



City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 11/3/2025

Application Number: HDC2025-00521

APPLICANT & PROPERTY INFORMATION

NAME: 700 Seward Detroit, LLC		COMPANY NAME: 700 Seward Detroit, LLC	
ADDRESS: PO Box 1388	CITY: Birmingham	STATE: MI	ZIP: 48067
PROJECT ADDRESS: 719 Seward			
HISTORIC DISTRICT: New Center Area			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not yet complete, Please note the following:

- The project appears to involve 709, 719, and 729 Seward. Please confirm narratively if so.
- Please revise site plan to clearly specify where all new fencing will be installed, to include areas where existing fencing (both temporary and permanent) will be removed and replaced
- The project proposes to add a curbcut/driveway approach at 719 Seward. If so, please narratively state as much and provide the dimensions of the new curbcut/driveway approach. If not, please revise and resubmit site plan
- Application includes a cutsheet for new light poles. Please narratively indicate if the project also includes the installation of new light poles. If so, please indicate their location on a site plan
- Please provide an image of the type of wood fencing that will be installed

APPLICANT RESPONSE

Response Date: 11/04/2025



1. The project appears to involve 709, 719 and 729 Seward. Please confirm narratively if so. APPLICANT RESPONSE: Yes, the existing gravel lot includes the rear sections of 709 and 729 Seward. Both properties are owned by the same entity.
2. Please revise site plan to clearly specify where all new fencing will be installed, to include areas where existing fencing (both temporary and permanent) will be removed and replaced. APPLICANT RESPONSE: Please refer to revised site plans.
3. The project proposes to add a curbcut/driveway approach at 719 Seward. If so, please narratively state as much and provide the dimensions of the new curbcut/driveway approach. If not, please revise and resubmit site plan. APPLICANT RESPONSE: A new curbcut/driveway approach is not being proposed. The lot will utilize the existing curbcut/driveway approach.
4. Application includes a cutsheet for new light poles. Please narratively indicate if the project also includes the installation of new light poles. If so, please indicate their location on a site plan. APPLICANT RESPONSE: We would like to add lighting if acceptable to the HDC. The site plan has been updated to show the proposed location at the rear of the property.
5. Please provide an image of the type of wood fencing that will be installed. APPLICANT RESPONSE: Please see the imagery added to the site plan.

NOTE FROM APPLICANT: The revised site plan is titled "719 Seward_Concept Plan R1 2025.11.4"

10 5 0 10 20 30

SCALE IN FEET 1"=10'

TO BE REMOVED

TAX ID:
04001826
OWNER OF RECORD:
KOSTAKOS SEWARD, LLC

EX. 12" WM

100.00'(R&M)

 $5^{\circ}00'26''E(M)$

GARAGE

CB RIM 152.47
NO VISIBLE PIPES

TAX ID:
04001823

#691
4-STORY BUILDING

TAX ID:
04001822
OWNER OF RECORD:
SHEA, JOHN K

BOUNDARY AND TOPO SURVEY PROVIDED
TO MLPA BY OWNER.
REFERENCE SURVEY:
KEM-TEC & ASSOCIATES
PROJ. NO. 18-00192
ALTA/NSPS LAND TITLE SURVEY
DATED 05-21-2018
VERIFIED, SUPPLEMENTED AND
CONVERTED TO CITY OF DETROIT
VERTICAL DATUM BY MLPA.

ZONING: R5-H - MEDIUM DENSITY RESIDENTIAL
HISTORIC DISTRICT 5

INTENSITY & DIMENSIONAL STANDARDS:

FOR PARKING LOT:
REQUIRED SETBACKS: FRONT: 20 FT.
SIDE: 10 FT.

