

06/29/2022

**NOTICE OF DENIAL**

David Rzyzi  
Mannik Smith Group  
607 Shelby, Suite 300  
Detroit, MI 48226

**RE: Application Number 22-7843; 115 Edmund Place; Brush Park Historic District  
Project Scope: Establish/construct parking lot**

Dear Applicant,

At the Special Meeting that was held on June 22, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on June 29, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

***Establish/construct parking lot***

The reasons for the Denial are a failure to meet the following specific Standards or Elements:

*(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

*(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

*(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General  
2<sup>nd</sup> Floor, G. Mennen Williams Building  
525 West Ottawa Street  
P.O. Box 30754  
Lansing, MI 48909

Phone: 517-335-0665  
E-mail: [stuckeyj@michigan.gov](mailto:stuckeyj@michigan.gov)

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:

A handwritten signature in black ink, appearing to read "Garrick B. Landsberg", with a long horizontal flourish extending to the right.

Garrick B. Landsberg, Director  
Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

DATE: 5/11/2022

## PROPERTY INFORMATION

ADDRESS(ES): 115 EDMUND AKA: —  
PARCEL ID: 01000715 HISTORIC DISTRICT: BRUSH PARK

SCOPE OF WORK: (Check ALL that apply)  
 Windows/Doors  Walls/Siding  Painting  Roof/Gutters/Chimney  Porch/Deck/Balcony  Addition  
 Demolition  Signage  New Building  Major Alteration (3+ scope items)  Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: CONSTRUCTION OF PARKING LOT 9 SPACES

## APPLICANT IDENTIFICATION

Property Owner/Homeowner  Contractor  Tenant or Business Occupant  Architect/Engineer/Consultant  
NAME: DAVID RYZYI COMPANY NAME: MANNIK SMITH GROUP  
ADDRESS: 607 SHELBY SUITE 300 CITY: DETROIT STATE: MI ZIP: 48226  
PHONE: 313-961-9500 x1029 MOBILE: 734-790 0645 EMAIL: drzyzi@manniksmithgroup.com

## 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)  
BLD2022-01609
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Current Photographs:** Including the front of the building & the proposed work. All photographs must be labeled or captioned.
- 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



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 (BSEtED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO: [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**



# P2 - BUILDING PERMIT APPLICATION

Date: 5/11/2022

## PROPERTY INFORMATION

Address: 115 EDMUND Floor: — Suite#: — Stories: —  
AKA: — Lot(s): — Subdivision: —  
Parcel ID#(s): 01000715 Total Acres: 0.112 Lot Width: 46' Lot Depth: 106'  
Current Legal Use of Property: VACANT OPEN LAND Proposed Use: PARKING.  
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)

CONSTRUCT 9 SPACE PARKING LOT

MBC use change  No MBC use change

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

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

Structure Type N/A

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: NO BUILDING. Type of Construction (per current MI Bldg Code Table 601) NO BUILDING.

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: -0- List materials to be stored in the building: N/A

**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:

## 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: DAVID RYZYI State Registration#: 30641 Expiration Date: 2/15/23

Address: 607 SHELBY SUITE 300 City: DETROIT State: MI Zip: 48226

Phone: 313-961-9500 Mobile: 734-790-0645 Email: d.ryzyi@manksmithgroup.com

## 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**



# PROJECT NARRATIVE

## 115 EDMOND STREET PARKING LOT

### 115 EDMOND

John Edmond Street LLC is planning to construct a 9-space parking lot at 115 Edmond. This is at the Northwest corner of John R and Edmond. The proposed parking will add spaces for the existing Carlton Condominium adjacent to the north. Access will be off John R.

There is no option to repair anything on the site; it is only a gravel surface. We will maintain the existing fence and landscaping and supplement new landscaping for screening needs.

The existing land is vacant and is a gravel surface. There are no structures or buildings on the property. The parking lot will be constructed per City requirements from B&SEE and CED.

