

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.	2025-092
Name of Petitioner	Bedrock Real Estate, LLC
Description of Petition	Petition to request several encroachments into the easterly portion of Woodward Ave., and the northerly portion of John R St. in the block bounded by Woodward Ave., John R St., Broadway Ave., and Witherell St., for the existing encroachments of a camera on the roof, a blade sign, an exhaust vent, a fire escape, building mounted lighting, a door canopy, building columns, building fenestrations and building turret façade.
Type of Petition	Alley Vacation/Encroachment/Utility Vacation
Submission Date	05/02/25
Concerned Departments	Media Services, Building & Safety Engineering, Police Department, Fire Department, Municipal Parking Department, Transportation Department, Health Department, General Services Department
Petitioner Contact	Dave Root P.E 28 W. Adams, Suite 1200 Detroit, MI 48226 (Ph) 313-962-4442 droot@giffelswebster.com

2 Woodward Ave. Coleman A. Young Municipal Center Rm. 200, Detroit, MI 48226

(313) 224 - 3260 | Fax: (313) 224 - 1466



**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:
Bedrock Real Estate, LLC
630 Woodward Ave.
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 below mentioned action. 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 to request several encroachments into the easterly portion of Woodward Ave., and the northerly portion of John R St. in the block bounded by Woodward Ave., John R St., Broadway Ave., and Witherell St., for the existing encroachments of a camera on the roof, a blade sign, an exhaust vent, a fire escape, building mounted lighting, a door canopy, building columns, building fenestrations and building turret façade.

Georgine Gersdorff
Manager II
Department of Public Works
City Engineering Division
313-224-3985



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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.



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- 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.

