

# City of Detroit

Janice M. Winfrey  
City Clerk

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*

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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.

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Petition No.	2026-085
Name of Petitioner	28 Associates, LLC
Description of Petition	Petition to request several encroachments within the northerly part of W. Adams Ave., adjacent to the parcel commonly known as 28 W. Adams for two (2) existing awnings and one (1) new projecting sign.
Type of Petition	<b>Alley Vacation/Encroachment/Utility Vacation</b>
Submission Date	05/01/26
Concerned Departments	Media Services, Building & Safety Engineering, Police Department, Fire Department, Municipal Parking Department, Transportation Department, Health Department, General Services Department
Petitioner Contact	Kevin Deters 28 Associates, LLC 333 W Fort St., Suite #1350 Detroit, MI. 48226



**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**

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To: Clerk's Office  
From: The Department of Public Works  
City Engineering Division  
MapsandRecordsBureau@DetroitMI.Gov  
(313) 224-3970

Petitioner:  
28 Associates, LLC  
333 W Fort St., Suite 1350  
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 within the northerly part of W. Adams Ave., adjacent to the parcel commonly known as 28 W. Adams for two (2) existing awnings and one (1) new projecting sign.

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



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**TO: City of Detroit DPW**

**FROM: Kevin Deters  
Metro Signs & Lighting**

**RE: Encroachment for projecting sign at "Jersey Mikes" and 2 existing awnings  
28 W Adams  
SGN2026-00022**

We are applying for a permit for a projecting sign for Jersey Mikes on the south facade along W Adams Ave. The sign is 2.16' x 3' (6.48 sq feet). The total projection is 3.5 feet from the building. The sign is 12 inches deep. The underclearance from grade to the bottom of the sign is 19.5 feet.

We are also including the 2 existing awnings. The existing red awning is 5'-7" tall x 15 feet long x 42 inches deep. The existing gold awning is 3' tall x 32 feet long x 96 inches deep. Please see the PDF called "DRAWINGS FOR ENCROACHMENT."

Feel free to call me at (586)759-2700 if anything else is needed. Thank you for your assistance.

*Kevin Deters* 2-12-26



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## **AWNING SIZES**

**3' TALL**

**32' LONG**

**96" DEEP**

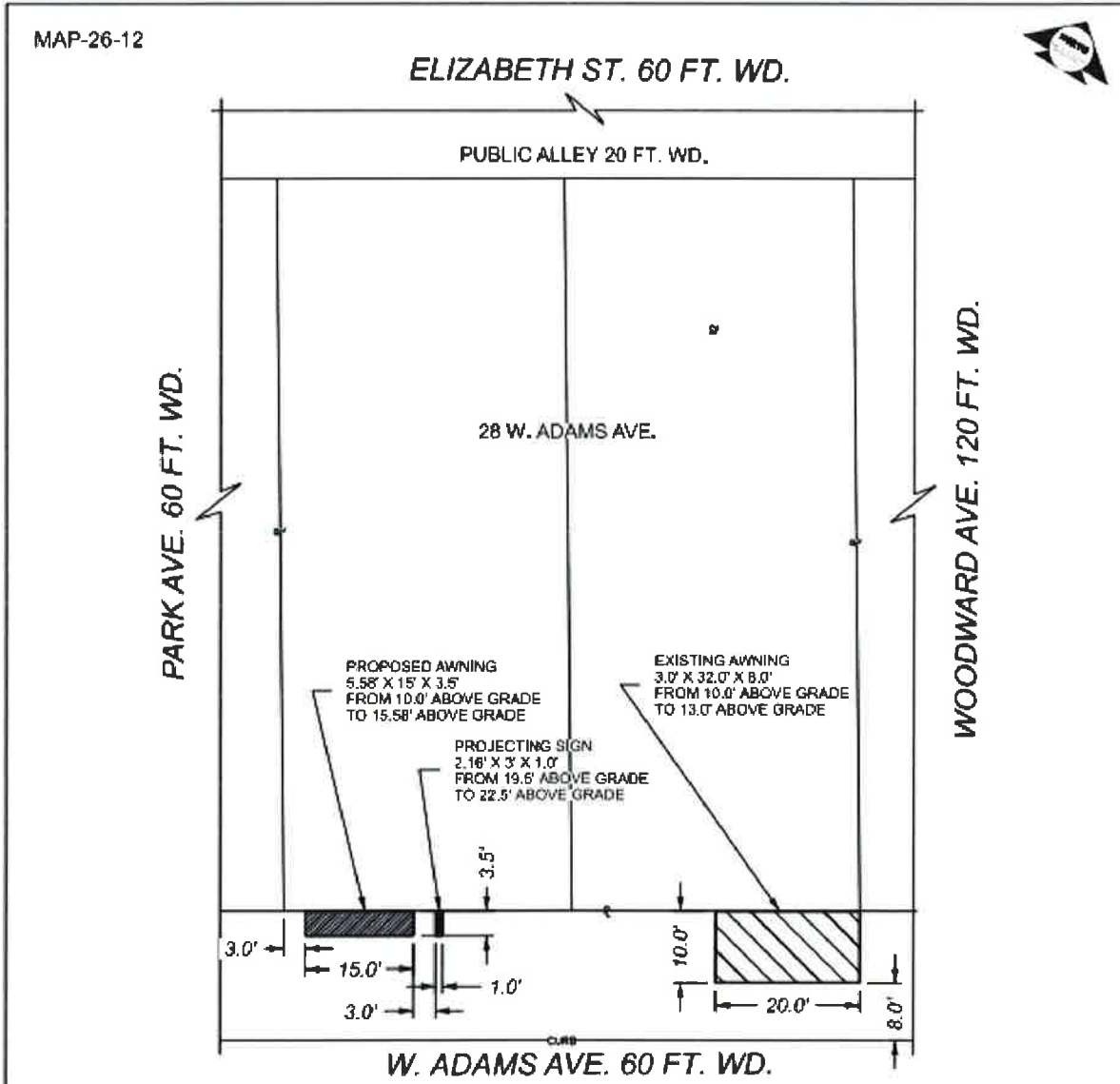


**SIGN PLACEMENT**

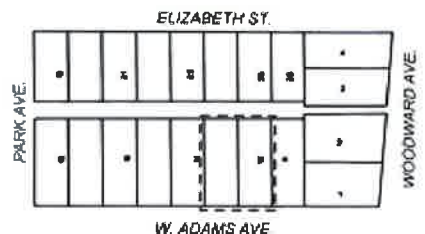


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- REQUEST ENCROACHMENT (FOR PROPOSED NEW AWNING)
- REQUEST ENCROACHMENT (FOR PROJECTING SIGN)
- REQUEST ENCROACHMENT (FOR EXISTING AWNING)



(FOR OFFICE USE ONLY)

CARTO 28 B

DRAWN BY	LC	<b>REQUEST ENCROACHMENTS        INTO W. ADAMS AVE. BETWEEN        WOODWARD AVE. AND PARK AVE.        AT 28 W. ADAMS AVE.</b>	<b>CITY OF DETROIT</b>
DATE	04/08/2026		CITY ENGINEERING DIVISION MAPS & RECORDS BUREAU
CHECKED	AP		JOB NO. 26-12
APPROVED	GE		DRWG. NO.