

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

MEMORANDUM

To: Zoning Board of Appeals
From: Austin Colson, CED/DDA Director
Date: February 13, 2026
RE: Off-Street Parking Variance Request – 28919 Southfield Road

Background

Attached for your review and consideration is the Staff Report regarding an applicant's request for a variance from Section 5.13 of the Zoning Ordinance to permit the establishment of a café at 28919 Southfield Road without providing the required seventeen (17) off-street parking spaces.

The applicant is requesting a one hundred percent (100%) variance from the required seventeen (17) off-street parking spaces because the subject parcel contains no on-site parking and no available land area to accommodate construction of additional parking spaces. The request is intended to permit occupancy of an existing tenant space within a pre-existing multi-tenant commercial plaza without expansion of the building footprint or modification to the site layout.

Key Considerations

- The plaza was constructed prior to adoption of current off-street parking standards.
- The subject parcel contains no on-site parking and no reasonable opportunity exists to construct additional parking due to established building placement and parcel configuration.
- Forty-five (45) usable public parking spaces currently serve the five-unit plaza and surrounding commercial area, including public on-street and municipal lot parking.
- The proposed café is anticipated to operate in a predominantly carry-out oriented manner, consistent with other short-duration uses within the plaza.
- The Planning Commission granted site plan approval for the change of use on February 17, 2026, contingent upon ZBA approval of the requested variance.

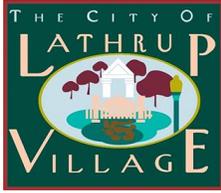
Bruce Kantor
Mayor

Kelly Garrett
Mayor Pro-Tem

Jalen Jennings
Council Member

Jason Hammond
Council Member

John Sousanis
Council Member



Suggested Motions

Motion to Approve:

"I move to approve the request for a variance from Section 5.13 of the City of Lathrup Village Zoning Ordinance to permit the establishment of a café at 28919 Southfield Road without providing the required seventeen (17) off-street parking spaces, representing a one hundred percent (100%) variance from the minimum parking requirement.

Approval is based upon the findings that:

- 1. The practical difficulty arises from the unique physical characteristics of the property, including its parcel configuration and preexisting development pattern, and was not created by the applicant;*
- 2. The site was developed prior to adoption of the current parking standards, and no reasonable opportunity exists to construct additional parking on the subject parcel;*
- 3. The requested variance represents the minimum relief necessary to allow reasonable use of the property;*
- 4. Granting the variance will not be contrary to the public interest and will not adversely impact surrounding properties; and*
- 5. The spirit and intent of the Zoning Ordinance will be observed."*

Motion to Deny:

"I move to deny the request for a variance from Section 5.13 of the City of Lathrup Village Zoning Ordinance to permit the establishment of a café at 28919 Southfield Road without providing the required seventeen (17) off-street parking spaces.

Denial is based upon the following findings:

- 1. The applicant has not demonstrated that strict compliance with the off-street parking requirements results in a practical difficulty unique to the property;*
- 2. The circumstances presented are not sufficiently different from other similarly situated properties in the Commercial Vehicular District;*
- 3. The requested variance exceeds the minimum relief necessary to allow reasonable use of the property;*
- 4. Granting the variance may impair the intent and purpose of the Zoning Ordinance to ensure adequate off-street parking for commercial uses."*