



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
[www.detroitmi.gov](http://www.detroitmi.gov)

May 9, 2023

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
3139 and 3149 Wabash, Detroit, MI 48216**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Steve M. Johnson Jr. (“Purchaser”), to purchase certain City-owned real property at 3139 and 3149 Wabash (the “Properties”). The Properties will be conveyed to Purchaser for the purchase price of Forty-One Thousand and 00/100 Dollars (\$41,000.00).

Mr. Johnson, along with his wife Lyneeshia, have lived in the North Corktown neighborhood for over 50 years. They wish to acquire the Properties to reconstruct and extend their existing home, in addition to a courtyard and driveway which will provide access to their home from Ash St. Prior to submission of this resolution, the Johnsons’s plan underwent an extensive Site Plan Review with P&DD, where those plans received departmental approval (approved site plan attached herein as Exhibit B). Furthermore, the Property shall be transferred subject to a reverter interest, requiring the Purchaser to obtain a Certificate of Occupancy following the construction of their additions and improvements within thirty-six (36) months of the close of the sale of the Properties. The Properties are within an R3 zoning district (Low Density Residential District). Purchaser’s proposed use of the Property will be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effectuate a transfer of the Property by the City to Steve M. Johnson Jr.

Respectfully submitted,

*Antoine Bryant*

Antoine Bryant  
Director

cc: Malik Washington, Mayor’s Office

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 3139 and 3149 Wabash, Detroit, MI (the “Properties”), as more particularly described in the attached Exhibit A incorporated herein, to Steve M. Johnson Jr. (“Purchaser”), for the purchase price of Forty-One Thousand and 00/100 Dollars (\$41,000.00); and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Properties to Purchaser consistent with this resolution; and be it further

**RESOLVED**, the Property shall be transferred subject to a reverter interest, requiring the Purchaser to obtain a Certificate of Occupancy for the completion of the construction of their additions and improvements within thirty-six (36) months of the close of the sale of the Properties.; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City’s Property Management Agreement with the Detroit Building Authority (“DBA”): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Two Thousand Fifty and 00/100 Dollars (\$2,050.00) shall be paid to the DBA’s real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) as well as any taxes and assessments which have become a lien on the Properties; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibits A and B)

**EXHIBIT A**

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

**Parcel 1**

W WABASH LOT 158 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 42 X 141.18

a/k/a 3139 Wabash  
Tax Parcel ID 10004757

**Parcel 2**

W WABASH LOT 159 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 42 X 141.18

a/k/a 3149 Wabash  
Tax Parcel ID 10004756

Description Correct

By: \_\_\_\_\_  
Office of the Assessor

**EXHIBIT B**

PROJECT PLANS FOR 3139 AND 3149 WABASH

(See Attached)



DEPARTMENT OF  
**Planning &  
Development**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone: 313.224.1339  
Fax: 313.224.1310  
[www.detroitmi.gov/pdd](http://www.detroitmi.gov/pdd)

☐ **APPROVED**

☒ **APPROVED WITH CHANGES NOTED**

☐ **REVISE AND RESUBMIT**

☐ **REJECTED**

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CITY OF DETROIT DESIGN GUIDELINES. THE APPLICANT IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, AS WELL AS COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.

## STAFF BRIEF

This document is the staff's comparison of the City of Detroit Design Review Guiding Principles, Design Guidelines for City of Detroit Zoning Ordinance and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the City Planning and Development Design Review of the proposed application.

**Date:** 01/03/2023

**Project:** 3131 Wabash

**Design Review Meeting:** Design Review Meeting 04/21/2022

**Address:** 3131, 3139, 3149 Wabash

**Staff:** Russell Baltimore ([baltimorer@detroitmi.gov](mailto:baltimorer@detroitmi.gov)), Julio Cedano ([CedanoJ@detroitmi.gov](mailto:CedanoJ@detroitmi.gov))

**Year structure built:** NA

**Applicant:** Vicky Johnson ( [johnsonvickie248@yahoo.com](mailto:johnsonvickie248@yahoo.com) )

**Project Scope Under Review:** Single-family New Construction

### Project Summary (from the developer):

New Construction

1. 1800 sft, first floor and 1800 sft second floor
  2. First floor Farmhouse Style home with Master suite on first floor
  3. Second floor 3 bedrooms 1 & ½ bath in nook overlooking the great room
  4. With first floor mud room and Laundry
  5. Outside side porch on the house the other side of the property will have driveway coming off ash street
  6. The amount of work includes teardown and rebuild
  7. The description will include 4 bedrooms, 2 full bathroom 2 half bath with storage and upstairs nook, downstairs great room, living room, dining room. Kitchen, Kitchenette, pantry, mud room and laundry
  8. If more information is needed, We'll follow up with the Builders or Architect when applicable,
  9. Steve and Lyneeshia Johnson The Owners of 3131 Wabash will be overseeing the project along with Vickie Johnson work sheets will come from the builder and the plans from the Architect.
- Thank you all for helping with this Task of building our home.

