



CITY OF GROSSE POINTE WOODS
ZONING BOARD OF APPEALS MEETING AGENDA
Monday, April 13, 2026 at 7:00 PM

*Robert E. Novitke Municipal Center - Council
Chambers/Municipal Court, 20025 Mack Plaza Drive,
Grosse Pointe Woods, MI 48236
(313) 343-2440*

PUBLIC INVITED: IN ACCORDANCE WITH THE PUBLIC ACT 267 OF 1976 (OPEN MEETINGS ACT), ALL MEMBERS OF THE GROUP LISTED ABOVE, AS WELL AS THE GENERAL PUBLIC, ARE INVITED TO ATTEND THIS MEETING.

AGENDA

1. CALL TO ORDER

A. Administrative Memo: April 9, 2026

2. ROLL CALL

3. ACCEPTANCE OF AGENDA

4. PUBLIC HEARING

A. Variance Request: 20195 Mack Avenue (Lola's Taco Bar) - Walk-up Window for Employee Service

- 1) Variance Review (04/08/26) - City Planners Mangan/Smith
- 2) Zoning Board of Appeals Application (02/26/26)
- 3) Site Plans (03/24/26)
- 4) Memo 04/08/26 - Building Official Collins
- 5) Memo 04/08/26 - Director of Public Safety Kosanke
- 6) Email 04/02/26 - Public Comment
- 7) Affidavit of Property Owners Notified with List & Parcel Map
- 8) Affidavit of Legal Publication

5. NEW BUSINESS/PUBLIC COMMENTS

We welcome comments from residents. If you wish to speak, please state your name and address. You will have a maximum of three (3) minutes to address the Zoning Board of Appeals. Board members will listen to your concerns, but will not answer questions. If you have a question or need additional information, we will be happy to direct you to the appropriate person after the meeting. Thank you for your cooperation.

6. IMMEDIATE CERTIFICATION OF MINUTES

7. ADJOURNMENT

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)
POSTED AND COPIES GIVEN TO NEWSPAPERS

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a

meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249

ZONING BOARD OF APPEALS
ADMINISTRATIVE MEMO
April 9, 2026

OFFICE OF THE CITY ADMINISTRATOR

Subject: Recommendations for ZBA Meeting of April 13, 2026

Item 1 CALL TO ORDER

Item 2 ROLL CALL
Prerogative of the Chair to request the City Clerk to take attendance.

Item 3 ACCEPTANCE OF AGENDA Prerogative of the Zoning Board of Appeals that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Item 4 PUBLIC HEARING
Open the Public Hearing. Receive and place on file all communications pertaining to this request. Request an overview from the City Planner. Hear any comments, first in support of, second in opposition to, the request. Make a motion to close the Public Hearing.

Item 4A VARIANCE REQUEST: 20195 MACK AVENUE – WALK-UP WINDOW FOR EMPLOYEE SERVICE

The applicant, Branden McRill, on behalf of Lola’s Taco Bar, requests a use variance for the restaurant at 20195 Mack Avenue. The subject site is a 6,877 square foot corner lot, is zoned the C, Commercial Business District, and is located south of Norwood Drive and east of Jackson Avenue. The applicant proposes utilizing a walk-up window for employee-only service. In the C, Commercial Business District, restaurants that serve alcohol are permitted (as a Special Land Use), provided that food or beverages are not dispensed or served from an outside counter.

As presented, the waitstaff will use the window off Norwood Drive to pick up items and deliver them to patrons dining on the seasonal patio along Mack Avenue. This will reduce the need for employees to navigate food and beverages through the primary building entrance (a single door on Mack Avenue). The walk-up window will not be used for pedestrian or customer pick-up, and no point-of-sale purchases will be made at the window.

The applicant requests the following use variance, pursuant to the City’s Zoning Ordinance:

Code Section	Ordinance Use Requirements		Proposed Use	Requested Use Variance
Sec. 50-4.9.A.6	Retail Businesses	<i>“Restaurants, lunchrooms and cafeterias and places for the sale of soft drinks, juices, ice cream and nonalcoholic liquors, but excluding drive-thru facilities and places or businesses providing dancing or entertainment and places where food or beverages are dispensed to or served in automobiles parking on private property adjacent to and in connection with such establishments <u>or are dispensed or served from an outside counter.</u>”</i>	The primary use of the property will remain a sit-down restaurant (with alcohol service) and an accessory, seasonal, outdoor patio area. The requested use of the employee-only window is accessory to the site’s principal use.	Utilization of a walk-up window facing Norwood, for employee service only.

Per Section 50-7.15.I.2, the Zoning Board of Appeals may grant a use variance only upon finding that there is an unnecessary hardship in the way of carrying out the requirements of the chapter. A finding of unnecessary hardship, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the following conditions are met.

The City Planners recommend that the Zoning Board of Appeals approve the requested use variance for an employee-only window at 20195 Mack Avenue, subject to the following conditions:

1. Window service is limited to employee use only; no customer ordering, point-of-sale, or pick-up is permitted.
2. The use of the window is restricted to on-site employees of Lola’s Taco Bar only; no third-party delivery service is permitted to use the window.
3. Signage must be posted to the effect: *“For Employee-Only Use, No Customer or Delivery Service.”*
4. No menu boards, speakers, lighting, or ordering features are permitted.
5. The previously proposed awning on north elevation is removed.
6. The City reserves the right to direct the applicant to modify the window operations to address any potential impacts, should this need arise.

The above recommendation of approval is based on the following findings:

- A. The Ordinance does not distinguish between customer-facing outdoor service and internal operational features, limiting reasonable restaurant operations.
- B. The request is driven by ordinance limitations, not applicant action.
- C. The proposal reflects modern service practices, not an expansion of use.

The proposal avoids the negative impacts the Ordinance intends to prevent (e.g., congestion, noise, etc.).

I concur with the City Planners’ recommendation.

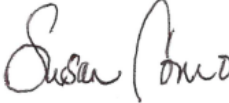
Prerogative of the Zoning Board of Appeals as to action taken.

Item 5 NEW BUSINESS/PUBLIC COMMENT

Item 6 IMMEDIATE CERTIFICATION OF MINUTES Prerogative of the Zoning Board of Appeals to immediately certify tonight's meeting minutes.

Item 7 ADJOURNMENT

Respectfully submitted,



Susan Como
City Manager

MCKENNA

Variance Review

TO: City of Grosse Pointe Woods
FROM: Laura Mangan, AICP, NCI
 Paige Smith, NCI
SUBJECT: 20195 Mack Avenue (#40-011-01-155-400) – Use Variance Review #1
DATE: April 8, 2026

BACKGROUND AND VARIANCE REQUEST

The applicant, Branden McRill, on behalf of Lola's Taco Bar, requests a use variance for the restaurant at 20195 Mack Avenue. The subject site is a 6,877 square foot corner lot, is zoned the C, Commercial Business District, and is located south of Norwood Drive and east of Jackson Avenue. The applicant proposes utilizing a walk-up window for employee-only service. In the C, Commercial Business District, restaurants that serve alcohol are permitted (as a Special Land Use), provided that food or beverages are not dispensed or served from an outside counter.

