

04/20/2021

CERTIFICATE OF APPROPRIATENESS

Joey Troisi
Troisi Remodeling LLC
1502 18th Street
Detroit, MI 48216

**RE: Application Number 20-7156; 4709 Second; Warren-Prentis Historic District
Project Scope: Remove and replace rear stair**

Dear Applicant,

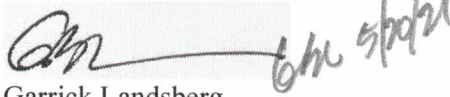
At the regular scheduled meeting that was held on April 14, 2021, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of April 20, 2021.

The Commission issued a Certificate of Appropriateness for the following work as it meets the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

Remove and replace exterior (rear) stair.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact me at 313-224-1762.

For the Commission:



Garrick Landsberg
Director/Staff
Detroit Historic District Commission

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
(Check ALL that apply) New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____
 AKA: _____ Lot(s): _____ Subdivision: _____
 Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____
 Current Legal Use of Property: _____ Proposed Use: _____
 Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other: _____
 Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____
 Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description:

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____
 Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____
 Zoning District: _____ Zoning Grant(s): _____
 Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

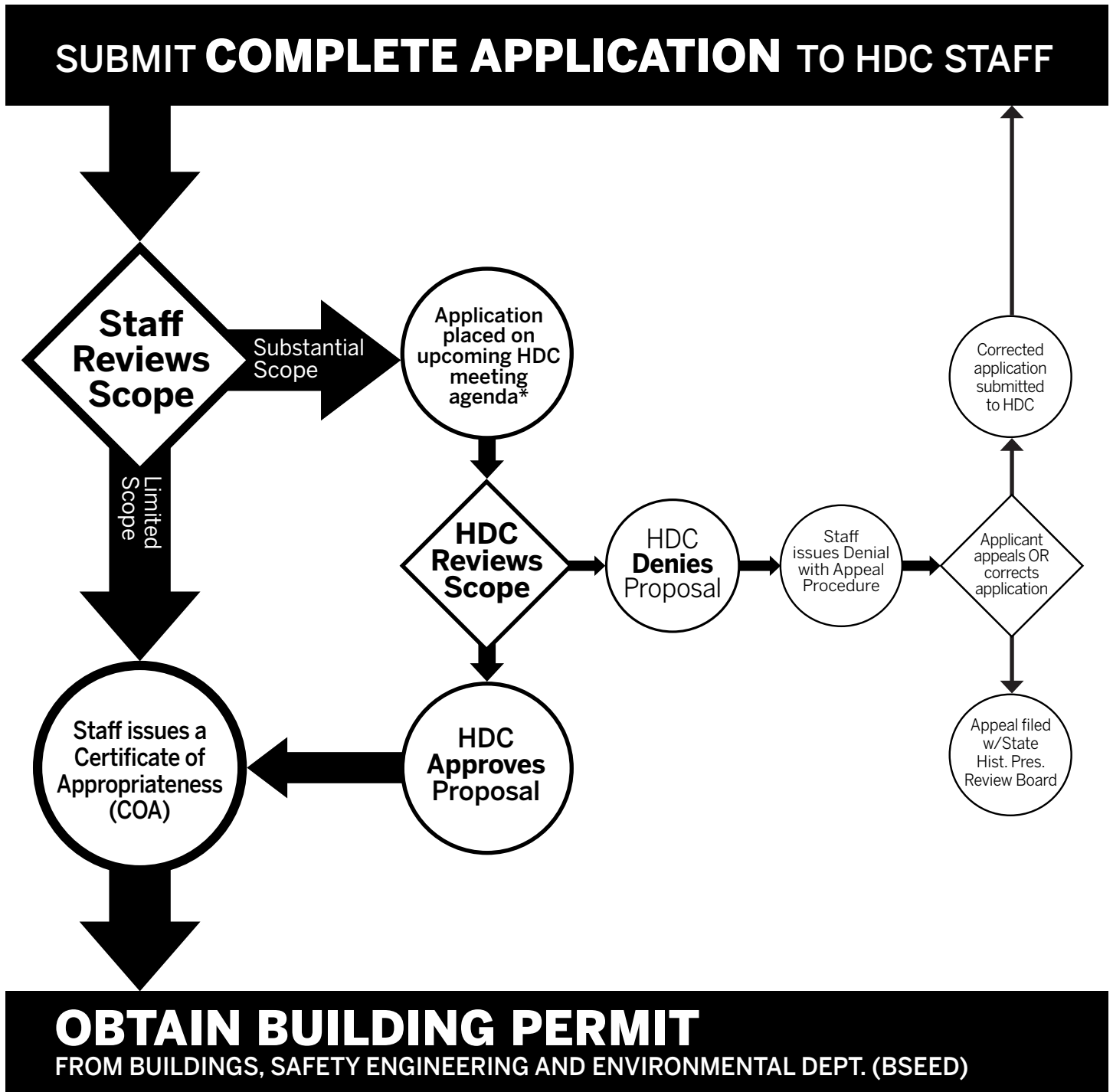
Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

02/28/2021

Description of Existing Conditions for the staircase project at 4709 SECOND AVE.

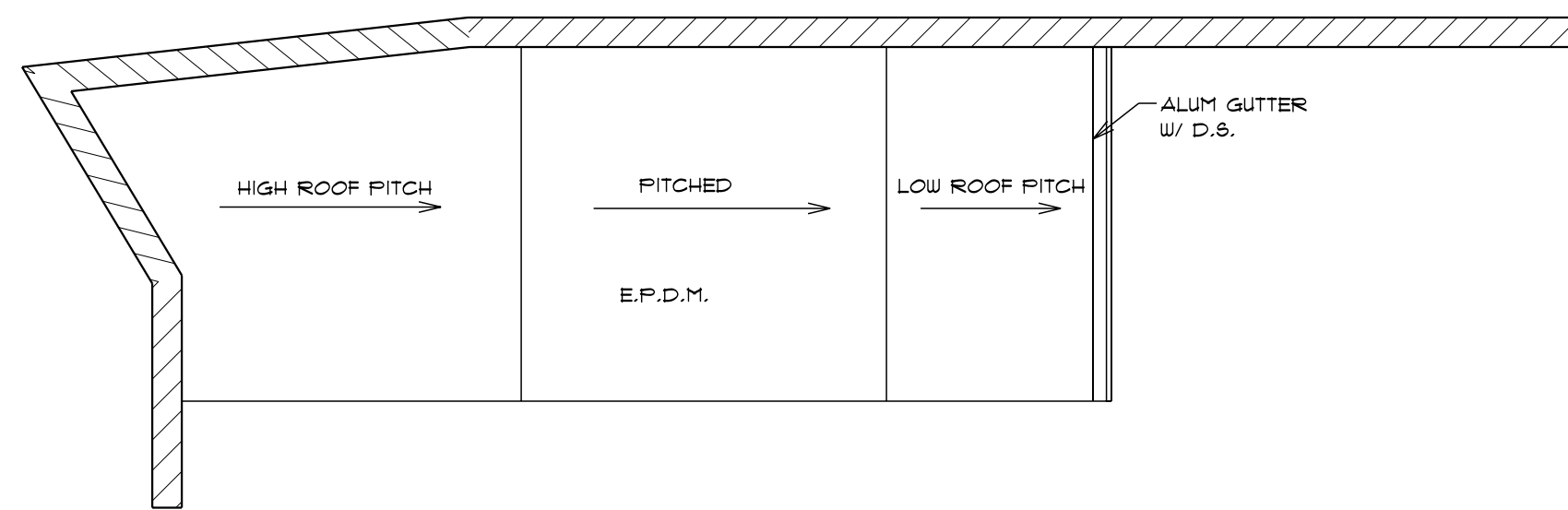
The staircase is dilapidated, and wood is rotting. The paint is chipping, and the overall condition of the staircase is starting to become unsafe.

