

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

February 19, 2026

**ZONING BOARD OF APPEALS (ZBA)**  
**STAFF REPORT**  
CITY OF LATHRUP VILLAGE

**Off-Street Parking Variance Determination**

**Meeting Date:** February 23, 2026      **Zoning District:** Commercial Vehicular (CV)  
**Applicant:** Mahmood Mohamed      **Request:** Variance from Off-Street Parking Requirements  
**Property Owner:** MC 30 LLC      **Parcel Number:** 40-24-14-227-042  
**Property Address:** 28919 Southfield Road      **Prepared By:** City Staff  
**Ordinance Section:** Section 5.13 – Off-Street Parking Requirements

**Proposed Improvements Requiring ZBA Approval**

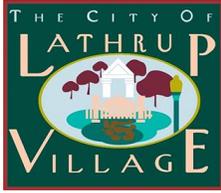
The applicant requests a variance from the off-street parking requirements of Section 5.13 of the Zoning Ordinance to permit the establishment of a café within an existing commercial shopping plaza without providing the ordinance-required minimum number of parking spaces.



*West Elevation – Identification of Parcels*

**Project Summary**

The applicant is requesting a variance from the off-street parking requirements contained in Section 5.13 of the City of Lathrup Village Zoning Ordinance to allow the establishment of a café within an existing commercial shopping plaza located at 28919 Southfield Road. The proposed café is a permitted use within the Commercial Vehicular District, however, application of the current parking standards requires seventeen (17) off-street parking spaces for the proposed use. Because the subject parcel contains no off-street parking and no land area exists on-site to accommodate the construction of parking spaces, the applicant is requesting a one hundred percent (100%) variance from the required seventeen (17) off-street parking spaces.



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

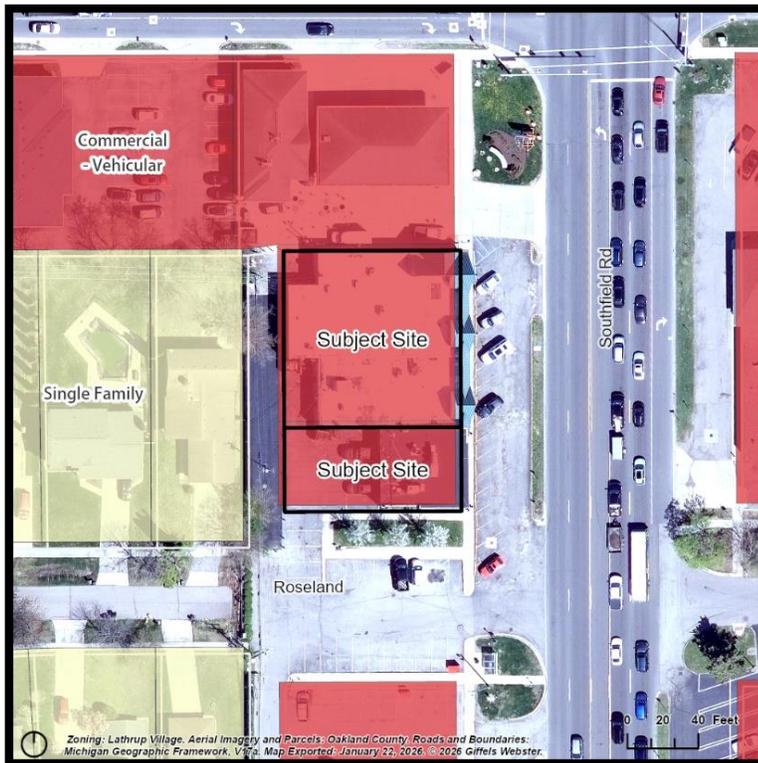
The requested variance would allow occupancy of an existing tenant space without expansion of the building footprint or modification to the existing parking layout, thereby facilitating reuse of the commercial space while maintaining the existing site configuration and circulation pattern.

