

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

Jackie L. Currie  
City Clerk

Vernon C. Allen  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

October 19, 2005

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 four (4) weeks.

/PUBLIC WORKS - CITY ENGINEERING DIVISION/

4385 Albert Kahn Associated, Inc., for installation and maintenance of encroachment facade within public right-of-way, in area of Woodbridge Place, St. Antoine Street, and Franklin Street.

RECEIVED  
CITY ENGINEERING DIV.-DPW

OCT 21 2005

By \_\_\_\_\_

RECEIVED  
CITY ENGINEERING DIV.-DPW

OCT 24 2005

By \_\_\_\_\_

200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400  
(313) 224-3260 • Fax (313) 224-1464

UCD  
/ JLD  
@ 10 28 F



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

NOTE TO COUNCIL:  
THIS MATTER WILL BE  
BROUGHT INTO COMMITTEE  
ON TUESDAY APR 25 2006

65 CADILLAC SQUARE, STE. 900  
DETROIT, MICHIGAN 48226  
PHONE 313-224-3949  
FAX 313-224-3471  
WWW.CI.DETROIT.MI.US

38

April 5, 2006

2120

Honorable City Council:

Re: Petition No. 4385 – Albert Kahn Associated Inc. for encroachments in the area of Woodbridge Place, St. Antoine, and Franklin.

Petition No. 4385 of the "Albert Kahn Associated Inc." at 7430 Second Avenue, Detroit, Michigan 48202, Attention: David Knapp, Project Designer, for The SPS – Woodbridge Company at 600 Woodbridge, request to install and maintain encroachments within the South right-of-way line of Woodbridge Avenue, 50 feet wide, North right-of-way line of Franklin Avenue, 50 feet wide, and the East right-of-way line of St. Antoine Avenue, 50 feet wide.

Albert Kahn Associates Inc. and/or SPS – Woodbridge Company intends to renovate the property at 600 Woodbridge Avenue. Part of this renovation will require that portions of the new building façade and new canopy encroach a minimum of 2 inches and a maximum of 2 feet within the public right-of-way.

The petition was referred to the City Engineering Division – DPW for investigation and report. This is our report.

The Public Lighting Department (PLD) has no objection to the proposed encroachments. PLD have underground fed street lighting on the South side of Woodbridge Avenue and also overhead street lighting on Franklin Avenue where the petitioner requested for encroachments. PLD also have a underground conduit bank running North and South on St. Antoine very close to Woodbridge Avenue, and Franklin Avenue. The contractor must call MISS DIG and inquire where PLD installations are. Any loss of power or damage to PLD installations will be contractor's liability.

The Detroit Water and Sewerage Department (DWSD) has no objection to the proposed encroachments for canopies and building facades provided that the petitioner abides by the all the terms and conditions of the attached provisions of the resolution.

TUESDAY APR 25 2006

*autho*

KWAME M. KILPATRICK, MAYOR

Copy given Council *(initials)*

4 2 6 11 67

All other involved City departments and privately owned utility companies reported no objections or that satisfactory arrangements have been made.

Respectfully submitted,



William Talley, Head Engineer  
City Engineering Department - DPW

NRP/

Cc: Cathy Square, Director - DPW  
Mayor's Office - City Council Liaison

4 2 6 68  
BY COUNCIL MEMBER

Collins

Whereas, The City Engineering Division – DPW is hereby authorized and directed to issue permits to Albert Kahn Associated Inc. at 7430 Second Avenue, Detroit, Michigan 48202, and/or SPS – Woodbridge Company at 600 Woodbridge, Detroit, Michigan 48226, to install and maintain encroachments within the South right-of-way line of Woodbridge Avenue, 50 feet wide, the North right-of-way line of Franklin Avenue, 50 feet wide, and the East right-of-way line of St. Antoine Avenue, 50 feet wide. The SPS – Woodbridge Company and Albert Kahn Associated Inc. intends to renovate its property at 600 Woodbridge Avenue. Part of this renovation will require that portions of the new building facade and canopy encroach a minimum of 2 inches and a maximum of 2 feet within the public right-of-way, adjacent to the following described property:

Being East of St. Antoine Avenue, 50 feet wide between Woodbridge Avenue, 50 feet wide, and Franklin Avenue, 50 feet wide, the North part of Lots 4 and 3, also the South part of Lot 4 all in the “ Plat of Antoine Beaubien Farm “ April 22<sup>nd</sup> 1846 as recorded in Liber 27, Page 197 –9 Deeds, Wayne County Records;

Provided, “Albert Kahn Associates Inc. and/or SPS – Woodbridge Company” or its assigns shall apply to the Buildings and Safety Engineering Department for a building permit prior to any construction. Also, if it becomes necessary to open cut public streets, bore, jack, occupy or barricade city rights-of-way for maintenance of encroachments such work shall be according to detail permit application drawings submitted to the City Engineering Division – DPE prior to any public right-of-way construction; and further

Provided, That the necessary permits shall be obtained from the City Engineering Division – DPW and the Buildings and Safety Engineering Department. The encroachments shall be constructed and maintained under their rules and regulations; also in accord with plans submitted to and approved by these departments; including the Public Lighting Department (if necessary), and the Traffic Engineering Division – DPW (if necessary); and further

Provided, That all cost for the construction, maintenance, permits and use of the encroachments shall be borne by “SPS – Woodbridge Company” or its assigns; and further

Provided, That all costs incurred by privately owned utility companies and/or city departments to alter, adjust, and/or relocate their existing utility facilities located in close proximity to the encroachments shall be borne by “SPS – Woodbridge Company” or its assigns. Should damages to utilities occur “SPS – Woodbridge Company” or its assigns shall be liable for all incidental repair costs and waives all claims for damages to the encroaching installations; and further

Provided, If it becomes necessary to repair or replace the utilities located or to be located within the public rights-of-way, by acceptance of this permission, “SPS – Woodbridge Company” (owners) for themselves, or their assigns, (by acceptance of permits for construction near underground utility lines, conduits, or mains) waives all claims for damages to the encroaching

4 26 69  
installations and agree to pay all costs incurred in their removal (or alteration), if removal (or alteration) becomes necessary; and further

Provided, That "SPS - Woodbridge Company" shall file with the Finance Department and/or City Engineering Division - DPW an indemnity in form approved by the Law Department. The agreement shall save and protect the City of Detroit from any and all claims, damages or expenses that may arise by reason of the issuance of the permits and the faithful or unfaithful performance by "SPS - Woodbridge Company" of the terms thereof. Further, "SPS - Woodbridge Company" shall agree to pay all claims, damages or expenses that may arise out of the maintenance of the proposed encroachments; and further

Provided, The property owned by "SPS - Woodbridge Company" and the encroachment shall be subject to proper zoning or regulated use (board of Zoning Appeals Grant); and further

