

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

Jackie L. Currie  
City Clerk

Vernon C. Allen  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

September 8, 1999

To: The Department or Commission Listed Below

From: Jackie L. Currie  
Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within the usual time limit.

**/PUBLIC WORKS DEPARTMENT/**

**1838 Eugene & Jane Kowalski, et al, requesting curb cuts in the area of 4386 Lonyo.**

**1874 Professional Garment Service, for conversion of alley to easement in the area of Michigan, Goldner and Lockwood.**

**1876 Charles Kulka, requesting use of berm at 11019 and 11025 Morang Ave. for parking for a pizza restaurant.**

**1878 Living The Word Christian Ministries, requesting alley encroachment at 20470 Hubbell.**

**1880 Frontier Communications, Inc. c/o Schnelz, Wells, Monaghan & Wells, requesting to construct and maintain telephone lines through the public right-of-ways in the City of Detroit.**

RECEIVED

SEP 15 1999

*Living The Word Christian Ministries*

20470 Hubbell

Detroit, MI 48235

56 AUG 99  
19  
CITY CLERK

1878

July 30, 1999

City Clerk's Office  
200 Coleman A. Young Municipal Center  
Detroit, MI 48226

Re: Living The Word Christian Ministries  
20470 Hubbell  
Detroit, MI 48235

Dear Sir/Madam:

Living The Word Christian Ministries is seeking to construct a multi-purpose room as an addition to the current sanctuary building at 20470 Hubbell. The addition will connect at the rear of the existing building per the attached site plan.

We are requesting an encroachment in the alley at the rear of 20470 Hubbell Rd ( for which we are told the City holds a public right-of-way). The alley or public right-of-way is not accessible to motor vehicle traffic.

We appreciate your kind consideration of this request so that we can proceed with our building project in service of our community in Northwest Detroit.

Thank you very much.

Sincerely,

*Taylor H. Cox Jr.*  
Dr. Taylor Cox Jr.  
Pastor

January 20, 2000

HONORABLE CITY COUNCIL:

RE: Petition No. 1878 – Living the Word Christian Ministries, requesting to encroach into the public alley at the rear of 20470 Hubbell.

Petition No. 1878 of “Living The Word Christian Ministries”, requests to encroach 6.5 ft. x 62 ft. into the north-south public alley, 14.03 to 18.19 feet wide, in the block bounded by Hubbell, Strathmoor, Norfolk, and West 8 Mile Road, in order to construct an addition to the current sanctuary building at 20470 Hubbell.

The petition was referred to the City Engineering Division-DPW for investigation (utility review) and report. This is our report.

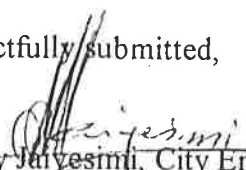
The Detroit Water and Sewerage Department (DWSD) reports they have no objections to the proposed 62 ft. x 6.5 ft. encroachment. There is an existing 12 inch sewer in the 6 ft. easement behind 20470 Hubbell, however, provisions protecting DWSD facilities, are a part of the resolution.

Satisfactory arrangements have been made with the Detroit Edison Company for the proper 7-ft. clearance (horizontally) from the primary leads in the public alley right-of-way.

All other City departments and privately owned utility companies have no objections to the proposed encroachment.

I recommend approval of the attached resolution.

Respectfully submitted,

  
Sunday Jayesimi, City Engineer  
City Engineering Division - DPW

JDF: jdf

cc: Stephanie R. Green, Interim Director-DPW  
Gerarda McCarthy, Mayor's Office

BY COUNCIL MEMBER: \_\_\_\_\_

RESOLVED, That the City Engineering Division-DPW be and it is hereby authorized and directed to issue a permit to "Living the Word Christian Ministries" at 20470 Hubbell, Detroit, Michigan 48235 to encroach into the public alley right-of-way at the rear of a parcel of land described as:

The south 75 feet of the north 437 feet of the west 99 feet, lying south of and adjacent to West Eight Mile Road and east of and adjacent to Hubbell Avenue, Northeast ¼ of Section 6, T. 1S. R.11 E., City of Detroit, Wayne County, Michigan, commonly known as 20740 Hubbell Avenue.

