

# City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

## DEPARTMENTAL REFERENCE COMMUNICATION

*Friday, August 11, 2017*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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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.

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DPW - CITY ENGINEERING DIVISION    PLANNING AND DEVELOPMENT DEPARTMENT

**1737**    *Giffels Webster, request for encroachment into public alley bounded by Brush St, E Fort St, Beaubien, and E Lafayette ,*



August 7, 2017

HAND DELIVER

Honorable Detroit City Council  
C/o Detroit City Clerk  
2 Woodward Avenue  
200 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

RE: Giffels Webster - Request for encroachment into the public alley right-of-way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Bedrock Real Estate Services, LLC, 1092 Woodward Avenue, Detroit, Michigan, 48226 respectfully requests to encroach into the public alley, bounded by Brush St, E Fort St, Beaubien St, and E Lafayette St, with the installation of an exterior exhaust fan and bollards.

We are requesting a 4 foot encroachment into the public alley right-of-way, which will extend from the existing grade to approximately 20.5 feet above grade in height to accommodate the installation of the exterior ductwork, exhaust fan, and bollards. The encroachment extends 10.5 feet along the wall and begins 48 feet east of the Brush right-of-way on the north wall of the building.

The Emergency Blue Phone encroachment begins 30.8 feet east of the Brush right-of-way and extends approximately 1.5 feet from the north wall of the building into the public alley right-of-way. The phone encroachment starts at the existing grade and reaches a height of approximately 10 feet.

This encroachment will neither impede pedestrian nor vehicular traffic, nor will it interfere with the maintenance of the public rights-of-way, including utility company and Fire Department access. The requested encroachment maintains a 16 foot wide access way within the alley for vehicular use. Obtaining this encroachment is critical to fully utilize the side of the building. Drawings of the proposed location of encroachments are attached.

If you should have any questions, please do not hesitate to Michael Marks at (P) 313.962.4442 or [mmarks@giffelswebster.com](mailto:mmarks@giffelswebster.com).

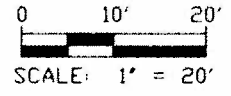
Respectfully,

A handwritten signature in blue ink, appearing to read "Michael Marks".

