



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
WWW.DETROITMI.GOV

To: Clerk's Office
From: The Department of Public Works
City Engineering Division
MapsandRecordsBureau@DetroitMI.Gov
(313) 224-3970

Petitioner:
Speramus Partners, LLC
18037 Ohio Street
Detroit, MI, 48221

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. 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 to Outright Vacate part of West McNichols Road, adjacent to 7400 West McNichols, and request to approve encroachment of awnings on the north side of West McNichols Road and the west side of Prairie Avenue, adjacent to 7400 West McNichols Road.

Jered Dean
Manager II
Department of Public Works
City Engineering Division
313-224-3985

Speramus Partners, LLC

18037 Ohio Street | Detroit | Michigan | 48221
(313) 718-8232 | (313) 731-1848 FAX | chase@bcvdetroit.org

March 31, 2022

VIA ELECTRONIC SUBMISSION

City of Detroit
Department of Public Works, Maps and Records Bureau
2 Woodward Avenue
Detroit, Michigan 48226

RE: 7400 W. McNichols – Awning Encroachment Request

Dear Sir or Madam:

By this letter, Speramus Partners, LLC is requesting approval for an above-grade encroachment for seven awnings to be installed at 7400 W. McNichols, Detroit, MI 48221. Speramus Partners is the sole owner of the property, which is currently under construction and nearing substantial completion.

As illustrated in the site plan provided with our submission, the encroachment begins at 12'10" above grade and extends to 15'10" above grade. If approved, the proposed awnings would be installed on the south side of the building along West McNichols and partially on the east side of the building along Prairie Street.

Through our general contractor, MIG Construction, Speramus Partners has engaged Marygrove Awnings, a Detroit-based supplier, to supply and install the awnings. The framing will be aluminum and the awning fabric is denoted as "Ferrari Soltis Proof Satin 502V2-8450C."

If you have any questions or require any additional information, I can be reached at the telephone number or email address in the header above. If there is a particular comment or question regarding the site plan, you may reach out to my architect directly via the information provided below:

Damon Dickerson (Dokes Design + Architecture)
ddickerson@dokesdesign.com
(734) 368-1942

Sincerely yours,

SPERAMUS PARTNERS, LLC



Chase Cantrell
Manager

E

D

C

B

A

PUBLIC ALLEY

TRASH ENCLOSURE - SEE FLOOR PLAN FOR SPECS.

LOADING ZONE
12' X 35'

47'-4" RIGHT OF WAY

PRAIRIE ST.

SUPERNATURAL
7400 W. MCNICHOLS RD.
7500 SQ. FT.

7448 MCNICHOLS RD.

7424 MCNICHOLS RD.

NEIGHBORHOOD HOMEBASE

DETROIT SIP

7328 MCNICHOLS RD.

DDIA
DOKES DESIGN
architecture
175 W. VAN DYKE ST., SUITE 1100
TROY, MI 48063-1000
TEL: 313.781.1100
WWW.DOKESDESIGN.COM

CUSTOMER:
SPERAMUS PARTNERS, LLC
17500 ROSELAWN ST. UNIT 2
DETROIT, MI 48224-5821

PROJECT:
COMMERCIAL REHAB
7400 W. MCNICHOLS RD.
DETROIT MI 48221

CONSULTANT:
THE ARCHITECTURE FIRM HAS ASSIGNED RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.

7365 MCNICHOLS RD.

NOTE:
PROPOSED STREET MODIFICATIONS ARE SHOWN IN THE MCNICHOLS STREET SCAPE PLANS

361'-0" PATH TO ENTRANCE

W. MCNICHOLS RD.

66' RIGHT OF WAY

EXISTING CATCH BASIN CONCRETE ISLAND, TYP.

EXISTING MANHOLE, TYP.

ABOVE GRADE ENCROACHMENT FOR AWNINGS BEGINNING AT 12'-10" ABOVE GRADE AND EXTENDING TO 15'-10" ABOVE GRADE

EXISTING PARKING LOT

SAN JUAN DR.

7443 MCNICHOLS RD.

7401 MCNICHOLS RD.

PUBLIC ALLEY

PROPOSED PARKING DECK BY THE CITY OF DETROIT (SEE ATTACHED MAP FOR SITE EXTENTS)