Steve and Lyneeshia Johnson

## Design Review Guiding Principles:

- ✓ IN COMPLIANCE
- ✗ NOT IN COMPLIANCE
- ⊘ NOT APPLICABLE
- ↻ MORE INFORMATION NEEDED

- ✓ **Historic Preservation:** The intent of development is to preserve existing structures and compliment the urban fabric through a thoughtful and intentional approach to design.
- ✓ **Activate the Public Realm:** All projects shall build upon the walkable environment, providing a transparent and interactive building frontage and ground level meant to intrigue pedestrians through design and active uses.
- ✓ **Appropriate Density:** Any new building shall be appropriate in scale with surroundings.
- ✓ **Building Form and Material:** The site shall incorporate sound urban design and established development principles. The built environment shall provide interesting building typologies of varied architectural styles and compliment, not mimic, the nature of the existing urban fabric.
- ⊘ **Maintain/Integrate the Street Grid:** Many city blocks have been combined into superblocks or developments built facing inwards. The goal is for new development to be directly integrated into the existing street grid - not to create an isolated development site.
- ✓ **Street Frontage:** All new construction shall be designed along the front lot line of the property adjacent to the public right-of-way. Parking shall not be provided between the building frontage and the street edge.
- ✓ **Pedestrian Experience:** Where appropriate, alleyways will serve as the main point of automotive ingress and egress. Curb cuts onto public right-of-way will be minimized or obsolete in order to provide a safe, walkable, pedestrian oriented street design.
- ✓ **Parking and Access:** All on-site parking shall be appropriately landscaped or be screened from view, preferably developing parking lot edges of the site with new construction in order to shield the parking from view.
- ⊘ **Buffering:** Expand the use of green belts and natural buffer zones to protect residential areas from commercial and industrial areas which are environmentally detrimental to nearby residential neighborhoods. Minimize and screen outdoor storage and work areas.
- ✓ **Sustainable Design:** All developments should strive to embrace sustainable practices that create healthier living environments while aiming to minimize the negative impacts of the built environment and achieving long-term energy and resource efficiency as well as universal design.

## Design Review notes:

The Design Review Team is in support of the project and approves with comments noted. Concepts. The applicant needs to address the comments provided and noted below.

- Provide a minimum 5 foot landscape buffer between sidewalk and fencing

**General Notes:**

- Adhere to zoning requirements (setbacks, use, parking, etc.)
- Follow design standards for onsite parking in the zoning ordinance (including paving surfaces, interior landscaping, screening, etc.)
- The development team is encouraged to contact Russell Baltimore ([baltimorer@detroitmi.gov](mailto:baltimorer@detroitmi.gov)) or Zachary Funk ([Zachary.Funk@detroitmi.gov](mailto:Zachary.Funk@detroitmi.gov)) to schedule a follow-up design review meeting once these initial comments have been addressed.
- Consider the use of sustainable building practices whenever possible:
  - Minimize energy use – reducing energy loads through appropriate insulation, efficient equipment and lighting, and incorporating renewable energy systems.
  - Conserving and protecting water by reducing and controlling stormwater runoff.
  - Use of environmentally preferable products – products made with recycled and renewable content.
  - Enhance indoor environmental quality by maximizing daylight, providing adequate ventilation, and using low-or no-VOC products.
  - Optimizing operations and maintenance practices by using products that require less maintenance, less toxic chemical and cleaners, and less water and energy usage.
  - Design for end of life of the structures so that building components and materials can be disassembled, reused, and/or recycled at the end of their useful life.

SEE ATTACHED DESIGN SUBMITTAL PACKAGE MARK-UP FOR ADDITIONAL COMMENTS.

# PROPOSED RESIDENCE

3131 WABASH; DETROIT, MI

COMMENTS IN RED ARE  
REQUIRED CHANGES

COMMENTS IN BLUE ARE  
SUGGESTED CHANGES



MATERIAL CALL OUT ON  
ELEVATIONS CALLS FOR GRAY  
HARDIE BOARD. THIS SHOWS  
BEIGE. WHICH IS MORE ACCURATE?



LANDSCAPING THIS AREA OR  
MAINTAINING ANY EXISTING TREES  
WOULD BE A NICE AMENITY



## PROJECT DESCRIPTION/ SCOPE OF WORK

PROPOSED NEW CONSTRUCTION OF 2 STORY SINGLE  
FAMILY DETACHED HOUSE WITH PARTIAL BASEMENT  
AND ON-SITE ACCESSORY BUILDING AND SITE WORK/  
LANDSCAPING.

## PROJECT DATA

LOT SQUARE FOOTAGE  
LOT WIDTH = 142 FT (BASED ON COMBINED LOTS)  
MIN LOT WIDTH REQUIRED= 50 FEET  
LOT DEPTH = 141 FT

LOT AREA = 20,022 SF

LOT ALLOWABLE COVERAGE = 7,008 SF (35%)

LOT COVERAGE  
PROPOSED MAIN STRUCTURE FOOTPRINT = 3,275 SF  
PROPOSED ACCESSORY STRUCTURES FOOTPRINT =  
997 SF (24'X32')

TOTAL LOT COVERAGE = 4,272 SF (21%)

HEIGHT  
MAXIMUM HEIGHT ALLOWED = 35 FT  
BUILDING HEIGHT = 41'-10"  
EXCEEDS ALLOWED HEIGHT BY 6'-10"

PROPOSED STRUCTURE  
FLOOR AREA FIRST FLOOR = 2,705 SF  
SECOND FLOOR = 2,020 SF  
TOTAL AREA (ABOVE GRADE) = 4,725 SF

## ACCESSORY STRUCTURES

GARAGE = 873 SF  
SHED =124 SF  
TOTAL = 997 SF

CONSTRUCTION TYPE: VB  
ZONING: R-3 LOW DENSITY RESIDENTIAL DISTRICT

PROPOSED USE : SINGLE- FAMILY DETACHED ,  
**PERMITTED BY RIGHT**

LOCATION:  
3131 WABASH - DETROIT, MICHIGAN

## LEGAL DESCRIPTION

3149 WABASH  
W WABASH 159 SUB OF GODFREY FARM L1 P293 PLATS, W C R 10/32 42 X 141.18  
3139 WABASH  
W WABASH 158 SUB OF GODFREY FARM L1 P293 PLATS, W C R 10/32 42 X 141.18  
3131 WABASH  
W WABASH 157 SUB OF GODFREY FARM L1 P293 PLATS, W C R 10/32 42 X 141.18

