

Janice M. Winfrey  
City Clerk

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

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Friday, March 6, 2020*

*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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PLANNING AND DEVELOPMENT DEPARTMENT    DPW - CITY ENGINEERING DIVISION

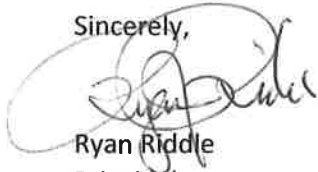
**1239**    *Ryan Riddle, request for conversion to easement of the north-south public alley and east-west public alley north of Grinnell Ave, bounded by Van Dyke and Mural St.*

March 5, 2020

**LETTER OF INTENT**

We respectfully request that the City of Detroit owned alley located to the east of 9700 Van Dyke and the perpendicular alley located to the north of 8029 Grinnell be vacated. We own both 8029 Grinnell and 9700 Van Dyke and intend to open a business which will require the use of 8029 Grinnell as parking, which has been approved as a Special Land Use. We do not intend to build over either vacated alley but rather utilize the space for access from Grinnell to the proposed parking lot at 8029 Grinnell. Attached is both the site plan for 9700 Van Dyke as well as the site plan for 8029 Grinnell. Thank you for your time and consideration in this matter.

Sincerely,



Ryan Riddle  
Principal  
9700 Van Dyke, LLC

**EXHIBIT E – SITE PLANS**





BSEED Case No.: SLU2019-00203  
Property Address: 8029 Grinnell  
Decision Date: January 21, 2020  
Effective Date: February 4, 2020

Applicant

ParkStone Development  
Tonja Stapleton  
28 W. Adams  
Suite 1300  
Detroit, MI 48236

Owner

9700 Van Dyke  
1936 W. 12 Mile Rd  
Royal Oak MI 48073



Request: Construct an eight space Accessory Parking Lot on an existing 4,114 square foot vacant lot for an adjacent Medical Marihuana Provisioning Center Facility.

Location: 8029 Grinnell between Van Dyke Avenue and Murat Street in a R1 (Single Family Residential) Zoning District and legally described as: *N GRINNELL 6 GRUEBNER'S VAN DYKE EST SUBDIVISION LIBER 8 PAGE 83 PLATS, W.C.R. (PIN 17002137)*

The current legal land use of the above site is 'Vacant Land'. The applicant proposes to use the accessory parking lot to serve an existing Medical Marihuana Provisioning Facility located at 9700 Van Dyke.

This request has been processed in accordance with the provisions of Sections 50-3-241, 50-8-22(1), and 50-12-159 of the Official Zoning Ordinance Chapter 50 and the following was considered as part of this request:

1. Preliminary plans prepared by Angle Design & Construction, submitted on 11/6/2019 and approved by BSEED on 11/18/2019; and
2. Recommendation to approve the use from the Detroit Planning & Development Department received on 1/10/2020.

Buildings, Safety Engineering & Environmental Department held a public hearing on 12/18/2019. Notice of this hearing was published in the Detroit Legal News on 12/3/2019 and mailed to 15 property owners within 300' of the subject site. Two notices were returned as undeliverable. Besides City of Detroit staff, four people attended the hearing: the applicant, two consultant representatives and one citizens from the community who spoke in support. No letters of support or opposition were received.



BSEED Case No.: SLU2019-0020  
Property Address: 8029 Grinnell  
Decision Date: January 21, 2020  
Effective Date: February 4, 2020

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After careful consideration, the required findings of fact were made per Section 50-3-281, specifically:

- A) That per the Planning & Development Department, the conditional use is consistent with the City of Detroit Master Plan designations of *Light Industrial (IL)*.
- B) That the accessory parking lot will reduce congestion and minimize parking on residential streets, thereby positively impacting the surrounding neighborhood.
- C) The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted through the adherence of strict design standards.

**Thereby, the ordinance requirements have been satisfied in this case and the proposed site plan and conditional use have been APPROVED WITH CONDITIONS.**

This conditional approval will become effective **February 4, 2020**.

However, Section 50-3-302 of the Zoning Ordinance provides the right to appeal this decision to the Board of Zoning Appeals prior to the effective date of this decision. A fee may be required for an appeal to the Board of Zoning Appeals. **All appeals must be made in person at the Zoning Counter, 4<sup>th</sup> Floor, Coleman A. Young Municipal Center.**

It shall be the responsibility of the person or organization who files an appeal, or his/her duly authorized representative, to attend and testify at the Board of Zoning Appeals hearing as to why the original decision of this Department should not take effect.

If no written appeal is filed prior to the effective date of this decision, the conditional approval shall be deemed final.

**NOTE: THIS LETTER IS NOT A PERMIT**

If no appeal is made within the prescribed time, you must:

1. Pick up the official decision letter from the Buildings, Safety Engineering and Environmental Zoning Office, 4<sup>th</sup> Floor, Room 407, Coleman A. Young Municipal Center.



BSEED Case No.: SLU2019-0020  
Property Address: 8029 Grinnell  
Decision Date: January 21, 2020  
Effective Date: February 4, 2020

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2. Record the official decision letter with the Wayne County Register of Deeds and present proof of registration to the BSEED Zoning Counter when applying for the necessary permit.
3. Submit electronically fully dimensioned, drawn to scale, signed & sealed, construction drawings for the proposed development, electronically prior to the issuance of the necessary permits by the Buildings, Safety Engineering and Environmental Department. Final construction drawings shall be substantially similar to the submitted preliminary plans submitted for zoning approval.

Please call 224-1317 (on or after the effective date of this grant) before coming down to pick up your verified copy of this letter. If someone else is to secure your letter and permits, they must provide a signed and notarized letter of authorization granting them the authority to act on your behalf.

#### CONDITIONS OF APPROVAL

Occupancy of the premises without full compliance with all of the following conditions is unlawful and contrary to the provisions of the Zoning Ordinance and is subject to penalties as provided in the Ordinance, which may include the revocation of this grant and/or daily fine of \$250-500, for not complying with these conditions.

1. That this grant is only to establish a 4,114 square feet, eight space Accessory Parking Lot and cannot be further expanded, enlarged, altered, or modified in any manner without the prior approval of the BSEED or Board of Zoning Appeals.
2. That the owner/occupant of said premises abides by all of the provisions of the Detroit Property Maintenance Code, Article 1, Chapter 9 of the Detroit City Code which includes maintaining the entire parcel free of rubbish, debris, weeds and graffiti. That this operation be conducted in such a manner as to not create a nuisance of any kind to the surrounding neighborhood.
3. That the proper permit be secured from the Buildings, Safety Engineering and Environmental Department before making use of the premises as herein described and further, that failure to secure such permit by **August 4, 2020** will thereby invalidate and terminate this grant.
4. For proper vehicular access/off-street loading through the open twenty two foot wide public alley, a maintenance agreement will be required with the Department of Public Works, City Engineering Division at time of permit.



BSEED Case No.: SLU2019-0020  
Property Address: 8029 Grinnell  
Decision Date: January 21, 2020  
Effective Date: February 4, 2020

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5. That per Section 50-14-237, all points of proposed vehicular ingress and egress shall be approved by Department of Public Works, Traffic Engineering Division in accordance with the provisions of Chapter 50, Article IV of this Code prior to issuance of building permits.
6. That the surface parking lot shall have an asphalted or Portland cement binder so as to provide a permanent, durable and dustless surface, be stripped, graded and drained in conformance with the requirements of the Michigan Plumbing Code so as to dispose of all surface water accumulation within the parking area.
7. That there shall be no open storage of any kind including any rubbish or debris generated by this operation. All such refuse materials shall be stored on the adjacent property located at 9700 Van Dyke or within a masonry dumpster enclosure onsite until removed from the site.
8. That all signs, including temporary signs and banners, shall abide by the requirements of Article VI of the Detroit Zoning Ordinance and Chapter 3 of the Detroit City Code.
9. That a "Certificate of Maintenance of Grant Conditions" be obtained annually by the owner/operator of the subject premises/use; and further, that the proper application for such Certificate be filed with the Buildings, Safety Engineering and Environmental Department no later than each annual anniversary of the effective date of this grant.

