



April 1, 2025

**DPW, City Engineering Division
200 Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226**

RE: Giffels Webster – Requests for a series of encroachments within the public right-of-way of Woodward Ave (120 feet wide), John R (55 feet wide) and the rear adjacent Public Alley related to the existing building located at 1500 Woodward Avenue. The building is located in the block bound by Park Avenue (60 feet wide) to the north, Woodward (120 feet) to the west, John R (55 feet wide) to the south and the Public Alley (variable width) to the east.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Bedrock Real Estate, LLC, 630 Woodward Avenue, Detroit, MI 48226, respectfully requests the following encroachments into the rights-of-way in the City of Detroit:

- An above grade encroachment into the John R right of way (55 feet wide) for the existing fire escape that starts 1.6 feet east of the southwest corner of the parcel of 1500 Woodward Ave and extends 23.6 feet east. This fire escape extends 6.1 feet into the John R right of way (55 feet wide) and from 11.0 feet above grade (in the folded position) to 95.0 feet above grade.
- An above grade encroachment into the Public Alley right of way (variable width) for the existing building mounted lighting starts at the southeast corner of the parcel of 1500 Woodward extends 30.0 feet north. The lighting extends 1.0 feet into the Public Alley (Variable width) and from 9.25 feet above grade to 10.5 feet above grade.
- An above grade encroachment into the John R right of way (55 feet wide) for the existing building mounted lighting that starts at the southwest corner of the parcel of 1500 Woodward Ave extends 100.3 feet east. The lighting extends 1.0 feet into the John R right of way (55 feet wide) and from 20.0 feet above grade to 22.5 feet above grade.
- An above grade encroachment into the Woodward Ave right of way (120 feet wide) for the existing building mounted lighting that starts at the southwest corner of the parcel of 1500 Woodward Ave extends 35.0 feet north. The lighting extends 1.0 feet into the Woodward Ave right of way (55 feet wide) and from 20.0 feet above grade to 22.5 feet above grade.
- An above grade encroachment into the Public Alley right of way (variable width) for the existing mechanical equipment that starts 2.7 feet from the southeast corner of the parcel of 1500 Woodward Ave extends 2.4 feet north. The equipment extends 3.5 feet into the Public Alley right of way and from 27.0 feet above grade to 36.0 feet above grade.
- An above grade encroachment into the John R right of way (55 feet wide) and Woodward Ave (120 feet wide) for the existing building mounted security camera that starts at the southwest corner of the parcel of 1500 Woodward Ave extends 3.0 feet south and 2.7 feet west. The camera extends 3.75 feet into the John R / Woodward Ave right of way and from 93.0 feet above grade to 96.0 feet above grade.
- An above grade encroachment into the John R right of way (55 feet wide) and Woodward Ave (120 feet wide) for the existing building sign that starts at the southwest corner of the parcel of 1500 Woodward Ave extends 3.0 feet south and 3.0 feet west. The sign extends 3.17 feet into the John R / Woodward Ave right of way and from 10.42 feet above grade to 15.0 feet above grade.

- An encroachment into the Woodward Ave right of way (120 feet wide) for the existing building column line that starts at the southwest corner of the parcel of 1500 Woodward Ave extends 35.0 feet north. The columns / building line extends 1.0 feet west into Woodward Ave and to 16.0 feet above grade.
- An encroachment into the John R right of way (55 feet wide) for the existing building column / line that starts at the southwest corner of the parcel of 1500 Woodward Ave extends 100.3 feet east. The columns / building line extends 0.5 feet south into John R and to 16.0 feet above grade.
- An encroachment into the Woodward Ave right of way (120 feet wide) for the existing building fenestrations that starts at the southwest corner of the parcel of 1500 Woodward Ave extends 35.0 feet north. The fenestrations and ledges extend 2.0 feet west into Woodward Ave and from 16.0 feet to 91.5 feet above grade.
- An encroachment into the John R right of way (55 feet wide) for the existing building fenestrations that starts at the southwest corner of the parcel of 1500 Woodward Ave extends 100.3 feet east. The fenestrations and ledges extend 2.0 feet south into John R and from 16.0 feet to 91.5 feet above grade.
- An above grade encroachment into the Woodward Ave right of way (120 feet wide) for the existing door canopy that starts at 11.3 feet from the southwest corner of the parcel of 1500 Woodward Ave extends 12.0 feet north. The canopy extends 7.0 feet west into Woodward Ave and from 9.0 feet to 11.5 feet above grade.
- An above grade encroachment into the John R right of way (55 feet wide) and Woodward Ave (120 feet wide) for the existing building turret façade from the 2nd level to the 6th level starting at the southwest corner of the parcel of 1500 Woodward Ave extends 12.0 feet east and 9.0 feet north. The turret extends 3.0 feet into the John R and 3.0 feet into the Woodward Ave right of way and from 16.0 feet above grade to 91.5 feet above grade.

Please refer to the attached detailed sketch for further clarification.

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

Respectfully,



Dave Root P.E.,
Partner
Giffels Webster