



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:  
1234 Library LLC  
630 Woodward Avenue  
Detroit, MI, 48226

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 within Broadway Street, adjacent to the property commonly known as 1327 Broadway, for the purpose of installing canopies and on-site advertising.

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



October 06, 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 - Request to encroach into the rights-of-way within the block bounded by Broadway Street (100 feet wide) and E. Grand River (60 feet wide) in the city of Detroit.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of 1234 Library, LLC, 630 Woodward Avenue Detroit, Michigan, 48226 respectfully requests to encroach the following portions of the City of Detroit Rights-of-Way for the proposed new restaurant at 1331 Broadway Street:

- Various above grade encroachments into the adjacent Broadway Street right-of-way to allow for building canopies and signs.
- Various at grade encroachments into the adjacent Broadway right-of-way for streetscape elements. Included within this encroachment would be a wooden wall projection and planters.

These encroachments will not impede pedestrian or vehicular traffic. They will also not interfere with the maintenance of the public rights-of-way, including utilities and Fire Department access. A drawing of the proposed encroachment locations is attached.

If you should have any questions, please do not hesitate to contact me at (P) 313.962.4442 (M) 313.980.1469 or [mmarks@giffelswebster.com](mailto:mmarks@giffelswebster.com).

Respectfully,

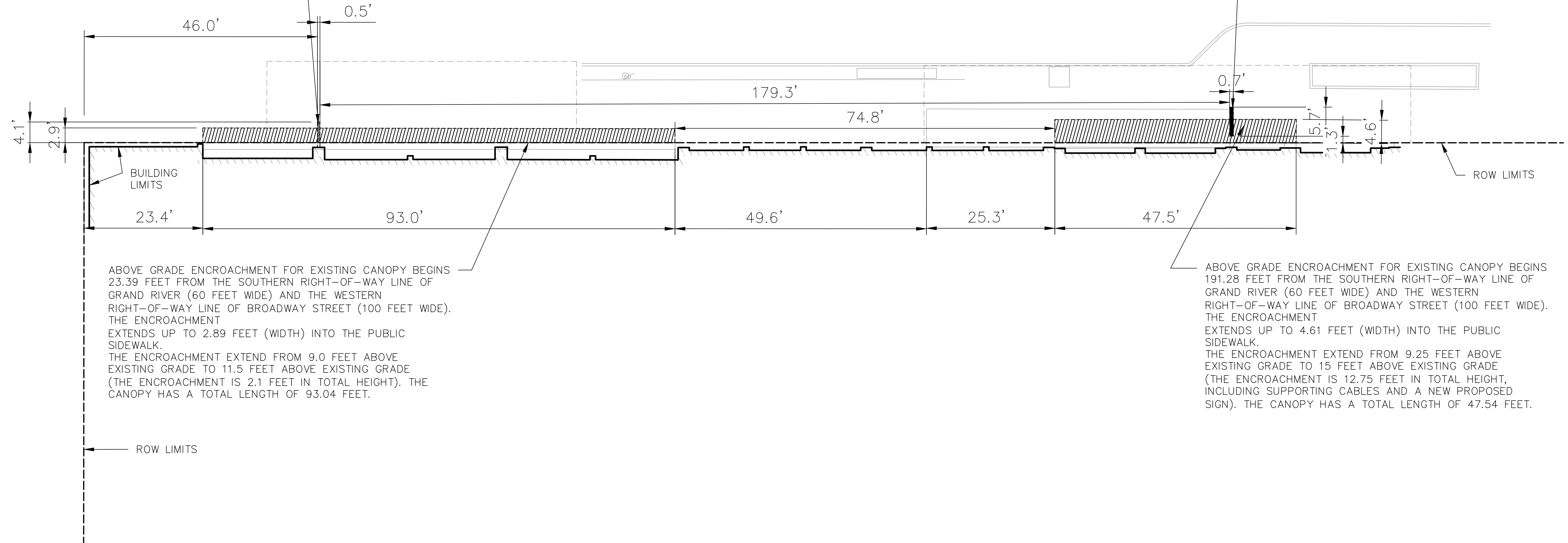
A handwritten signature in blue ink, appearing to read "Michael Marks", is written over a light blue horizontal line.

