

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.	2025-112
Name of Petitioner	Galavant Properties LLC
Description of Petition	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.
Type of Petition	Alley Vacation/Encroachment/Utility Vacation
Submission Date	05/15/25
Concerned Departments	Buildings, Safety Engineering, and Environmental Department (BSEED), Detroit Department of Transportation (DDOT), Detroit Fire Department (DFD), Detroit Health Department (DHD), General Services Department (GSD), Media Services Department, Municipal Parking Department, Police Department (DPD)
Petitioner Contact	Ian Redmond Galavant Spirits 15411 East Warren Ave Detroit, MI 48224 P: (734) 658-9185



**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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MAP-25-14

PUBLIC ALLEY 16 FT. WD.

BEACONSFIELD RD. 60 FT. WD.

NOTTINGHAM RD. 60 FT. WD.

103 104 105 106 268

15411 EAST WARREN AVE.

16.67' 2.1' 0.67' 1.0' TYP. 10.5' 13.5' 20' 23' 31.02' 32.23' 41.83' 43.02'

PROPOSED 9'6" x 0.67' x 2.83' BUILDING-MOUNTED SIGNAGE (11.33' TO 14.18' ABOVE GRADE)

PROPOSED 12.0' x 2.08' x 0.67' BUILDING-MOUNTED AWNING (9.42' TO 10.09' ABOVE GRADE)

(3) PROPOSED 3.0' x 1.0' x 5.0' FREE-STANDING PLANTERS (0.0' TO 5.0' ABOVE GRADE)

EAST WARREN AVE. 105 FT. WD.

FRANKFORT AVE. 81 FT. WD.

BEACONSFIELD RD. 60 FT. WD.

NOTTINGHAM RD. 60 FT. WD.

EAST WARREN AVE. 105 FT. WD.

CARTO 64 A

REQUEST ENCROACHMENTS
INTO EAST WARREN AVE.
AT 15411 EAST WARREN AVE.

REVISIONS

DESCRIPTION	REV	CHG	APP	DATE
TS			AP/LC	
DATE	04-08-2025		APPROVED	GE

(FOR OFFICE USE ONLY)

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 25-14

DRWD. NO.