



**DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION**

Coleman A. Young Municipal Center  
2 Woodward Ave., Suite Suite 601  
Detroit, Michigan 48226

Phone 313•224•3949 TTY: 711  
Fax 313•224•3471  
www.detroitmi.gov

June 12, 2026

Honorable City Council:

**RE: Petition No. x2026-110 – Newt Holdings, LLC, request for several encroachments within the easterly part of Livernois Ave. Adjacent to the parcel commonly known as 19100 Livernois for building façade improvements, lights and awnings.**

Petition No. x2026-110 – Newt Holdings, LLC, request for several encroachments within the easterly part of Livernois Ave., 120 ft. wide, adjacent to the parcel commonly known as 19100 Livernois for building façade improvements, lights and awnings.

The petition was referred to the City Engineering Division – DPW for investigation and report. This is our report.

The request was approved by the Solid Waste Division – DPW, and City Engineering Division – DPW. Traffic Engineering Division

Detroit Water and Sewerage Department (DWSD) reports being involved, but they have no objection provided the DWSD encroachment provisions are followed. The DWSD provisions have been made a part of the resolution.

All other involved City Departments, including the Public Lighting Authority and Public Lighting Department; also privately owned utility companies have reported no objections to the encroachment. Provisions protecting all utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Richard Doherty, P.E., City Engineer  
City Engineering Division – DPW

Cc: Ron Brundidge, Director, DPW  
Mayor's Office – City Council Liaison

COUNCIL MEMBER \_\_\_\_\_

**RESOLVED**, that the Department of Public Works, City Engineering Division is hereby authorized and directed to issue permits to Newt Holdings, LLC or their assigns to install and maintain various encroachments within Livernois Ave., further described as: Land in the City of Detroit, Wayne County, Michigan;

- Proposed on-site louvered metal canopies, four (4) total, lying westerly of and adjacent to lot 241 of “Sherwood Forest” as recorded in Liber 39, Page 11 of Plats, Wayne County Records. Said canopies shall be installed from 9.75’ to 10.25’ above grade and a 0.25’ downspout connected to each, installed from grade to 9.75’ above grade. Each canopy will extend 4.0’ into the easterly part of Livernois Ave.
  1. 18.0’ long
  2. 18.0’ long
  3. 15.0’ long
  4. 28.66’ long
- Proposed outward swinging doors measuring 3.0’ by 7.0’, five (5) total, lying westerly of and adjacent to lot 241 of “Sherwood Forest” as recorded in Liber 39, Page 11 of Plats, Wayne County Records. Said doors shall be installed from grade to 7.0’ above grade and extend 3.0’ into the easterly part of Livernois Ave. when open.
- Proposed building-mounted lights, ten (10) total, measuring 0.83’ by 0.73’ by 0.52’, lying westerly of and adjacent to lot 241 of “Sherwood Forest” as recorded in Liber 39, Page 11 of Plats, Wayne County Records. Said lights shall be installed from 13.25’ to 13.98’ above grade and extend 0.52’ into the easterly part of Livernois Ave.
- Proposed building-mounted lights, four (4) total, measuring 1.3’ in diameter and 1.3’ tall, lying westerly of and adjacent to lot 241 of “Sherwood Forest” as recorded in Liber 39, Page 11 of Plats, Wayne County Records. Said lights shall be installed from 12.5’ to 13.8’ above grade and extend 1.3’ into the easterly part of Livernois Ave.

