



APPLICATION & BOOK

RESIDENTIAL PROPERTY PURCHASE AND DEVELOPMENT APPLICATION

City of Hamtramck
Community and Economic Development Department



City of Hamtramck

Community and Economic Development
Department

Lot Sale

The City of Hamtramck is selling city-owned residential parcels for residential development. The end of this application features all available lots for sale.

In the pages that follow, you will find:

1. The Property Purchase and Development Application
2. Application Process Flow-Chart
3. Zoning Requirement Graphic for Residential Zones
4. Images and Parcel Specifications

The City of Hamtramck looks forward to reviewing your application!

To learn more about the lot you're interested in (such as tax history, size, and owner history):

Go to <https://bsaonline.com/?uid=621>

Change **By: Address** to **By: Parcel Number**

Enter the Parcel Number (listed below each address in this document, starting with #41)

Attention: All applicants must be current with any taxes, fees, or code violations to be considered. Applicants must develop the property within two years 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. Applicants will be responsible for any and all costs associated with property title clearance and environmental due diligence.



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 Address: _____

PROPOSED DEVELOPMENT

Type of residential development:

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

REQUIRED INFORMATION

- Sketch plan showing the dimensions of the lot, existing setbacks, and proposed setbacks
- 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

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

Applicant Name (print)

Applicant Signature

Date



City of Hamtramck

Community and Economic Development Department

Property Purchase and Development Application

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

SITE INFORMATION (SECOND LOT)

Address 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 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 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 of desired lot: _____

PROPOSED DEVELOPMENT

Type of residential development:

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

Application Process

1. Submit Application with all required materials to the Community and Economic Development staff.

Please bring the fee along with the application.

2. Staff reviews application and informs applicant of preliminary approval or denial.
3. If approved, staff will submit application to City Council for final approval.
4. City Council reviews application & applicant attends meeting.
5. If approved City and Developer sign Development Agreement.
6. Developer performs due diligence.
7. Within 90-days of signing the agreement, City and Developer close on the sale.

At the time of closing, the developer will be required to pay an \$5,000 for a Performance Guarantee.

8. Developer has 2-years to complete residential development.

Once construction is complete, the \$5,000 Performance Guarantee will be returned to the developer.

Community and Economic Development Office is open

Monday - Thursday from 8am-4pm

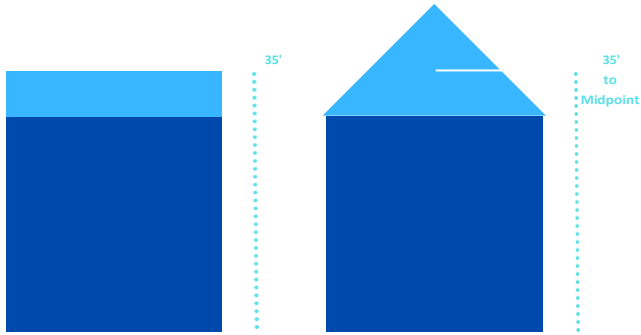
City retains the right to remove or add parcels to the lot sale

Go to <https://hamtramck.us/property-for-sale/> for updates or call

313-800-5233 ext. 818

Residential Zoning Requirements

Maximum Height



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

Lot Coverage Ratio

Building and Structure Footprint

Total Lot Size

= 67%

Floor Area

Minimum floor area per single-family unit:

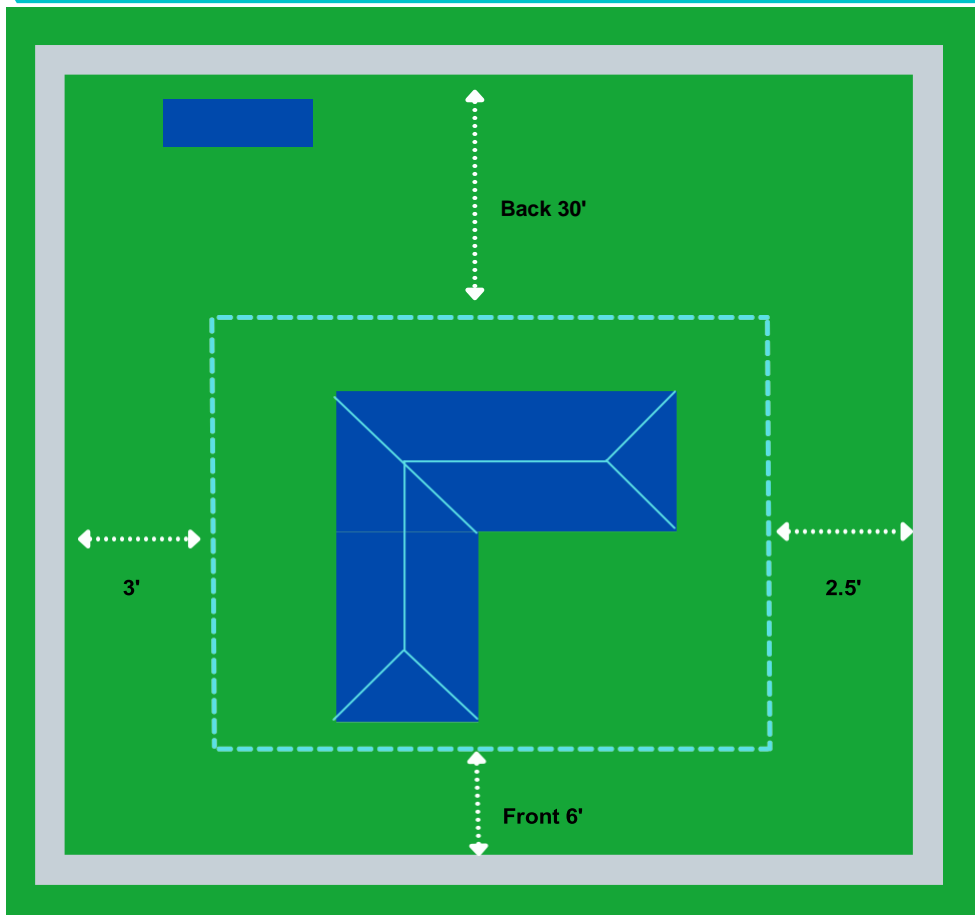
800 sq ft

Minimum floor area per multi-family unit:

700 sq ft

Example Setback and Buildable Lot Area

Please see Hamtramck Zoning Ordinance for exact requirements.



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Available Residential Parcels for Sale in Hamtramck