Michael Marks, Partner  
Giffels Webster

CC: Bedrock Real Estate Services, LLC

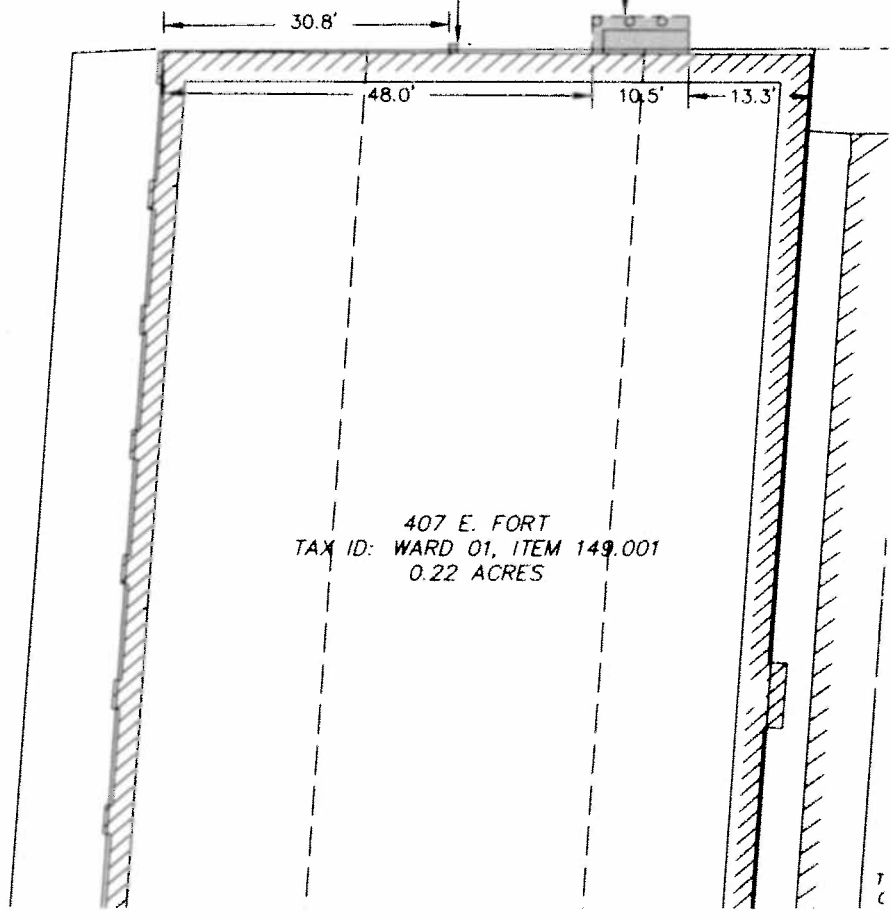
# ENCROACHMENT



400 E LAFAYETTE  
 TAX ID: WARD 01, ITEM 154-5  
 OWNER: RANDOLPH LAFAYETTE  
 LOTS LLC

PUBLIC ALLEY (20 FT. WD.)  
 19.4'      16.0'

BRUSH STREET (48 FT. WD.)



