



# RESIDENTIAL PROPERTY PURCHASE AND DEVELOPMENT APPLICATION

City of Hamtramck  
Community and Economic Development Department



# City of Hamtramck

## Community and Economic Development Department

The City of Hamtramck seeks to sell City-owned residential parcels. There are a total of 90 vacant lots for sale, however, this application packet represents the first phase of 30 lots available for residential development. Since the program debuted April 30, 2021 via sealed bid, applications are now accepted on a rolling basis. In the pages that follow, you will find:

- 1) the Property Purchase and Development Application;
- 2) a flow chart to understand the application process;
- 3) a graphic to visualize the City of Hamtramck's residential zoning requirements; and
- 4) images and specifications of the available property parcels.

The City of Hamtramck looks forward to reviewing your application.

If translation services are needed to complete or understand documents, please contact the department head to request accommodations.

إذا كانت هناك حاجة لخدمات الترجمة لإكمال أو فهم المستندات، يرجى الاتصال بمشرف القسم لطلب الإقامة.

যদি নথি সম্পন্ন বা বোঝার জন্য অনুবাদ পরিষেবার প্রয়োজন হয়, অনুগ্রহ করে বাসস্থানের জন্য অনুরোধ করার জন্য ডিপার্টমেন্ট সুপারভাইজারের সাথে যোগাযোগ করুন।



# City of Hamtramck

Community and Economic Development Department

## Property Purchase and Development Application

All parcels are \$10,000 or fair market value per reputable appraisal. An application is only considered when the form is completely filled out and a CED staff member has confirmed its acceptance. If multiple lots are desired, use the additional space on the back of this application to fill out site and proposed development information according to each parcel. Bids will be evaluated on the following criteria:

- Whether the proposed project meets the zoning ordinance requirements of the City of Hamtramck
- Whether the applicant can show ability to pay for or finance the development

### APPLICANT INFORMATION

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ E-mail \_\_\_\_\_

### SITE INFORMATION

Parcel Identification Number of first choice \_\_\_\_\_

Parcel Identification Number of second choice \_\_\_\_\_

### PROPOSED DEVELOPMENT

Type of residential development:

- Single family     Two-family (duplex)     Multi-family (triplex, quadplex, apartment building)

### REQUIRED INFORMATION

- Photograph(s) of the current site conditions
- Sketch plan showing the dimensions of the lot, existing setbacks, and proposed setbacks
- Rendering or drawing of the proposed residential dwelling unit
- Demonstrated ability to self-finance or secure financing (e.g. letter of intent to finance from an approved third-party lender)
- \$100 nonrefundable application fee for single lot purchase; \$500 fee for multi-lot purchase
- A \$500 deposit is required and will be deducted from the final purchase price upon a successful closing. If there is a failure to complete the project, the city will retain the security deposit. If the application is denied, the City will refund the deposit in full.
- Certificate of liability insurance (only needed upon closing)

All applicants must be current with any taxes, fees, or code violations to be considered. Applicants must develop the property within one year after execution of purchase agreement. The City of Hamtramck reserves the right to approve or deny any application without cause and either remove a property from the sales list or offer it at a later date. Please note that your first choice property might not be available.

Signing below means that the applicant agrees to the conditions previously outlined by the City of Hamtramck:

\_\_\_\_\_  
Applicant Name (print)

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date



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If more than five lots are desired, please contact CED Department staff.

### SITE INFORMATION (SECOND LOT)

Address/Parcel Identification Number of desired lot \_\_\_\_\_

### PROPOSED DEVELOPMENT

Type of residential development:

- Single family     Two-family (duplex)     Multi-family (triplex, quadplex, apartment building)

### SITE INFORMATION (THIRD LOT)

Address/Parcel Identification Number of desired lot \_\_\_\_\_

### PROPOSED DEVELOPMENT

Type of residential development:

- Single family     Two-family (duplex)     Multi-family (triplex, quadplex, apartment building)

### SITE INFORMATION (FOURTH LOT)

Address/Parcel Identification Number of desired lot \_\_\_\_\_

### PROPOSED DEVELOPMENT

Type of residential development:

- Single family     Two-family (duplex)     Multi-family (triplex, quadplex, apartment building)