The project will include the following:

- New Concrete drive approach off John R.
- New Bituminous paved parking lot.
- 9 parking spaces with ADA required parking.
- Landscaping Screening of the parking lot from the ROW.
- Storm sewer installation.
- Storm sewer will be connected to DWSD sewer in Edmond.
- Permits from DWSD in hand.
- B&SEE permit BLD2022-01609 in review.
- There is no existing materials on site other than the gravel surface of the ground.
- Existing landscaping and fence to remain. Additional landscaping will be added as required for screening.

Site Photos included:

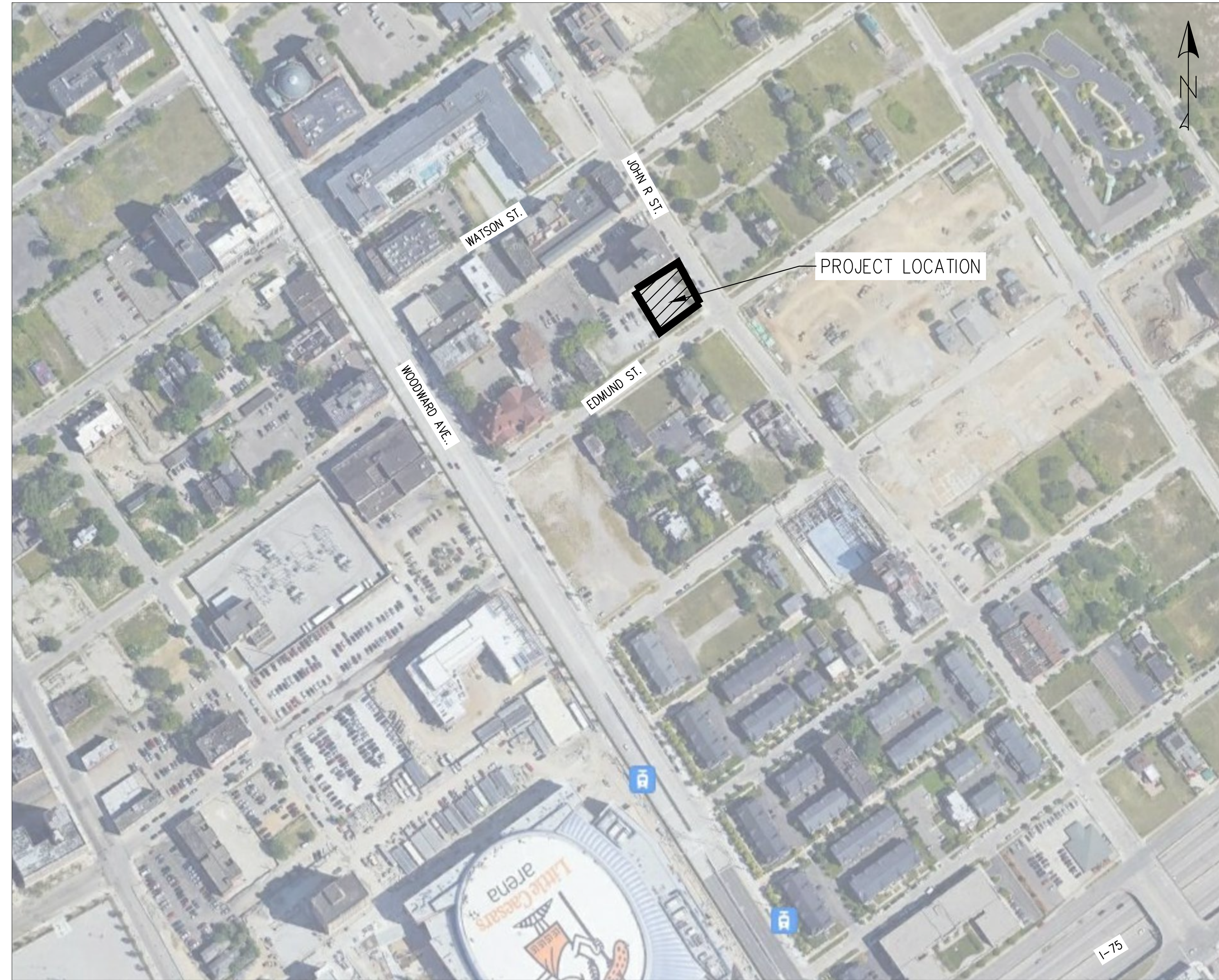
1. Looking north
2. Looking west
3. Looking south
4. Looking east