407 E. FORT  
 TAX ID: WARD 01, ITEM 149.001  
 0.22 ACRES



407 E. FORT STREET

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

**giffels webster**  
 Engineers Surveyors Planners  
 Landscape Architects

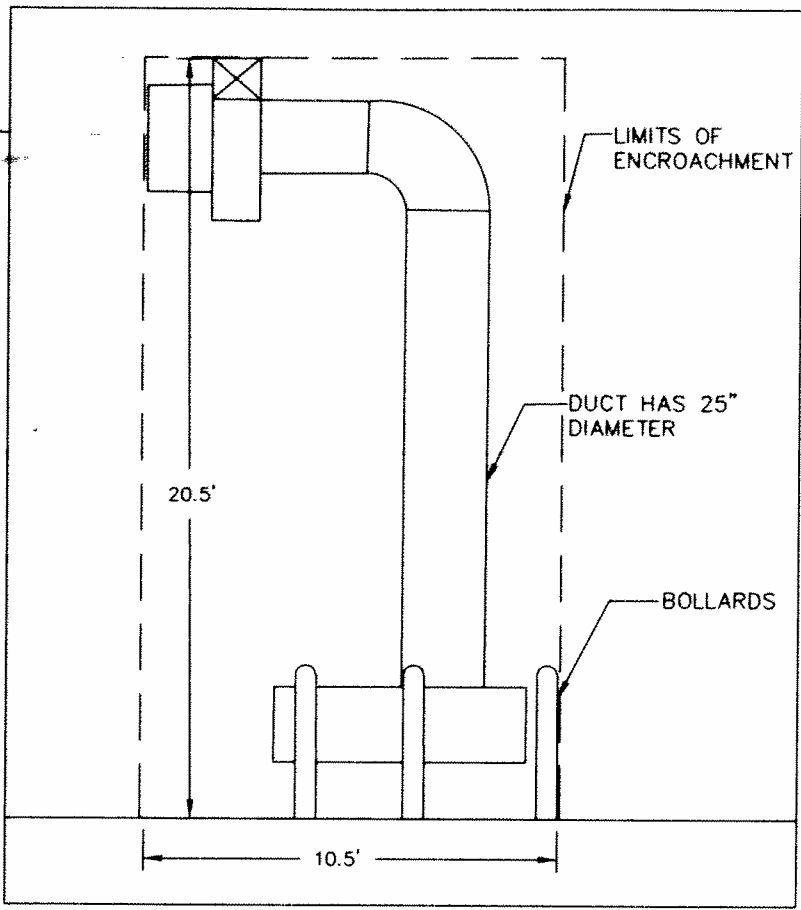
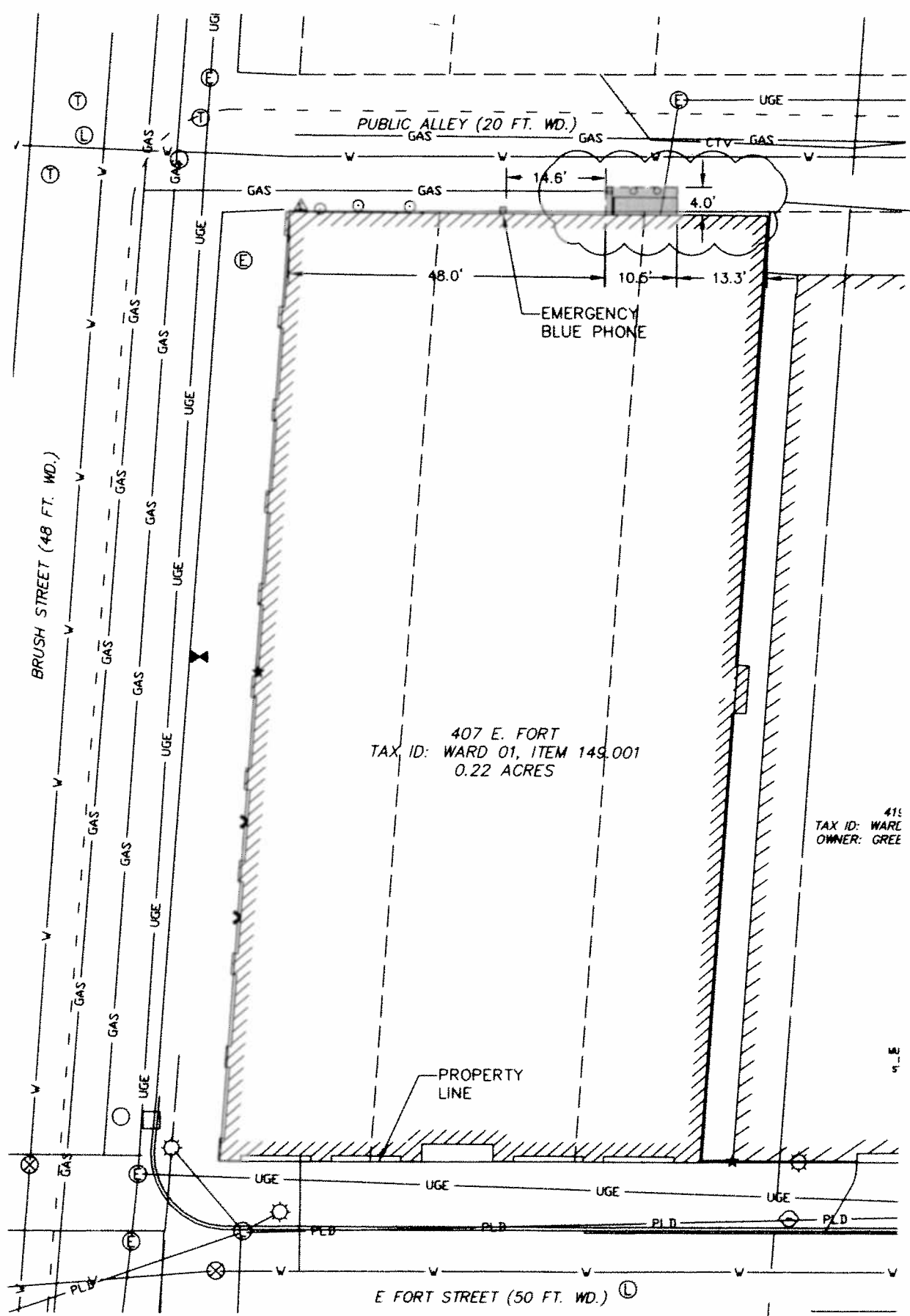
28 West Adams Road  
 Suite 1200  
 Detroit, MI 48226  
 p (313) 962-4442  
 f (313) 962-5056  
 www.giffelswebster.com

Executive	MMM
Manager	MMM
Designer	AMG
Quality Control	TET

DATE	ISSUE

Date: 08.07.2017  
 Scale: 1" = 20'  
 Sheet: 1 OF 1  
 Project: 18327.23D  
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 Giffels Webster.

