

Hadi and Julie Gharios
Virelo Apartments
467 West Alexandrine Street
Detroit, MI 48201

February 6, 2024

Detroit Historic District Commission
2 Woodward Avenue Suite 808
Detroit, MI 48226

To Whom it May Concern,

We own the Virelo Apartment building at 467 West Alexandrine Street adjacent to the proposed commercial parking lot/4- unit apartment building at 477 West Alexandrine Street and we **vehemently** oppose this project for the following reasons:

1. The 2- foot setback for the border that they propose is not sufficient. Nothing less than 5 feet is acceptable to us. Such close proximity poses not only a potential fire hazard, but will also negatively impact the amount of light into our apartments. The construction and maintenance of the proposed structure will be difficult, if not impossible, without an easement, which we will **never** grant.
2. Regarding the proposed commercial parking lot, we're concerned about the noise, light and air pollution that will be generated by

traffic coming in and out at all hours of the day and night. Constructing yet another driveway on Alexandrine Street will only reduce the number of **free** public parking spaces and will further impede the flow of pedestrian traffic and increase the risk of injury. A commercial surface parking lot has no place on an historic block. The applicant cites the 5 existing residential driveways as an excuse to allow another, but the driveways and parking lots in question were constructed in conjunction with their adjacent buildings **prior** to the establishment of the Willis-Selden Historic District. In an interview with Crains Detroit magazine (attached) Robert Slattery invoked both Mad Nice and the future Vecino restaurants as a reason for the commercial parking lot. Mad Nice, which disavowed any association with Robert Slattery last Summer (attached) has two parking lots, one on-site and one at Cass and Alexandrine. Vecino is a block and a half away on Third Avenue.

3. The proposed project's construction timeline is upside-down. In the Crain's Detroit article Robert Slattery says he hopes to have the parking component complete by the summer and the building done by **next** spring. Why does such a small project by such an "experienced" developer need to be completed in 2 stages over a year's time? Shouldn't the apartment building be built prior to or concurrent with the parking lot? It seems that Robert Slattery has no intention of completing the historic aspect of this proposal. This application is a transparent attempt to override your rejection of his parking lot last summer. Building the parking lot **before** the "gatehouse" is seriously putting the proverbial cart before the horse.

We respectfully request that you reject this application. Robert Slattery is not entitled to any good will from the Detroit Historic District

Commission after he allowed the previously viable historic apartment building at 477 West Alexandrine Street to fall into rack and ruin before demolishing it in 2018. Why should he be rewarded for his blatant neglect?

The proposed project will **not** enhance our historic neighborhood. This flagrant and opportunistic project will lower the neighborhood's value, especially the adjacent properties at 467 and 487 West Alexandrine Street.

Sincerely,

Hadi Gharios

Julie Gharios

crainsdetroit A vacant parcel in Midtown could become a stone "gatehouse" apartment building with parking on-site to help accommodate the booming restaurant scene in the Detroit neighborhood.

An affiliate of Detroit-based real estate developer Robert Slattery has applied to the city's Historic District Commission, seeking to build a four-unit multi-family project within a gatehouse at 477 W. Alexandrine St. between Cass and Second avenues.

The proposed project's design goal is "to provide a modern interpretation of a stone gate house that would obscure the view of" a 19-space parking lot in the rear part of the parcel, according to a description of the development submitted to the city.

Slattery said the main objective with the plan is to provide some relief for the parking crunch in the area as it continues to attract more residents and businesses, particularly increasingly popular restaurants, including Mad Nice and the soon-to-open Vecino.

The developer said he's already obtained bank financing for the planned project of roughly \$900,000. He hopes to have the parking component complete by the summer and the building done by next spring.

The proposed gatehouse building would fulfill a city desire to shield parking while also providing additional housing options, Slattery said, adding that he intends to pursue city programs in an effort to charge below-market-rate rents.

One of the four units would be reserved as office space, Slattery said, citing that the city prefers projects that are

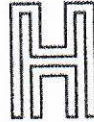
Re: Proposed Parking Lot 477 West Alexandrine

From: Jane Stolkey (jane@heirloomhospitality.com)

To: gharios@aol.com

Date: Monday, July 10, 2023 at 02:07 PM EDT

Per Mad Nice owner, Jeremy Sasson, we have no involvement with Robert Slattery or any work being performed at 477 W Alexandrine.



Jane Stolkey

Executive Assistant

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