**RESOLVED**, that the Director of the Department of Public Works, or his or her designee, is authorized to execute any document or documents necessary or convenient to make and incorporate technical amendments, corrections, or other minor changes to any document or documents necessary or convenient in furtherance of or to effectuate the action or transaction hereby approved, including the legal description of any property described herein, in the event there are any scrivener’s errors, mistakes of fact, or changes in circumstances, or as may be required to correct minor inaccuracies, or are necessitated by unforeseen circumstances or technical matters, provided that the changes do not materially alter the substance or terms of the action or transaction hereby approved;”

**PROVIDED**, that if there is any cost for the removing and/or rerouting of any utility facilities, it shall be done at the expense of the petitioner and/or property owner; and be it further

**PROVIDED**, that access is maintained to all fire department connections, and be it further

PROVIDED, that by approval of this petition the Detroit Water and Sewerage Department (DWSD) does not waive any of its rights to its facilities located in the right-of-way, and at all times, DWSD, its agents or employees, shall have the right to enter upon the right-of-way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing or inspection caused by the encroachment shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities, which could normally be expected had the petitioner not encroached into the right-of-way, shall be borne by DWSD; and be it further

PROVIDED, that all construction performed under this petition shall not be commenced until after (5) days written notice to DWSD. Seventy-two (72) hours' notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system; and be it further

PROVIDED, that construction under this petition is subject to inspection and approval by DWSD forces. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner; and be it further

PROVIDED, that if DWSD facilities located within the right-of-way shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities; and be it further

PROVIDED, that the petitioner shall hold DWSD harmless for any damages to the encroaching device constructed or installed under this petition which may be caused by the failure of DWSD's facilities; and be it further

PROVIDED, Newt Holdings, LLC or their assigns shall apply to the Buildings and Safety Engineering Department for a building permit prior to any construction. Also, if it becomes necessary to open cut public streets, bore, jack, occupy or barricade city rights-of-way for maintenance of encroachments such work shall be according to detail permit application drawings submitted to the City Engineering Division – DPW prior to any public right-of-way construction; and further

PROVIDED, that the necessary permits shall be obtained from the City Engineering Division – DPW and the Buildings and Safety Engineering Department. The encroachments shall be constructed and maintained under their rules and regulations; and further

PROVIDED, that all cost for the construction, maintenance, permits and use of the encroachments shall be borne by Newt Holdings, LLC or their assigns, and further

PROVIDED, that all costs incurred by privately owned utility companies and/or city departments to alter, adjust, and/or relocate their existing utility facilities located in close proximity to the encroachments shall be borne by Newt Holdings, LLC or their assigns. Should damages to utilities

occur Newt Holdings, LLC or their assigns shall be liable for all incidental repair costs and waives all claims for damages to the encroaching installations; and further

PROVIDED, that no other rights in the public streets, alleys or other public place shall be considered waived by this permission which is granted expressly on the condition that said encroachments shall be removed at any time when so directed by the City Council, and the public property affected shall be restored to a condition satisfactory to the City Engineering Division – DPW; and further

PROVIDED, that Newt Holdings, LLC or their assigns shall file with the Department of Public Works – City Engineering Division an indemnity agreement in form approved by the Law Department. The agreement shall save and protect the City of Detroit from any and all claims, damages or expenses that may arise by reason of the issuance of the permits and the faithful or unfaithful performance of Newt Holdings, LLC or their assigns of the terms thereof. Further, Newt Holdings, LLC or their assigns shall agree to pay all claims, damages or expenses that may arise out of the use, repair and maintenance of the proposed encroachments; and further

PROVIDED, that construction of the encroachments shall constitute acceptance of the terms and conditions as set forth in this resolution; and be it further

