

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: _____

ZBA Review #: _____

Fee Paid: _____

Hearing Date: _____

Application for Zoning Appeal

Subject Property Address: 26600 Southfield Road

Subject Property Parcel Number: _____

Property Zoning: _____

Applicant Information

Name: Max Sheker

Address: 36800 Woodward Ave Suite 115 State: MI Zip Code: 48304

Phone Number: 248-917-2737 Fax: _____

Email Address: max@shekerconstruction.com

Interest in Property: General Contractor

Property Owner Information

Name: Simen Savaya

Address: 36800 Woodward Ave Suite 115 State: MI Zip Code: 48304

Phone Number: _____ Fax: _____

Email Address: _____

Variance Information (Attach Additional Pages as Necessary)

1) Section:	Variance Description:
2) Section:	Variance Description:
3) Section:	Variance Description:

Please State the Reason for Requesting an Ordinance Variance: Please see attached

Required Items

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:

- ☐ An application fee for a Zoning Appeal. \$125.00 for Residential Parcels and \$200 for all other Parcels
- ☐ 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 encouraged 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 any 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

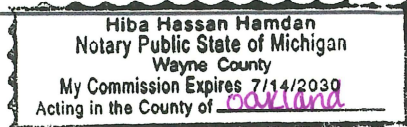
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and supporting information and data are in all respects true and correct to the best of the Owner's knowledge and belief.

Signature:	<i>Sam Savar</i>	Date:	7/18/25
Subscribed and sworn to before me this:	18 th	Day of	July
Notary Public Name:	Hiba H Hamdan	County of:	Wayne
With Commission to expire on:	7/14/2030		

Applicant Signature

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

Name:	Max Sheker		
Signature:	<i>Max Sheker</i>	Date:	7/18/25





To the Zoning Board of Appeals,

We are writing to respectfully request a variance for the wall signage at our shopping center, which has recently transitioned from a multi-tenant plaza to a single-tenant space.

Under the current ordinance, wall signage is limited to 64 square feet. While this may be reasonable for one unit within a multi-tenant development, it presents a challenge now that the entire building is occupied by a single business. The existing signage limits appear to be designed for plazas with multiple tenants, but applying the same restriction to a single-user facility creates a hardship in visibility and effective identification.

We are not seeking to exceed what was previously allowed when six separate businesses operated in the space. Rather, we are asking for the flexibility to reallocate and reasonably utilize signage in a way that reflects the building's new single-tenant use.

Visibility from the roadway is also a key consideration. With traffic moving at approximately 45 miles per hour, the current signage limitation significantly impacts the ability of the business to be seen by passing drivers, which affects both safety and commercial viability.

We sincerely appreciate your time and consideration of our request, and we hope you will support this variance so that our signage can better align with the building's updated use and needs.

Warm regards,
Max Sheker
Sheker Construction
248-917-2737