

Janice M. Winfrey
City Clerk

City of Detroit
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.	2024-395
Name of Petitioner	E&D Property, LLC
Description of Petition	Please see petition to request vacation with easement, two north/south alleys bounded by Whitcomb Ave., Tyler Ave., Greenfield Ave., and Fullerton Ave.
Type of Petition	Alley Vacation/ Encroachment/ Utility Vacation
Submission Date	12/3/2024
Concerned Departments	Department of Public Works, Planning and Development, City Engineering Department
Petitioner Contact	E&D Property, LLC



**CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION**

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

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

Petitioner:
E&D Property, LLC
12891 Whitcomb
Detroit, MI 48227

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:

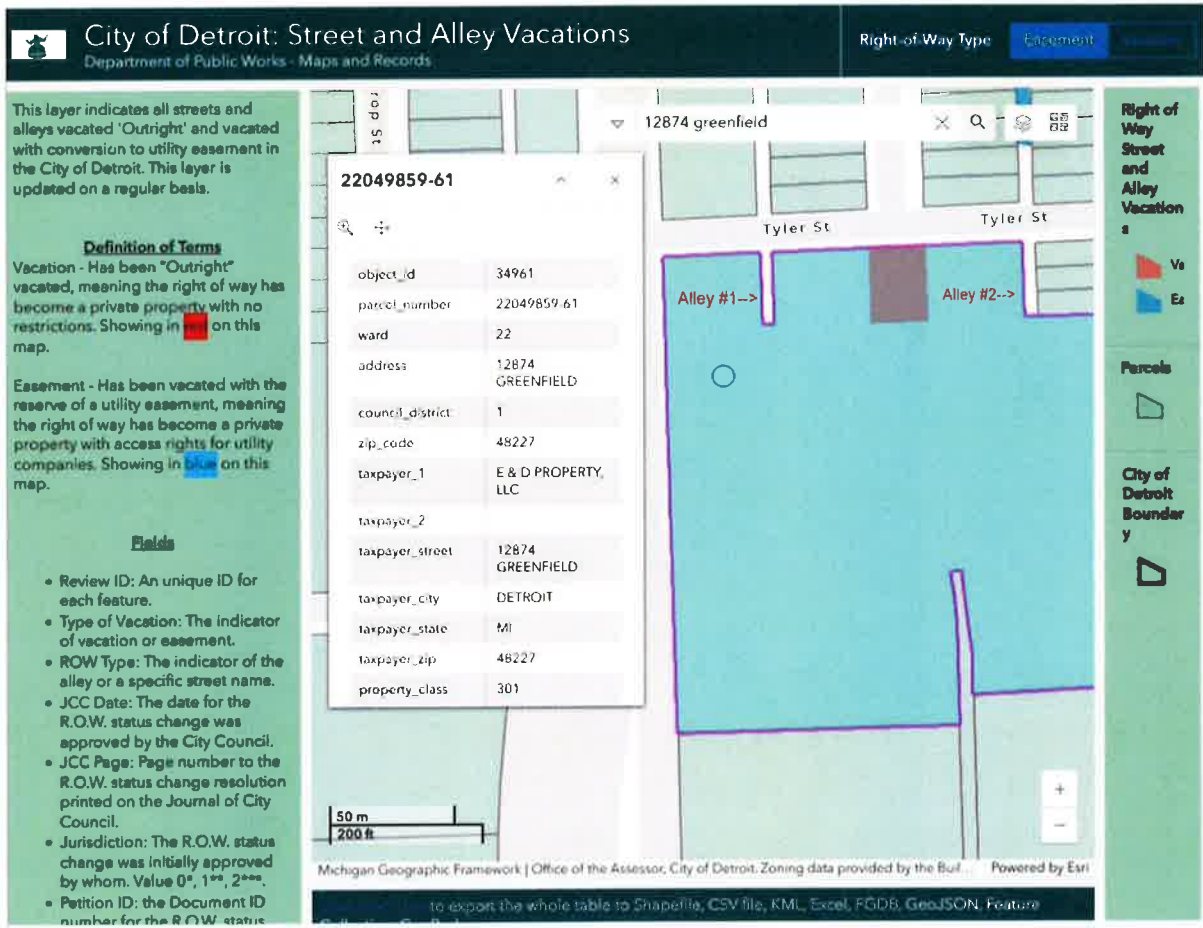
Petition to request vacation with easement, two north/south alleys bounded by Whitcomb Ave., Tyler Ave., Greenfield Ave., and Fullerton Ave.

Georgine Gersdorff
Manager II
Department of Public Works
City Engineering Division
313-224-3985



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Letter of Intent

October 29th, 2024

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

**E & D Property LLC / Property Owner
Leonard Dervishi, Sole Member
12874 Greenfield Road., Detroit, MI 48227
12891 Whitcomb, Detroit, MI 48227
12893 Whitcomb, Detroit, MI 48227
12903 Whitcomb, Detroit, MI 48227
(313) 595-6073**

RE: Alley Vacation with an Easement

To whom it may concern:

E & D Property LLC is the owner of the neighboring parcels located at 12874 Greenfield Road, and 12891, 12893, 12903 Whitcomb. E & D Property LLC would like to split/combine their properties, and need to vacate the alley in order to do so. There are no adjoining neighbors on either side of the alley, as the alley is landlocked on all sides.