## GENERAL NOTES:

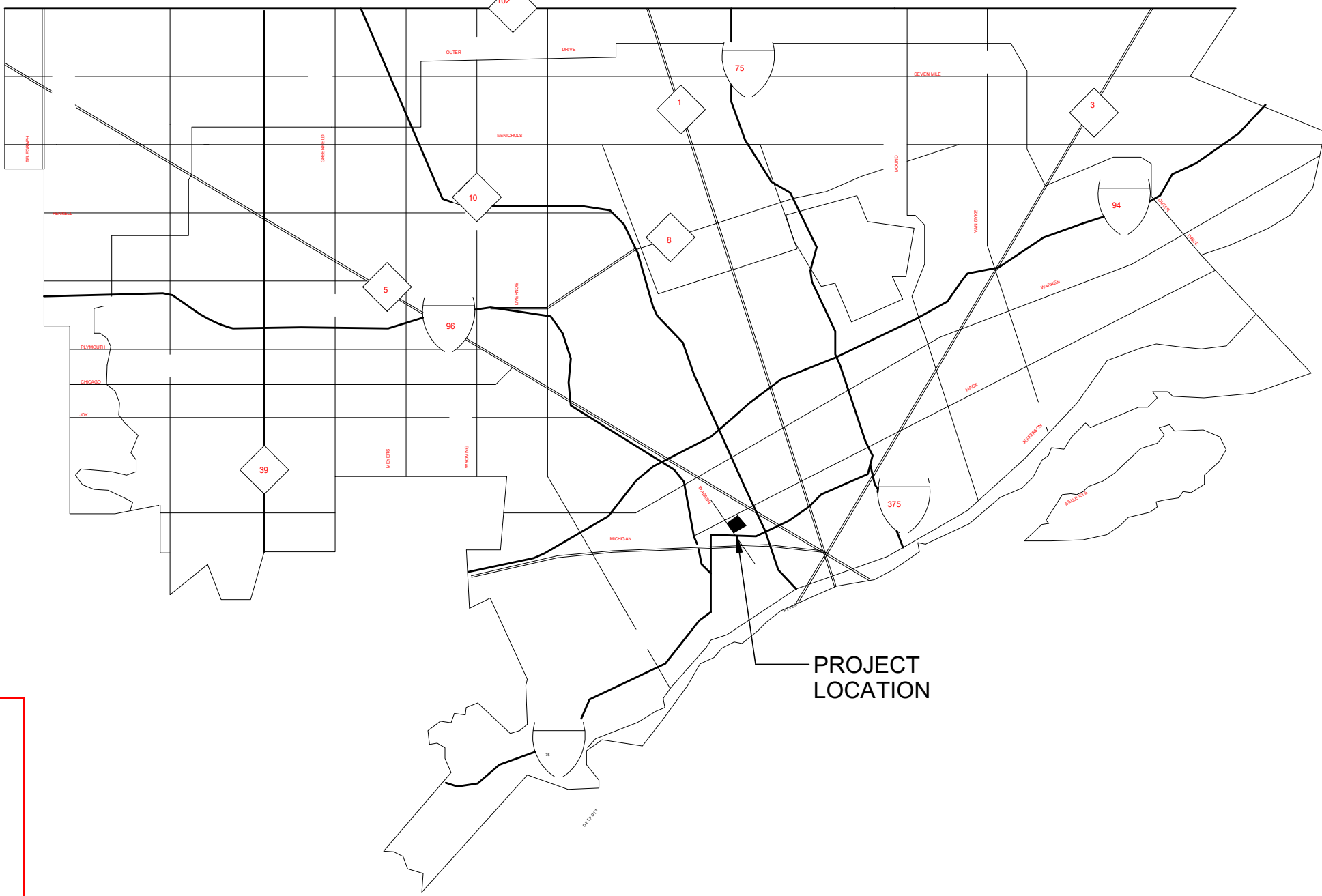
1. PROVIDE MATERIAL PALETTE FOR  
ACCESSORY BUILDINGS
2. PROVIDE 5 FOOT LANDSCAPE BUFFER  
BETWEEN SIDEWALK AND FENCE.
3. PARKING IS TO BE OFF THE ALLEY