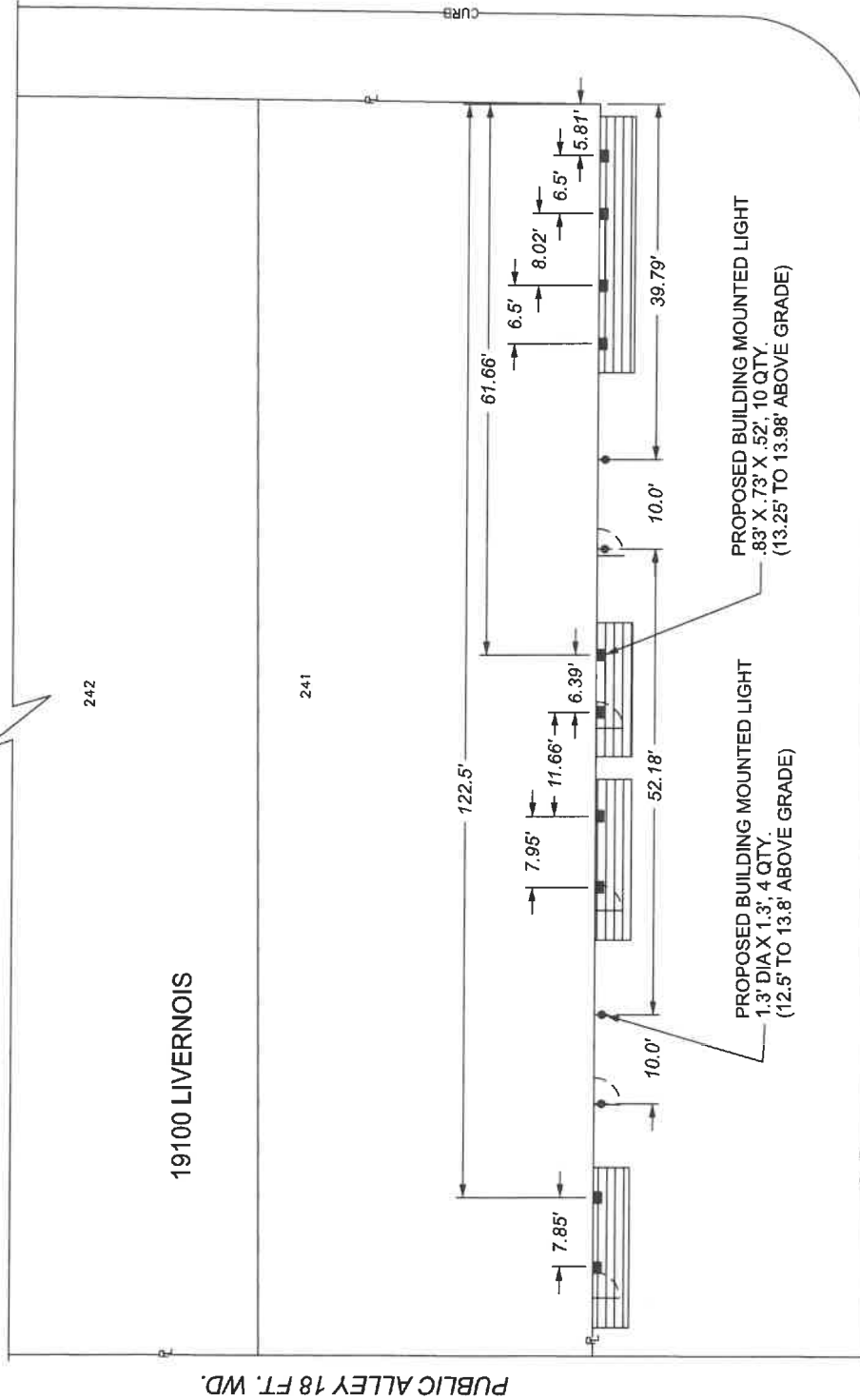
PROVIDED, this resolution is revocable at the will, whim or caprice of the City Council, and Newt Holdings, LLC acquires no implied or other privileges hereunder not expressly stated herein; and further

PROVIDED, that the encroachment permits shall not be assigned or transferred without the written approval of the City Council; and be it further

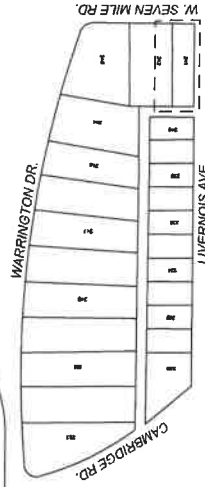
PROVIDED, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

MAP-26-32

WARRINGTON DR. 50 FT. WD.



LIVERNOIS AVE. 120 FT. WD.