# #115 EDMUND STREET PARKING LOT

## CITY OF DETROIT

SHEET NO.	SHEET TITLE
C0.0	TITLE SHEET
C1.0	DEMO AND PARKING PLAN
C2.0	GRADING AND STORM SEWER PLAN
C3.0	MOT PLAN
L1	LANDSCAPING PLAN
L2	LANDSCAPING DETAILS
C4.0	CITY OF DETROIT DETAILS
C4.1	CITY OF DETROIT DETAILS



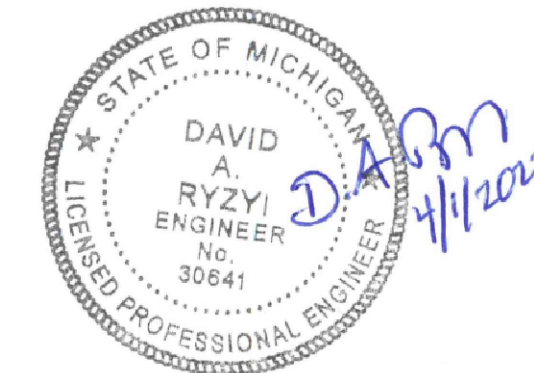
SITE MAP  
NOT TO SCALE

ALTERNATIVE  
ENGINEERING DESIGN

### PROJECT CONTACTS

**OWNER/DEVELOPER**  
JOHN EDMUND STREET LLC  
20520 VERNIER RD  
HARPER WOODS, MI 482258

**CIVIL ENGINEER**  
MANNIK SMITH GROUP  
CONTACT: DAVID A. RYZYI, P.E.  
607 SHELBY, SUITE 300  
DETROIT, MI 48226  
(313) 961-9500  
DRYZYI@MANNSMITHGROUP.COM