3131  
WABASH

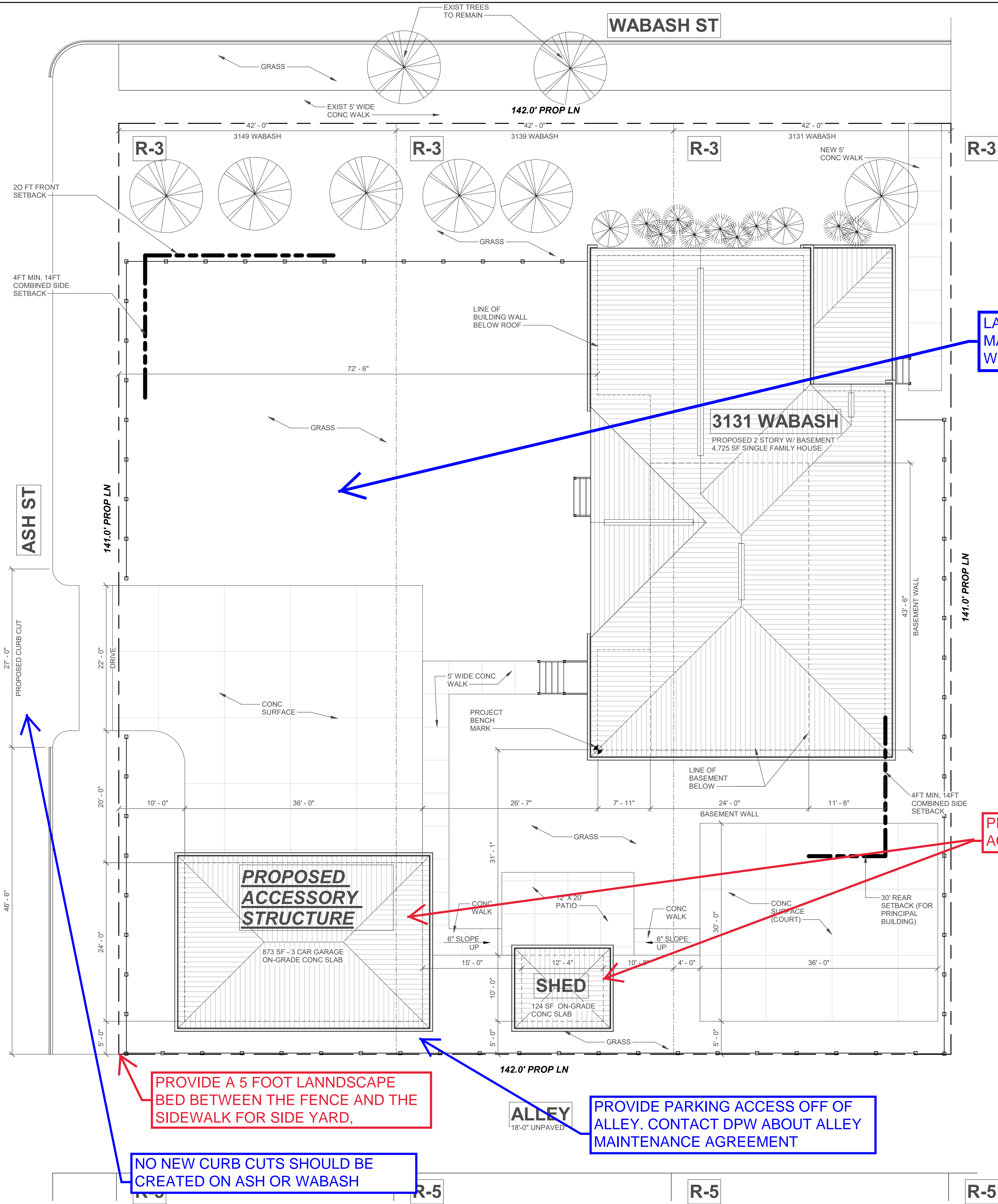
THE DEVELOPMENT TEAM SHOULD KEEP IN MIND THIS  
DEVELOPMENT IS ADJACENT TO BURTON SCHOOL AND A  
POTENTIAL FUTURE PARK TO THE WEST. GREAT  
CONSIDERATION SHOULD BE TAKEN IN THE DESIGN AS IT  
RELATES TO THE CONTEXT OF THE NEIGHBORHOOD AS THE  
AREA DEVELOPS AND GROWS OVER TIME.

AERIAL VIEW

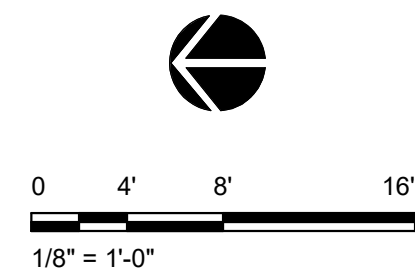


VICINITY MAP

SHEET INDEX	
	Sheet Name
A1	PROJECT & ZONING DATA, AERIAL VIEW & SHEET INDEX
A2	PROPOSED SITE PLAN
A3	PROPOSED FIRST FLOOR PLAN
A4	PROPOSED SECOND FLOOR PLAN
A5	PROPOSED ROOF PLAN
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
A8	SITE SECTION
REF	COLOR BOARD



PROPOSED SITE PLAN  
1/8" = 1'-0"

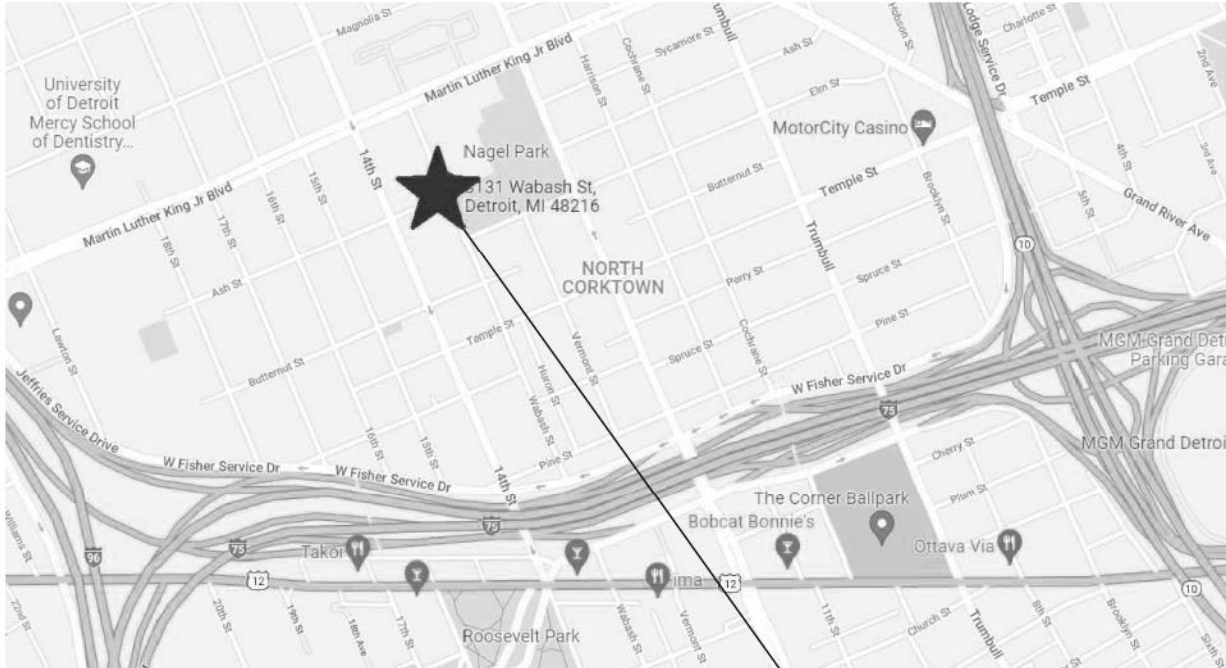


EDWARDS GROUP INTERNATIONAL, INC. 440 Burroughs St #653 Detroit, MI 48202 313-965-4200 / Fax 313-965-7678	
<b>PROPOSED RESIDENCE</b>	
Project Name:	3131 WABASH, DETROIT, MI
Project Location:	
Drawn By:	BB
Design Dev:	RE
Schem Des:	RE
Issue Dates:	
DWG Filename:	2214
Sheet Title:	PROPOSED SITE PLAN
<b>A2</b>	

# CONSTRUCTION DOCUMENTS FOR JOHNSON RESIDENCE

## INDEX OF DRAWINGS

NO.	DESCRIPTION
A1.0	TITLE SHEET, SITE LOCATION, FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN AND BASEMENT PLAN
A1.2	ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS



SITE LOCATION  
SCALE: N.T.S.

