



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

July 10, 2025

City of Detroit City Council
2 Woodward Ave Ste 1340
Detroit, MI 48226

Department of Public Works: City Engineering Division
2 Woodward Ave Ste 611
Detroit, MI 48226

RE: Letter of Intent on behalf of Perfecting Church
DLZ Job: 2342-7656-00

Dear City of Detroit City Council and Engineering Division:

DLZ is proposing a change in status of the Right-Of-Way, street, and alley vacation on behalf of Perfecting Church for the proposed construction to happen at 19150 Woodward Ave, Detroit, MI, 48203. The project involves resuming construction on the Perfecting Church, upgrading to current zoning, and storm water management requirements.

From BSEED review comments requiring the vacation and conversion to easement of the ROW remnants on BLD 2024-01450, DLZ reviewed the City of Detroit: Right-of-Way Openings and Street and Alley Vacations GIS. The Right-of-Way opening status change includes the triangular and trapezoidal sections in the alley that goes north from Balmoral Ave. to Bryson Ave. (See the figure on sheet 1, attached following this letter).

Balmoral Ave: Alley Vacation - All remaining alleys between Woodward Ave. and Bauman St., and between Penrose and Balmoral Ave. More particularly described as adjacent to lots 1-6 Forest Park subdivision, and lot 1 and 58 of the Ivanhoe & Smith subdivision. Commencing at northwest corner of lot 1 of Ivanhoe & Smith subdivision; thence north 89°42'00" east 101.26 feet along the north line of said lot 1 to the point of beginning (1); thence south 67°02'38" east 47.05 feet; thence north 0°13' east along the previously vacated alley 19.77 feet; thence south 89°42'25" west 42.60 feet along the previously vacated road and alley to the point of beginning. Also commencing at the northwest corner of lot 5 of Forest Park subdivision; thence south 27°40'44" east 99.91' feet along a previously vacated alley to the point of beginning (2); thence north 89°42'00" east 10.92 feet to the west lot line of lot 6; thence south 0°13' east 9.80 feet to the north line of the previously vacated alley; thence south 89°42'00" west 6.18 feet along the north line of the previously vacated alley; thence north 27°40'44" west 10.91 feet along the east line of a previously vacated alley to the point of beginning.

From BSEED review comments requiring the vacation and conversion to easement of the ROW remnants on BLD 2024-01450, DLZ reviewed the City of Detroit: Right-of-Way Openings and Street and Alley Vacations GIS. The Right-of-Way opening status change also includes the section of Penrose Ave. just west of Bauman St. Thus, extending the existing easement from Bryson Ave. to Bauman St. (See the figure on sheet 2, attached following this letter).

The vacation status change is due to the landowner, Perfecting Church, now owning the last parcel on Penrose St so all surrounding landowners approve of the status change. The conversion to easement still allows the city access to the combined sanitary sewer system that runs under Penrose St. The status change of Right-Of-Way sections are due to planned construction to take place in those areas and again the landowner owns surrounding parcels, so agreement of Right-Of-Way change is accepted.

Penrose Ave: Penrose Right-Of-Way Vacation - All remaining Right-Of-Way for Penrose between Bauman St. and Woodward Ave. More particularly described as adjacent to lots 26-41 Forest Park subdivision. Beginning at the southeast corner of above mentioned lot 41; thence south 89°42'00" east 185.93 feet to the Right-Of-Way of Bauman St.; thence south 0°13' west 50.00 feet along said Right-Of-Way; thence south 89°42'00" west 64.86 feet; thence south 0°13' east 10.00 feet; thence 188.50 feet along an arc having a radius of 60.00 feet, chord south 89°42'00" west 120 feet; thence north 0°13' west 10.00 feet; thence south 89°42'00" west 1.07 feet; thence north 0°13' east 50.00 feet to the point of beginning.

