

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

April 28, 2023

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

**Re: Application for Neighborhood Enterprise Zone Certificate for  
Core City Area**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of one (1) application for Core City for a Neighborhood Enterprise Zone Certificate. **THIS APPLICATION HAVE BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE CITY PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.** Therefore, the attached Resolution, if adopted by your Honorable Body, will approve this application.

Respectfully submitted,



Andre P. Gilbert, II  
Deputy City Clerk

APG:aj  
Enc.

2023 APR 28 A 3:01  
RECEIVED  
OFFICE OF THE CITY CLERK

Lauren Hood, MCD  
Chairperson  
Donovan Smith  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

**City of Detroit**  
**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

Brenda Goss Andrews  
Kenneth R. Daniels  
David Esparza, AIA, LEED  
Ritchie Harrison  
Gwen Lewis  
Melanie Markowicz  
Frederick E. Russell, Jr.

April 27, 2023

**HONORABLE CITY COUNCIL**

**RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new single-family house at 4445 17<sup>th</sup> Street in the Core City Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Clerk forwarded to the City Planning Commission (CPC) an application requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificate for the construction of a single-family house at 4445 17<sup>th</sup> Street.

The petitioners are Nicholas Dowgwillo and Laura Amtower who plan to build and reside in the house. The property is vacant land on the west side of 17<sup>th</sup> Street between Buchanan and West Forest Avenues.

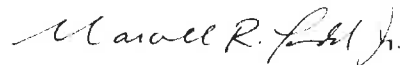
The applicants are proposing to build a single-family house containing 1,050 square feet with 2 bedrooms and 2 bathrooms. The estimated project cost is \$316,000.

The subject property has been confirmed as being within the boundaries of the Core City NEZ, which was established by City Council on November 16, 2004 and should be eligible for NEZ certificate under the State NEZ Act (Act 147 of 1992) as currently written.

The NEZ Act (Act 147 of 1992) states the application for the certificate must be filed before a building permit is issued. However, the NEZ Act allows a certificate to be filed not later than 6 months following the date the building permit is issued provided the local government allows by resolution. The petitioner indicates the building permit issued October 20, 2022, and the certificate was applied for afterwards on March 30, 2023.

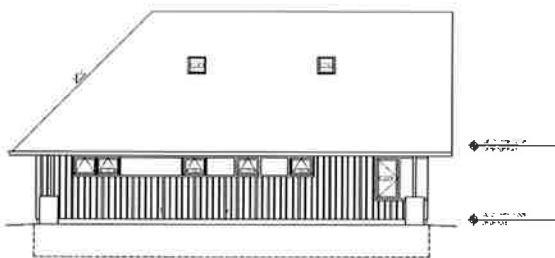
CPC staff has reviewed the application and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,

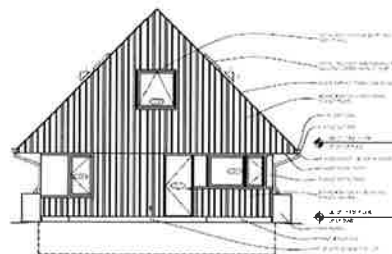


Marcell R. Todd, Jr., Director CPC  
Christopher J. Gulock, AICP, Planner

cc: Angela Jones, City Clerk



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



42 NORTH ELEVATION  
SCALE: 1" = 1'-0"

NOT FOR CONSTRUCTION

New Residence at  
4445 17th Street  
Detroit, MI 48208

## Resolution

By Council Member \_\_\_\_\_

**WHEREAS**, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from ad valorem property taxes, and the imposition of specific tax in lieu of ad valorem taxes; and

**WHEREAS**, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

**NOW, THEREFORE, BE IT RESOLVED**, That the Detroit City Council approves the submission of the application to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the application was filed not more than 6 months after the date of the issuance of a building permit for the facility.

**BE IT FINALLY RESOLVED**, That the Detroit City Council approve the following for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

**Zone**

Core City of Detroit

**Address**

4445 17<sup>th</sup> Street

**Application No.**

07-0879