

David Palmer, homeowner & subject property:
14500 Artesian
Detroit, MI 48223

Supplemental information, where fillable PDF rendered details too small to read.

Page 1. Brief Project Description:

Demolition of existing garage, construction of new garage, existing chain-link fence replaced with privacy fence.

Page 2. Description of Work:

The existing 1-1/2 car garage is to be demolished and replaced with a 2-car garage with a roof slope facing N/S for the eventual install of solar panels. The chain-link fence will be replaced with a privacy/wooden fence. The house siding/trim will be painted to black (instead of the current white).

14500 Artesian Street Detroit, MI 48223

The owners of the property are proposing the demolition of the existing 1.5 car garage and the new construction of a 2 car garage to replace it. Since the current structure needs significant updating, the owners would prefer to rebuild, allowing for a protected space to park their vehicles.

Detailed description of existing conditions

Safety concerns- Moved into this property in February 2022. In March 2022, their 2019 Chevy Trax was vandalized. While parked in the driveway overnight, the rear window was smashed out, and the passenger side view mirror was broken off the vehicle. This resulted in over \$1000 of necessary repairs not covered by insurance. The homeowner was listing it for sale the following week, and decided not to file a police report and to just move on from the incident. Shortly thereafter, the homeowner installed security cameras at the property.

After the vandalization incident we sold the Trax and replaced it with a 2004 Honda Odyssey. On June 24, at 5:45AM, thieves stole the catalytic converter from the vehicle, cutting it off and driving away in their red Dodge minivan. A report has been filed with the Detroit Police Department. The matter remains unresolved.

In December 2022, the neighbor at the adjacent property located at 14503 Stahelin Rd, had their Ford Fusion stolen from their driveway a few feet east of the homeowner's driveway. The home owner's video was used to recover their vehicle. Then again in January 2023, the neighbor had a second Ford Fusion stolen from their driveway.

Building condition & structural assessment (overall poor repair)- The current garage on the lot is a 1.5 car garage with a typical wood structure. There is considerable maintenance required for the structure, with a roof that also needs to be replaced, and several areas where rotting siding is missing and has created openings in the walls. The garage door was damaged by the previous owner, but still functions. The structure is not level, and leans slightly to the west. The cement pad it sits on is cracked, and in fair/poor condition. Trees surrounding the garage may need to be cut down in order to demolish and rebuild the structure. The surrounding trees are also close to the power lines at the property line and may cause future issues.

Dimensions: 14' 4" x 20' 3"

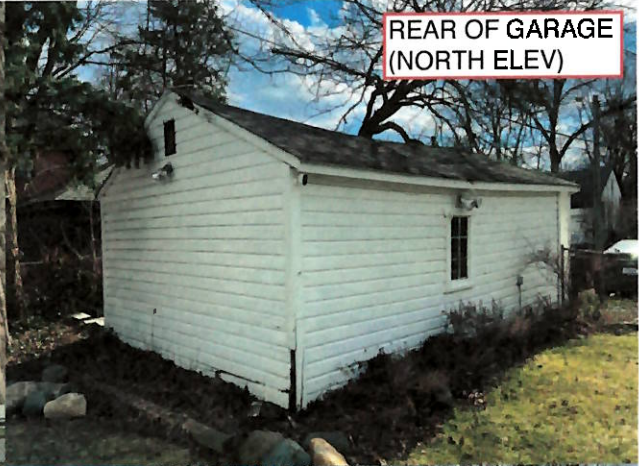
Location on lot: Southeast corner of the parcel, facing Lyndon Street

Exterior: Wood siding, with white paint

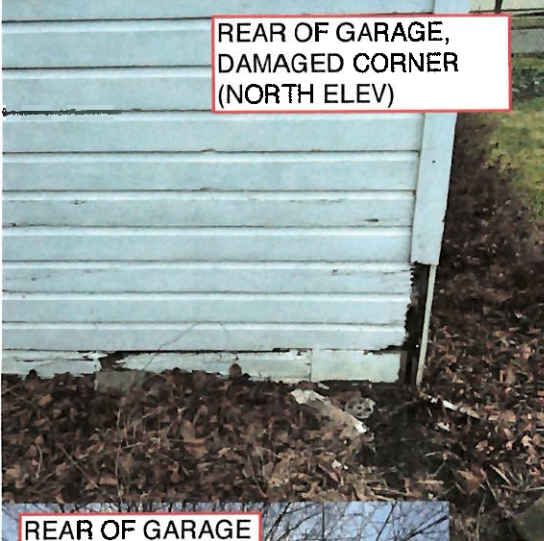
Interior: Cement pad, unfinished interior, 110v electrical service from the house