As presented, the waitstaff will use the window off Norwood Drive to pick up items and deliver them to patrons dining on the seasonal patio along Mack Avenue. This will reduce the need for employees to navigate food and beverages through the primary building entrance (a single door on Mack Avenue). The walk-up window will not be used for pedestrian or customer pick-up, and no point-of-sale purchases will be made at the window.

The applicant requests the following use variance, pursuant to the City's Zoning Ordinance:

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HEADQUARTERS
 235 East Main Street
 Suite 105
 Northville, Michigan 48167

O 248.596.0920
 F 248.596.0930
 MCKA.COM

Communities for real life.

COMMUNITY CONTEXT

Background: Full Service, Walk-Up Windows

Various communities across Michigan have allowed walk-up service windows as an accessory use to food and beverage establishments, and have adopted zoning ordinance provisions to that effect. In multiple cities, walk-up windows are permitted or conditionally permitted within commercial zoning districts, particularly in areas intended to support compact development patterns and pedestrian-oriented activity.

Walk-up windows can reduce the need for larger interior service and dining areas, which lowers barriers to entry for small-scale businesses. Walk-up windows are often associated with increased pedestrian activity and can contribute to the activation of commercial corridors, especially where good urban design and form prioritize walkability.

Municipal zoning ordinances that permit walk-up windows typically include specific performance (use) standards intended to mitigate potential negative impacts. Examples of regulations for walk-up windows include:

- Prohibitions on illuminated or digital menu boards on façades facing a public street or adjacent residential districts.
- Requirements for designated queuing or waiting areas (i.e., staking spaces for pedestrians during peak usage) to prevent the obstruction of public sidewalks and ensure accessibility compliance.
- Limitations on the hours of operation, noise, and additional lighting.
- Requirements for seating areas, where appropriate, especially if public seating areas are not nearby or available.

All of the above performance standards are intended to regulate full-service walk-up windows. Several examples of full-service walk-up windows in nearby communities are detailed on the following page.

Use Variance Request: Limited, Walk-Up Window

While some municipalities in Michigan have modernized zoning provisions to accommodate walk-up windows, the City's Zoning Ordinance does not permit a walk-up window, either for full-service or for employee-only use. *The applicant's request to use the window at Lola's Taco Bar is limited to employee-only service.*

In October of 2025, the Planning Commission reviewed a site plan modification for the conversion of one of three existing windows along Norwood Drive into a self-closing, pass-through window, with the following conditions:

- Signage to indicate the window is "for employee-only use" is posted.
- The Zoning Board of Appeals grants approval for the subject use variance.

The Commission also discussed the walk-up window at their March 2026 meeting, where an additional condition was placed on the property. This condition required the removal of the awning on the north elevation, over the subject walk-up window (see site plan sheet A301 for details). Pending a determination from the ZBA, the final site plan will be updated accordingly.

Several Michigan Examples of Full-Service Walk-Up Windows

Chazzaneno
Coffee
Berkely, MI



Huddle Soft
Serve Ice Cream
Detroit, MI



Clark's Ice
Cream
Berkely, MI



Variance Criteria and Evaluation

Per Section 50-7.15.1.2, the Zoning Board of Appeals may grant a use variance only upon finding that there is an unnecessary hardship in the way of carrying out the requirements of the chapter. A finding of unnecessary hardship, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the following conditions are met.

Additional information brought forward by the Board, the applicant, and/or during the public hearing should be incorporated into the record prior to the Board making any determination. Our comments follow:

CRITERIA #1:

The property cannot reasonably be used in a manner consistent with existing zoning.

Findings:

Per Article 3 of the Zoning Ordinance, the purpose statement of the C, Commercial Business District provides:

“The C commercial business district is intended to be that permitting retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation. The intent of this district is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.”

The property is currently used in a manner that is consistent with the intent of the C, Commercial Business District. Allowing the walk-up window does address the applicant’s concerns in having only one access point to deliver food and beverages to the seasonal patio area, which is a reasonable use of the property as a restaurant. The requested variance represents an accessory operational feature to a fully functional restaurant, rather than a new use.

CRITERIA #2:

That the plight of the petitioner is due to unique circumstances peculiar to the property and not to general neighborhood conditions.

Findings:

It has not been demonstrated that the subject property is unique in location, topography, size, nonconformities, or zoning classification. However, the request for an employee-only window is driven by a site-specific operational flow. Use of the existing storefront glass (and now window) makes efficient use of a corner lot property and the existing entry and exit points.

CRITERIA #3:

That the use to be authorized by the variance will not alter the essential character of the area and locality.

Findings:

The subject parcel neighbors primarily commercial properties zoned C, Commercial Business District. Properties immediately to the west are zoned R-1E, One-Family Residential, with properties across Mack Avenue zoned

RO-1, Restricted Office. It is important to ensure that negative externalities are not generated from the requested use variance.

It has not been demonstrated that an employee-only window will alter the essential character of the Mack Avenue corridor and surrounding neighborhoods. This is based on several findings, including:

- The use of the window is limited to restaurant staff delivering food and beverages to a limited number of patio tables (approximately seven tables). The volume of outdoor dining is limited by the extents of the previously approved patio area.
- The window will operate seasonally and will maintain the same hours as the interior dining room (daily from 11:00 a.m. to 9:00 p.m.). This ensures there is no extension of activity into late night hours.
- The window will not function as a point of sale, eliminating characteristics typically associated with walk-up windows (e.g., lines, ordering activity, etc.).
- No menu boards, signage, lighting, or architectural features will signal the presence of a customer-facing service window.
- The removal of the awning further ensures the feature remains visually subordinate to the building façade.

CRITERIA #4:

That the problem is not self-created.

Findings:

The applicant's plight is not self-created. The proposed use is reflective of the intent of the C, Commercial Business District, but does not reflect evolving industry standards, particularly the increased enjoyment and demand for outdoor dining. Additionally, the building was not originally constructed with modern patio service in mind, the applicant is operating under a design constraint.

CRITERIA #5:

That the spirit of this chapter will be observed, public safety and welfare secured, and substantial justice done.

Findings:

The requested use variance supports the intent of the City's Zoning Ordinance to prevent customer-facing external sales activity, which is not proposed with this development. As designed, the employee-only window is not expected to generate a burdensome impact on the surrounding residential uses, or adjacent commercial and office spaces.

MASTER PLAN ALIGNMENT:

While not a formally listed criteria for evaluation, it is relevant for the city to also consider the Master Plan and its alignment with this proposed use, at this location.

The adopted 2025 Grosse Pointe Woods Master Plan designates this parcel as "Corridor Mixed Use" on the Future Land Use Map. The Master Plan designates retail, restaurant, personal service, and office establishments as most appropriate for this district. This offers a wide range of potential future uses for the Mack Avenue corridor. The proposed accessory use of a walk-up window by employees can be considered aligned with the subject Future Land Use classification.