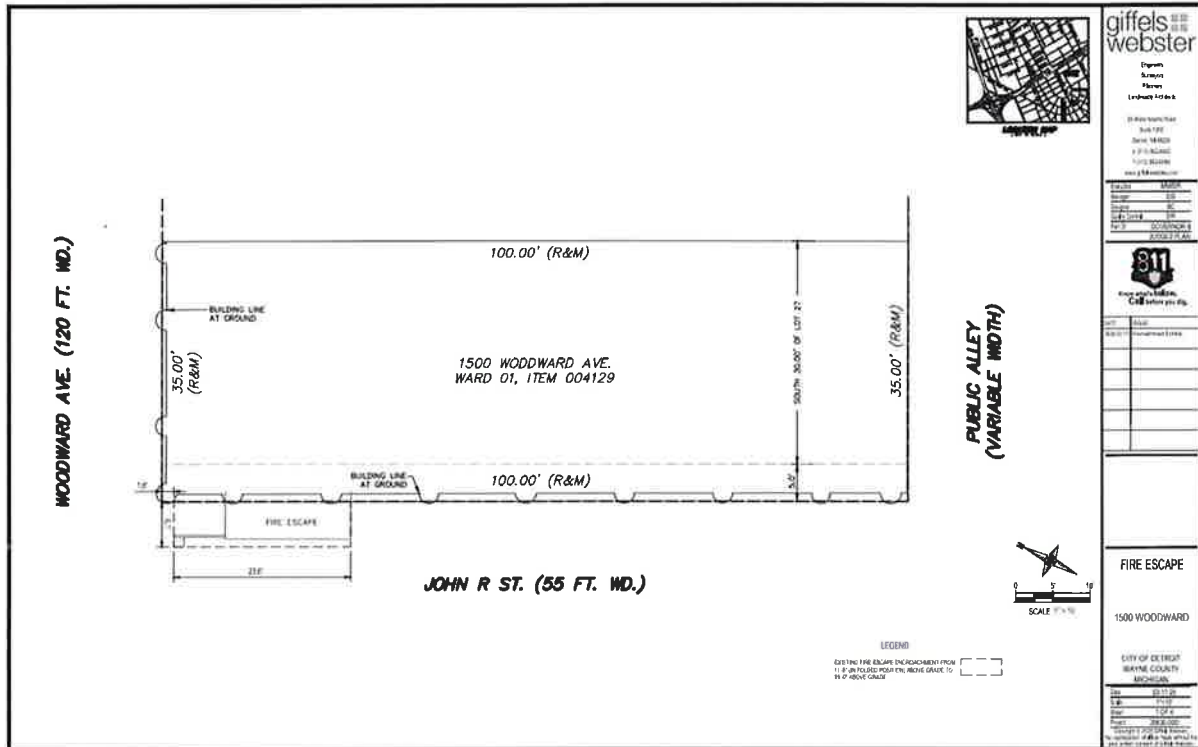
Respectfully,

Dave Root P.E.,
Partner
Giffels Webster



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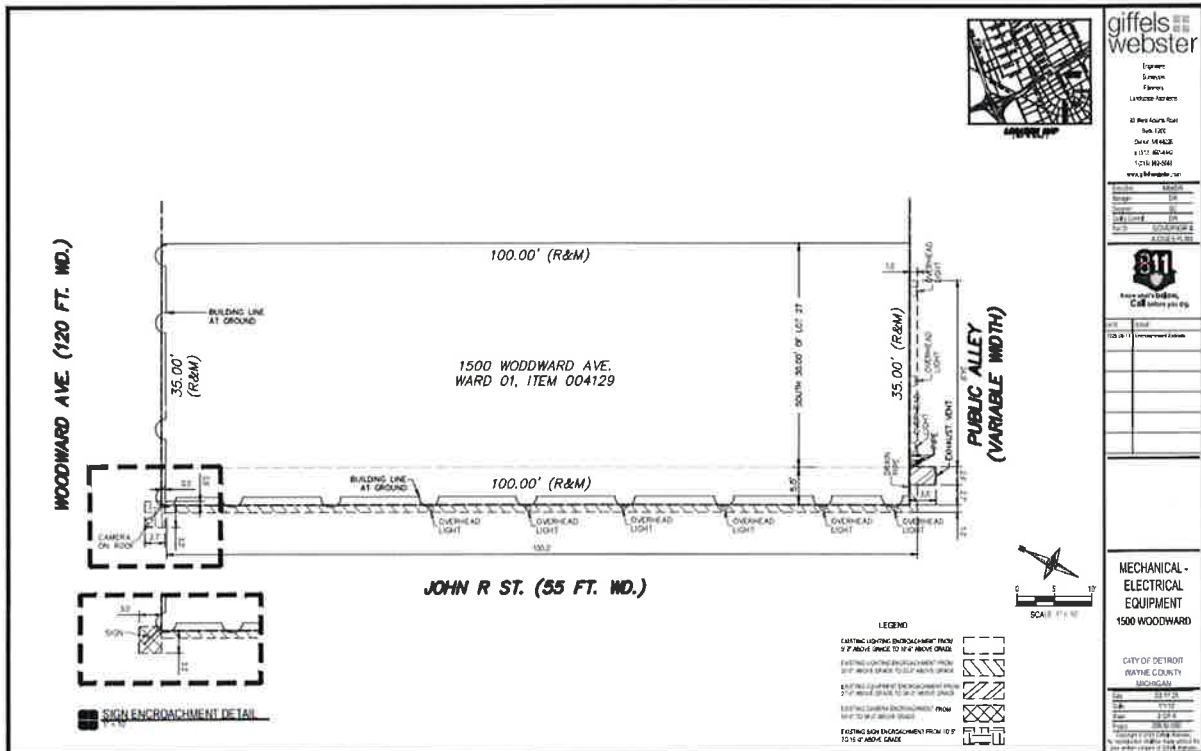
