

City of Lathrup Village
 Zoning Board of Appeals
 27400 Southfield Road
 Lathrup Village, MI 48076

Phone: (248) 557-2600
 Fax: (248) 557-2602

A HERITAGE OF GOOD LIVING

Office Use Only	
Date Submitted:	_____
ZBA Review #:	_____
Fee Paid:	_____
Hearing Date:	_____

Application for Zoning Appeal

Subject Property Address:	27651 Southfield Rd, Lathrup Village, MI 48076		
Subject Property Parcel Number:	Id # 2414432010		
Property Zoning:	Village Center		

Applicant Information			
Name:	Middle Eats		
Address:	27651 Southfield Rd, Lathrup Village	State:	MI
		Zip Code:	48076
Phone Number:	_____	Fax:	_____
Email Address:	_____		
Interest in Property:	Business Owner		

Property Owner Information			
Name:	Oakland Development Company, LLC - attn: Rob Krochmal as agent		
Address:	320 Martin St, Ste 100, Birmingham	State:	MI
		Zip Code:	48009
Phone Number:	_____	Fax:	_____
Email Address:	_____		

Variance Information (Attach Additional Pages as Necessary)			
1) Section:	52-24(B)	Variance Description:	Signage area based upon maximum sign surface display area 42 sq ft per side
2) Section:	52-24(B)	Variance Description:	Setback 10ft from street right-of-way line
3) Section:	52-24(B)	Variance Description:	Maximum height 6 ft from ground level to top of sign

Please State the Reason for Requesting an Ordinance Variance: _____

There are seven units at the center, but only six panels. Regarding surface display area and height variances, we used efforts to simulate downsizing the existing panel sizes to fit all seven occupants, but quickly determined the lettering and logos are too small for vehicular traffic to safely see and read these panels given the distance from the sign and 45mph speeds on Southfield Road. Given the dangerous condition this would create, a more thoughtful approach led to a minimal impact to the existing condition by adding the proposed plaza anchor signage to the top, which seemed to better match the supreme design of the high-end remodeled center and speaks to the restaurant's image and quality as an anchor occupant in the development. The setback variance is requested as this is the existing sign location and footprint.

Required Items
<p>Prior to 30 Days before next scheduled regular meeting of the Zoning Board of Appeals the applicant is required to file 10 copies of plans containing the following items with the Clerk's Office:</p> <ul style="list-style-type: none"> <input type="checkbox"/> An application fee for a Zoning Appeal. \$125.00 for Residential Parcels and \$200 for all other Parcels <input type="checkbox"/> Actual shape and dimensions of the lot, Drawn to Scale <input type="checkbox"/> The location and dimensions of all existing structures and the location and dimensions of the proposed change (i.e. new structure or alteration of existing one). <input type="checkbox"/> Existing and intended use for each building or part thereof. <input type="checkbox"/> Statement of practical difficulties that prevent conformities with the Ordinance Requirements <input type="checkbox"/> Description of any unique circumstances regarding the property (i.e. parcel shape, location, building, etc)

Application for Zoning Appeal

The Zoning Board of Appeals has the responsibility for making the decision to approve or deny your appeal. Information such as photographs, evidence that you have discussed your appeal with your neighbors, detailed plans, examples of the type of building, structure or the like will provide a better basis for review and understanding of your appeal. Failure to provide adequate specifics and details will result in a refusal by the City staff to accept your application and delay your appearance before the Zoning Board of Appeals.

Standards Used by the Zoning Board of Appeals for Granting Variances

The Zoning Board of Appeals will use the following standards for granting variances. The Applicant is encourage to review Article 7.0 of the Zoning Ordinance prior to appearing before the Board.

