

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: _____

PROPERTY INFORMATION

ADDRESS: 2415 Seminole St AKA: _____

HISTORIC DISTRICT: Indian Village

SCOPE OF WORK: ☐ Windows/Doors ☐ Roof/Gutters/Chimney ☐ Porch/Deck ☒ Landscape/Fence/Tree/Park ☐ General Rehab
(Check ALL that apply) ☒ New Construction ☒ Demolition ☐ Addition ☐ Other: _____

APPLICANT IDENTIFICATION

☒ Property Owner/Homeowner ☐ Contractor ☐ Tenant or Business Occupant ☐ Architect/Engineer/Consultant

NAME: Lee Arrington COMPANY NAME: _____

ADDRESS: 2415 Seminole CITY: Detroit STATE: MI ZIP: 48214

PHONE: _____ MOBILE: 313-622-4277 EMAIL: lee.arrington@gmail.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)
- ☐ **ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- ☒ **Photographs** of ALL sides of existing building or site
- ☒ **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- ☒ **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

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

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 (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 5-5-2020

PROPERTY INFORMATION

Address: 2415 Semirole St Floor: _____ Suite#: _____ Stories: 2 1/2
 AKA: _____ Lot(s): _____ Subdivision: _____
 Parcel ID#(s): _____ Total Acres: 0.38 Lot Width: _____ Lot Depth: _____
 Current Legal Use of Property: _____ Proposed Use: _____
 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: renovation
☐ 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)

replace window, walk way, install drive way

☐ MBC use change ☐ No MBC use change

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

☐ HVAC/Mechanical ☐ Electrical ☐ Plumbing ☐ Fire Sprinkler System ☐ Fire Alarm

Structure Type

☐ 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: _____ Type of Construction (per current MI Bldg Code Table 601) _____

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: _____ List materials to be stored in the building: _____

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:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? ☐ Yes ☐ No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)**Property Owner/Homeowner**☒ Property Owner/Homeowner is Permit ApplicantName: Lee Arrington Company Name: _____Address: 2415 Seminole St City: Detroit State: MI Zip: 48214Phone: _____ Mobile: 313-622-4277Driver's License #: A-652-497-570-189 Email: lee.arrington@gmail.com**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: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

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: Lee Arrington Signature: [Signature] Date: 5-5-2020
(Homeowner)Subscribed and sworn to before me this 5th day of May 20 20 A.D. Wayne County, MichiganSignature: _____ 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

Print Name: Lee Arrington Signature: [Signature] Date: 5-5-2020
(Permit Applicant)Driver's License #: A-652-497-570-189 Expiration: 3-12-2022

Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseid/elaps for more information.

April 22, 2020

Historic District Commission Staff:

Upon purchasing my home at 2415 Seminole St, Detroit MI 48214 the rear of the property was extremely overgrown and unkept. There were several large weeds that had been growing for over 10 years the actually resembled trees. Additionally, there were several dead trees that unsafe branches leaning over Vernor Ave. Some were in leaning towards the house and others have recently broken and crashed into the house damaging the roof and windows.

Upon further investigation and getting estimates I was informed that an additional trees were dead due to the unkept nature of the property. In order to keep my home , my neighbors home, and Vernor traffic I had reluctantly had the moved. I have attached photos as well a letter from the landscaper that performed the removal work.

Sincerely,

Lee Arrington

Indian Village Property: 2415 Seminole St, Detroit MI 48214

To whom it may concern I recently purchased a property in the Indian Village neighborhood. My home has been empty for approximately 20 years and was in need a major repair when I purchased it. I'm currently in the process of full renovation with plans to occupy the home this fall. Below if the information for landscape renovation.

Description of existing conditions:

Several trees are dead leaning and threatened to fall on the house or had already fell on the house causing damage. Additionally there were over grown weeds that had grown the size of trees.

Description of Project: All trees in good health wood be saved weeds and dead trees would be removed. Additionally , weeds and "tree sized" weeds would be removed and cleared from the property. Lastly, the lot will be cleared and regraded so water travels away from the house.

Detailed Scope of work:

1. Dead Trees and overgrown weeds removed and cleared.









A photograph of a dead tree trunk standing in a yard. The tree trunk is tall and thin, with a rough, grey bark. It is surrounded by dense, green, overgrown weeds and bushes. In the background, there is a wooden fence and a brick house with a chimney. The sky is overcast and grey. Several power lines run across the upper part of the image. The text "Overgrown weeds" is written in red on the left side of the image, and "Dead" is written in red on the right side of the image.