Thank You,



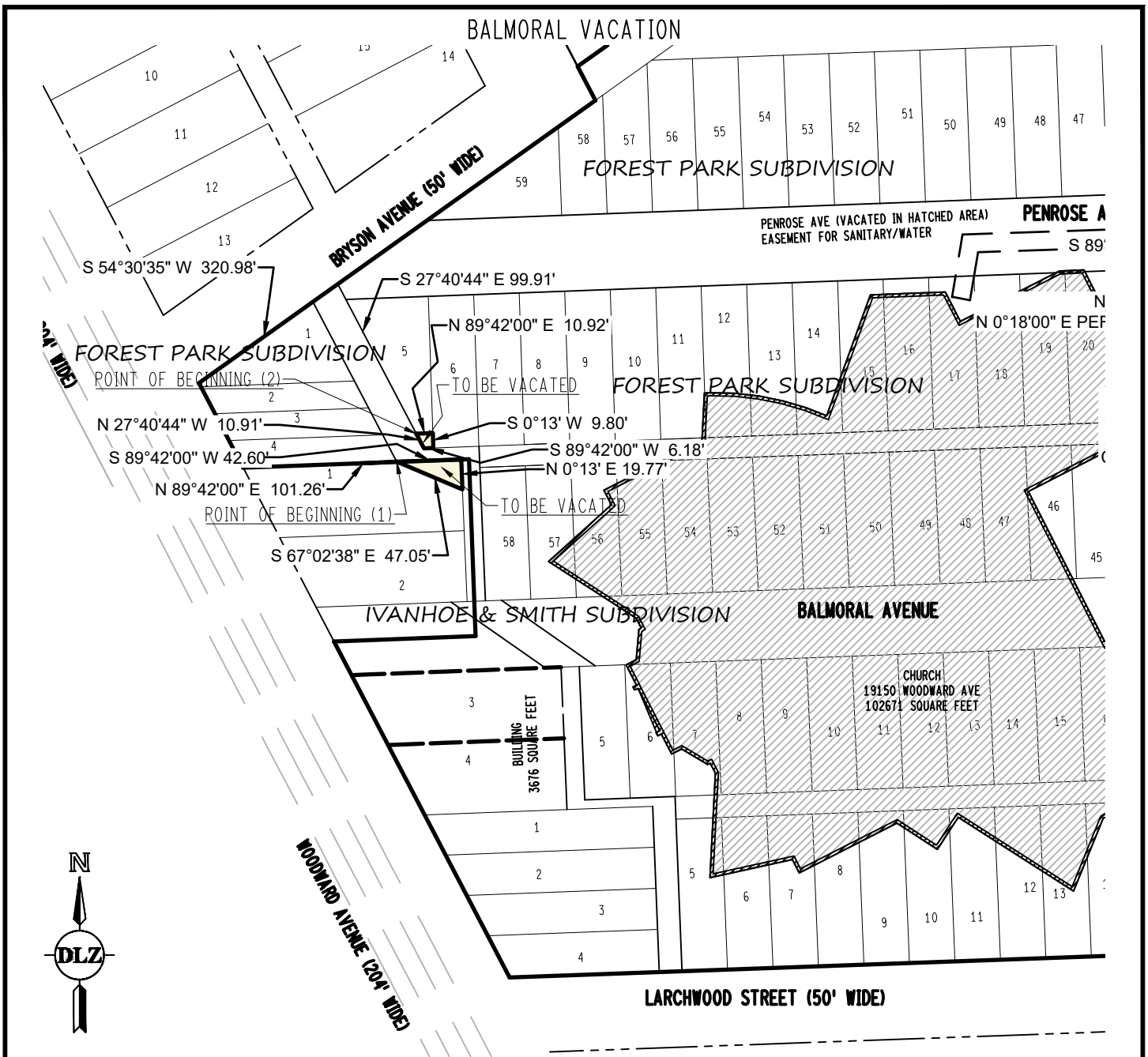
Tim Currie

tcurrie@dlz.com

248-836-4054

Cc: Damon Tooles – Tooles Contracting

Cindy Flowers – Perfecting Church



ALLEY VACATION: ALL REMAINING ALLEYS BETWEEN WOODWARD AVENUE AND BAUMAN STREET, AND BETWEEN PENROSE AND BALMORAL AVENUE. MORE PARTICULARLY DESCRIBED AS ADJACENT TO LOTS 1-6 FOREST PARK SUBDIVISION, AND LOT 1 AND 58 OF IVANHOE & SMITH SUBDIVISION. COMMENCING AT NORTHWEST CORNER OF LOT 1 OF IVANHOE & SMITH SUBDIVISION; THENCE NORTH 89°42'00" EAST 101.26 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING (1); THENCE SOUTH 67°02'38" EAST 47.05 FEET; THENCE NORTH 0°13' EAST ALONG THE PREVIOUSLY VACATED ALLEY 19.77 FEET; THENCE SOUTH 89°42'25" WEST 42.60 FEET ALONG THE PREVIOUSLY VACATED ROAD AND ALLEY TO THE POINT OF BEGINNING. ALSO COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF FOREST PARK SUBDIVISION; THENCE SOUTH 27°40'44" EAST 99.91' FEET ALONG A PREVIOUSLY VACATED ALLEY TO THE POINT OF BEGINNING (2); THENCE NORTH 89°42'00" EAST 10.92 FEET TO THE WEST LOT LINE OF LOT 6; THENCE SOUTH 0°13' EAST 9.80 FEET TO THE NORTH LINE OF THE PREVIOUSLY VACATED ALLEY; THENCE SOUTH 89°42'00" WEST 6.18 FEET ALONG THE NORTH LINE OF THE PREVIOUSLY VACATED ALLEY; THENCE NORTH 27°40'44" WEST 10.91 FEET ALONG THE EAST LINE OF A PREVIOUSLY VACATED ALLEY TO THE POINT OF BEGINNING.

