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CITY OF GROSSE POINTE WOODS
 20025 MACK PLAZA – GROSSE POINTE WOODS, MI 48236
 CITY CLERK - (313) 343-2440 - FAX (313) 343-2785
 BUILDING DEPARTMENT - 313-343-2426 - FAX (313) 343-2439

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 CITY OF GROSSE PTE WOODS
 BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 20195 Mack Ave.
 (Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Branden McRill - Lola's Taco Bar (313) 303-1138
 Name (Please Print) Phone No. (Daytime)
20195 Mack Ave Grosse Pointe MI 48236
 Address City State Zip

Hereby appeal to the Zoning Board of Appeals for a variance to:
 Operate a walk-up window as part of a restaurant

2. DESCRIPTION OF CASE (Fill out only items that apply)

- a. Present zoning classification of the property C
- b. Description of property
 - (1) Size and Area of Lot 6,877 Sq Ft.
 - (2) Is the lot a corner or interior lot Corner

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- c. Description of EXISTING structures
 - (1) Total square footage of accessory building now on Premises 0; of main buildings 2,240
 - (2) Uses of building on premises Restaurant

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(3) Percentage of lot coverage of all buildings on ground level 33 %

d. Description of PROPOSED structures

(1) Height of proposed structure N/A

(2) Height and area of existing structure N/A

(3) Dimensions and area of structure or addition to be constructed N/A

(4) Percentage of lot coverage of all buildings including proposed N/A %

e. Yard setbacks after completion of addition/structure

(1) Front Yard (measured from lot line) N/A

(2) Side Yard (measured from lot line) N/A

(3) Rear Yard (measured from lot line) N/A

f. A sketch drawn to scale depicting the above information shall be included herewith.

3. TYPE OF VARIANCE REQUEST: NON-USE – Common regulations subject to non-use variance requests: setbacks, height or parking regulations, lot coverage, bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

The applicant must present evidence to show that if the zoning ordinance is applied strictly, a practical difficulty to the applicant will result, and that all four of the following requirements are met: (please answer all four).

a) That the ordinance restrictions unreasonable prevent the owner from using the property for a permitted purpose.

The ordinance does not address walk-up windows. The proposed window does not meet the definition of a Drive-Thru facility, therefore restrictions in the ordinance would not apply in this case.

b) That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners.

A variance in this case would do substantial justice to the applicant because a restriction of the walk-up window would prevent access to the operational benefits of this feature without basis in the ordinance.

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c) That the plight of the landowner is due to the unique circumstances of the property.

The property was retrofitted from an existing business operation. The

operational layout needed to be similar to the previous restaurant and

so the walk-up window helps to overcome those unique limitations.

d) That the alleged hardship has not been created by any person presently having an interest in the property.

The hardship exists as a result of the layout of the existing building on

site which has not changed and the lack of definition relating to

"walk-up" type windows in the zoning ordinance.

***NOTE:** When answering questions pertaining to use and non-use variances, additional paper may be used if necessary.

4. TYPE OF VARIANCE REQUEST: USE – A use variance permits a use of land that is otherwise not allowed in that zoning district. The applicant must present evidence to show that if the zoning ordinance is applied strictly, an unnecessary hardship to the applicant will result, and that all four of the following requirements are met (*please answer all reasons*):

a) That the property could not be reasonably used for the purpose permitted in that zone.

N/A (Restaurant use is approved in this case - no change)

b) That the appeal results from unique circumstances to the property and not from general neighborhood conditions

N/A (Restaurant use is approved in this case - no change)

c) That the use requested by the variance would not alter the essential character of the area.

N/A (Restaurant use is approved in this case - no change)

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- d) That the alleged hardship has not been created by any person presently having an interest in the property.

N/A (Restaurant use is approved in this case - no change)

When granting any variance, the Board must ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

- 5. Interpretation of the Zoning Ordinance is requested because:
Zoning Ordinance does not address walk-up type windows.

The proposed window does not qualify as a "Drive-Thru" facility (Ch2)
because it is to be accessed from the exterior sidewalk by pedestrians.

- 6. Article and Section of the Zoning Ordinance that is being appealed:

Chapter 2 - Definitions "Drive-Thru" facility
and Section 50-4.9 Use standards for C district #6.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

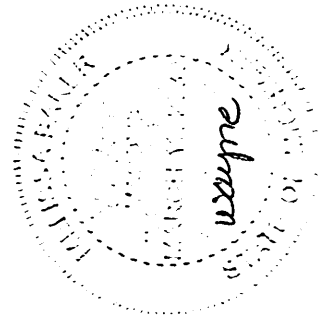
[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

Subscribed and sworn to before me this 26th day of February 2026

MELISSA BAKER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires March 11, 2030
Acting in the County of Wayne

Melissa Baker
Notary Public
My Commission expires 3-11-30



NOTE: The Zoning Board of Appeals meets the first and third Monday of each month at 7:30 PM. The application must be filed with the City Clerk with a fee in the amount of \$375 a minimum of 14 days prior to council hearing.