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To: [Brendan Cagney](#)
Cc: arnoldjcarpen@gmail.com; [Kaitlyn Carpen](#)
Subject: [EXTERNAL]Fwd:
Date: Wednesday, June 9, 2021 12:53:35 PM

Mr Cagney,

Thank you for returning my call.

As you know, I am opposed to the application for 2019 Dalzelle. Please forward this letter below to the Historic Commission in advance of today's meeting and share confirmation of the receipt of this correspondence.

City of Detroit
Historic District Commission
06/09/2021

This letter is in opposition of the proposed construction location at 2019 Dalzelle. Directly adjacent to this property are 2031 and 2051 Dalzelle which my family and I have owned since 1966.

I offer the following reasons to support my opposition to this project:

Zoning

The proposed construction site consists of *four lots* that have been combined to create the current lot dimensions - this allows the developer an opportunity to erect an otherwise unacceptable building that would violate land coverage rates if it were held to standard lot dimensions. This property is located in Corktown, a R2 district with historic designation and charm. The proposed development is a three-story commercial building with 13 units and additional rooftop recreation space. There is only one building that even remotely compares - a preexisting small apartment building. The proposed project would tower over this building and all other buildings in the area - with the exception of the Book Depository, Central Station and aforementioned apartment building that was constructed prior to the implementation of zoning laws and Historic Designation. The lowest point of the roof of this building is comparable to the highest point of the roof of the next most similar building. The caveat is that the proposed building would also offer rooftop access and recreation area, thus actually surpassing the similar building in actual height. This is to permanently alter the Historic skyline of the neighborhood

Land Density/Use

At the time of sale (8-2-2018), the site consisted of 3 separate single-family dwellings. With the approval of the Historic Commission, the developer was allowed to expand and modify all existing structures to 5 units. The building at 2099 Vermont has been expanded from two stories to three stories and from a single unit to 5 units. The building at 2087 Vermont and 2081 Vermont expanded from one story to two stories. If approved, 2019 Dalzelle will grow from 3 units to 13 - a SIGNIFICANT increase of 10 units. For background, the old structure at 2019 Dalzelle was approximately 40x40 and two stories. It burned in 1999

before the neighborhood began to experience its current surge in popularity. The property sat vacant until the City of Detroit intervened and compelled the owner to tear down the remaining shell around 2008. This lot has not been occupied since 1999 and is not justification to build a structure 3 times its size. I had hoped the mistakes of the early 20th century would not be repeated.

Parking and Neighborhood Capacity

The current development has only three spots allocated for off-street parking. If this development were to proceed, the 13 units would have 9 dedicated parking spaces. The East side of Vermont and the South side of Dalzelle are designated as No Parking. This parking congestion situation is well-known and has remained for decades. I have experienced this frustration personally but it is simply a symptom of a neighborhood designed well before our time that had no capacity for the volume or vehicular traffic we currently experience. Since 1966, congestion on this one-way street has always been a challenge.

Past Experience

When the building at 2019 Dalzelle was previously rented, the tenants were forced to park in the alleyway. This made the alley impassable and created safety and accessibility concerns. Frustration from those who were unable to access properties located on the alley led to damage to my fencing (which was often hit by those trying to enter/exit the blocked alley), splattered paint, broken windows on property and vehicles, and a surplus of litter. The construction company, an associate of the developer in this case, has repeatedly damaged the fence surrounding my property, snapped the telephone pole in the alley cutting off my access to utilities, parked in front of my swinging gates which prevented my access to my property - all because the area is simply compact to accommodate this volume of vehicles and activity. Additionally, this company has not been accountable to clean up the construction mess and debris that they continually leave in the alley and approach to my property - when asked to clean up after themselves, they choose to ignore it. This is not the way to take pride in a neighborhood or be a 'good neighbor'.

It may sound strange, but many residents were relieved when 2019 Dalzelle burned in 1999 because it brought a little bit of calm to our one-way street. Unfortunately, it appears we are doomed to repeat a past that we already know **did not work** but will be so much worse this time around with additional 6 units. When operational, the tenants will have no parking for what could reasonably be 26 vehicles - a crippling amount of congestion.

I hope the Historic Board will take my letter and concerns into consideration when assessing the feasibility of this project on this location. The project has merit but cannot be shoe-horned successfully into this lot - it simply does not belong on that site. I have cited logistical concerns and hope the Board will also consider aesthetic concerns. The maximization of profit per building footprint does not supercede the value of maintaining the wellbeing of our neighborhood. Please do subject the residents of Dalzelle St to relive the zoning mistakes of the past with interest.

I, like the other residents in the area, would welcome a project that adds benefits to our neighborhood and does not detract from the charm and day-to-day livability of the area.

Arnold Carpen

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