### SITE INFORMATION (FIFTH LOT)

Address/Parcel Identification Number of desired lot \_\_\_\_\_

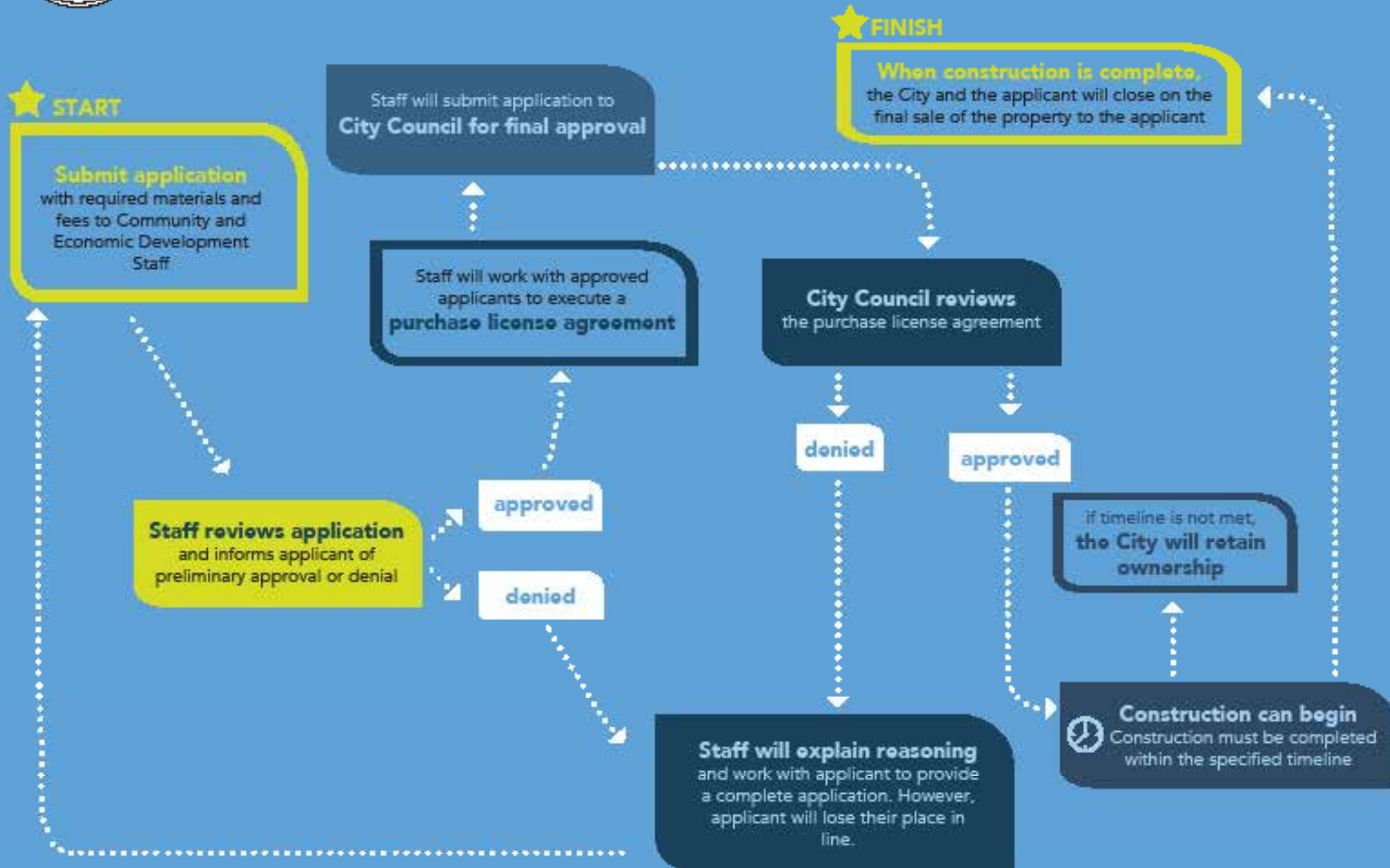
### PROPOSED DEVELOPMENT

Type of residential development:

- Single family     Two-family (duplex)     Multi-family (triplex, quadplex, apartment building)



