

Hadi and Julie Gharios
Virelo Apartments
467 West Alexandrine Street
Detroit MI 48201

April 7, 2024

Detroit Historic Commission
2 Woodward Avenue Suite 808
Detroit MI 48226

To Whom it May Concern,

We own the apartment building at 467 West Alexandrine Street and urge you not to allow the proposed project at 477 West Alexandrine Street. The applicant proposes only a two foot side setback from our shared border, as well as his shared border with 487 West Alexandrine Street.

The City of Detroit Ordinance offers two formulas for calculating side setbacks (see attached). With Formula A, the side setback should be almost six feet; with Formula B, the side setback should be no less than five feet.

Further, regardless of regulation, by providing on a two foot side setback applicant will have no possible way to construct, or maintain, his property (a 29ft.high building!) over the years **without trespassing on our property**. Also, the applicant, per his blueprint, is only fencing the proposed parking lot, not the entire property showing that he knows he cannot build or maintain the proposed building without trespassing on our property. We have no intention of ever granting the applicant access, egress or easement under any circumstance.

Moreover, by jamming his proposed structure between two historic buildings with just a two foot side setback he will be disrupting the existing asymmetric rhythm of

our block. (The closest spacing that tight is between 467 and 461 West Alexandrine Street, and that is over 10 feet.)

We strongly implore you to reject this project for the good of the entire Willis-Selden Historic District.

Respectfully,

Hadi Gharios

Julie Gharios

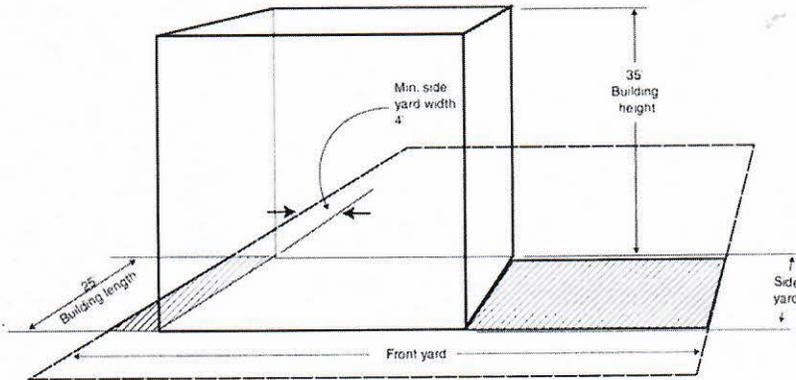
Sec. 50-13-229. - Side setback; Formula A and Formula B.

(a) In many instances, side setback requirements are determined through the use of the following formula:

- (1) Formula "A" for determining each required side setback shall be computed by adding the length of the building in feet, as measured in overall dimensions along the adjoining zoning lot line, to twice the height of the building in feet, and dividing the resulting sum by 15.
- (2) Formula "B" for determining each required side setback shall be computed by adding the length of the building in feet, as measured in overall dimensions along the adjoining zoning lot line, to twice the height of the building in feet, and dividing the resulting sum by six. However, in no instance shall a side setback be less than five feet.

(b) The term "side setback" is defined in Section 50-16-382 of this Code. See Figure 50-13-229.

Figure 50-13-229
 (For Informational Purposes Only)
 Setback Formulas



Formula A: $\frac{\text{bldg. length} + 2(\text{bldg. height})}{15} = \text{min. side yard width}$ $\frac{(25') + 2(35')}{15} = 6.33'$

Formula B: $\frac{\text{bldg. length} + 2(\text{bldg. height})}{6} = \text{min. side yard width}$ $\frac{(25') + 2(35')}{6} = 15.83'$

(Code 1984, § 61-13-149; Ord. No. 11-05, § 1(61-13-149), eff. 5-28-2005)