FRONT OF GARAGE
(SOUTH ELEV)



REAR OF GARAGE
(NORTH ELEV)



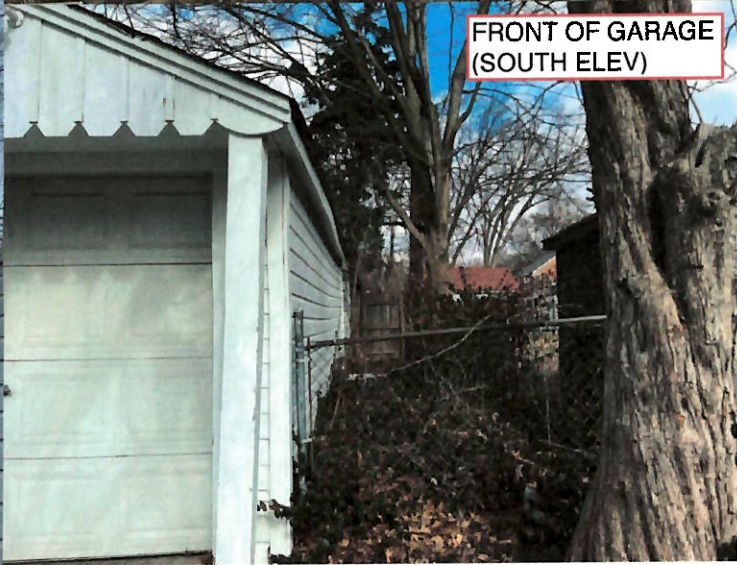
REAR OF GARAGE,
DAMAGED CORNER
(NORTH ELEV)



SIDE OF GARAGE
(WEST ELEV)



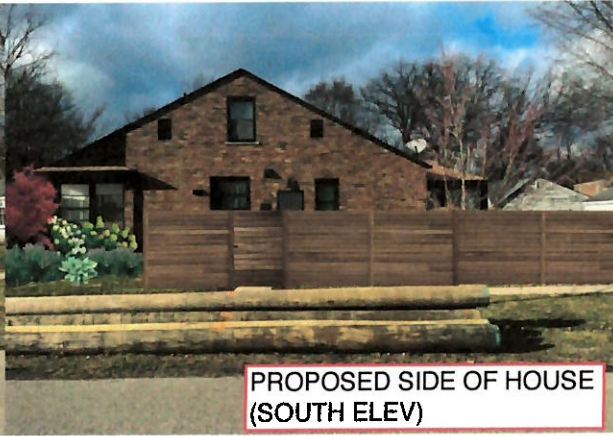
REAR OF GARAGE
(NORTH ELEV)



FRONT OF GARAGE
(SOUTH ELEV)



