

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, December 10, 2007

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.

DPW - CITY ENGINEERING DIVISION

2189 *Badraj Design Group, Inc., Request for variance of door swing into public-right-of-way for Java Exchange Café, TechOne Building, 440 Burroughs, Detroit, MI 48202.*

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335 Ridge Road
Grosse Pointe Farms, MI 48238

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Badrak Design Group, Inc.
December 10, 2007

Madam Chairperson Alberta Tinsley-Talabi
Public Health & Safety Committee
Detroit City Council
200 Coleman A Young Municipal Center
Two Woodward Avenue
Detroit, MI 48226

2007 DEC 10 A 10:13

DETROIT
CITY CLERK

Subject: Request for Variance of Door Swing into Public Right of Way.

Location: Java Exchange Cafe, TechOne Building, 440 Burroughs, Detroit, MI 48202

Dear Madam Chairperson:

My name is Matt Badrak and I represent Badrak Design Group, Inc. We are the company that designed the Java Exchange Café at 440 Burroughs in the TechOne building in Midtown Detroit for Mr. Ramone Crowe Jr. The café was constructed last year and just a few weeks ago celebrated its 1 year anniversary.

There is currently an open issue on the Certificate of Occupancy in regards to the entrance door that swings into the public right of way. This matter was brought up by Inspector Mr. Michael Clay not during the plan review phase but as a matter of final inspection. Over the past year I have been in contact with Mr. Michael Clay in the commercial inspections department along with Mr. Les Lord in City Engineering and most recently with Mr. Bill Perry in the Survey Bureau regarding the matter of the door swinging into the public right of way. The conversations with Mr. Bill Perry lead me to explore the petition process.

A little background on this building is that the TechOne Building at 440 Burroughs does fall within the Historic District of Midtown and was renovated and upgraded in June of 2004 just prior to our involvement with the café design which began in October of 2005. The cafe is a small lease space within the larger footprint of the TechOne building. To give an idea of scale the TechOne Building has a first floor area or building footprint of approximately 28,400sf. The café occupies only 1,620sf of the building footprint. The Techone Building is 5 stories high which yields over 100,000sf of total building area.

The existing space that was provided to us for the café had an existing entrance door that swung into the public right of way. All the other entrances and exits to the TechOne Building also swing out into the public right of way. As the design of the café interior developed a vestibule was created just inside the entrance that lined up with existing window mullions and did not interfere with the existing fin tube radiator system that provides heat to the space. This vestibule provides a weather barrier between the outside and inside of the building. As a result there was a need to switch the door swing so that there was appropriate clear space on the latch side of the door which is required by ADA. The design however did maintain the door swing into the public right of way. The occupant load of the space is less than 50 people whereas the occupant load for the TechOne building itself is estimated to be approximately 1,000 people.

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The entrance door to the café measures 48" (4'-0") wide by 96" (8'-0") high. When fully open the door extends out into the public right of way 48" or 4'-0". The public right of way measures 120" or 10'-0" from the building façade to the curb. This leaves an approximate dimension of 72" or 6'-0" of clear space on the public right of way if the door was to be fully opened. We did not change the condition of the door swinging into the public right of way we just changed the direction from a right hand hinged door to a left hand hinged door.

With the above information which outlines the reasoning of the door which swings into the public right of way. It is our desire within this petition to seek a variance to allow the door to swing into the public right of way as it previously did prior to our improvement of the tenant space and as it currently does for the TechOne Building which has a significantly higher occupancy rate than the café space.

Although we have not set a specific time table for resolving the open issue for the Certificate of Occupancy we do very much wish to close this issue out as soon as it is possible to do so since Occupancy items usually do have a time frame associated to them.

Thank you very much for your consideration of our variance request.

Sincerely,



Matt Badrak
Badrak Design Group, Inc.
336 Ridge Road
Grosse Pointe Farms, MI 48238