Encroachment to consist of the rear of the building wall, which encroaches 6.5 ft. x 62 ft. into the public alley, variable width, at the rear of the above described property;

PROVIDED, That the petitioner maintains a 7 feet horizontal clearance from Detroit Edison facilities, and further

PROVIDED, That the Detroit Water and Sewerage (DWSD) does not waive any of its rights to its facilities located in the alley and the adjoining easement and at all times, DWSD, its agents or employees, shall have the right to enter upon the alley to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing or inspection by DWSD shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities which could normally be expected had the petitioner not encroached into the alley shall be borne by DWSD, and further

PROVIDED, That all construction performed under this petition shall not be commenced until after five (5) days written notice to DWSD. Seventy-two (72) hours notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system, and further

PROVIDED, Construction under this petition is subject to inspection and approval by DWSD forces. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner, and further

PROVIDED, If DWSD facilities located within the alley and adjoining easement shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities, and further

PROVIDED, The petitioner shall hold DWSD harmless for any damage to the encroaching device constructed or installed under this petition which may be caused by the failure of DWSD's facilities, and further

PROVIDED, If at any time in the future the petitioner shall request removal and/or relocation of DWSD's facilities in the alley being encroached upon the petitioner agree to pay all costs for such removal and/or relocation, and further

PROVIDED, That said permit should be issued only after a certified copy of this resolution has been duly recorded by and at the petitioner's expense in Wayne County Register of Deeds, and further

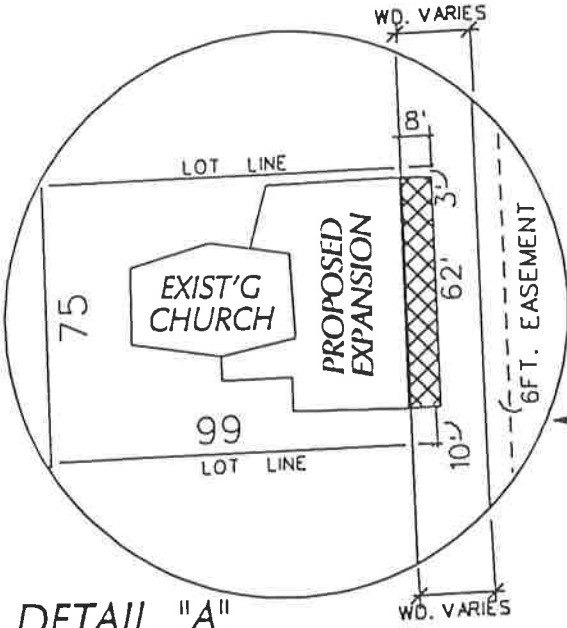
PROVIDED, That no right in the public alley shall be considered waived by this permission which is granted expressly on the condition that the building and all obstructions in connection therewith shall be removed at the expense of the grantee at any time when so directed by City Council, and further

PROVIDED, If at any time in the future it becomes necessary to repair or replace the sewers or other utilities located or to be located in said alley by the acceptance of this permission, the owners for themselves, their heirs and assigns, waive claims for any damages to the encroaching installations and agree to pay the costs incurred in their removal, if their removal becomes necessary, and to restore the property affected to a condition satisfactory to the City Engineering Division-DPW at the owners expense, and further

PROVIDED, That this resolution is revocable at the will, whim or caprice of the City Council, and the grantees by the acceptance of this permission waive any right to claim damages or compensation for any structures constructed and maintained hereunder, or for removal of the same, and they acquire no implied nor any other privileges not expressly stated herein.

PETITION No. 1878  
 LIVING THE WORD CHRISTIAN MINISTRIES  
 c/o GLORIA C. SHEALEY  
 THE DANIELLE COMPANY  
 630 WESTCHESTER  
 GROSSE POINTE PARK, MI 48230  
 PHONE: (313) 331-2972  
 FAX: (313) 331-3589

**EIGHT MILE**  
 204 FT. WD.



**DETAIL "A"**  
 N. T. S.

20470 HUBBELL  
 PT. OF NE 1/4, SECT. 6  
 WD: 22 1: 39573

**HUBBELL 76 FT. WD.**



**STRATHMOOR 60 - 75 FT. WD.**

**CARTO # 87B**

**HARRY SLATKINS SUBD.  
 MARK TWAIN SUBD. #4**

REQUESTED AREA OF BUILDING ENCROACHMENT ON ALLEY

SCALE: N. T. S.

(FOR OFFICE USE ONLY)

B					
A					
DESCRIPTION	DRAWN	CHECKED	APPROVED	DATE	
REVISIONS					
DRAWN BY	LGS	CHECKED	JDF		
DATE	9-24-99	APPROVED			

REQUESTED 8' X 62' BUILDING ENCROACHMENT ON A N-S ALLEY (WIDTH VARIES) IN THE BLOCK BOUNDED BY HUBBELL, NORFOLK, W. EIGHT MILE RD., and STRATHMOOR

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X1878.DGN