



**Letter of Transmittal**

<b>Date:</b>
<b>Petition Map:</b>

**Type of Petition**

- |   |                                       |  |
|---|---------------------------------------|--|
| <input type="checkbox"/> Outright Vacation      | <input type="checkbox"/> Dedication   | <input type="checkbox"/> Berm Use          |
| <input type="checkbox"/> Conversion to Easement | <input type="checkbox"/> Encroachment | <input type="checkbox"/> Temporary Closing |

**Review Status**

The above petition has been received and reviewed by this office. Please see below for the review status as marked.

- |  |  |
|--|--|
| <input type="checkbox"/> Approved Subject to Attached Provisions | <input type="checkbox"/> Revise and Resubmit |
| <input type="checkbox"/> Not Approved                            |  |

**Additional Comments (if applicable):**

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:			<i>Mohammad Siddique</i>	
Approved by:			<i>Mohammad Siddique</i> For Syed Ali	

## PROVISIONS FOR CONVERSION TO EASEMENT

1. An easement, the full width of the existing right of way, is reserved for the Detroit Water and Sewerage Department (DWSD) for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth. Any proposed fencing across the easement must have a gate installed to permit access for DWSD forces. The gate shall remain unlocked 24 hours a day, unless a guard is stationed near the gate to allow the DWSD ingress and egress at any time. The minimum dimensions of the gate or gates shall provide 15-foot vertical and 13 foot horizontal clearances for freedom of DWSD equipment movement.

Free and easy access to the sewers, water mains, fire hydrants and manholes and structures within the easement is required for DWSD equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer and/or water main facilities.

DWSD retains the right to install suitable permanent main location guide posts over its water mains at reasonable intervals and at points of deflection.

2. Said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including fences, porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with DWSD.

DWSD prohibits the use of heavy construction equipment or the storage of building material directly over or near DWSD facilities. DWSD also prohibits the use of cranes and balls or hydraulic rams for pavement removal where DWSD facilities are involved. If the water main and/or sewer facilities are broken or damaged as a result of any action on the part of the contractor, the contractor shall be liable for any and all costs incidental to the repair of such broken or damaged water main and/or sewer facilities.

3. If at any time in the future, the owners of any lots abutting on said conversion to easement shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incidental to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incidental to the repair of such broken or damaged sewers and/or water mains, and shall also be liable for any and all claims for damages resulting from his action.



**PARKSTONE**  
DEVELOPMENT PARTNERS

July 24, 2024,

The Honorable City Council  
ATTN: Office of the City Clerk  
200 Coleman A. Young Municipal Center  
Detroit, MI 48226

Dear Honorable City Council Members:

On behalf of Borg Brothers Auto & Truck Repairs, Inc., we would like to petition the City of Detroit for the vacation of 250' of the 29<sup>th</sup> Street public right-of-way, directly south of Michigan Avenue. It is adjacent to property on both sides owned by Borg Brothers Auto & Truck Repairs, Inc., with addresses commonly known as 3320 and 3325 29<sup>th</sup> Street.

The property owner has run a successful family business at this location for several decades which has grown and now includes five contiguous parcels which need to be consolidated into a single parcel. The roadway segment is not currently open to through traffic and is used solely by the subject business at present.

Converting this segment of right-of-way to an easement would allow the lot combination to move forward while still maintaining access to utility infrastructure.

Thank you for your time and consideration of this request. Please feel free to contact me at [danel@parkstonedevelopment.com](mailto:danel@parkstonedevelopment.com) or 313-329-2655 with any questions or concerns related to this request.