Michael Marks P.E.,  
Partner  
Giffels Webster

attachments

ABOVE GRADE ENCROACHMENT FOR EXISTING SIGN BEGINS 45.97 FEET FROM THE SOUTHERN RIGHT-OF-WAY LINE OF GRAND RIVER (60 FEET WIDE) AND THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY STREET (100 FEET WIDE). THE ENCROACHMENT EXTENDS UP TO 4.1 FEET (LENGTH) INTO THE PUBLIC SIDEWALK. THE ENCROACHMENT EXTEND FROM 12.0 FEET ABOVE EXISTING GRADE TO 17.0 FEET ABOVE EXISTING GRADE (THE ENCROACHMENT IS 5.0 FEET IN TOTAL HEIGHT). THE SIGN HAS A WIDTH OF 0.5 FEET.

AT GRADE ENCROACHMENT FOR EXISTING WOOD SIGN BEGINS 225.71 FEET FROM THE SOUTHERN RIGHT-OF-WAY LINE OF GRAND RIVER (60 FEET WIDE) AND THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY STREET (100 FEET WIDE). THE ENCROACHMENT START 1.29 FEET FROM PROPERTY LINE AND EXTENDS UP TO 5.74 FEET (LENGTH) INTO THE PUBLIC SIDEWALK. THE ENCROACHMENT EXTEND TO 25.0 FEET ABOVE EXISTING GRADE. THE SIGN HAS A WIDTH OF 0.73 FEET.



ABOVE GRADE ENCROACHMENT FOR EXISTING CANOPY BEGINS 23.39 FEET FROM THE SOUTHERN RIGHT-OF-WAY LINE OF GRAND RIVER (60 FEET WIDE) AND THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY STREET (100 FEET WIDE). THE ENCROACHMENT EXTENDS UP TO 2.89 FEET (WIDTH) INTO THE PUBLIC SIDEWALK. THE ENCROACHMENT EXTEND FROM 9.0 FEET ABOVE EXISTING GRADE TO 11.5 FEET ABOVE EXISTING GRADE (THE ENCROACHMENT IS 2.1 FEET IN TOTAL HEIGHT). THE CANOPY HAS A TOTAL LENGTH OF 93.04 FEET.

