

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, September 18, 2017

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.

PLANNING AND DEVELOPMENT DEPARTMENT DPW - CITY ENGINEERING DIVISION

1777 *Bedrock Real Estate Services, LLC, requests for a series of encroachments into rights-of-ways within the E Grand River Ave, Library St, Broadway, and Gratiot Ave. block*



September 14, 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 a series of encroachments into Rights-of-Way within the E Grand River Ave, Library St, Broadway St, and Gratiot Ave block.

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 a series of public Rights-of-Way bounded by E Grand River Ave, Library St, Broadway St, and Gratiot Ave for the future installation of a balcony and café adjacent to 1274 Library Ave.

1. We are requesting a six (6) foot encroachment into the Belt Alley Right-of-Way, which will extend from 15 feet above the existing grade to approximately 94 feet above existing grade. Beginning 17.5 feet from the eastern Grand River Right-of-Way, the encroachment will span 48.3 feet along the southern edge of the alley.
2. We are also requesting an encroachment along Grand River Ave and Library Ave, beginning at the southern edge of the Belt Alley ROW extending 117.9' south along Grand River, encroaching 8.3' into the Grand River right-of-way (ROW). The Library Ave portion of the encroachment request extends 17' into the Library Ave ROW, spanning 65.7' east along Library Ave beginning at northeast corner of Grand River and Library for the future installation of a café at the existing grade. In addition, we are requesting an encroachment beginning 8 feet above grade extending to 94 feet above grade that would span along the entirety of the Grand River and Library Ave encroachments described above.

These encroachments will neither impede pedestrian nor vehicular traffic, nor will they interfere with the maintenance of the public rights-of-way, including utility company and Fire Department access. Obtaining these encroachments is critical to fully utilize the sides of the building. Drawings of the proposed locations of the encroachments are attached.

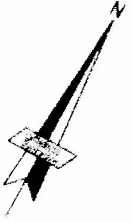
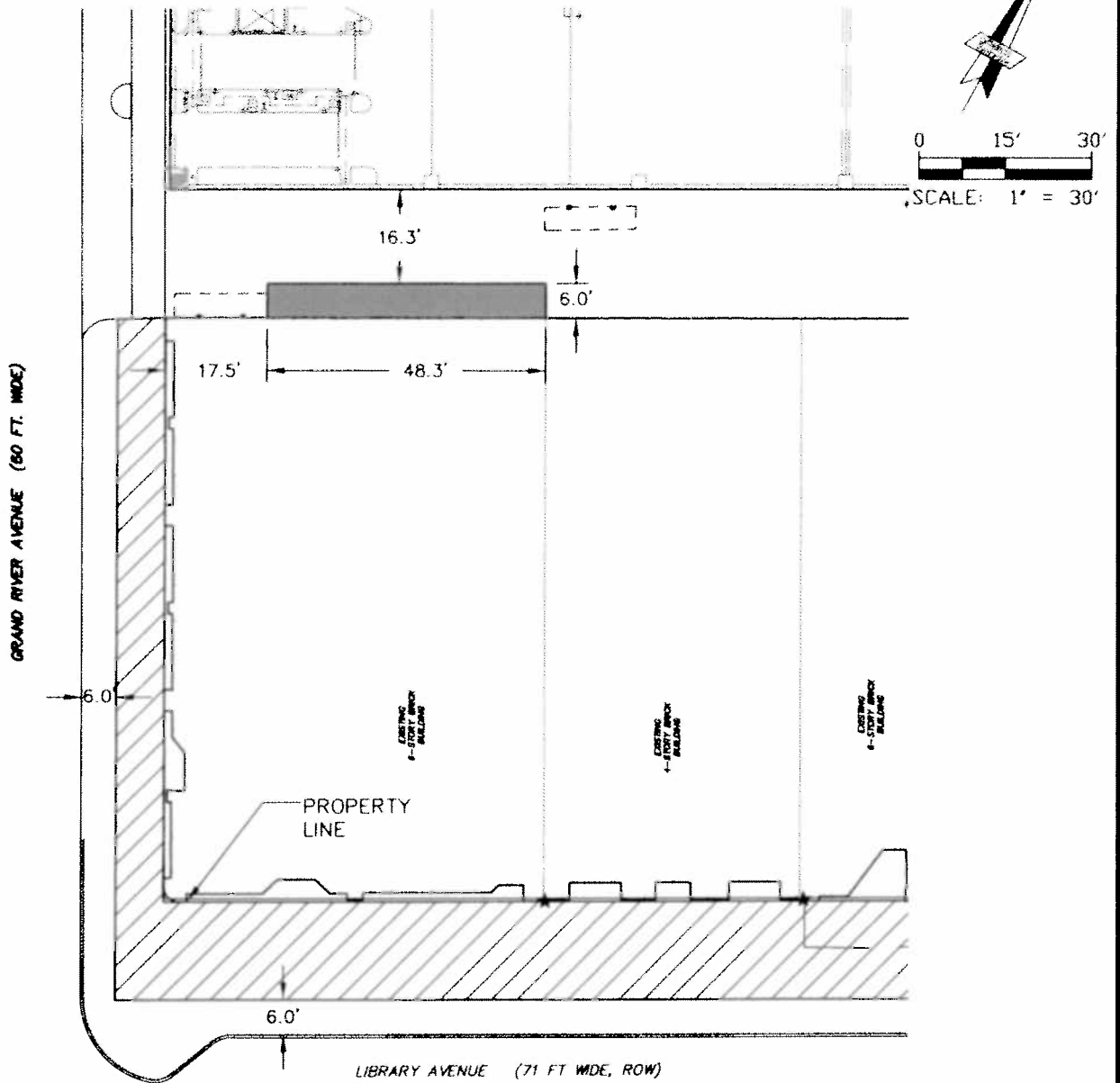
If you should have any questions, please do not hesitate to Michael Marks at (P) 313.962.4442 or mmarks@giffelswebster.com.

Respectfully,

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

Michael Marks, Partner
Giffels Webster
CC: Bedrock Real Estate Services, LLC

BANKRATE BALCONY ENCROACHMENT



Know what's below.
Call before you dig.

1274 LIBRARY ST.

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

giffels webster

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

DATE	ISSUE

Date: 08.22.2017
Scale: 1"=30'
Sheet: 1 OF 1
Project: 0

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2017-09-18

1777

1777 *Petition of Bedrock Real Estate Services, LLC, requests for a series of encroachments into rights-of-ways within the E Grand River Ave, Library St, Broadway, and Gratiot Ave. block*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW -
CITY ENGINEERING DIVISION