1 SITE PLAN
SCALE: 1/16" = 1'-0"



0 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

SHEET TITLE
SITE PLAN

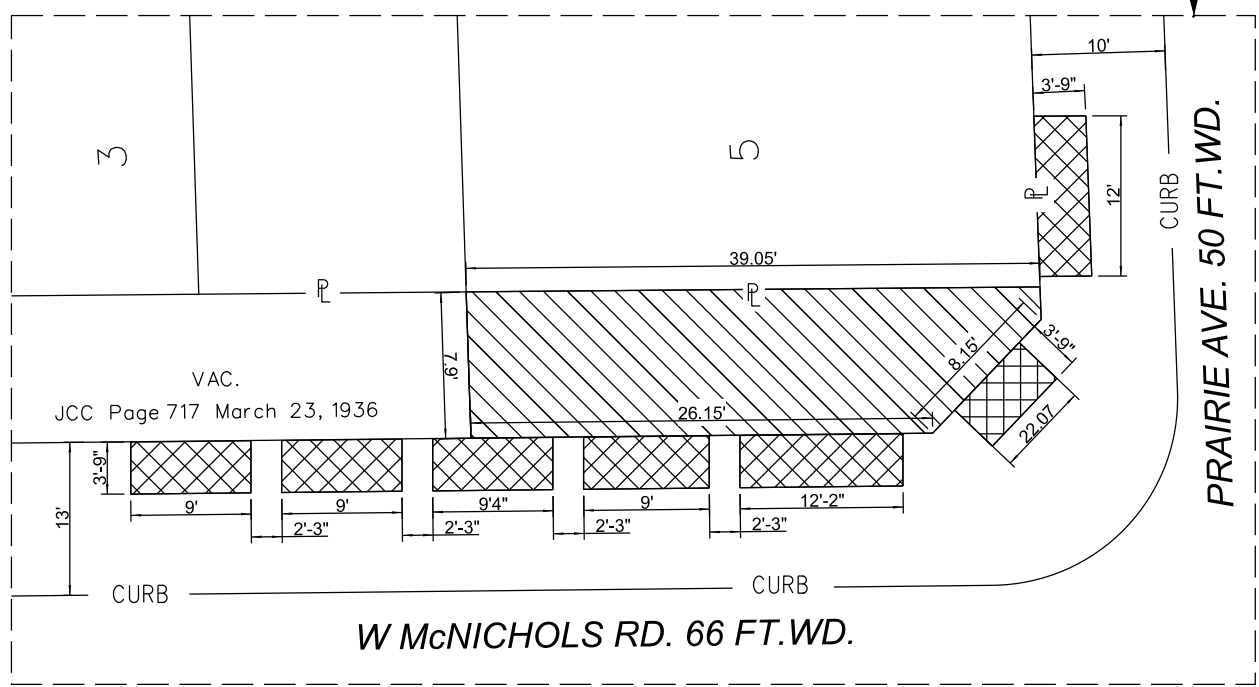
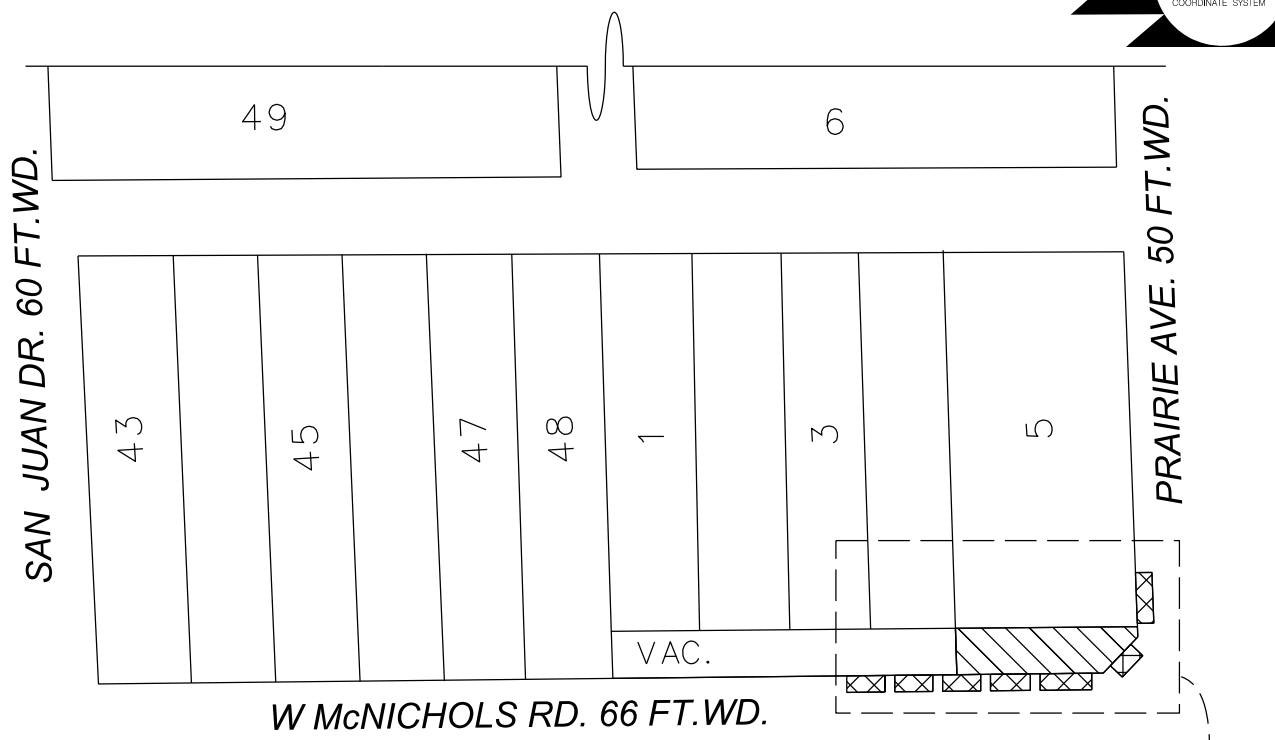
Date: 05.08.18

Project Number: 2019003

SHEET NUMBER: AS101

REVISION	DATE
AWNING REVIEW	03.09.22
BZA REVIEW	11.17.20
BZA REVIEW	11.10.20
SITE PLAN REVIEW	11.03.19

MAP-22-23



- REQUEST ENCROACHMENT
- OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 89 F

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	SA	CHECKED			
DATE	04-04-2022	APPROVED		JD	

**REQUEST TO OUTRIGHT VACATE
 AND ENCROACHMENT
 INTO W McNICHOLS RD.
 BETWEEN
 SAN JUAN DR. AND PRAIRIE AVE.
 AT 7400 W. McNICHOLS RD.**

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