The applicant received site plan approval from the Planning Commission at its February 17, 2026 meeting. That approval was granted contingent upon the ZBA approving the requested variance from Section 5.13 of the Zoning Ordinance.

---

## Subject Property and Surrounding Area

The subject site consists of a 10,018 square foot (0.23-acre) parcel zoned CV – Commercial



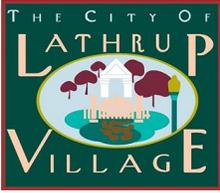
*Subject Site Zoning District*

Vehicular District and is located along the west side of Southfield Road, between Roseland Boulevard to the south and 12 Mile Road to the north. The existing building functions as a single-story commercial plaza containing four (4) tenant spaces on the subject parcel, with one additional tenant space physically attached to the building but located on a separate parcel immediately to the south. The combined floor area of the five-unit plaza is approximately 9,398 square feet.

Adjacent properties fronting Southfield Road to the south and properties fronting 12 Mile Road to

the north are zoned CV – Commercial Vehicular District. Properties located east of the site, behind the building, are zoned R-1 Single-Family Residential.

The site contains four (4) on-site parking spaces located at the rear of the building on the adjoining parcel. In addition, eighteen (18) parking spaces are located within the county right-of-way along Southfield Road to the east of the building, and an additional twenty-eight (28) public



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

parking spaces are available within the municipal parking lot located immediately south of the site. In total, forty-five (45) usable parking spaces serve the five-unit plaza and surrounding area, including two (2) barrier-free spaces.

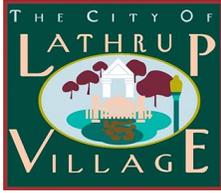


*Aerial view identifying the location of the four on-site parking spaces and surrounding public parking supply serving the plaza.*

## Applicable Ordinance Provisions

### Section 5.13 – Off-Street Parking Requirements

Section 5.13 of the City of Lathrup Village Zoning Ordinance establishes minimum off-street parking requirements for business and commercial uses, including restaurant and café uses, based on floor area, occupancy characteristics, and anticipated parking demand.



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

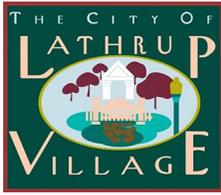
Parking Standards					
Address	Use Type	Ord. Section	Required	Sq. Ft.	Parking Required
28901 Southfield Rd.	Restaurant (Carry-Out-Sales)	Sec. 5.13.14.D	1 space per 100 sf. of usable area.	1,363	14
28911 Southfield Rd.	Retail (Most Recent)		1 space per 200 sf. of usable area.	1,155	6
<b>28919 Southfield Rd.</b>	<b>Restaurant (Proposed Café)</b>		<b>1 space per 70 sf. of usable area.</b>	<b>1,138</b>	<b>17</b>
28927 Southfield Rd.	Retail		1 space per 200 sf. of usable area.	2,252	12
28935 Southfield Rd.	Professional Offices		1 space per 175 sf. of gross leasable area.	1,523	9
<b>45 Useable Parking Spaces Surrounding Plaza</b>			<b>Total Spaces Required</b>		<b>58</b>
<i>*Located on adjoining southern parcel</i>					

Based on the square footage of the proposed café and the parking requirements established in Section 5.13.14.D of the Zoning Ordinance, the proposed café use requires seventeen (17) off-street parking spaces. When evaluated collectively, the entire multi-tenant plaza requires a total of fifty-eight (58) off-street parking spaces based on the size and use classifications of the existing tenant spaces. Due to the existing building placement, parcel configuration, and limited site area, no additional on-site parking can be reasonably accommodated. The four (4) existing on-site parking spaces behind the building are utilized by employees, allowing nearby public parking areas to serve customer demand.