SCALE: VERT. -
HORIZ. 1"=100'



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PERFECTING CHURCH

19150 WOODWARD
DETROIT, Michigan 48203
313-365-3787

DESIGN:
TC

CHECKED:
DW

DRAWN:
TC

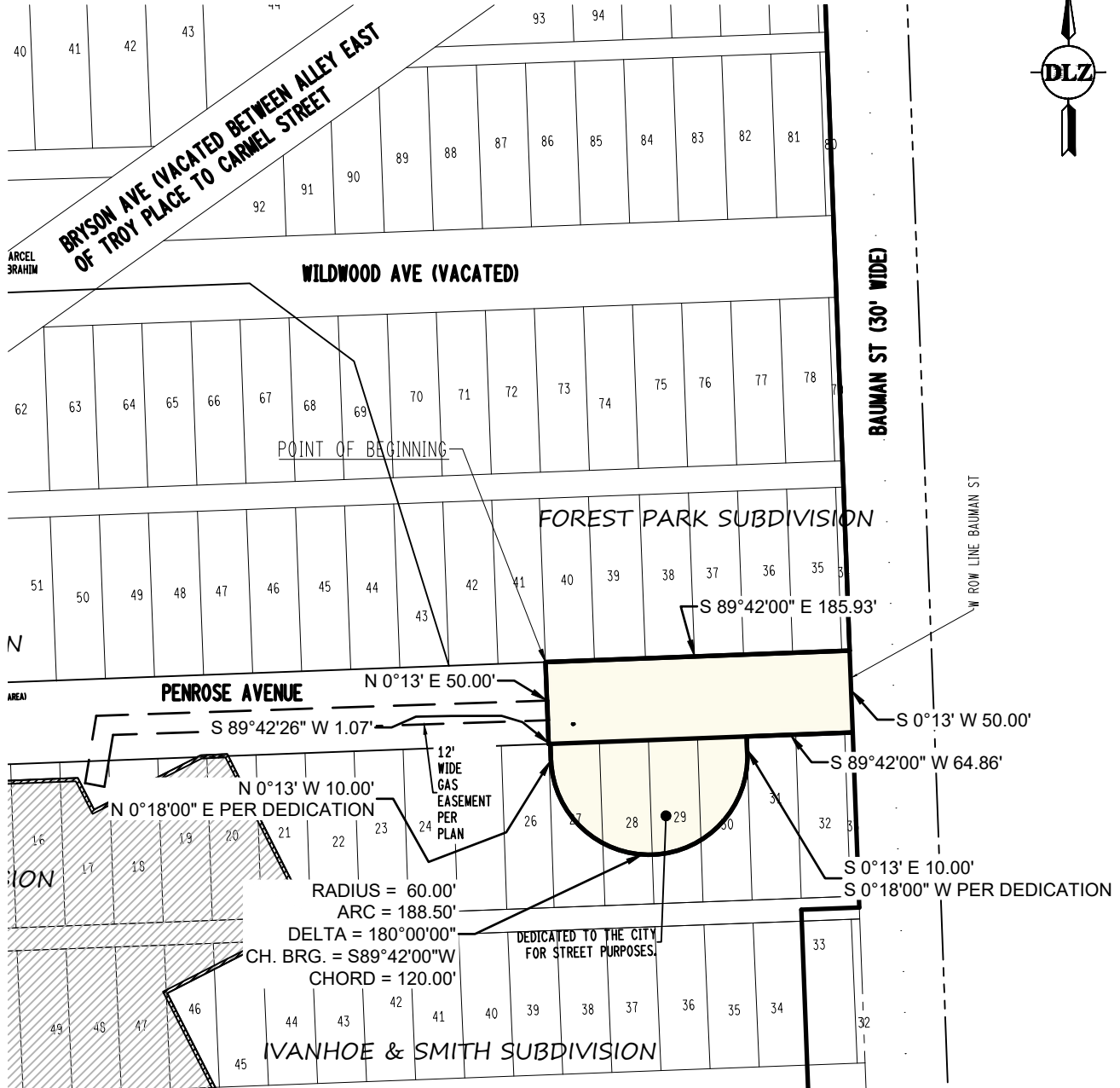
JOB NO. 2342-7656-00

DATE ISSUED
5-20-2025

SHEET NO.

1

PENROSE VACATION



PENROSE RIGHT OF WAY VACATION: ALL REMAINING RIGHT OF WAY FOR PENROSE BETWEEN BAUMAN STREET AND WOODWARD AVENUE. MORE PARTICULARLY DESCRIBED AS ADJACENT TO LOTS 26-41 FOREST PARK SUBDIVISION. BEGINNING AT THE SOUTHEAST CORNER OF ABOVE MENTIONED LOT 41; THENCE SOUTH 89°42'00" EAST 185.93 FEET TO THE RIGHT OF WAY OF BAUMAN STREET; THENCE SOUTH 0°13' WEST 50.00 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89°42'00" WEST 64.86 FEET; THENCE SOUTH 0°13' EAST 10.00 FEET; THENCE 188.50 FEET ALONG AN ARC HAVING A RADIUS OF 60.00 FEET, CHORD SOUTH 89°42'00" WEST 120 FEET; THENCE NORTH 0°13' WEST 10.00 FEET; THENCE SOUTH 89°42'00" WEST 1.07 FEET; THENCE NORTH 0°13' EAST 50.00 FEET TO THE POINT OF BEGINNING.

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