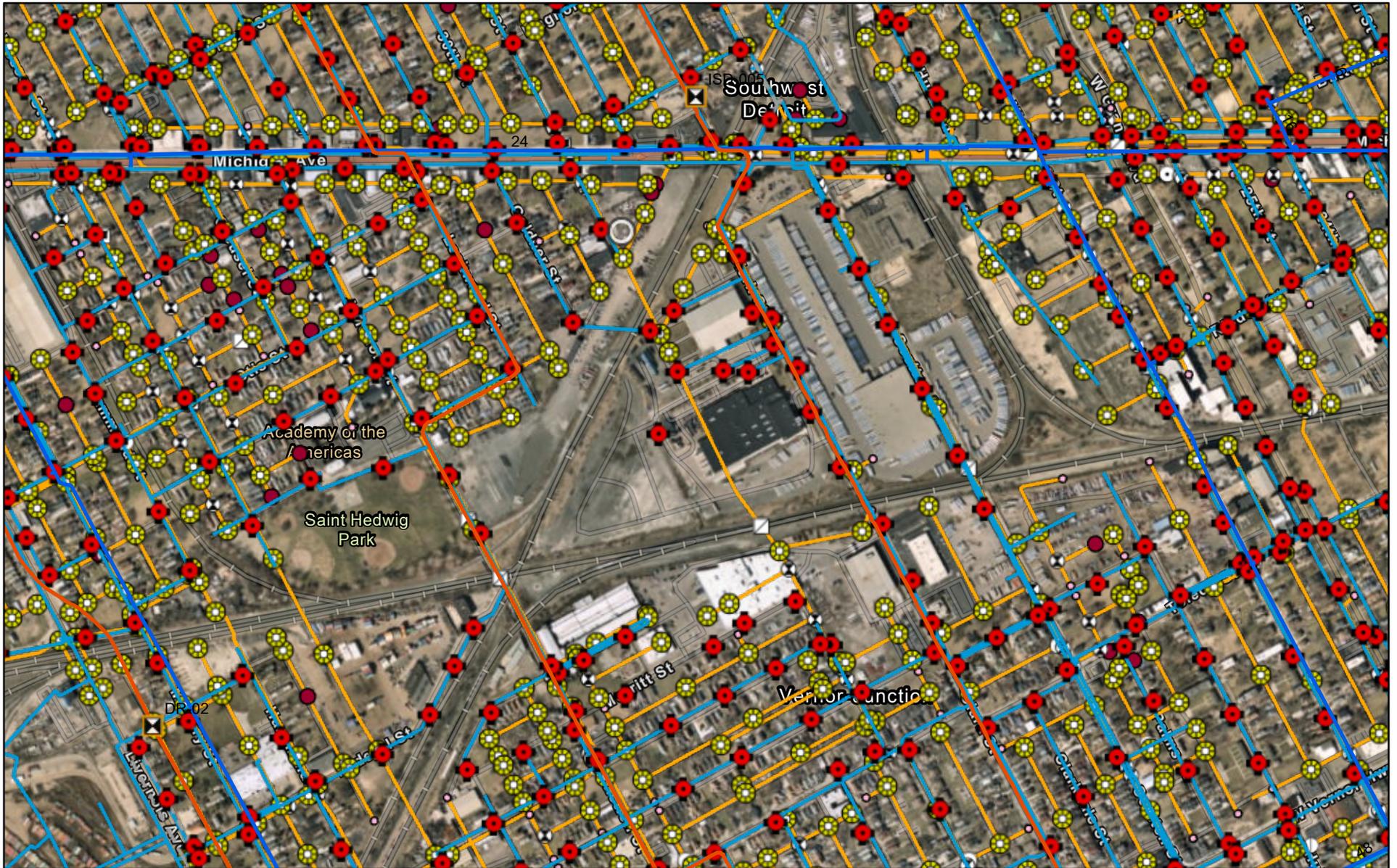
Respectfully,

*Danel Williams*

Danel William, Project Administrator,  
Parkstone Development Partners  
[danel@parkstonedevelopment.com](mailto:danel@parkstonedevelopment.com)