- REQUEST ENCROACHMENT (FOR BUILDING MOUNTED LIGHTS)
- REQUEST ENCROACHMENT (FOR BUILDING MOUNTED LIGHTS)

(FOR OFFICE USE ONLY)

CARTO 27 D

|                 |  |                                                                                                         |  |
|-----------------|--|---------------------------------------------------------------------------------------------------------|--|
| DRAWN BY LC     |  | REQUEST ENCROACHMENTS INTO LIVERNOIS AVE. BETWEEN W. SEVEN MI. RD. AND CAMBRIDGE RD. AT 19100 LIVERNOIS |  |
| DATE 05/19/2026 |  | CITY OF DETROIT<br>CITY ENGINEERING DIVISION<br>MAPS & RECORDS BUREAU                                   |  |
| CHECKED AP      |  | JOB NO. 26-32                                                                                           |  |
| APPROVED GE     |  | DRWG. NO. 02                                                                                            |  |

WARRINGTON DR. 50 FT. WD.

242

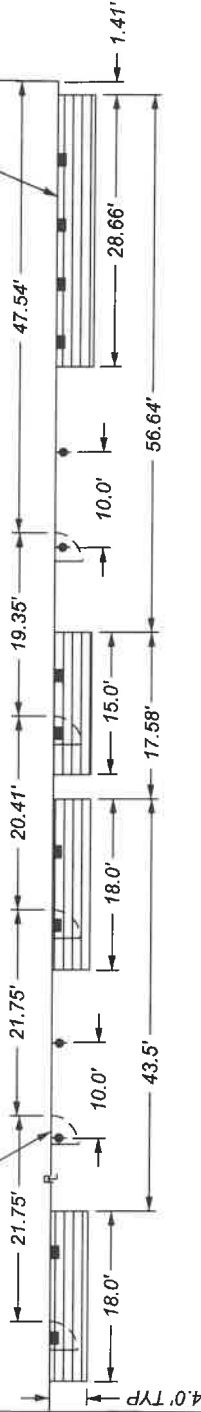
19100 LIVERNOIS

241

PUBLIC ALLEY 18 FT. WD.

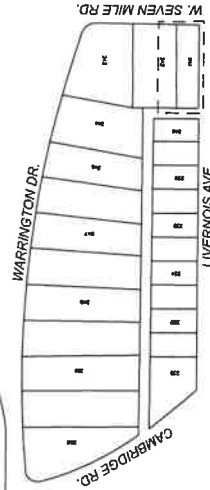
PROPOSED OUTWARD SWINGING DOOR  
3' X 7', QTY 5  
(0' TO 7' ABOVE GRADE)

PROPOSED LOUVERED METAL CANOPY  
SIZES VARY, QTY. 4  
(9.75' TO 10.25' ABOVE GRADE)  
WITH .25' DOWNSPOUT  
(0.0' TO 9.75' ABOVE GRADE)



W. SEVEN MILE RD. 86 FT. WD.

LIVERNOIS AVE. 120 FT. WD.



☐ - REQUEST ENCROACHMENT  
(FOR OUTWARD SWINGING DOORS)

▨ - REQUEST ENCROACHMENT  
(FOR CANOPIES)

(FOR OFFICE USE ONLY)

CARTO 27 D

# REQUEST ENCROACHMENTS INTO LIVERNOIS AVE. BETWEEN W. SEVEN MI. RD. AND CAMBRIDGE RD. AT 19100 LIVERNOIS

|                           |
|---------------------------|
| CITY OF DETROIT           |
| CITY ENGINEERING DIVISION |
| MAPS & RECORDS BUREAU     |
| JOB NO. 26-32             |
| DRWG. NO. 01              |

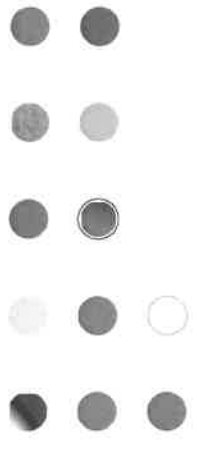
|          |            |
|----------|------------|
| DRAWN BY | LC         |
| DATE     | 06/12/2026 |
| CHECKED  | AP         |
| APPROVED | GE         |

