

Henry Glover House Project Update

229 (81) Edmund Place

Support for Adjacent Lot Acquisition

Brush Park Community Development Corporation Meeting

September 11, 2018



## Henry Glover House (229 Edmund Place) Adjacent Lot Request

The purpose of this update is to seek favorable support from the Brush Park CDC Board of Directors to enable New Beginnings Land Development (NBLD) to purchase 239 Edmund Place from the City of Detroit Planning and Development Department

### Background Information

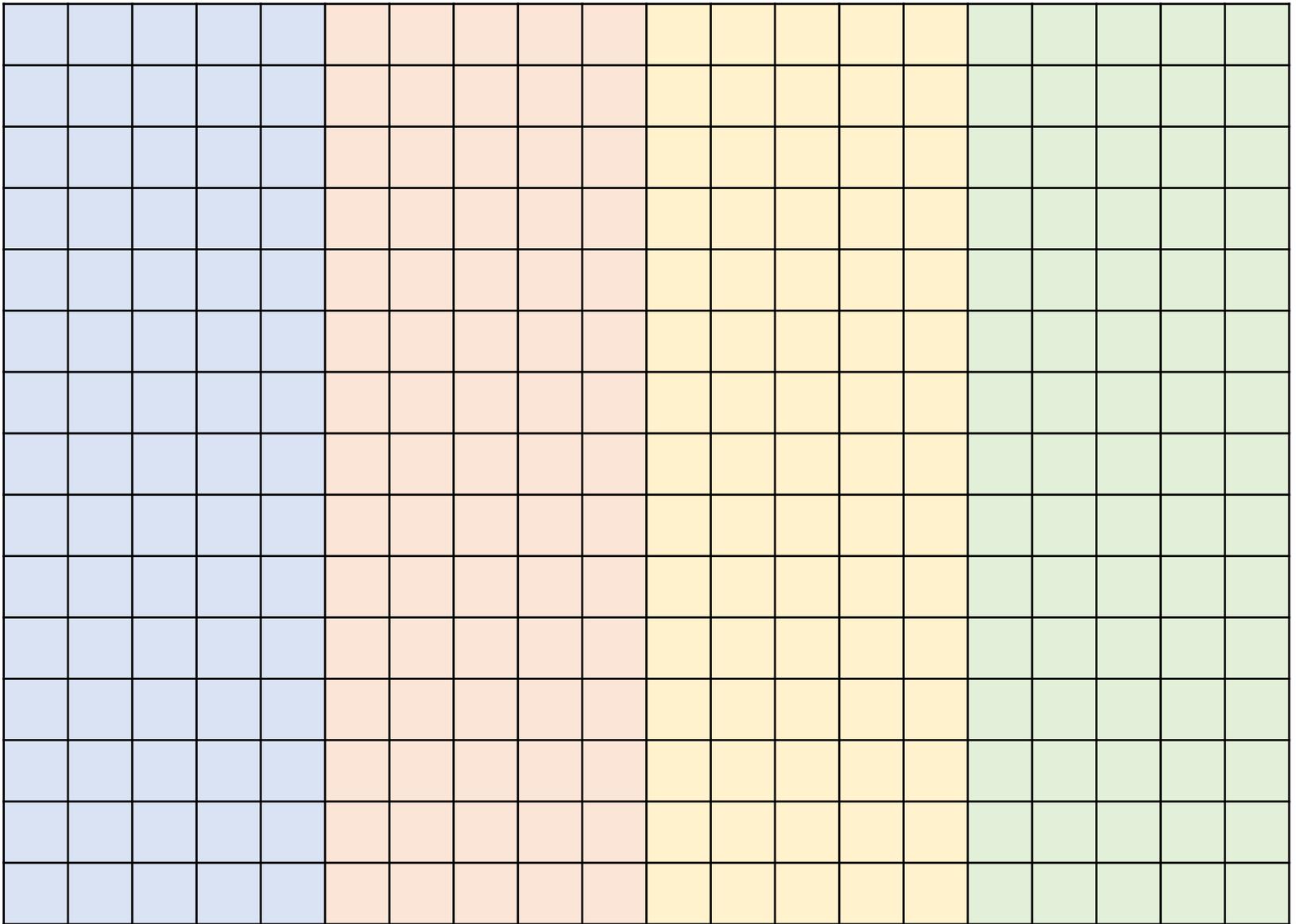
- NBLD acquired 229 Edmund Place from the Detroit Land Bank in September 2017
- Elevation and floor plans were submitted and approved by the Brush Park CDC and Detroit HDC in March 2018
- The same elevation and floor plans were submitted to the Detroit Planning & Development Department (April 2018 )
  - Submitted plans violated side-yard setback and floor area ratio (FAR) zoning requirements
  - To expedite redevelopment of the existing house and rear addition, the 5-car garage was removed and replaced with a 6 car parking lot, thereby eliminating the two zoning variance items
  - Detroit CPC and City Council approved the development plans in August and detailed architecture plans were submitted to Detroit Building and Safety in August 2018
- At the same time, we were informed that the City of Detroit Planning and Development Department owned what was 239 Edmund Place
  - Formerly a duplex, 239 and 245 Edmund Place are each 36.5' frontage x 150' deep lots
  - 245 Edmund Place was previously purchased by Valerie Rusinowski (owner of 261 Edmund Place)
- The Detroit Planning and Development department requested a letter of support from the Brush Park CDC Board of Directors to sell 239 Edmund Place to NBLD

