

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, April 03, 2018

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

263 830 Peterboro LLC, request to create an easement at 830 Peterboro Street.

- ~~4/19/18 - SEE REC-1000 - [unclear] FOR [unclear]~~
- 4/10/19 - TALKED TO MR. NUSE. WORKING ON GETTING THE REVISED DOCUMENTATIONS TO DTE & PDD.
- 4/24/19 - LEFT V.M. SEND EMAIL TO MR. NUSE AND MRS. SIMONSE IN ORDER FOR THEM TO REACH OUT.
- 5/2/19 - LEFT V.M. & EMAIL TO MR. NUSE TO GET IN TOUCH WITH PTE,
200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400
(313) 224 3260 • Fax (313) 224-1466
LEFT DTE CONTACT INFORMATION.
- 5/19/19 - LEFT V.M. & EMAIL FOR MR. NUSE TO REACH OUT TO ME. → OUSR →

298

4

AMENDED PETITION REQUEST FOR ENCROACHMENT

THE HONORABLE CITY COUNCIL

ATTN: OFFICE OF THE CITY CLERK

200 COLEMAN A. YOUNG MUNICIPAL CENTER

DETROIT, MI 48226

1. WHO:

830 PETERBORO LLC

Representative: William Nuse III (830 PETERBORO LLC Managing Member)

5995 19 MILE RD

Sterling Heights, MI 48314

616-886-1025

Bill.Nuse@broadstreetcp.com

2. WHAT:

Obtain below and above ground encroachment approval at:

Lot 10, Block 81, PLAT OF THE SUBDIVISION OF PART OF JONES FARM, according to the plat thereof as recorded in Liber 6, Page 7 of Plats, Wayne County Records.

Commonly known as:

830 Peterboro St., Detroit, MI 48201 Parcel ID No(s): Ward 04, Item 003735

3. WHERE:

Right of Way directly south of the existing building structure that fronts 830 Peterboro.

4. WHEN:

A.S.A.P (Petition Request submitted 4/23/18)

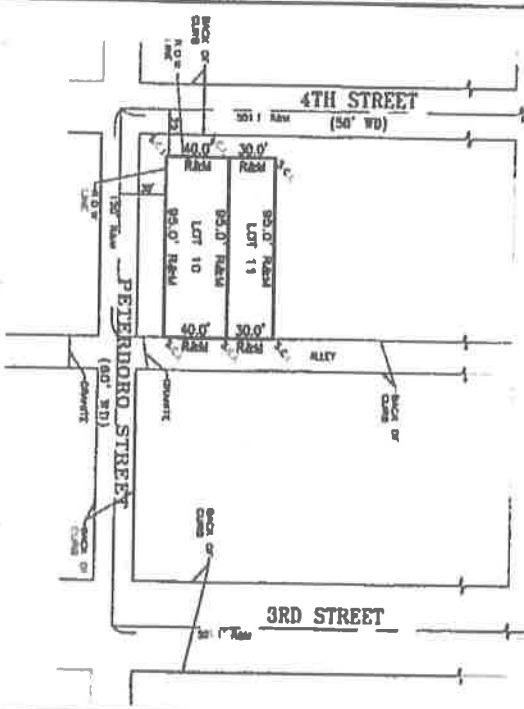
5. WHY:

The current structure (not including entrance stairs) facing south ends directly on the southernmost portion of the lot. (See Survey and Pictures Attached)

1. **Reasonable Access to South Level 1 Units:** Currently the main (South) entrance to 830 Peterboro is accessed via **existing steps** that are in the current Right of Way. We are requesting an above ground encroachment to maintain current step location which will be repaired/rebuilt using same footprint as they exist currently. (Reference Encroachment Item A)
2. **Hardscape to existing Sidewalk:** The existing sidewalk is approximately 8 Feet from the southernmost portion of the building. Proposed building plan would include hardscaping brick walkway that connects end of stair to sidewalk extending south for building occupants. (Reference Encroachment Item B)
3. **Egress Well:** Proposed building plans include south bedroom's in garden level units that would need to have egress window and well. Egress well would extend into current Right of Way. However, it would not extend past the current stairs footprint for Level 1 Units suffice to say it would not impact foot traffic on sidewalks. West Egress well would extend 3 feet south and run 8 feet east to west at a depth of approximately 4 feet from ground level. The East Egress well would extend 3 feet south and run approximately 5 feet east to west at a depth of approximately 4 feet from ground level. (Reference Encroachment Item C)
4. **3RD Floor Balcony:** Proposed building plans include 3rd floor balconies above current Right of Way that extend approximately 4'4" south from current building footprint and run 28'7" east/west. Balconies would be approximately 19'7" above ground level. Note balconies would not extend past the current stairs footprint leading to Level 1 Units. (Reference Encroachment Item D)
5. **Perimeter Fence:** Currently a temporary fence encompasses the building and right of way space south extending all the way to the sidewalk. Based on information from prior owner, this fence was placed around the building 15+ years ago. Proposed building plan would include keeping a fence around the perimeter that would provide security to Tenants. Currently, all other parcels surrounding the building are vacant and see heavy foot traffic so keeping the property gated would continue to offer needed security for future tenants especially Garden Level and Level 1 occupants. (Reference Encroachment Item E)

CERTIFICATE OF SURVEY

MARTIN L. BOUL. ENR. JR. 1001 LEVARD



LEGAL DESCRIPTION

BEING THE PART OF THE ABOVE TRACT DESCRIBED IN THE CERTIFICATE OF SURVEY DATED 10/18/73 AND FILED IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, UNDER FILE NO. 3712-0110, AS SHOWN ON THE ATTACHED PLAT.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed Professional Surveyor in the District of Columbia, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations on which this certificate is based, and that the same were made by me or under my direct supervision and in my presence.



