

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.	2026-158
Name of Petitioner	PDH Parcel I, LLC
Description of Petition	Petition to request encroachment within the northerly part of Tuscola St. to the parcel commonly known as 900 Tuscola St., for the building façade or construction property.
Type of Petition	Alley Vacation/Encroachment/Utility Vacation
Submission Date	08/14/26
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	Eric Williams, PE Stonefield Engineering and Design, LLC ewilliams@stonefieldeng.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:
PDH Parcel I, LLC

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:
PDH Parcel I, LLC request for encroachment within the northerly part of Tuscola St. adjacent to the parcel commonly known as 900 Tuscola St., for the building façade on a new construction property.

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



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June 30, 2026

The Honorable City Council
Attn: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Petition for the Right-of-way Encroachment Within Tuscola
Midtown West Parcel I
900 Tuscola Street
City of Detroit, Wayne County, Michigan**

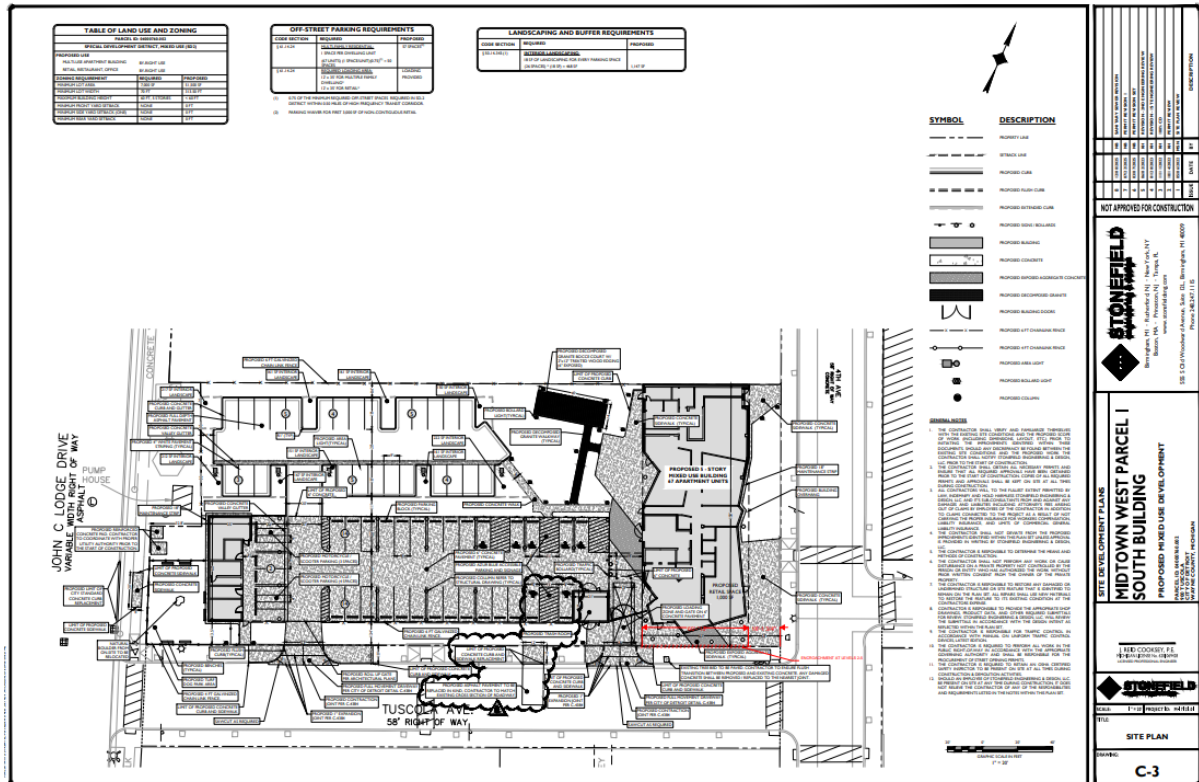
Honorable City Council:

900 Tuscola 4% Limited Dividend Housing Association LLC and 900 Tuscola 9% Limited Dividend Housing Association LLC is petitioning to encroach within Tuscola Street right-of-way between 4th Street and the John C. Lodge Service Drive. The encroachment petition will allow for completion of the on-going construction of this 100% affordable housing building..

- **WHO:** 900 Tuscola 4% Limited Dividend Housing Association LLC and 900 Tuscola 9% Limited Dividend Housing Association LLC
- **WHAT:** Building floors 2 – 5 encroaching within Tuscola right-of-way starting at 11 FT above sidewalk elevation extending up to 61'-7 5/8" to the roof.
- **WHERE:** Encroachment of the northerly 5- 1/2" starting 18'-1 3/4" west of the Tuscola and 4th Avenue intersection extending for 60'-10" west.
- **WHEN:** We are requesting to start the process immediately so that it does not slow the on-going improvements.
- **WHY:** The request is being made to allow for completion of on-going construction of this 100% affordable housing building.

Thank you for your consideration,

Eric Williams, PE
ewilliams@stonefieldeng.com
Stonefield Engineering and Design, LLC





MAP-26-70



(FOR OFFICE USE ONLY)



DRAWN BY	LC	REQUEST ENCROACHMENT INTO TUSCOLA ST. BETWEEN JOHN C. LODGE EXP. AND 4TH AVE. AT 900 TUSCOLA ST.	CITY OF DETROIT
DATE	7/24/2026		CITY ENGINEERING DIVISION
CHECKED	AP		MAPS & RECORDS BUREAU
APPROVED	GE		JOB NO. 26-70 DRWG.NO.