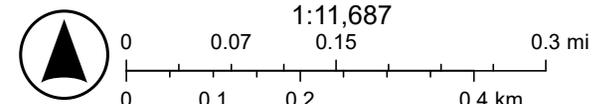
CC: Department of Public Works

# 3320 29th Street

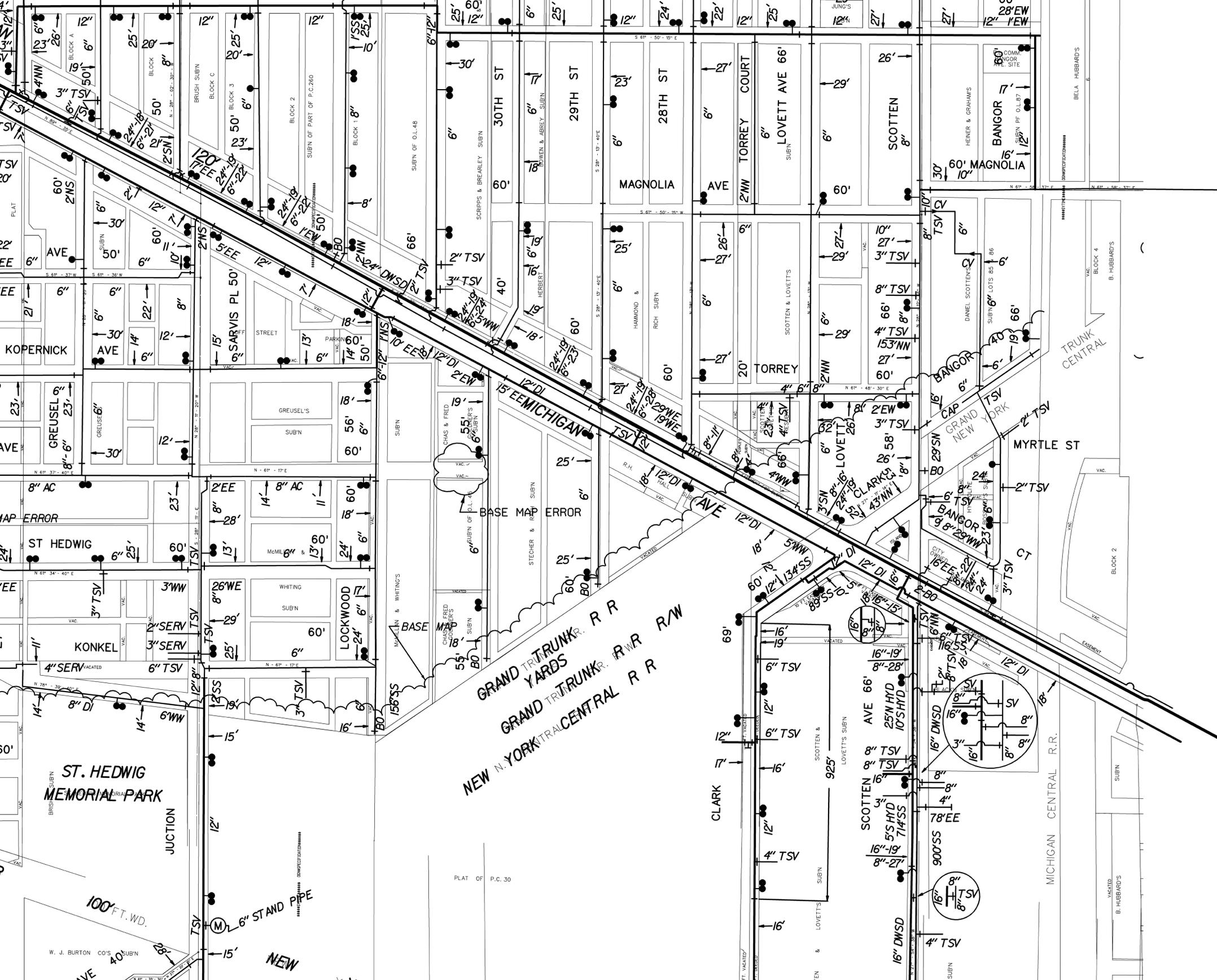


9/20/2024

- |                                   |                                  |                        |                      |                            |
|-----------------------------------|----------------------------------|------------------------|----------------------|----------------------------|
| Wastewater Control Devices - GLWA | Transmission System Mains - GLWA | Abandoned              | Blind Connection     | Wastewater Lamp Hole       |
| Inflatable Dam                    | Active Water Main                | Wastewater Catch Basin | Bulkhead/Cap         | Wastewater Gravity Main    |
| Wastewater Mains - GLWA           | Distribution System Hydrant      | Wastewater Manhole     | Coupling             | Active                     |
| GLWA Gravity Main                 | Distribution System Main         | Wastewater Fitting     | Material/Size Change | Abandoned/Inactive/Retired |
|                                   | Active                           | Bend/Slope Change      | Crown/Main Point     | Wastewater Regulator       |



DWSD, Esri Community Maps Contributors, City of Windsor, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,



PLAT OF P.C. 30

W. J. BURTON CO'S SUBN

ST. HEDWIG MEMORIAL PARK

GRAND TRUNK R.R.  
YARDS  
GRAND TRUNK R.R.  
NEW YORK CENTRAL R.R.

JUNCTION

NEW 6" STAND PIPE

100' FT. WD.

MICHIGAN CENTRAL R.R.

TRUNK CENTRAL

MYRTLE ST

GRAND NEW YORK

BANGOR

CLARK

LOVETT

SCOTTEN

TORREY

MAGNOLIA

28TH ST

29TH ST

30TH ST

LOVETT AVE 66'

SCOTTEN

BANGOR

MICHIGAN CENTRAL R.R.

