

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

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.

Petition No.	2024-025
Name of Petitioner	Simply Well Communities LLC
Description of Petition	Petition for encroachment into the southerly part of Brainard Street, adjacent to the property commonly known as 469 Brainard Street, for the purpose of installing a fence and gate within the set-back area between the sidewalk and property line of 469 Brainard Street.
Type of Petition	Alley Vacation/Encroachment/Utility Vacation
Submission Date	01/11/2024
Concerned Departments	Department of Public Works (DPW), Planning and Development Department, Department of Public Lighting, City Engineering Division
Petitioner Contact	Fabric Design LLC Marques King, RA, NCARB, CNU Principal, Fabric[K] Design marquesking@fabrick-design.com



MEMORANDUM

TO: Detroit Department of Public Works (DPW_

COMPANY/ORG: City of Detroit

ADDRESS: n/a

FROM: Marques King, RA, NCARB, CNU - Fabrick Design - Architect
Applicant Agent.

CC: Lawrence Williamson - Simply Well Communities - Client
Don Butler - Simply Well Communities - Client

DATE: November 17, 2023

RE: Encroachment Petition in the Public ROW at 469 Brainard St. Detroit, Mi

REMARKS:

Greetings,

My name is Marques King, Architect for The Haven, a proposed development to be located on 469 Brainard Street in Detroit, Michigan. I will be the applicant for the submission but I am solely representing the interests of my Clients for this project, Simply Well Communities, LLC.

Our Encroachment Petition is fairly simple. The current fence at the front of the property is already encroaching in the public right of way from its former use as a private park. The existing fence runs essentially along the public sidewalk. My client through our new development would like to continue that encroachment by first removing the current 6'-0" tall fence and replacing it with a new, shorter and more aesthetically pleasing fence made of stained wood slats and posts. The fence would be no higher than 42". The fence would also have two operable gates to allow patrons to enter. We would also like to add native bushes and shrubs behind the fence to enhance the landscaping in front of our property. The height of the shrubs will be equal to the height of the new fence/gate. Finally we would like to pave a portion of the right of way with a stamped concrete surface made to look like pavers. The remaining portion would remain grass and would be maintained as such.

The purpose of these encroachments is to enhance curb appeal, increase security while not obstructing the views, and provide an outdoor respite for our visitors and residents.

If you have any questions please feel free to contact me. Cheers.

Marques King, RA, NCARB, CNU
Principal, Fabric[K] Design,
marquesking@fabrick-design.com



**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:
Simply Well Communities LLC
4444 2nd 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 the southerly part of Brainard Street, adjacent to the property commonly known as 469 Brainard Street, for the purpose of installing a fence and gate within the set-back area between the sidewalk and property line of 469 Brainard Street.

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

SURVEY
 OF LOTS 12 AND 13 AND THE SOUTH 76 FEET OF THE EAST 40 FEET OF LOT 14, OF THE "SUBDIVISION
 OF PART OF THE CASS FARM, (BLOCKS 88 TO 119, INCL.)", (L., 1, PLATS, P. 175, 176 & 177, W.C.R.),
 MICHIGAN,
 WAYNE COUNTY,
 CITY OF DETROIT.