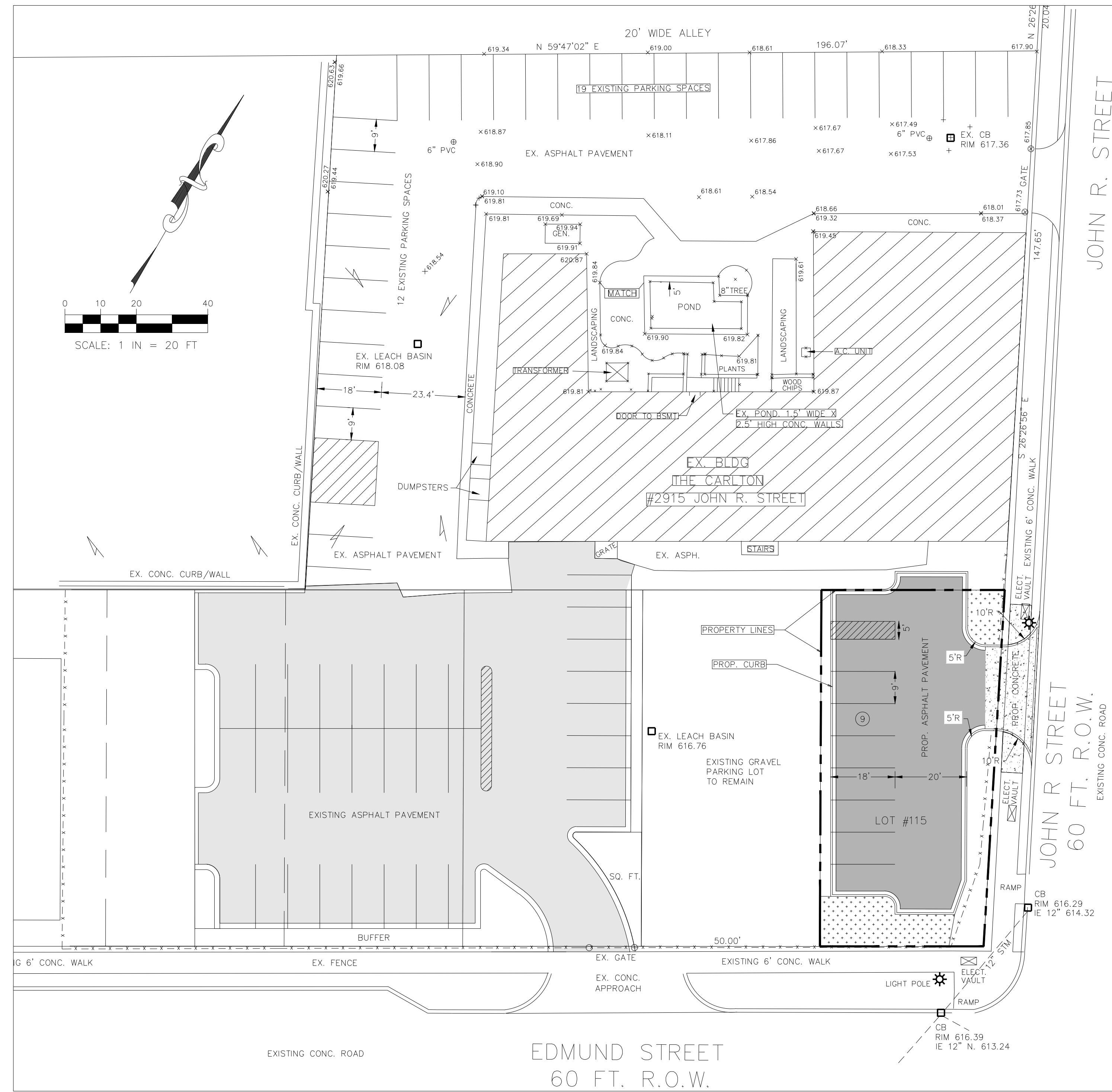


NO.	DATE	BY	DESCRIPTION
1	03/12/22	KCC	MOT PERMIT
65 CADILLAC SQUARE SUITE 3311 DETROIT, MI 48226 TEL: 313.961.9500 FAX: 313.961.9509 PROJECT DATE: 03/28/22 PROJECT NO.: J249006 DRAWN BY: KCC CHECKED BY: DAR			
PREPARED FOR: JOHN EDMUND STREET, LLC 20520 VERNIER RD. HARPER WOODS, MI 48225 313-655-8583			
PROPOSED PARKING PLAN #115 EDMUND CARLTON CONDOMINIUM CITY OF DETROIT, MICHIGAN			
TITLE SHEET			
C0.0			





