

UPDATED on 07/12/2023

Hamilton Square Detroit

7950 Moorsbridge #104

Portage, MI 49024

To whom it may concern,

My name is Adam Noel and I am one of two owners of 9851 Hamilton Detroit, MI 48202. We purchased the property and the parking lots next to the building (1143 Glynn, 1153 Glynn, 1159 Glynn). Our goal is to renovate and remodel this building to include ~50 apartments and some retail space. After speaking with the city, we were required to submit our plans for a site review to move forward. Although we have enough parking spaces for the updated city requirements, the city's response included asking us to combine the lots into one large parcel.

After speaking with the Maps and Records Bureau, we were told reaching out in this manner would be the best option. We were told that because of the alley running through the property, we cannot simply combine all the properties/parcels and that "The best way to move forward with this proposal would be to vacate the easement with the owner granting the public an access easement over the portion of the alley being vacated. This is because there are only 2 points of access to the alley in question and the City will not approve this request if it results in a dead-end alley. The public access easement would be held by the City and run with the land if sold. The alley easement may not be obstructed by parking, gates, or other improvements. The public would have full access rights. If agreeable to this plan you will need to update your cover letter formally making the request to proceed in this fashion."

Therefore, it is our intent to do just as above and vacate the easement and grant a public access easement over the alley being vacated.



Our intent is not to block any of the alleyways and to continue to allow utilities and residents in the area to freely use the alley. We will tend to the lots, the landscaping, and the like.

Therefore, we are asking to vacation the alley and allow us to keep the alley open for anyone using the space. I hope this is a clear ask. If you have any questions, please call, or email me.

Best,

Adam Noel

Owner / Project Manager

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