FOR SINGLE FAMILY DWELLINGS:	
MINIMUM LOT AREA:	5,000 S.F.
MINIMUM LOT WIDTH:	50 FT.
REQUIRED SETBACKS:	20 FT.
	FRONT: 4 FT. MIN, 14 FT. COMBINED
	SIDE: 30 FT.
	REAR: 35 FT.
MAX. BLDG. HT.:	35 FT.
MAX. LOT COVERAGE:	35%

SHEET INDEX:

01 EXISTING CONDITIONS & REMOVAL PLAN
02 SITE & GRADING PLAN
03 DETAIL SHEET

BENCHMARKS – CITY OF DETROIT DATUM

SITE BENCHMARK #1
MAG NAIL AT NORTHWEST FACE OF TREE NEAR SEWARD AVENUE.
ELEVATION = 154.26

SITE BENCHMARK #2
CHISELED SQUARE IN CONCRETE IN THE SOUTHWEST CORNER OF PARKING
STRUCTURE ON SECOND LEVEL.
ELEVATION = 161.62

SITE BENCHMARK #3
MAG NAIL AT NORTHWEST FACE OF UTILITY POLE IN PUBLIC ALLEY BEHIND
SEVEN STORY BUILDING.
ELEVATION = 153.82

EXISTING CONDITIONS

709-729 SEWARD

ZOO OLEW SITE PLAN

PART OF BECK'S SUB'N OF PART OF 1/4 SECS 55 & 56, T.T.A.T.
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

PROPRIETOR

DATE: 02-23-2023
PM: EMP[illegible]

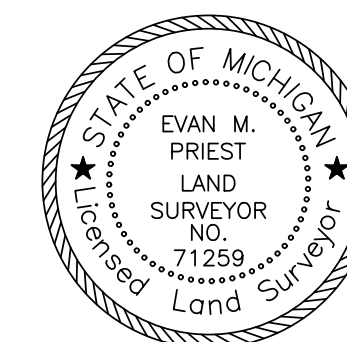
STATUS:

ENGINEERS, SURVEYORS
MLP
AND ASSOCIATES, INC.

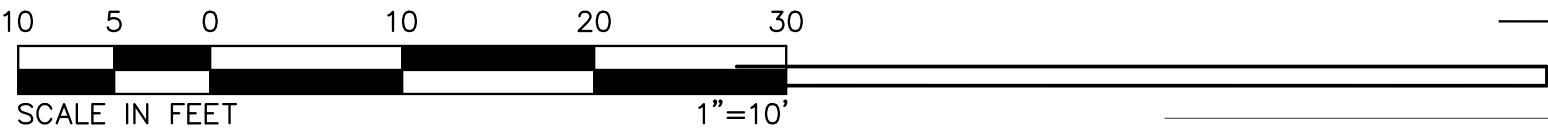
Michael L. Priest & Associates, Inc.
40655 Koppennick Road, Canton, MI 48187
phone: (734) 459-8580
fax: (734) 459-2585

709-729 SEWARD
SITE PLAN
PART OF BECK'S SUB'N OF PART OF 1/4 SECS 55 & 56, T.T.A.T.
CITY OF DETROIT WAYNE COUNTY MICHIGAN

SHEET
01



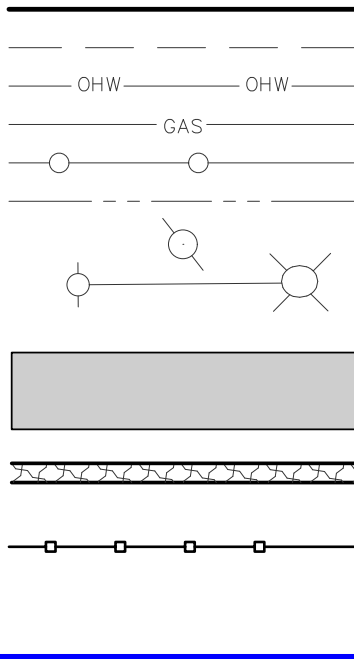
709-729 SEWARD
PARCELS: 04001823, 04001824
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



EXISTING CURBCUT/DRIVEWAY
APPROACH TO REMAIN. NO
WORK IS PROPOSED IN THE
RIGHT OF WAY.