Greg L. Ash
 CREG ASH, P. L. S. 1228-000

LEGEND

--- Easement
 --- Right of Way
 --- Boundary Line

GLA
SLANDERS &
ENGINEERS

8485 N. TERNATIONAL RD.
 PLYMOUTH, WA 98170
 PHONE: (206) 418-8800
 FAX: (206) 418-8805
 WWW: gla-engineers.com

CLIENT: BROADSTREET CAPITAL
 5893 NINETEEN MILE ROAD
 STERLING HEIGHTS, MI 48314

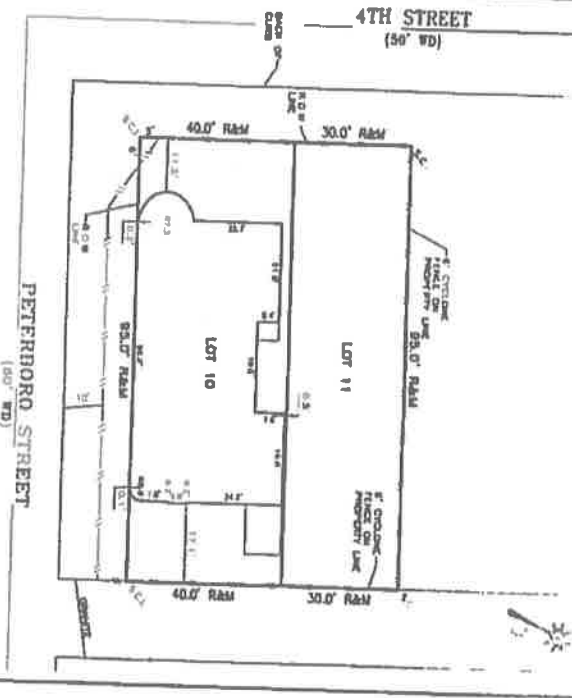
DATE: 10/18/17
 JOB NO: 3712-0110
 FILE NO: 3712-0110

SCALE: 1" = 30'

SHEET: 1 OF 2

DRAWN BY: C.L.B.

CERTIFICATE OF SURVEY



LEGAL DESCRIPTION

BEING THE PART OF THE ABOVE TRACT DESCRIBED IN THE CERTIFICATE OF SURVEY DATED 10/18/73 AND FILED IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, UNDER FILE NO. 3712-0110, AS SHOWN ON THE ATTACHED PLAT.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed Professional Surveyor in the District of Columbia, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations on which this certificate is based, and that the same were made by me or under my direct supervision and in my presence.



Greg L. Ash
 CREG ASH, P. L. S. 1228-000

LEGEND

--- Easement
 --- Right of Way
 --- Boundary Line

GLA
SLANDERS &
ENGINEERS

8485 N. TERNATIONAL RD.
 PLYMOUTH, WA 98170
 PHONE: (206) 418-8800
 FAX: (206) 418-8805
 WWW: gla-engineers.com

CLIENT: BROADSTREET CAPITAL
 5893 NINETEEN MILE ROAD
 STERLING HEIGHTS, MI 48314

DATE: 10/18/17
 JOB NO: 3712-0110
 FILE NO: 3712-0110

SCALE: 1" = 30'

SHEET: 2 OF 2

DRAWN BY: C.L.B.



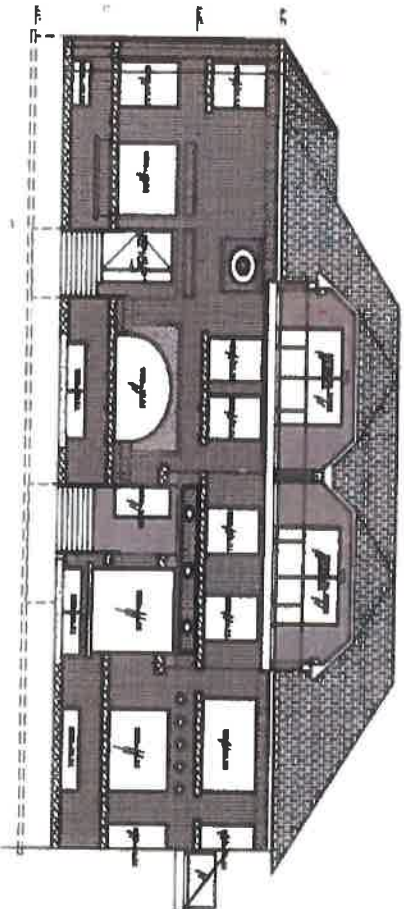
Existing Southeast Corner



Existing South Facade



Existing Southwest Corner



Proposed South Facade

2018-04-03

263

263 *Petition of 830 Peterboro LLC,
request to create an easement at 830
Peterboro Street.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

**PLANNING AND DEVELOPMENT DEPARTMENT
DPW - CITY ENGINEERING DIVISION**