Sincerely,

David Bell  
Director

DB/JSP/EL

City of Detroit  
**PUBLIC WORKS DEPARTMENT: CITY ENGINEERING**  
Coleman A. Young Municipal Center - 6<sup>th</sup> Floor

PETITION NUMBER \_\_\_\_\_.

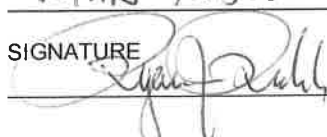
We, the undersigned individuals owning property adjacent to the proposed right-of-way to be vacated have no objections to the request of the petitioner. This petition requires consent by 2/3 of the adjacent owners in residential areas. Commercial areas require 100% of adjacent owners to consent. Properties owned by a business or other entity must be signed by an authorized agent in order to be counted in this petition.


By signing this petition the property owner is confirming awareness of the following changes to their property:

Vacating the proposed street or alley will result in the property owner being allocated ownership of 1/2 of the street or alley and will cause the property assessment to be adjusted to include the increase in square footage.

Drainage fees to the property will be adjusted based on any added impervious surfaces added to the property. Please contact the Department of Water and Sewage for additional questions regarding rates.

Garages orientated toward the alley may no longer be assessable by the alley. Upon approval of this petition the alley will no longer be considered public. The property owner waves their right to access their property using the alley.

PRINT NAME	ADDRESS	DATE SIGNED
<u>RYAN RIDDLE</u>	<u>9700 VAN DYKE</u>	<u>02/26/2020</u>
SIGNATURE	<u>8029 GRINNELL</u>	
<u></u>		

PRINT NAME	ADDRESS	DATE SIGNED
<u>VINCENT</u>	<u>8054 GRINNELL</u>	<u>2-26-20</u>
SIGNATURE	<u></u>	

PRINT NAME	ADDRESS	DATE SIGNED
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Address

8029 Grinnell

**8031 Grinnell**

8039 Grinnell

8045 Grinnell

8053 Grinnell

**8059 Grinnell**

**8067 Grinnell**

8075 Grinnell

8081 Grinnell

Owners

**Ruby Lampkin**

Detroit Land Bank

Detroit Land Bank

Robert & Yvonne Pierce

**Vincent Todd**

**Vincent Todd**

Detroit Land Bank

Detroit Land Bank

Mailing Address

**8044 Grinnell Detroit, MI 48213**

8053 Grinnell Detroit, MI 48213

**8059 Grinnell Detroit, MI 48213**

**8059 Grinnell Detroit, MI 48213**



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

1239.

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE. SUITE 601  
DETROIT, MICHIGAN 48226  
PHONE: (313) 224-3949 • TTY:711  
FAX: (313) 224-3471  
WWW.DETROITMI.GOV

To: Clerk's Office  
From: The Department of Public Works  
City Engineering Division  
[MapsandRecordsBureau@DetroitMI.Gov](mailto:MapsandRecordsBureau@DetroitMI.Gov)  
(313) 224-3970

The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

**Petition for conversion to easement of the north-south public alley and east-west public alley north of Grinnell Ave, bounded by Van Dyke Street and Mural Street.**

Based on the scope of the project the following requirements have been outlined:

- No structure or permanent features may be constructed within utility easement.
- Provide a hard copy of this letter to the City of Detroit Clerk's Office
- Provide a letter of intent to the City of Detroit Clerk's Office signed by an authorized agent of the property owner.
- Petitioner must obtain 66% (2/3) or residential property owners adjacent to the north-south alley. Signatures must be printed and signed by the current owner of record. The Maps and Records Bureau can assist in obtaining a contact list for property owners.

Sincerely,

Jered Dean  
Manager II  
Maps and Records Bureau

2020-03-06

**1239**

**1239** *Petition of Ryan Riddle, request for conversion to easement of the north-south public alley and east-west public alley north of Grinnell Ave, bounded by Van Dyke and Mural St.*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT    DPW -  
CITY ENGINEERING DIVISION