EXISTING CONDITIONS/DEMO PLAN



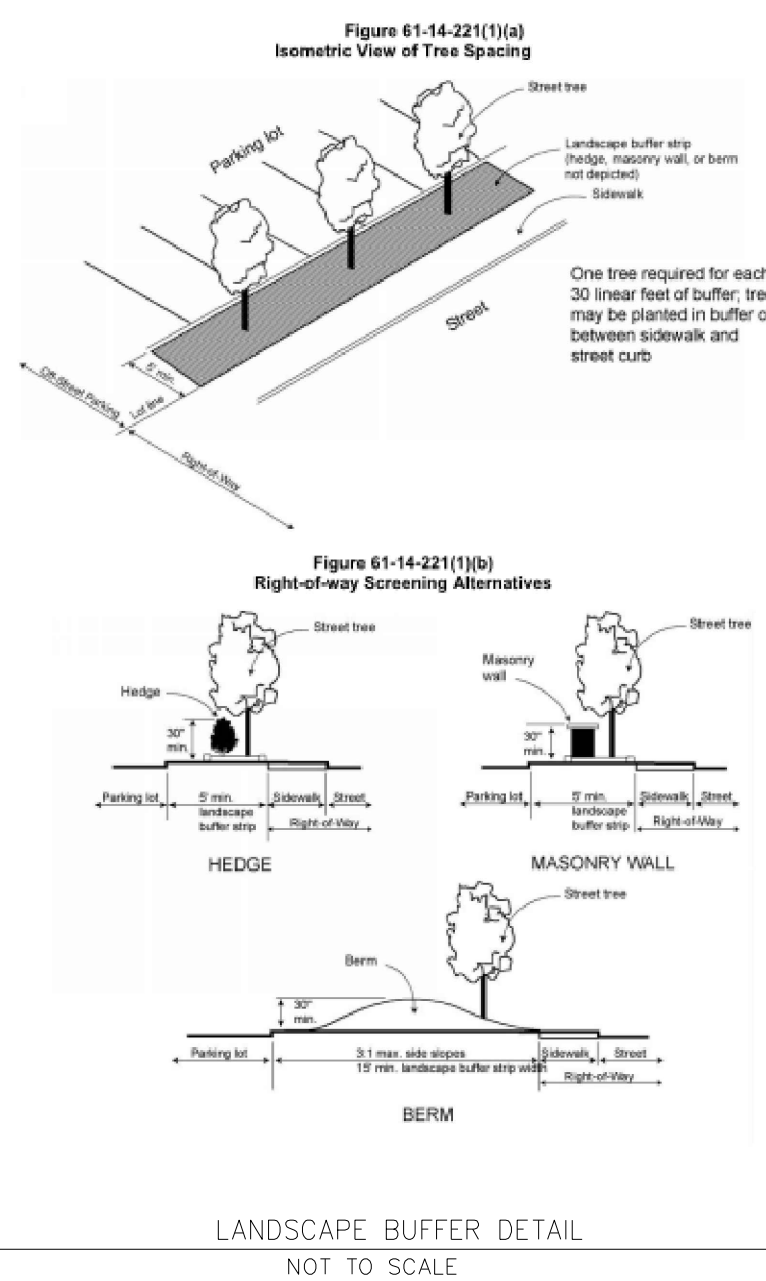
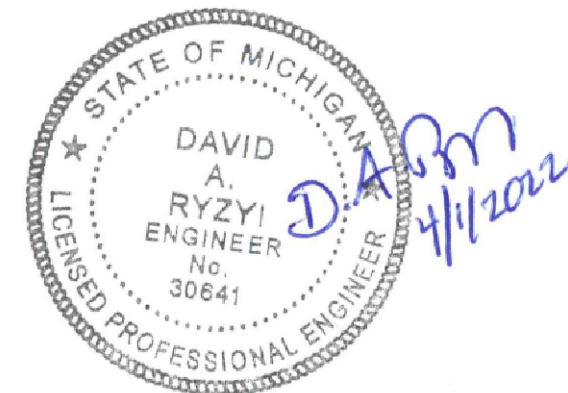
PROPOSED PARKING PLAN

**BENCH MARK:**  
 ARROW ON HYDRANT LOCATED ACROSS JOHN R. STREET FROM LOT J OF PARSON'S SUB.  
 ELEV. 141.20 (GTY OF DETROIT DATUM)  
 ELEV. 620.95 N.G.V.D.  
 CONVERSION FACTOR = 479.755  
 LOCATED 163± NORTHEAST OF THE NORTH PROPERTY CORNER.

**EXISTING PROPERTY DESCRIPTION:**  
 #95 EDMUND (01000713)  
 LOT 8 OF J.N. FOWLER'S SUBDIVISION OF LOT NO. 1 PARK LOT 14, BETWEEN WOODWARD AVE. AND JOHN R. STREET, LIBER 4, PAGE 31 WAYNE COUNTY RECORDS.