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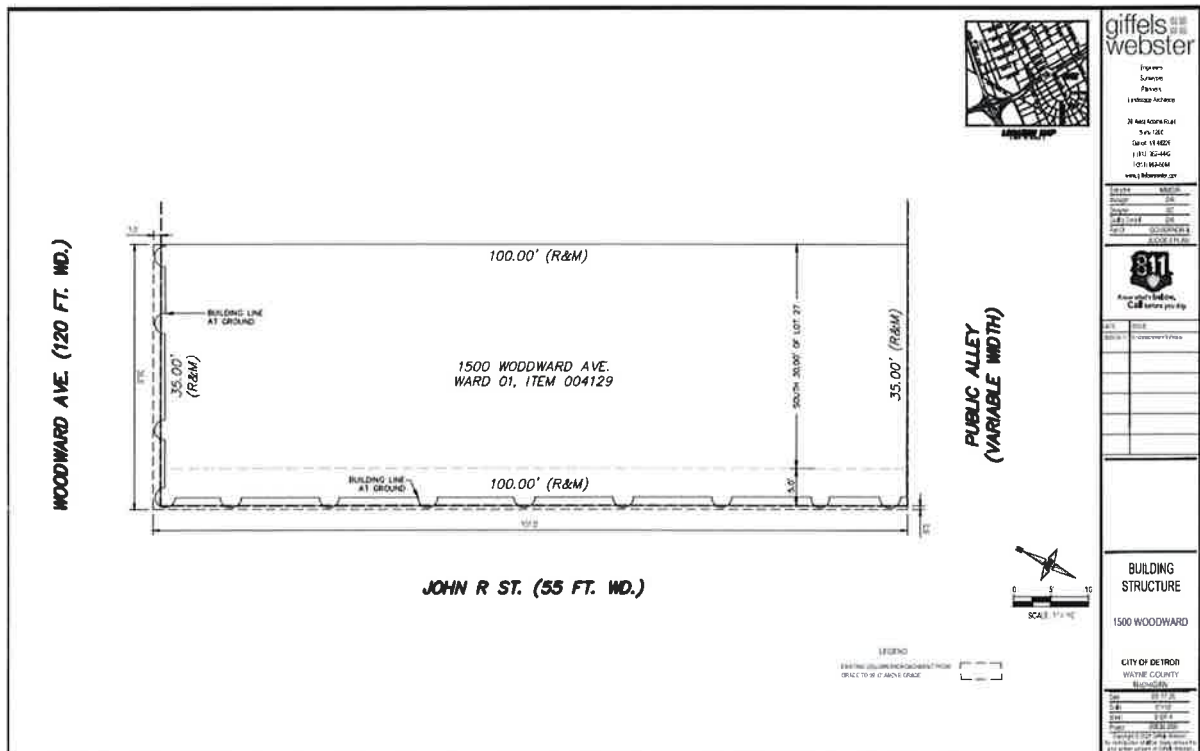
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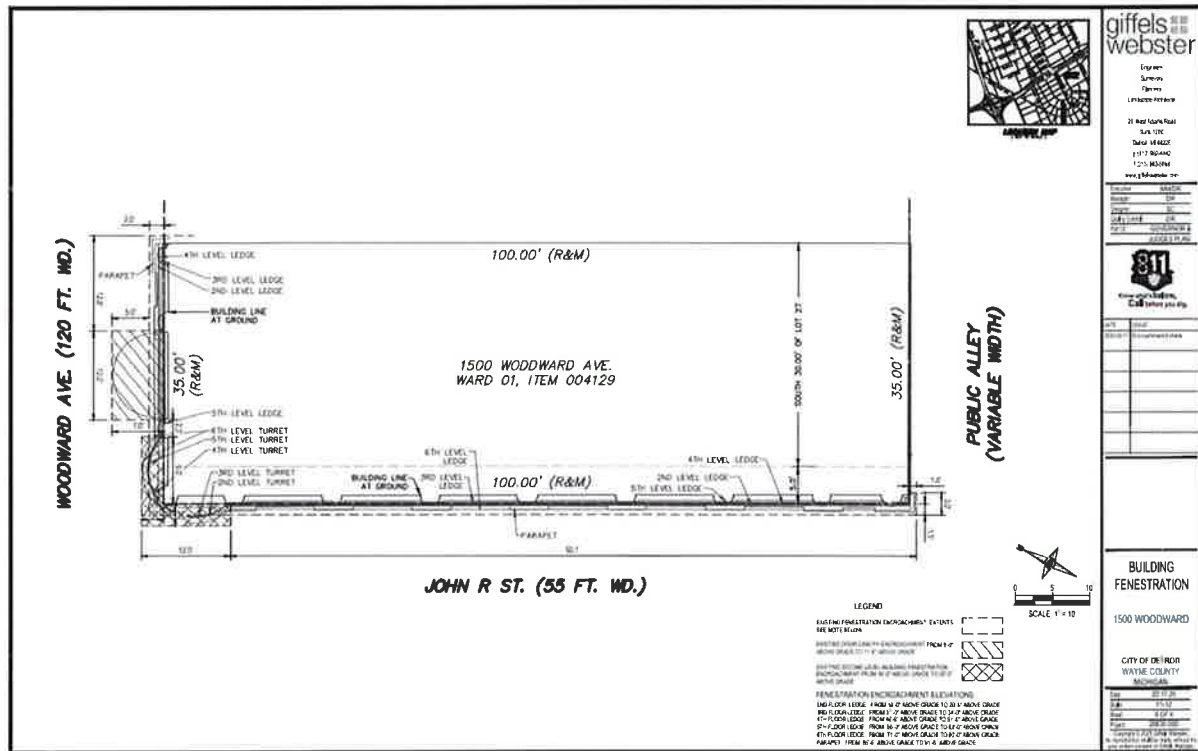




