



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.

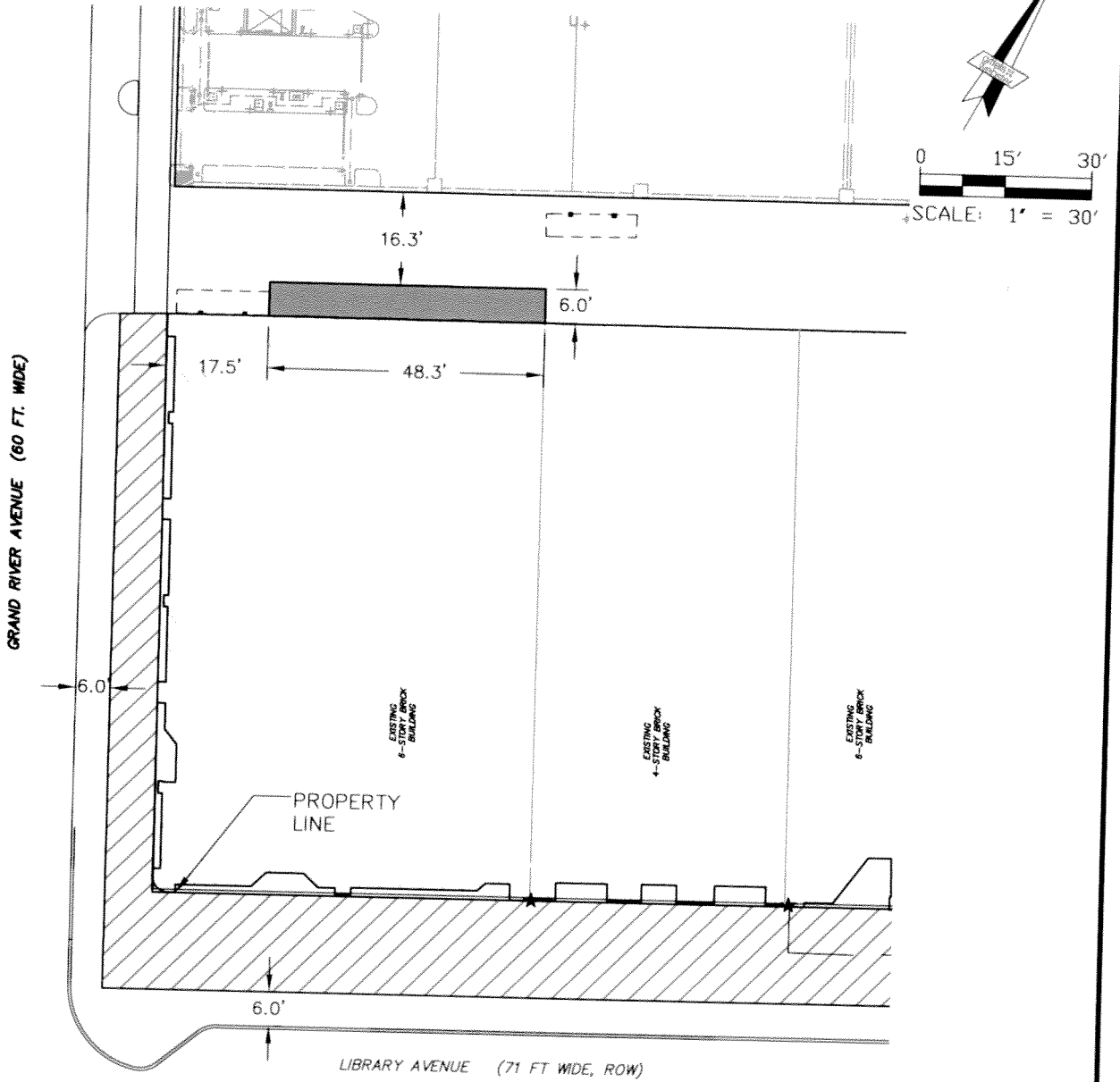
These encroachments will neither impede pedestrian nor vehicular traffic, nor will they interfere with the maintenance of the public rights-of-way, including utility company and Fire Department access. Obtaining these encroachments is critical to fully utilize the sides of the building. Drawings of the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

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

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Detroit, MI 48226
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f (313) 962-5068
www.giffelswebster.com

Engineers Surveyors Planners
Landscape Architects

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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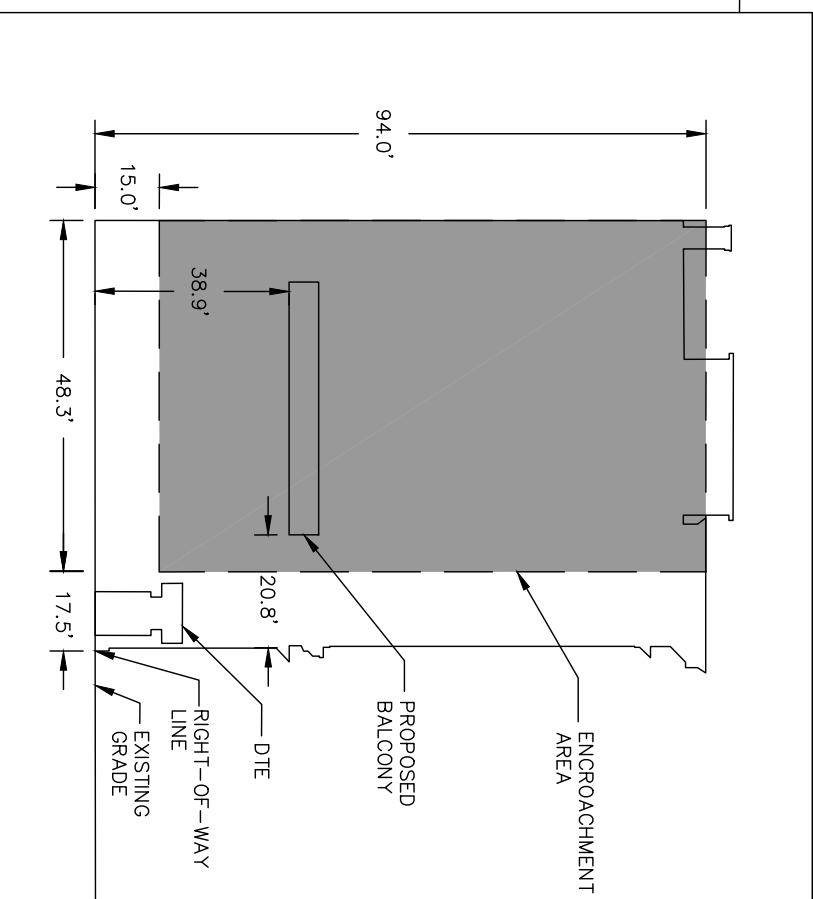
ENCROACHMENT