3131 WABASH ST.  
DETROIT, MI

SHOW GUARDRAILS &  
HANDRAILS

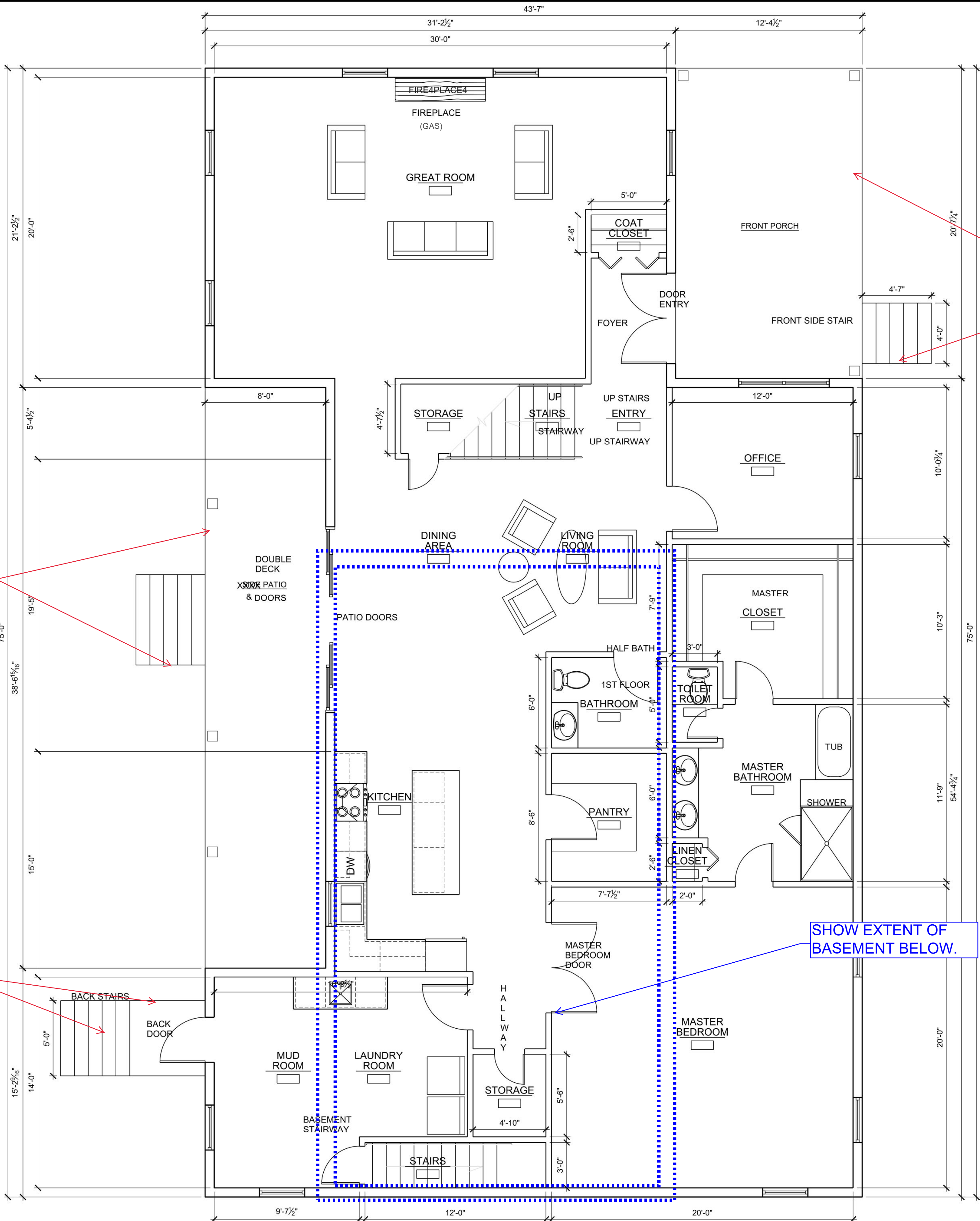
SHOW GUARDRAILS &  
HANDRAILS

COMMENTS IN RED ARE  
REQUIRED CHANGES

COMMENTS IN BLUE ARE  
SUGGESTED CHANGES

SHOW GUARDRAILS &  
HANDRAILS

SHOW EXTENT OF  
BASEMENT BELOW.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Kevin Brown, RA  
License #1301088309  
Expiration Date 12/31/2021