Recommendation

Subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals approve the requested use variance for an employee-only window at 20195 Mack Avenue, subject to the following conditions:

1. Window service is limited to employee use only; no customer ordering, point-of-sale, or pick-up is permitted.
2. The use of the window is restricted to on-site employees of Lola's Taco Bar only; no third-party delivery service is permitted to use the window.
3. Signage must be posted to the effect: "*For Employee-Only Use, No Customer or Delivery Service.*"
4. No menu boards, speakers, lighting, or ordering features are permitted.
5. The previously proposed awning on north elevation is removed.
6. The City reserves the right to direct the applicant to modify the window operations to address any potential impacts, should this need arise.

The above recommendation of approval is based on the following findings:

- A. The Ordinance does not distinguish between customer-facing outdoor service and internal operational features, limiting reasonable restaurant operations.
- B. The request is driven by ordinance limitations, not applicant action.
- C. The proposal reflects modern service practices, not an expansion of use.
- D. The proposal avoids the negative impacts the Ordinance intends to prevent (e.g., congestion, noise, etc.).



*****THIS FORM MUST BE TYPED*****
CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA – GROSSE POINTE WOODS, MI 48236
CITY CLERK - (313) 343-2440 - FAX (313) 343-2785
BUILDING DEPARTMENT - 313-343-2426 - FAX (313) 343-2439

RECEIVED
FEB 26 2026
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 20195 Mack Ave.
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Branden McRill - Lola's Taco Bar (313) 303-1138
Name (Please Print) Phone No. (Daytime)
20195 Mack Ave Grosse Pointe MI 48236
Address City State Zip

Hereby appeal to the Zoning Board of Appeals for a variance to:
Operate a walk-up window as part of a restaurant

2. DESCRIPTION OF CASE (Fill out only items that apply)

- a. Present zoning classification of the property C
- b. Description of property
 - (1) Size and Area of Lot 6,877 Sq Ft.
 - (2) Is the lot a corner or interior lot Corner

PAID
FEB 26 2026
CITY OF GROSSE PTE WOODS
Payment Validation

- c. Description of EXISTING structures
 - (1) Total square footage of accessory building now on Premises 0; of main buildings 2,240
 - (2) Uses of building on premises Restaurant

*****THIS FORM MUST BE TYPED*****

(3) Percentage of lot coverage of all buildings on ground level 33 %

d. Description of PROPOSED structures

(1) Height of proposed structure N/A

(2) Height and area of existing structure N/A

(3) Dimensions and area of structure or addition to be constructed N/A

(4) Percentage of lot coverage of all buildings including proposed N/A %

e. Yard setbacks after completion of addition/structure

(1) Front Yard (measured from lot line) N/A

(2) Side Yard (measured from lot line) N/A

(3) Rear Yard (measured from lot line) N/A

f. A sketch drawn to scale depicting the above information shall Be included herewith.

3. TYPE OF VARIANCE REQUEST: NON-USE – Common regulations subject to non-use variance requests: setbacks, height or parking regulations, lot coverage, bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

The applicant must present evidence to show that if the zoning ordinance is applied strictly, a practical difficulty to the applicant will result, and that all four of the following requirements are met: (please answer all four).

a) That the ordinance restrictions unreasonable prevent the owner from using the property for a permitted purpose.

The ordinance does not address walk-up windows. The proposed window does not meet the definition of a Drive-Thru facility, therefore restrictions in the ordinance would not apply in this case.

b) That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners.

A variance in this case would do substantial justice to the applicant because a restriction of the walk-up window would prevent access to the operational benefits of this feature without basis in the ordinance.

*****THIS FORM MUST BE TYPED*****

c) That the plight of the landowner is due to the unique circumstances of the property.

The property was retrofitted from an existing business operation. The
operational layout needed to be similar to the previous restaurant and
so the walk-up window helps to overcome those unique limitations.

d) That the alleged hardship has not been created by any person presently having an interest in the property.

The hardship exists as a result of the layout of the existing building on
site which has not changed and the lack of definition relating to
"walk-up" type windows in the zoning ordinance.

***NOTE:** When answering questions pertaining to use and non-use variances, additional paper may be used if necessary.

4. TYPE OF VARIANCE REQUEST: USE – A use variance permits a use of land that is otherwise not allowed in that zoning district. The applicant must present evidence to show that if the zoning ordinance is applied strictly, an unnecessary hardship to the applicant will result, and that all four of the following requirements are met (*please answer all reasons*):

a) That the property could not be reasonably used for the purpose permitted in that zone.

N/A (Restaurant use is approved in this case - no change)

b) That the appeal results from unique circumstances to the property and not from general neighborhood conditions

N/A (Restaurant use is approved in this case - no change)

c) That the use requested by the variance would not alter the essential character of the area.

N/A (Restaurant use is approved in this case - no change)

*****THIS FORM MUST BE TYPED*****

- d) That the alleged hardship has not been created by any person presently having an interest in the property.

 N/A (Restaurant use is approved in this case - no change)

When granting any variance, the Board must ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

- 5. Interpretation of the Zoning Ordinance is requested because:
 Zoning Ordinance does not address walk-up type windows.

 The proposed window does not qualify as a "Drive-Thru" facility (Ch2)

 because it is to be accessed from the exterior sidewalk by pedestrians.

- 6. Article and Section of the Zoning Ordinance that is being appealed:
 Chapter 2 - Definitions "Drive-Thru" facility

 and Section 50-4.9 Use standards for C district #6.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

 Signature of Property Owner

 Signature of Applicant

Subscribed and sworn to before me this 26th day of February 2026

MELISSA BAKER
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF MACOMB
 My Commission Expires March 11, 2030
 Acting in the County of Wayne

Melissa Baker
 Notary Public
 My Commission expires 3-11-30



NOTE: The Zoning Board of Appeals meets the first and third Monday of each month at 7:30 PM. The application must be filed with the City Clerk with a fee in the amount of \$375 a minimum of 14 days prior to council hearing.

LOLA'S TACO BAR

20195 MACK AVE. GROSSE POINTE WOODS, MI. 48236

ARCHITECT:
STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067
(248) 546-6700

MECHANICAL / ELECTRICAL ENGINEER:
DIN ENGINEERING
33228 W. 12 MILE RD., UNIT 227
FARMINGTON HILLS, MI 48334
(248) 759-5818

EQUIPMENT SUPPLIER:
GREAT LAKES HOTEL SUPPLY
JIM BOLOGNA
(248) 721-3635
24101 W. 9 MILE RD
SOUTHFIELD, MI 48033

DESIGN DEVELOPMENT:
COLIN TURRY DESIGN
29889 FAIRFAX STREET
SOUTHFIELD MI, 48076
(586) 808-8879

PROJECT DATA:
BUILDING CODE AUTHORITY:
CITY OF GROSSE POINTE WOODS

OWNER:
BRANDEN MCRILL
CO-FOUNDER / CEO
BRANDEN@SOUT.IO

TYPE OF CONSTRUCTION: IIB
USE GROUP: A-2 ASSEMBLY

PROJECT AREA:
EXISTING = 2,240 SF
RENOVATION = 2,240 SF
TOTAL PROJECT AREA = 2,240 SF

OCCUPANT LOAD: 54 OCC

EGRESS WIDTH:
REQUIRED (2" PER OCCUPANT) = 10.8"
PROVIDED = 36" x 2 DOORS = 72"

PLUMBING FIXTURE COUNTS:
SEE TABLE BELOW.

