

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENT PETITION REFERENCE COMMUNICATION**

*To: The Department or Commission Listed Below*

*From: Janice M Winfrey, Detroit City Clerk*

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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.

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Petition No.	2024-020
Name of Petitioner	SBAM Park Ave LLC
Description of Petition	Request for encroachment into West Montcalm Street, Park Avenue, and the public alley adjacent to the property commonly known as 2305 Park Avenue.
Type of Petition	<b>Alley Vacation/Encroachment/Utility Vacation</b>
Submission Date	01/10/2024
Concerned Departments	Department of Public Works (DPW), Planning and Development Department, Department of Public Lighting, City Engineering Division
Petitioner Contact	Leon Evans Giffels Webster 28 W. Adams Suite 1200 Detroit, MI 48226 (313) 962-4442 <a href="mailto:levans@giffelswebster.com">levans@giffelswebster.com</a>



**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**

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

Petitioner:  
SBAM Park Avenue LLC  
2305 Park Avenue  
Detroit, MI, 48201

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the action below. 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 West Montcalm Street, Park Avenue, and the public alley adjacent to the property commonly known as 2305 Park Avenue. Encroachment items include various frost slabs, planters, awnings, and a below grade vault.

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



July 26, 2023

**Honorable Detroit City Council  
C/o Detroit City Clerk  
200 Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, Michigan 48226**

RE: Giffels Webster - Petition requesting encroachments of public rights-of-way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Kraemer Design Group, 1420 Broadway, Detroit, Michigan, 48226, respectfully requests the following encroachments into the public rights-of-way in the block bounded by W. Montcalm, Park Avenue, and the Public Alley:

- Proposed underground encroachment for two (2) frost slabs into public alley right of way. Encroaching from 0' on grade to 3.5' below grade.
- Proposed underground encroachment for an existing underground vault into W. Montcalm public right-of-way.

See referenced Exhibit for details.

If you should have any questions, please do not hesitate to contact Leon Evans at (P) 313.962.4442 or at [levans@giffelswebster.com](mailto:levans@giffelswebster.com).

Respectfully,

A handwritten signature in cursive script that reads "Leon Evans".

Leon Evans P.E.,  
Project Manager  
Giffels Webster



**August 16, 2023**

**Honorable Detroit City Council  
C/o Detroit City Clerk  
200 Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, Michigan 48226**

RE: Giffels Webster - Petition requesting encroachments of public rights-of-way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Kraemer Design Group, 1420 Broadway, Detroit, Michigan, 48226, respectfully requests the following encroachments into the public rights-of-way on the north side of W. Montcalm, and the west side of Park Avenue.

- Above grade encroachment for the existing planter begins 3.00 feet from the south-east corner of 2305 Park Ave property line. The encroachment extends up to 1.60 feet (width) into the W Montcalm Street public ROW on the South-East side of the property. The encroachment will extend from 0.50 feet above existing grade to 4.16 feet above existing grade (the encroachment is 3.66 feet in total height). The planter has a length of 15.00 feet.
- Above grade encroachment for the existing planters begins 36.33 feet from the south-east corner of 2305 Park Ave property line. The encroachment extends up to 1.60 feet (width) into the W Montcalm Street public ROW on the South-East side of the property. The encroachment will extend from 0.50 feet above existing grade to 4.16 feet above existing grade (the encroachment is 3.66 feet in total height). The planters have a total length of 41.00 feet.
- Above grade encroachment for the existing planters begins at 2.25 feet from the northeast corner of the 2305 Park Ave property line. The encroachment extends up to 1.33 feet (width) into the Park Ave public ROW on the northeast side of the property. The encroachment will extend from 0.50 feet above existing grade to 4.33 feet above the existing grade (the encroachment is 3.83 feet in total height). The planters have a total length of 36.00 feet.
- Above grade encroachment for the existing planters begins at 53.85 feet from the northeast corner of the 2305 Park Ave property line. The encroachment extends up to 1.33 feet into the Park Ave public ROW on the northeast side of the property. The encroachment will extend from the existing grade (0.00 feet) to 4.33 feet above the existing grade. The planters have a total length of 36.00 feet.

Please reference the attached Exhibit 3 showing the above grade encroachments for more information.

If you should have any questions, please do not hesitate to contact me at (P) 313.962.4442 or at [levans@giffelswebster.com](mailto:levans@giffelswebster.com).

Respectfully,

A handwritten signature in black ink, appearing to read "Leon Evans".

