



City of Detroit
Inter-Departmental Communication

TO: Richard Doherty, City Engineer
City Engineering/Department of Public Works

FROM: Debra Singleton, Engineer
Detroit Water and Sewerage Department

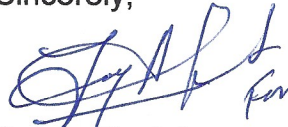
DATE: March 31, 2020

RE: Petition #1239
Request for Conversion To Easement The North/South Alley And The East/West
Alley In The Block Bound By Grinnell, Van Dyke, Murat, And Detroit Terminal
R.R.

The above petition received by this office has been reviewed. With regard to DWSD's interests, our comments are as follows, our records indicate that there are sewers in the alleys requested for conversion to easement. DWSD has no objection to the conversion to easement provided that the attached provisions for conversion to easement are followed.

If you have any questions, please call me at (313) 267-8309 or Mohammed Fa Siddique at (313)-964-9245.

Sincerely,



Debra Singleton
Engineer
Permits Section

DS/MS/gl
Attachments

CC: Mohamad Farhat, CSF

City of Detroit
City Engineering Division, Department of Public Works
Maps and Records Bureau

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: _____

Petition: _____

- | | |
|---|---|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Comcast Television (CATV) | <input type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE) | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Great Lakes Water Authority | <input type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Temporary Closing |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | |
| <input type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | |
| <input type="checkbox"/> Street Design Bureau, DPW | |
| <input type="checkbox"/> Street Maintenance Division, DPW | |
| <input type="checkbox"/> Traffic Engineering Division, DPW | |
| <input type="checkbox"/> Water and Sewerage Department | |
| <input type="checkbox"/> Detroit Thermal | |
| <input type="checkbox"/> International Transmission Company (ITC) | |

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). If a response is not received after a second notice of proposed change has been issued DPW will make the determination to move forward with the petition.

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: _____

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

- Not Involved
- Involved; but no objections to the property change.
- Involved; objection to the property change.
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

Objections, Please leave a brief explanation for any objection or the nature of an estimated cost:

(Utility or City Department)

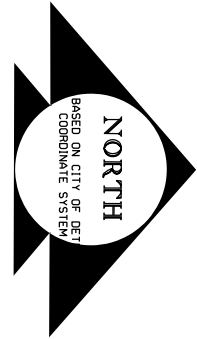
By

Title

Date

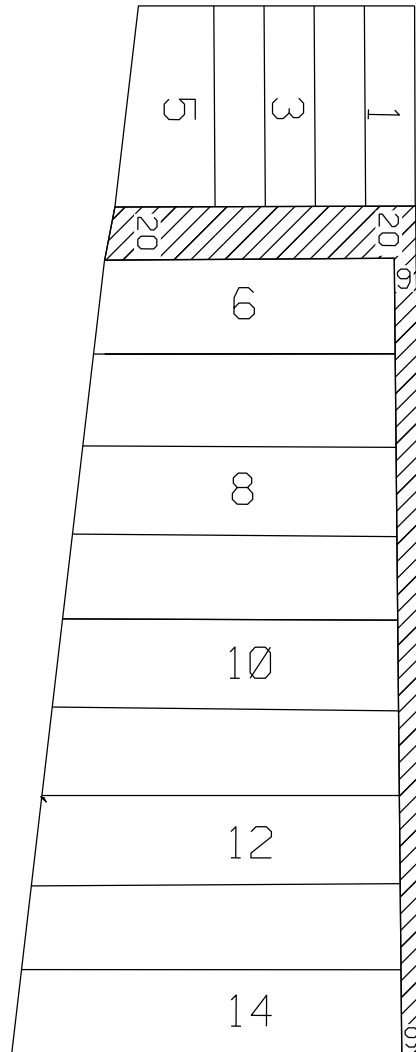
Area code – Telephone number

PETITION NO. 1239
 RYAN RIDDLE
 1936 W. 12 MILE RD.
 ROYAL OAK, MICHIGAN 48073
 PHONE NO. (313) 329-2655



VAN DYKE AVE. 106 FT. WD.

GRINNELL AVE. 76 FT. WD.



DETROIT

TERMINAL

MURAT AVE. 60 FT. WD.



