

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/06/2024 11:31 AM

Parcel:	04-25-17-381-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DEL PIZZO, MARCO	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1818 MORTENSON BLVD BERKLEY, MI 48072-3005	Taxable Status	TAXABLE
Liber/Page:	59058:369	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 City of Berkley
Public Impr.:	Paved Road, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights	ITOnly	.
Topography:	Level, Thru-Street	School:	63050 BERKLEY CITY SCHOOL DISTRICT
		Neighborhood:	R47 E.C.F. Table R47

Mailing Address:	Description:
DEL PIZZO, MARCO DEL PIZZO, CHRISTINA M 1818 MORTENSON BLVD BERKLEY MI 48072-3005	T1N, R11E, SEC 17 BENJAMIN F MORTENSON'S GARDEN HOMES LOT 11

Most Recent Sale Information

Sold on 12/07/2023 for 231,000 by MORGAN JULIE ANN.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	59058:369
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Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	119,070	2023 Taxable:	72,460	Acreage:	0.13
Zoning:	RI	Land Value:	Tentative	Frontage:	47.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1944
Occupancy: Single Family
Class: CD
Style: Bungalow
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,081
Ground Area: 734
Garage Area: 315
Basement Area: 734
Basement Walls: Block
Estimated TCV: Tentative

Image



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or navigate to and click on the property of interest

1818 MORTENSON BLVD
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- [Current Tax Report](#) **\$2.50**
Current property tax information
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Delinquent tax obligations
 - [Map Atlas](#) **\$4.00**
Plat map & property dimensions
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Mortgage App. Acceleration Program
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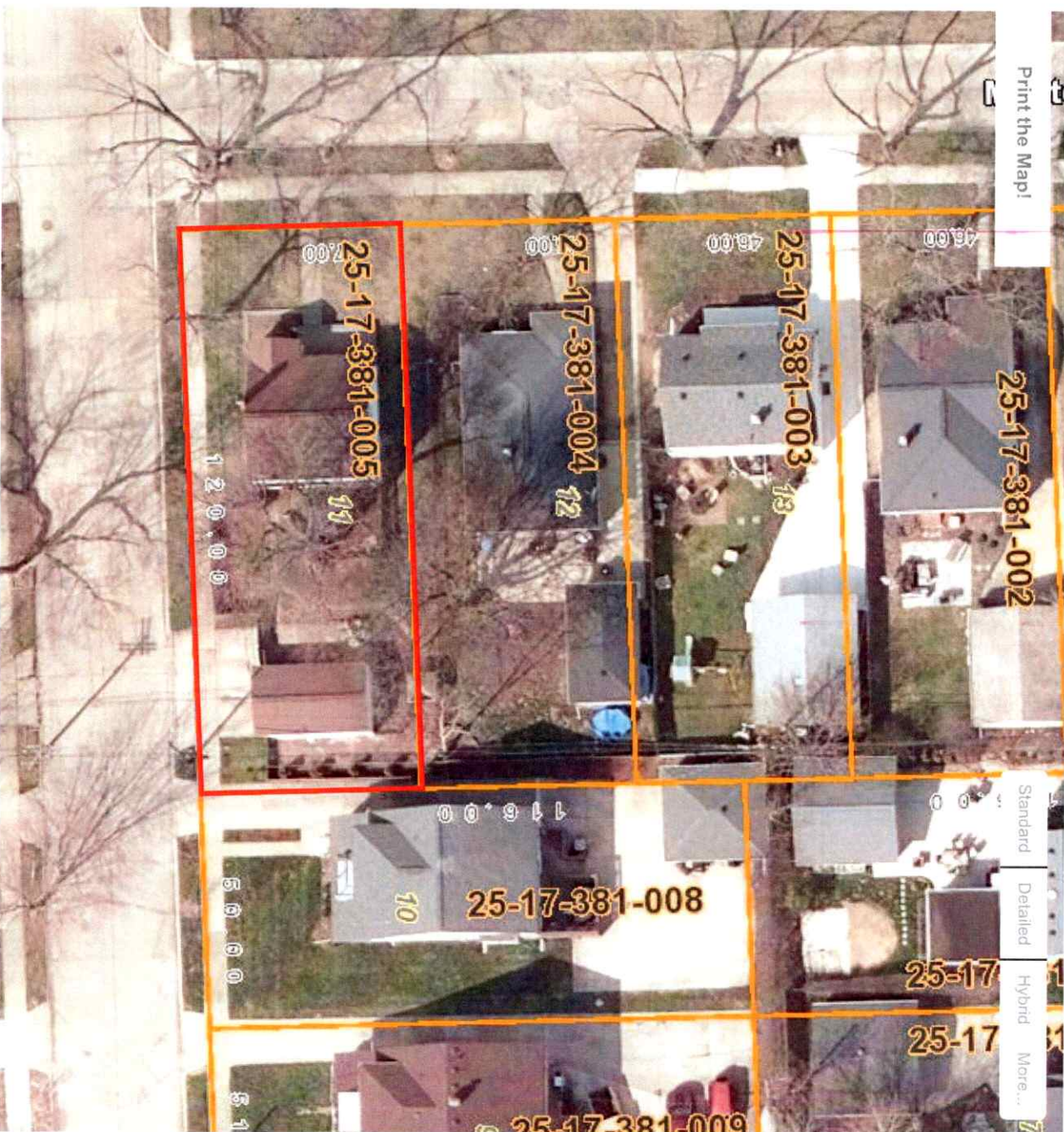
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APPLICATION FOR SPECIAL LAND USE REVIEW

NOTICE TO APPLICANT: Applications for Special Land Use review by the Planning Commission must be submitted to the City of Berkley Building Department in **substantially complete form** at least 30 days prior to the Planning Commission’s meeting at which the application will be considered. The application must be accompanied by the data specified in the Zoning Ordinance, including fully dimensioned site plans, plus the required review fee.