APPLICABLE CODES: (COMMERCIAL):

BUILDING CODE:
2015 MICHIGAN REHABILITATION FOR EXISTING BUILDING (MRCEB 301)
COMPLIANCE METHOD (CH 4):

WORK AREA COMPLIANCE METHOD (WAM)
ALTERATIONS - LEVEL 3 (CH 9)

MECHANICAL CODE:
2021 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE:
2021 MICHIGAN PLUMBING CODE AS AMENDED

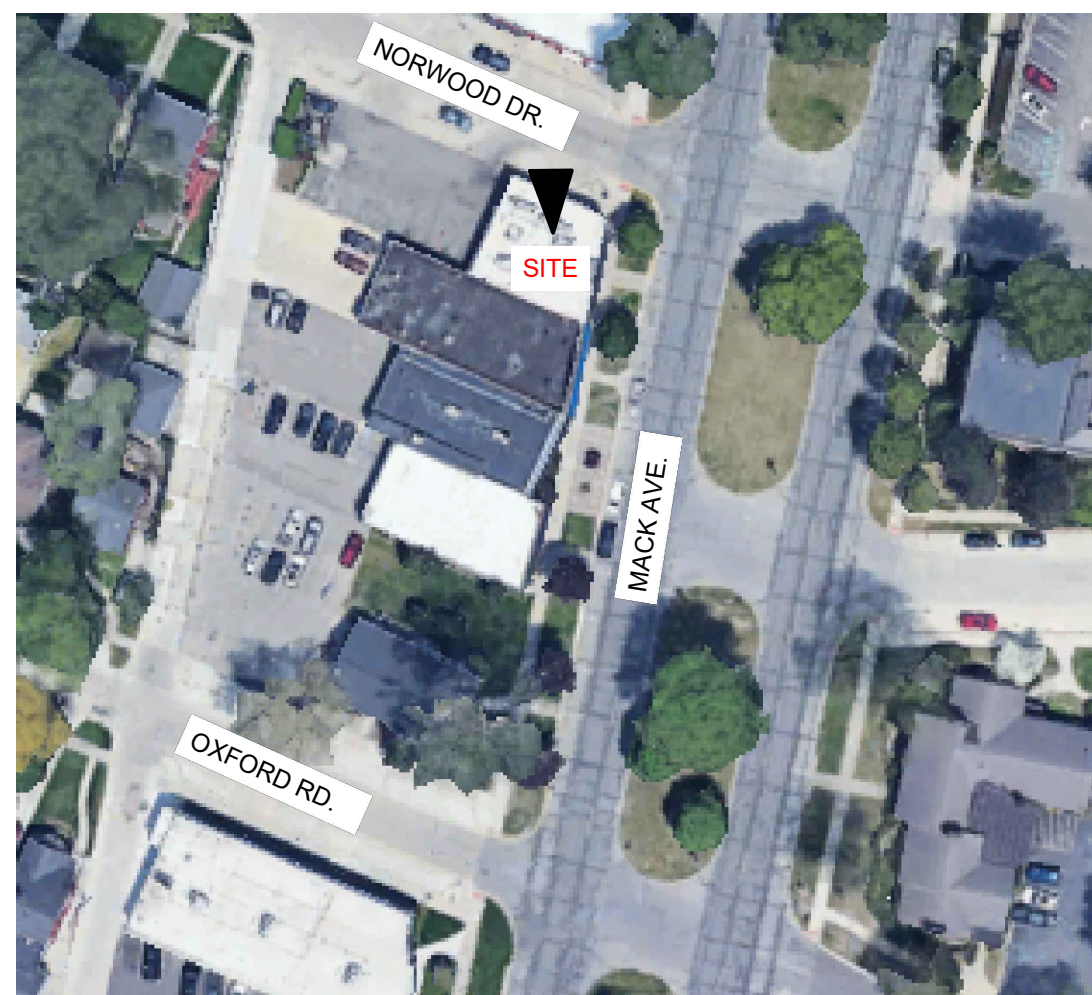
ELECTRICAL CODE:
2023 NATIONAL ELECTRIC CODE (NEC) AS AMENDED & MICHIGAN AMENDMENTS PART 8.

ENERGY CODE:
2015 MICHIGAN BUILDING CODE (CHAPTER 13)
2015 MICHIGAN ENERGY CODE
ASHRAE 90.1-2013 ENERGY STANDARDS FOR BUILDINGS

FIRE CODE:
2015 INTERNATIONAL FIRE CODE REFERENCED IN 2015 MICHIGAN BUILDING CODE

BARRIER FREE REQUIREMENTS:
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ)
MBC-2012 (CHAPTER 11)
ICC / ANSI 117.1 - 2009, EXCEPT SECTION 611 & 707

LIFE SAFETY CODES:
2015 NFPA 101 LIFE SAFETY CODE
2013 NFPA 72 NATIONAL FIRE ALARM CODE



VICINITY MAP
SCALE: N.T.S.

TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

OCCUPANCY	DESCRIPTION	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	OTHER
		MALE	FEMALE	MALE	FEMALE		
A-2	RESTAURANT	1 PER 75	1 PER 75	1 PER 200	1 PER 200	1 PER 500	1 SERVICE SINK
	REQUIRED	1	1	1 EA.	1 EA.	REF. 410.4	1
	PROVIDED	1	1	1 EA.	1 EA.		1

410.4 SUBSTITUTION
WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE,
DRINKING FOUNTAINS SHALL NOT BE REQUIRED IN THOSE RESTAURANTS.

