

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

Phone: (248) 557-2600

Fax: (248) 557-2602

Office Use Only

Date Submitted: 3/17/23

ZBA Review #: _____

Fee Paid: \$500

Hearing Date: Tent 4/17/23

Application for Zoning Appeal

Subject Property Address: 27701 Southfield Rd

Subject Property Parcel Number: 24-14-432-009

Property Zoning: Village Center (VC)

Jackson Five Star Catering

Applicant Information

Name: Melissa Thomas / The Event House Cindy Jackson

Address: 23107 Kristy Lane Southfield State: MI Zip Code: 48033

Phone Number: (313) 740-1462 Fax: _____

Email Address: ~~pa~~ thomas, melissa n@yahoo.com

Interest in Property: 27701 Southfield Rd Lathrup Village MI 48076

Property Owner Information

Name: Taom Hall Investments, LLC

Address: 320 Martin Street, Suite 100 State: MI Zip Code: 48301

Phone Number: (248) 817-0686 Fax: _____

Email Address: sbloom@surnow.com

Variance Information (Attach Additional Pages as Necessary)

1) Section: _____ Variance Description: 1 additional hour for closing

2) Section: _____ Variance Description: _____

3) Section: _____ Variance Description: _____

Please State the Reason for Requesting an Ordinance Variance: _____

The Event House would like to ask permission to close at midnight on Fri & Sat approx to 11pm
Please see attached letter for further explanation.

Required Items

A minimum of **30 Days** before next scheduled regular meeting of the Zoning Board of Appeals the applicant is required to file **1 original and a digital set** of plans containing the following items with the Clerk's Office:

- ☐ An application fee
- ☐ Actual shape and dimensions of the lot, Drawn to Scale
- ☐ 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).
- ☐ Existing and intended use for each building or part thereof.
- ☐ Statement of practical difficulties that prevent conformities with the Ordinance Requirements
- ☐ 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

- 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
- 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.
- 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.
- 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.
- The proposed deviation will not otherwise impair the public health, safety, comfort, and general welfare.
- 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.
- 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.
- 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.
- 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>Doshia S. Strong</i>	Date:	3/17/2023
Subscribed and sworn to before me this:	17 th	Day of	March 2023
Notary Public Name:	Doshia S. Strong	DOSHIA S. STRONG of: Oakland	
With Commission to expire on:	Aug. 01, 2029	Notary Public, State of Michigan County of Oakland My Commission Expires Aug. 01, 2029	

Applicant Signature

I/We do hereby swear that the above stated information is accurate and complete. I authorize ZBA members and city staff to conduct on-site visits to assist in their review.

Name:	Melissa Thomas	Cindy Jackson	Jackson Five Street City
Signature:	<i>Melissa Thomas</i>	<i>Cindy Jackson</i>	Date: 3-17-2023

March 20, 2023

Dear Zoning Board

Thank you for taking the time to consider our request to extend our operating hours from 11pm to Midnight on Friday and Saturdays. I am Melissa Thomas (Owner of The Event House) and Director of Events at Eastern Market Corporation. My business partner, Cindy Jackson of (Jackson Five Star Catering) has been operating for over 30 years and is well respected in the events industry. We recently leased the building 22701 Southfield Rd from the Surnow Group. We are currently seeking a change in zoning to accommodate an Event venue.

As I stated, I am the current Director of Events at one of the largest most sought-after event spaces in Detroit. I have been with Eastern Market for 8 years and have cultivated amazing corporate and private event relationships with our guests. I spend a great deal of my time referring guests to other venues because Eastern Market is a farmers market first and event venue second. We can not host any events on Saturdays or Sundays due to our year round Markets. My clients looking for a weekend booking have to be referred to other venues. For that reason, we decided to open The Event House to accommodate clients that can't book at Eastern Market.

The Event House has cultivated a team of professionals who are well versed in executing events. We will utilize a security company (Triple Threat Security) and (Extreme Clean) for all of the maintenance and janitorial needs. Over the past 8 years since I have been managing the events, our clients can attest to a very positive and well run experience.

Our goal is to bring more corporate events to our venue in Lathrup Village. We will be very particular about the kinds of events that are approved at our event space. Our anticipated type of bookings will be meetings, wedding receptions, showers, retirements, etc.

We will have ample security on site the entire evening. The licensed bar tenders will host last call service at 11pm. The Event House will not have a liquor license on site. Alcohol is only able to be purchased at the bar if it is a Nonprofit fundraiser and they have obtained their own liquor license from the State of Michigan. ALL alcohol must be served from a license bartender provided by The Event House.

If we are unable to be onsite until midnight this could greatly affect the success of our business. All of the other event venues in the area can offer their clients a midnight load out. We would hate to lose perspective clients because their event would have to end at 11pm.

