

March 17, 2023

Via Online Application Portal

City of Detroit, Department of Public Works
2 Woodward Avenue #611
Detroit, MI 48226

Re: Amendment Request to Encroachment Permit 866

To Whom It May Concern:

As you may be aware, Iconic-Zuzu, LLC has submitted plans (BLD2022-06234) and applied for various permits in connection with the buildout of a restaurant in the building located at 511 Woodward Avenue, Detroit, MI 48226. The restaurant plans include outdoor seating within the existing footprint of the patio directly adjacent to the south side of the building (facing Woodward Avenue). In connection with the City's review of these plans, the Department of Public Works requested that Encroachment Permit 866 (previously approved on October 22, 2019) be amended to explicitly provide for certain proposed uses as part of the restaurant's outdoor patio operations.

Encroachment Permit 866 was previously granted to Iconic-511, LLC (applicant's affiliate and landlord). This permit allowed for a patio abutting the entire length of the south side of the building. The encroachment was further documented pursuant to that certain Maintenance Agreement dated as of November 4, 2019 between Iconic-511, LLC and City of Detroit, Department of Public Works (the "Maintenance Agreement"). The Maintenance Agreement further provided that the patio area could be renovated to provide year-round use by the building tenants and the public.

Iconic-511, LLC hereby requests an amendment to Encroachment Permit 866 to allow encroachment within such previously approved patio area for built-in seating, a built-in bar, and a new railing/gate. Enclosed is a space plan reflecting such items within the existing patio. Also enclosed is a Certificate of Appropriateness from the Detroit Historic District Commission finding that Iconic's plans for new outdoor seating and bar area within the existing footprint of the patio meets their rigorous standards. In addition to the HDC's approval, Planning and Development and CPC have also approved this use.

Iconic-511, LLC is making a substantial investment with respect to the restaurant operations and outdoor patio area. In furtherance of this investment, Iconic-511 further requests that the Maintenance Agreement be modified to provide for an option to extend the term of this agreement for an additional five (5) year period after the expiration of the current 5-year term (set to expire on November 3, 2024).

We thank you for your consideration. Please do not hesitate to reach out to me or our principal Zaid Elia (zaid@theeliagroup.com; 248.882.3700) should you have any questions or require additional information.

Very truly yours,



Randy Awdish, General Counsel

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cc: Zaid Elia (via email)
Enclosures (Space Plan; HDC Certificate of Appropriateness)