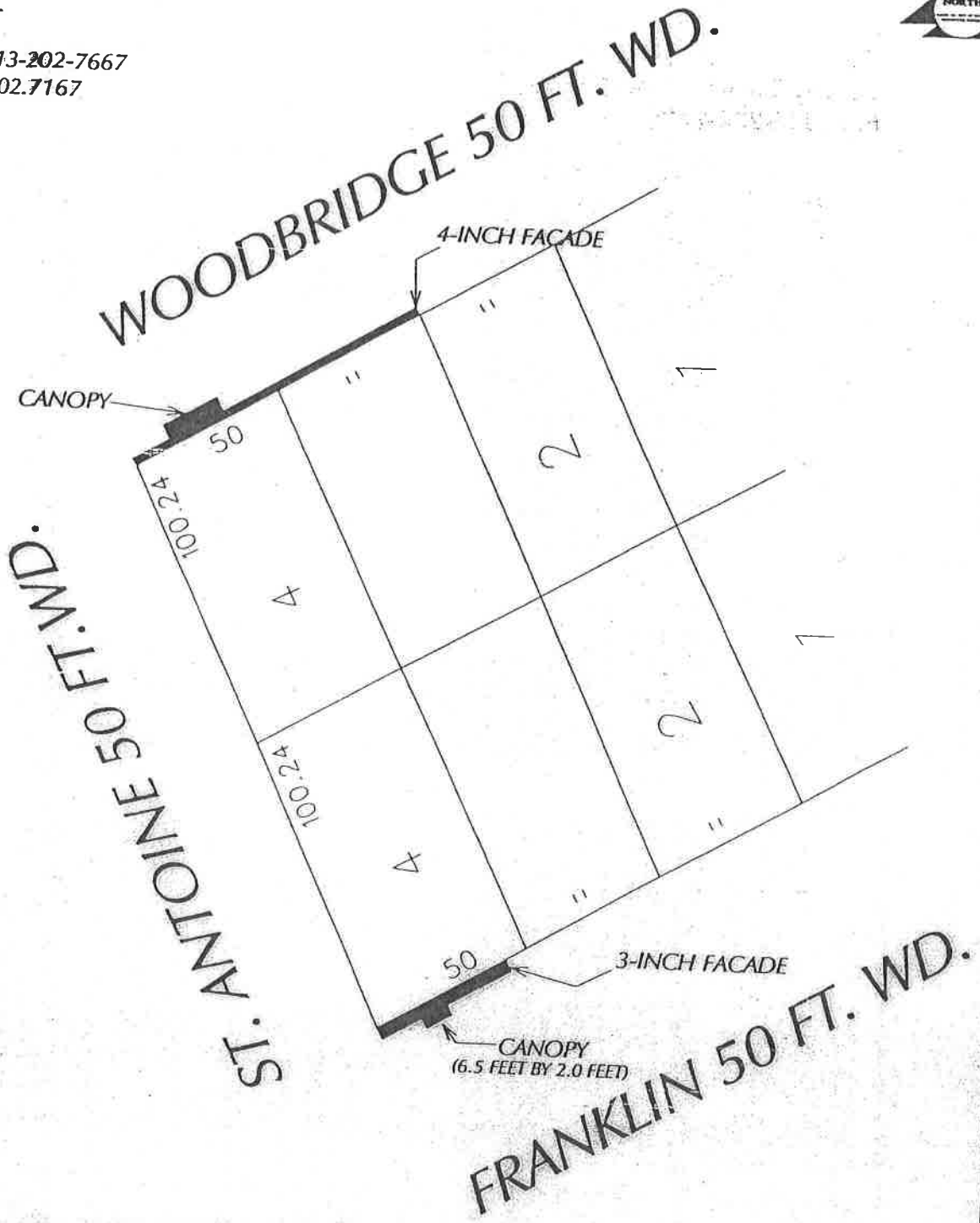
Provided, That no other rights in the public streets, alleys or other public place shall be considered waived by this permission which is granted expressly on the condition that said encroachments shall be removed at any time when so directed by the City Council, and the public property affected shall be restored to a condition satisfactory to the City Engineering Division - DPW; and further

Provided, this resolution is revocable at the will, whim or caprice of the City Council, and "SPS - Woodbridge Company" acquires no implied or other privileges hereunder not expressly stated herein; and further

Provided, That the encroachment permits shall not be assigned or transferred without the written approval of the City Council; and further

Provided, That the City Clerk shall within 30 days record a certified copy of this resolution and indemnity agreement with the Wayne County Register of Deeds.

PETITION NO. 4385  
 ALBERT KAHN ASSOCIATED INC.  
 7430 SECOND AVE.  
 c/o DAVID KNAPP  
 PHONE NO. 313-202-7667  
 FAX NO. 313.202.7167



**AREA OF ENCROACHMENT(S)**  
 (WITH BUILDING FACADE & CANOPIES)

(FOR OFFICE USE ONLY)

CARTO 28 F

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	NP	CHECKED			
DATE	12-21-05	APPROVED			

REQUESTED ENCROACHMENTS WITH BUILDING FACADE AND CANOPIES IN WOODBRIDGE AVE. 50 FT. WD. AND FRANKLIN AVE. 50 FT. WD. BTWN. SCHWEIZER PE. (VACATED)

CITY OF DETROIT  
 CITY ENGINEERING DEPARTMENT  
 SURVEY BUREAU  
 JOB NO. 01-01  
 DRWG. NO. x4385.dgn

ADOPTED AS FOLLOWS:  
 COUNCIL MEMBERS . . .