Overgrown weeds

Dead

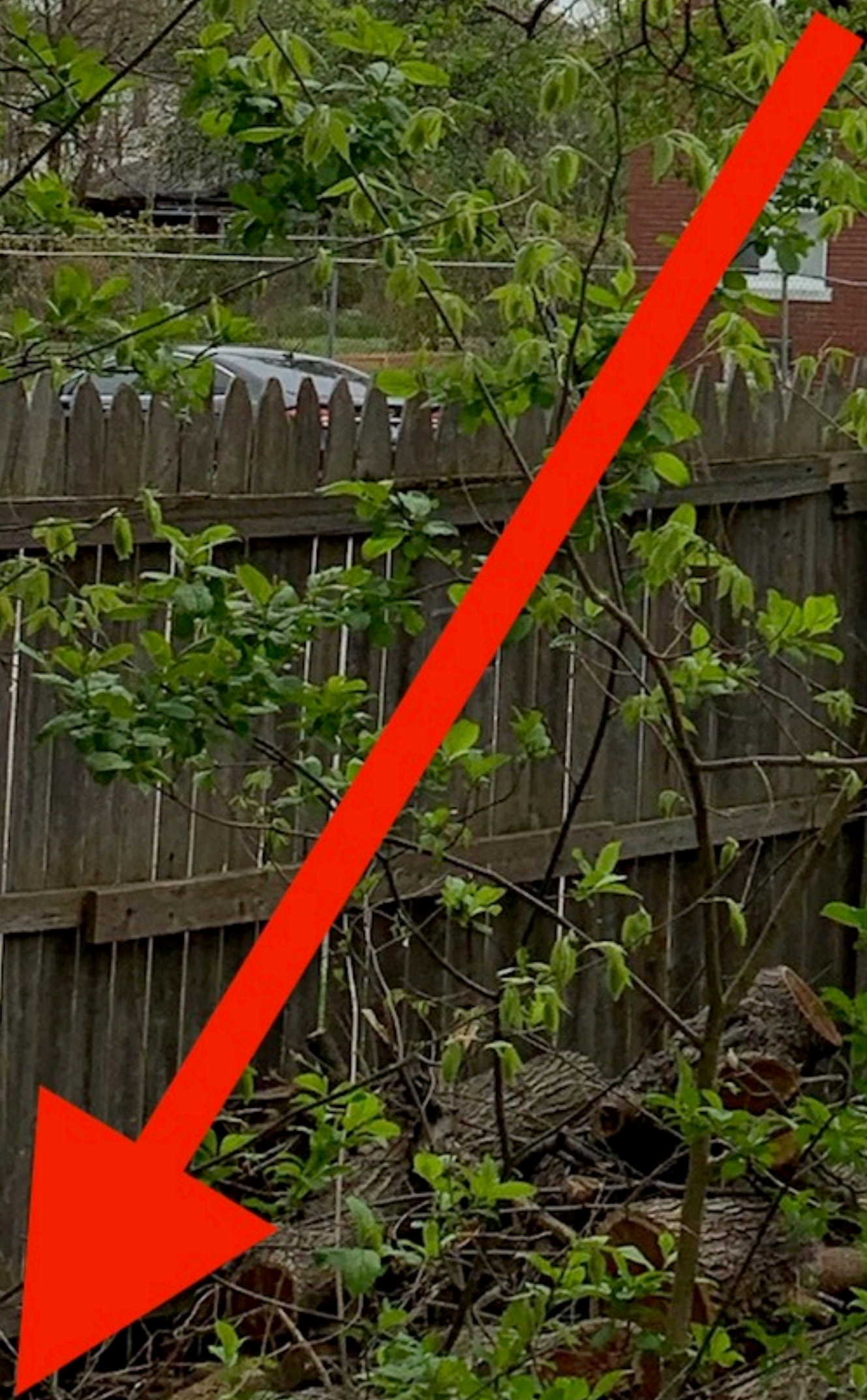


Weeds

Dead Tree



Dead Tree



Many trees were cut previously



Dead Tree

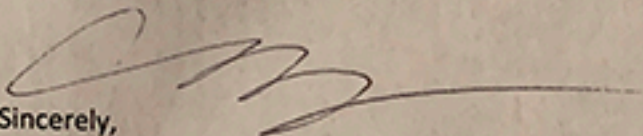


Mavericks Lawncare & More
523 Thompson St.
Flint MI 48503

Lee Arrington
2415 Seminole St
Detroit MI 48214

Dear Mr. Arrington,

Several trees in the rear of the property were diseased and dying thus needed to be removed. Other trees were observed to have died in previous years and had become nuisance to your home as well as pedestrians walking at the rear (Maxwell St) and side (Vernor St.) near the property. Conditions such as leaning towards your home, dropping branches, could pose danger to anyone inside the house as well as in the yard. Two of the trees posed a danger of falling into Vernor Ave in the obstructing the sidewalk as well as vehicle traffic. Lastly, there were several large weeds that allowed to grow for 10+ years that were removed as well.



Sincerely,

Clinton Mingo
313-516-6765

April 21, 2020

Historic District Commission Staff:

My purchase of the property at 2415 Seminole St , Detroit MI 48214 was done using a Fannie Mae homestyle renovation loan. The lender and required inspection of the property deemed the garage a hazard and unrepairable. After closing on the property I hired a General Contractor who managed the site with little supervision on my behalf and removed the garage without my knowledge as he was unaware the historic commission need to be consulted.

Additionally, the garage was in very bad shape and practically falling down. The walls have rotted wood , the roof joists, wood panels, and shingles missing, broken windows, and leaning walls. There was no side pedestrian door that section was open and the garage door was also falling apart yet so young child could have entered and been hurt. I have attached a letter from the then contractor along with some pictures of the garage for your reference



NO
STANDING







Salvaggio & Co Construction llc

42160 Merrimac Circle
Clinton Township, Mi. 48038

Lee Arrington
2415 Seminole St
Detroit, Mi. 48214

1/27/20

Dear Mr Arrington,

The demolition of the garage at 2415 Seminole was included in the scope of work provided by AFR, the finance company.

Salvaggio & co did demo and remove it in accordance with our contract. We were not aware that permission from the historical society was required to Demo the garage.

Sincerely,
Vito Salvaggio
Salvaggio & Co Construction llc