Project Description: Removal of existing staircase and construction on a new wood framed staircase. The main reason staircase is being removed ILO of be repaired, the wood has begun to deteriorate and has become unsound. Much of the paint is peeling.

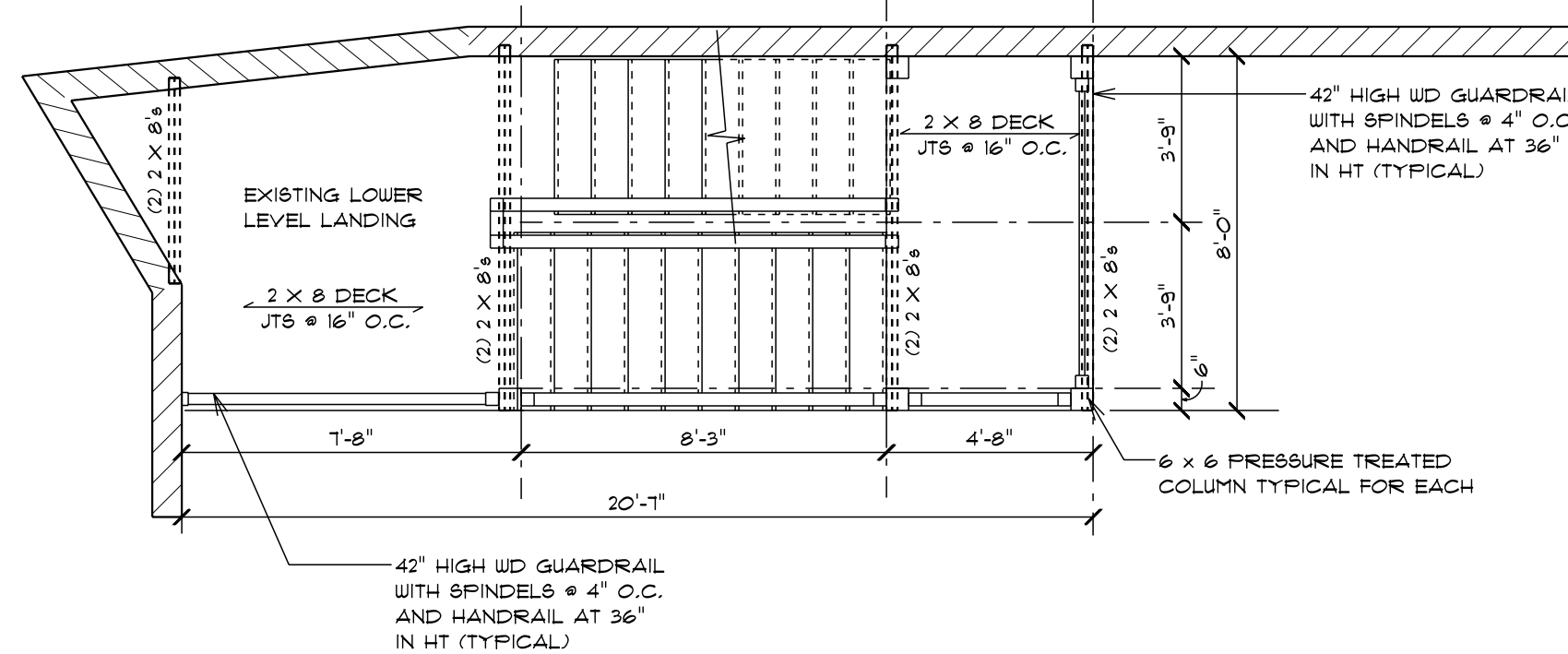
DETAILED SCOPE OF WORK:

- Demo of Existing Staircase
- Construction of new Staircase
 - Wood framed
 - Painting with Exterior Paint