LEGEND:

BOUNDARY
PARCEL LINE
OVER HEAD WIRE
GAS LINE
EXISTING FENCE
WATER MAIN
UTILITY POLE
LAMP POST



PR. ASPHALT
PR. WALL
PR. FENCE
PR. WOOD FENCE

EXAMPLE OF GATE FROM 700
SEWARD - ACROSS THE STREET

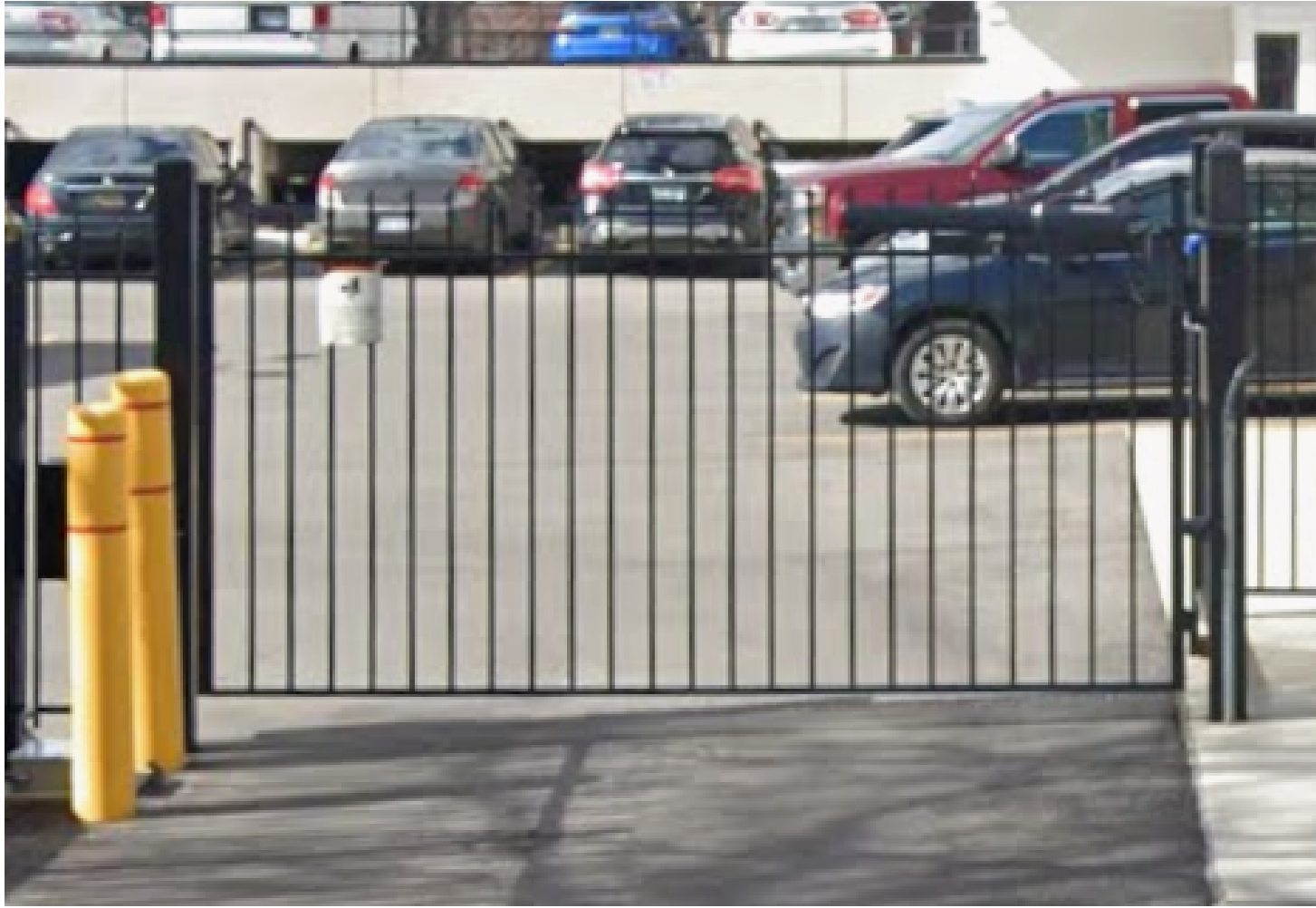
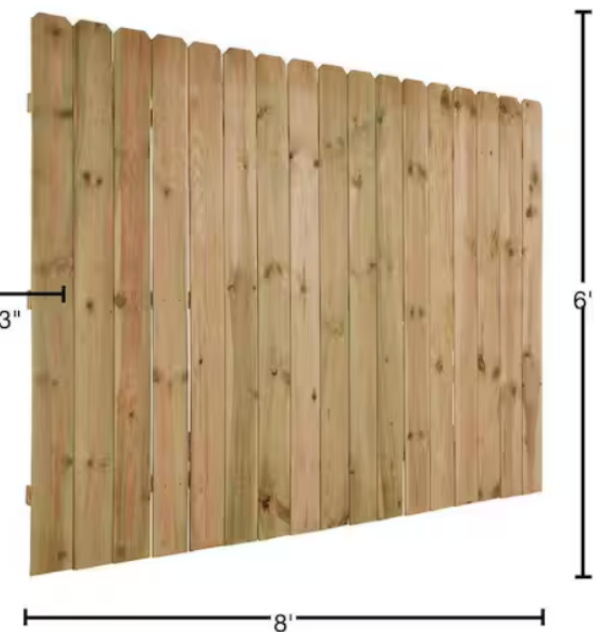
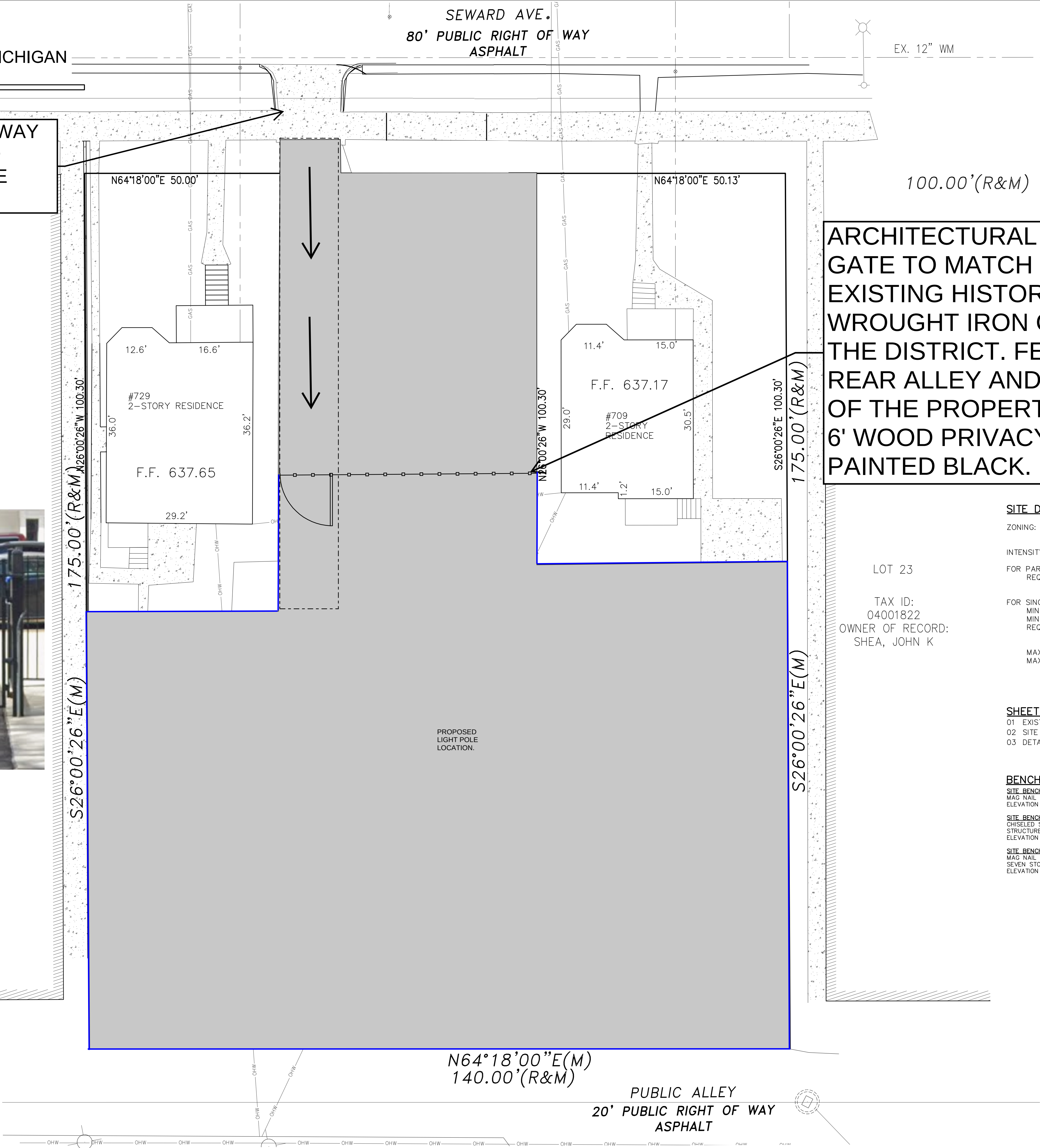


