



A HERITAGE OF GOOD LIVING

City of Lathrup Village

27400 Southfield Road
Lathrup Village, Michigan 48076
248.557.2600
www.lathrupvillage.org

February 7, 2024

Ms. Reva Dallo
23875 Northwestern Hwy.
Southfield, MI 48075

RE: ZBA Review – 28901 Southfield Road (Papa’s Pizza & BBQ)

Dear Ms. Dallo:

Thank you for your Zoning Board of Appeals (ZBA) submission on January 26, 2024 seeking a variance from the Sign Ordinance standards. A summary of the review and findings is below.

Subject Property: 28901 Southfield Road
Parcel ID: 40-24-14-227-043
Zoning: Commercial Vehicular District
Applicant: Reva Dallo, Papa’s Pizza & BBQ
Application Date: January 26, 2024

Proposed Variance: Section 52.26G (Window Coverage)

General Site Information

1. **Summary.** The subject site is located on the west side of Southfield Road between 12 Mile Road and Roseland Blvd., and is zoned Commercial Vehicular (CV) District. The subject site is currently developed with a 1-story commercial building with direct access to Southfield Road and is adjacent to a strip center development. The subject property has recently been redeveloped as a carry-out restaurant.

2. **Variances Requested.**

The applicant is seeking a variance from Section 52.26G, which specifically outlines the standards for window signs:

Window signs shall be permitted for non-residential uses. Window signs on a building side shall not exceed ten (10) percent of the total glass area on that side of the building and on the floor where the sign will be located. Window signs shall include permanent and temporary decals and static vinyl clings that are visible from the exterior. Such signs shall be calculated on the full extent of the graphic representation, regardless of its opacity.

As shown in the picture below, the applicant has already installed the window signage and is requesting a 90% variance from the window coverage standard.



ZBA Considerations for Review

- Standards for Considering Variance Requests.** Section 52.32E of the sign ordinance provides the criteria upon the ZBA shall base their decision:

Practical difficulties or unnecessary hardship. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of this chapter, the board may in passing upon appeals vary or modify its rules or provisions relating to the construction, or structural changes in, equipment, or alteration of buildings or structures or the use of land, buildings or structures, so that the spirit of this chapter shall be observed, public safety secured, and substantial justice done.

The applicant has provided a statement that outlines the reasons for their requests. The ZBA should discuss these concerns with the applicant.

Please contact me at sstec@lathrupvillage.org or at 248.557.2600 ext 223 with any questions.

Sincerely,

Susie Stec
Director – Community & Economic Development

cc: Zoning Board of Appeals
Scott Baker, City Attorney