SHEET INDEX	ISSUED FOR									
	03.14.25 BIDS/PERMITS	04.03.25 PATIO PERMIT	06.20.25 BULLETIN #1	06.12.25 PATIO PERMIT UPDATE	07.25.25 PATIO PERMIT UPDATE	08.05.25 BULLETIN #2	10.09.25 PATIO PERMIT UPDATE	11.12.25 BULLETIN #3	03.24.26 CITY SUBMITTAL UPDATE	03.24.26 CITY SUBMITTAL UPDATE
GENERAL										
G001	TITLE SHEET AND SHEET INDEX AND LOCATOR PLAN									
LS101	LIFE SAFETY PLAN									
ARCHITECTURAL										
AS100	SITE NOTES									
AS101	SITE PLAN									
AS102	PATIO PLAN & DETAILS									
AD101	DEMOLITION FLOOR PLAN									
AD102	DEMOLITION ROOF PLAN									
AD201	DEMOLITION REFLECTED CEILING PLAN									
A101	ARCHITECTURAL FLOOR PLAN									
A102	ARCHITECTURAL ROOF PLAN									
A201	ARCHITECTURAL REFLECTED CEILING PLAN									
A301	EXTERIOR ELEVATIONS									
AE101	EQUIPMENT PLAN									
PS101	PROJECT SPECIFICATIONS									
PS102	PROJECT SPECIFICATIONS									
MECHANICAL										
M1	FLOOR PLANS HVAC									
M2	ROOF PLAN									
PLUMBING										
P1	FLOOR PLANS - PLUMBING									
ELECTRICAL										
E1	ELECTRICAL SCHEDULE									
E2	FLOOR PLAN - ELECTRICAL									
E3	ROOF PLAN									
EQUIPMENT										
	KITCHEN EQUIPMENT DRAWINGS									
REFERENCE										
	DESIGN DOCUMENTS									

NOTE:
THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES. ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

SYMBOL LEGEND	ABBREVIATION
	DARKENED ARROW INDICATES ELEVATED SECTION
	ELEVATION NUMBER
	SHEET NUMBER WHERE ELEVATION IS LOCATED
	ELEVATION NUMBER
	SHEET NUMBER WHERE ELEVATION IS LOCATED
	DETAIL REFERENCE NUMBER
	SHEET NUMBER WHERE DETAIL IS LOCATED
	DETAIL NUMBER
	DETAIL NAME
	DRAWING SCALE
	SHEET NUMBER WHERE DETAIL IS REFERENCED
	FIRST FLOOR
	ELEV. 100'-0"
	REFERENCE POINT OF ELEVATION
	HEIGHT ABOVE FINISHED FLOOR
	HEIGHT ABOVE FINISHED FLOOR
	NOTE: DATUM SYMBOL INDICATES A SPECIFIC REFERENCE HEIGHT OF MATERIAL INDICATED
	ROOM NAME
	ROOM NUMBER
	FINISH TAG
	NUMBERS DESIGNATE VERTICAL COLUMN LINES
	LETTERS DESIGNATE HORIZONTAL COLUMN LINES
	CIRCLES REPRESENT NEW COLUMN LINES
	DIAMOND REPRESENT EXISTING COLUMNS
	EXISTING DOOR SYMBOL
	NEW DOOR SYMBOL
	DOOR DESIGNATION
	WALL TYPE DESIGNATION NUMBER - COORDINATE WITH SCHEDULE
	EQUIPMENT DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES
	KEY NOTE DESIGNATION NUMBER - COORDINATE WITH PLAN NOTES
	WINDOW DESIGNATION LETTER - COORDINATE WITH PLAN NOTES
	ADDENDUM DESIGNATION NUMBER
	BULLETIN DESIGNATION NUMBER
	MATCH LINE
	REF: A3 SHEET REFERENCE FOR DRAWING CONTINUATION



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Consultants:



Project:
LOLA'S TACO BAR
20195 MACK AVE.
GROSSE POINTE WOODS
MICHIGAN, 48236

Issued for:

BIDS/PERMITS	03.14.25
PATIO PERMIT	04.03.25
BULLETIN #1	05.20.25
PATIO PERMIT UPDATE	06.12.25
PATIO PERMIT UPDATE	07.25.25
BULLETIN #2	08.05.25
PATIO PERMIT UPDATE	10.09.25
BULLETIN #3	11.16.25
CITY SUBMITTAL	02.23.26
CITY SUBMITTAL UPDATE	03.24.26