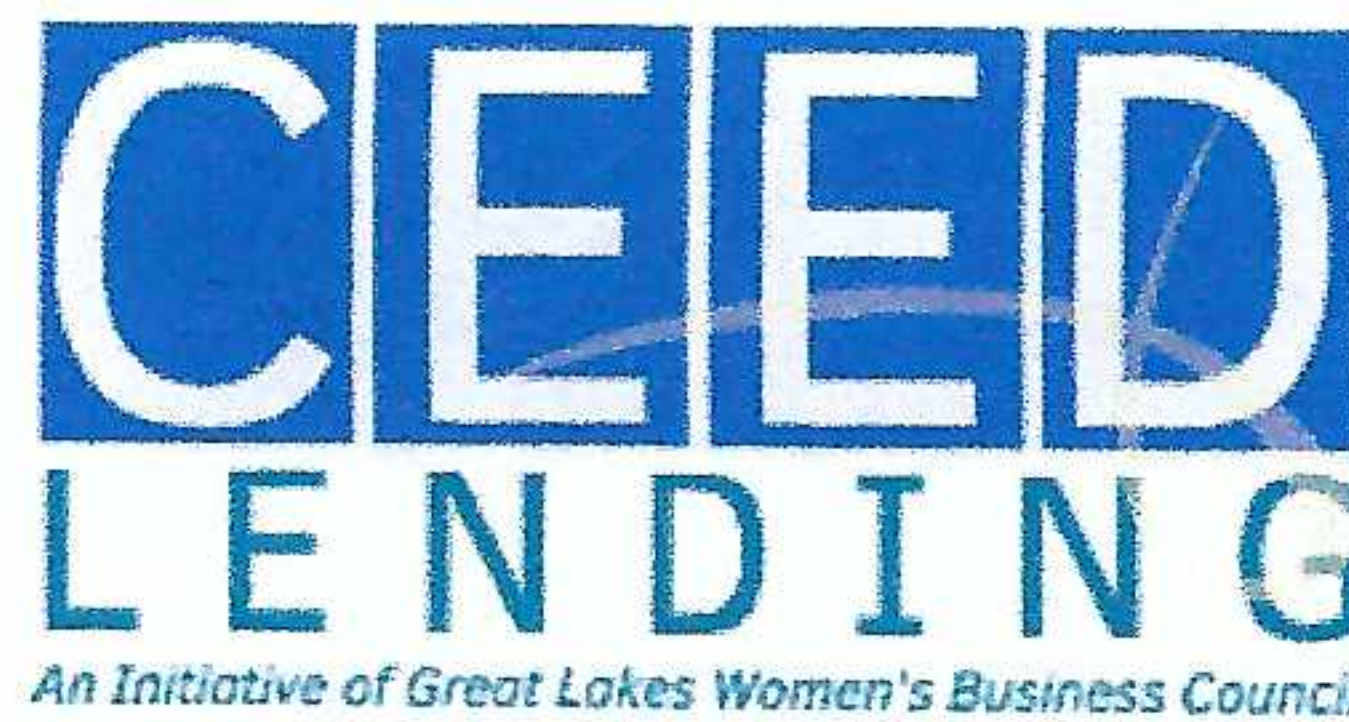
We have a tremendous amount of experience producing well run, and well managed events. I have attached some of my corporate clients' letters of recommendation for your review. Please consider granting us an additional hour (midnight). We believe this closing time is on par with industry standard and would ensure the success of this business.

Thank you so much for your time and consideration of this request.

Sincerely,

Melissa Thomas (The Event House)

Cindy Jackson (Jacksons Five Star Catering)



September 9, 2022

To Whom it May Concern:

This is a letter of support for The Event House, owned by Mrs. Melissa Thomas.

CEED Lending has worked with Mrs. Thomas on several events at the Eastern Market location. These were smaller events with a focus on providing small business owners with information on financial literacy and access to capital.

Our events are more intimate in nature and while Mrs. Thomas made sure that we had everything needed, the space was much larger than needed. We kept returning because we had developed a trusting business relationship with Mrs. Thomas and knew that she would address every detail.

We would welcome an opportunity to host events at a location that is easily accessible with adequate parking and the square footage that better suits our needs. The proposed site in Southfield for The Event House would be such a location.

Thank you for any support that you can provide to the opening of The Event House.

Sincerely,

A handwritten signature in black ink, which appears to read "Belinda Turner-DuBois".

Ms. Belinda Turner-DuBois

CEED Lending Manager

bdubois@miceed.org

Direct 248-460-3973



September 12, 2022

To Whom it May Concern:

I am pleased to write this letter of support in the effort for Melissa Thomas to bring the Event House to the city of Southfield.

As a long-time event producer in the Detroit area, I have been fortunate enough to bring a number of large-scale events to Melissa Thomas and her team at Eastern Market. Our clients from Delta Air Lines to the United Way have enjoyed high quality service and Melissa's passion about delivering a memorable experience for everyone who enters her venue. Her level of detail and understanding of what goes into creating these experiences rivals any large sought-after venue in the Detroit area.

I am excited to bring my clients to this new thoughtful event space in Metro Detroit, that I know will be infused with the same type of professionalism and energy that we've become accustomed to at Eastern Market. I hope Melissa is provided with the necessary support to bring the Event House to the market.

Sincerely,

Karina Jacques

Partner & Producer, Elevate Production Group



September 14, 2022

To Whom It May Concern:

It is with great confidence that I am writing to recommend the services of Melissa Thomas.

Sachse Construction has worked closely with Melissa for five years producing large scale events at Eastern Market.

Melissa is a true professional and always a pleasure to work with. Her follow up is phenomenal and as an event planner, I value our business relationship and know that she will always follow through with every detail no matter how large or small.

I can't express enough how thrilled I was to learn that she may be opening The Event House in Southfield.

Sachse Construction and our five sister companies host intimate events throughout the year, and we would naturally love to work with Melissa at a smaller venue like The Event House.

Please don't hesitate to call with any questions.

Sincerely,

Jill Brack
Head of Community Engagement & Strategic Partnerships
Phone: 313-618-1656
Email: jbrack@sachse.net