**PROPOSED LAND DIVISION;**  
 #69 EDMUND (01000711)  
 PROPOSED PARCEL A  
 THE EAST 10.00 FEET OF LOT 5 AND THE WEST 25.00 OF LOT 6 OF J.N. FOWLER'S SUBDIVISION OF LOT NO. 1 PARK LOT 14, BETWEEN WOODWARD AVE. AND JOHN R. STREET, LIBER 4, PAGE 31 WAYNE COUNTY RECORDS.

**PROPOSED PARCEL B**  
 THE EAST 25.00 FEET OF LOT 6 AND ALL OF LOT 7 OF J.N. FOWLER'S SUBDIVISION OF LOT NO. 1 PARK LOT 14, BETWEEN WOODWARD AVE. AND JOHN R. STREET, LIBER 4, PAGE 31 WAYNE COUNTY RECORDS.

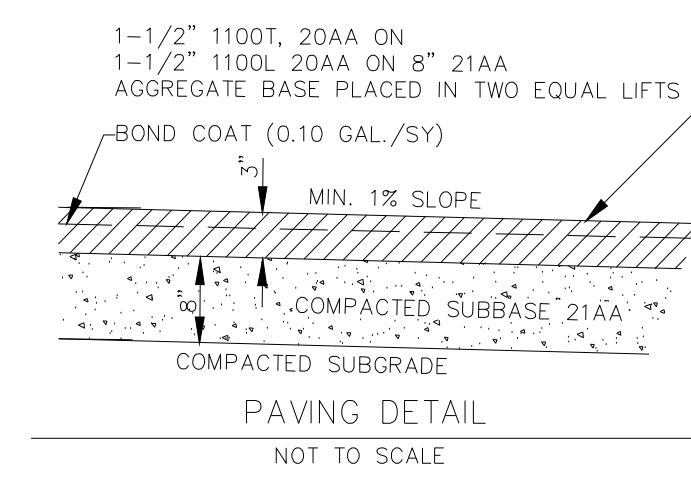
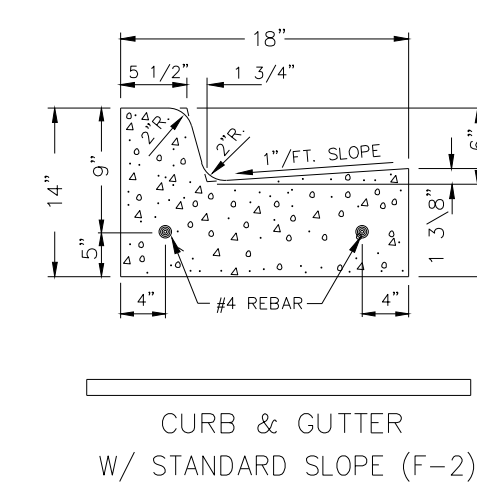


**LEGEND**

- SEWER MANHOLE
- ⊕ FIRE HYDRANT
- CATCH BASIN
- SIGN
- ⊕ M.B.T. MANHOLE
- ⊕ TELEPHONE BOX
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- 0.0000 EX. ELEVATION
- 0.0000 G PROPOSED GUTTER ELEV. (ADD 0.5' FOR TOP OF CURB)
- 0.0000 T PROPOSED TOP CURB OR TOP CONC WALK
- 0.0000 PROPOSED TOP OF ASPHALT ELEV.
- PROPOSED TREE
- ▨ PROPOSED LANDSCAPING AREA

**PARKING DATA:**

32 PARKING SPACES PROPOSE.  
 REQUIRED LANDSCAPING AREA: 18 SQ. FT. PER PARKING SPACE. 18 X 8 = 144 SQ. FT.  
 PROVIDED LANDSCAPING AREA: 434 SQ. FT.