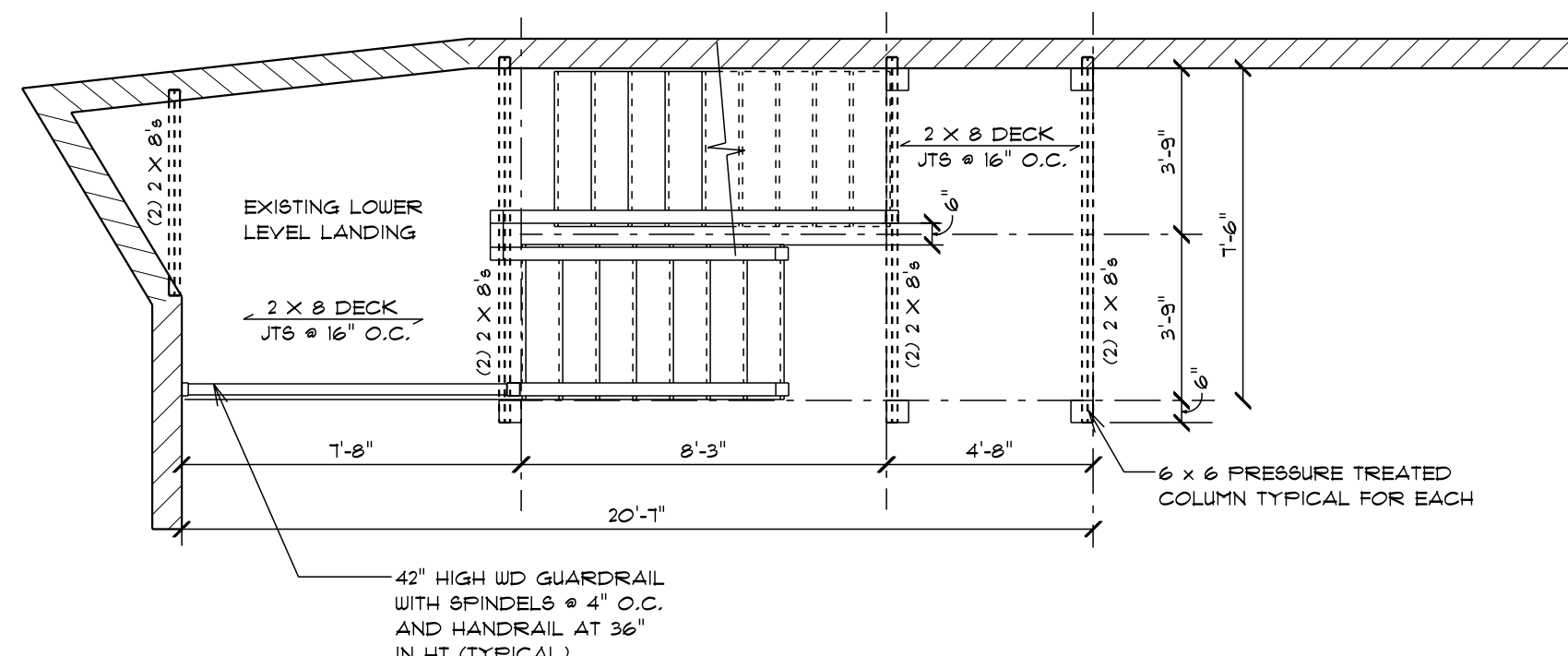
We have included Drawings



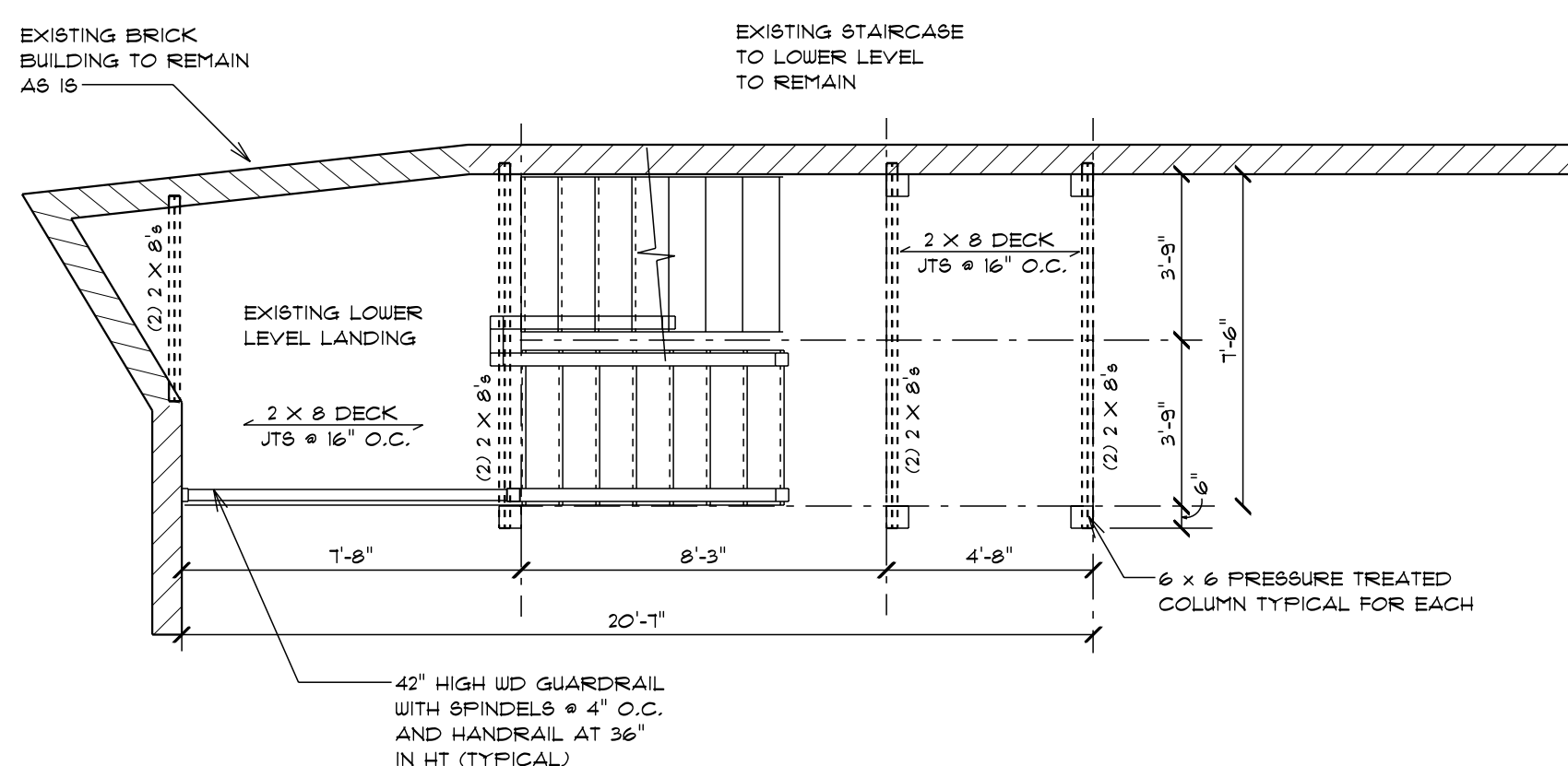
ROOF PLAN
SCALE: 1/4" = 1'-0"



