



**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:  
Farmer Street Development, LLC  
2030 Park Avenue  
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:  
Farmer Street Development, LLC, request for encroachment within the westerly part of Farmer St. adjacent to the parcel commonly known as 1401 Farmer St. for a year-round outdoor dining area.

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



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1401 Farmer Street  
Detroit, MI 48226  
(313) 285-8019  
[www.queensbardetroit.com](http://www.queensbardetroit.com)

May 15, 2025

City of Detroit

RE: Encroachment Application

To whom it may concern,

Shoppers Lounge, LLC DBA Queens Bar is the tenant of Farmer Street Development, LLC and represents Farmer Street Development for this application. Both companies are owned solely by Paul Howard.

Our proposal is to receive an encroachment approval for the outdoor dining area as described in the attached site plan. The outdoor dining area was previously approved and erected on May 18, 2018 for a period of 3 years and been maintained without complaint from the neighboring properties. Queens Bar has always maintained and shall continue to maintain the proposed area in accordance with City ordinances, occupancy requirements, and the newly established outdoor ordinance including payment of the annual use-permit fee.

We agree to abide by the previous set forth conditions that said encroachment shall not be assigned or transferred without written approval and subject to expense of removal and restoration of public property restored to a condition satisfactory to the DPW/CED if so directed by City Council.

Furthermore, we agree that the designated outdoor seating area shall be identified through use of the physical barrier as described in the attached site plan to regulate the serving of liquor within the perimeter of the café and that all costs associated with the construction, maintenance, permits, and use of the encroachment shall be borne by Shoppers Lounge, LLC DBA Queens Bar or their assigns.

Queens Bar and Farmer Street Development have exhausted all other options for outdoor dining placement and have received approval from DDP. We look forward to being a long-standing vital business contributing to vibrancy of the neighborhood. The purpose of this encroachment is for outdoor dining only. We have completed the site plan and are unaware of any other permits required.

Respectfully yours,

  
Paul Howard



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**OCCUPANCY / EGRESS WIDTH / EXIT QUANTITY:**

**2021 MICHIGAN BUILDING CODE**

**A. TABLE 1004.5 - MAXIMUM FLOOR AREA ALLOWANCE (SEE PLAN FOR FACTORED COUNT)**

| USE (FIRST FLOOR)                                | AREA | SF / OCCUPANT | OCCUPANTS |
|--------------------------------------------------|------|---------------|-----------|
| UNCONCENTRATED TABLES & CHAIRS                   | 939  | 1/15 NET      | 63        |
| BACK BAR                                         | 333  | 1/200         | 2         |
| STORAGE                                          | 65   | 1/300         | 1         |
| TOILET ROOMS (NON-SIMULTANEOUS)                  | N/A  |               |           |
| OUTDOOR SEATING                                  | 738  | 1/15 NET      | 49        |
| TOTAL OCCUPANCY (FIRST FLOOR w/ OUTDOOR SEATING) |      |               | 115       |

**B. SECTION 1005 - EGRESS WIDTH PER OCCUPANT SERVED**

| OCCUPANCY / FLOOR        | STAIRWAY FACTOR | OTHER COMPONENT | REQUIRED STAIR WIDTH | REQUIRED OTHER WIDTH |
|--------------------------|-----------------|-----------------|----------------------|----------------------|
| FIRST FLOOR = 66         | 0.3             | 0.2             | N/A                  | 13.2 INCHES          |
| OUTDOOR SEATING = 49 0.3 |                 |                 | N/A                  | 9.8 INCHES           |
| TOTAL = 115              | 0.3             | 0.2             | N/A                  | 23 INCHES            |

- STAIR / EXIT PASSAGEWAYS SHALL NOT BE LESS THAN 44 INCHES.

- ACTUAL EXIT WIDTH PROVIDED: 3 EXIT DOORS @ 33" MIN = 108" TOTAL EGRESS WIDTH

**C. TRAVEL DISTANCES**

| TABLE / SECTION | ITEM                        | DISTANCE ALLOWED      |
|-----------------|-----------------------------|-----------------------|
| TABLE 1006.2.1  | COMMON PATH OF TRAVEL       | A-2 ASSEMBLY = 75 FT  |
| TABLE 1017.2    | EXIT ACCESS TRAVEL DISTANCE | A-2 ASSEMBLY = 200 FT |
| SECTION 1020.5  | DEAD END CORRIDOR LENGTH    | A-2 ASSEMBLY = 20 FT  |

**D. TABLE 803.11 - WALL AND CEILING FINISHES (NON-SPRINKLERED)**

| GROUP | VERTICAL EXITS | EXIT ACCESS CORR'S | ROOMS AND ENCLOSED SPACES |
|-------|----------------|--------------------|---------------------------|
| A-2   | A              | A                  | B                         |

**2021 MICHIGAN BUILDING CODE**

**1018.2 AISLES IN ASSEMBLY SPACES:** AISLES AND AISLE ACCESSWAYS SERVING A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES SHALL COMPLY WITH SECTION 1030.

**1030.13.1 SEATING AT TABLES:** WHERE SEATING IS LOCATED AT A TABLE OR COUNTER AND IS ADJACENT TO AN AISLE OR AISLE ACCESSWAY, THE MEASUREMENT OF REQUIRED CLEAR WIDTH OF THE AISLE OR AISLE ACCESSWAY SHALL BE MADE TO A LINE 19 INCHES (483 MM) AWAY FROM AND PARALLEL TO THE EDGE OF THE TABLE OR COUNTER. THE 19-INCH (483 MM) DISTANCE SHALL BE MEASURED PERPENDICULAR TO THE SIDE OF THE TABLE OR COUNTER. IN THE CASE OF OTHER SIDE BOUNDARIES FOR AISLES OR AISLE ACCESSWAYS, THE CLEAR WIDTH SHALL BE MEASURED TO WALLS, EDGES OF SEATING AND TREAD EDGES.

**1030.13.1.1 AISLE ACCESSWAY CAPACITY AND WIDTH FOR SEATING AT TABLES:** AISLE ACCESSWAYS SERVING ARRANGEMENTS OF SEATING AT TABLES OR COUNTERS SHALL COMPLY WITH THE CAPACITY REQUIREMENTS OF SECTION 1005.1 BUT SHALL NOT HAVE LESS THAN 12 INCHES (305 MM) OF WIDTH PLUS 1/2 INCH (12.7 MM) OF WIDTH FOR EACH ADDITIONAL 1 FOOT (305 MM), OR FRACTION THEREOF, BEYOND 12 FEET (3658 MM) OF AISLE ACCESSWAY LENGTH MEASURED FROM THE CENTER OF THE SEAT FARTHEST FROM AN AISLE.

**1030.2 ASSEMBLY MAIN EXIT:** WHERE THE BUILDING IS CLASSIFIED AS A GROUP A OCCUPANCY, THE MAIN EXIT SHALL FRONT ON NOT LESS THAN ONE STREET OR AN UNOCCUPIED SPACE OF NOT LESS THAN 10 FEET (3048 MM) IN WIDTH THAT ADJOINS A STREET OR PUBLIC WAY.

**1030.6.3 OPEN-AIR ASSEMBLY SEATING:** IN OPEN-AIR ASSEMBLY SEATING, THE REQUIRED CAPACITY IN INCHES (MM) OF AISLES SHALL BE NOT LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE EGRESS ELEMENT MULTIPLIED BY 0.08 (2.0 MM) WHERE EGRESS IS BY STEPPED AISLE AND MULTIPLIED BY 0.06 (1.52 MM) WHERE EGRESS IS BY LEVEL AISLES AND RAMPED AISLES.

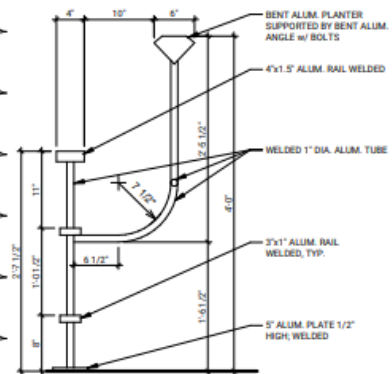
EXCEPTION: THE REQUIRED CAPACITY IN INCHES (MM) OF AISLES SHALL BE PERMITTED TO COMPLY WITH SECTION 1030.6.2 FOR THE NUMBER OF SEATS IN THE OPEN-AIR ASSEMBLY SEATING WHERE SECTION 1030.6.2 PERMITS LESS CAPACITY.

**1030.9.1 MINIMUM AISLE WIDTH:** THE MINIMUM CLEAR WIDTH FOR AISLES SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. FORTY EIGHT INCHES (1219 MM) FOR STEPPED AISLES HAVING SEATING ON BOTH SIDES.  
EXCEPTION: THIRTY-SIX INCHES (914 MM) WHERE THE STEPPED AISLES SERVE LESS THAN 50 SEATS.
2. THIRTY-SIX INCHES (914 MM) FOR STEPPED AISLES HAVING SEATING ON ONLY ONE SIDE.  
EXCEPTION: TWENTY-THREE INCHES (584 MM) BETWEEN A STEPPED AISLE HANDRAIL AND SEATING WHERE A STEPPED AISLE DOES NOT SERVE MORE THAN FIVE ROWS ON ONE SIDE.
3. TWENTY-THREE INCHES (584 MM) BETWEEN A STEPPED AISLE HANDRAIL OR GUARD AND SEATING WHERE THE STEPPED AISLE IS SUBDIVIDED BY A MID-AISLE HANDRAIL.
4. FORTY-TWO INCHES (1067 MM) FOR LEVEL OR RAMPED AISLES HAVING SEATING ON BOTH SIDES.  
EXCEPTIONS:
  1. THIRTY-SIX INCHES (914 MM) WHERE THE AISLE SERVES LESS THAN 50 SEATS.
  2. THIRTY INCHES (762 MM) WHERE THE AISLE SERVES LESS THAN 15 SEATS AND DOES NOT SERVE AS PART OF AN ACCESSIBLE ROUTE.
  3. THIRTY-SIX INCHES (914 MM) FOR LEVEL OR RAMPED AISLES HAVING SEATING ON ONLY ONE SIDE.  
EXCEPTION: THIRTY INCHES (762 MM) WHERE THE AISLE SERVES FEWER THAN 15 SEATS AND DOES NOT SERVE AS PART OF AN ACCESSIBLE ROUTE.



**IMAGES ARE FOR MATERIAL REFERENCE AND PATIO DESIGN**



**1 BARRIER SECTION**  
**SP1.1 1" = 1'-0"**

[illegible]



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