Home > Shop Steel Lighting > Gardena



Color: **Matte Black**

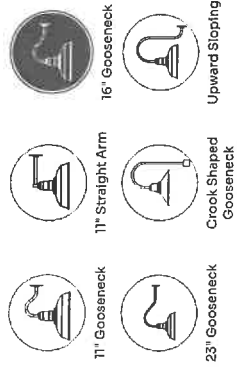
Standard Colors:



Interior Color: **White**



Mounting Style: **16" Gooseneck**



Accessories and Customizations



Gardena Indoor & Outdoor Barn Light |  
Handcrafted Light Fixture

**GARDENA**

★★★★★

\$179.00 – \$259.00

266 Reviews

Description

The Gardena, our 16" dome barn light, is our most popular, and it's no wonder why! This one-of-a-kind wall light fixture is the perfect addition to any barn, garage, porch or playroom.

Product Details

Lead Time & Returns

Quantity



GARDENA x (1)

Color: **Matte Black**

Interior Color: **White**

Mount: **16" Gooseneck**

\$179

ADD TO CART



# OVERHEAD BRACE CENTURY SERIES LATTICE 6" GUTTER

## BEFORE YOU BEGIN INSTALLATION:

**Consult your local building department for any required permits** You may be required to obtain a building permit for this structure. Contact your local building department for details.

**Read instructions thoroughly** Please read all instructions and notes carefully prior to assembly.

**A solid attachment is required for all existing structures.** All points of attachment to existing structures (such as house, deck, or patio) must be into solid, structurally sound, and secure material. Example: wood or metal studs, joists, headers, plates, or sills. Attachment may be made to block, concrete, brick, or stone veneer with suitable anchors, purchased separately. **Note:** Failure to properly fasten unit to wall, deck, porch, or patio may result in damage to the unit, damage to the structure it is attached to, and could cause serious bodily injury.

**Check for all parts** Use the Parts and Hardware List to check for any missing parts. To prevent scratching of painted materials, place on a tarp or other protective material.

**Assistance is recommended during entire assembly.**



## CAUTION

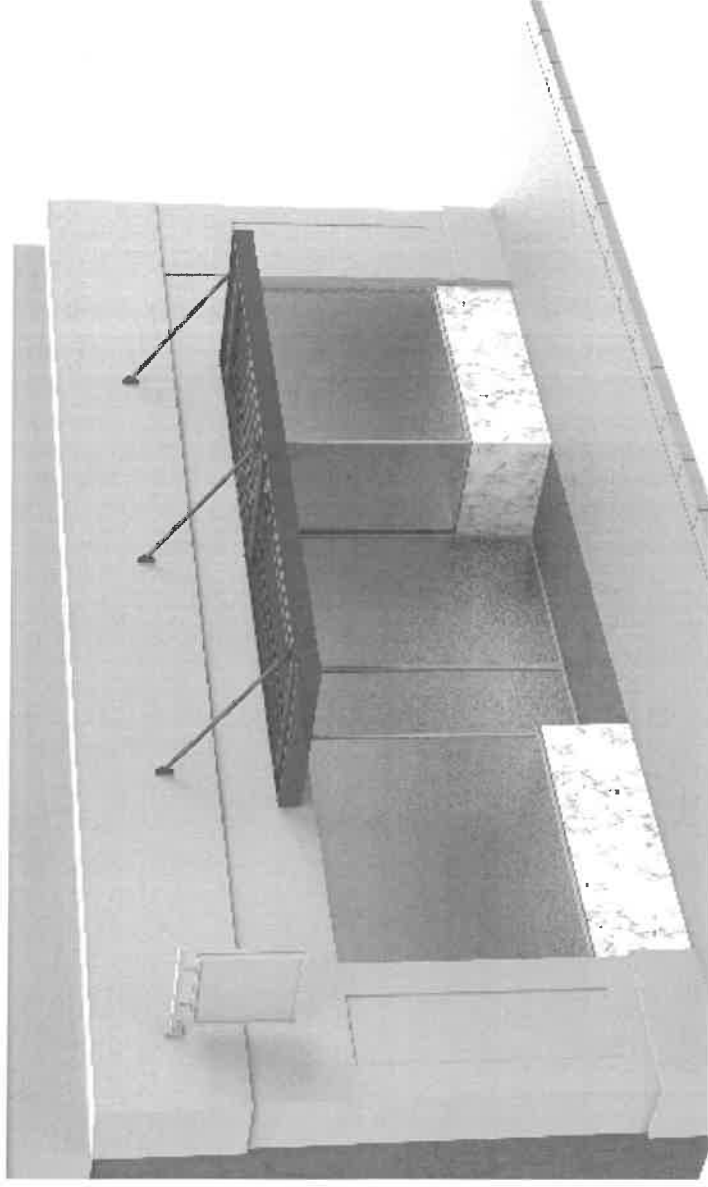
**Proper site preparation is required.**