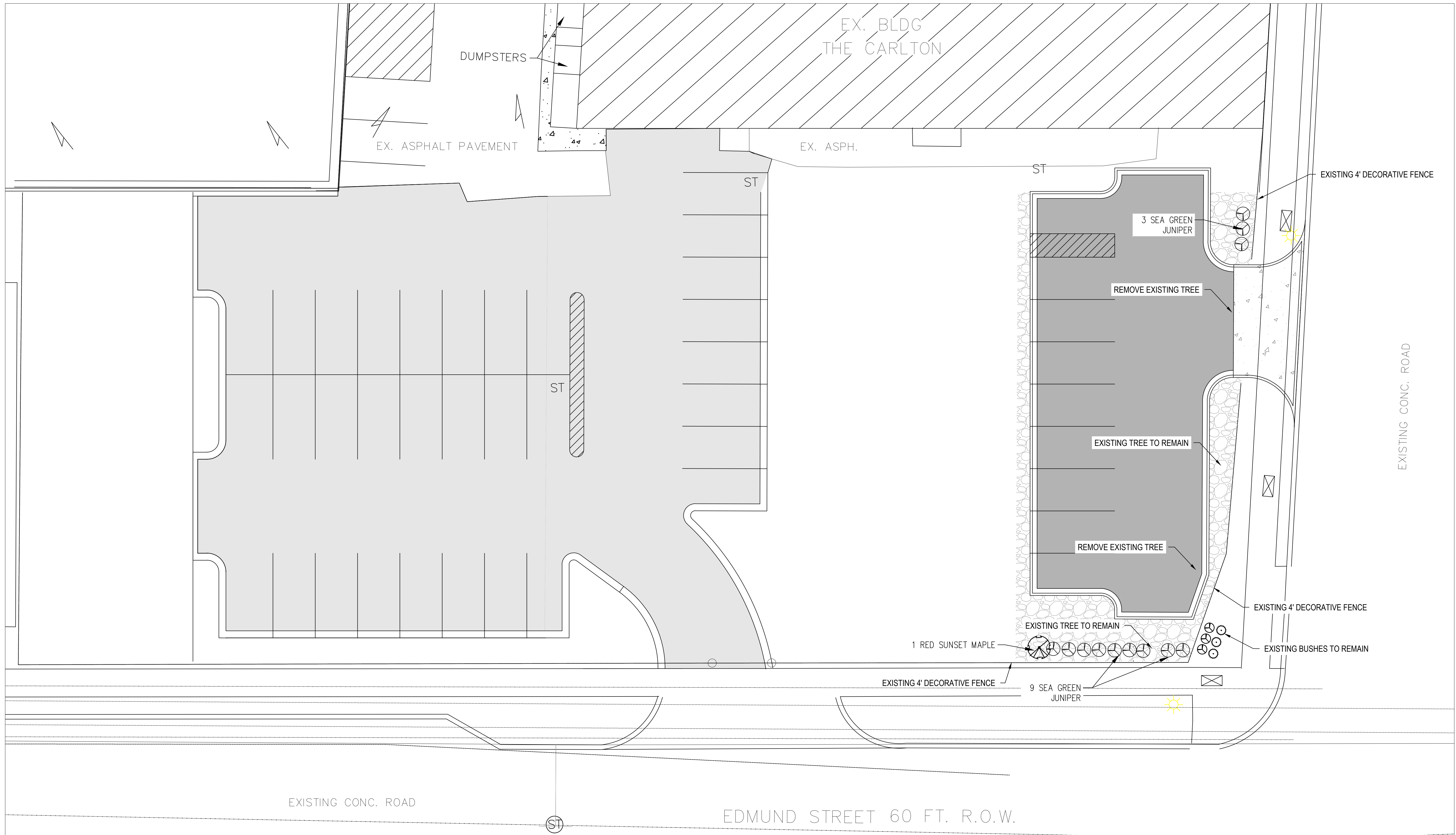
65 CADILLAC SQUARE SUITE 3311 DETROIT, MI 48226 TEL: 313.961.9500 FAX: 313.961.9509	NO. 1	DATE 08/31/2022	BY KGC	DESCRIPTION CITY PERMIT
PROJECT NO. 6122020	PROJECT DATE: 6/12/2020	DRAWN BY: KHW	CHECKED BY: DAR	
<b>Mannik Smith GROUP</b> www.MannikSmithGroup.com				
TECHNICAL SKILL: CREATIVE SPIRIT.				
PREPARED FOR: JOHN EDMUND STREET, LLC 20520 VERNIER RD. HARPER WOODS, MI 48225 313-655-8883				
PROPOSED PARKING PLAN #115 EDMUND CARLTON CONDOMINIUM CITY OF DETROIT, MICHIGAN				
DEMO & PARKING PLAN				
C1.0				







