



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

VIA Email

December 13, 2024

Akiva Investments, LLC
320 Martin St.
Suite 100
Birmingham, MI 48009

RE: 27700 Southfield Road – Lathrup Village HDC Certificate of Rejection

To whom it may concern:

This letter will be considered the Lathrup Village Historic District Commission (HDC) certificate of rejection. On December 12th, 2024, the HDC met and acted on your HDC application for 27700 Southfield Road – Annie Lathrup School Partial Demolition & Rehabilitation plans. Below are the motions:

Warner moved to approve the 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation proposal, Kenez seconded

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Roberts moved to approve the 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation plans as submitted, Warner seconded

Yes: Kenez

No: Roberts (HDC ordinance sections 40-29 d.2, d.3, and e.8), Johnson (HDC ordinance sections 40-29 d.2, d.3, e.8, and e.10), Kkamo (HDC ordinance sections 40-29 d.2, d.3, and e.8), Warner (HDC ordinance sections 40-29 d.3, and e.8)

Motion Failed

In summary, the majority of the HDC members found that the plan submitted adversely affected certain criteria contained in the City's Historical Preservation Ordinance, to wit: the relationship and compatibility of the exterior architectural features of the structure to the rest of the structure, mainly related to the size, scale, and location of the proposed new construction.

Based on the rejection of your application plans, if the applicant wishes to proceed with the project, below are options:

- HDC Ordinance Section 40-29 (f): "the applicant may submit revised, amended, or new plans for the commission's review and approval."
- HDC Ordinance Section 40-35 (a): Administrative appeal to city council. An applicant aggrieved by a decision of the commission concerning a permit application shall have the right to appeal the decision to the city council provided the appeal is requested in writing and presented to the city clerk within 21 days after the meeting in which the final decision of the commission was rendered. The city council shall consider the appeal within 30 days of its filing.
 - Appeal would be required to be received by Thursday, January 2, 2025.

Sincerely,

Dane Johnson
LV HDC Chairman

Kelly Garrett
Mayor

Bruce Kantor
Mayor Pro-Tem

Jalen Jennings
Council Member

Dalton Barksdale
Council Member

Jason Hammond
Council Member