



**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:
Galavant Properties, LLC
15411 E. Warren Ave.
Detroit, MI 48224

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 encroachment within the northerly part of E. Warren Ave., 105 ft. wide, adjacent to the parcel commonly known as 15411 E. Warren Ave., for the installation of three (3) planters, a building-mounted awning and a building-mounted sign.

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



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Ian Redmond, Owner
Galavant Spirits
15411 East Warren Avenue
Detroit, MI 48224
(734) 658-9185

March 18th, 2025

Attn: Raven Wright
City of Detroit
Public Works Department: City Engineering Division
Coleman A. Young Municipal Center
2 Woodward Avenue
Suite 611
Detroit, MI 48226

RE: Encroachments into 15411 East Warren Avenue Public Right-of-Way

Ms. Wright:

It is my intention to renovate my building addressed to 15411 East Warren Avenue. The existing structure sits atop the southern property line. The following exterior improvements will cross the property line, and encroach into the Public Right-of-Way:

- An 8" tall by 12'-0" long Mapes awning, which will project 2'-1" into the Public Right-of-Way along E. Warren Ave. at 9'-5" above the walking surface.
- Building signage at 2'-10" tall by 9'-7 1/4" wide, composed of internally lit channel letters on an electrical raceway, and will project 8" into the Public Right-of-Way, and be situated 11'-4" above the finished walking surface.
- A Fire Department Connection will be installed on the Southern façade, adhering to City of Detroit Standards, and cross into the Public Right-of-Way
- 5'-0" tall custom planters will not be installed at this time; but in the future, I would like to have fabricated and install (3) 3'-0" long planters that would project 1'-1" into the Public Right-of-Way.

There is an existing gas meter on the south side of the building, which will remain, and currently encroaches +/-9" into the Public Right-of-Way, Installed and maintained by DTE Energy.

It is my understanding that should any future work require the removal of the canopy structure, building signage or planters within the East Warren Avenue Public Right-of-Way, It will be my responsibility, as the property owner, to cover the cost of removal and reinstallation of the encroaching element(s).

Thank you for your consideration in this matter.

Ian Redmond



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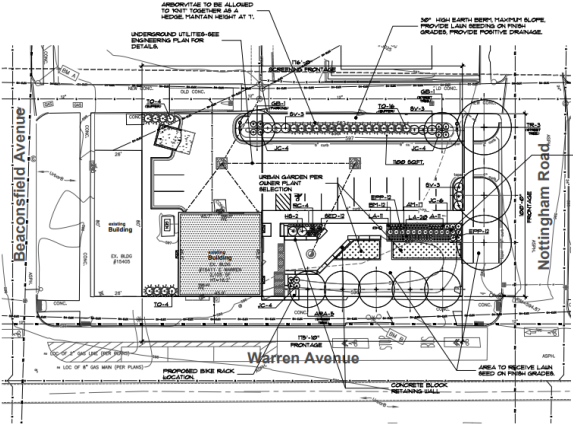
landscape improvement plan for:
Galavant Spirits
City of Detroit, Michigan

scale:

note:

unless noted otherwise, numerical value on landscape quantiles specified on plan takes precedence over graphic

general landscape notes:

[illegible]

plant material list

key	quant. L&F	botanical name	common name	size	comments
		LARGE AND SMALL ORIGINATE THERE			

landscape requirement summary

street tree	REQUIRED	PROVIDED
TOTAL LNFT. OF NOTTINGHAM ROAD FRONTAGE _____ 100'±		



**GALAVANT
SPIRITS**
15411 Warren Avenue,
Detroit, Michigan

Galavant Spirits

City of Detroit,
Michigan
15411 W Warren
Avenue

Abstract 1012c

LANDSCAPE PLAN

job no. / issue / revision date:
10034 007 004 000 4-03-2003

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