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 58 C

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	SA	CHECKED	KSM		
DATE	03-09-20	APPROVED	JD		

CONVERSION TO EASEMENT
 THE NORTH/SOUTH PUBLIC ALLEY, 20 FT. WD.
 AND THE EAST/WEST PUBLIC ALLEY, 9 FT. WD.
 IN THE BLOCK BOUND BY
 GRINNELL AVE., VAN DYKE AVE.,
 DETROIT TERMINAL AND MURAT AVE.

CITY OF DETROIT
 CITY ENGINEERING DIVISION
 SURVEY BUREAU

JOB NO. 01-01
 DRWG. NO. X 1239

PROVISIONS FOR CONVERSION TO EASEMENT

1. An easement, the full width of the existing right of way, is reserved for the Detroit Water and Sewerage Department for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth. Any proposed fencing across the easement must have a gate installed to permit access for DWSD forces. The gate shall remain unlocked 24 hours a day, unless a guard is stationed near the gate to allow the Detroit Water and Sewerage Department ingress and egress at any time. The minimum dimensions of the gate or gates shall provide 15 foot vertical and 13 foot horizontal clearances for freedom of D.W.S.D. equipment movement.

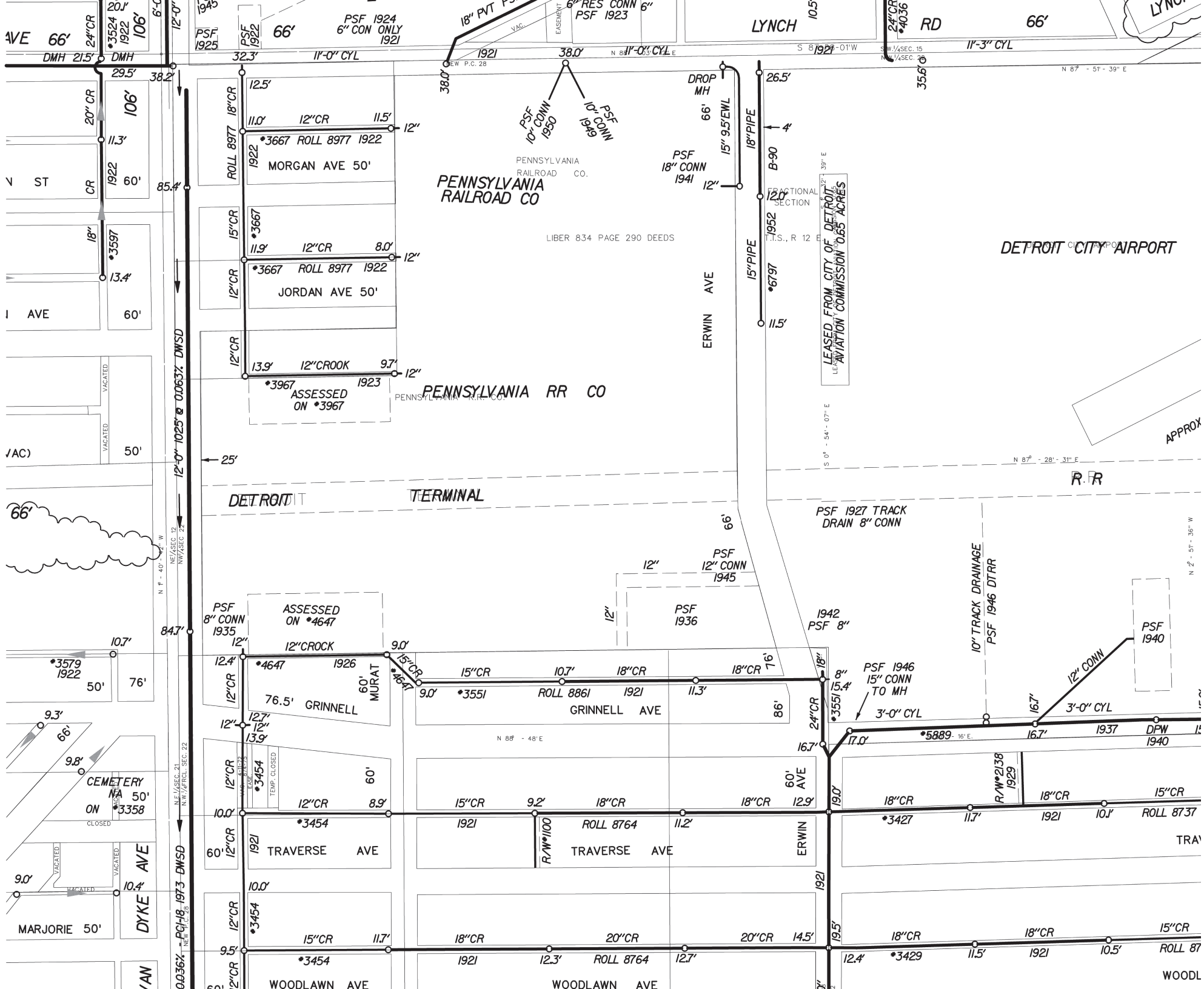
Free and easy access to the sewers, water mains, fire hydrants and manholes and structures within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities.

The Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide posts over its water mains at reasonable intervals and at points of deflection.

2. Said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including fences, porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with the Detroit Water and Sewerage Department.
3. If at any time in the future, the owners of any lots abutting on said conversion to easement shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incident to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incident to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action.

These provisions shall be made part of the City Council's Vacating Resolution.
04/08/13





PENNSYLVANIA RAILROAD CO.

LIBER 834 PAGE 290 DEEDS

PENNSYLVANIA RR CO.

DETROIT CITY AIRPORT

DETROIT TERMINAL

PSF 1927 TRACK DRAIN 8" CONN

10' TRACK DRAINAGE PSF 1946 DTRR

1942 PSF 8"

PSF 1946 15" CONN TO MH

PSF 1940

1937 DPW 1940

ROLL 8737

ROLL 87

AVE 66'

LYNCH RD

RD 66'

V ST CR

I AVE

JAC)

66'

76'

CEMETERY ON 50'

MARJORIE 50'

W/AN

66'

106'

106'

50'

50'

76.5'

60'

60'

50'

11'-0" CYL

12" CR

12" CR

12" CROOK

12" CROCK

12" CR

12" CR

12" CR

15" CR

6" RES CONN 6"

12" CR

12" CR

12" CR

12" CR

12" CR

12" CR

12" CR

18" CR

18" PVT PS

10" CONN 1950

10" CONN 1949

12" CR

12" CR

15" CR

15" CR

18" CR

18" CR

6" RES CONN 6"

12" CR

12" CR

12" CR

12" CR

12" CR

12" CR

12" CR

12" CR

11'-0" CYL

12" CR

12" CR

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11'-0" CYL

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12" CR

12" CR

12" CR

12" CR

11'-3" CYL

12" CR

12" CR

12" CR

12" CR

12" CR

12" CR

12" CR

12" CR



Ave

RAMCO - Reliable
Architectural Metals Co

53

Bridge Card Food Mart

Grinnell Ave

Grinnell Ave

tery

Erwin Ave

Traverse St

Traverse

rie St

Mura

Woodlawn Ave

Woodlawn

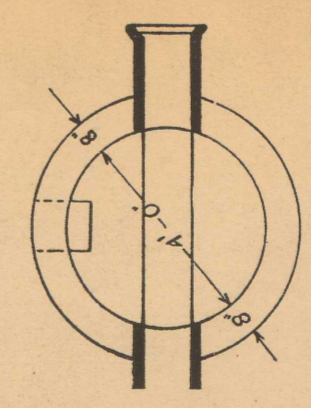
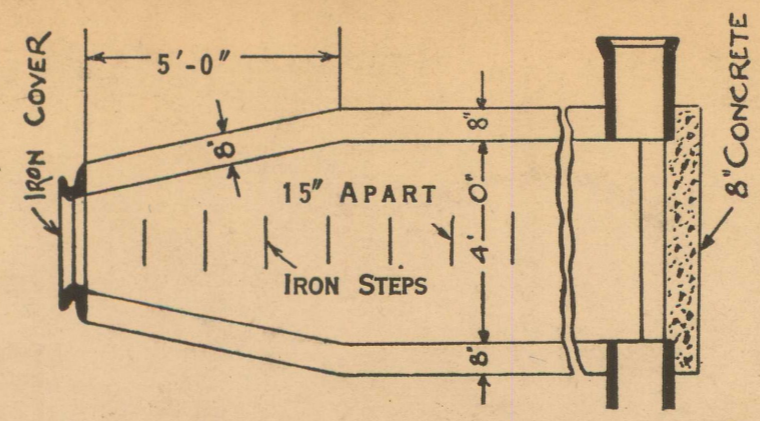
LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY
NORTH & SOUTH of GRINNELL - VANDYKE - MURAT
DETAILS

TOTAL LENGTH OF SEWER 780.52 FT. M. OR L.