C:\Users\agregre\OneDrive\18327.23D\18327.23D-407 E. Fort Globe Building (2).dwg



PARTIAL NORTH ELEVATION  
SCALE: NS



0 10' 20'  
SCALE: 1" = 20'

**giffels  
webster**

Engineers  
Surveyors  
Planners  
Landscape Architects

28 West Adams Road  
Suite 1200  
Detroit, MI 48226  
p (313) 962-4442  
f (313) 962-5068  
www.giffelswebster.com

Executive: MWM  
Manager: MWM  
Designer: AMG  
Quality Control: TET



Know what's below.  
Call before you dig.

DATE:	ISSUE:
Date	Issue

**ALTA/ACSM  
LAND TITLE  
SURVEY**

407 E. FORT STREET

CITY OF DETROIT  
WAYNE COUNTY  
MICHIGAN

Date: 08.07.2017  
Scale: 1"=20'  
Sheet: 1 OF 1  
Project: 18327.23D

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August 30, 2017

**HAND DELIVER**

**Honorable Detroit City Council  
C/o City Engineering, Survey Bureau  
2 Woodward Avenue  
600 Coleman A. Young Municipal Center  
Detroit, Michigan 48226**

RE: Giffels Webster - Request for amendment of the encroachment Petition #1737

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Bedrock Real Estate Services, LLC, 1092 Woodward Avenue, Detroit, Michigan, 48226 respectfully requests to revise Petition 1737. The petition permits the encroachment of the public alley right-of-way, bounded by Brush St, E Fort St, Beaubien St, and E Lafayette St, with the installation of an exhaust fan and bollards.

We are requesting to add a 6 feet encroachment into the public right-of-way, which will extend from 8 feet above the existing grade to the top of the building to accommodate the installation of the exterior sign, along with other architectural elements, signs, lighting, canopies, etc. The encroachment extends along the entirety of the parcel along E. Fort and Brush and along the Parcel in the alley starting 20 feet east of Brush Street extending to the west end of the parcel 70.8 feet.

This encroachment will neither impede pedestrian nor vehicular traffic, nor will it interfere with the maintenance of the public rights-of-way, including utility company and Fire Department access. Obtaining this encroachment is critical to fully utilize the sides of the building for all future lighting and signage. Drawings of the proposed location of encroachments are attached.

If you should have any questions, please do not hesitate to Michael Marks at (P) 313.962.4442 or [mmarks@giffelswebster.com](mailto:mmarks@giffelswebster.com).

