



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE. SUITE 601
DETROIT, MICHIGAN 48226
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WWW.DETROITMI.GOV

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

Petitioner:
CHN Housing Partners
Represented by: Mannik Smith Group
65 Cadillac Square, Suite 3311
Detroit, MI, 48226

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. 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:

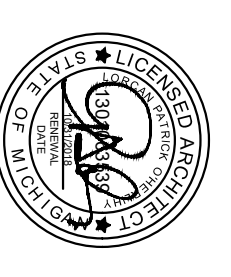
Petition to vacate, with reserve of a utility easement, the westerly 25 ft. of Burgess Street lying south of Santa Clara Avenue.

Jered Dean
Manager II
Department of Public Works
City Engineering Division
313-224-3985

LORCAN
OHERLIHY
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Los Angeles, CA 90016
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ORCHARD 48

21566 Orchard St.
Detroit, MI 48219



Sheet No.	Description	Date
1	SITE PLAN/ENGINEER	01/14/22
2	REVISIONS	10/27/22

Key Station
Key Plan

SITE PLAN

C3.0

LEGEND

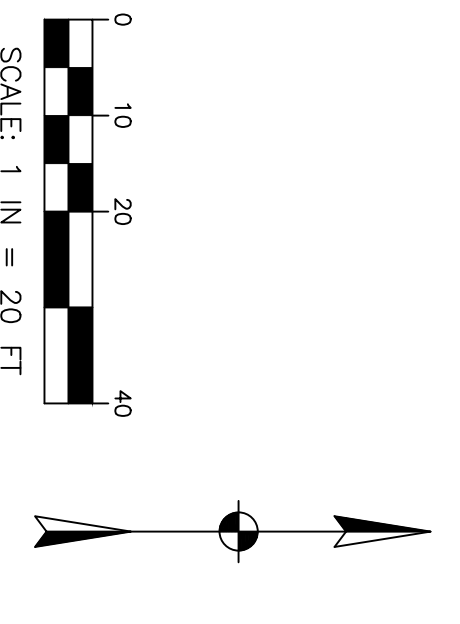
- PROPERTY LINE
- PAVEMENT LIMITS
- E --- EXISTING UNDERGROUND ELECTRICAL LINE
- 0/H/D --- EXISTING OVERHEAD ELECTRICAL LINE
- G --- EXISTING GAS LINE
- SA --- EXISTING COMBINED SEWER LINE
- W --- EXISTING WATER LINE
- --- EXISTING BUILDING LINE
- --- PROPOSED BUILDING LINE
- --- PROPOSED MASONRY WALL LINE
- --- EXISTING GUY WIRE UTILITY POLE
- --- HEAVY DUTY ASPHALT
- --- REGULAR DUTY ASPHALT
- --- CONCRETE SEWER/PAV
- --- CONCRETE PAVEMENT
- 5 --- NUMBER OF PARKING SPACES

DEVELOPMENT SUMMARY

SUBJECT	REQUIRED CODES	PROPOSED	SECTION
ZONING	R3 - LOW DENSITY RESIDENTIAL DISTRICT	R3 - LOW DENSITY RESIDENTIAL DISTRICT	50-8-74
SITE AREA	7000 SF	70000 SF	
LOT COVERAGE	.12 NSR	.149 NSR	
SETBACKS			
FRONT	20'	10'-3" (NORTH), 16" (SOUTH)	50-13-4
REAR	30'	30'	
SIDE (NORTH PROPERTY)	6'	6'	
SIDE (SOUTH PROPERTY)	6'	6'	
PARKING (TOTAL)	36 SPACES	53 SPACES	50-14-34
INTERIOR LANDSCAPING (IAS1)	522 SF	720 SF	50-14-34.3
ACCESSIBLE PARKING	2 REQUIRED TOTAL	3 SPACES (WEST), 2 SPACES (EAST)	50-14-182
LOADING	(1) 12X35'	(1) 12X35'	50-14-112
BUILDING HEIGHT	NONE	42'	50-13-4
MAX F.A.R.	0.7 = 44,213 SF	0.69 = 43,400 SF	50-13-4

PROJECT NOTES:

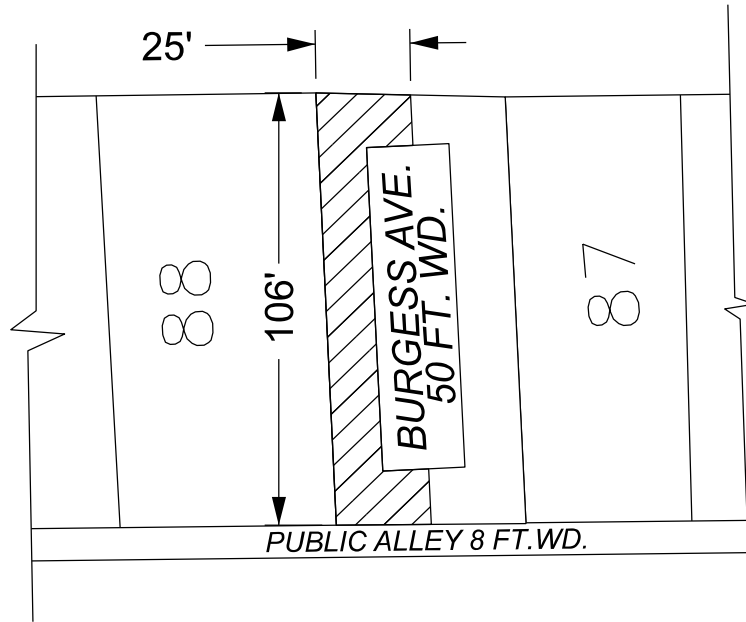
DIMENSIONS OF PAVEMENT WIDTHS SHALL BE INTERPRETED AT CURB TO BE UP TO THE FACE OF CURB.





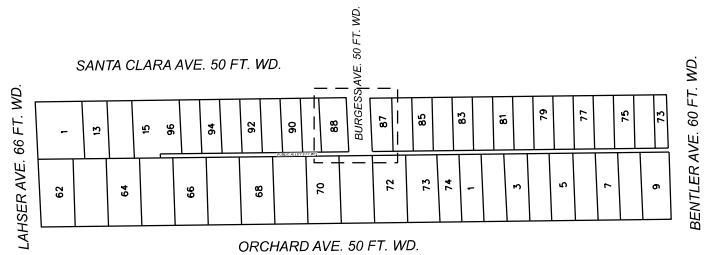
SANTA CLARA AVE. 50 FT. WD.

LAHSER AVE. 66 FT. WD.



BENTLER AVE. 60 FT. WD.

ORCHARD AVE. 50 FT. WD.



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 114 D

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	LC	CHECKED		JD	
DATE	10-19-2022	APPROVED		JD	

CONVERSION TO EASEMENT
 25' OF BURGESS FROM
 SANTA CLARA SOUTH
 TO THE EAST WEST ALLEY,
 A TOTAL LENGTH OF 106'

CITY OF DETROIT
 CITY ENGINEERING DIVISION
 SURVEY BUREAU
 JOB NO. 22-62
 DRWG. NO.



July 29, 2022

The Honorable City Council

Attn: Office of the City Clerk
200 Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

RE: Petition to Vacate 106' of Burgess South of Santa Clara and Dedicate 20' of Lot 87 of Elm Avenue Subdivision

The Honorable City Council:

On behalf of CHN Housing Partners and Detroit Blight Busters, we are petitioning the City of Detroit to:

Vacate and convert to easement the 50' ROW of Burgess from Santa Clara south to the east west alley, a total length of 106' as shown on Exhibit A.

Accept the dedication of the westerly 20' of Lot 87 within Elm Avenue Subdivision as shown on Exhibit A.

This request on behalf of CHN Housing Partners and Detroit Blight Busters for the vacation and conversion to easement of this section of Burgess is being proposed due to future construction activity planned on the site for a multi-family development. In order to provide access to the east west alley south of Santa Clara, the petitioner will dedicate 20' of the westerly side of Lot 87 adjacent to the Burgess ROW. The CHN Housing Partners and Detroit Blight Busters has a purchase agreement with the City of Detroit to purchase the property west of Burgess, Lots 88 and 89. The property owner Saira K. Tariq of Lot 87 has signed both Exhibits to vacate and dedicate.

This petition is for a vacation and conversion to easement, and a property dedication.

Respectfully Submitted,

A handwritten signature in blue ink that reads "David A. Rzyzi".

David A. Rzyzi, PE
The Mannik & Smith Group, Inc.

cc: J Dean

Attachments: Exhibit A



TECHNICAL SKILL.
CREATIVE SPIRIT.