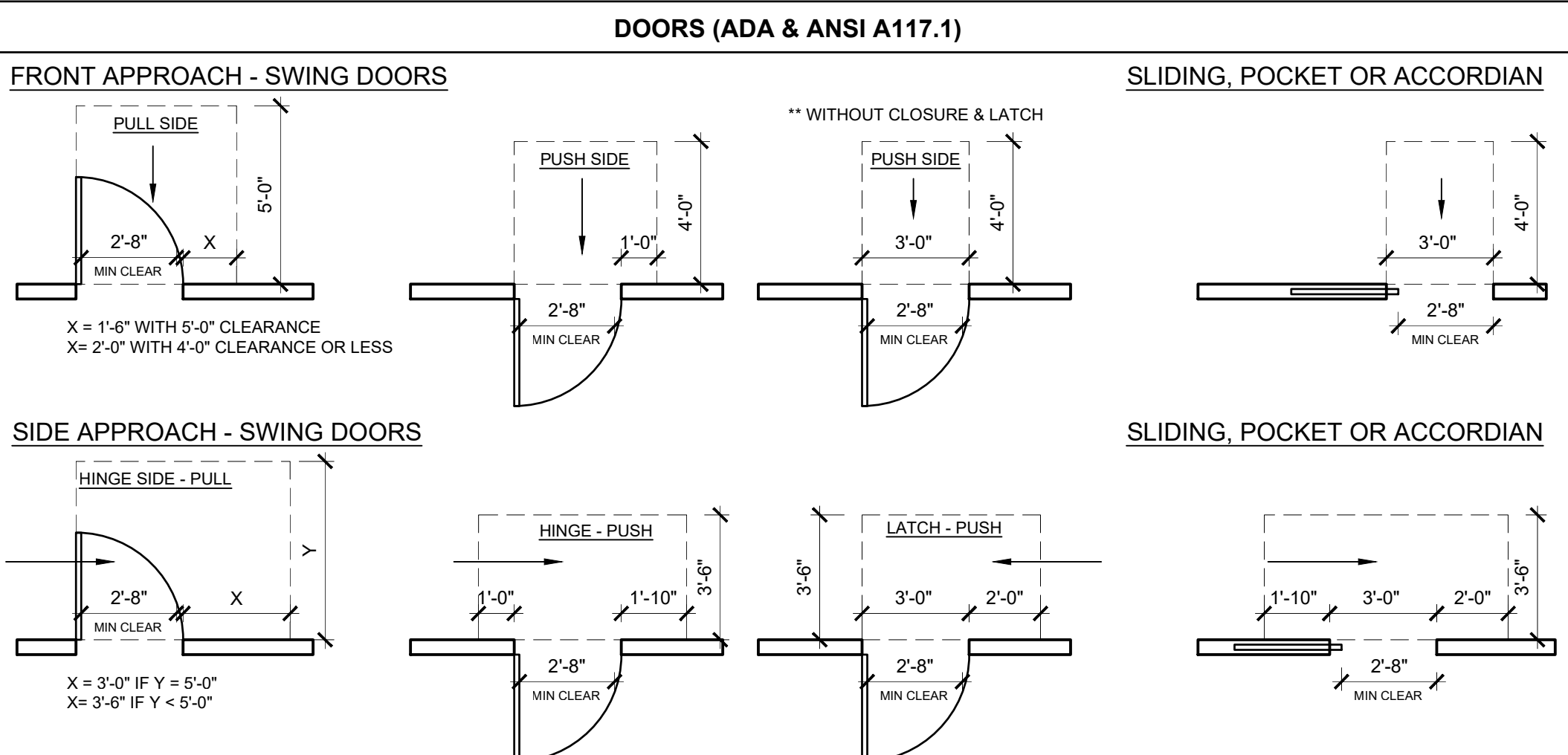
Drawn by:
JPM
Checked by:
JAV

Sheet Title:
TITLE SHEET,
SHEET INDEX, +
LOCATOR PLAN

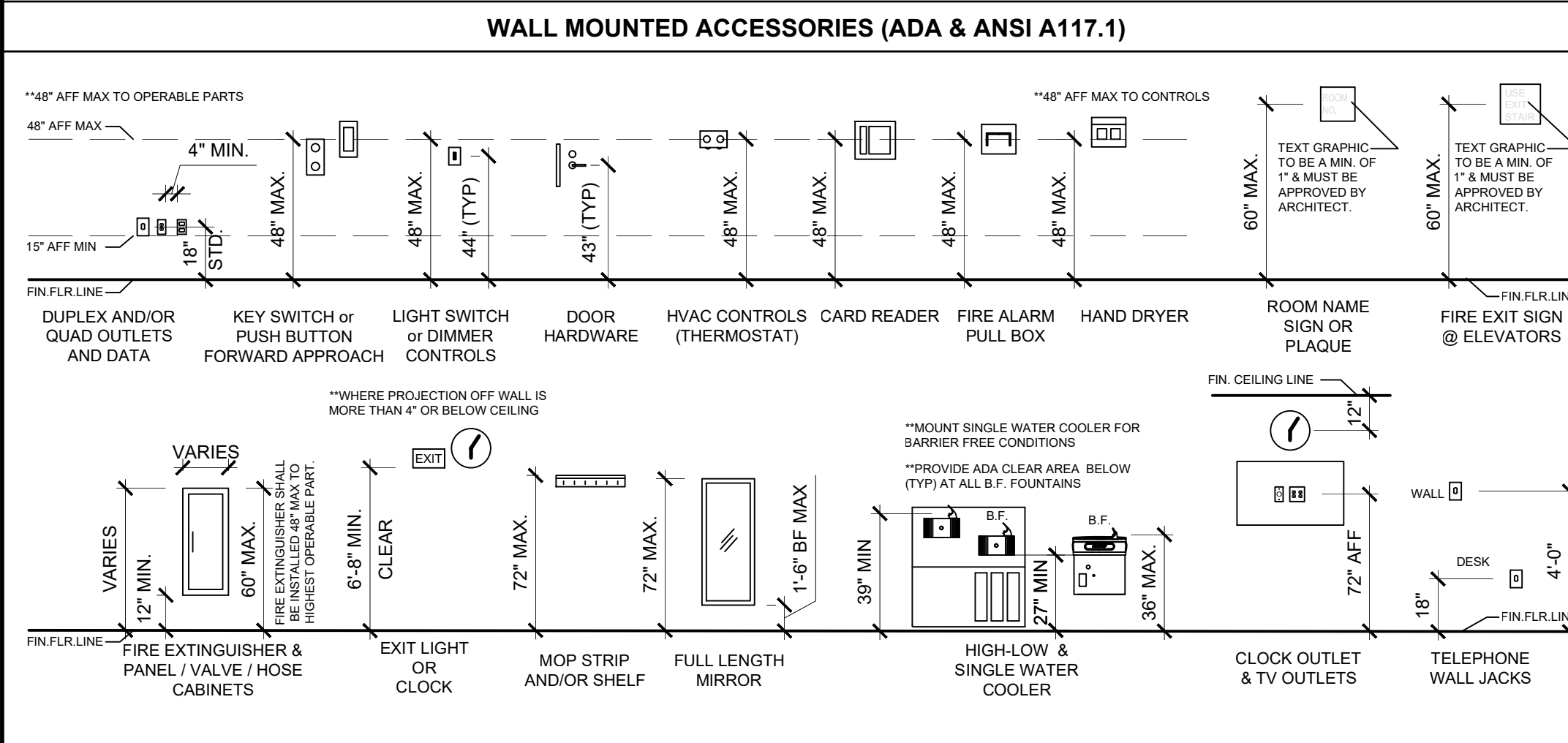
Project No.:
2024.135

Sheet No.:
G001

MINIMUM CLEARANCES FOR MANUAL DOORS



TYPICAL MOUNTING HEIGHT SCHEDULE



MATERIAL LEGEND

	ACOUSTICAL CEILING
	BATT LOOSE INSULATION
	BLOCKING/ROUGH LUMBER - CONTINUOUS
	BLOCKING/ROUGH LUMBER
	CONCRETE
	FINISHED WOOD
	GLASS
	GYPSUM WALLBOARD
	MASONRY
	PARTICLE BOARD
	PLYWOOD

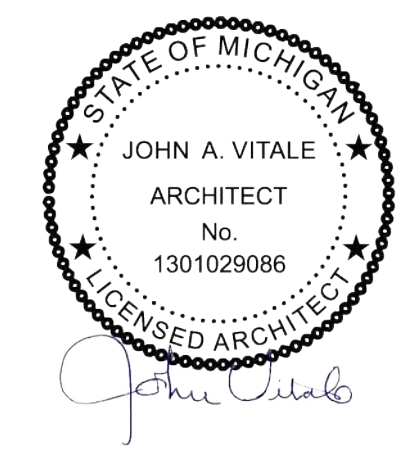
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Consultants:



Project :
LOLA'S TACO BAR
20195 MACK AVE.
GROSSE POINTE WOODS
MICHIGAN, 48236

Issued for :
BIDS/PERMITS 03.14.25
BULLETIN #2 08.05.25
CITY SUBMITTAL
UPDATE 03.24.26

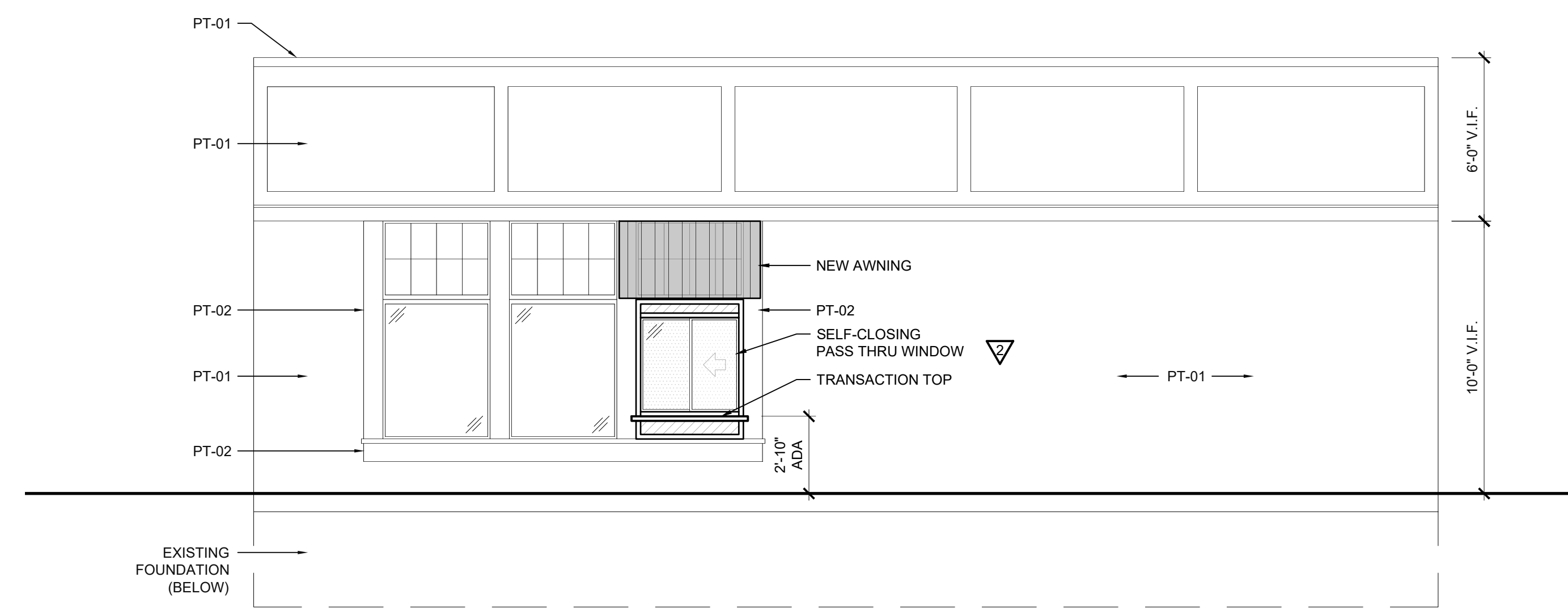
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JPM
Checked by :
JAV
Sheet Title :
EXTERIOR
ELEVATIONS

Project No. :
2024.135

Sheet No. :
A301

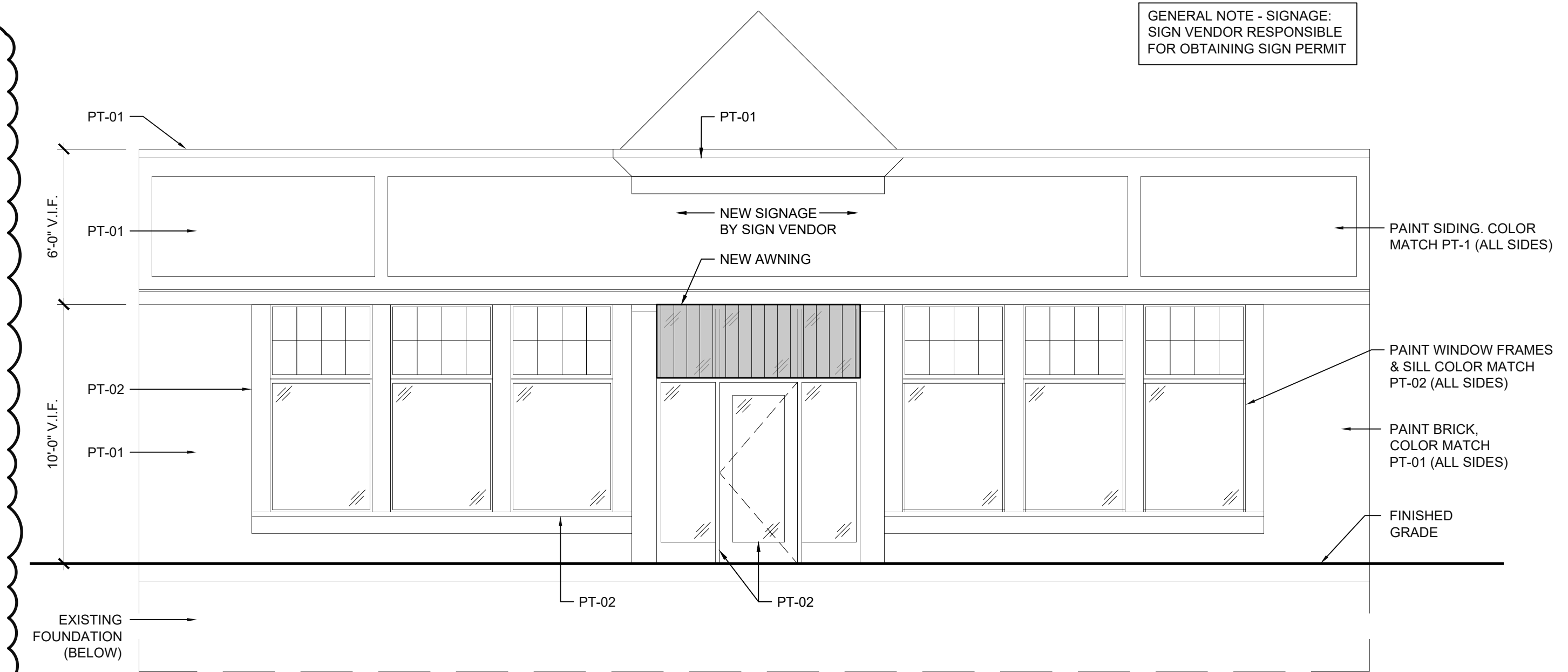
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GENERAL NOTE - PAINT:
FOR PAINT COLOR INFORMATION
REFER TO DESIGN DRAWINGS