**Standard shade structure design does not include additional loads such as hanging heavy plants, swings, or other objects.**

**DO NOT stand or sit on the shade structure roof.**

**Repair or replace broken parts immediately.**

**This kit contains parts with metal edges. Please be careful when handling.**



## SAFETY INFORMATION

Please read and understand this entire manual before attempting to assemble or install the product.

Standard design for shade structures meets 20 lbs. per square foot live load and 115 miles per hour wind load based on the International Building Code (IBC) 2015 and American Society of Civil Engineers (ASCE) 7-10 design code. Engineering for greater load requirements is available; call 1-800-851-0865 for information. Local building codes should be verified before installation.

The design of the shade structure as set forth herein pertains only to the components and assemblies as manufactured by our company. The design of and attachment to supporting structural elements are outside the scope of this guide. It shall be the Owner and Installer's responsibility to provide sound supporting structure and attachment and to consult with qualified individuals where the design or verification of such components is required.

It shall be the Owner and Installer's responsibility to verify that local building code requirements are met and the proper permits are obtained prior to the installation. Professional engineering services may be required.

General Awnings Installation Guide

Phone: 888-330-3115 ([www.generallawnings.com](http://www.generallawnings.com))

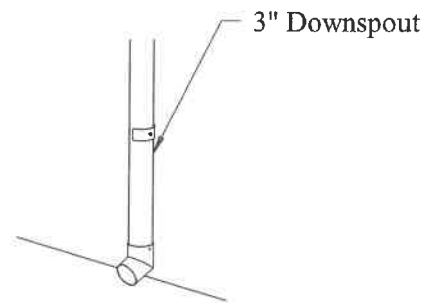
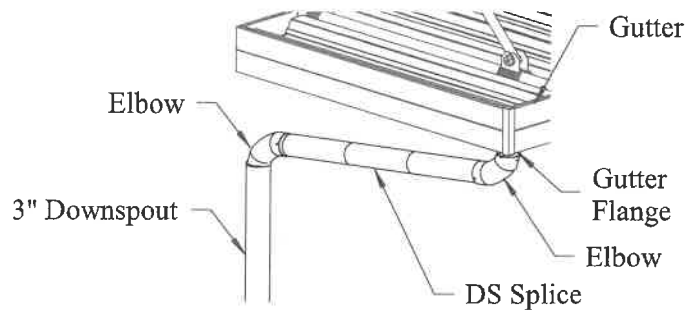
PO Box 461294, Aurora, CO 80046-1294

 **GENERAL AWNINGS™**

1 of 19

# Downspout Installation Instructions

## Front Mounted



1. Drill 2 3/4" dia. hole in gutter at desired drainage location.
2. Attach Gutter Flange to bottom of Gutter using Tek screws. Next attach Elbow to Gutter Flange using Tek screws. Next attach DS Splice to Elbow and then the Elbow using Tek screws. Attach Downspout to the Elbow using the Tek screws provided.

3. Attach Bottom Flange to Downspout using Tek screws.
4. Anchor Downspout to structure with Brackets provided.