**CENIC**  
ARCHITECTURE

(419) 345-0259  
WWW.CENICARCHITECTURE.COM

TITLE SHEET, SITE LOCATION,  
FIRST FLOOR PLAN

NEW CONSTRUCTION  
for  
JOHNSON RESIDENCE

3131 WABASH STREET  
DETROIT, MI 48216

DWG DATE: 4/5/2022

DWG BY: MRR

CHECKED BY: KMB

PROJECT: #21-0075

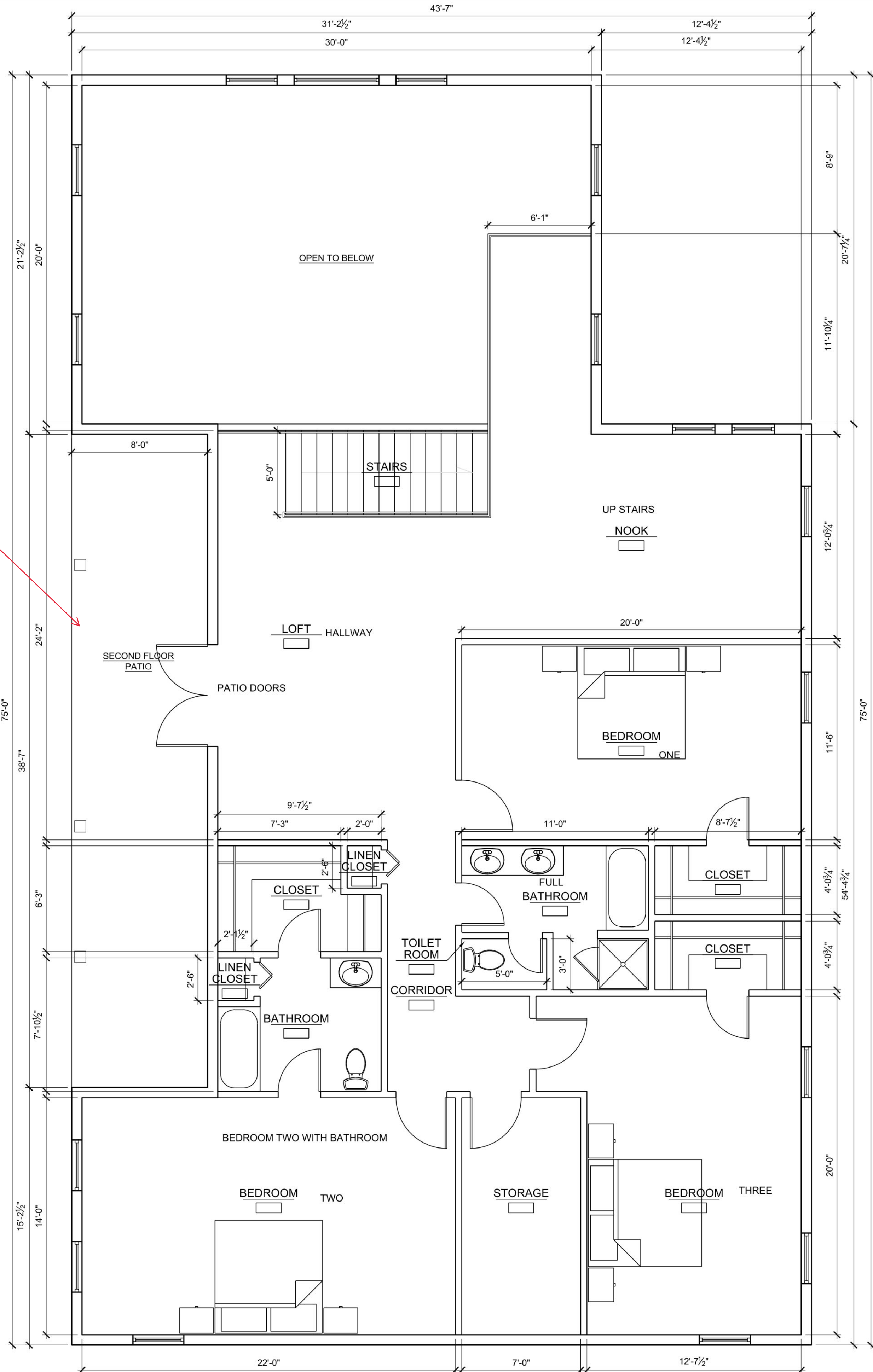
REVISIONS	DATE
1	00/00/00

SHEET NO.

