

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

1243 *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, MI. 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 PM 1:56



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
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:
 - 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.
 - Survey showing area of encroachment.

Sincerely,

Jered Dean
Manager II
Maps and Records Bureau



© Mapbox © OpenStreetMap © Maxar

Detroit Parcel Viewer

Search for an address...

Map layers

<input type="checkbox"/>	Zoning
<input checked="" type="checkbox"/>	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	\$58,000
Land Value	\$7,039
Improved Value	\$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

1243 *Petition of 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)*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW -
CITY ENGINEERING DIVISION