is to allow Happy Howie's to expand their building. This expansion would allow for Happy Howie's to continue to grow production and allow them to hire more employees while continuing to give back to the City of Detroit. We have also enclosed a letter from the neighbor, Tamara Leasing, LLC who abuts the alley who is in support of the vacation of the alley by the City of Detroit.

Thank you again for your consideration with this matter. We look forward to working with the City of Detroit on the vacation and our continued growth as a company. Please do not hesitate to contact us at the information below if you have any questions or concerns.

Very Truly Yours,

*David Collado*

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David Collado  
President of Happy Howie's

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Mark S. Khoury  
Attorney for Happy Howie's

Cc: Stanley B. Dickson Jr.

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1380 East Jefferson Avenue  
Detroit, Michigan 48207

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## **Tamara Leasing, LLC**

**15450 Dale St  
Detroit, MI 48223**

January 25, 2019

The Honorable City Council  
ATTN: Office of the City Clerk  
200 Coleman A Young Municipal Center  
Detroit, MI 48226

Re: Providing abutting owner with consent to petition city to vacate alley

To whom it may concern,

I recently met with a representative of Dale Street Properties, Inc. (DSP). DSP is the owner of the parcel abutting my property on 15450 Dale (parcel # 22122179-83) and 15525 Riverview (parcel #22122043-5). During the meeting I learned about plans to expand the existing building to the East over the existing alley. This would require the City of Detroit to vacate the alley.

I provide my consent to DSP to petition the city to vacate the alley and expand over the alley.

If you have any questions, please feel free to contact me via phone at (313) 255-3847

Sincerely,

  
Jerome Morgan  
Tamara Leasing, LLC

2019-02-19

**701**

**701** *Petition of Dale Street Properties,  
request to vacate the alley located in  
the area of 15510 Dal, 15490 Dale,  
15551 Riverview, 15541 Riverview,  
and 15531 Riverview*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPW - CITY ENGINEERING DIVISION PLANNING AND  
DEVELOPMENT DEPARTMENT

## **Scappaticci Building, LLC**

**15347 Dale St  
Detroit, MI 48223**

February 25, 2019

The Honorable City Council  
ATTN: Office of the City Clerk  
200 Coleman A Young Municipal Center  
Detroit, MI 48226

Re: Providing abutting owner with consent to petition city to vacate alley

To whom it may concern,

I recently met with a representative of Dale Street Properties, Inc. (DSP). DSP is the owner of the parcel sharing the block with my property on 15430 Dale (parcel # 22122176-8) and 15521 Riverview (parcel #22122046-7). During the meeting I learned about plans to expand the existing building to the East over the existing alley. This would require the City of Detroit to vacate the alley.

I provide my consent to DSP to petition the city to vacate the alley and expand over the alley.

If you have any questions, please feel free to contact me via phone at (313) 255-3847

Sincerely,



Michael Scappaticci  
Scappaticci Building, LLC

**15400 Dale, LLC**

**15430 Dale St  
Detroit, MI 48223**

February 25, 2019

The Honorable City Council  
ATTN: Office of the City Clerk  
200 Coleman A Young Municipal Center  
Detroit, MI 48226

Re: Providing abutting owner with consent to petition city to vacate alley

To whom it may concern,

I recently met with a representative of Dale Street Properties, Inc. (DSP). DSP is the owner of the parcel sharing the block with my property on 15400 Dale (parcel # 22122173-5). During the meeting I learned about plans to expand the existing building to the East over the existing alley. This would require the City of Detroit to vacate the alley.

I provide my consent to DSP to petition the city to vacate the alley and expand over the alley.

If you have any questions, please feel free to contact me via phone at (313) 255-3847

Sincerely,



15400 Dale, LLC