The Planning Commission will hold the required *public hearing* and will make a recommendation to the City Council. Special Land Use approval shall be obtained from the City Council.

The Planning Commission meets the fourth Tuesday of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072. The City Council meets the first and third Mondays of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072.

TO BE COMPLETED BY APPLICANT:

I (We), the undersigned, do hereby respectfully request Special Land Use Review and provide the following information to assist in the review:

Project Name: _____

Applicant: Christina DePizzo

Mailing Address: 1818 Mortenson

Telephone: [REDACTED]

Email: [REDACTED]

Property Owner(s), if different from Applicant: _____

Mailing Address: _____

Telephone: _____

Email: _____

Applicant’s Legal Interest in Property: _____

LOCATION OF PROPERTY:

Street Address: 1818 Mortenson

Nearest Cross Streets: Mortenson + Princeton

Sidwell Number(s): 04-25-17-381-005

PROPERTY DESCRIPTION:

Provide lot numbers and subdivision: Lot 11 Benjamin F Mortenson's Garden Sub.

Property Size (Square Feet): 47 x 120 (Acres): _____

EXISTING ZONING DISTRICT (please check):

- | | | |
|--|--|-------------------------------------|
| <input type="checkbox"/> R-1A | <input type="checkbox"/> Local Business | <input type="checkbox"/> Coolidge |
| <input type="checkbox"/> R-1B | <input type="checkbox"/> Office | <input type="checkbox"/> Downtown |
| <input type="checkbox"/> R-1C | <input type="checkbox"/> Community Centerpiece | <input type="checkbox"/> Industrial |
| <input checked="" type="checkbox"/> R-1D | <input type="checkbox"/> Woodward | <input type="checkbox"/> Cemetery |
| <input type="checkbox"/> RM | <input type="checkbox"/> Eleven Mile | <input type="checkbox"/> Parking |
| <input type="checkbox"/> RMH | <input type="checkbox"/> Twelve Mile | |

Present Use of Property: Residential

Proposed Use of Property: Home Childcare

Is the property located within the Downtown Development Authority? Yes No

PROJECT DESCRIPTION:

Home Daycare less than 12

Does the proposed project / use of property require Site Plan Approval? Yes No

Does the proposed project require Variance(s) from the Zoning Board of Appeals? Yes No

If yes, describe the variances that will be required: _____

PLEASE COMPLETE THE FOLLOWING CHART:

Type of Development	Number of Units	Gross Floor Area	Number of Parking Spaces On Site	Number of Employees on Largest Shift
Attached Residential			2 in garage	
Office			2 outside of garage	
Commercial				
Industrial				
Other				

STANDARDS FOR SPECIAL LAND USE APPROVAL:

To be considered for Special Land Use approval, the Planning Commission and City Council shall consider the following standards. Please address **how** the proposed use satisfies each standard, as specified in Section 138-653.

1. The proposed use will promote the use of land in a socially and economically desirable manner.

A group home childcare is a residential use of property.

2. The proposed use is necessary for the public convenience at that location.

We are in desperate need of licensed + regulated quality childcare in the area.

3. The proposed use is compatible with adjacent land uses.

Corner lot w/ 6 foot privacy fence

4. The proposed use is designed so that the public health, safety and welfare shall be protected.

yes

5. The proposed use will not cause injury to other property in the neighborhood.

I would hope it would be
a welcomed safe place for the
children in the community

PROFESSIONALS WHO PREPARED PLANS:

A. Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

Design Responsibility (engineer, surveyor, architect, etc.): _____

B. Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

Design Responsibility: _____

SUBMIT THE FOLLOWING:

1. Ten (10) individually folded copies of the site plans, measuring 24" x 36", sealed by a registered architect, engineer, or surveyor. If copies are submitted simultaneously for Site Plan Review, then submittal of ten (10) additional copies is not necessary.
2. A pdf file of the plan and any supporting documents, emailed to the Community Development Director.
3. Proof of property ownership (title insurance policy or registered deed with County stamp).

PLEASE NOTE: The applicant, or a designated representative, **MUST BE PRESENT** at all scheduled meetings, or the Special Land Use request may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Special Land Use application or to revoke any permits granted subsequent to the Site Plan Approval.

We encourage applicants to make a presentation of the proposed project to the Planning Commission and City Council, as appropriate. To assist in this effort, we have available for your use at meetings a projector, laptop computer and screen. This will allow the Planning Commission and audience to be fully engaged so they can give your project the attention it deserves. Planning Commission and City Council meetings are recorded and televised.

PROPERTY OWNER'S APPROVAL: (Initial each line)

amp I hereby authorize and give permission for the City of Berkley to install one or more temporary signs on my property, in order to notify the public of the required public hearing related to the Special Land Use request.

amp I hereby authorize the employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above referenced property in relation to the above request.

APPLICANT'S ENDORSEMENT: (Initial each line)

amp All information contained therein is true and accurate to the best of my knowledge.

amp I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted.

amp I acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or approval of this Special Land Use application.

If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.

C. DelPizzo 2/6/24
Signature of Applicant Date

Christina DelPizzo 2/6/24
Applicant Name (Print)

Signature of Applicant Date

Applicant Name (Print)

C. DelPizzo 2/6/24
Signature of Property Owner Authorizing this Application Date

Christina DelPizzo 2/6/24
Property Owner Name (Print)

OFFICE USE ONLY

Received 2/6/24 Receipt # _____ Meeting Date 2/27/24 Case # PSU-02-24

Fee: \$1,000.00

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