

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

May 24, 2006

To: The Department or Commission Listed Below

From: Janice M. Winfrey
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/

0548 Majestic Theatre Center, Inc. (The), request to encroach onto City right-of-way in area of Willis Street, Alexandrine Avenue, and Woodward Avenue.

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CITY ENGINEERING DIV.-DPW

JUN - 1 2006

By _____



April 28, 2006

City Clerk, Ms. Janice M. Winfrey
200 Coleman A. Young Municipal Center
Detroit, MI 48226

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--CITY CLERK--

Re: Petition request for Council to hear

Dear Ms. Winfrey,

My name is Dave Zainea, I'm co-owner of the Majestic Theatre Center, located on 4120 Woodward Avenue. Our family operates five different businesses in one location, and has operated some of these businesses in the city for over 65 years.

I'm asking you to have City Council hear my petition to allow us to encroach on the city's right of way which is located on Willis street, directly behind our buildings and north of our parking lot. The purpose of asking the city to use this right of way is to accommodate more parking spaces which are vital to our businesses. We expanded our parking in the year 2000 by purchasing a lot from the city. This lot was located next to our existing parking lot. In accordance with the City of Detroit's Planning department, I must finish our development of both parking lots, which is 95% complete, with the exception of this right of way. We installed asphalt paving, lighting, wrought iron fencing, landscaping, handicap parking, and a decorative brick wall that separates us from our neighbors. It was brought to my attention that we are infringing on the right of way, which is approximately 20 feet deep and 120 feet wide. I have provided photos of the parking lot and the right of way area and a city map of the location. As you can see from the photos, the right of way has a wrought iron fence and landscaping which is maintained every day. The parking lot construction was done first rate.

By having city extend the use of the right of way, this will enable us to accommodate the required number of parking spacing that city has asked for. I already have discussed this with Department of Engineering and they are not opposed to us using this right of way. We are very close to finishing our obligations with Building and Safety and the City Planning Department, all we need to do is to complete the process with aforementioned departments. If they are any questions that need to be answered, I can be reached at 313-732-7768. I have also enclosed a set of plans that will help clarify where the right of way is located. Thank you for your time, I look forward to City Council's favorable consideration.

Sincerely,  Dave Zainea, Co-owner

The Majestic Theatre Center, Inc.
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Email: majestic@majesticdetroit.com| On the web: www.majesticdetroit.com