Leon Evans, PE  
Project Manager  
Giffels Webster



**August 15, 2023**

**Honorable Detroit City Council  
C/o Detroit City Clerk  
200 Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, Michigan 48226**

RE: Giffels Webster - Petition requesting encroachments of public rights-of-way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Kraemer Design Group, 1420 Broadway, Detroit, Michigan, 48226, respectfully requests the following encroachments into the public rights-of-way on the north side of W. Montcalm, and the west side of Park Avenue.

- Above grade encroachment for the existing awning begins 18.25 feet from the south-east corner of 2305 Park Ave property line. The encroachment extends up to 5 feet (width) into the W Montcalm Street public ROW on the South-East side of the property. The encroachment will extend from 6 feet above existing grade to 12 feet above existing grade (the encroachment is 6 feet in total height). The awning has the length of 16.67 feet.
- Above grade encroachment for the existing awning begins at 43.76 feet from the northeast corner of the 2305 Park Ave property line. The encroachment extends up to 10 feet into the Park Ave public ROW on the northeast side of the property. The encroachment will extend from 6 feet above existing grade to 11 feet above the existing grade (the encroachment is 5 feet in total height). The awning has the length of 7 feet.

Please reference the attached Exhibit 2 showing the above grade encroachments for more information.

If you should have any questions, please do not hesitate to contact me at (P) 313.962.4442 or at [levans@giffelswebster.com](mailto:levans@giffelswebster.com).

Respectfully,

A handwritten signature in black ink, appearing to read "Leon Evans".

Leon Evans, PE  
Project Manager  
Giffels Webster



**LEGEND**

PROPOSED ABOVE GROUND ENCROACHMENT FOR EXISTING PLANTERS INTO PARK AVE AND W MONTCALM RIGHT-OF-WAY.

**ENCROACHMENTS PLAN VIEW**

0 20' 40'

SCALE: 1" = 20'

North Arrow

**giffels webster**

Engineers  
Surveyors  
Planners  
Landscape Architects

28 West Adams Road  
Suite 1200  
Detroit, MI 48226  
P (313) 862-4442  
F (313) 862-5068  
www.giffelswebster.com

Specialist:  
Manager: M. Marks  
Designer: L. Evans  
Quality Control: B. Nicholson  
Sketch: L. Evans

Developed For:  
**Kraemer Design Group**  
1420 Brodway  
Detroit, MI 48226

**Encroachment Exhibit**  
2305 Park Ave

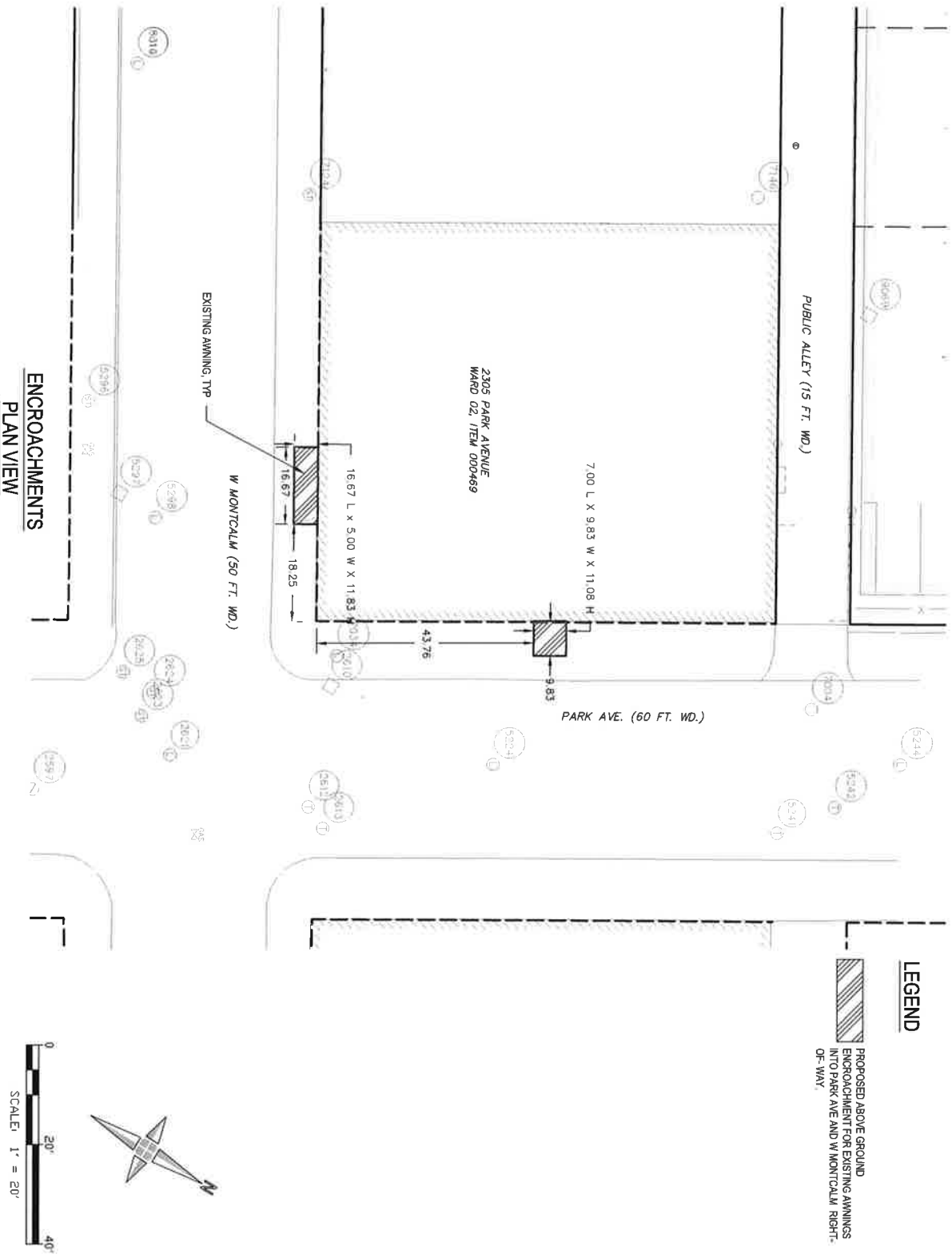
City of Detroit  
Wayne County  
MICHIGAN