229 Edmund – 60'      239 Edmund – 36.5'      245 Edmund – 36.5'      261 Edmund – 67'

John R Street  
←

Brush Street  
→

Lot Depth  
150'



Lot 10 - 50'

Lot 9 - 50'

Lot 8 - 50'

Lot 7 - 50'

← Edmund Place →

## City of Detroit Tax Information

Address	229 Edmund Place	239 Edmund Place (Incorrect – should be 245) <sup>1</sup>	245 Edmund Place (Incorrect – should be 239)	261 Edmund Place
Simplified Legal Description	Lot 10 (50') and West 10' of Lot 9 (Total frontage = 60')	West 33' of Lot 8 and East 3.5' of Lot 9 (Total frontage = 36.5')	West 36.5' of the East 40' of Lot 9 (Total frontage = 36.5')	Lot 7 (50') and East 17' of Lot 8 (Total frontage = 67')
Owner	New Beginnings Land Development, LLC	Valerie Rusinowski	City of Detroit – P & DD	Valerie Rusinowski

*1) See backup detail for 245 Edmund Place quit claim deed showing legal lot description*

## Henry Glover House (229 Edmund Place) Adjacent Lot Request

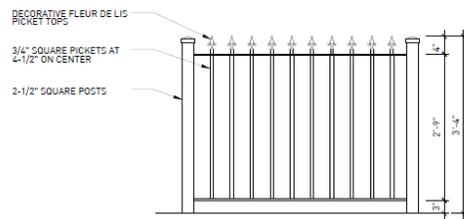
### Updated Elevations

- With the acquisition of 239 Edmund Place, the two existing non-conforming requirements for side yard setback and floor area ratio would be remedied
- There are no planned changes to the main house or rear addition
- The proposed garage would consist of the following:
  - 6 unit garage with interior steps to second floor
  - Second floor living space for a total development of 6 units (3 in main house, 2 in rear addition, 1 in carriage house)
  - Roughly centered on the combined 96.5' wide lot
- The additional side yard space would be fenced in, landscaped, and have a private garden, brick paver patio with grill and open area for pets

