

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

## DEPARTMENTAL REFERENCE COMMUNICATION

*Thursday, January 23, 2020*

*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

**1174**    *Ladder 4, LLC, request for encroachment into the West Grand Blvd. right-of-way, adjacent to 3396 Vinewood.*



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE. SUITE 601  
DETROIT, MICHIGAN 48226  
PHONE: (313) 224-3949 • TTY: 711  
FAX: (313) 224-3471  
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To: Clerk's Office  
From: Ladder 4, LLC  
James Cadariu  
3396 Vinewood  
[jcadariu@gmail.com](mailto:jcadariu@gmail.com)  
(313) 515-2017

1174

The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

**Petition for Encroachment into the W. Grand Blvd right-of-way, adjacent to 3396 Vinewood.**

Based on the scope of the project the following requirements have been outlined:

- The encroachment must maintain a distance of 25 feet from the curb line of W. Grand Blvd.
- Petitioner must agree to construct a new public sidewalk, using standards established by the City of Detroit City Engineering Division. (See <https://detroitmi.gov/departments/departments-public-works/right-way-permits-and-standards> for information regarding said standards).
- Consult with a Zoning Inspector regarding any permit amendments for the permitted use of Restaurant w/ Consumption on Premise.
- Any plans to pave the surface within the encroachment area will require a Right-of-Way permit through the City Engineering Permits Office.
- No structures or other permanent installments may be constructed within the encroachment area.

Sincerely,

Jered Dean  
Manager II  
Maps and Records Bureau

**To the Honorable Detroit City Council:**

**January 17, 2020**

**Mission Statement**

Ladder 4 Detroit is a place where people can gather as neighbors at the local bar meets backyard party. It is relaxed, welcoming and friendly as conversations and wine flow freely. Located in a historic firehouse in Core City, it has been repurposed from its core public safety service to a social public service. Part food and drink lab, part music hootenanny, it pays tribute to all the rich and varied Detroit cultures and its musical traditions.

Ladder 4 is owned and will be operated by James Cadariu, esq. He is an attorney who was born and lives in Detroit. He helped envision, build out and operate Great Lakes Coffee in Midtown. His grandparents came to Detroit in the early 1900s and his grandfather opened a barbershop on Joseph Campau and Franklin that still operates today. His grandmother cleaned buildings like the Whitney Restaurant on Woodward. His father worked for the city on the Farm a Lot program under Mayor Coleman Young, was assistant manager of the DSO and served as a counselor at Finney High School. Both he and his father got multiple degrees from Wayne State University.

Ladder 4 has purchased blighted lots across from the Firehouse and the Alternatives for Girls school on Vinewood north of Michigan Avenue from the Land Bank. The goal is to create sufficient parking for the use of the entire building as a public space. The additional land will be cleared and beautified and used for urban gardening to support the kitchen at the firehouse. One of the uses of the firehouse will be as an event space which can accommodate a large number of people. As Detroit resumes a growth pattern there is a strong demand for event spaces but few that can accommodate larger events with parking, food, beverages and entertainment. For that reason it is requesting an encroachment for the backyard patio area over the existing sidewalk on West Grand Boulevard.

The encroachment requested would allow it to extend the fence toward the Boulevard while leaving a strip of grass on the outside. Most of the grass at the intersection of Vinewood and West Grand Boulevard has been removed or paved over for parking at three industrial businesses at the other corner properties. All three of those businesses have barbed wire fencing as well. Ladder 4 proposes a privacy fence in wood with ivy planted beautifying it to the street. Extending the property will allow its use for additional outside seating, lawn games and live music. The project as envisioned is transformational in a neighborhood which has seen little investment and destruction of its housing stock. With such a signature space near the intersection of Michigan Avenue and West Grand Boulevard and the plans for Ford in nearby Corktown, Ladder 4 will be part of the redevelopment of not only the commercial business corridor of Michigan Avenue but into the Core City neighborhood as well.

Sincerely,  
James Cadariu, esq.  
Ladder 4 LLC

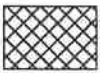
W. GRAND BLVD

VINEWOOD AVE. 66 FT.WD.



ASH ST. 50 FT.WD.

W. GRAND BLVD 169 FT.WD.



- REQUEST ENCROACHMENT

2020-01-23

**1174**

1174 *Petition of Ladder 4, LLC, request for encroachment into the West Grand Blvd. right-of-way, adjacent to 3396 Vinewood.*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT