

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.	2026-141
Name of Petitioner	Epiphany Detroit, LLC
Description of Petition	Petition to request 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.
Type of Petition	Alley Vacation/Encroachment/Utility Vacation
Submission Date	07/09/26
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	DeAnn Benetti 10103 Kercheval Detroit, MI 48214 586.822.9960 epiphanydetroit@att.net



**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.

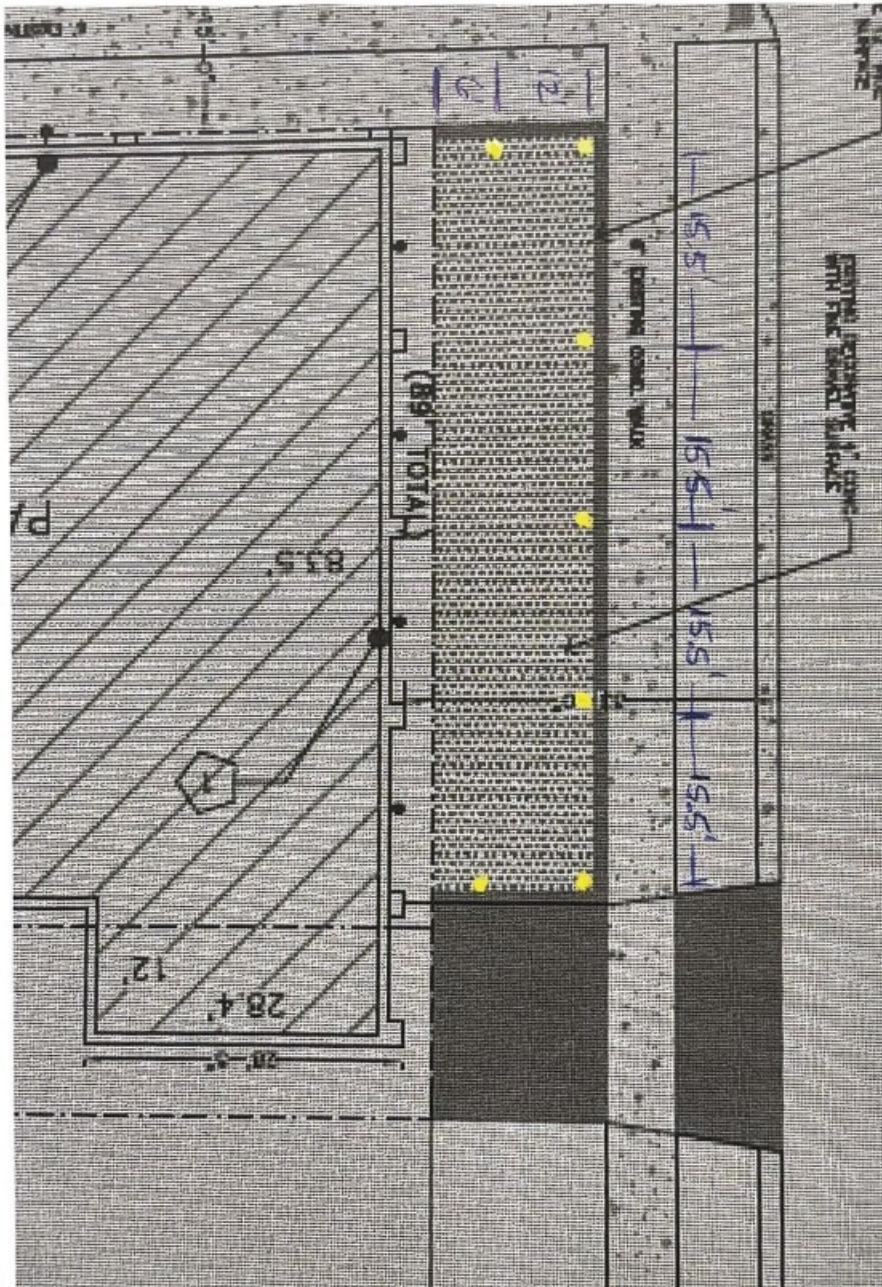
Thank you,

DeAnn Benetti

586-822-9960

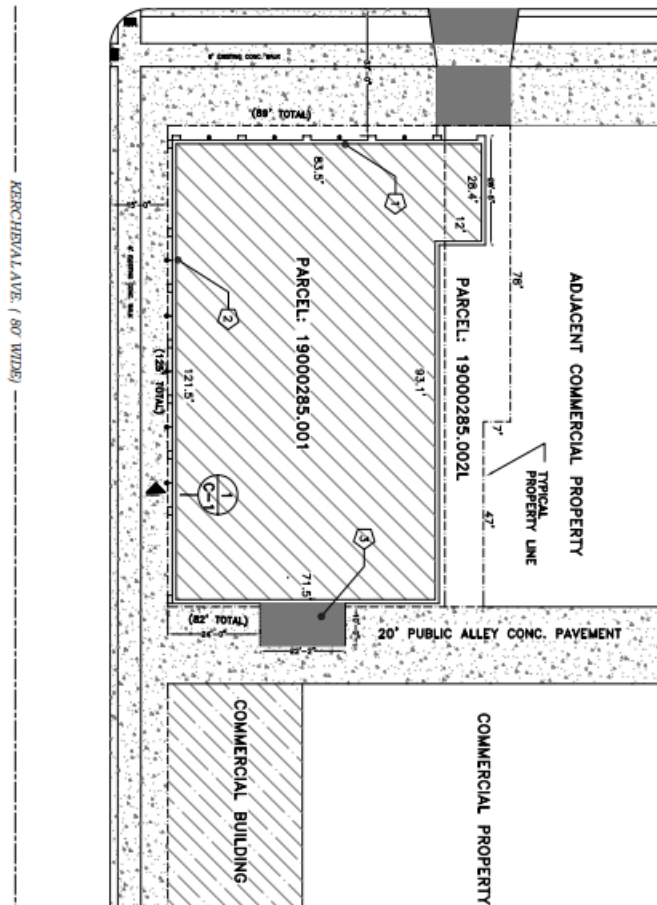


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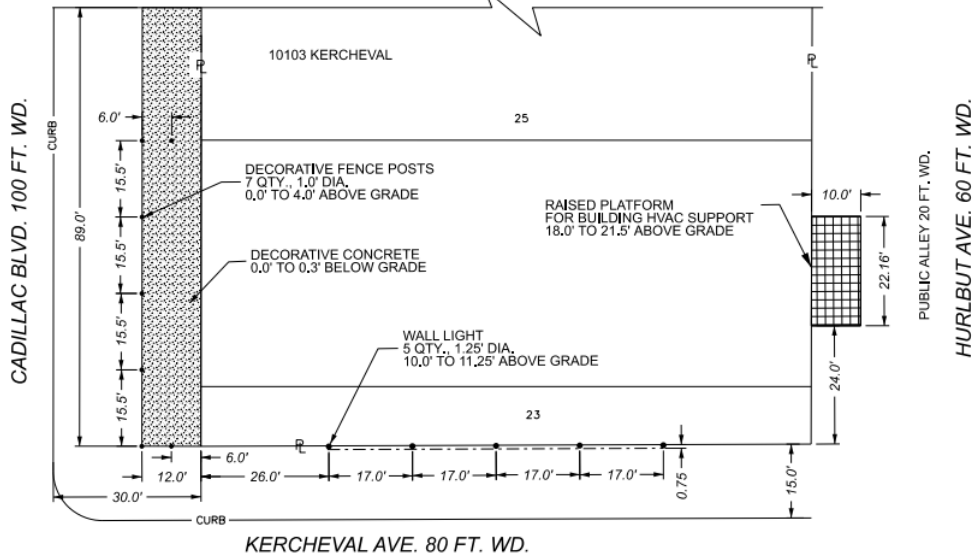


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MAP-26-16

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.