

[EXTERNAL] Re: 808-816 Virginia Park

From Steven Flum <sflum@stevenclum.com>

Date Wed 8/12/2026 11:16 AM

To Jennifer Ross <rossj@detroitmi.gov>; Ellen Thackery <ellen.thackery@detroitmi.gov>

Good Morning Jennier,

My clients and I will be attending in person for the meeting.

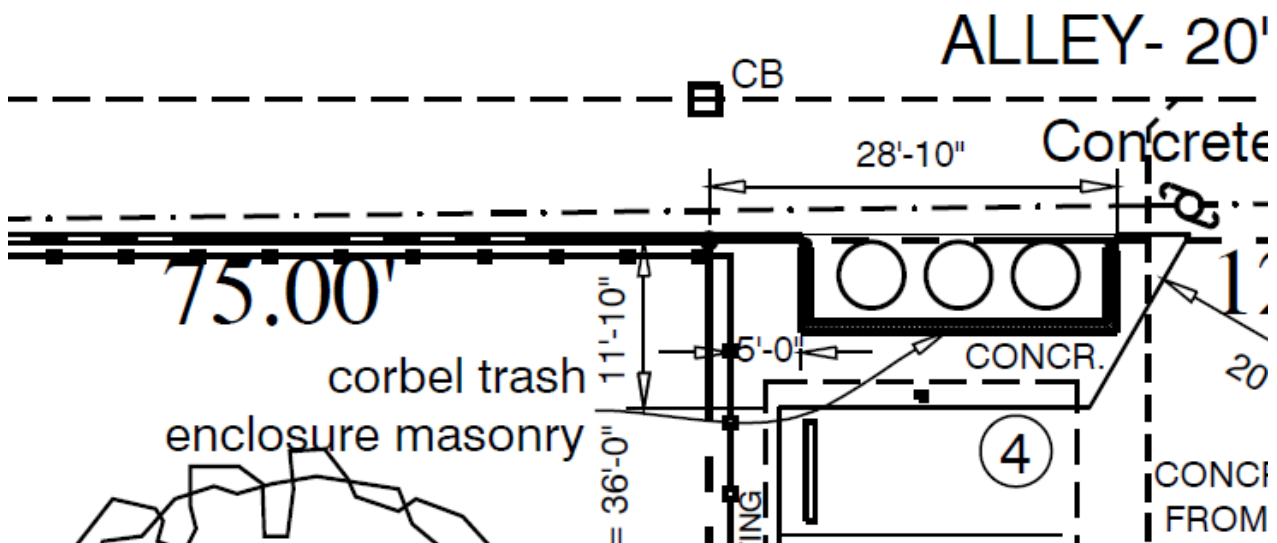
My submission included information on existing environmental concerns. See Description Of Existing Condition section for information from Environmental Sited Assessment Reports

If the Historic District Commission finds that the development does not meet the Elements of Design. The developer requests it to be reviewed under the Section 21-2-75 of the City of Detroit Zoning Ordinance, "Issuance of notice to proceed". The conditions that prevail is (1) the vacant parcel constitutes a hazard to the safety of the public or the neighborhood.

Regarding the new trash enclosure. It will measure 15 feet wide x 6 feet deep x 6 feet high.

The wall will be constructed with brick with a limestone or concrete cap.

The trash enclosure will be identical to the enclosure built behind 3426 John R in the Brush Park Historic District, see picture below of the existing trash enclosure.





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STEVEN C. FLUM, INC.
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From: Jennifer Ross <rossj@detroitmi.gov>

Sent: Wednesday, August 12, 2026 10:37 AM

To: Ellen Thackery <ellen.thackery@detroitmi.gov>; Steven Flum <sflum@stevencflum.com>

Subject: Re: 808-816 Virginia Park

Hello Mr. Flum,

Reaching out to note that I have reviewed your application and have a question re: the proposed new trash enclosure. Specifically, can you provide more details for this scope item with respect to material