City of Detroit

Janice M. Winfrey City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, March 16, 2020

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

Firm Real Estate Management I, LLC, request for encroachment into Riopelle Street right-of-way for a pre-existing below grade basement area located at 2459 Riopelle Street (aka 2456 Market Street)

FIRM Real Estate Management I, LLC

Janice M. Winfrey, Clerk City of Detroit Clerk's Office Coleman Young Municipal Center 2 Woodward Avenue Detroit, Ml. 48226 March 6, 2020

Re:

Petition for Encroachment into Riopelle Street right-of-way for a pre-existing below grade basement area located at 2459 Riopelle Street also more commonly known as 2456 Market Street, Detroit, MI. 48207

Dear Ms. Winfrey:

Please find enclosed as part of this petition a letter from Jered Dean, Manager II of the of City of Detroit, Department of Public Works: City Engineering Division. The ownership (2456 Market Street) of 2459 Riopelle Street are respectfully petitioning the City of Detroit to allow the pre-existing below grade basement encroachment of Riopelle Street so that it can be used as it has been traditionally for storage of product and equipment by the ownership or a tenant occupying the building in conducting their business.

Enclosed also is the Survey showing the encroachment and a print off the Detroit Parcel Viewer showing a map location of the subject property.

Please contact me via cell phone at 248-416-4020 with any questions or request for further documentation. You may also email me at charles@firmdet.com. My regular mailing address is underneath my signature block if required.

Thank you for your consideration of this petition and we look forward to hearing back from your department regarding the petition.

FIRM REAL ESTATE MANAGEMENT I, LLC

Charles E. Brodeur Senior Vice President

As Agent for 2456 Market Street

CITY CLERK 2020 MAR 6 PK4:56



COLEMAN A. YOUNG MUNICIPAL CENTER 2 WOODWARD AVE. SUITE 601
DETROIT, MICHIGAN 48226
PHONE: (313) 224-3949 • TTY;711
FAX: (313) 224-3471
WWW.DETROITMI.GOV

To: Clerk's Office

From: The Department of Public Works

City Engineering Division

MapsandRecordsBureau@DetroitMI.Gov

(313) 224-3970

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 Riopelle Street right-of-way for a pre-existing below grade basement area located at 2459 Riopelle Street.

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

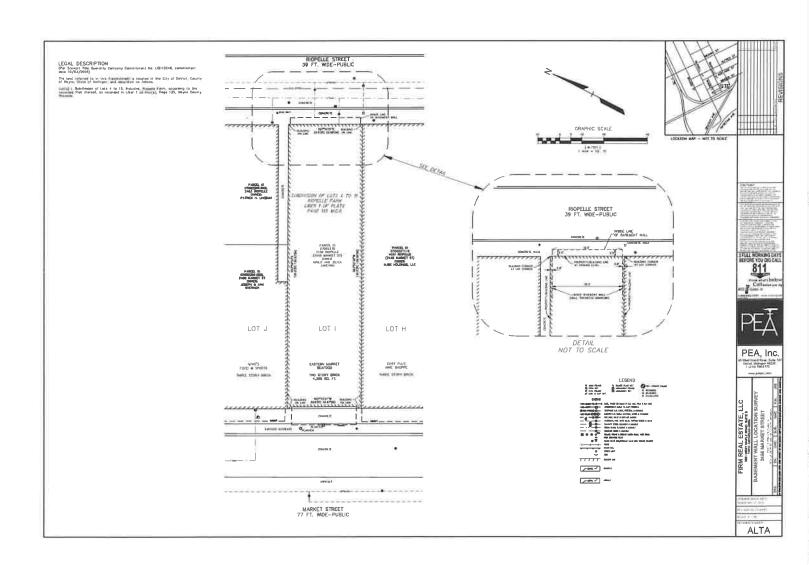
- No structure or permanent features may be constructed within utility easement.
- Provide a hard copy of the petition packet to the City of Detroit Clerk's Office containing:
 - o This letter from DPW
 - A letter of intent written by the petitioner containing petition contact information, reason for the petition, and address of property where the encroachment is being placed.

o Survey showing area of encroachment.

Sincerely,

Jered Dean Manager II

Maps and Records Bureau





Detroit Parcel Viewer

Search for an address...

Map layers

Zoning Satellite

Parcel number: 07002270.

Address

2459 RIOPELLE

Owner

2456 MARKET LLC

Owner (ext.)

Owner Address

3501 W. MAPLE ROAD SUITE B, TROY, MI

Last Sale Date

October 1, 1982

Last Sale Price

\$50,000

Taxable Status

TAXABLE

Taxable Value

Land Value

\$58,000

Improved Value

\$7,039

\$108,966

Depth x Frontage

130 x 34 ft

Total Acres

0.101

Zoning

B6 General Services District

of Buildings

1

2020-03-13

1243

Management I, LLC, request for encroachment into Riopelle Street right-of-way for a pre-existing below grade basement area located at 2459 Riopelle Street (aka 2456 Market Street)

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW - CITY ENGINEERING DIVISION