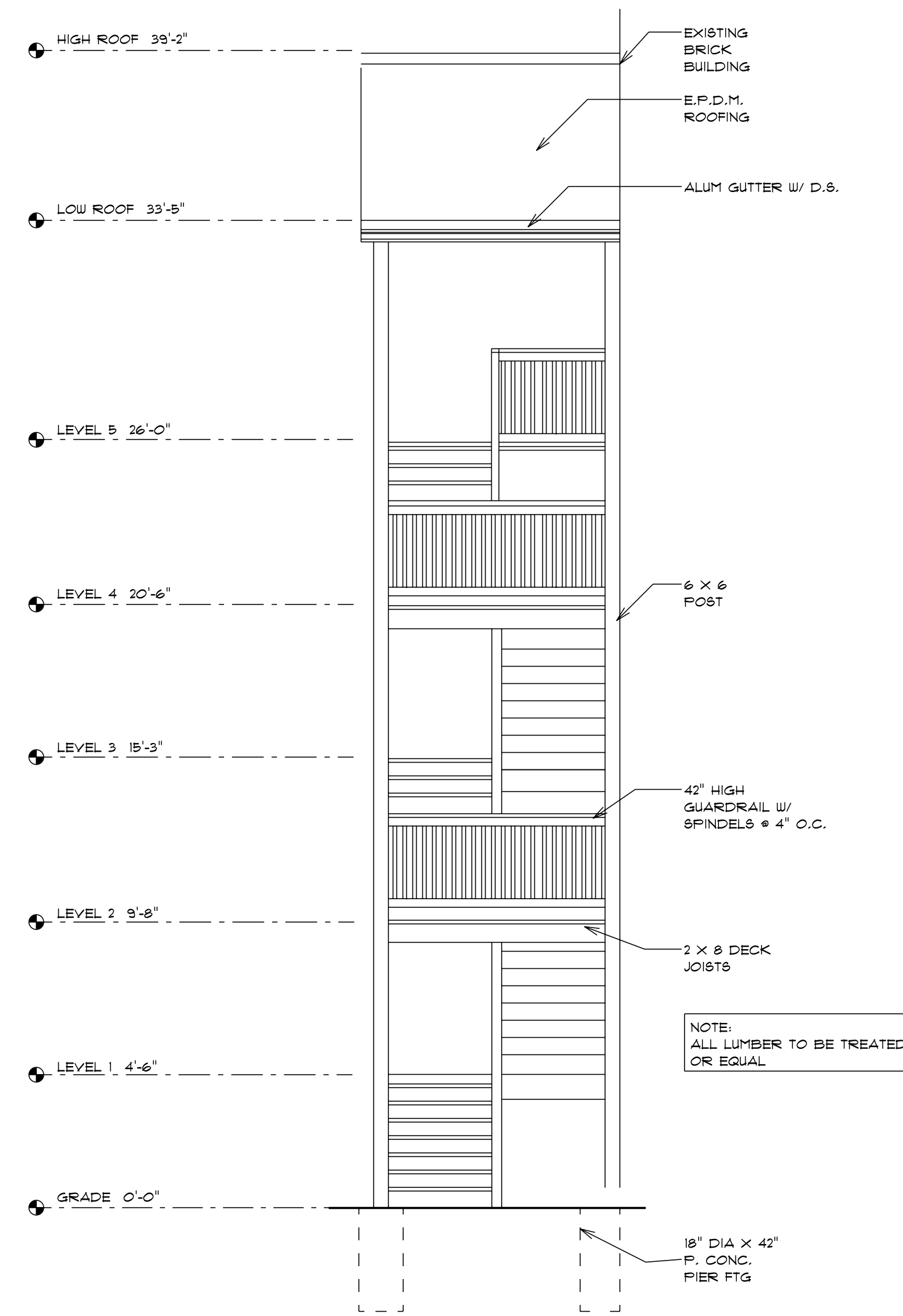
LEVEL 2-5
SCALE: 1/4" = 1'-0"



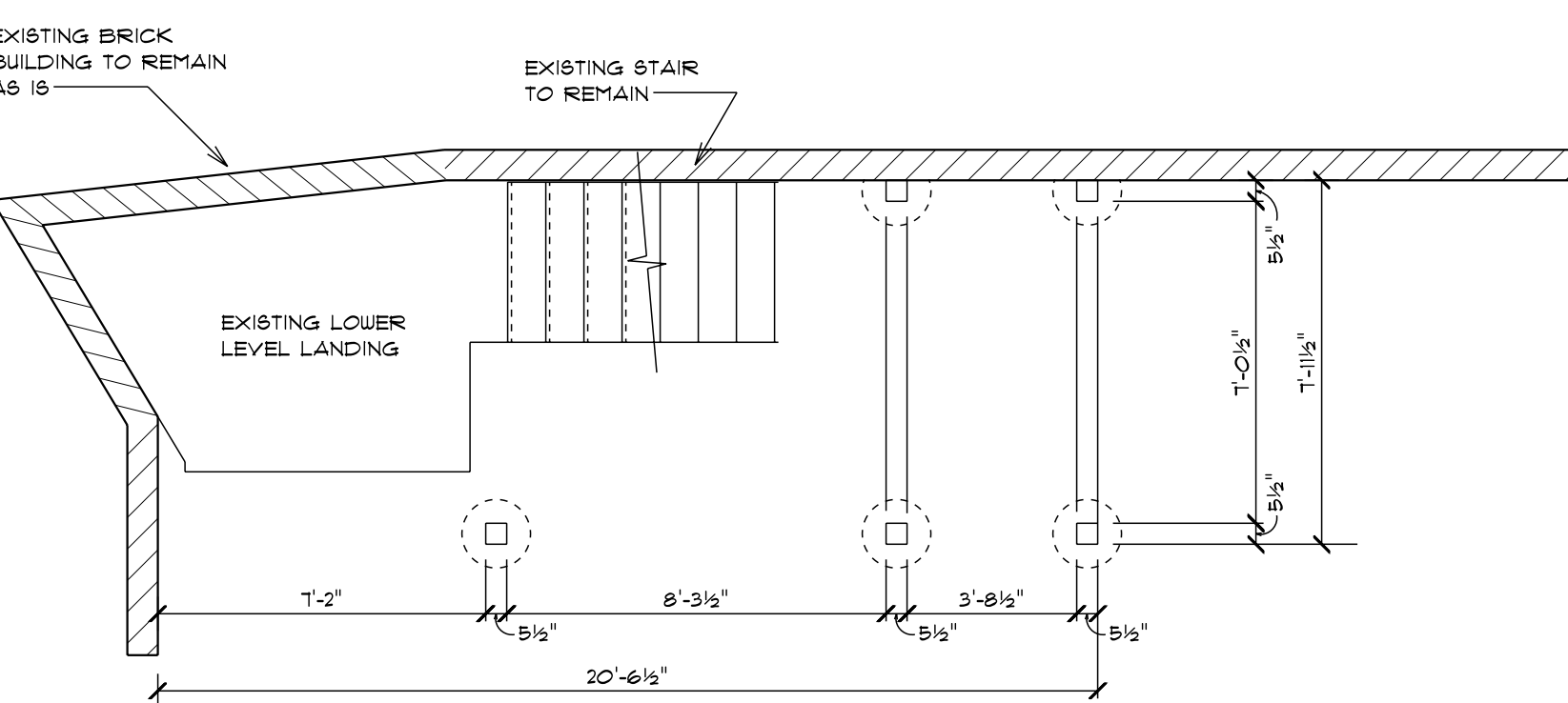
LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



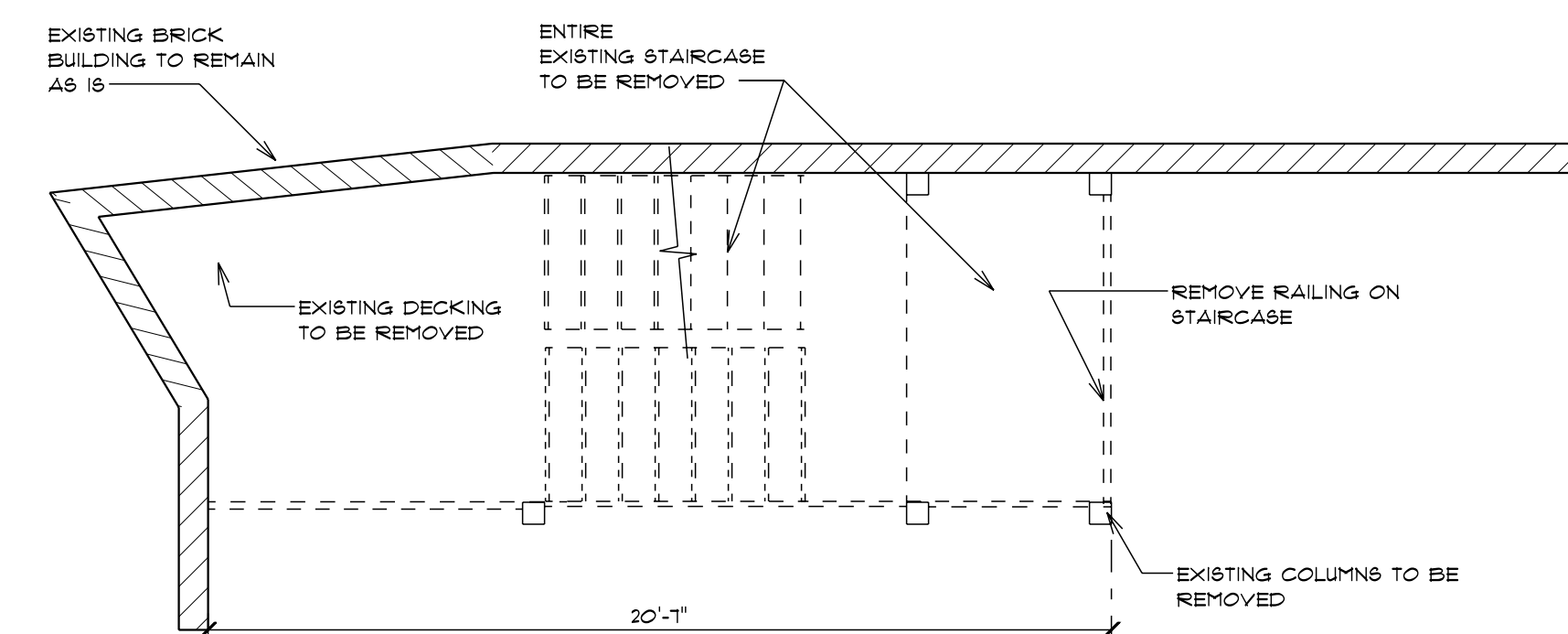
GRADE LEVEL PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

APPLICABLE CODES

2015 MICHIGAN REHAB CODE
REPAIR/ALTERATIONS SECTION
606.2.2.1

BUILDING DATA
USE GROUP: MULTIPLE FAMILY
CONSTRUCTION TYPE: 5B
NUMBER OF EXITS PROVIDED: 2

LOADING CRITERIA: IF APPLICABLE
DESIGN LOADS ARE DETERMINED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015

WIND LOAD:
BASIC WIND SPEED.....15 MPH
EXPOSURE.....C
IMPORTANCE FACTOR.....1.0
WIND PRESSURE.....25 PSF

SEISMIC LOAD:
SEISMIC USE GROUP.....II
SPECIAL RESPONSE COEFFICIENTS
SDS.....0.098
SDI.....0.014
SITE CLASS.....D
IMPORTANCE FACTOR.....1.0

ROOF LOAD:
GENERAL DEAD LOAD.....30 PSF

SNOW LOAD:
GROUND SNOW LOAD.....30 PSF
FLAT ROOF SNOW LOAD.....22 PSF
SNOW EXPOSURE COEFFICIENT.....0.9
IMPORTANCE FACTOR.....1.2

FLOOR LOAD:
GENERAL DEAD LOAD.....60 PSF

SCOPE OF WORK TO INCLUDE
THE DEMOLITION OF THE EXISTING
DILAPIDATED WOOD DECK AND REPLACING
WITH NEW DECK TO MATCH EXISTING CONDITIONS