A 3

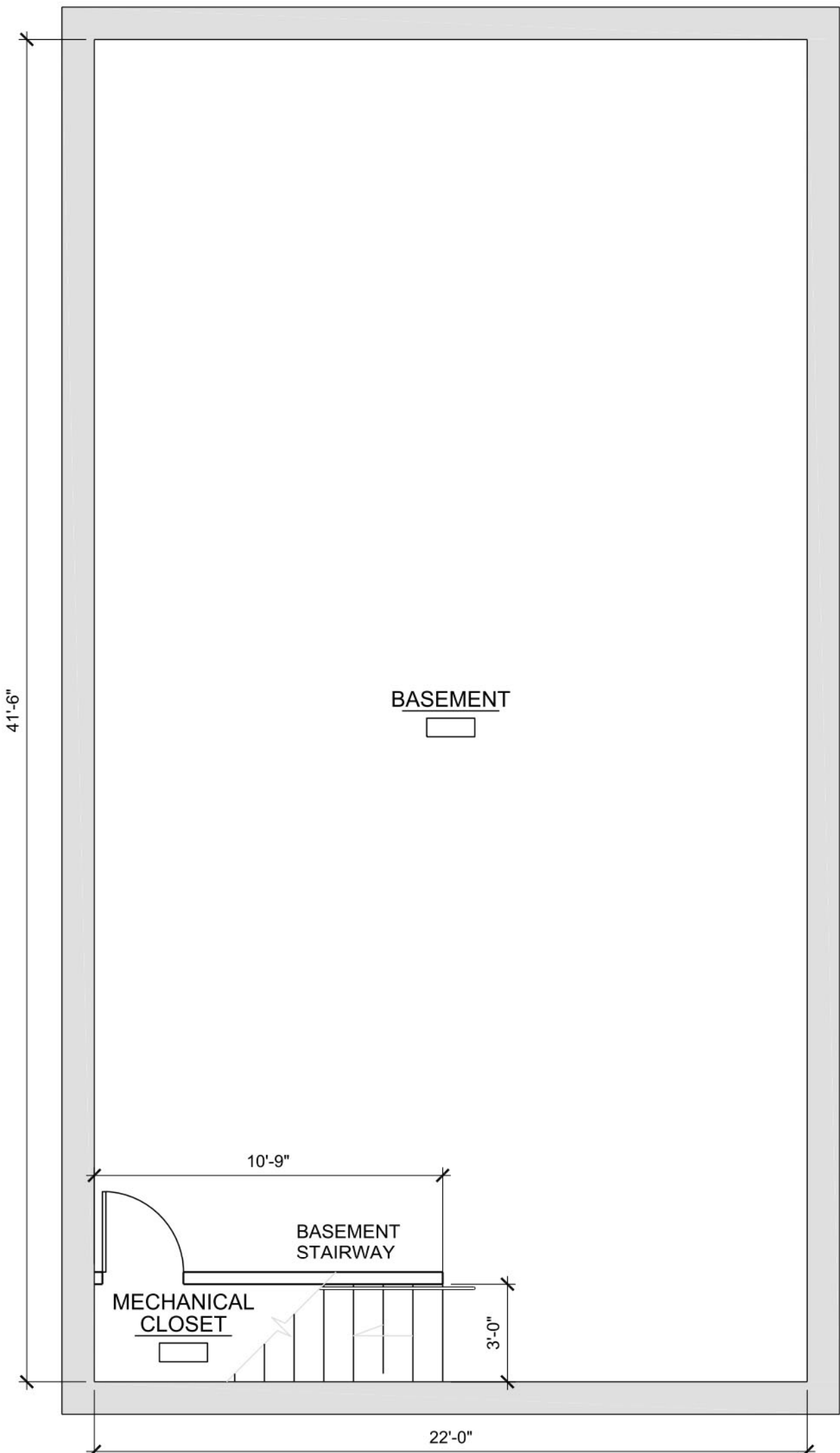
COMMENTS IN RED ARE  
REQUIRED CHANGES

SHOW GUARDRAILS



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



BASEMENT PLAN

SCALE: 1/4" = 1'-0"

Kevin Brown, RA  
License #1301088309  
Expiration Date 12/31/2021



(419) 345-0259  
WWW.CENICARCHITECTURE.COM

SECOND FLOOR PLAN AND  
BASEMENT PLAN

NEW CONSTRUCTION  
for  
JOHNSON RESIDENCE

3131 WABASH STREET  
DETROIT, MI 48216

DWG DATE: 4/5/2022

DWG BY: MRR

CHECKED BY: KMB

PROJECT: #21-0075

REVISIONS	DATE
1	00/00/00

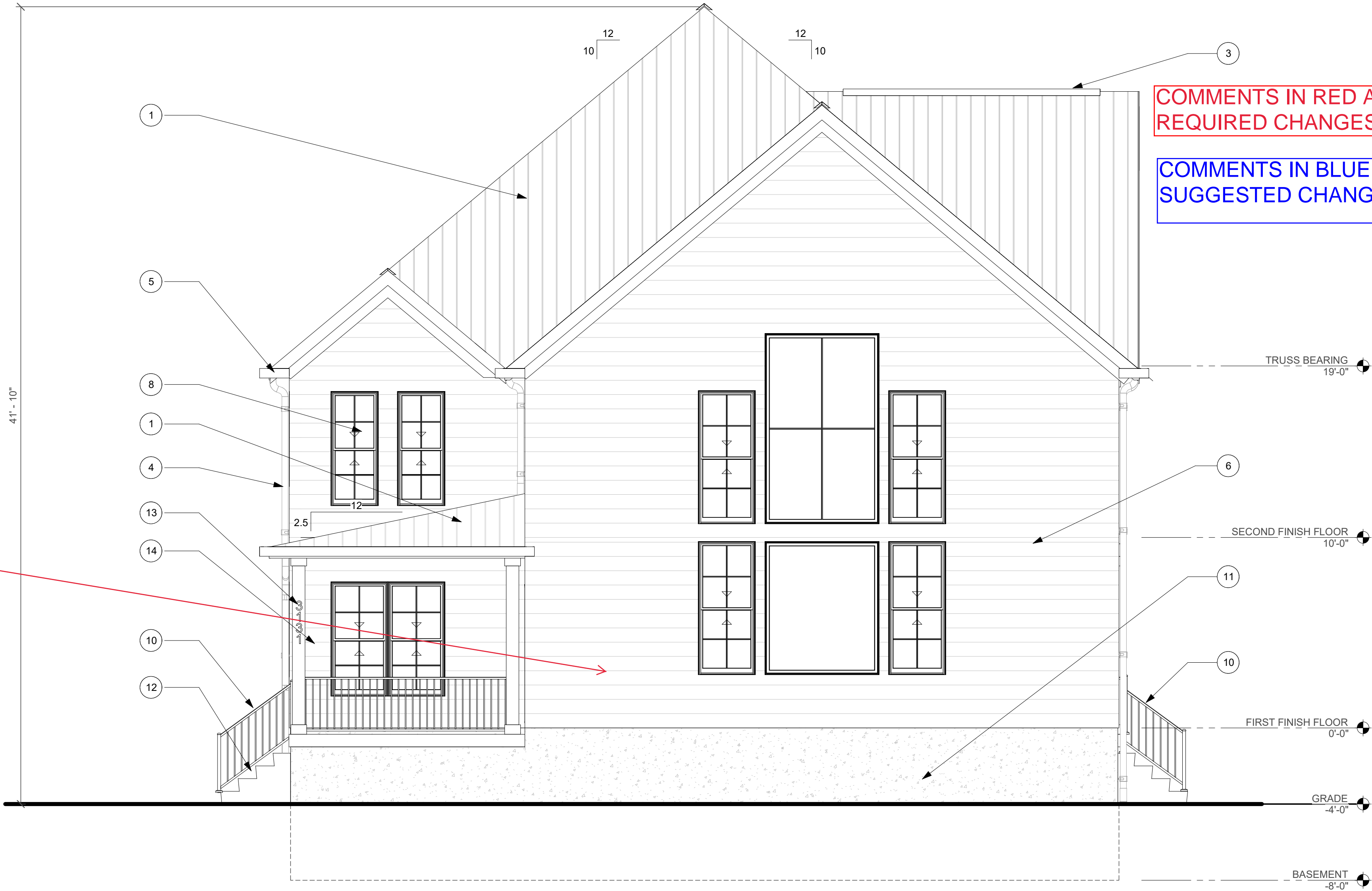
SHEET NO.

