

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: 28901 Southfield Rd, Lathrup Village, MI 48076

Subject Property Parcel Number: 40.24.14.227.043

Property Zoning: CV

Applicant Information

Name: Reva Dallo

Address: 23875 Northwestern Highway, Southfield State: MI Zip Code: 48075

Phone Number: 248 790 4449 Fax: _____

Email Address: reva@eatpapas.com

Interest in Property: Leasing

Property Owner Information

Name: Revan Dabish

Address: 19283 English Dr Macomb Township State: MI Zip Code: 48042

Phone Number: 586 405 5865 Fax: _____

Email Address: revandabish@yahoo.com

Variance Information (Attach Additional Pages as Necessary)

1) Section:	52-24C	Variance Description:	Window decals / Sign Type
2) Section:	52.26 G	Variance Description:	10% window coverage
3) Section:		Variance Description:	

Please State the Reason for Requesting an Ordinance Variance: _____

Way to bring in business and be able to maintain customer growth in a new area. We would like customers to notice us as they drive past.

Window decals are perforated 70/30 customers can see inside from the outside.

Required Items

Prior to **30 Days** before next scheduled regular meeting of the Zoning Board of Appeals the applicant is required to file **3 copies** of plans containing the following items with the Clerk's Office:

- 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



- 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.

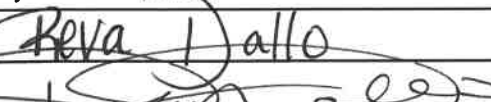
Owner's Affidavit

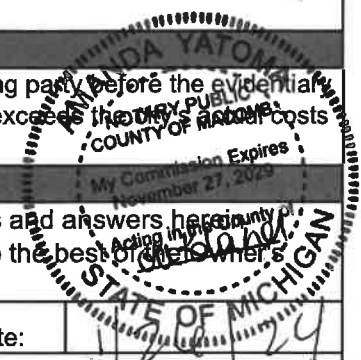
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein are true and correct to the best of the undersigned's knowledge and belief.

Signature:		Date:	1/26/24
Subscribed and sworn to before me this	26	Day of	January
Notary Public Name:		County of:	Oakland
With Commission to expire on:	11/27/2029		

Applicant Signature

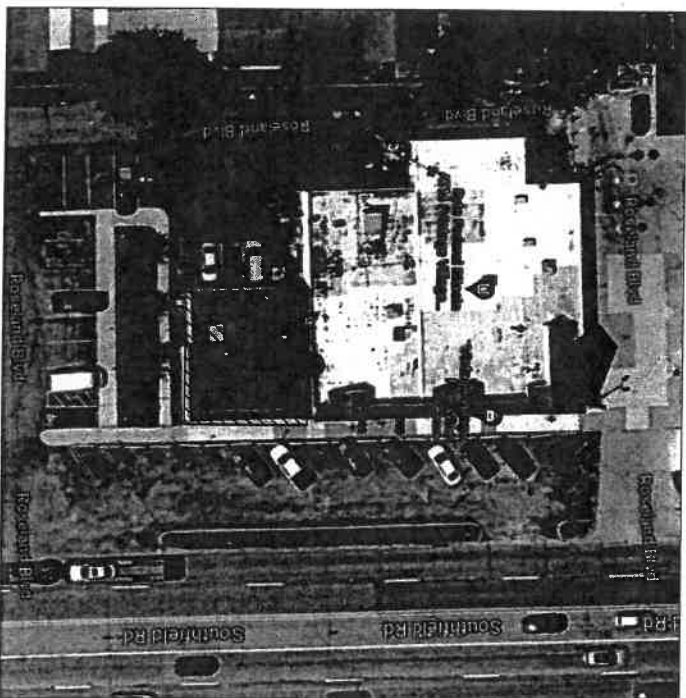
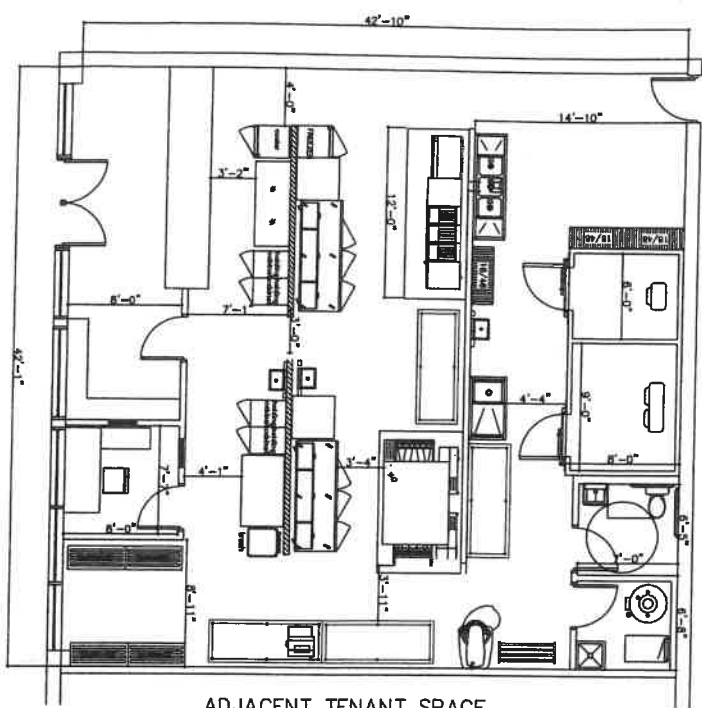
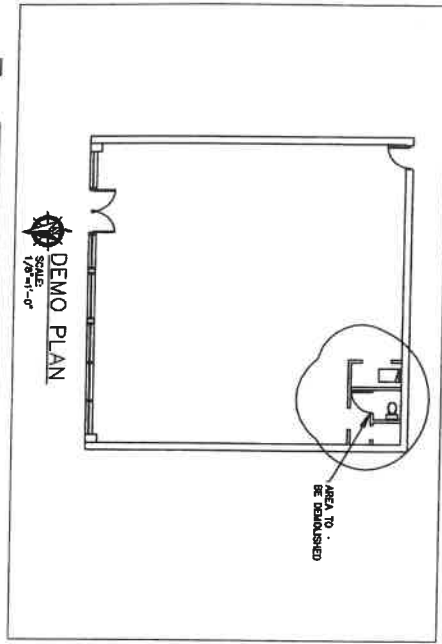
I/We do hereby swear that the above stated information is accurate and complete.