Existing side of house



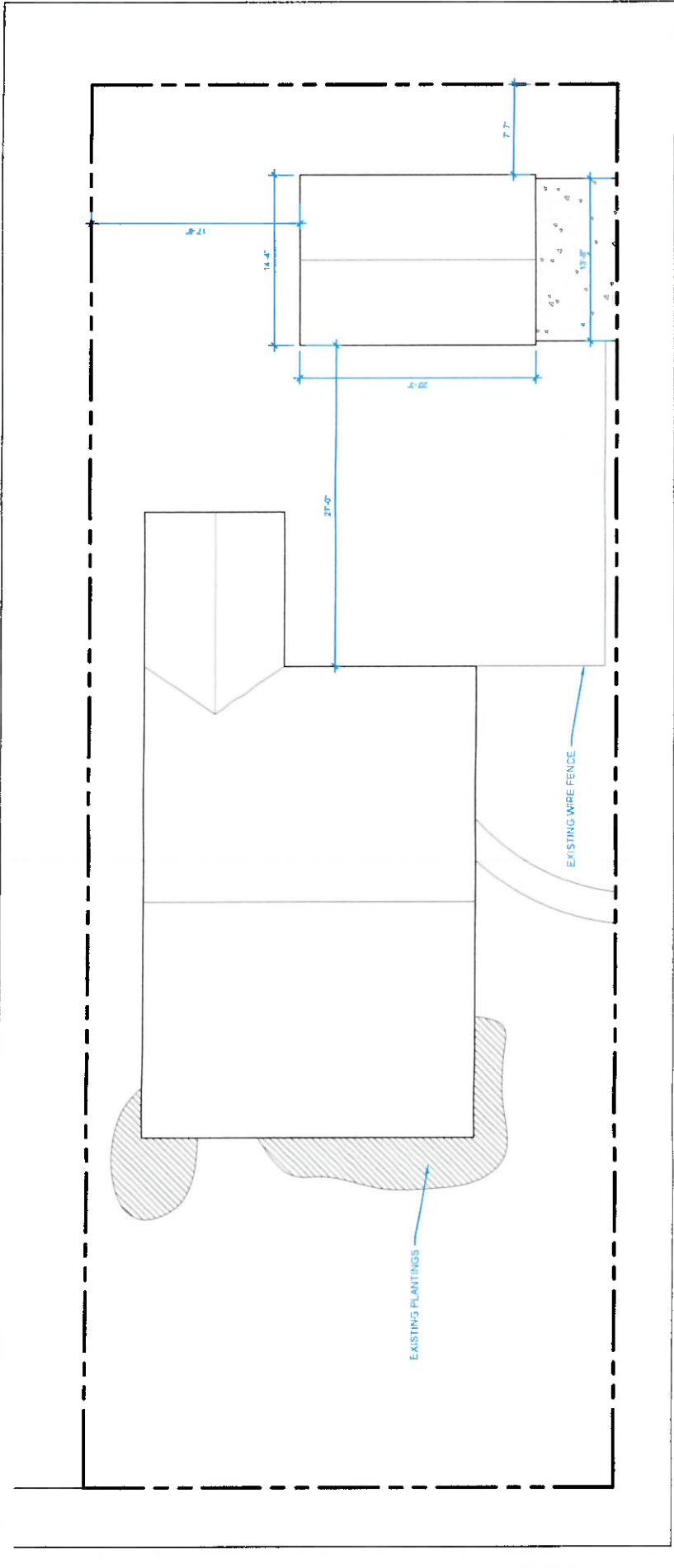
Proposed side of house with privacy fence



Existing front of house



Proposed front of house with painted trim
and updated landscaping



EXISTING SITE DIAGRAM
 SCALE 1/8" = 1'-0"

