

November 25, 2025

Dokes Design Architecture
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Detroit, MI 48226
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City of Detroit
Attn: Department of Public Works
2 Woodward Ave. Ste. 611
Detroit, MI 48226

RE: Letter of Intent – Right-of-Way Encroachment Permit Application (Foundation Encroachments)

Greetings Reviewer:

On behalf of the development team for the renovation of the mixed-use building located at 7326 W. McNichols Rd., I am submitting this letter of intent in support of our application for a right-of-way encroachment permit. This request pertains to a few modest, sub-grade foundation encroachments identified along the north, south, and west property lines.

These encroachments range from approximately 6 to 12 inches beyond the property line. The building's structural system was designed to maintain the approved architectural layout, bearing wall locations, and overall load path integrity. Due to the angled and non-orthogonal geometry of the property line, the foundation footprint in a few isolated areas extends slightly beyond the boundary in order to:

1. **Maintain structural integrity** - The encroaching foundation elements support key bearing and shear walls; removing or shifting them would compromise the structural system and require significant redesign.
2. **Preserve the building's design and functional layout** - Pulling the foundation inward would necessitate redesigning exterior walls, floor systems, accessibility clearances, and unit layouts, creating disproportionate impacts relative to the modest encroachment.
3. **Avoid excessive construction impacts** - Eliminating the encroachments would introduce structural modifications not commensurate with the limited (<12") footing extensions being requested.
4. **Align with common urban site conditions** - Minor foundation encroachments of this scale are not uncommon on irregular parcels where angled property lines intersect uniform wall and footing dimensions.

These encroachments are entirely subsurface, pose no obstruction or public safety concern, and will not adversely affect the public right-of-way. For these reasons, we respectfully request approval of an encroachment permit allowing the existing foundation design to remain unchanged.

We appreciate your consideration and are available to provide any additional information or clarification as needed.

With appreciation,

Dokes Design Architecture, LLC.

A handwritten signature in black ink, appearing to read 'D. Dickerson', with a long horizontal flourish extending to the right.

Damon Dickerson
Associate | Director of Architecture