A 4



1	METAL SEAM ROOF, BLACK	8	WINDOW WITH WOOD TRIM, PAINT BLACK
2	NOT USED	9	WOOD COLUMN, PAINT BLACK
3	RIDGE VENT	10	METAL RAILING, PAINT BLACK
4	DOWNSPOUT, PAINT BLACK	11	CONCRETE WALL/ FOUNDATION
5	ALUMINUM GUTTER, BLACK	12	PRE- FAB CONCRETE STAIR ASSEMBLY
6	JAMES HARDI- PLANK FIBER CEMENT CEDARMILL SIDING- NIGHT GRAY	13	6" SILVER-CHROME SIGNAGE LETTERS
7	CEDAR PLANK SIDING	14	METAL MAILBOX

MATERIAL ON RENDERING SHOWS BIEGE HARDIE BOARD. THIS CALLS FOR GRAY. WHICH IS MORE ACCURATE?



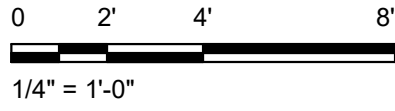
COMMENTS IN RED ARE REQUIRED CHANGES

COMMENTS IN BLUE ARE SUGGESTED CHANGES

1 EAST (FRONT) ELEVATION  
1/4" = 1'-0"



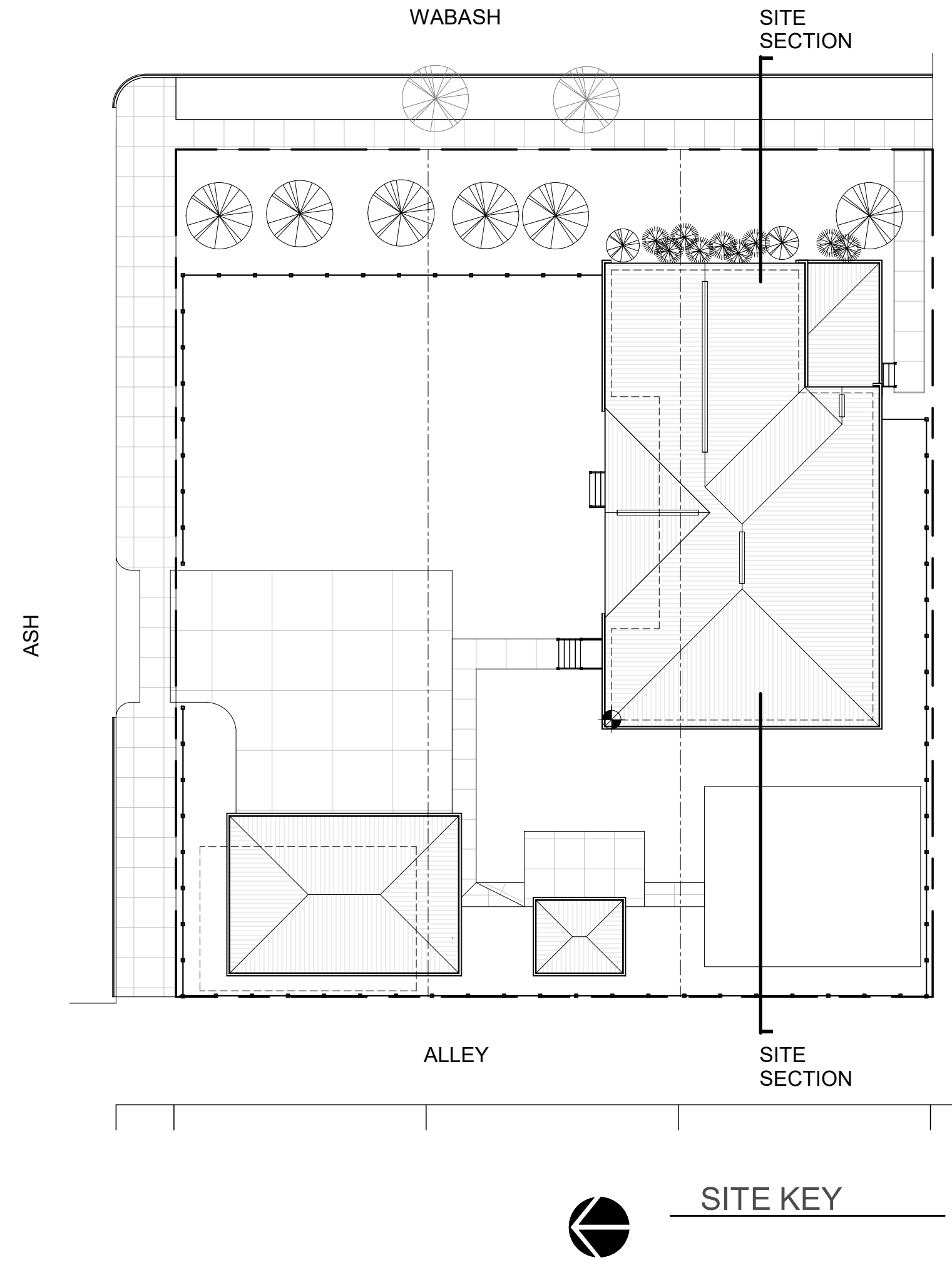
2 SOUTH ELEVATION  
1/4" = 1'-0"







1 SITE SECTION  
1/8" = 1'-0"



PROPOSED RESIDENCE

Project Name:

3131 WABASH, DETROIT, MI

DRAWN BY:

BB

DESIGN DEV:

RE

SCHEM DES:

RE

Sheet Title:

SITE SECTION

ISSUE DATES:

DWG FILENAME  
2214