NEW YORK CENTRAL R.R.

GRAND TRUNK R.R.

YARDS

ST. HEDWIG

KONKEL

LOCKWOOD

WHITING

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TORREY

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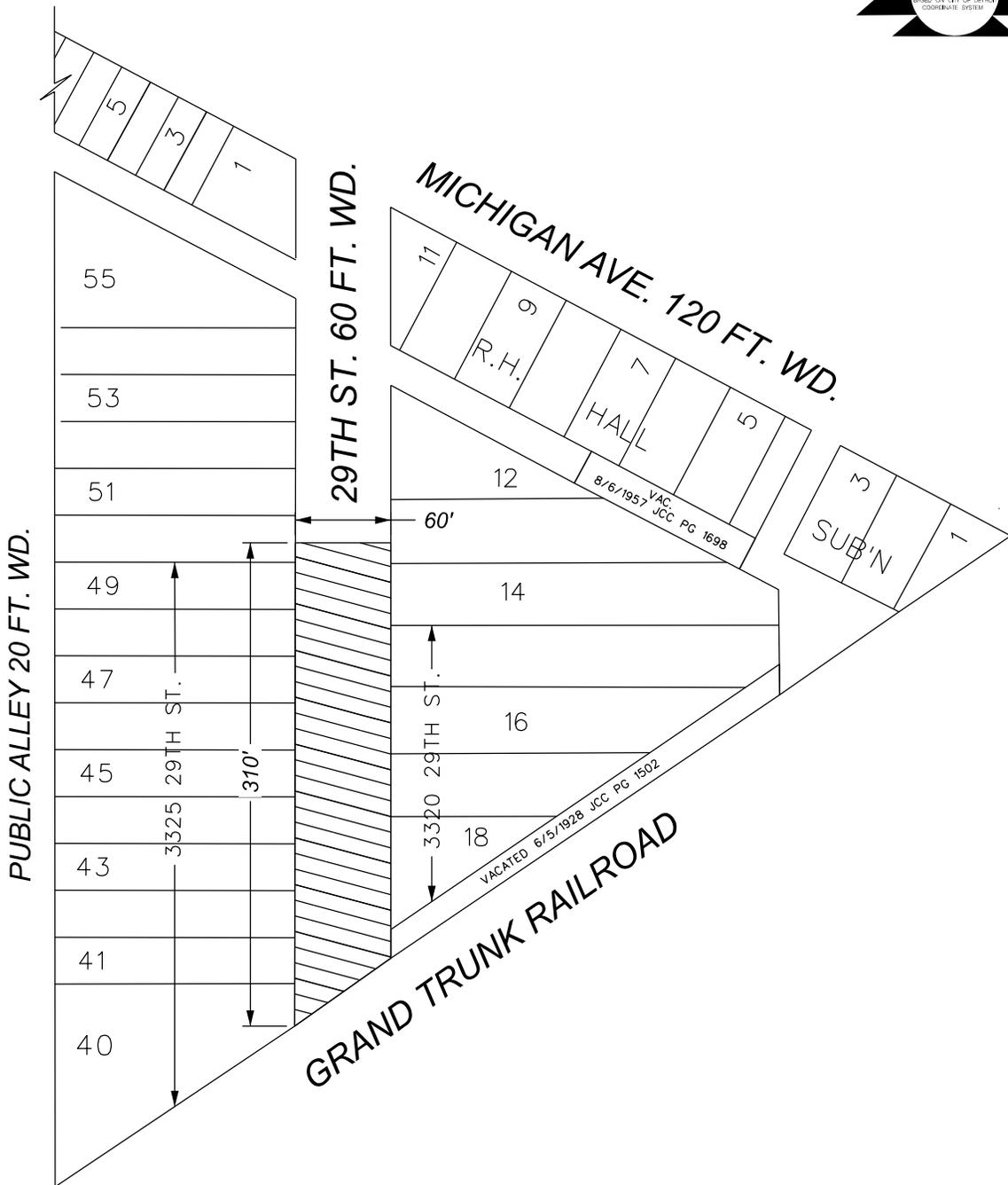
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- REQUEST VACATION WITH EASEMENT

(FOR OFFICE USE ONLY)