# Henry Glover House

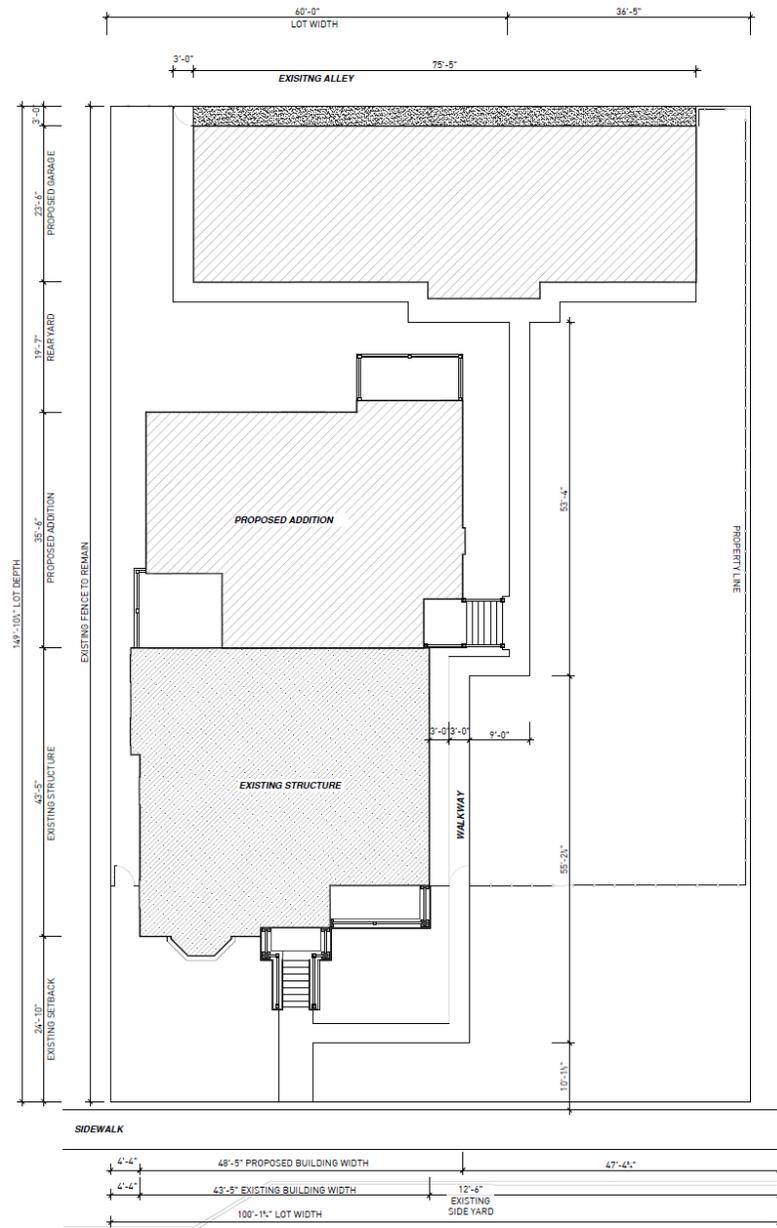
## 229 Edmund Place

### Updated Site Plan



2 FENCE DETAIL

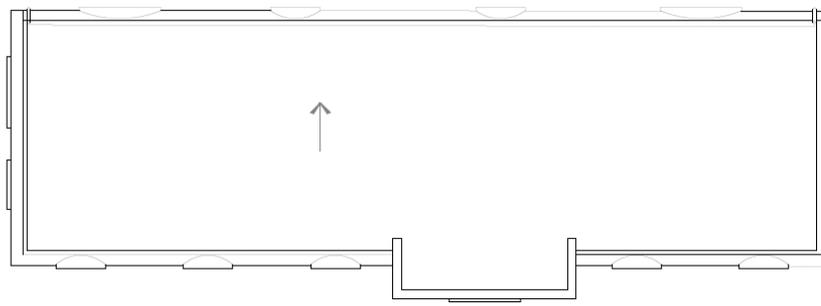
SCALE: 3/32" = 1'-0"