E & D Property LLC hereby respectfully requests that the alley be vacated by the City of Detroit. The vacated alley shall be accessible to any/all utility companies and/or city departments who have services and/or easements located there. E & D Property LLC has sought the help of Atlas Consulting to assist in this matter and is authorized to act on behalf of E & D Property LLC.



**Leonard Dervishi
E & D Property LLC
Sole Member**



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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 1/2 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 Sewage for additional questions regarding rates.
- (3) Garages orientated 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 waves 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

Leonard Dervishi on behalf of

E & D Property LLC

12874 Greenfield Road Detroit MI 48227

8/7/2024

SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED

Leonard Dervishi on behalf of

E & D Property LLC

12891 Whitcomb Detroit MI 48227

8/7/2024

SIGNATURE



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PRINT NAME / ADDRESS / DATE SIGNED

Leonard Dervishi on behalf of

E & D Property LLC

12893 Whitcomb Detroit MI 48227

8/7/2024

SIGNATURE

PRINT NAME / ADDRESS / DATE SIGNED

Leonard Dervishi on behalf of

E & D Property LLC

12903 Whitcomb Detroit MI 48227

8/7/2024

SIGNATURE

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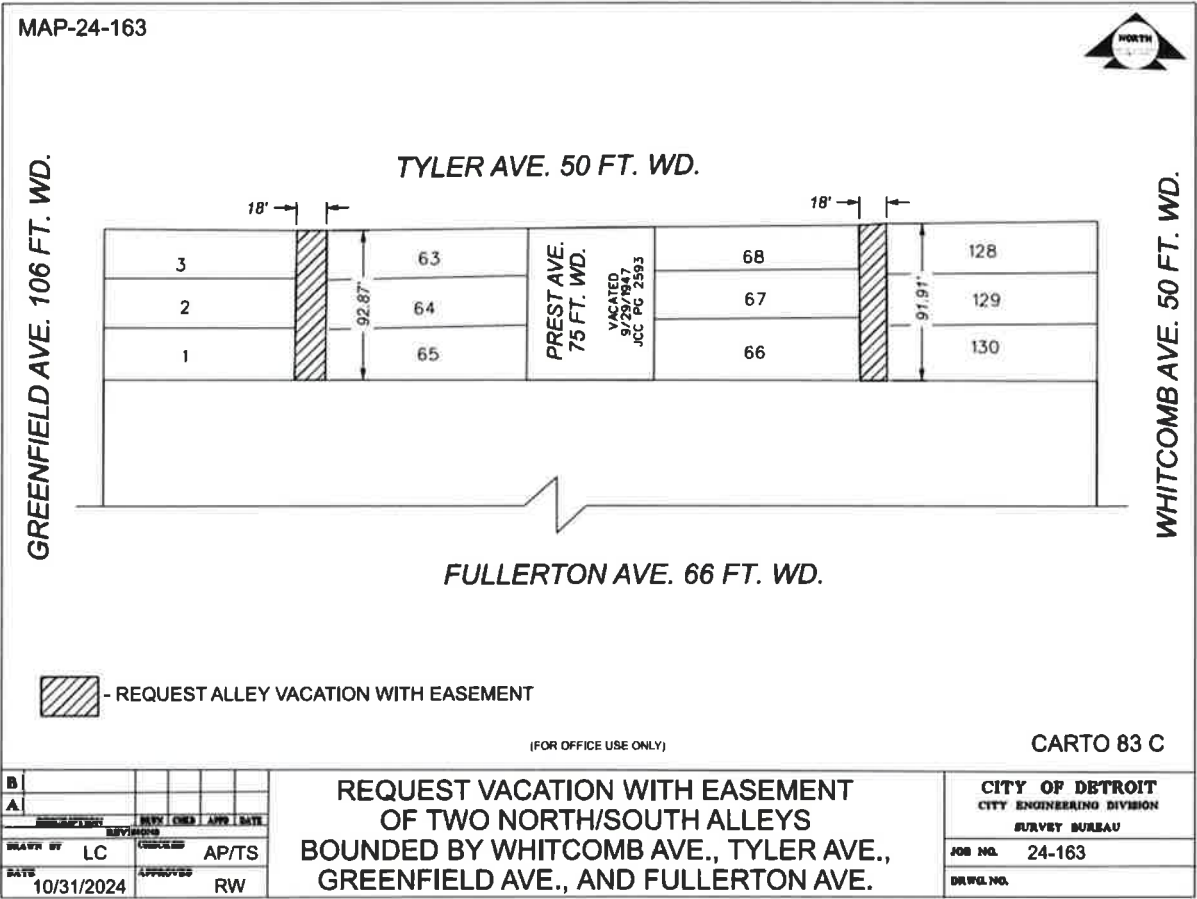
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