

From: [David Spencer](#)
To: [Neil Chapin](#)
Cc: [Lily Spencer](#); [Lindsay Spencer](#); [Blake Yard](#); hi@subject-studio.com; [Calvin Garfield](#); [Audra Dye](#)
Subject: [EXTERNAL] RE: Status of 8022 Kercheval, Vacant property registration form
Date: Thursday, July 6, 2023 11:02:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[Deed registered With Tax Certification, 11-09-22.pdf](#)

Hello Inspector Chapin,

Thank you for taking the time to speak with me on Monday, 7/03 regarding Notice of Violations (see attached) posted on 6/27/23 and sending this email with the attached Vacant Property Registration form (VPR). We will correct the noted violations (cut grass, remove debris) and submit the completed VPR form with the City of Detroit on or before Monday, 7/10/23. With respect to the other topics mentioned in your email, please allow me to respond. Note that I have copied my co-owners/family (Lil Spencer, Lindsay Spencer, Blake Yard), Mike/Mollie with our Architectural firm Subject Studio, Calvin Garfield our General Contractor with Maxwell Building and Audra Dye with the Detroit Historic District Commission (HDC).

Per our phone conversation on Monday, 7/03/23 I informed you that we had purchased 8022 Kercheval located in Historic West Village Detroit MI on 10/28/22 and the deed was registered (see attached) on 11/09/22.

Since said purchase, we have been working with the HDC to get a plan approved for the complete restoration of said property for a mixed used building (zoning B4) that will house a Coffee/Juice Café and bike shop on the first floor and a residence on the 2nd floor for my daughter Lindsay and fiancé Blake (co-owners). While waiting for HDC plan approval, the only repairs that we have made were temporary in nature for safety reasons.

With respect to your statement *“Your verbal opinion that your contractor has stabilized the brick does not satisfy me”*, Calvin hired a brick mason to perform the job. **What would you require from us to support our position that said brick has been temporarily stabilized?**

With respect to your statement “*the deck on the back was done without permit or inspections*”, we did not do anything to the deck and it is currently in the same condition as when we purchased said property.

With respect to a building application, we were of the understanding that we could not obtain any permits until the HDC had approved our plans.

With respect to a forward moving timeline, our submitted HDC application was reviewed by HDC on 6/14/23 and it is up for another review on 7/12/23. If said application is HDC approved on 7/12 and we are granted building permits, we hope to begin construction on or about 9/03/23 with a tentative completion date of 6/01/24.

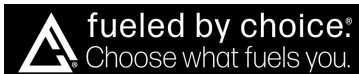
Please let me know how else we may be of assistance or what else is required to move our project forward.

David Spencer

President/CEO



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From: Neil Chapin <Neil.Chapin@detroitmi.gov>

Sent: Wednesday, July 5, 2023 3:38 PM

To: David Spencer <dspencer@sffoodsinc.com>

Subject: Vacant property registration.

Hello Mr. Spencer!

I have researched the permitting process for buildings. Your verbal opinion that your contractor has stabilized the brick does not satisfy me. I suggest that you follow the guidelines for the correction order.

When a building permit application is submitted, the Historical Dept will be notified, and will provide their input. THAT department does not drive the permit process: they are not the holdup. FYI, there will need to be a plan review because of the mixed use occupancy you are

contemplating.

The deck on the back was done without permit or inspections. If it had, there would be Historical Dept input on it, and it would not be falling off the building. It was not built to code.

I am asking for a timeline on how this project will move forward, and when it will be registered and inspected. I need something in writing by July 12th that outlines how you plan to remediate the unsafe conditions and when you can start plan review and permitting. Kind

Regards, Inspector Chapin