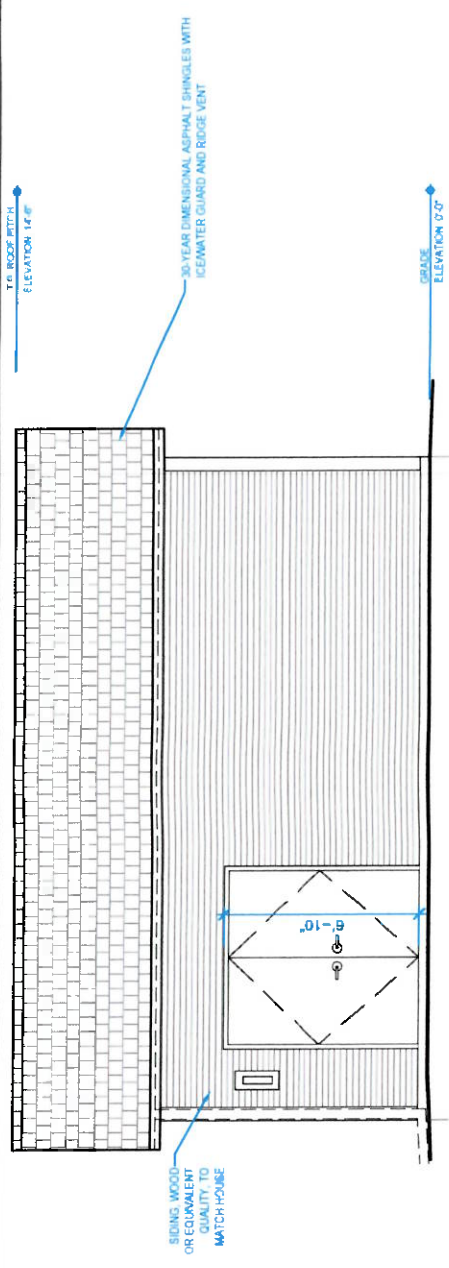


1480 ARTESIAN STREET

Three SquaredTM

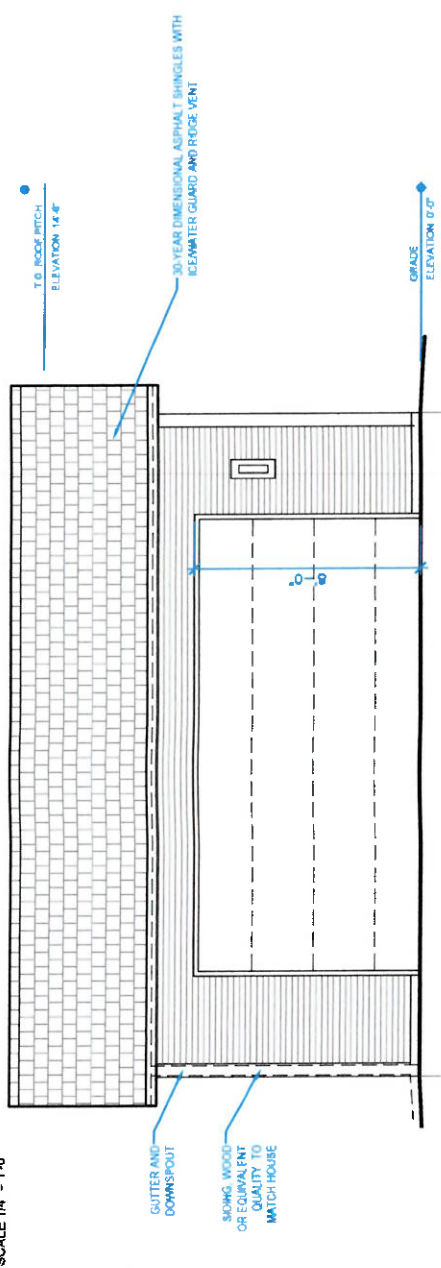
THREE SQUARED INC.
 2541 TRUMBULL STREET
 DETROIT, MICHIGAN 48218

SCHEMATIC DESIGN
 10/27/2023



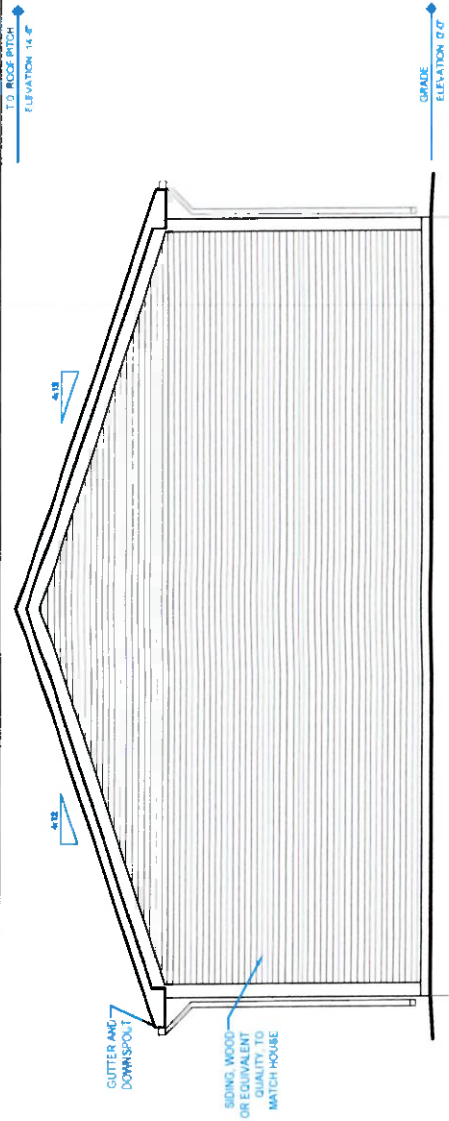
NORTH ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