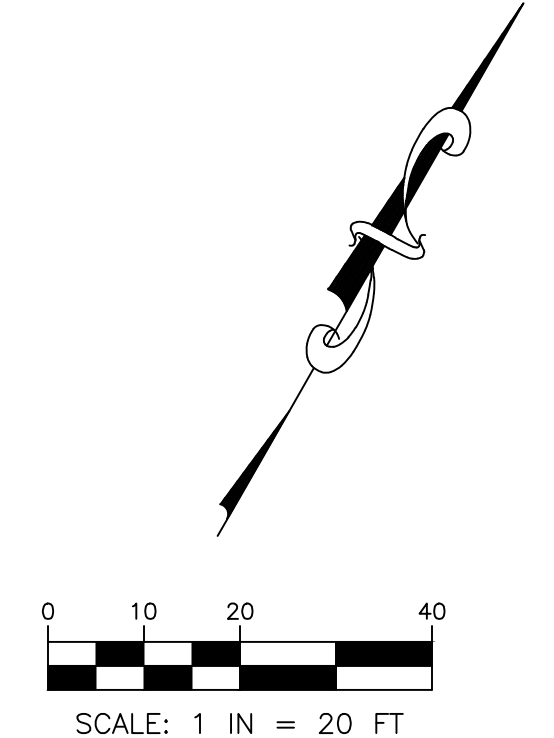
W:\Projects\Projects F-J\2490001\CAD\SHEETS\#115 EDMUND\SL1 LANDSCAPING PLAN #115 EDMUND.dwg - Last printed 3/31/2022 12:26 PM



PROPOSED TREE QUANTITIES (THIS SHEET)				
SYMBOL	NUMBER OF TREES	TREE TYPE (COMMON NAME)	SPECIES SCIENTIFIC NAME	SIZE
	1	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	2" CAL. B&B
	0	LONDON PLANETREE	PLATANUS X ACERIFOLIA	2" CAL. B&B
	0	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CAL. B&B

PROPOSED SHRUB QUANTITIES (THIS SHEET)				
SYMBOL	NUMBER OF SHRUBS	SHRUB TYPE (COMMON NAME)	SPECIES SCIENTIFIC NAME	SIZE
	10	FIREBALL DWARF BURNING BUSH	EUONYMUS ALATUS 'FIRE BALL'	5 GAL. CONT.
	0	SEA GREEN JUNIPER	JUNIPER CHINENSIS 'SEA GREEN'	5 GAL. CONT.

PROPOSED MULCH AND SEEDING		
SYMBOL	COMMON NAME	DESCRIPTION
	MULCH BED	MULCH PER GENERAL LANDSCAPING NOTES



NO.	DATE	BY	DESCRIPTION
1	05/21/2022	KCC	CITY PERMIT
65 CADILLAC SQUARE SUITE 3311 DETROIT, MI 48226 TEL: 313.961.9600 FAX: 313.961.9609 PROJECT DATE: 5/12/2020 PROJECT NO.: DRAWN BY: KHW CHECKED BY: DAR			



PREPARED FOR:  
 JOHN EDMUND STREET, LLC  
 20920 VERNIER RD.  
 HARPER WOODS, MI 48225  
 313-655-8583

PROPOSED PARKING PLAN  
 #115 EDMUND  
 CARLTON CONDOMINIUM  
 CITY OF DETROIT, MICHIGAN