Date: 08-16-2023  
Scale: 1"=20'  
Sheet: EX-3  
Project: 20243.000


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DATE: 07-26-2023  
ISSUE: Original Issue



**LEGEND**

 PROPOSED ABOVE GROUND ENCROACHMENT FOR EXISTING AWNING INTO PARK AVE AND W MONTCALM RIGHT-OF-WAY.

**giffels webster**

Engineers  
Surveyors  
Planners  
Landscape Architects

28 West Adams Street  
Suite 1200  
Detroit, MI 48226  
P (313) 862-4442  
F (313) 862-5098  
www.giffelswebster.com

Specifier: M. Lukacs  
Manager: L. Evans  
Designer: D. Durr, E. Grubb  
Quality Control: B. Niekierski  
Snooper:



DATE: 07/26/2023  
ISSUE: Original Issue

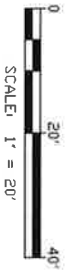
Developed For:  
**Kraemer Design Group**  
1420 Broadway  
Detroit, MI 48226

**Encroachment Exhibit**

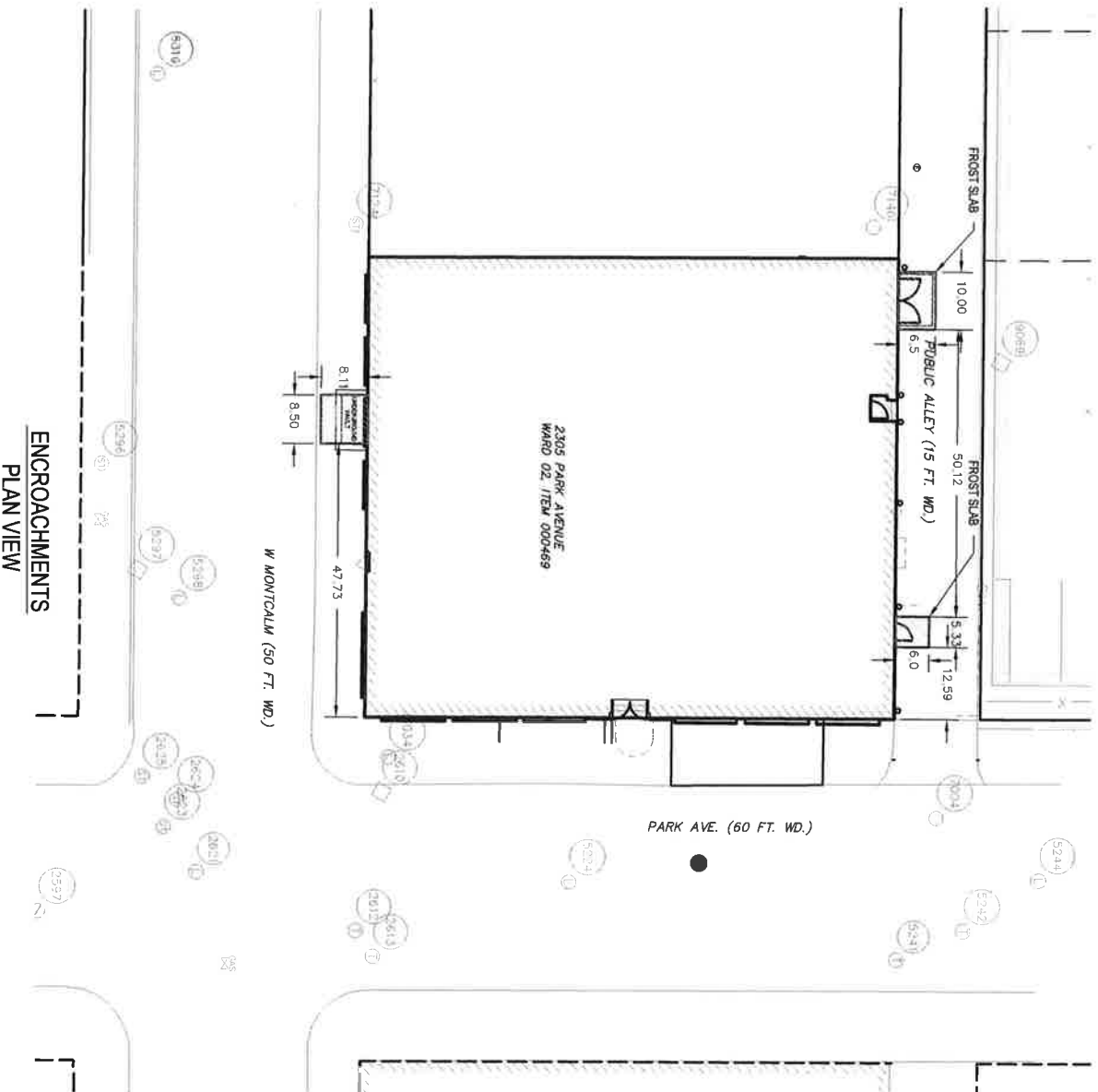
2305 Park Ave

City of Detroit  
Wayne County  
MICHIGAN

Date: 08-02-2023  
Sheet: 1\* of 2  
Project: 2023A.000  
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**LEGEND**

PROPOSED UNDERGROUND ENCROACHMENT FOR A FROST SLAB INTO PUBLIC ALLEY RIGHT-OF-WAY ENCROACHMENT FROM 0 ON GRADE TO 3.5' BELOW GRADE.

PROPOSED UNDERGROUND ENCROACHMENT FOR AN EXISTING UNDERGROUND VAULT INTO W MONTCALM RIGHT-OF-WAY.

Engineers  
 Surveyors  
 Planners  
 Landscape Architects

26 West Adams Street  
 Suite 1025  
 Detroit, MI 48226  
 P (313) 962-4442  
 F (313) 962-5004  
 www.giffelswebster.com

Specialist: M. Munas  
 Manager: L. Evans  
 Designer: D. Dohi, F. Gualdo  
 Draftsman: B. Madhavi  
 Checker:

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Developed For:  
**Kraemer Design Group**  
 1420 Broadway  
 Detroit, MI 48226

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**Encroachment Exhibit**  
 2305 Park Ave