Article 7.0, Section 7.7(14) Deviations and Standards

- a) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship will result to the applicant if the strict letter of the regulations are carried out. Mere
- b) The factual circumstances upon which an application for a deviation is based are unique to the property for which the deviation is sought, and are not applicable to the City generally, or to other property within the same zoning classification.
- c) Any alleged practical difficulty or unnecessary hardship caused by this ordinance has not been created by an persons presently or previously having an interest in the property.
- d) The proposed deviation will not adversely affect the purpose or objectives of this ordinance, nor impair the adequate supply of light and air to adjacent property nor diminish the marketable value of adjacent lands and buildings, nor increase the congestion in public streets.
- e) The proposed deviation will not otherwise impair the public health, safety, comfort, and general welfare.
- f) The benefit to the applicant will be real and substantial and any detriment to the neighboring property owners and occupants or the community at large is not substantial or is illusory. Benefits and detriments shall be determined in relation to the factors which impair the value and use of properties as related in (d) and (e), above.
- g) The applicant is both willing and able to provide additional amenities beyond those minimally required by this ordinance and/or restrict the use of the property beyond those limitations placed on the property by this ordinance so that the fair market value of neighboring properties will be enhanced beyond the values which would accrue to them if the property were developed and used in strict conformity with the ordinance.
- h) The same or a substantially similar request shall not have been presented to the Council in the form of a petition for a zoning amendment and been expressly denied and rejected after a public hearing.
- i) Any special criteria listed for specific deviations elsewhere in this ordinance.

Verbatim Minutes

If any party desires that a verbatim record be kept, \$200.00 shall be paid by the requesting party before the evidentiary portion of the hearing commences. The city shall refund such amount of the fee paid as exceeds the city's actual costs when the proceedings have been completed.

Owner's Affidavit

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and supporting information and data are in all respects true and correct to the best of the Owner's knowledge and belief.

Signature:	<i>Rob Krochmal</i>	- agent for Oakland Development Company LLC	Date:	9/12/2024
Subscribed and sworn to before me this:	12th	Day of	September, 2024	
Notary Public Name:	Lada H. Shathaya	County of:	Oakland	
With Commission to expire on:	May 11, 2030			

Applicant Signature

I/We do hereby swear that the above stated information is accurate and complete.

Name:	Brian Shunia		
Signature:	<i>Brian Shunia</i>	Date:	09/12/24

Channel Letters on Backer - Double-Sided

Mounting Detail

After



Sign Description
Middle Eats

Date: 9-9-24

Site Address: 27651 Southfield Rd
Lathrup Village, MI 48076

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

.Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval:

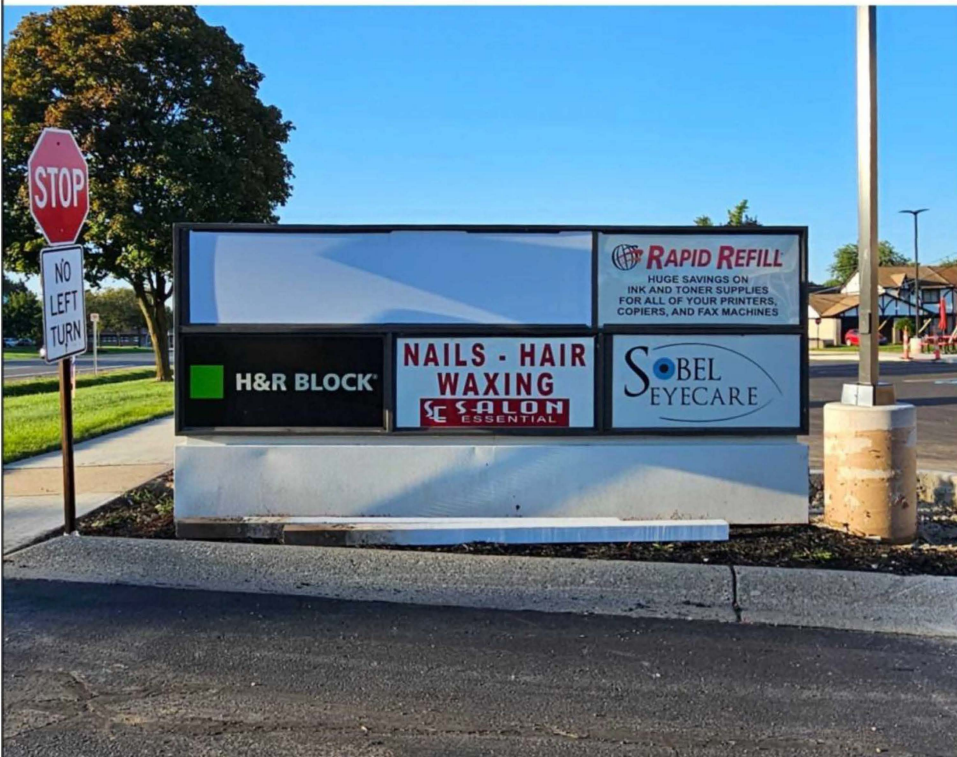
Date:

SIGN EMPORIUM phone: 586.576.7901
fax: 866.881.8182
11035 E 9 Mile Rd
Warren, MI 48089

email: signsbykal@gmail.com

Mounting Detail

Before



Sign Description
Middle Eats

Date: 8-21-24

Site Address: 27651 Southfield Rd
Lathrup Village, MI 48076

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

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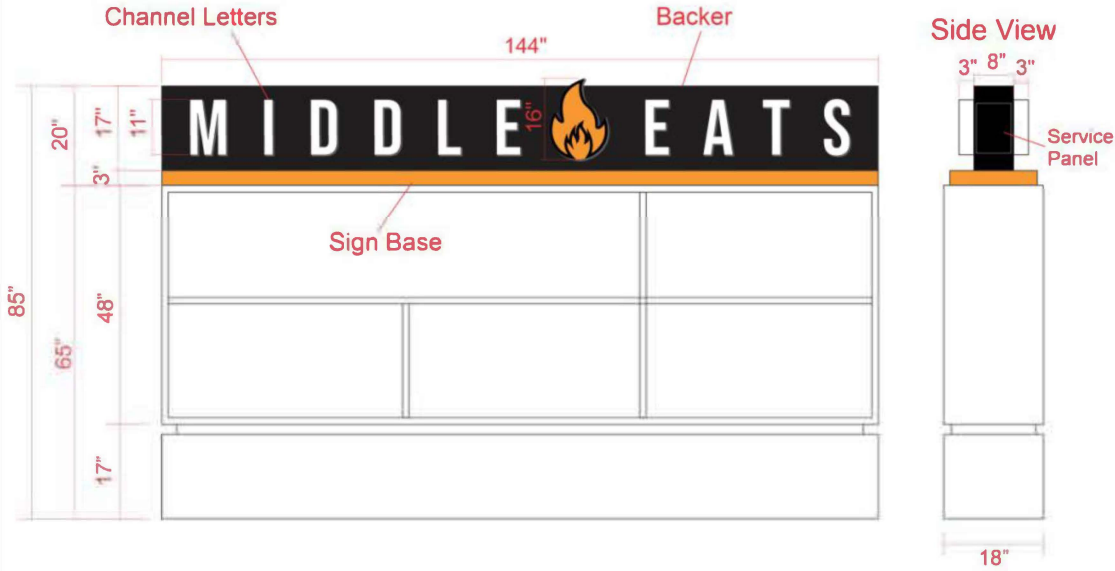
Approval:

Date:

SIGN EMPORIUM phone: 586.576.7901
fax: 866.881.8182
11035 E 9 Mile Rd
Warren, MI 48089

email: signsbykal@gmail.com

Channel Letters on Backer - Double-Sided



Existing Sign 48 Sq ft Total For All Tenants
 Middle Eats Current Allowed Space 8 Sq ft
 Proposed New Sign 20 Sq ft

