

# City of Detroit

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July 14, 2020

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of an existing single-family residential building located at 1532 McClellan Avenue in the Kercheval/McClellan 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 an existing single-family residential building located at 1532 McClellan Avenue. This application corresponds to a qualified site which will accommodate the rehabilitation of a current building consistent with zoning and the Master Plan of Policies. The building is anticipated to undergo substantial work, including mechanical, HVAC, and drywall repair and replacement, as well as replacement of cabinets and other fixtures. CPC staff has reviewed the application and recommends approval.

The subject property has been confirmed as being within the boundaries of the Kercheval/McClellan NEZ which was established by a vote of Council on April 24, 2007, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation for 1532 McClellan Avenue is \$163,146.00. The NEZ certificate application appears to have been submitted prior to the issuance of any applicable building permits.

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