		YEAS	NAYS	YEAS	NAYS
Sheila M.	COCKREL			✓	
Barbara-Rose	COLLINS			✓	
*Monica	CONYERS			✓	
Kwame	KENYATTA			✓	
Brenda	JONES			✓	
Martha	REEVES			✓	
Alberta	TINSLEY-TALABI			✓	
JoAnn	WATSON			✓	
Kenneth V. PRES.	COCKREL, JR.			✓	
* PRESIDENT PRO TEM.					
				9	0



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DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

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Respectfully submitted,



William Talley, Head Engineer  
City Engineering Department - DPW

NRP/

Cc: Cathy Square, Director - DPW  
Mayor's Office - City Council Liaison

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OCT 24 2005

By \_\_\_\_\_

200 Coleman A. Young Municipal Center - Detroit, Michigan 48226-3400  
(313) 224-3260 - Fax (313) 224-1464

WD  
TD  
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BY COUNCIL MEMBER Collins

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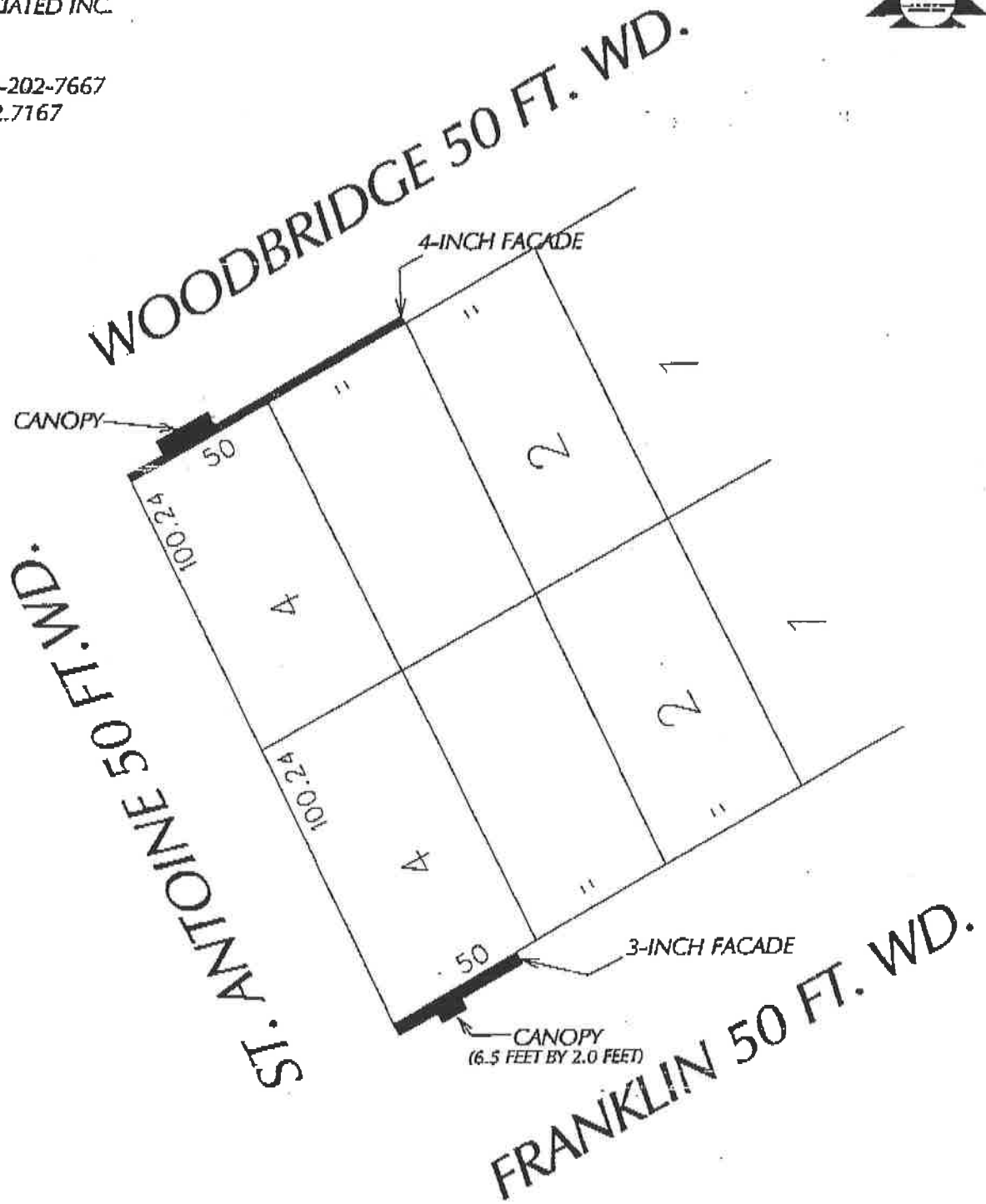
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 PHONE NO. 313-202-7667  
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 (WITH BUILDING FACADE & CANOPIES)