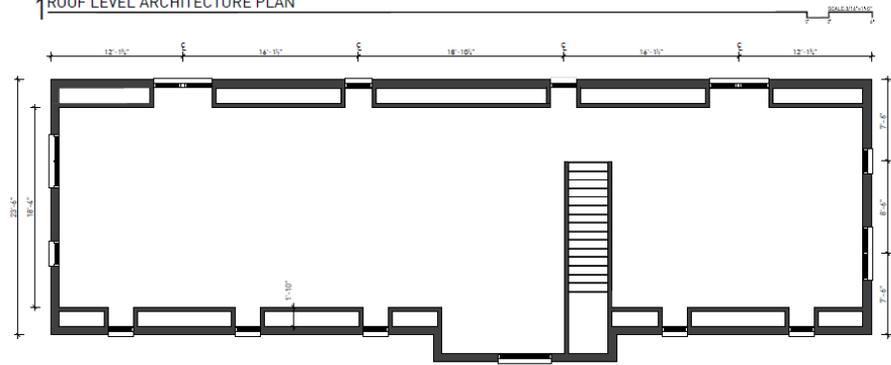
1 SITE PLAN

SCALE: 3/32" = 1'-0"

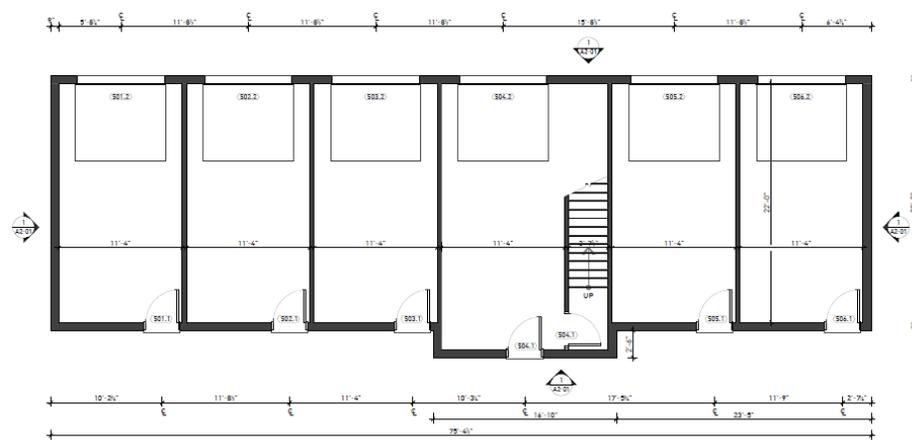
Henry Glover House  
229 Edmund Place  
Updated Garage Plan



1 ROOF LEVEL ARCHITECTURE PLAN



2 SECOND LEVEL ARCHITECTURE PLAN



3 FIRST LEVEL ARCHITECTURE PLAN

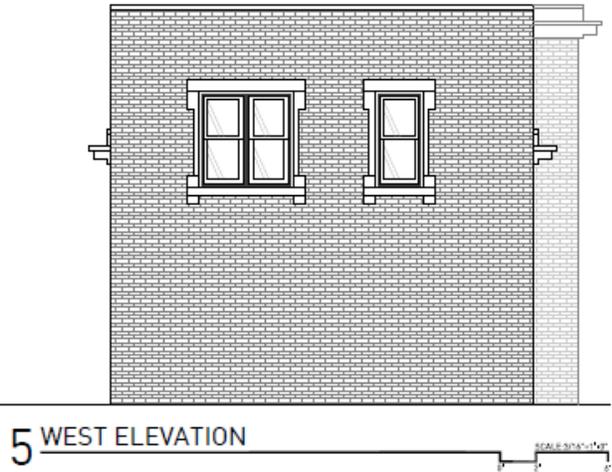
# Henry Glover House (229 Edmund Place) - Updated South Elevation



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

# Henry Glover House (229 Edmund Place) - Updated Garage Elevations





## Henry Glover House (229 Edmund Place) Adjacent Lot Request

### Backup

- 245 Edmund Place Quit Claim Deed

245 Edmund Place (part of)  
Quit Claim Deed (1 of 2)

2014 JUN 12 PM 4: 13

Bernard J. Youngblood  
Wayne County Register of Deeds  
2014281710 L: 51584 P: 1273  
06/12/2014 04:14 PM QCD Total Pages: 2

QUIT CLAIM DEED

Gen.