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MAP-25-34

WOODWARD AVE. 120 FT. WD.

PUBLIC ALLEY

1500 WOODWARD AVE.

JOHN R. ST. 55 FT. WD.

EXISTING MOUNTED LIGHTING
1.8 FT. X 1.8 FT.
(10 TO 22.5 ABOVE GRADE)

EXISTING MOUNTED LIGHTING
1.8 FT. X 1.8 FT.
(10 TO 22.5 ABOVE GRADE)

EXISTING CAMERA ON ROOF
1.75 X 2.7 X 3
(93 TO 96 ABOVE GRADE)

EXISTING FIRE ESCAPE
20 FT. X 5.5 FT.
(11 TO 95 ABOVE GRADE)

EXISTING EXHAUST VENT
10 FT. X 4 FT.
(27 TO 36 ABOVE GRADE)

EXISTING MOUNTED LIGHTING
1.8 FT. X 1.8 FT.
(10 TO 22.5 ABOVE GRADE)

EXISTING DOOR CANOPY
12 FT. X 4 FT.
(10 TO 15 ABOVE GRADE)

EXISTING CAMERA ON ROOF ENCROACHMENT
AND BLADE SIGN ENCROACHMENT DETAILS

EXISTING BLADE SIGN
3.17 X 2.5 X 4.56
(10.42 TO 15 ABOVE GRADE)

WITHRELL ST 60 FT WD

WOODWARD AVE 120 FT. WD

JOHN R. ST 55 FT. WD

CARTO 28 A

LEGEND:

- REQUEST ENCROACHMENT (For Camera on Roof)
- REQUEST ENCROACHMENT (For Blade Sign)
- REQUEST ENCROACHMENT (For Exhaust Vent)
- REQUEST ENCROACHMENT (For Fire Escape)
- REQUEST ENCROACHMENT (For Mounted Lighting)
- REQUEST ENCROACHMENT (For Door Canopy)

(FOR OFFICE USE ONLY)

REQUEST ENCROACHMENT
INTO WOODWARD AVE. 120 FT. WD.,
JOHN R. ST. 55 FT. WD. AND NORTH/SOUTH PUBLIC ALLEY
AT 1500 WOODWARD AVE.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 25-34

DRWG. NO.

DESCRIPTION	DATE	CHKD	APPD	DATE
AP	05-02-2025	LC / TS	GE	



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MAP-25-34

WOODWARD AVE. 120 FT. WD.

PUBLIC ALLEY

1500 WOODWARD AVE.

27

EXISTING BUILDING TURRET FACADE (16' TO 91.5' ABOVE GRADE)

EXISTING BUILDING FENESTRATIONS (16' TO 91.5' ABOVE GRADE)

EXISTING BUILDING COLUMN 12 QTY (0' TO 18' ABOVE GRADE)

VACATION 6-3-1888 CIRCUM COURT 1 181

1' 2' 3'

0.5'

JOHN R. ST. 55 FT. WD.

(FOR OFFICE USE ONLY)

B		A		REVISIONS		DATE	
NO.	DESCRIPTION	BY	CHK	APP	DATE		
1	AP					LC / TS	
2	05-02-2025					GE	

REQUEST ENCROACHMENT
INTO WOODWARD AVE. 120 FT. WD.,
JOHN R. ST. 55 FT. WD. AND NORTH/SOUTH PUBLIC ALLEY
AT 1500 WOODWARD AVE.

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	25-34
DRAWG. NO.	02