

City of Detroit
City Engineering Division, Department of Public Works
Maps and Records Bureau

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 3/17/2020

Petition: x1243

- | | |
|---|---|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Comcast Television (CATV) | <input type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE) | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Great Lakes Water Authority | <input checked="" type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Temporary Closing |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | |
| <input checked="" type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | |
| <input type="checkbox"/> Street Design Bureau, DPW | |
| <input type="checkbox"/> Street Maintenance Division, DPW | |
| <input type="checkbox"/> Traffic Engineering Division, DPW | |
| <input type="checkbox"/> Water and Sewerage Department | |
| <input type="checkbox"/> Detroit Thermal | |
| <input type="checkbox"/> International Transmission Company (ITC) | |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary). If a response is not received after a second notice of proposed change has been issued DPW will make the determination to move forward with the petition.

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW
City Engineer

**TO: City Engineering Division, DPW
2 Woodward Ave., Suite 642
Detroit, Michigan 48226-3462
Survey Bureau: 313-224-3970**

Petition: x1243

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- Not Involved
- Involved; but no objections to the property change.
- Involved; objection to the property change.
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

Objections, Please leave a brief explanation for any objection or the nature of an estimated cost:

City of Detroit Police Department

(Utility or City Department)

Velma Hampton

By

Sergeant

Title

3/19/2020

Date

313-596-5709

Area code – Telephone number

2/20/2018 wlv

A P P R O V E D
3/20/2020
Velma Hampton

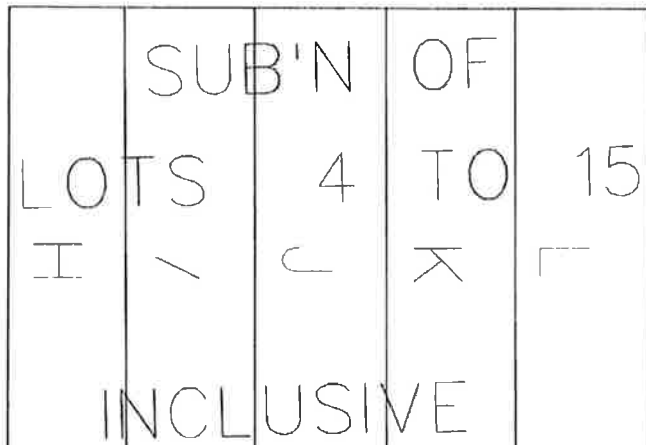
COMMANDER
SEVENTH PRECINCT

PETITION NO. 1243
 FIRM REAL ESTATE MANAGEMENT I, LLC.
 2459 RIOPELLE ST.
 DETROIT, MI 48207
 (C/O) CHARLES E. BRODEUR
 PHONE NO. (248) 416-4020



MARKET ST. 77 FT.WD.

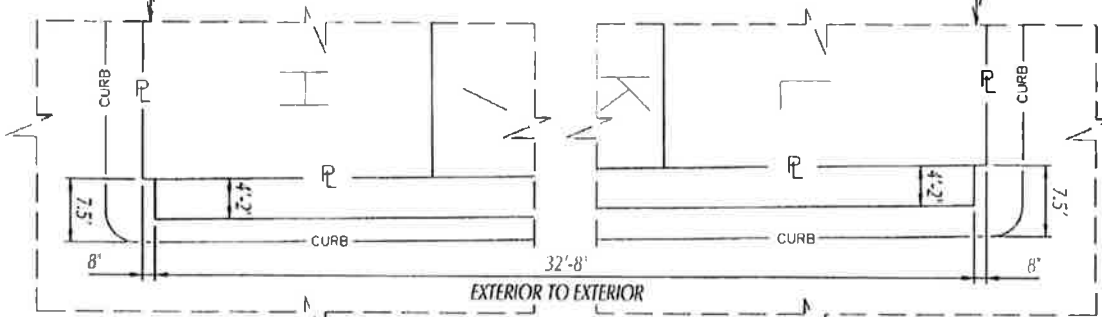
FISHER FREEWAY



WINDER ST. 50FT.WD.

32'-8"

RIOPELLE ST. 39 FT.WD.



RIOPELLE ST. 39 FT.WD.

■ - REQUEST ENCROACHMENT
 (FOR A PRE-EXISTING BELOW GRADE BASEMENT)
 (FOR OFFICE USE ONLY)

CARTO 39 D

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	SA	CHECKED	KSM		
DATE	03-17-20	APPROVED	JD		

REQUEST ENCROACHMENT
 INTO RIOPELLE ST.
 AT 2459 RIOPELLE ST.
 (FOR A PRE-EXISTING BELOW GRADE
 BASEMENT)

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1243

Janice M. Winfrey
City Clerk

City of Detroit
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)*

2 Woodward Ave. Coleman A. Young Municipal Center Rm. 200, Detroit, MI 48226

(313) 224 - 3260 | Fax: (313) 224 - 1466

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 10:12 AM



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:

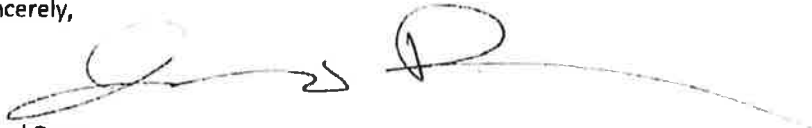
Type of action recommended:

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 checked="" type="checkbox"/>	Zoning
<input 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	86 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