(FOR OFFICE USE ONLY)

CARTO 28 F

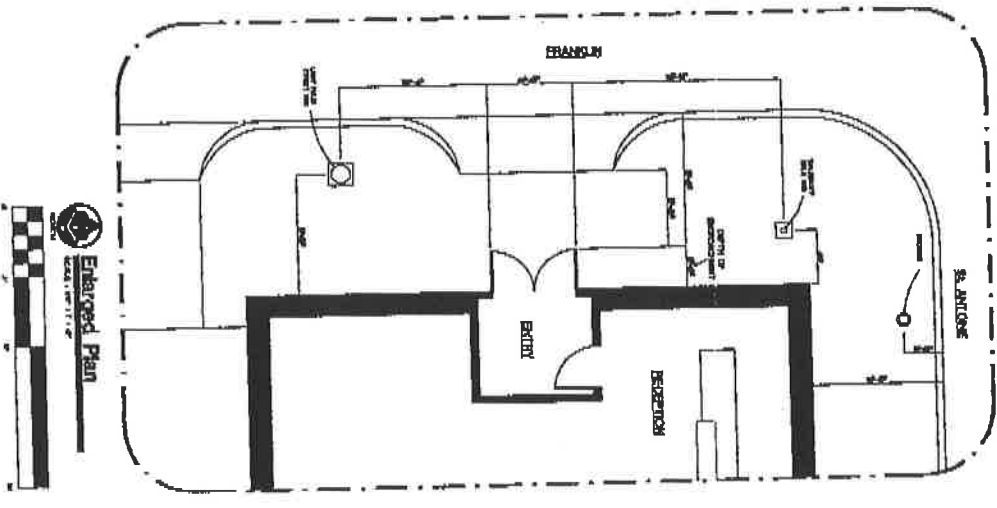
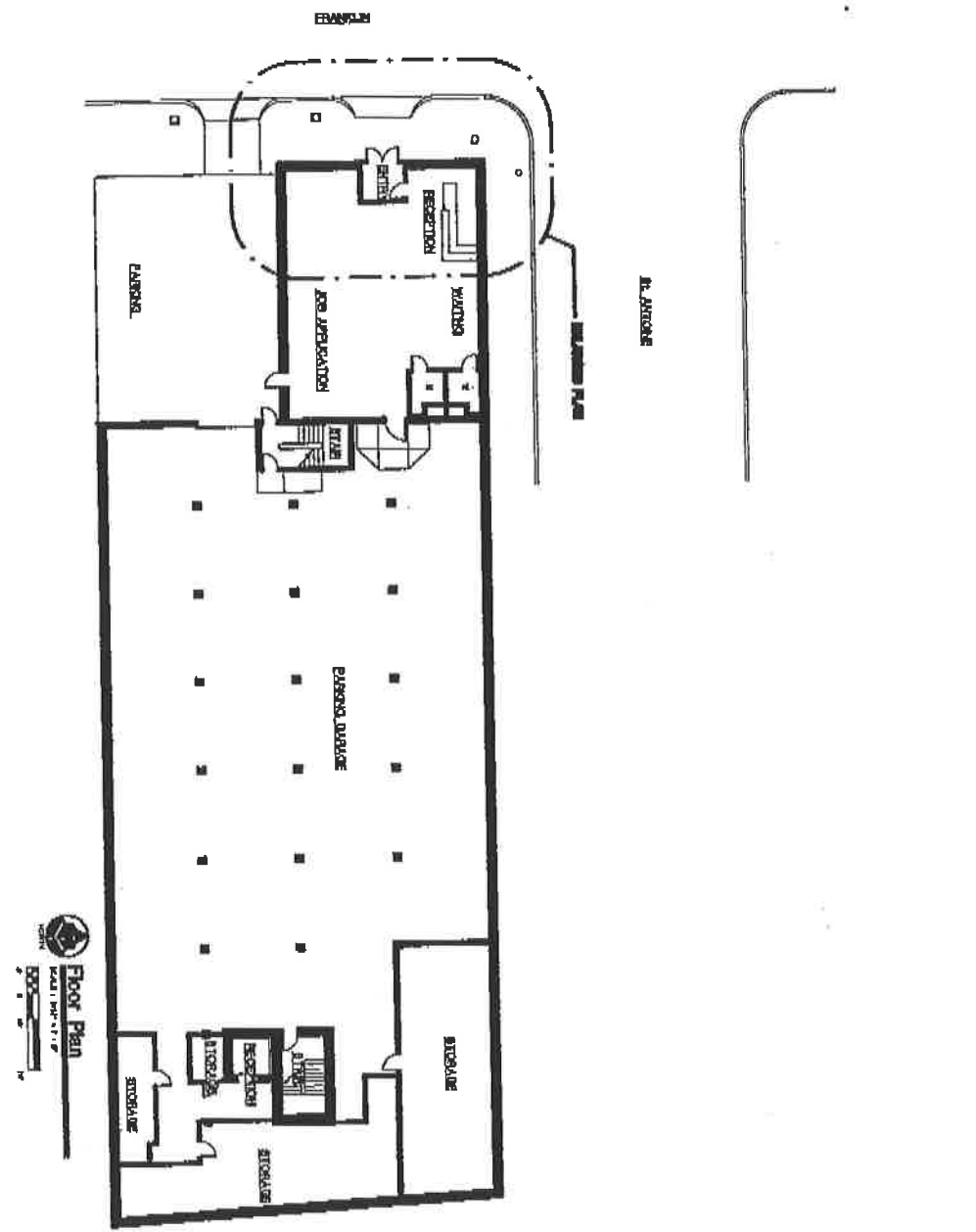
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DESCRIPTION		DRWN	CHEK	APPD	DATE
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CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	x4385.dgn

