

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

May 31, 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.

/CITY PLANNING COMMISSION/PLANNING AND DEVELOPMENT
DEPARTMENT/PUBLIC WORKS - CITY ENGINEERING DIVISION/

0584 ADA Architects, Inc., request to increase curb radius variance and increase driveway width variance for Staples Plaza project, in area of E. Jefferson Avenue, and Joseph Campau Avenue.

RECEIVED
CITY ENGINEERING DIV-DPW
JUN - 6 2006

By _____

200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400
(313) 224-3260 • Fax (313) 224-1466

ABD
NOEL

38 B
LYM 394



17710 DETROIT AVENUE
LAKEWOOD, OHIO 44107
TEL. (216) 521-5124
FAX (216) 521-4828

DETROIT
CITY CLERK

200 MAY 25 P 12:06

May 19, 2006

0584

**Detroit City Council
c/o the City Clerk
Coleman A. Young Municipal Center,
Room 200
2 Woodward Ave.
Detroit, MI 48226**

**Regarding:
Staples Plaza- Curb Radius and Driveway
Width Variances
E. Jefferson Ave. & Joseph Campau Ave.
Detroit, MI**

ADA Job #05175-00-7

The Honorable City Council:

This letter serves as an official petition for 1) an increased curb radius variance and 2) an increased driveway width variance for the new Staples Plaza project at the southwest corner of E. Jefferson Ave. and Joseph Campau Ave. in Detroit. Please find attached Exhibit "A", our current site plan, showing the curb cut and driveway width as we propose them. In addition, attached is Exhibit "B", which illustrates the site with the city maximum standards. Our petition request is outlined below.

1) We propose to construct a 30° curb radius on the northern side of the property entry drive from Joseph Campau Ave (refer to Exhibit "A"). The city's maximum size for a curb radius is 20°; however, this is insufficient to obtain the necessary turning requirements for a Staples delivery truck, which can be up to 74'-0" in length. Exhibit "B" illustrates what would occur if the curb cut was maintained at the 20° size. The risk of a truck damaging the neighboring building is significant.

2) In addition, we propose to construct a 34'-0" wide property entry drive from Joseph Campau Ave. (refer to Exhibit "A"). The city's maximum size for a driveway width is 30'-0". This is insufficient to obtain the necessary turning radius for a Staples delivery truck. Exhibit "B" also illustrates a driveway width of 30'-0".

The neighboring building to the south of the Joseph Campau Ave. entry drive was recently constructed at approximately 4" off of the shared property line with our parcel. If a building setback had been maintained in accordance with the city's zoning standards for this area at the time, we may be able to operate within the 20° radius and 30'-0" driveway width requirements. However, as this is not the case, we request that a variance be granted for our situation.

Please call me at (216) 521-5134 with any additional questions or concerns you may have. ADA Architects is acting as the agent for this petition on behalf of the property owner, DeBartolo Development. Therefore, please send the petition response to the contact information below:

April Skurka
ADA Architects, Inc.
17710 Detroit Ave.
Lakewood, OH 44107
(216) 521-5134, phone
(216) 521-4824, fax

Thank you for your time.

Sincerely,



April J. Skurka
ADA Architects, Inc.

cc: Norm Elbin, DeBartolo Development
Ethan Gullickson, Regional General Contracting

~~WJH~~ NR

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hurison
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

May 31, 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.

**/CITY PLANNING COMMISSION/PLANNING AND DEVELOPMENT
DEPARTMENT/PUBLIC WORKS - CITY ENGINEERING DIVISION/**

0584 ADA Architects, Inc., request to increase curb radius variance and increase driveway width variance for Staples Plaza project, in area of E. Jefferson Avenue, and Joseph Campau Avenue.

RECEIVED
CITY ENGINEERING DIV.-DPW

JUN - 6 2006

By _____

200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400
(313) 224-3260 • Fax (313) 224-1466

A.
CBD
NOEL



ARCHITECTS, INC.

17710 DETROIT AVENUE
LAKEWOOD, OHIO 44107
TEL. (216) 521-5124
FAX (216) 521-4827

DETROIT
CITY CLERK

7:00 PM
MAY 25 2006

May 19, 2006

05/19/06

**Detroit City Council
c/o the City Clerk
Coleman A. Young Municipal Center,
Room 200
2 Woodward Ave.
Detroit, MI 48226**

**Regarding:
Staples Plaza- Curb Radius and Driveway
Width Variances
E. Jefferson Ave. & Joseph Campau Ave.
Detroit, MI**

ADA Job #05175-00-7

The Honorable City Council:

This letter serves as an official petition for 1) an increased curb radius variance and 2) an increased driveway width variance for the new Staples Plaza project at the southwest corner of E. Jefferson Ave. and Joseph Campau Ave. in Detroit. Please find attached Exhibit "A", our current site plan, showing the curb cut and driveway width as we propose them. In addition, attached is Exhibit "B", which illustrates the site with the city maximum standards. Our petition request is outlined below.

1) We propose to construct a 30° curb radius on the northern side of the property entry drive from Joseph Campau Ave (refer to Exhibit "A"). The city's maximum size for a curb radius is 20°; however, this is insufficient to obtain the necessary turning requirements for a Staples delivery truck, which can be up to 74'-0" in length. Exhibit "B" illustrates what would occur if the curb cut was maintained at the 20° size. The risk of a truck damaging the neighboring building is significant.

2) In addition, we propose to construct a 34'-0" wide property entry drive from Joseph Campau Ave. (refer to Exhibit "A"). The city's maximum size for a driveway width is 30'-0". This is insufficient to obtain the necessary turning radius for a Staples delivery truck. Exhibit "B" also illustrates a driveway width of 30'-0".

The neighboring building to the south of the Joseph Campau Ave. entry drive was recently constructed at approximately 4" off of the shared property line with our parcel. If a building setback had been maintained in accordance with the city's zoning standards for this area at the time, we may be able to operate within the 20° radius and 30'-0" driveway width requirements. However, as this is not the case, we request that a variance be granted for our situation.

A D A A R C H I T E C T S , I N C .

url:www.adaarchitects.co

e-mail:ada@adaarchitects.cc

Please call me at (216) 521-5134 with any additional questions or concerns you may have. ADA Architects is acting as the agent for this petition on behalf of the property owner, DeBartolo Development. Therefore, please send the petition response to the contact information below:

April Skurka
ADA Architects, Inc.
17710 Detroit Ave.
Lakewood, OH 44107
(216) 521-5134, phone
(216) 521-4824, fax

Thank you for your time.

Sincerely,



April J. Skurka
ADA Architects, Inc.

cc: Norm Elbin, DeBartolo Development
Ethan Gullickson, Regional General Contracting