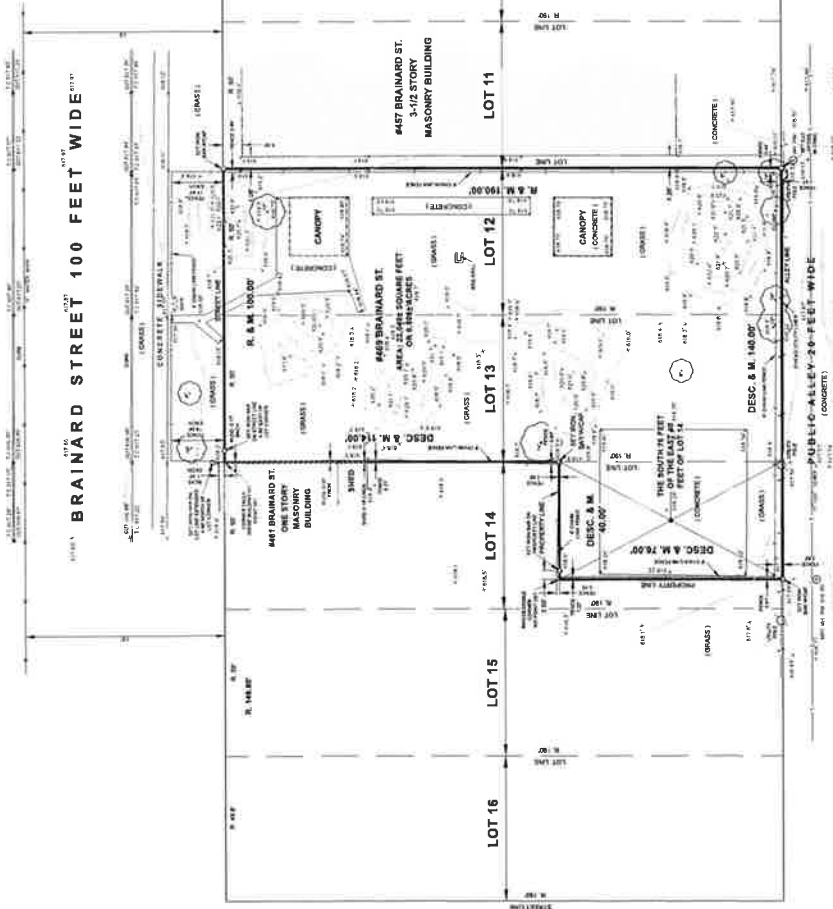
SURVEY NO. 2020-REVISED-1
 FOR: BAYVIEW, COMMUNITIES, LLC
 CORK LAWRENCE WILLIAMSON

JULY 11, 2019
 REVISION NOVEMBER 24, 2020
 TO SHOW ONE FOOT CONTOURS
 TO SHOW WATER AND SEWER LINES

REVISION MAY 15, 2023
 TO SHOW WATER AND SEWER LINES

- PROPERTY DESCRIPTION -

LOTS 12 AND 13 AND THE SOUTH 76 FEET OF THE EAST 40 FEET OF
 LOT 14, OF THE "SUBDIVISION OF PART OF THE CASS FARM, (BLOCKS
 88 TO 119, INCL.)", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS
 RECORDED UNDER PLATS, ON PAGES 175, 176 AND 177,
 WAYNE COUNTY RECORDS



- SURVEY NOTES -
 A TITLE REPORT HAS NOT BEEN PROVIDED AS PART OF THE
 SURVEY. EASEMENTS AND OTHER ENCUMBRANCES CONTAINED
 THEREIN, IF ANY, HAVE NOT BEEN SHOWN.
 ELEVATIONS SHOWN HEREON ARE ON ANCHOR DATA.
 THE LOCATION OF ALL UTILITY MAINS IS SHOWN HEREON AS
 FROM FIELD MEASUREMENTS. WE HAVE SHOWN UNDERGROUND
 UTILITY MAINS AS SHOWN ON THE SURVEY. ALL UTILITY MAINS
 LOCATIONS ARE SUBJECT TO FIELD SURVEY.

DAVID C. ADAMS & SON
 PROFESSIONAL LAND SURVEYORS, INC.
 20000 CASS AVENUE, SUITE 200
 DETROIT, MICHIGAN 48224
 PAUL J. BRITTON
 PROFESSIONAL LAND SURVEYOR NO. 1088



- SURVEY LEGEND -
 BOUNDARY: Shaded
 EASEMENT: Dashed
 R. means Recorded
 0.8 R. = 1' 0.8 R. = 7'
 0.2 R. = 2' 0.2 R. = 8'
 0.3 R. = 3' 0.3 R. = 10'
 0.4 R. = 4' 0.4 R. = 12'
 0.5 R. = 5' 0.5 R. = 15'

ADAMS & SON
 David C. Adams & Son
 20000 Cass Avenue
 Detroit, Michigan 48224
 Phone: 313.833.8888
 Fax: 313.833.8889
 www.adamsandsurveyors.com

SECOND AVENUE 100 FEET WIDE

PUBLIC ALLEY 20 FEET WIDE

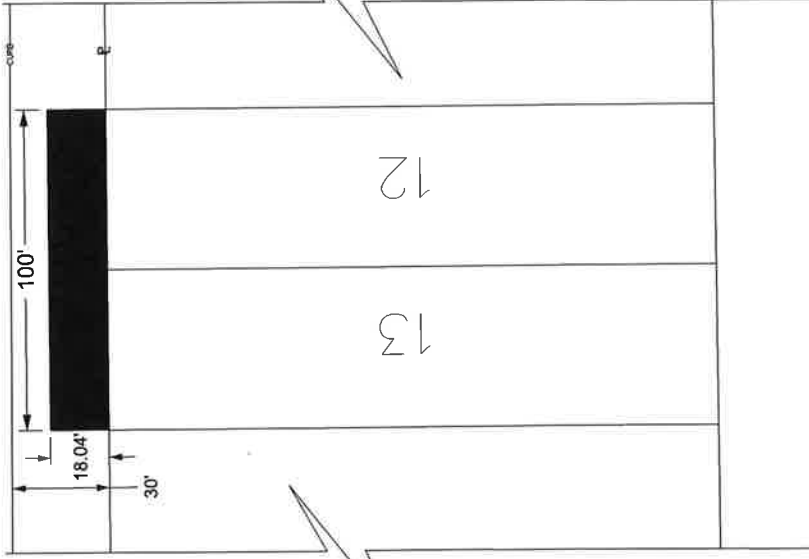
CASS AVENUE 80 FEET WIDE

MAP-23-165

BRAINARD ST. 100 FT. WD.

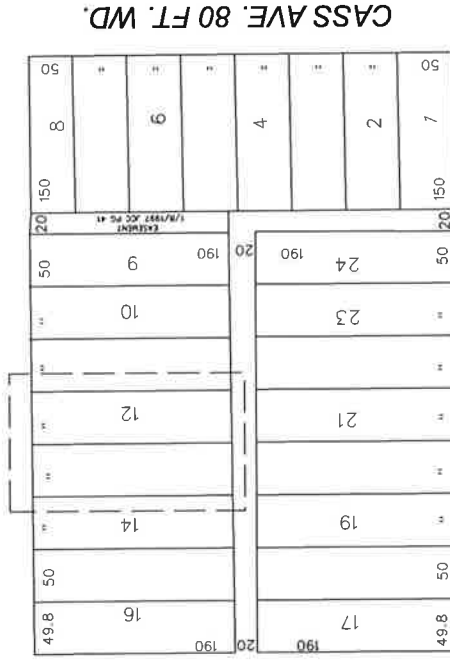


SECOND AVE. 100 FT. WD.



CASS AVE. 80 FT. WD.

BRAINARD ST. 100 FT. WD.



SECOND AVE. 100 FT. WD.

M.L. KING JR. BLVD. 100 FT. WD.



- REQUEST ENCROACHMENT

(FOR OFFICE USE ONLY)

CARTO 29B

B					
A	DESCRIPTION	DRWN	CHKD	APPD	DATE
	REVISIONS				
	DRAWN BY	AP	CHECKED	LC	
	DATE	11-20-2023	APPROVED	JD	

REQUEST ENCROACHMENT
INTO BRAINARD ST.
AT 469 BRAINARD ST

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU
JOB NO. 23-165
DRWG. NO.