IMAGE OF PROPOSED
WOOD PRIVACY FENCE
TO BE PAINTED BLACK
OR ANOTHER COLOR
ACCEPTABLE TO HDC.



Know what's below.
Call before you dig.



100.00'(R&M)

ARCHITECTURAL METAL
GATE TO MATCH
EXISTING HISTORIC
WROUGHT IRON GATES IN
THE DISTRICT. FENCE AT
REAR ALLEY AND SIDES
OF THE PROPERTY TO BE
6' WOOD PRIVACY FENCE
PAINTED BLACK.

SITE DATA:

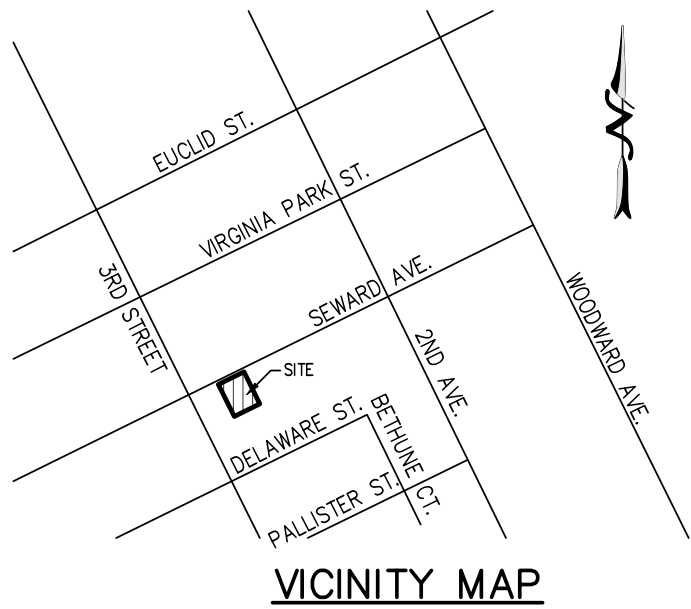
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SITE PLAN

709-729 SEWARD

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CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

ENGINEERS, SURVEYORS
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560 fax: (734) 459-2585
MLP
AND ASSOCIATES, INC.

STATUS:
REVISIONS:
JOB NO. 2023.06

DATE: 02-23-2023
PROPRIETOR
BUILD WITH GG, LLC
S. GARRITY GUENTHER
garrity@buildwithgg.com
917 757 6065
SCALE: 1"= 10'