POLYARCH INC.
44045 N. GRATIOT AVE.
CLINTON TWP., MI 48036
(313) 566-4668, 4190 (F) 566-4668, 1959

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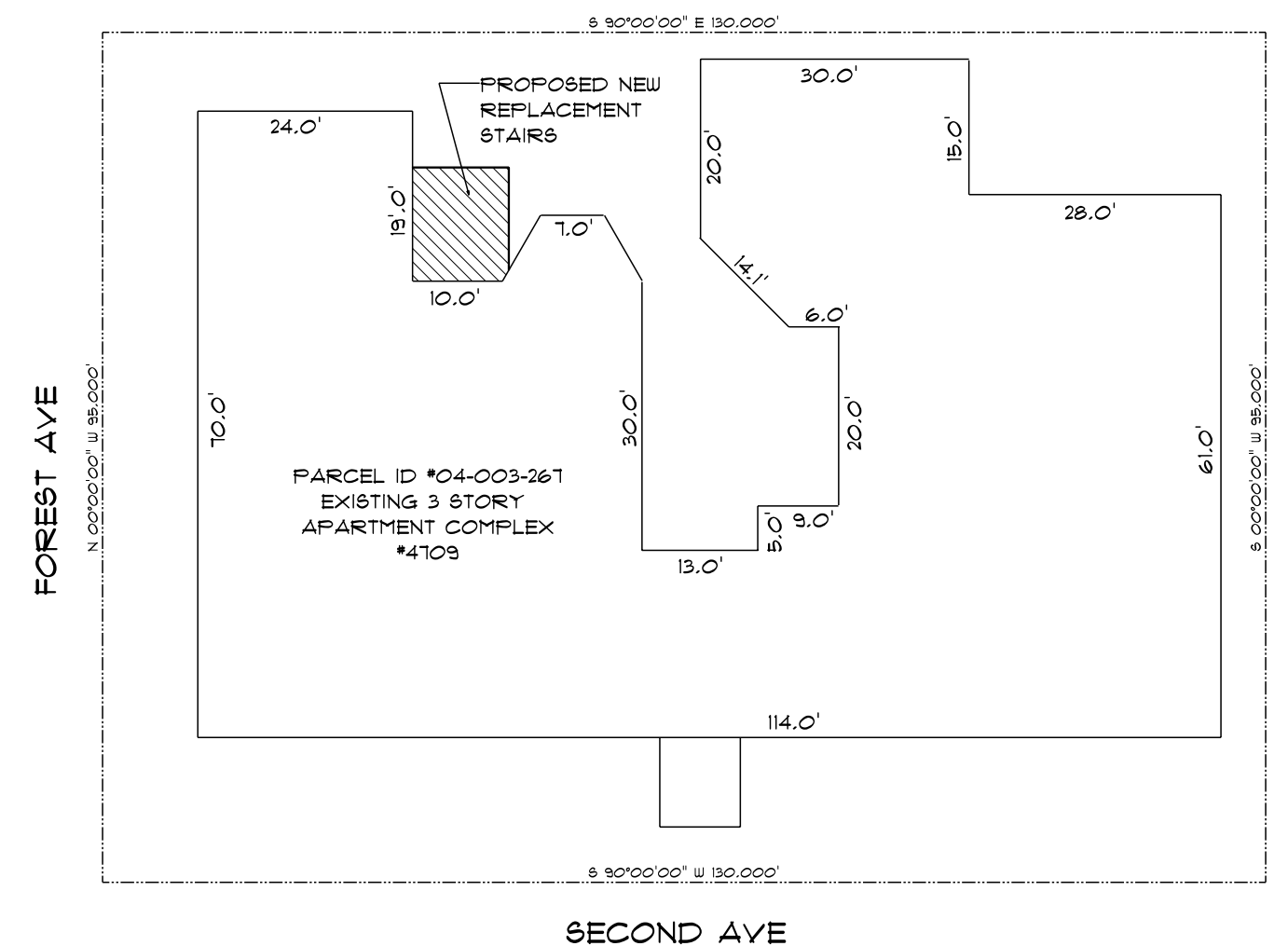