" " " 15" CROCK = 91.50,
" " " 12" " = 689.02, INC. 33-6" Y.S.

(3) THREE MANHOLES, INC. 25 IRON STEPS & 3-12" CONNS

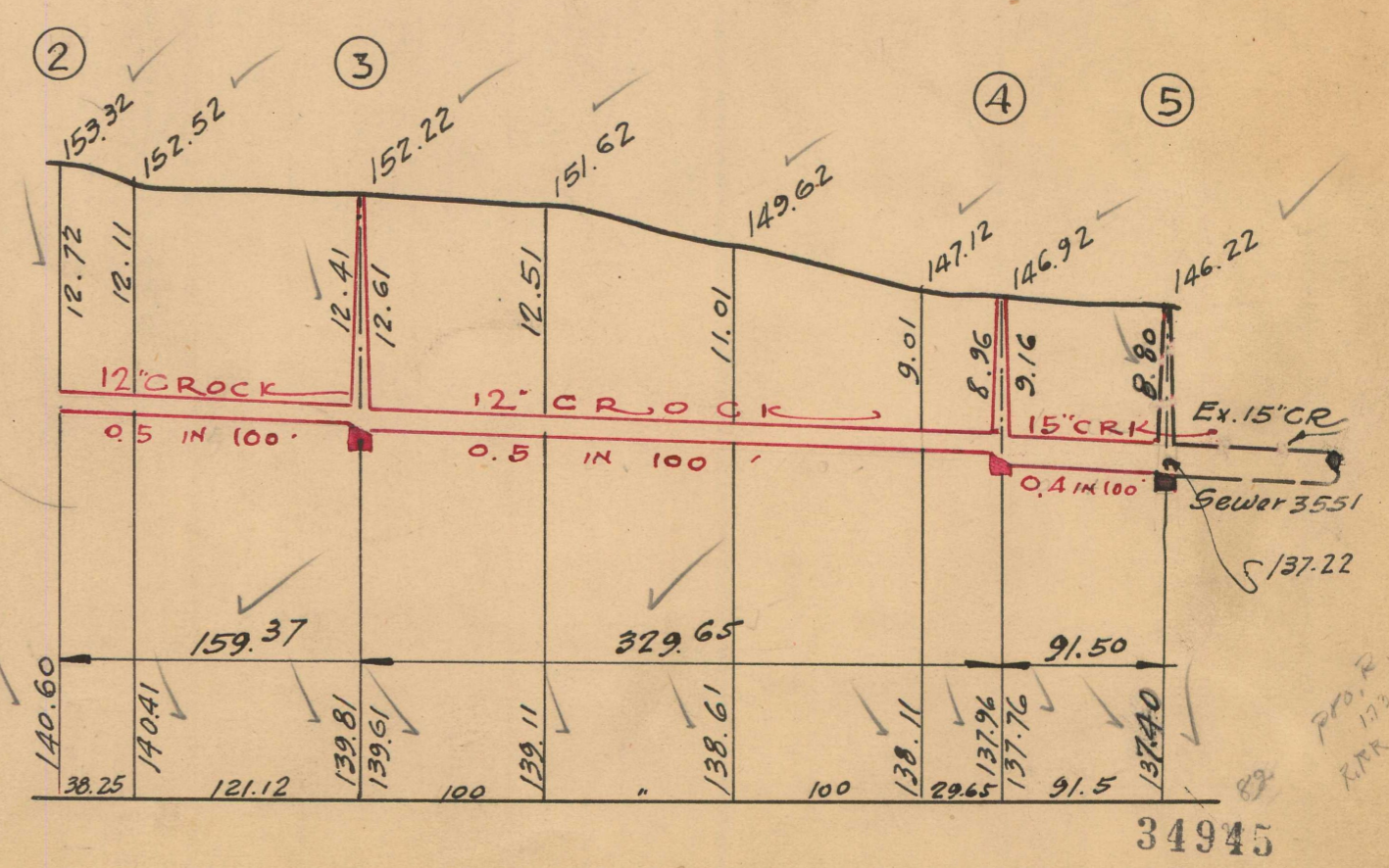
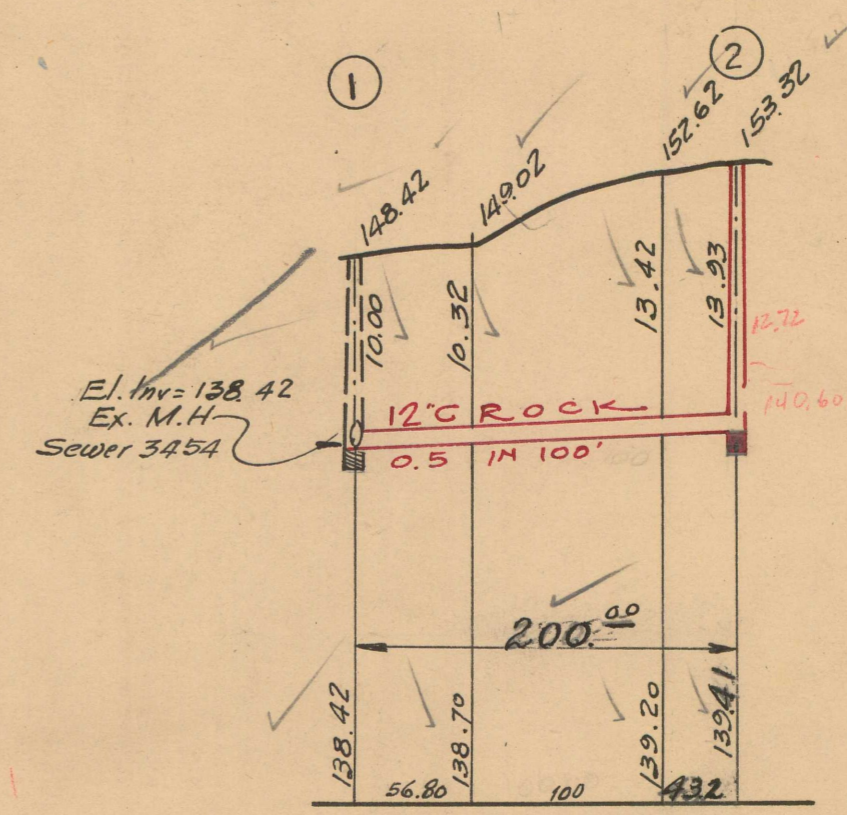
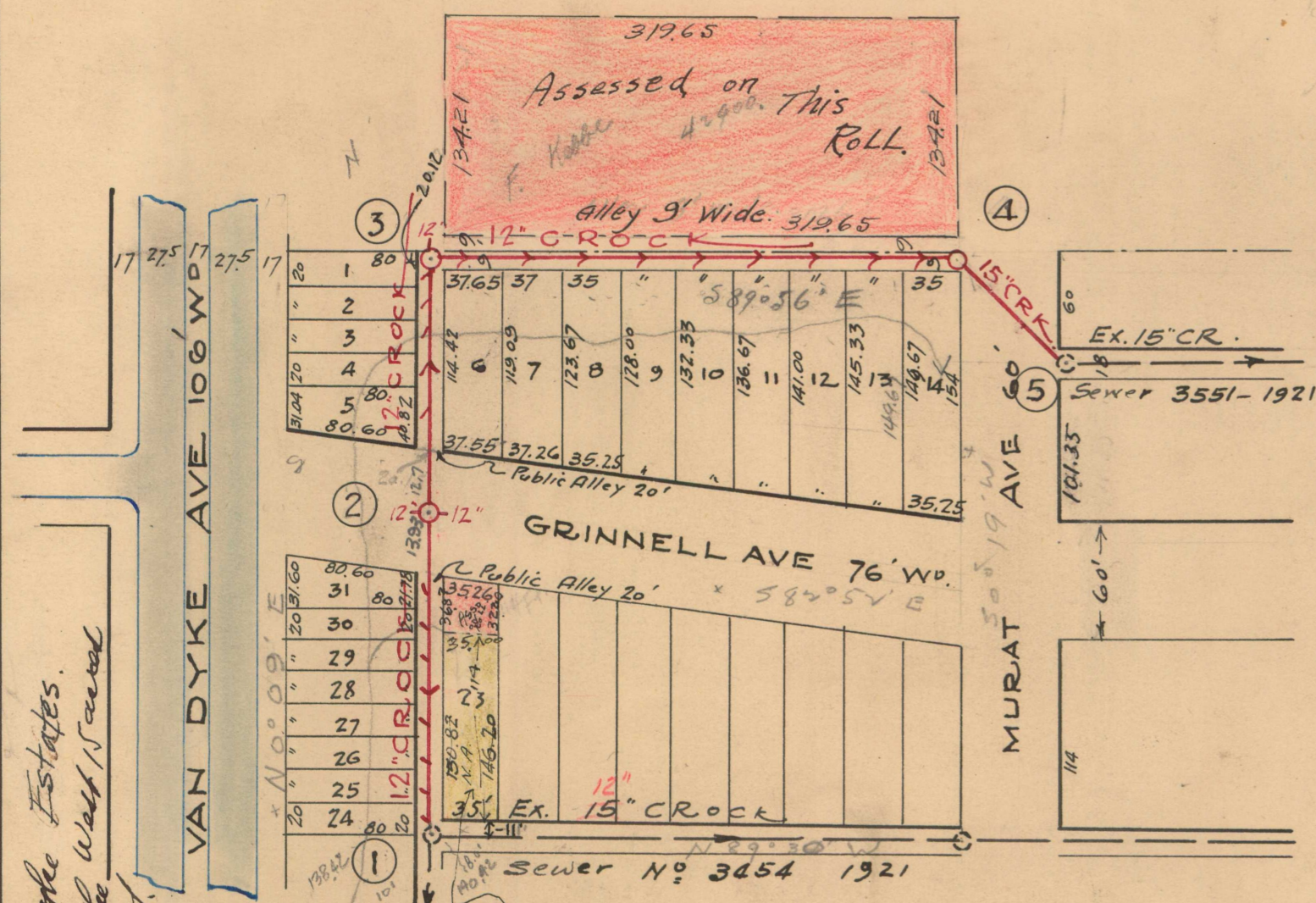


DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.

SEWER No. 4647
ROLL No. 9957

PETITION No. 721
PETITION DATE 2-6-26
RESOLUTION 7-13-26
BIDS OPENED 7-21-26
CONTRACT CONF'D 7-27-26
COMPLETED 9-4-26
CONTR Const. Div. of D.P.W.
\$ 2200.00

SECTS OF M.H.



*Grinnell Van Dyke Estates
Subdivision of part of the West Parcel
of the S.W. 1/4 of the N.W. 1/4 of
Twp. 22, T. 1, S. 1, R. 1, W. 1, E. 1,
M.F. City*

*Call 0897
Mrs. Salomon*

NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

NOTE:--Sidewalks, Pavements and other existing public improvements, must be adequately protected during the construction of this sewer, and when damaged, the contractor must restore them to their original status without additional cost to the city. Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

SCALE	VERTICAL 1" = 10'	DRAWN	CHECK	NOTE BOOK
	HORIZONTAL 1" = 160'			

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

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.

PLANNING AND DEVELOPMENT DEPARTMENT DPW - CITY ENGINEERING DIVISION

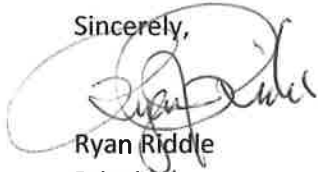
1239 *Ryan Riddle, request for conversion to easement of the north-south public alley and east-west public alley north of Grinnell Ave, bounded by Van Dyke and Mural St.*

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





CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., FOURTH FLOOR
DETROIT, MICHIGAN 48226
(313) 224-0484 • TTY: 711
WWW.DETROITMI.GOV

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

-2-

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, 4th 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, 4th 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

-3-

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

-4-

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 - 6th Floor

PETITION NUMBER _____.

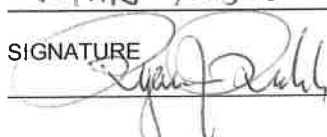
We, the undersigned individuals owning property adjacent to the proposed right-of-way to be vacated have no objections to the request of the petitioner. This petition requires consent by 2/3 of the adjacent owners in residential areas. Commercial areas require 100% of adjacent owners to consent. Properties 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
_____	_____	_____
SIGNATURE		

PRINT NAME

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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
(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.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW -
CITY ENGINEERING DIVISION