

Alton James  
Chairperson  
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Marcell R. Todd, Jr.  
Director

# City of Detroit

CITY PLANNING COMMISSION  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: cc-cpc@detroitmi.gov

Brenda Goss-Andrews  
Damion Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

October 2, 2019

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a single-family home located at 1793 Seyburn Avenue in the Islandview Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of a single-family home located at 1793 Seyburn Avenue. This application corresponds to a qualified facility which will be newly renovated. The project consists of a complete and total renovation of the property. CPC staff has reviewed the application and recommends approval.

The subject property has been confirmed as being within the boundaries of the Islandview NEZ which was established by a vote of Council on April 30, 1996, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation for 1793 Seyburn Avenue is \$176,247.00. The applicant is seeking a 17 year tax abatement based on the historic nature of the property which is located in the West Village historic district. The NEZ certificate application appears to have been submitted after the issuance of applicable building permits. However, given the historic nature of the property the issuance of the requested certificate is permissible per Sec. 4(2)(g) of P.A. 147 of 1992 which states:

*(2) An application may be filed after a building permit is issued only if 1 or more of the following apply:  
(g) For a rehabilitated facility if all or a portion of the rehabilitated facility is a qualified historic building.*

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC  
George A. Etheridge, City Planner, LPD

cc: Janice Winfrey, City Clerk