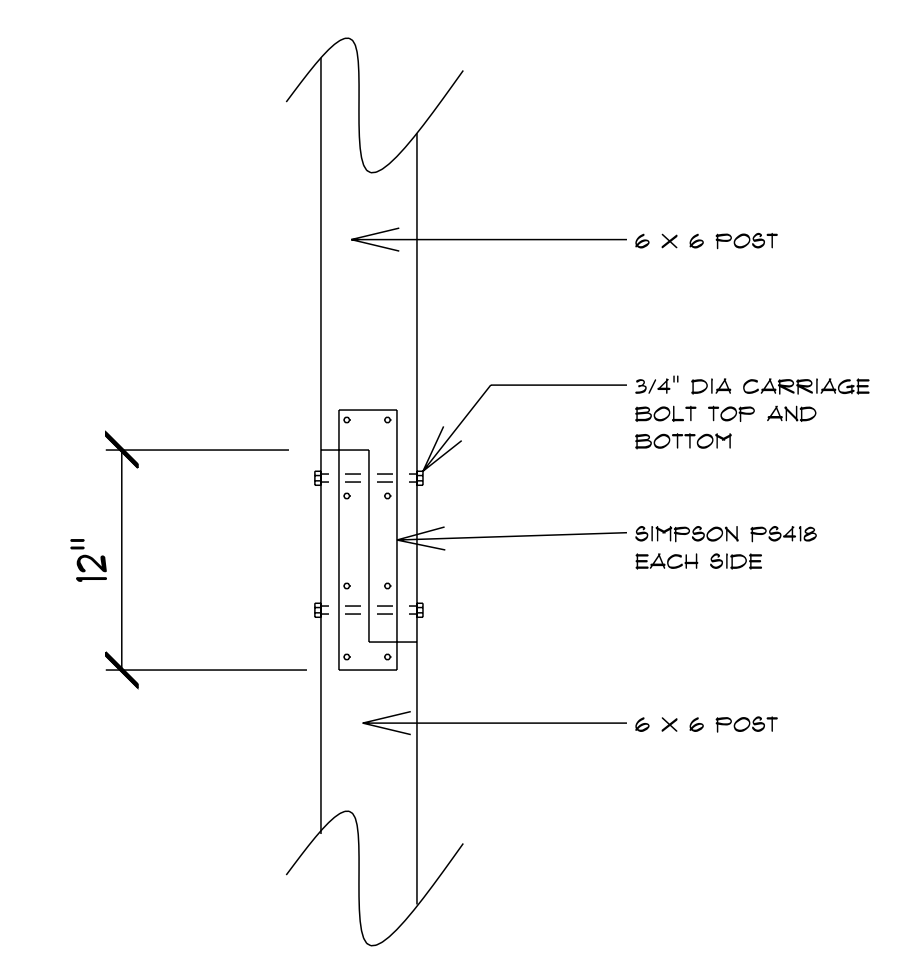
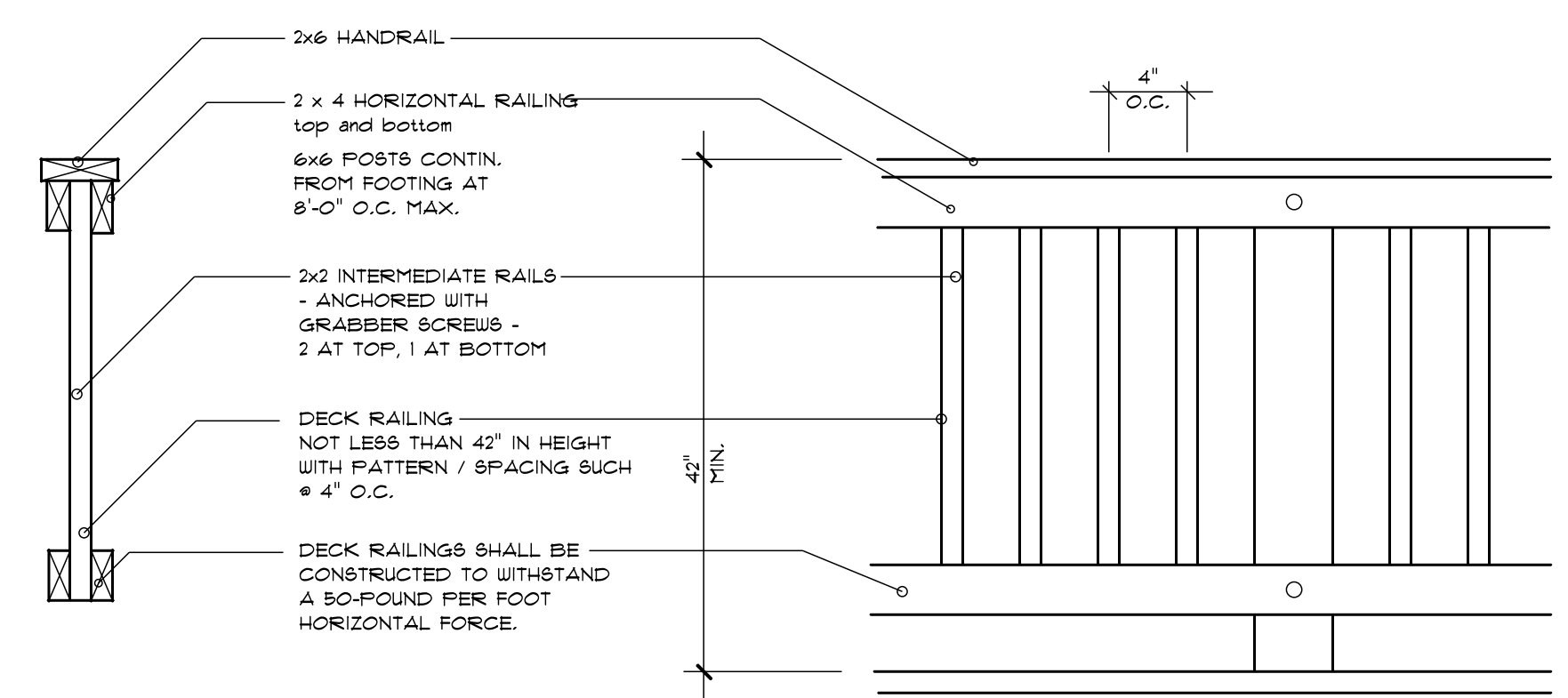
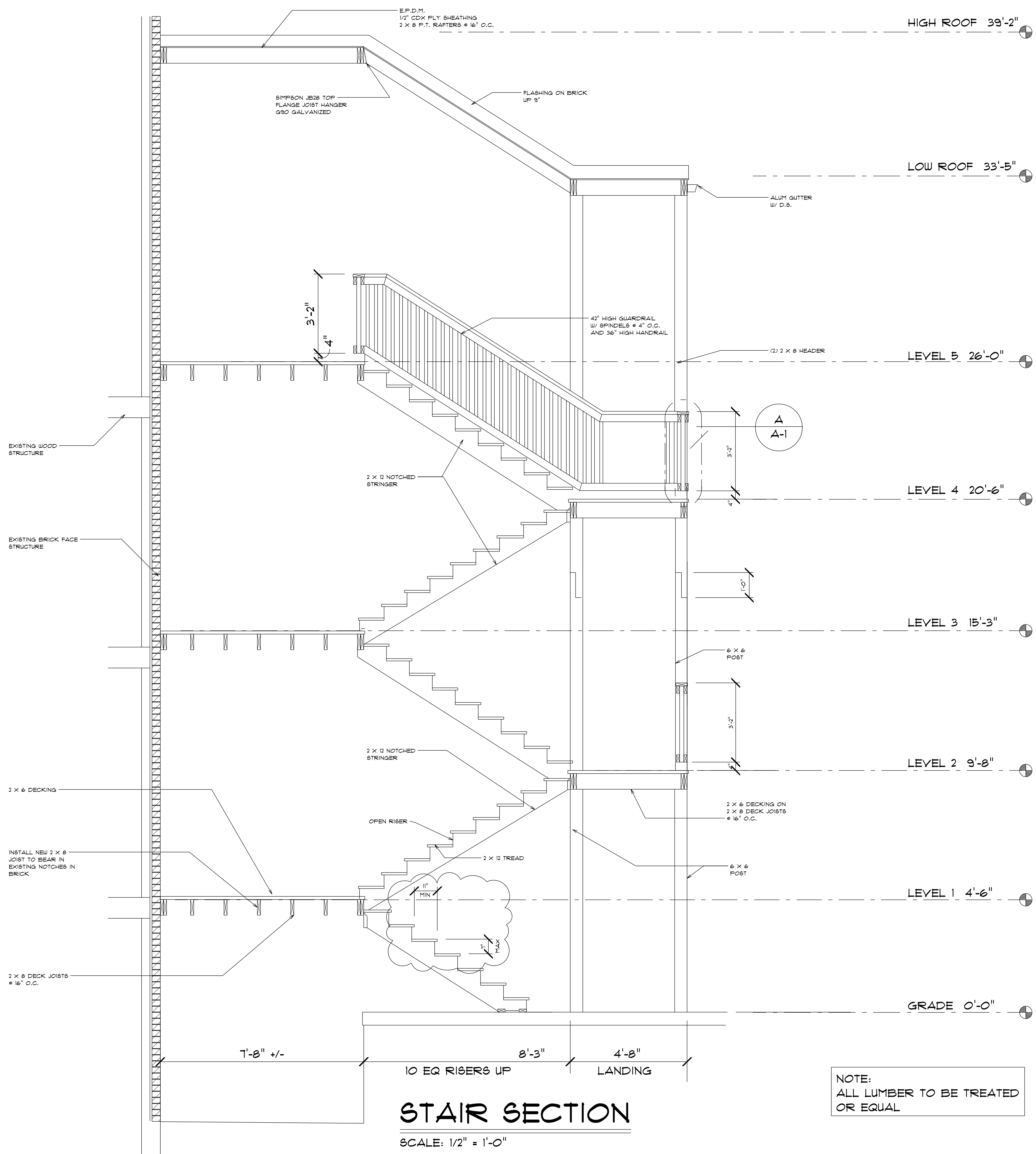
ENGINEER:
ZIAD A. EL-BABA
ENGINEER
NO. 6207051407
EXPIRES 12/31/2023