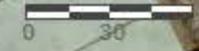
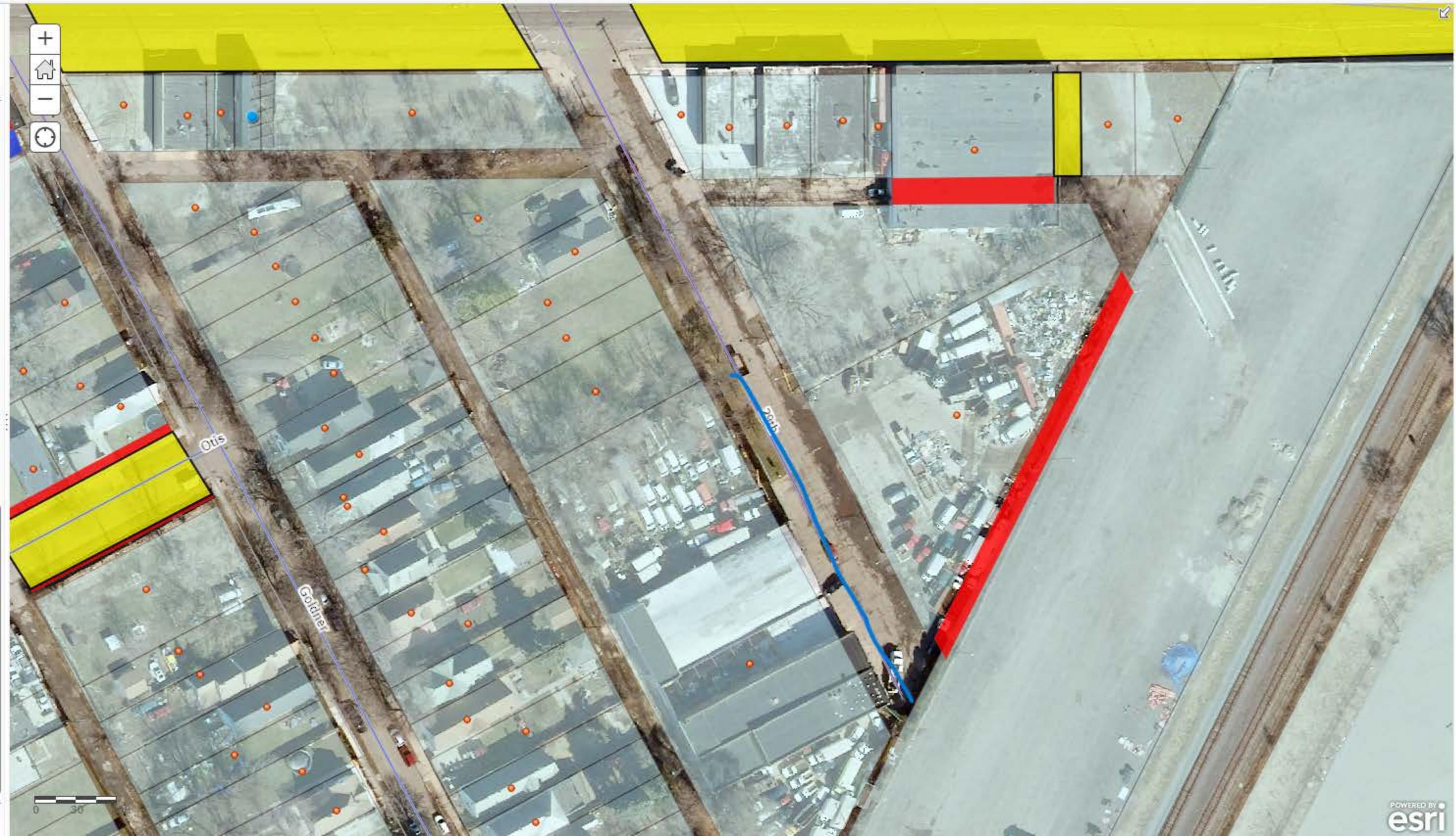
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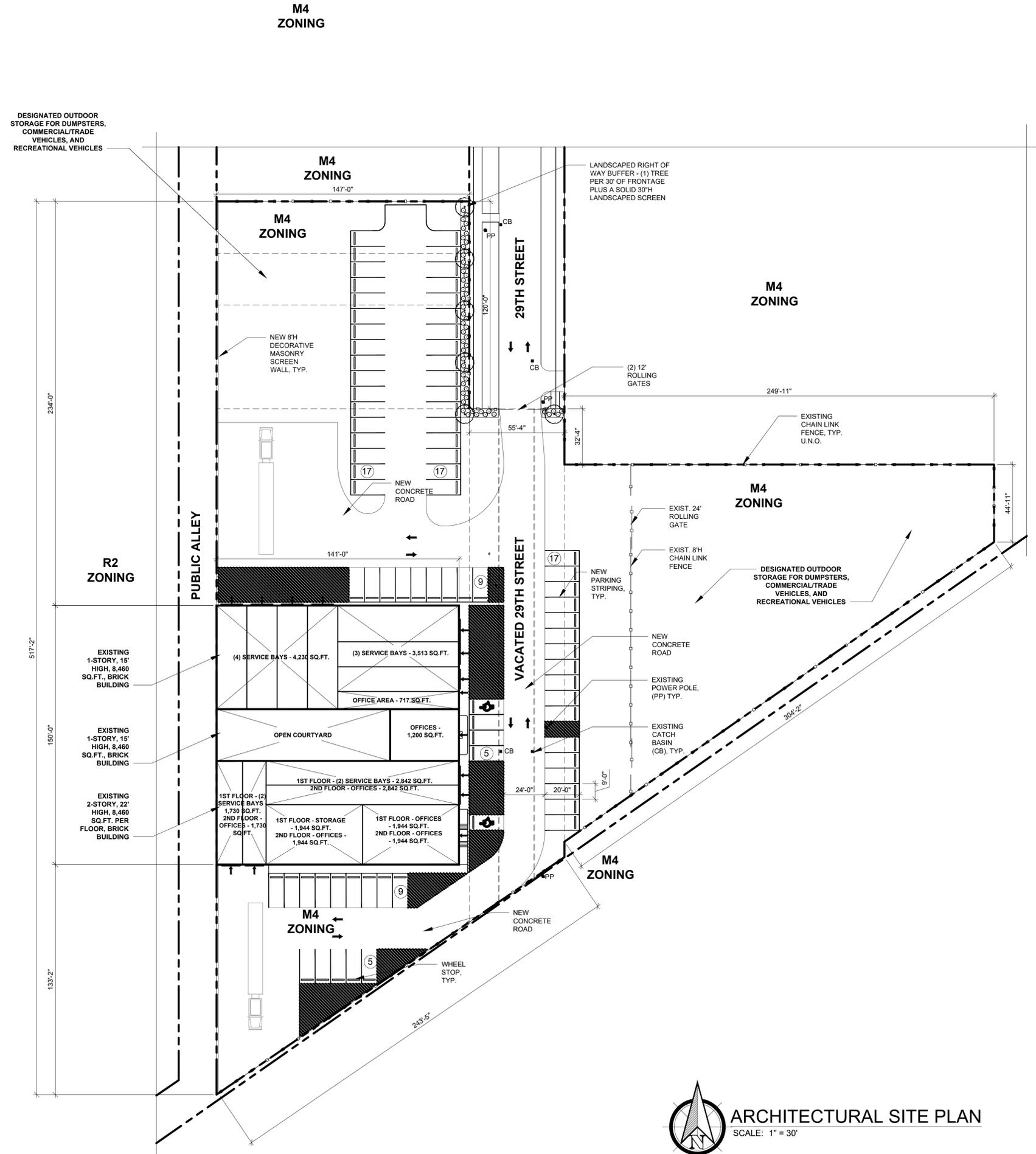
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	A				
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	AP	CHECKED		LC	
DATE	09-13-2024	APPROVED		RW	

REQUEST VACATION WITH EASEMENT  
OF 29TH ST. BETWEEN  
MICHIGAN AVE. AND GRAND TRUNK RAILROAD

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	24-107
DRWG. NO.	







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

RIOS, EDWIN DURAN - 3387 29th st Detroit MI 48210

08/15/24

Signature

Date

PRINT NAME / ADDRESS / DATE SIGNED

HASAN, KHALID & KLOUPI - 4379 Michigan ave Detroit MI 48210

08/28/2024

Signature

Date

City of Detroit

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08/28/2024

Signature Khalid Hasan Date \_\_\_\_\_



# City of Detroit Parcel Viewer



## Parcel Viewer

3328 29th

Search by: address

Parcel ID: 14811305 Address: 3328 29TH ST

### Ownership

Taxpayer: BORG BROS AUTO & TRUCK REPAIR

Taxpayer Address: 3325 29TH ST, DETROIT, MI, 48210-3231

PIE %: 0

### Usage & classification

Property Class: 302 - INDUSTRIAL, UNCONT

Property Use: -

Zoning: M4

# of Buildings: 0

Address Recommendations