Name:	Reva D'Alto	Date:	1/26/24
Signature:			



NOTE:
ELECTRICIAN TO PROVIDE TEMPORARY
LIGHTING & POWER DURING DEMOLITION.

PAPA'S PIZZA RESTAURANT



DEMOLITION NOTES:

1. ALL DEMOLITION WORK TO CONFORM TO LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
2. REMOVE ALL DEMOLITION MATERIALS FROM JOBSITE AND DISPOSE OF IN AN ENVIRONMENTALLY SAFE MANNER.
3. DEMOLITION CONTRACTOR WILL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS REGARDING ALL DEMOLITION WORK DURING THE DEMOLITION PHASE OF THE PROJECT.
4. DEMO AND REMOVE ALL EXISTING CEILING FIXTURES, TILE AND GRID ALL ELECTRICAL DEMOLITION TO INCLUDE EXISTING WIRING, PANELS AND MAIN SERVICE TO BE RELOCATED.
5. SAW CUT AND REMOVE EXISTING CONCRETE FLOORING IN LOCATION OF NEW UNDER FLOOR PLUMBING WASTE LINES. SEE SHEET P-1 FOR DETAILS CONFIRM ALL DEMOLITION PRIOR TO REMOVAL.
6. ALL EXISTING H.V.A.C. EQUIPMENT TO BE REMAIN.
7. SAW CUT AND REMOVE EXISTING CONCRETE FLOORING IN LOCATION OF NEW UNDER FLOOR PLUMBING WASTE LINES. SEE SHEET P-1 FOR DETAILS CONFIRM ALL DEMOLITION PRIOR TO REMOVAL.
8. PROVIDE ALL TEMPORARY LIGHTING & POWER DURING DEMOLITION.
- 9.

LEGAL DESCRIPTION

LOT: 778-778-40 CITY/MIAMI/LATHRUP
VILLAGE CITY SIBER/LOUISE/LATHRUP
SEC/TM/RNG/ABE/SECT4 T3M 01M
RNG 10E TH, RICE, TH, RICE, SECT 14
LOUISE LATHRUP'S CALIFORNIA
BROOKWOOD SUB NO 211

PARKING REQUIREMENTS

RESTAURANT
1877 S.F. W/ 210 S.F. OF
CARRY OUT SERVICE AREA
N/A EMPLOYEES AREA = SEVERAL PUBLIC PARKING
3 EMPLOYEES
1 SPACE/EA. 2 EMP'L = REAR PARKING 5
SPACES

PARKING PROVIDED

5 SPACES REAR

LIST OF DRAWINGS

- A-1 FLOOR PLAN
- A-2 FRAMING
- A-3 INTERIOR FINISHES
- P-1 PLUMBING PLAN
- P-2 PLUMBING RISER DIAGRAM
- M-1 HVAC PLAN AND SCHEDULES
- M-2 ROOF PLAN AND SCHEDULES
- E-1 ELECTRIC POWER PLAN
- E-2 ELECTRIC LIGHTING PLAN

CODES USED

- CITY OF LATHRUP VILLAGE CODES & ORDINANCES
- CITY OF LATHRUP VILLAGE ZONING ORDINANCES
- STATE OF MICHIGAN ENERGY CODE 2015
- MICHIGAN BUILDING CODE 2015 EDITION (IBC, 2015 EDITION)
- MICHIGAN ELECTRICAL CODE (2017 EDITION (NFPA 70-2014))
- MICHIGAN MECHANICAL CODE 2015 EDITION (IMC, 2015 EDITION)
- MICHIGAN PLUMBING CODE 2018 EDITION
- BARBER FREE DESIGN LAW
- AMERICANS WITH DISABILITIES ACT

TYPE OF CONST.

