



MEMORANDUM

TO: Audre Dye, City of Detroit - Historic District Department
Jennifer Ross, City of Detroit - Historic District Department

ADDRESS: **894 Marlborough St., Detroit, Michigan 48215**

FROM: Marques King Design Manager, EJDevCo.

DATE: 2/1/2021

RE: Historic District Commission Review of 894 Marlborough Parking Lot for Marlborough Apts

Remarks:

Dear Audra & Jennifer,

We are proposing to construct a 10 space Green Stormwater Parking Lot on 894 Marlborough Street in the Jefferson Chalmers Neighborhood. The current parcel is currently vacant, zoned for an Residential use. But, parking is allowed as a conditional use approved by zoning.

We are developing this parking lot to support the Marlborough Apartments which is a residential apartment project consisting of 23 units spread over two buildings. - 1031 Marlborough & 910 Marlborough. We understand that by-right we are required to provide 17 off-street parking spaces. 10 of them will be provided on the 894 Marlborough parcel which is adjacent to the 910 Marlborough Building (8 units) and will directly service that building. A parking lot on 14507 East Jefferson Avenue (already in use as a parking lot) will be patched and restriped to provide the additional parking spaces needed to satisfy the remaining amount.

I hope this narrative provides sufficient explanation for this project.

Sincerely,

Marques King,
Economic Development & Design Manager, East Jefferson Development Corporation
mking@ejdevco.com

CC: Derric Scott, CEO of EJDevCo. dscott@ejdevco.com