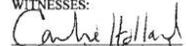
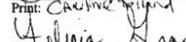
The City of Detroit, a Michigan public body corporate whose address is 2 Woodward, Detroit, MI 48226 quit claims to Valerie Rusinowski, whose address is 261 Edmund Place, Detroit, Michigan 48201, the premises located in the City of Detroit, Wayne County, Michigan, described as:

a/k/a 245 Edmund Place

01/000718-9 (see attachment)

(The "Property"), for the sum of **Three Hundred Sixty Five and No Cents (\$365.00)** subject to and reserving to Grantor its rights under public easements and rights of way, easements of record, applicable zoning ordinances, development plans pursuant to Act 344 of 1945 as amended (if any), and restrictions of record.

WITNESSES:

  
Print: Carole Holland  
  
Print: Felicia Gray

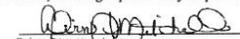
GRANTOR: CITY OF DETROIT, a Michigan public body corporate

By:   
Print: Robert Anderson  
Director  
Planning and Development Department

STATE OF MICHIGAN )  
                                  )ss.  
COUNTY OF WAYNE )

The foregoing instrument was acknowledged before me on November 12, 2013, by Robert Anderson, the Director, Planning and Development Department of the City of Detroit, a Michigan public body corporate, on behalf of the City.

NOTARY PUBLIC  
MY COM. EXPIRES 03/10/2018  
ACTING IN

  
Print: Walter Mitchell  
Notary Public, Wayne County, Michigan  
My commission expires: 03/10/2018

Pursuant to § 18-5-4 (b) of the Detroit City Code, I hereby certify that proper and fair consideration has been received by the City pursuant to this instrument.

Approved by City Council on

Finance Director

5/1/2012, JCC pp 850 or

This deed is dated as 11/22/13

Detroit Legal News, 1/1, pp    

Approved as to form:

Approved by Mayor on 1/1.

  
Corporation Counsel

This Instrument Drafted by:

When recorded, return to:

James Marusich  
Planning & Development Department, Real Estate Development Division  
65 Cadillac Square Ste. 2000  
Detroit, MI 48226

Valerie Rusinowski  
245 Edmund Place  
Detroit, Michigan 48201

Exempt from transfer taxes pursuant to MCL § 207.505(h)(i) and MCL § 207.526(h)(i)

QCD 2pg (E) sm

245 Edmund Place (part of)  
Quit Claim Deed (2 of 2)

2014281710 Page 2 of 2

"ATTACHMENT"

Land in the City of Detroit, County of Wayne and State of Michigan being W 33' of Lot 8, E 3.5' of Lot 9; Brush Subdivision of part of Park Lots 14 and 15 and part of Brush farm adjoining. Rec'd L. 2 P. 25 Plats, W.C.R.

DESCRIPTION CORRECT  
ENGINEER OF SURVEYS

By Basil Sarim, P.S.  
CED

a/k/a 245 Edmund Pl (Part of)

Ward 01 Item(s) 000718-9

SC

This conveyance is given subject to the following restrictive covenant which shall be construed as a covenant running with the land and shall be binding upon the Grantee named herein and the successors and assigns thereof.

No structure shall be erected, placed or permitted to remain on the land herein conveyed except and only as such is made and used as part and parcel of the E 17' 8; 7; B7, the abutting property of which the Grantee herein is the title holder.