TYPE III-B

USE GROUP

ASSEMBLY GROUP A-3 RESTAURANT

GENERAL CONTRACTOR

WORLDWAY COMMERCIAL CONSTRUCTION LLC.
P.O. BOX 40987
DETROIT, MI 48240
313-778-4061 TEL. 313-472-5065 FAX.



PROJECT name
PAPA'S PIZZA

SITE ADDRESS:
2801 Southfield Rd.
Canton, Michigan 48205

SHEET NAME:
Floor Plan
Exhibit All Schedules
MECHANICAL
PLUMBING
ELECTRICAL
SEAL

NOTES:
 DESIGNER
 SITE PLAN APPROVAL
 ISSUED FOR PERMIT
 FOR CONSTRUCTION

CONTRIBUTION TO 1987
NO. CONTRACTORS
REGISTERED SERVICES, ETC.
REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	

DATE:
07.01.23
PROJECT NO.:
1
SHEET NO.:
A1 of 9

**ORDER ONLINE
WITH OUR MOBILE APP**

(248) 621-9999

(248) 621-9999
 MON-THUR: 10AM-11PM
 FRI-SAT: 10AM-12AM
 SUN: 12PM-10PM
 PAPA'S.COM

72.00"

55.00"

70.75"

64.25"

62.00"

62.00"

**WELCOME TO
PAPA'S PIZZA**



WE DELIVER

**PAPA KNOWS MORE
THAN JUST PIZZA**

LASAGNA
WINGS
BURGERS
CALZONES
APPETIZERS
DESSERTS

BBQ RIBS
RIB TIPS
SALADS
SUBS
CORNED BEEF
CATERING

(248) 621-9999

(248) 621-9999
 MON-THUR: 10AM-11PM
 FRI-SAT: 10AM-12AM
 SUN: 12PM-10PM
 PAPA'S.COM

**BEST
DEEP DISH PIZZA
IN METRO DETROIT**

**ORDER ONLINE
WITH OUR MOBILE APP**



31.00"

74.00"

SIGNAGE SPECIFICATIONS

PAPA'S PIZZA / SOUTHFIELD

FONT: A LOVE OF THUNDER

WE DELIVER



(248) 621-9999
 MON - THUR: 10AM - 11PM
 FRI - SAT: 10AM - 12AM
 SUN: 12PM - 10PM
 EATPAPAS.COM

Letter Height: 6.81"

Letter Height: 3.34"

Letter Height: 2.43"

Letter Height: 2.55"

WE DELIVER

PAPA KNOWS MORE THAN JUST PIZZA

LASAGNA WINGS BURGERS APPETIZERS DESSERTS

BBQ RIBS RIB TIPS SALADS SUBS CORNED BEEF CATERING

Letter Height: 6.28"

Letter Height: 3.77"

Letter Height: 3.38"

ORDER ONLINE WITH OUR MOBILE APP



Letter Height 3.53"

BEST DEEP DISH PIZZA IN METRO DETROIT

Letter Height: 6.92"

Letter Height: 4.59"

WELCOME TO PAPA'S PIZZA

Letter Height: 6.65"

DETROIT STYLE DEEP DISH PIZZA



Letter Height: 2.61"

FRESH MADE DELICIOUS CALZONES



Letter Height: 2.61"

Letter Height: 2.61"

BBQ SPARE RIBS PAPA'S WINGS



Letter Height: 2.66"

Letter Height: 2.54"

BBQ RIB TIPS JUMBO SHRIMP



Letter Height: 2.86"

Letter Height: 2.60"

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
(248) 557-2600

Application for Variance:
Papas Pizza & BBQ
28901 Southfield Rd
Lathrup Village, MI 48076

Practical difficulties with ordinance requirements are as follows:

1. Office would be exposed if not for the window decals. Restaurants deal with a lot of cash and it would be extremely unsafe for our team during opening and closing of the store everyday if we were visible to the public.
2. The sun shines into the store and makes working extremely difficult. Especially for employees working upfront on the point of sale computers. We ensured it was a perforated 70/30 window decal so customers can still see inside.
3. It gets extremely hot in the store in the summer with all of our ovens on. In the summer it will help keep our team safe, cool, and comfortable.
4. Would also reduce our carbon footprint as we would not have to run HVAC systems as much with the windows being tinted.
5. Southfield road is a very high traffic area. Need the window signs for name recognition.

Description of any unique circumstances regarding the property:

1. There is very limited parking in this plaza. Would give patrons to the plaza a chance to notice we are new to the plaza and come visit us.
2. Very limited visibility
3. Traffic moves very fast in this area
4. As southfield road is a busy road, the window decals would protect our windows from any debris or rocks that may fly towards and damage the windows.

Thank you for all your time and consideration.