Section 5.13(15) of the Zoning Ordinance provides an approving body with additional authority to consider alternative parking calculations or determinations on a case-by-case basis where strict application of the parking requirements would be unduly stringent and where sufficient parking can reasonably be demonstrated under most conditions. The intent of this provision is to ensure that parking standards are applied reasonably and do not impose undue hardship where strict compliance would provide no significant public benefit.

In evaluating such requests, the Zoning Board of Appeals may consider several factors, including:

- The ability and willingness of the applicant to limit the intensity of uses or floor areas that would generate additional parking demand;



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

- The ability and willingness of the applicant to submit to periodic review and modification by the approving body should reduced parking prove inadequate in the future;
- Consistency with the spirit, purpose, and intent of this ordinance, including the avoidance of undue hardship or difficulties on the part of anyone resulting in no significant benefits to others, and the intent that parking requirements be reasonable as defined by the courts; and
- Consistency with the general standards and criteria set forth in Article 6 of the Zoning Ordinance for special land use approvals.

This section of the ordinance recognizes that parking requirements must be applied with consideration of existing site conditions and practical limitations, particularly in cases involving previously developed properties where strict compliance may not result in improved parking conditions or additional public benefit.

---

## Existing Site Conditions

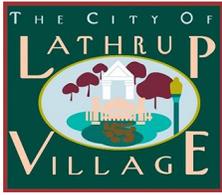
The shopping plaza was constructed prior to adoption of the City’s current off-street parking standards, and the existing building placement and site layout reflect development patterns common to older commercial properties along the Southfield Road corridor. Historically, the availability of public on-street parking in the County right-of-way served as an informal extension of the site’s parking inventory, accommodating changing business needs over the years. Due to the parcel configuration, established building footprint, and existing circulation patterns, there is



*Parcel Boundaries*

no reasonable opportunity to expand or reconfigure the site to accommodate additional off-street parking spaces without significant alteration to the building or site improvements. The parking configuration is a condition of the property itself and was not created by the applicant.

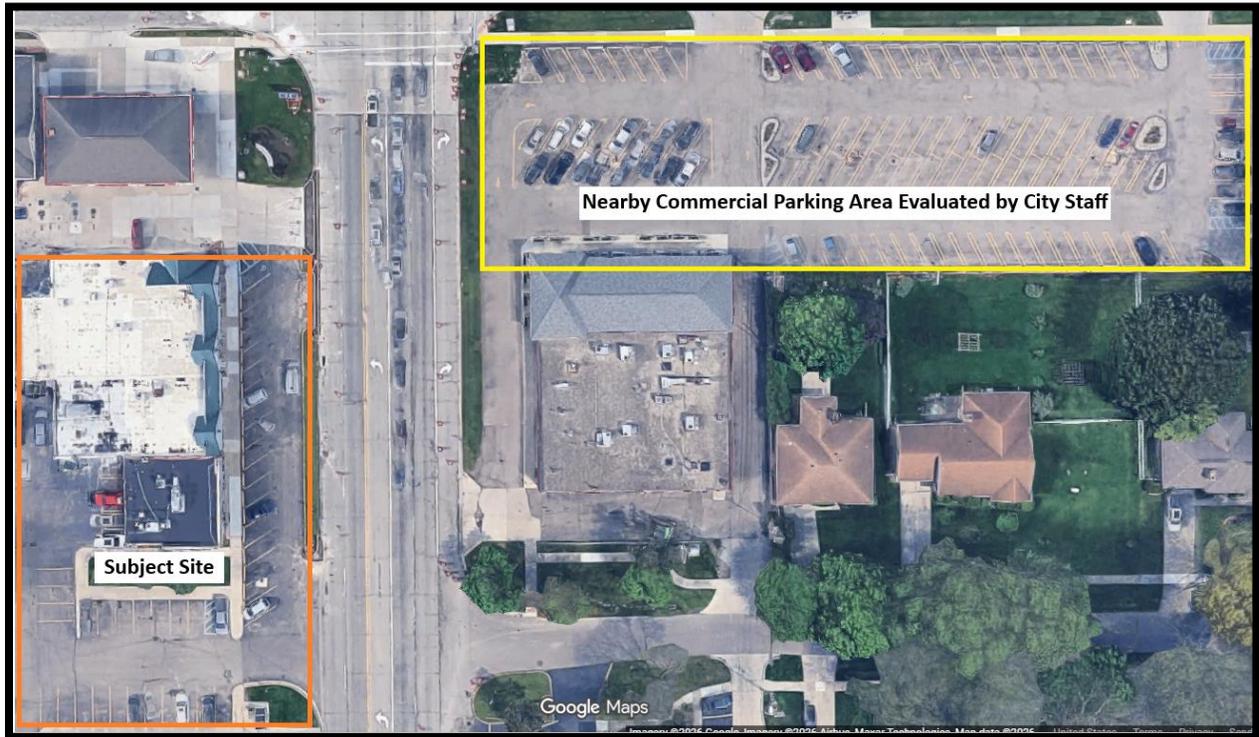
The subject site includes four (4) on-site parking spaces located at the rear of the building on the adjoining southern parcel. In addition to this limited on-site supply,