**ADOPTED AS FOLLOWS:  
COUNCIL MEMBERS ...**

		YEAS	NAYS	YEAS	NAYS
Sheila M.	COCKREL			✓	
Barbara-Rose	COLLINS			✓	
*Monica	CONYERS			✓	
Kwame	KENYATTA			✓	
Brenda	JONES			✓	
Martha	REEVES			✓	
Alberta	TINSLEY-TALABI			✓	
JoAnn	WATSON			✓	
Kenneth V. PRES. COCKREL, JR.				✓	
* PRESIDENT PRO TEM.					
				9	0



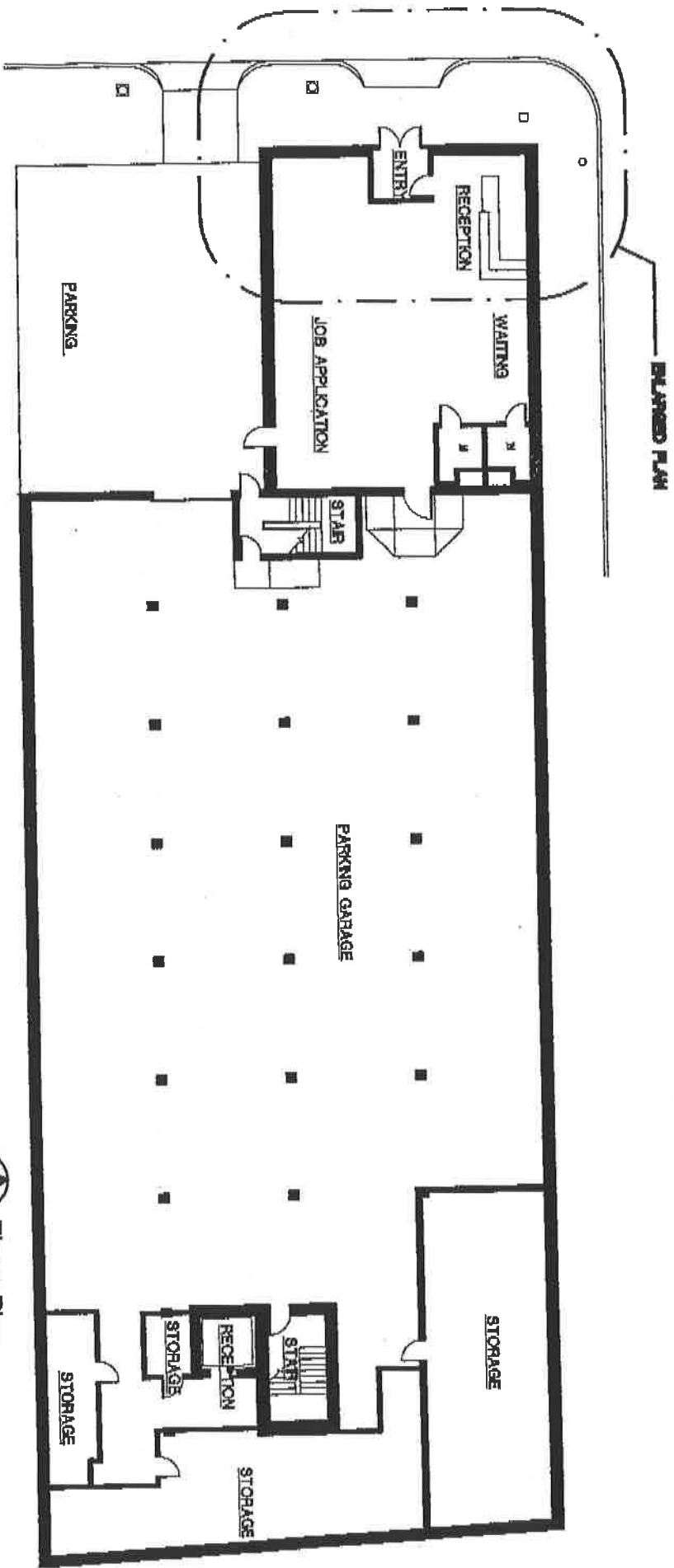
Project: Sidewalk Encroachment Variance  
 NCM (Lower Level)  
 600 Woodward  
 Detroit, MI

Sheet Title: Plans

Issue No.: 1  
 Date: 07/20/20

Author: [Blank]  
 Designer: [Blank]  
 Checker: [Blank]  
 Title: [Blank]

North Arrow



ST. ANTONIO

REARNGED PLAN



**Floor Plan**  
SCALE: 1/8" = 1'-0"









CITY OF DETROIT  
Building Division  
Buildings and Safety Engineering Department  
Room 434, Coleman A. Young Municipal Center  
Detroit, Michigan 48226

Case Number: MRC2006-08585

Permit No: 92908

Location: 600 E WOODBRIDGE

Type of Inspection: Inspection

Inspector: Frank Bayer

Telephone: 313-224-2733

Telephone inquiries may be made between  
8:00 am and 4:00 pm, Monday through Friday

March 13, 2007

CHEZCORE INC  
2000 DIVISION ST.  
DETROIT, MI 48207

The Buildings Division inspected the above premises on 3/8/2007.

The following violations of the Buildings Division were found to exist and corrections shall be made  
on or before 4/13/2007.

Violations

- I. Make necessary corrections to south elevation exit doors so they will not project in the public right of way. (MBC 2003 3202.2)

*Received March 21 2:00 PM*

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT ALL VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

Please notify the Buildings Division at (313) 224-2733 upon compliance of this violation.



