



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**

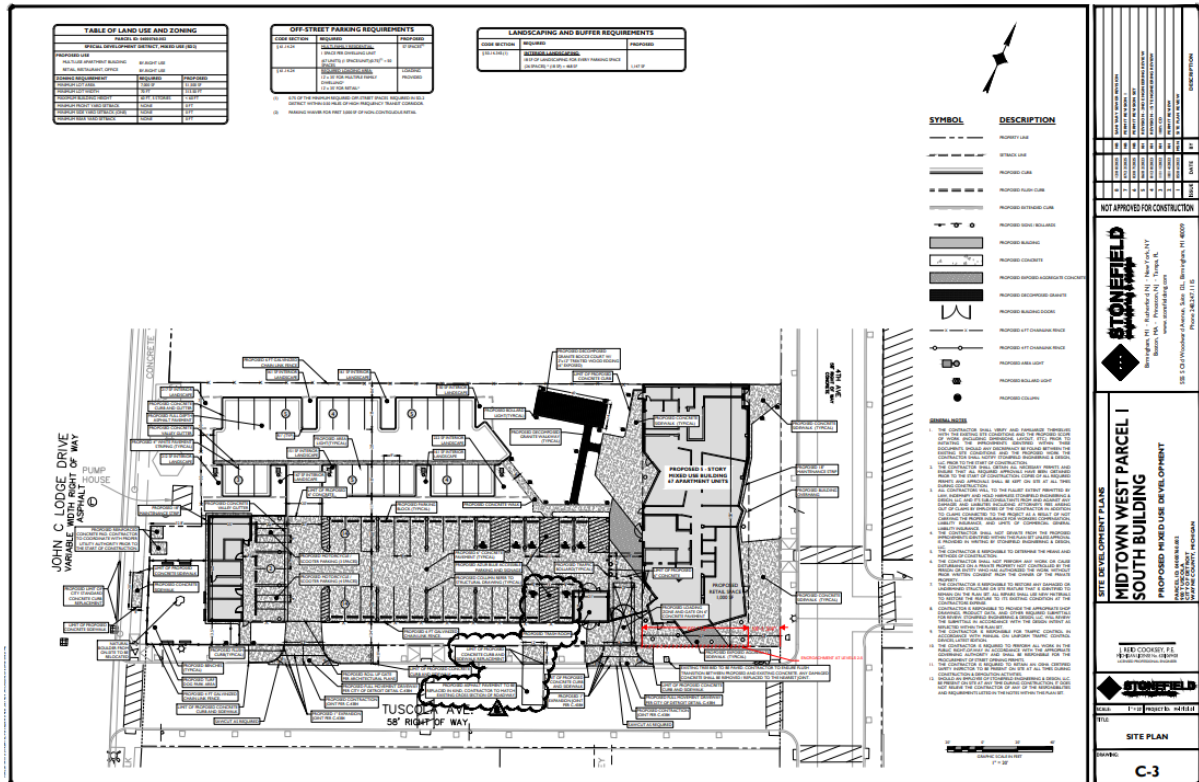
Honorable City Council:

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

SELDEN AVE. 50 FT. WD.

JOHN C. LODGE EXP.

900 TUSCOLA ST.

9

PROPOSED BUILDING FACADE
60.83' X 0.46' X 50.63'
(11.00' TO 61.63' ABOVE GRADE)

0.46'

60.83'

18.14'

10.00'

10.00'

CURB

TUSCOLA ST. 40 FT. WD.

CURB

4TH AVE. 50 FT. WD.

- REQUEST ENCROACHMENT
(FOR PROTRUDING BUILDING FACADE)

SELDEN AVE.

VACATED

VACATED

VACATED

JOHN C. LODGE EXP.

9

900 TUSCOLA ST.

5

7

9

4TH AVE.

TUSCOLA ST.

CARTO 29 C

(FOR OFFICE USE ONLY)

DRAWN BY	LC
DATE	7/24/2026
CHECKED	AP
APPROVED	GE

**REQUEST ENCROACHMENT
INTO TUSCOLA ST. BETWEEN
JOHN C. LODGE EXP. AND 4TH AVE.
AT 900 TUSCOLA ST.**

CITY OF DETROIT CITY ENGINEERING DIVISION MAPS & RECORDS BUREAU
JOB NO. 26-70
DRWG. NO.