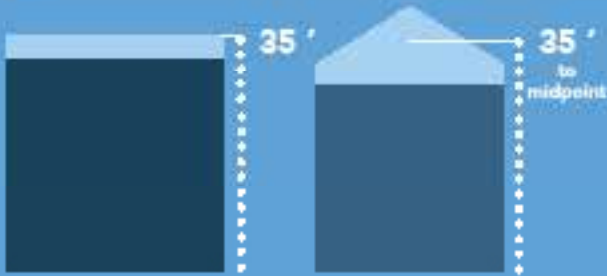
# APPLICATION PROCESS FLOW CHART





# RESIDENTIAL ZONING REQUIREMENTS

## Maximum height



The measurement of height from the ground floor to the roof depends on type of roof. For more info, see zoning code.

## Lot coverage ratio

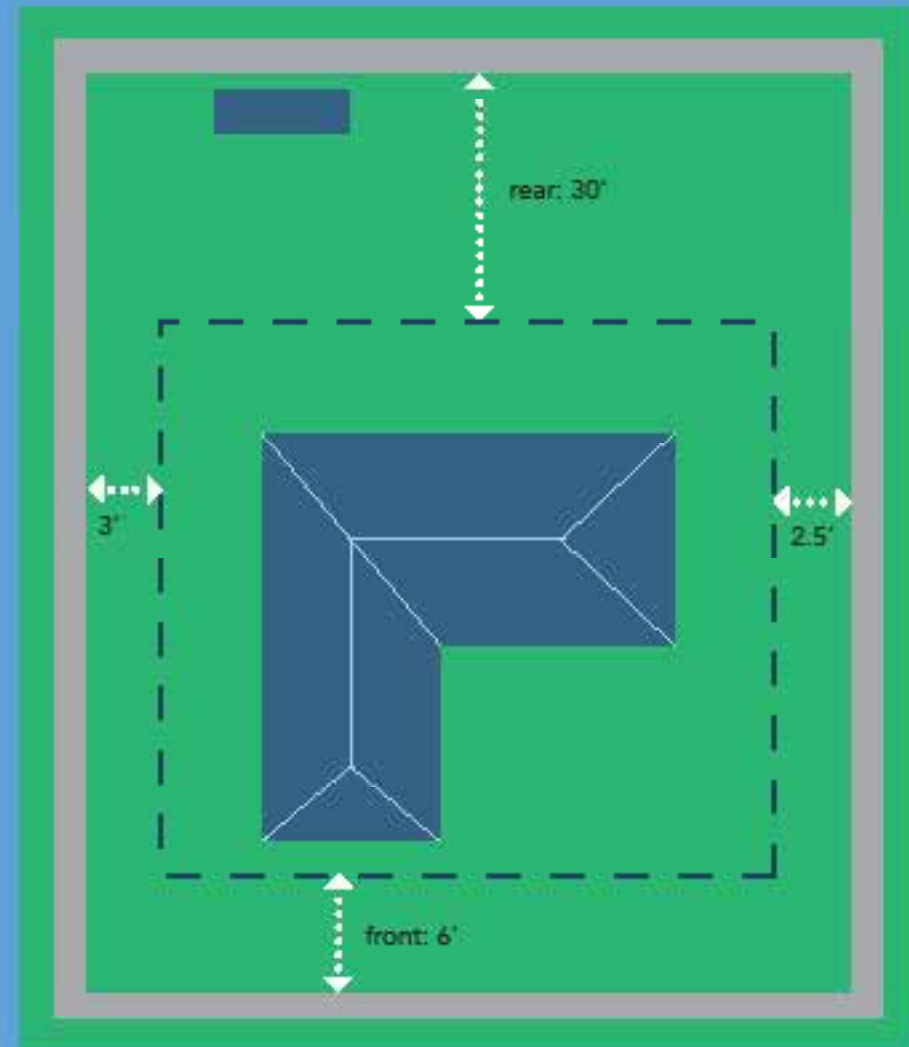
$$\frac{\text{Building and structure footprint}}{\text{Total lot size}} = 67\%$$

## Floor area

Minimum floor area per single-family unit: **800 sq ft**

Minimum floor area per multi-family unit: **700 sq ft**

## Setback and buildable lot area



Building  
Two-car garages are required for single-family and duplex units

Buildable lot area

Setback  
For more info on setbacks, see zoning code.



