

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENT PETITION REFERENCE COMMUNICATION

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.

Petition No.	2024-299
Name of Petitioner	Chalmers Island Investment
Description of Petition	Please see request for public alley bounded by Chalmers St. and Newport St. to be vacated with an easement for the purpose of combining their properties.
Type of Petition	Alley Vacation/ Encroachment/ Utility Vacation
Submission Date	8/27/2024
Concerned Departments	Department of Public Works, Planning and Development Department, City Engineering Division
Petitioner Contact	Chalmers Island Investment 11717 Chalmers Detroit, MI 48205



**CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS**

COLEMAN A. YOUNG MUNICIPAL CENTER

2 WOODWARD AVE. SUITE 601

DETROIT, MICHIGAN 48226

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

Petitioner:
Chalmers Island Investment
11717 Chalmers
Detroit, MI, 48205

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the action below. 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:
Chalmers Island Investment LLC request the public alley bounded by Chalmers St. and Newport St. to be vacated with an easement for the purpose of combining their properties.

Raven Wright
Supervisor of Maps & Records
Department of Public Works
City Engineering Division
313-224-3985



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Letter of Intent

March 19, 2024

**City of Detroit
Office of the Chief Financial Officer
Office of the Assessor
2 Woodward Ave.
Suite 828
Detroit, MI 48226**

**Chalmers Island Investment LLC / Landlord
Mazin Najar, Member
11717 Chalmers
14360 Houston-Whittier
Detroit, MI 48205
(586) 212-4433**

**MNSN Inc. – Tenant
11717 Chalmers
14360 Houston-Whittier
Detroit, MI 48205**

To whom it may concern:

Chalmers Island Investment LLC is the owner of the real estate located at 11717 Chalmers and 14360 Houston-Whittier, and leases the same properties to MNSN Inc. Chalmers Island Investment LLC would like to combine their properties, and need to vacate the alley in order to do so. The adjacent neighbor Habitat for Humanity is in support and there is no opposition to vacating the alley.

Chalmers Island Investment LLC hereby respectfully requests the alley lying and being in between 11717 Chalmers and 14360 Houston-Whittier be vacated by the City of Detroit. The vacated alley shall be open and accessible to the general public and any utility company. Chalmers Island Investment LLC and MNSN Inc. will jointly take care of the vacated alley to make sure it is clean and maintained.

**Mazin Najar
Member of Chalmers Island Investment LLC**



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City of Detroit
PUBLIC WORKS DEPARTMENT: CITY ENGINEERING DIVISION
Coleman A. Young Municipal Center - 6th Floor

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:

- (1) Vacating the proposed street or alley will result in the property owner being allocated ownership of 1/4 of the street or alley (conditional to the design of the subdivision) and will cause the property assessment to be adjusted to include the increase in square footage.
- (2) 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 Sewerage for additional questions regarding rates.
- (3) Garages oriented toward the alley may no longer be accessible by the alley. Upon approval of this petition the alley will no longer be considered public. The property owner waives their right to access their property using the alley.

Commercial properties are subject to the conditions of their land use grant. Which may require permission from the Buildings and Safety Engineering and Environment Department or the Board of Zoning Appeals prior to changing the limits of their property.

PRINT NAME / ADDRESS / DATE SIGNED
Stephanie Oberland - CEO of Habitat for Humanity Detroit 14325 Jane St / Detroit, MI / 48205 2/8/24

SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED
Mazin Najat - Sole Member of Chalmers Island Investment LLC 11717 Chalmers - Detroit - MI - 48206 03/18/2024

SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED
Mazin Najat - Sole Member of Chalmers Island Investment LLC 14360 Houston-Whittier - Detroit - MI - 48205 03/18/2024

SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED

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CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS

COLEMAN A. YOUNG MUNICIPAL CENTER

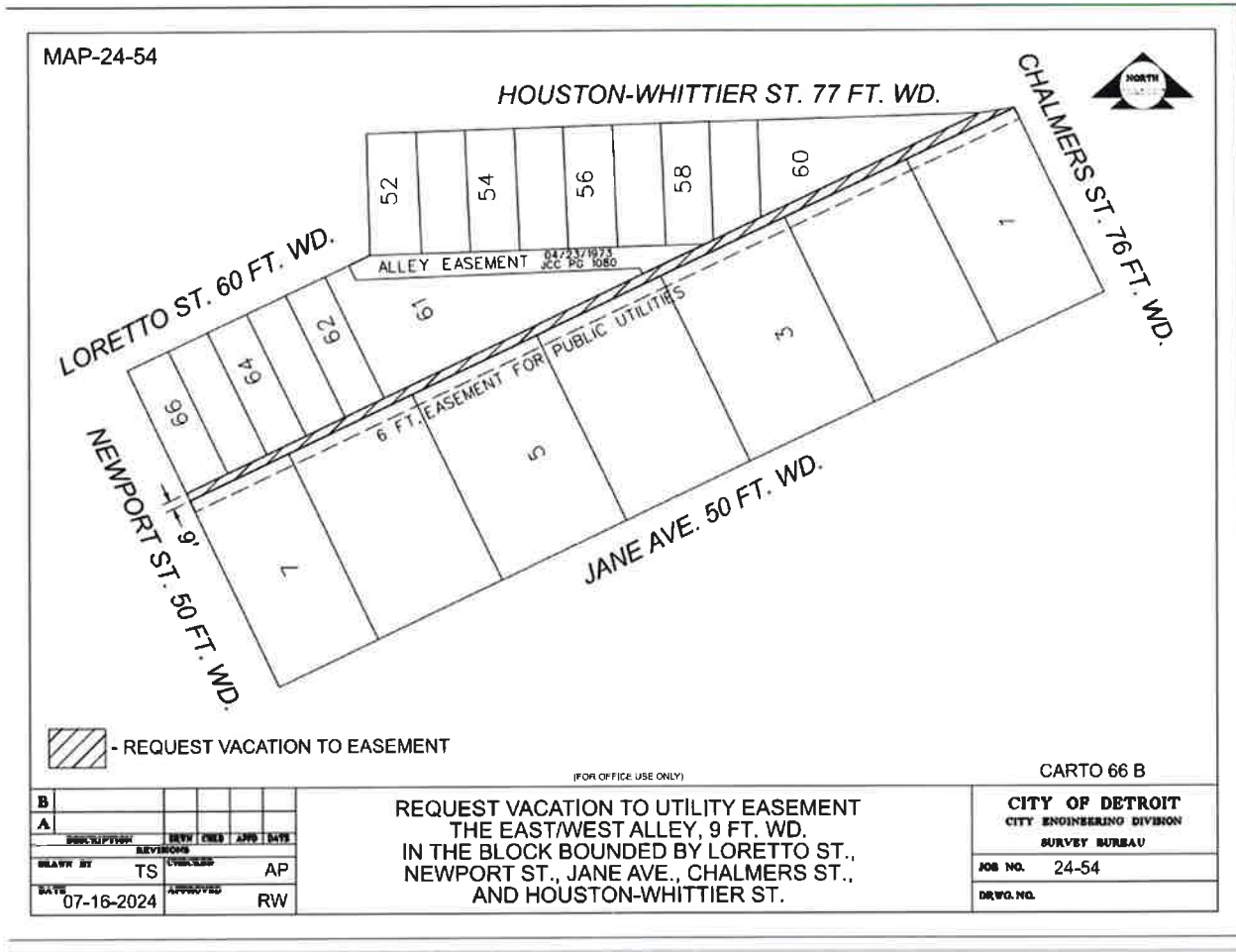
2 WOODWARD AVE. SUITE 601

DETROIT, MICHIGAN 48226



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2 WOODWARD AVE. SUITE 601
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MAP-24-54

HOUSTON-WHITTIER ST. 77 FT. WD.



LORETTO ST. 60 FT. WD.
NEWPORT ST. 50 FT. WD.

CHALMERS ST. 76 FT. WD.

52 54 56 58 60
ALLEY EASEMENT 04/23/1973 JCC PG 1080
6 FT. EASEMENT FOR PUBLIC UTILITIES
JANE AVE. 50 FT. WD.

- REQUEST VACATION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 66 B

B				
A				
DESCRIPTION		REVISED	DATE	
DRAWN BY	TS	APPROVED	AP	
DATE	07-16-2024	APPROVED	RW	

REQUEST VACATION TO UTILITY EASEMENT
THE EAST/WEST ALLEY, 9 FT. WD.
IN THE BLOCK BOUNDED BY LORETTO ST.,
NEWPORT ST., JANE AVE., CHALMERS ST.,
AND HOUSTON-WHITTIER ST.

CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	24-54
DRWG. NO.	