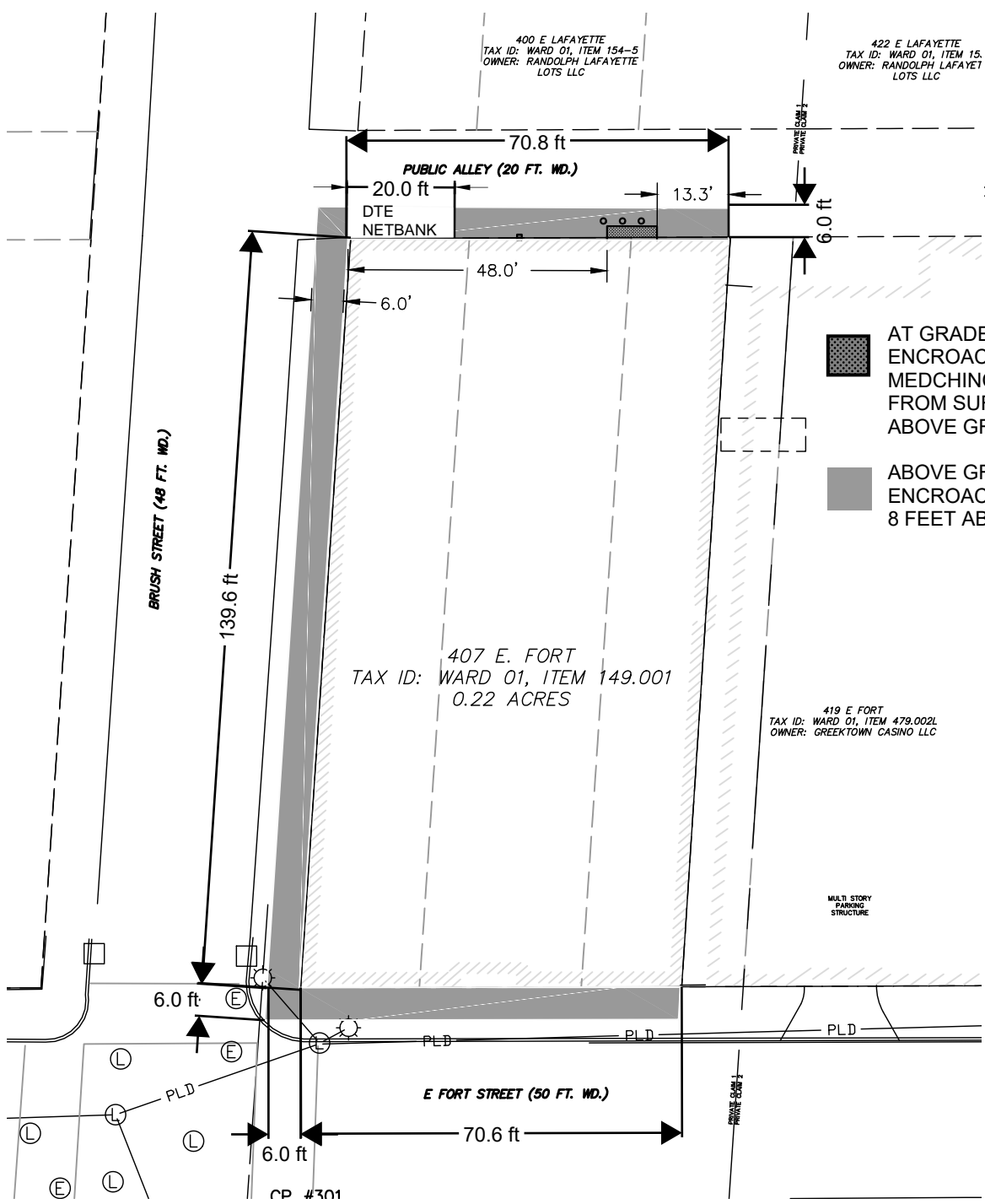
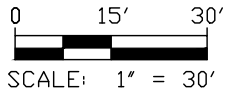
Respectfully,


A handwritten signature in blue ink, appearing to read "Michael A. Marks".


Michael Marks, Partner  
Giffels Webster

CC: Bedrock Real Estate Services, LLC

1737 REVISION 1



 AT GRADE ENCROACHMENT OF MEDCHINCAL EQUIPMENT FROM SURFACE TO 8 FEET ABOVE GRADE.

 ABOVE GRADE ENCROACHMENT OF FROM 8 FEET ABOVE GRADE TO .



Know what's below.  
Call before you dig.

407 E. FORT STREET

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



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Suite 1200  
Detroit, MI 48226  
p (313) 962-4442  
f (313) 962-5068  
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C:\Users\agruelich\Desktop\18327.23D\18327.23D-407 E.Fort Globe Building (2).dwg

2017-08-11

**1737**

**1737** *Petition of Giffels Webster, request for  
encroachment into public alley  
bounded by Brush St, E Fort St,  
Beaubien, and E Lafayette ,*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPW - CITY ENGINEERING DIVISION PLANNING AND  
DEVELOPMENT DEPARTMENT