

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

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.	2026-131
Name of Petitioner	Whetstone Property, LLC
Description of Petition	Petition to request to vacate with a reservation of a utility easement the north-south public alley, 18 ft. wide bounded by Glenfield Ave., 70 ft. wide Wilfred Ave., 60 ft. wide Roseberry Ave., 60 ft. wide and Gratiot Ave., 129 ft. wide.
Type of Petition	Alley Vacation/Encroachment/Utility Vacation
Submission Date	06/30/26
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	Martell D. Bivings 313-704-7320 bivingsm.d@gmail.com



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:
Whetstone Property, LLC
11820 Gratiot Ave.
Detroit, MI, 48213

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the action below. 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:

Whetsone Property LLC requests to vacate with a reservation of a utility easement the north-south public alley, 18 ft. wide bounded by Glenfield Ave., 70 ft. wide Wilfred Ave., 60 ft. wide Roseberry Ave., 60 ft. wide and Gratiot Ave., 129 ft. wide.

Raven Wright
Supervisor of Maps & Records
Department of Public Works
City Engineering Division
313-224-3985



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Letter of Intent

Re: Alley Vacation Request – 11820–11866 Gratiot Ave

To Whom It May Concern,

My name is Martell D. Bivings, and I am submitting this letter on behalf of Bobby Whetstone, the property owner of 11820–11866 Gratiot Avenue, Detroit, Michigan. I am authorized to represent Mr. Whetstone in all matters related to this proposal, and all communication regarding this request should be directed to me.

Applicant / Representative Contact Information:

Martell D. Bivings
Phone: 313-704-7320
Email: bivingsm.d@gmail.com

Property Owner:

Bobby Whetstone
Phone: 313-304-1520

Project Summary:

Mr. Whetstone is proposing the development of a quick-service automotive maintenance facility, providing routine services such as oil changes, windshield wiper replacement, and other minor vehicle maintenance.

Mr. Whetstone is an experienced operator who owns and manages multiple quick-service automotive locations throughout the area, and this project represents a continued investment in providing accessible, high-quality services within the community.

As part of this development, we are requesting the vacation (closure) of a portion of the public alley located behind the property. Specifically, this request pertains to a leg of the alley extending from Glenfield Avenue to approximately the midpoint of the block.

The intent of this request is to allow for a well-designed vehicle circulation pattern, including an express service loop that will enable safe and efficient entry and exit for customers. As part of this process, Mr. Whetstone intends to incorporate the vacated alley segment into the property and extend the usable site area, ensuring that vehicle movement



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is properly accommodated within the development.

This improvement will enhance traffic flow and on-site circulation, improve customer and pedestrian safety, support efficient operations for a modern quick-service facility, and create a more cohesive and functional site layout aligned with the proposed use.

The requested alley segment is limited in scope, and this adjustment will allow the property to be developed in a manner that is both orderly and beneficial to the surrounding area, while remaining mindful of access considerations for neighboring properties.

Request:

We respectfully request that the City of Detroit approve the vacation of this portion of the alley to support the successful development and operation of this project.

We are committed to working collaboratively with all relevant City departments to ensure compliance with all requirements and to address any considerations related to access, utilities, and adjacent properties.

Sincerely,

Martell D. Bivings
On behalf of Bobby Whetstone



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MAP-26-34



GRATIOT AVE. 129 FT. WD.
1820 GRATIOT AVE.
18.0'

WILFRED AVE. 60 FT. WD.

ROSEBERRY AVE. 60 FT. WD.

GLENFIELD AVE. 70 FT. WD.

 - REQUEST VACATION WITH EASEMENT
(OF PUBLIC ALLEY)

(FOR OFFICE USE ONLY)

CARTO 66 D

DRAWN BY	AP
DATE	04/22/2026
CHECKED	LC
APPROVED	GE

REQUEST VACATION WITH EASEMENT
A PORTION OF THE NORTH/SOUTH ALLEY
BOUNDED BY GRATIOT AVE., WILFRED AVE.,
ROSEBERRY AVE., AND GLENFIELD AVE.
AT 11820 GRATIOT AVE.

CITY OF DETROIT CITY ENGINEERING DIVISION MAPS & RECORDS BUREAU
JOB NO. 26-34
DRWG. NO.