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

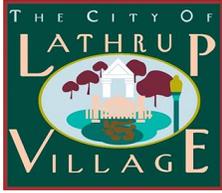
eighteen (18) parking spaces are located within the Oakland County right-of-way along Southfield Road, and an additional twenty-eight (28) public parking spaces are available in the municipal parking lot immediately south of the site. In total, forty-five (45) usable parking spaces serve the five-unit plaza and surrounding commercial area, including two (2) ADA-compliant barrier-free spaces. The existing on-site spaces at the rear of the building are typically utilized by employees, thereby preserving the adjacent public parking supply to accommodate customer demand.

City staff explored potential alternatives to address the parking deficiency, including contacting the property owner of the commercial plaza located across Southfield Road, which contains a large private parking lot, to determine whether additional parking spaces could be secured through a shared parking agreement. Staff did not receive a response to this inquiry.



*Off-Site Parking Area Considered for Possible Shared Parking Agreement*

Following this outreach, staff conducted a review of the parking requirements applicable to the plaza across the street under the current parking standards as stated in the Zoning Ordinance. The review determined that two of the plaza's largest tenants are restaurants, which carry comparatively high parking requirements based on their use type and unit square footage. As a result, nearly all parking spaces within that private lot are required to satisfy the minimum off-



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

street parking standards established by the City, limiting the practical availability of surplus spaces for lease under a shared parking arrangement.

Two (2) of the five (5) existing tenant spaces operate as carry-out oriented businesses, one is a wine & spirits merchant and the other is a pizza restaurant operating without indoor dining. A small physical therapy office within the plaza accommodates a limited number of patients at any given time. Two (2) commercial tenant spaces are currently vacant. The proposed café will occupy one of these vacant units, while the remaining tenant space has been unoccupied for over a decade and will continue to remain vacant at this time.



*Southwest Elevation*

The proposed café is expected to operate in a similar carry-out oriented manner, with limited interior seating and short-duration customer visits. The applicant has indicated that approximately 80% of sales at their current location are generated through carry-out orders, predominantly via online ordering and delivery platforms. This business format is characterized by brief customer visits, minimizing the time individual parking spaces are occupied, reducing the overall duration of parking demand. Based on these characteristics, the proposed use is anticipated to function consistently with the existing short-duration commercial activity within the plaza.

---

## **Standards for Considering Variance Requests.**

Section 7.7.14. provides the criteria for the applicant to present and the ZBA to consider when considering variance requests:

- 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



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

letter of the regulations are carried out. Mere inconveniences or increased development costs shall not be deemed hardships under the terms of this provision.

- 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 increase the hazard from fire, flood, and other dangers of said 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 & 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. ***No similar variances had been requested at this site.***
- I. Any special criteria listed for specific deviations in Sections 3.2.2, 4.1.4, and 5.13.15.