CLIENT:
EXISTING APARTMENT COMPLEX
4709 SECOND AVE
DETROIT, MI 48201

PROJECT:
NEW SECONDARY REAR DECK AND
STAIRCASE DETAIL REPLACEMENT

DATE: 12-1-20
PROJECT NO.: 20-190
DRAWN BY: EKH
CHECKED BY: ZEB
REVISION DATE: 2-9-21

SHEET #
A-1



NOTE:
ALL LUMBER TO BE TREATED OR EQUAL

POLYARCH INC.
 44045 N. GRATIOT AVE.
 CLINTON TWP., MI 48036
 (O) 586.468.4190 (F) 586.468.1959

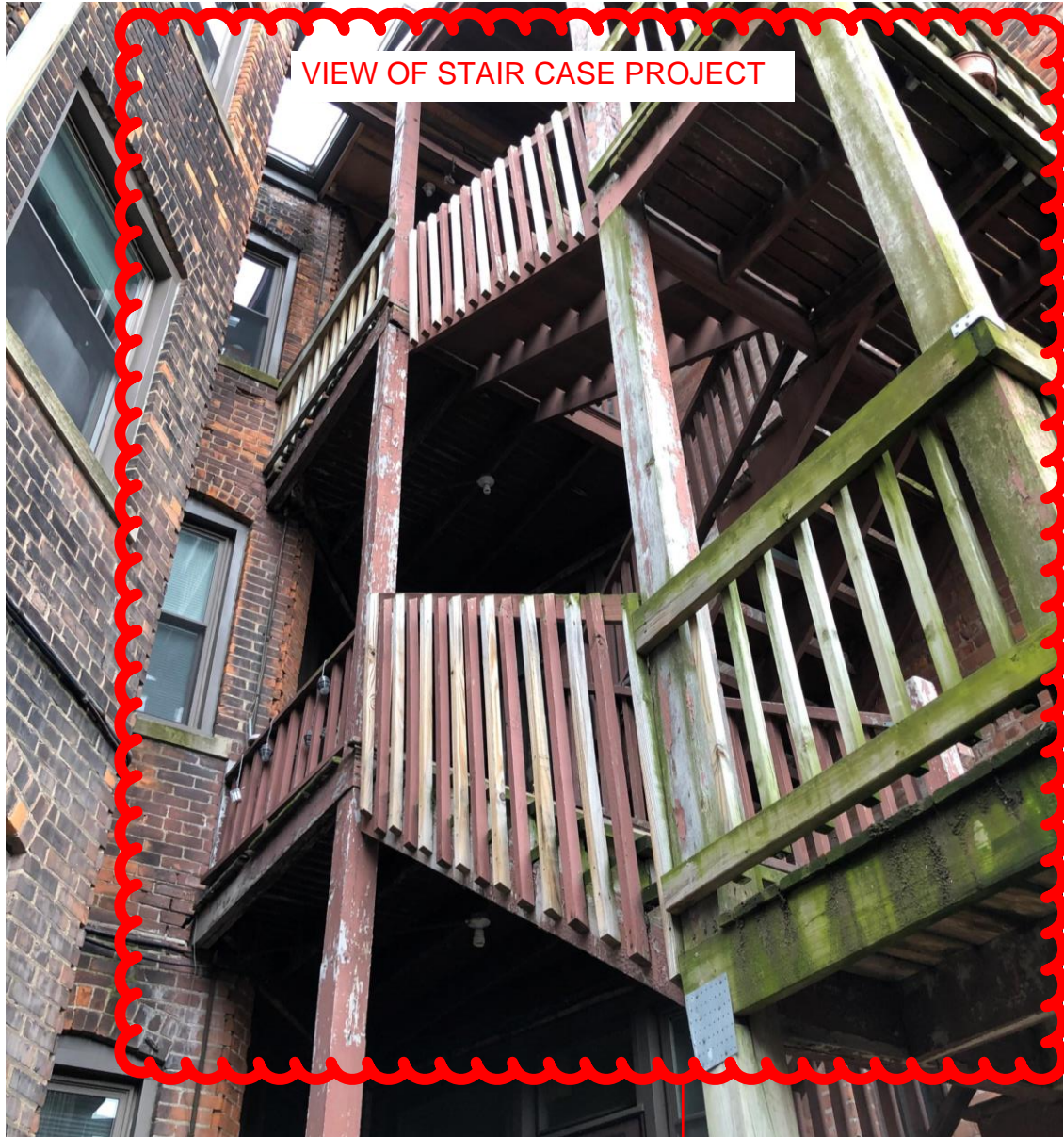
ENGINEER:
 ZIAD A. EL-SABA
 ENGINEER
 NO. 98053-007
 PROFESSIONAL

STATE OF MICHIGAN

CLIENT: EXISTING APARTMENT COMPLEX 4103 SECOND AVE DETROIT, MI 48201
 PROJECT: NEW SECONDARY REAR DECK AND STAIRCASE DETAIL REPLACEMENT

DATE: 12-1-20
 PROJECT NO: 20-190
 DRAWN BY: EKH
 CHECKED BY: ZEB
 REVISION DATE: 2-8-21

SHEET #
A-2



VIEW OF STAIR CASE PROJECT



Wood Framed Stair Case
Oil Based Paint

SIDE OF 4709 SECOND AVE.

DEMO EXISTING STAIR CASE AND REBUILD



FRONT VIEW OF 4709 SECOND AVE.



FRONT VIEW OF 4709 SECOND AVE.

SIDE VIEW OF 4709 SECOND AVE.



DEMO EXISTING STAIR CASE AND REBUILD NEW

SIDE VIEW OF 4709 SECOND AVE.



DEMO EXISTING STAIR CASE AND REBUILD NEW



DEPARTMENT OF
Appeals & Hearings

APPLICATION FOR BLIGHT CLEARANCE

PLEASE PRINT

I am an Applicant for a Buildings Safety Engineering & Environmental (BSEED): (Pick One) → permit certificate variance
COMPLETE ONE APPLICATION FOR EACH ADDRESS other _____

FOR: Property Address: 4709 Second Ave. Property Owner's Name: Hollenden LLC

Applicant's Name: Joseph Triosi Applicant is: Property Owner Contractor Other: _____
(Person's name not Company name) First Last

Applicant's Address: 1502 18th St. Detroit, MI48216 Phone: 313-790-2819 Email: joey5469@aol.com
Street Address, City & State & Zip (area code) xxx-xxxx

Applicant's Company Name & Address: Troisi Remodeling LLC, 1502 18th St. Detroit, MI48216

List **ALL** Property Addresses in the city of Detroit that are owned/have been owned by: **APPLICANT, PROPERTY OWNER** and related entities
(use a separate sheet if needed), **IF GRANTED THE CLEARANCE WILL ONLY BE FOR THE ADDRESS ABOVE:**

4709 Second Ave. 1502 18th St. Detroit, MI48216

I certify that the information above is true to the best of my knowledge and understand that providing false information may deem me,
my company AND the owner of the property ineligible for BSEED permit, certificate or variance.

Applicant Signature: _____ Date: 03/01/2021

Return this form to DAH Email at: BLIGHTCLEARANCE@DETROITMI.GOV

DO NOT WRITE IN THIS SECTION - DAH STAFF ONLY

GRANTED Date/Time: _____

By: _____

DENIED Reviewed by: _____ Date/Time: _____
Print Initials



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1004
Detroit, MI 48226
(313) 224-0098

DAH BLIGHT CLEARANCE PROCESS

BLIGHT CLEARANCE PROCESS

A Department of Appeal & Hearings (DAH) – issued “Blight Clearance” is now required by law in order to apply for a permit, certificate of compliance, variance, or business license issued by the City of Detroit’s Buildings Safety Engineering and Environmental Department (BSEED).

“Blight Clearance” is now law: On August 1, 2016, The City of Detroit enacted a new ordinance mandating that persons and entities applying for a BSEED permit, certificate of occupancy, certificate of compliance, or variance are ineligible to receive the permit, certificate or variance if they have unpaid blight violations. This prohibition is contained in applicable sections of Chapter 8 of the 2019 Detroit City Code, *Building Construction and Property Maintenance*.

“Blight Clearance” is a Certification: The Blight Clearance is a certification that no outstanding blight tickets exist for the applicant and property owner. The approved clearance must be submitted to BSEED when submitting the application for permit, certificate or variance.

DAH Issued Blight Clearance: Applicants for BSEED permits, certificate, business licenses, variances and bidders for Wayne County Tax Auction, must obtain a blight clearance before the application for the permit, certificate, business license, or variance will be accepted by BSEED.

How to obtain a Blight Clearance from the DAH

- 1) You may obtain an application for a DAH Blight Clearance online at: www.detroitmi.gov/DAH and at www.detroitmi.gov/BSEED.
- 2) Fully complete, sign and date an “Application for Blight Clearance” and return it to our office by email or in person. We ask that you select and use only one option. Using more than one option creates unnecessary duplication of our work.
- 3) The DAH will research its records and search for any unpaid blight judgments against the applicant, the property owner, and the business performing the work, if any.
- 4) If no unpaid blight judgments exist, the DAH will issue the Blight Clearance.
- 5) If unpaid blight judgments are found, the judgments must be paid in full before the Blight Clearance will be issued.

Please note: Blight judgments may be paid online, at Div Dat Kiosk (find location @ www.divdat.com), via mail or over the phone. Go to the DAH web page to find out if unpaid blight judgments exist: <http://app.detroitmi.gov/dahonline>.