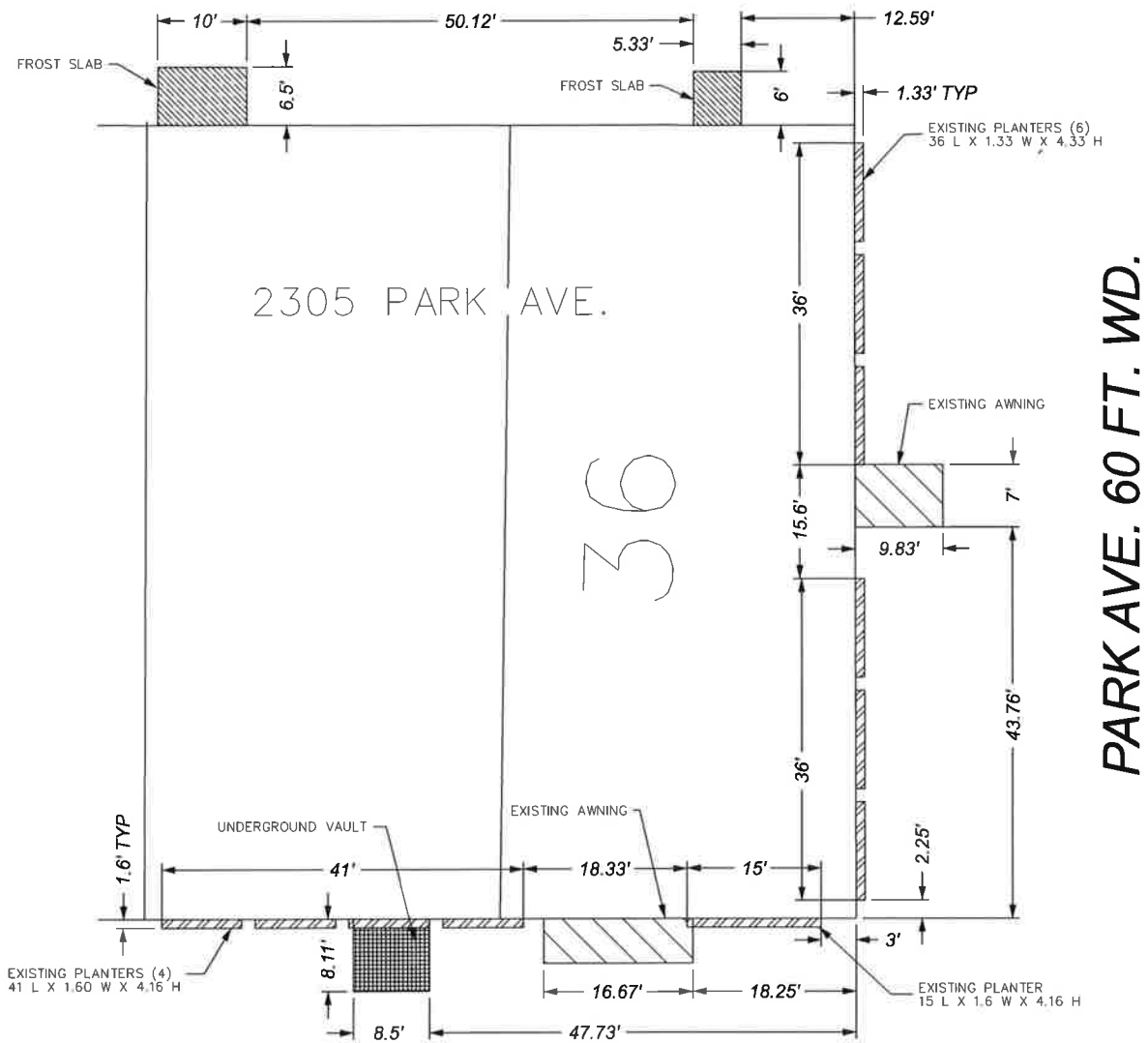
City of Detroit  
 Wayne County  
 MICHIGAN

Date: 07-26-2023  
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 Sheet: EX-1  
 Project: 2023.1.000

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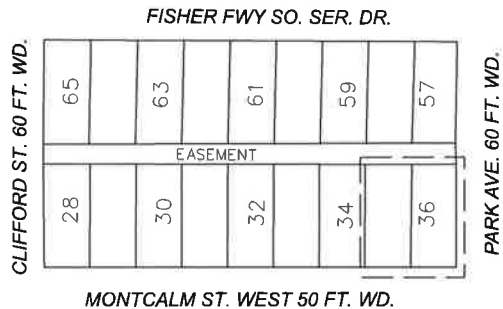


EASEMENT 15 FT. WD.



**MONTCALM ST. WEST 50 FT. WD.**

- EXISTING PLANTERS (11)
- EXISTING AWNINGS (2)
- FROST SLABS (2)
- UNDERGROUND VAULT
- REQUEST ENCROACHMENTS



(FOR OFFICE USE ONLY)

CARTO 29 E

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	LC	CHECKED	AP		
DATE	10-04-2023	APPROVED	JD		

**REQUEST ENCROACHMENTS  
ABOVE AND BELOW GRADE  
IN THE AREA BOUNDED BY  
W. MONTCALM, PARK AVE.,  
AND THE PUBLIC ALLEY**

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	23-102
DRWG. NO.	