

BROOM FACTORY LLC  
3106 Bellevue st  
Detroit, MI 48207

March 10, 2025

To Whom it May Concern,

I am Emily Bright (aka Emmy Bright) who is the sole owner of Broom Factory LLC located at 3106 Bellevue. I also own (or am in the process of closing on) the adjacent lots along both Benson and Bellevue streets.

I am applying for an **L shaped portion of the alley running along the eastern side of the building to be converted to an easement**. This easement would allow us to put up a fence with 2 gates - one across each portion of the alley. With this arrangement, utility companies and the city could still access the above ground wires attached to two utility poles. Granting our proposal to convert a leg of this alley will allow us to have a fenced in yard where we will be teaching art classes, building gardens and allowing a safe enclosed yard for the dogs and people to enjoy. Because the alley splits into two "legs" (and we are only applying to close one of the two legs) the city and utility companies could still access the whole north-south span of the alley by using the different entrance on the far eastern part of our property.


I want the fencing and gates to be attractive and plan for the street-facing sides of the fencing to be 8 foot cedar privacy fence. The gates and fencing that face the alley would be made from a less expensive material - black-mini-meshe chain link fence. It is still attractive though!

In the future, we will be applying to convert the building to allow for loft-living as that is the eventual goal of the renovation - to have 3106 bellevue be ½ workshop and ½ loft living. An enclosed yard would be so nice and also in alignment with the residential neighborhood which we share the block with.

Thanks for considering my proposal. I have never submitted anything like this before, but the changes to the alley easement and access are quite minimal - so I hope you will allow us to make this change!

Thank you kindly for your attention.

Very Best,



Emmy Bright  
Owner and Sole Proprietor  
Broom Factory LLC