## Midwest Health Center, P.C.

May 21, 2007

Mr. Mark Clay  
City of Detroit  
Building Division  
Buildings and Safety Engineering Dept.  
Room 434, Coleman A. Young Municipal Center  
Detroit, MI 48226

Re: Case No. : MRC2006-08585  
Permit No.: 92908  
Location: 600 E. Woodbridge

Dear Mr. Clay:

This letter will confirm the fact that the exit doors at the south elevation of the building commonly known as 600 Woodbridge have been removed and will not be reinstated or authorized for reinstatement by the undersigned owner of the building unless and until the building permit issues for the reinstatement of the said doors by the Common Council of the City of Detroit and/or the Buildings and Safety Engineering Department of the City of Detroit.

Thank you for your cooperation.

Very truly yours,

SPS-Woodbridge Company, LLC

By: Dr. Mark Saffer  
Managing Member of Owner  
of 600 Woodbridge

5050 Schaefer Rd. • Dearborn, Michigan 48126 • (313) 581-2600 • Fax (313) 581-0228



The City of Detroit  
Buildings and Safety Engineering Department  
Fourth Floor, Room 434  
Detroit, Michigan 48226

May 22, 2007

CHEZCORE INC  
2000 DIVISION ST.  
DETROIT, MI 48207

Permit No.: 92908  
Location: 600 E WOODBRIDGE  
Case No. MRC2006-08585

## CERTIFICATE OF ACCEPTANCE

On 5/22/2007 the Division of BUILDINGS inspected

600 E WOODBRIDGE

Permit # 92908

EXTERIOR RENOVATIONS AS PER PLAN.  
SUBJECT TO FIELD INSPECTION.

Installed required smoke detection devices per ordinance 239-H and found the same to be satisfactory to the Division.

Owner:  
WOODBIDGE COMPANY LLC  
600 WOODBRIDGE  
DETROIT, MI 48226

Inspector:  
Darryl Dugans

**Amru Meah**  
**Director**

by Rochelle Smith/Km  
(authorized signature)

DATE: May 22, 2007  
PERMIT NO. 96082  
PERMIT ISSUED: 1/31/2007

# CITY OF DETROIT

DEPARTMENT OF BUILDINGS AND SAFETY ENGINEERING  
FOURTH FLOOR CITY-COUNTY BUILDING PHONE: 224-3236  
CERTIFICATE OF OCCUPANCY AND COMPLIANCE

NAME: DENN-CO CONSTRUCTION ADDRESS: 13129 23 MILE RD., SHELBY TWP, MI. 48315

CONTRACTOR'S STATE LICENSE: TO: REPAIR

LOCATION: 600 WOODBRIDGE E. [ 2.5 ] STORY CITY NO.:

NO. OF APTS: BETWEEN: ST. ANTOINE AND: SCHWEITZER PL

ZONING DIST: SD4 LOT NO. SUBDIVISION: 4\*;3 PLAT OF ANTOINE BEAUBIEN FARM (ALSO P198-9 DE

SIZE: 15,036 SQ. FT. SIZE OF BLDG.:

FT. WIDE BY: FT. LONG BY:

FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION:

TO TYPE: 5B USE GROUP: B

BASEMENT WALLS OR FOUNDATION: N

REMARKS: INTERIOR RENOVATIONS AS PER ATTACHED DOCUMENT.

**CUBIC FEET:**

OWNER NAME: SPS WOODBRIDGE CO. LLC ADDRESS: 600 WOODBRIDGE  
CITY: DETROIT STATE: MI ZIP CODE: 48216

This is to Certify that the construction work or use of premises described above has been duly inspected and is acceptable for occupancy as stated herein.

This Certificate is issued in accordance with applicable Laws, Ordinances and Regulations enforced by the various Divisions of the Buildings and Safety Engineering Department of the City of Detroit.

It is specifically understood that this certificate becomes null and void when secured through fraud or by reason of latent violations not ascertainable at the time of inspection or when changes in construction, installation, or occupancy are made without Department approval.

**AMRU MEAH, DIRECTOR**

This law provides for subsequent inspection of these premises by this department at any reasonable time.

**TO BE POSTED ON PREMISES**