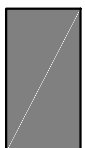
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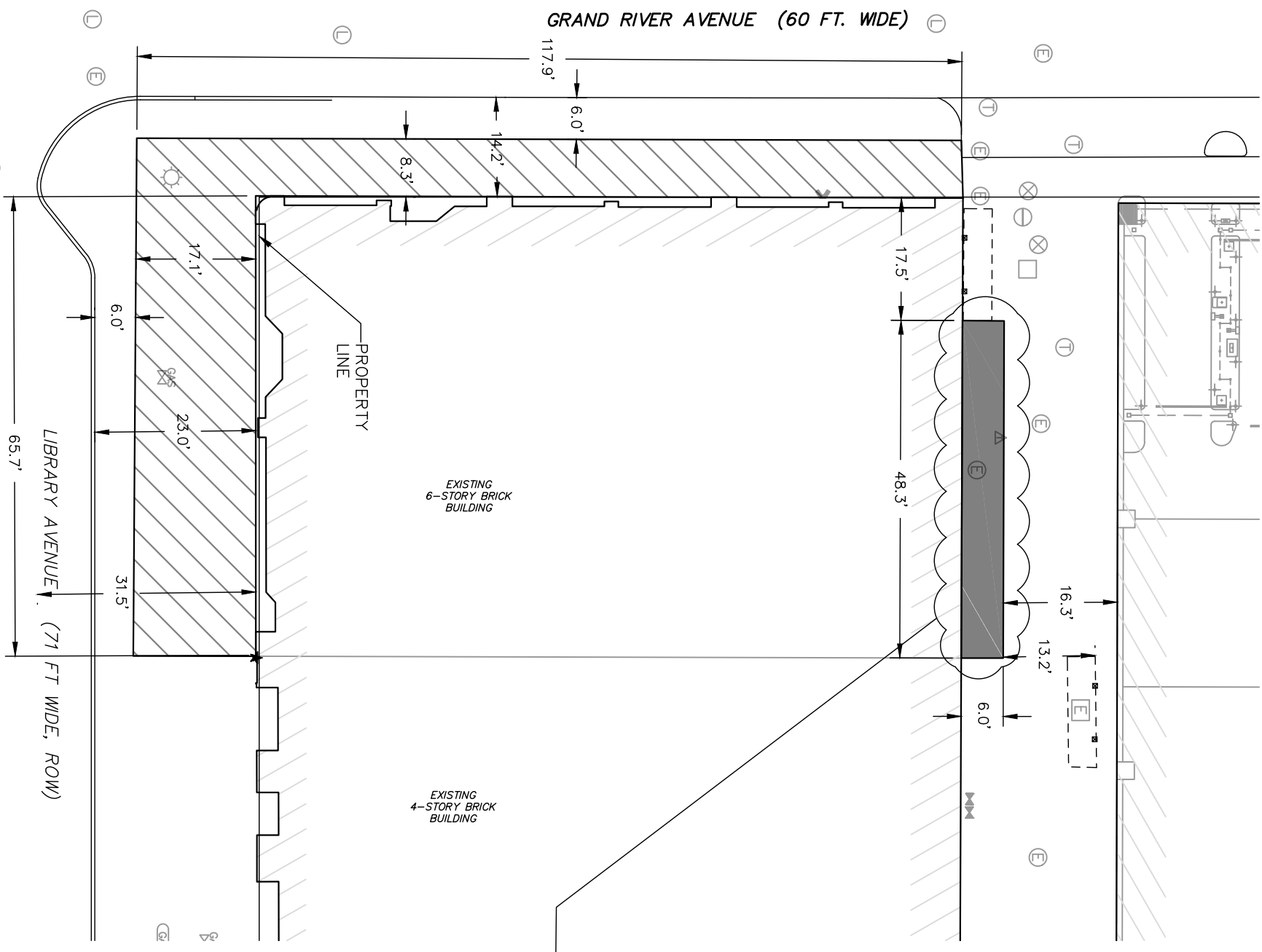
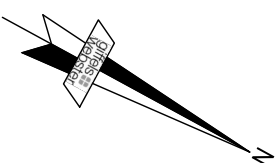
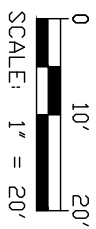
CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

Date: 08.28.2017
Scale: 1"=20'
Sheet: 1 OF 1
Project: 0

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-  - CAFE ENCROACHMENT ON GRADE - 8' ABOVE GRADE TO 94' ENCROACHMENT
-  - 15' ABOVE GRADE TO 94' ENCROACHMENT



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