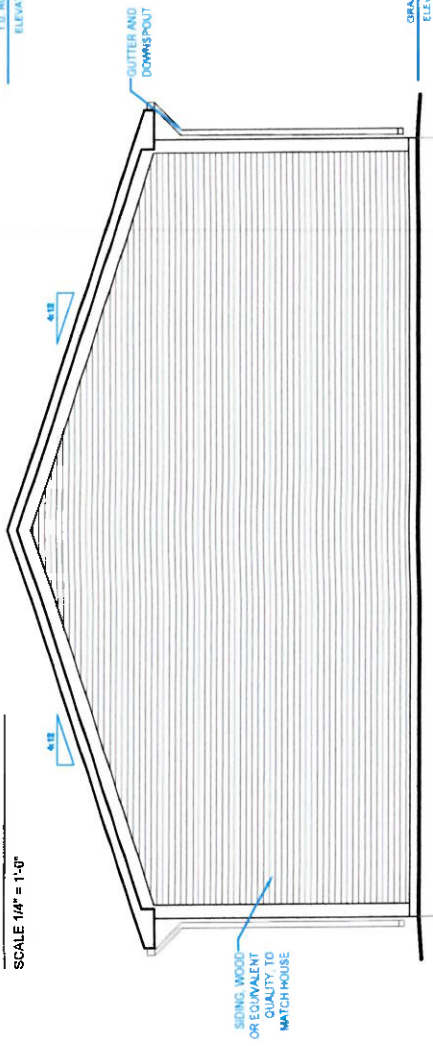
SCALE 1/4" = 1'-0"



8.0 FOUNDATION
ELEVATION: 3.6'

12.0 ROOF PITCH
ELEVATION: 14.4'

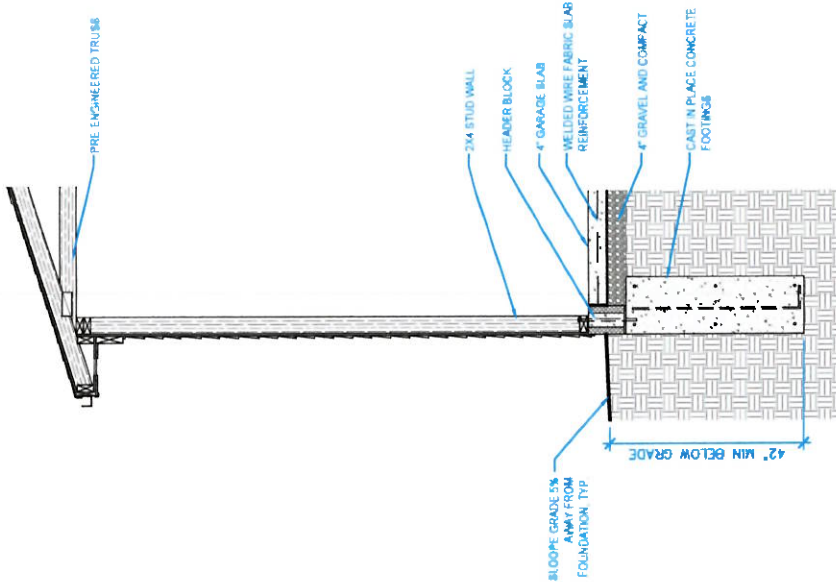
EAST ELEVATION
SCALE 1/4" = 1'-0"



8.0 FOUNDATION
ELEVATION: 3.6'

14.50 ARTESIAN STREET

WEST ELEVATION
SCALE 1/4" = 1'-0"



OVERALL WALL SECTION

SCALE 1/2" = 1'-0"

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Work Location

14500 ARTESIAN *
DETROIT MI 48223

— +

Record Details

Applicant:

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david@dcpalmer.com
Home
14500 ARTESIAN ST
DETROIT, MI, 48223
United States

Project Description:

New garage
New slab & 2 car garage
Build new slab & 2 car gagage

Owner:

Palmer, David *
14500 ARTESIAN ST
DETROIT MI 48223 222

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