INVEST *in*

# HAMTRAMCK

Hamtramck's guide to  
property investment sites

## Dyar, Woodland & Dequindre Street Properties



11798 Dyar Street  
#41 004 05 0039 301  
Lot Size: 40 x 100



11799 Dyar Street  
#41 004 05 0045 303  
Lot Size: 40 x 100



11804 Dyar Street  
#41 004 05 0040 302  
Lot Size: 40 x 100



11805 Dyar Street  
#41 004 05 0044 302  
Lot Size: 40 x 100



11811 Dyar Street  
#41 004 05 0043 301  
Lot Size: 43 x 100



11464 Dyar Street  
#41 004 06 0026 303  
Lot Size: 30 x 100



11476 Dyar Street  
#41 004 06 0026 301  
Lot Size: 30 x 100



11506 Dyar Street  
#41 004 06 0025 305  
Lot Size: 51.4 x 100



11720 Dyar Street  
#41 004 05 0026 000  
Lot Size: 30 x 100



1708 Woodland Street  
#41 004 06 0011 302  
Lot Size: 30 x 98



11701 Dequindre Street  
#41 004 05 0021 303  
Lot Size: 43 x 100



11719 Dequindre Street  
#41 004 05 0019 301  
Lot Size: 40 x 100

Properties are zoned residential and are located within the Hamtramck Public School district.  
All parcels are \$10,000 or fair market value per reputable appraisal.



# Dequindre, Grand Haven, Goodson, Andrus, Danforth & Lumpkin Street Properties



11761 Dequindre Street  
#41 004 05 0012 000  
Lot Size: 30 x 100



11738 Grand Haven Street  
#41 004 05 0069 000  
Lot Size: 30 x 100



3105 Goodson Street  
#41 005 09 0033 000  
Lot Size: 30 x 100



3011 Goodson Street  
#41 005 09 0017 000  
Lot Size: 30 x 100



2997 Goodson Street  
#41 005 09 0015 000  
Lot Size: 30 x 100



2290 Goodson Street  
#41 002 04 0282 000  
Lot Size: 30 x 100



2284 Goodson Street  
#41 002 04 0283 000  
Lot Size: 30 x 100



2278 Goodson Street  
#41 002 04 0284 000  
Lot Size: 30 x 100



2237 Andrus Street  
#41 002 04 0388 000  
Lot Size: 30 x 100



2261 Andrus Street  
#41 002 04 0392 000  
Lot Size: 30 x 100



2371 Danforth Street  
#41 002 04 0318 000  
Lot Size: 30 x 100



8800 Lumpkin Street  
#41 002 04 0104 000  
Lot Size: 32 x 111

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# Lumpkin, Belmont, Nagel, Miller, Prescott, McDougall & Gallagher Street Properties



12093 Lumpkin Street  
#41 004 02 0155 000  
Lot size: 30 x 111



2079 Belmont Street  
#41 003 05 0070 000  
Lot size: 30 x 100



12042 Nagel Street  
#41 004 03 0229 000  
Lot size: 30 x 107



12050 Nagel Street  
#41 004 03 0230 000  
Lot size: 30 x 107



12056 Nagel Street  
#41 004 03 0231 000  
Lot size: 30 x 107



12086 Nagel Street  
#41 004 03 0236 000  
Lot size: 30 x 107



3888 Miller Street  
#41 005 14 0233 000  
Lot size: 30 x 100



3964 Prescott Street  
#41 008 02 0166 301  
Lot size: 30 x 134.5



9466 McDougall Street  
#41 006 04 0185 000  
Lot size: 30 x 102



9509 Gallagher Street  
#41 006 01 0593 000  
Lot size: 30 x 102.13



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ABICZ  
BOOT SHOP

WOLFEN  
CARPET  
MART

OS CAMPU  
MEAT

INVEST *in*  
**HAMTRAMCK**

COSMETIC  
CHEST

MOORE

**HAMTRAMCK'S GEMS:  
PROPERTY INVESTMENT OPPORTUNITIES**