



**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:
Epiphany Detroit, LLC
10103 Kercheval
Detroit, MI 48214

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:

Epiphany Detroit LLC requests several encroachments within the northerly part of Kercheval Ave., and the easterly part of Cadillac Blvd., and the westerly side of the east-west public alley bounded by Vernor Hwy., Hurlbut Ave., Kercheval Ave., and Cadillac Blvd., for existing and additional items adjacent to the parcel commonly known as 10103 Kercheval Ave.

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



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To: City of Detroit

From: DeAnn Benetti

Email: epiphanydetroit@att.net

Phone: 586-822-9960

We are submitting this application to receive approval for all pre-existing encroachments at 10103 Kercheval. Including but not limited to the HVAC platform, exposed aggregate concrete on the Cadillac side and lighting on the exterior of the building.

Thank you,

DeAnn Benetti

586-822-9960

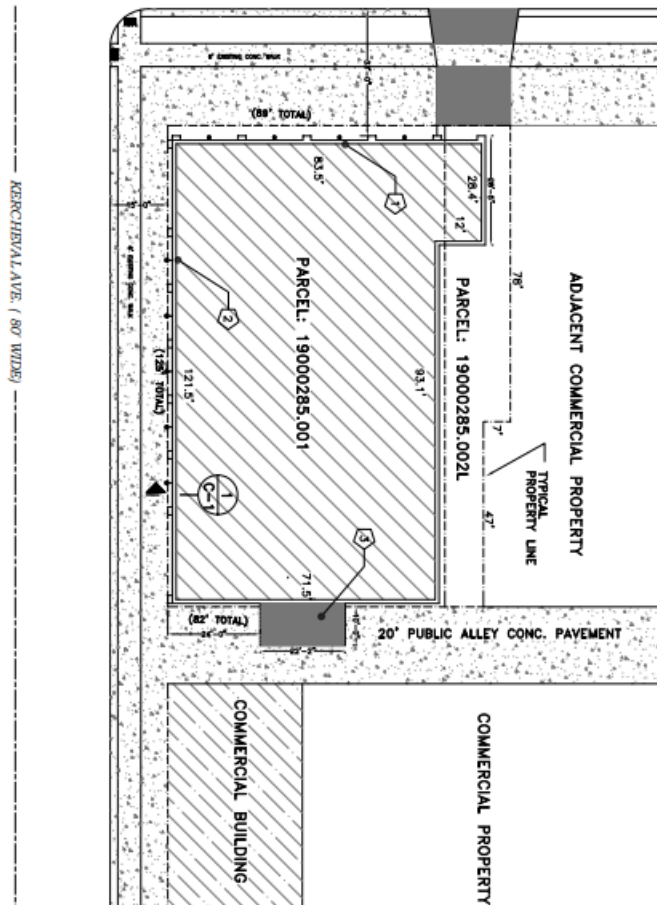


Site plan showing property boundaries, dimensions, and a central vertical strip labeled "VIOL. BR." with yellow dots. Dimensions include 155' x 155' x 155' x 155' along the top, 28.5' x 12' along the bottom, and 28.4' x 12' for a smaller area. A north arrow is present in the top right corner.



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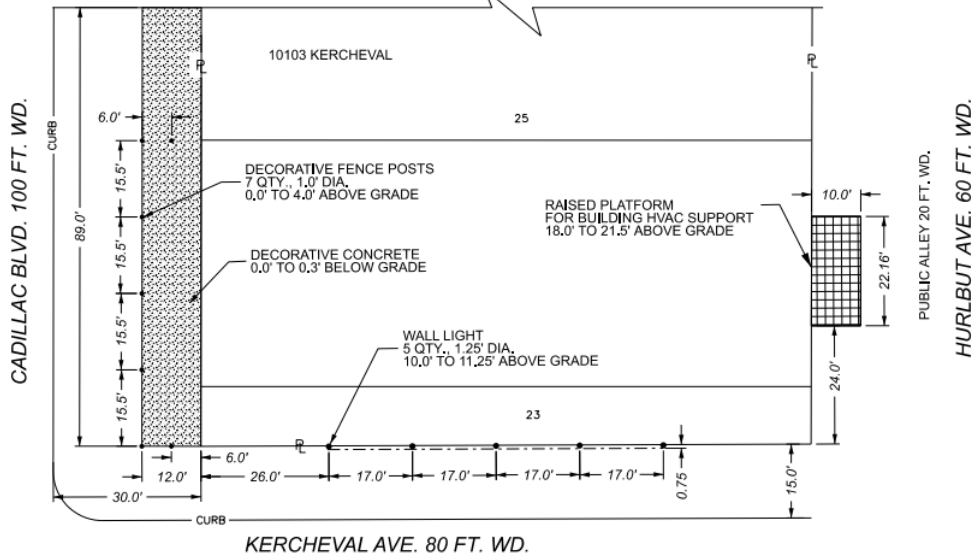


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MAP-26-16

VERNOR HWY. 50 FT. WD.



- REQUEST ENCROACHMENT (FOR DECORATIVE CONCRETE)
- REQUEST ENCROACHMENT (FOR ABOVE GRADE PLATFORM)
- REQUEST ENCROACHMENT (FOR WALL LIGHTS)
- REQUEST ENCROACHMENT (FOR DECORATIVE FENCE POSTS)

(FOR OFFICE USE ONLY)

CARTO 55 D

DRAWN BY	LC	REQUEST ENCROACHMENT INTO THE NORTH/SOUTH ALLEY BOUNDED BY KERCHEVAL ST., HURLBUT AVE., VERNOR HWY., AND CADILLAC BLVD.; AND THE SIDEWALK ALONG CADILLAC BLVD. AT 10103 KERCHEVAL	CITY OF DETROIT CITY ENGINEERING DIVISION MAPS & RECORDS BUREAU
DATE	6/15/2026		
CHECKED	AP		
APPROVED	GE		
			JOB NO. 26-16
			DRWG. NO.