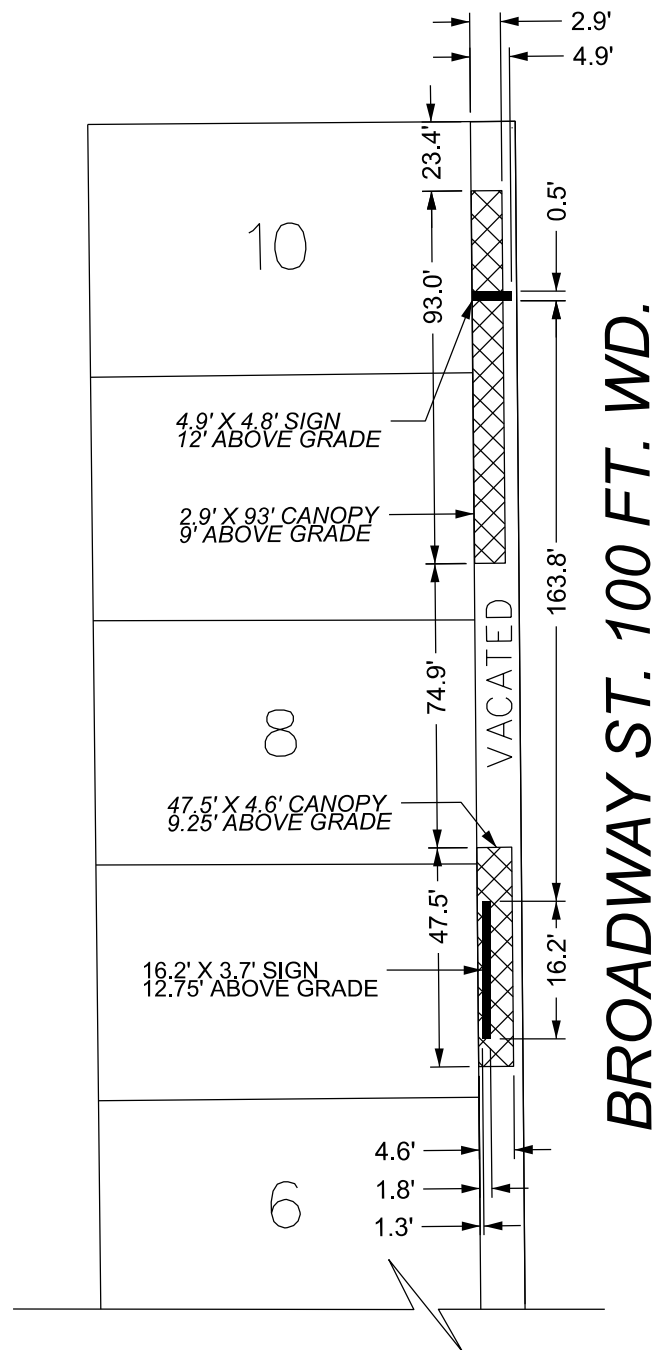
ABOVE GRADE ENCROACHMENT FOR EXISTING CANOPY BEGINS 191.28 FEET FROM THE SOUTHERN RIGHT-OF-WAY LINE OF GRAND RIVER (60 FEET WIDE) AND THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY STREET (100 FEET WIDE). THE ENCROACHMENT EXTENDS UP TO 4.61 FEET (WIDTH) INTO THE PUBLIC SIDEWALK. THE ENCROACHMENT EXTEND FROM 9.25 FEET ABOVE EXISTING GRADE TO 15 FEET ABOVE EXISTING GRADE (THE ENCROACHMENT IS 12.75 FEET IN TOTAL HEIGHT, INCLUDING SUPPORTING CABLES AND A NEW PROPOSED SIGN). THE CANOPY HAS A TOTAL LENGTH OF 47.54 FEET.

GRAND RIVER (60 FT. WD.)

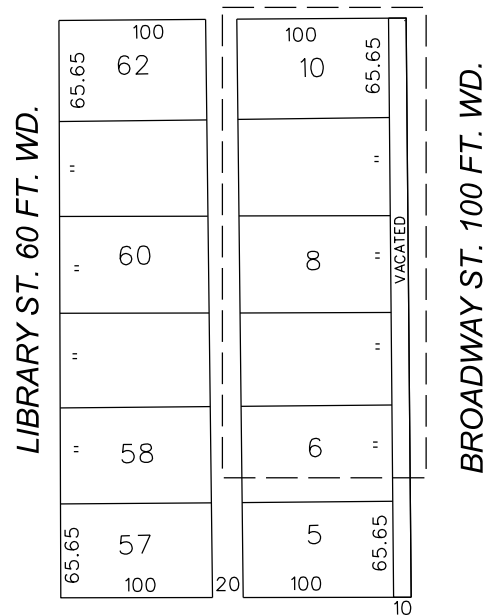
BROADWAY STREET (100 FT. WD.)

MAP-23-138

# GRAND RIVER AVE. 60 FT. WD.



GRAND RIVER AVE. 60 FT. WD.



GRATIOT AVE. 60 FT. WD.

 - REQUEST ENCROACHMENT  
(For Two Overhead Canopies)

 - REQUEST ENCROACHMENT  
(For Two Overhead Signs)

(FOR OFFICE USE ONLY)

CARTO 28 A

## REQUEST ENCROACHMENT INTO BROADWAY ST. AT 1331 BROADWAY ST.

CITY OF DETROIT  
CITY ENGINEERING DIVISION  
SURVEY BUREAU

JOB NO. 23-138

DRWG. NO.

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	AP	CHECKED		LC	
DATE	10-20-2023	APPROVED		JD	