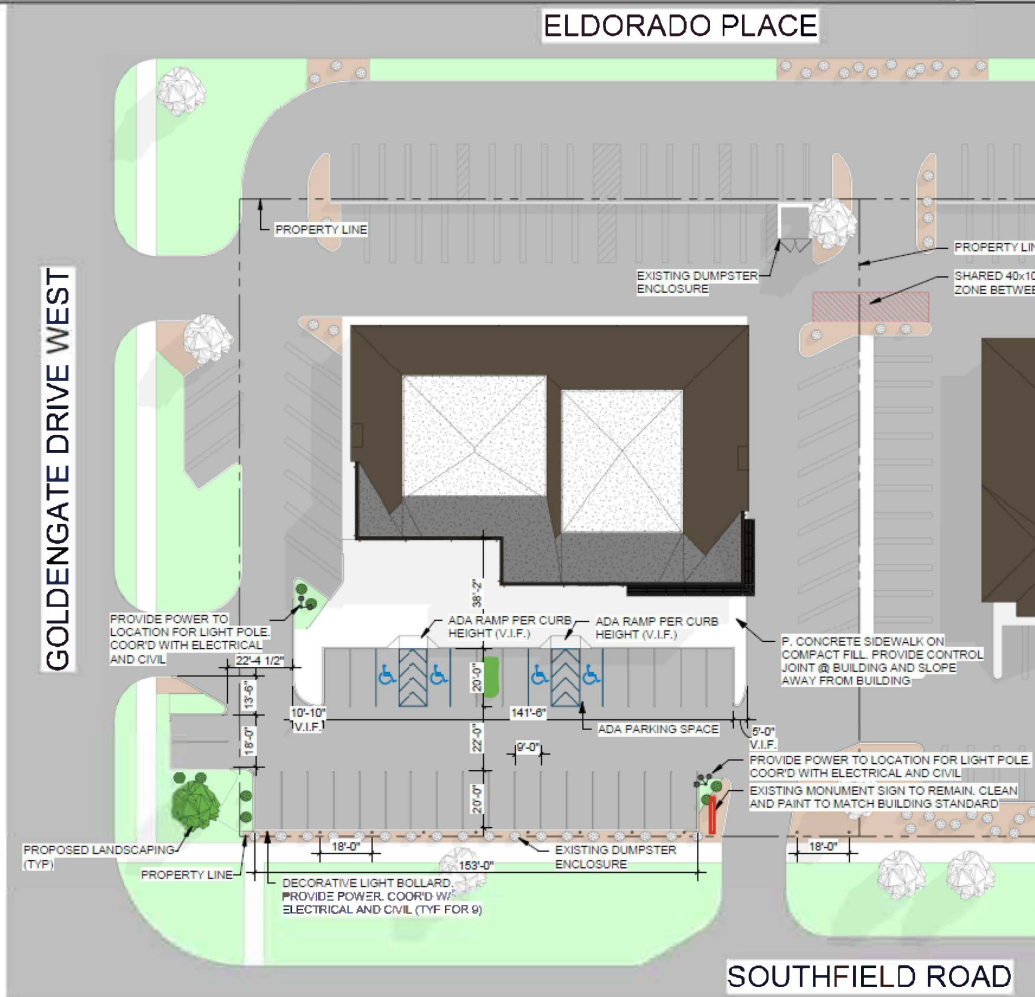
Current Monument Sign Allowance 42 Sq ft
 Current Height Allowance 6'

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Approval: _____

Date: _____

Mounting Detail	
Sign Description	Middle Eats
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Site Address:	27651 Southfield Rd Lathrup Village, MI 48076
Contact Info:	
Landlord Info:	
Photo of Suite:	
Meas. of Suite:	
Site Plan:	
Eps Artwork:	
Check Sign Ordinance:	
Wall Color SW#:	
Landlord Approval:	
Permits Needed:	
phone: 586.576.7901 fax: 866.881.8182 11035 E 9 Mile Rd Warren, MI 48089 email: signsbykal@gmail.com	



SITE PLAN - ARCHITECTURAL