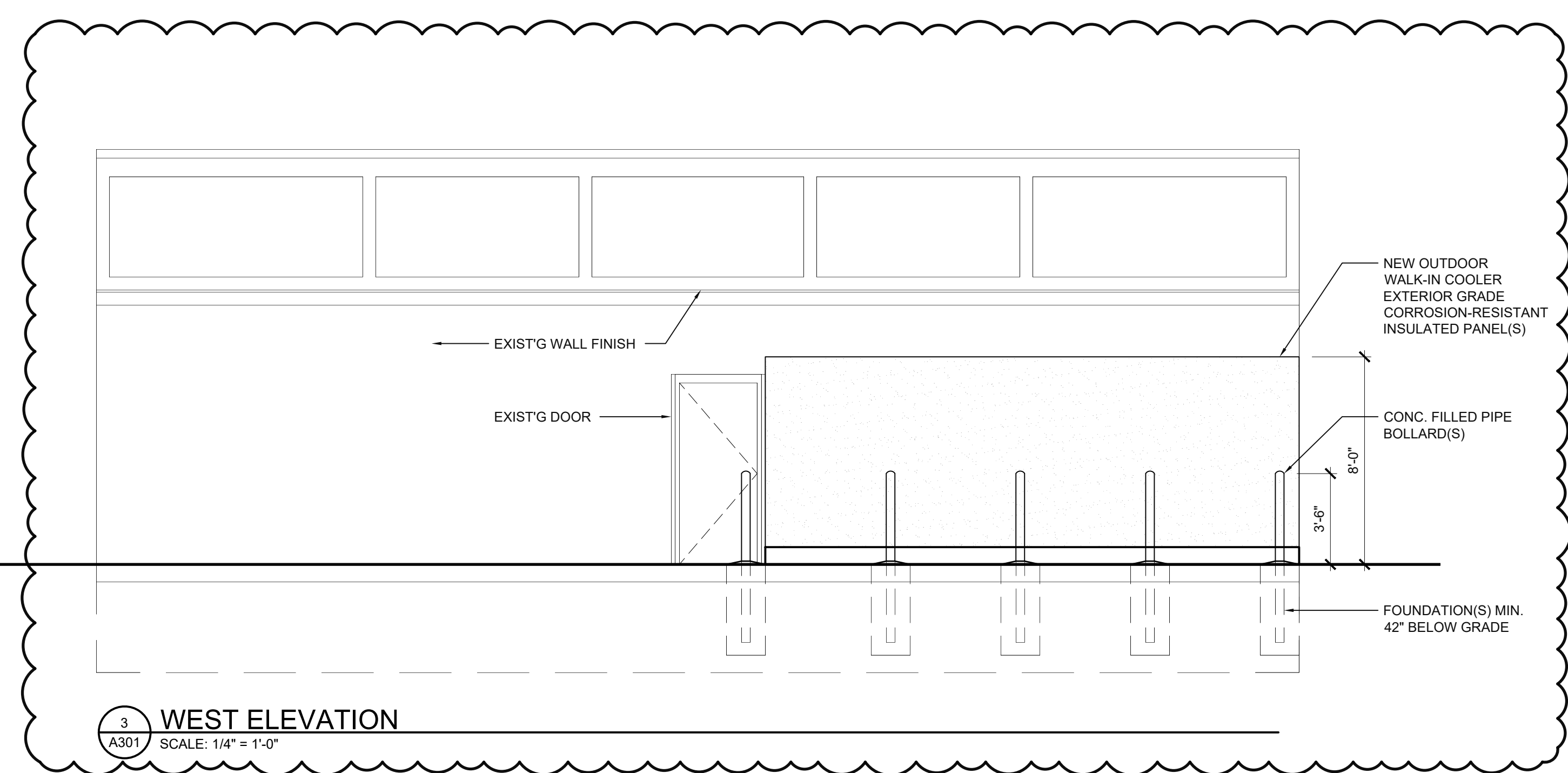


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTE - SIGNAGE:
SIGN VENDOR RESPONSIBLE
FOR OBTAINING SIGN PERMIT



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

BUILDING DEPARTMENT

MEMORANDUM

TO: City Council

FROM: Jeremy Collins, Building Official

DATE: April 8th, 2026

SUBJECT: 20195 Mack Ave. Lola’s Tacos Walk Up Window

Dear Council Members,

I have reviewed the proposed request to include the “walk-up window” as a permanent fixture to be used only for employee service at 20195 Mack Ave., Lola’s Tacos.

The installed window is in violation of Section 50-4.9 Retail Businesses, A. In C and C-2 districts, retail businesses for local and neighborhood needs are permitted to the following limited extent:

A. In C and C-2 districts, retail businesses for local and neighborhood needs are permitted to the following limited extent:

6. Restaurants, lunchrooms and cafeterias and places for the sale of soft drinks, juices, ice cream and nonalcoholic liquors, but excluding drive-thru facilities and places or businesses providing dancing or entertainment and places where food or beverages are dispensed to or served in automobiles parking on private property adjacent to and in connection with such establishments or are dispensed or served from an outside counter. A drive-thru facility may be permitted only as an accessory use in combination with a bank or financial institution.

The current adopted ordinance does not permit the proposed window use. I recommend that the City Council request removal of the walk-up window and that the original approved site plan indicating three (3) stationary windows be followed.



**CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY**

Date: April 8, 2026

To: Grosse Pointe Woods Planning Commission

From: John G. Kosanke, Director of Public Safety

Subject: *John G. Kosanke* 20195 Mack Ave-Lola's Taco Bar-Outdoor Window Variance

I have reviewed the proposed variance for the “outdoor Window”. I also visited the site which is located on the Southwest corner of Mack Ave and Norwood. The window in question is located on the North side of the building and will be used by the waitstaff for orders from the patio. My concern would be the foot and bicycle traffic could pose a problem when the waitstaff is rounding the corner of the building. The waitstaff will have to be trained to maneuver the corner at a wide angle in order to see oncoming pedestrian and bicycle traffic. Perhaps adding signage to warn of pedestrian waitstaff coming around the corner.

Please contact me with any questions.

From: [Paul Antolin](#)
To: [Laura Mangan](#); [Ashley Jankowski](#); [Douglas Hamborsky](#)
Cc: [City Clerk](#)
Subject: FW: Public hearing :Lolas Taco Bar walk up window
Date: Wednesday, April 8, 2026 4:10:57 PM

Hi Laura/Ashley,

Please see the email below regarding opposition to the window at Lola's Taco Bar.

I'll forward any addition emails regarding this matter.

Thank you,

Paul P. Antolin, MiPMC
City Clerk

City of Grosse Pointe Woods – Clerk's Office
20025 Mack Plaza Dr.
Grosse Pointe Woods, MI 48236-2397
Phone: 313-343-2440
Fax: 313-343-5667

From: [REDACTED]
Sent: Thursday, April 2, 2026 3:34 PM
To: City Clerk <CityClerk@gpwmi.us>
Subject: Public hearing :Lolas Taco Bar walk up window

CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Regarding The upcoming public hearing on April 13, 2026 at 7 PM.

I live on Norwood Drive and I am not in favor of the walk up window at lolas taco bar. Among other things, it will Interfere with pedestrian traffic on side walk .

Avadis Hagopian

Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.

20195 Mack Avenue
300' Buffer Property Owner List

Section 4, Item A.

Parcel No.	Property Address	Property Owner	Property Owner Address	City, State, Zip
011 01 1568 000	1818 OXFORD RD	BURDINE, LYNN	1818 OXFORD RD	GROSSE POINTE WOODS, MI 48236
011 01 1567 000	1810 OXFORD RD	MCCORMICK, JEFFREY & FARRAR, LORI	1810 OXFORD RD	GROSSE POINTE WOODS, MI 48236
011 01 1557 000	20175 MACK AVE	20175 MACK AVE	20175 MACK AVE	GROSSE POINTE WOODS, MI 48236
011 01 1565 000	1798 OXFORD RD	POPE, JONATHAN	1798 OXFORD RD	GROSSE POINTE WOODS, MI 48236
011 01 1559 000	20169 MACK AVE	20169 MACK LLC	1270 N OXFORD	GROSSE POINTE WOODS, MI 48236
011 01 1561 000	20169 MACK AVE	20169 MACK LLC	1270 N OXFORD	GROSSE POINTE WOODS, MI 48236
011 01 1554 000	20195 MACK AVE	20195 MACK LLC	876 HORACE BROWN DRIVE	MADISON HEIGHTS, MI 48071
011 01 1571 002	1842 OXFORD RD	TABBI, BRUNO JR	1842 OXFORD RD	GROSSE POINTE WOODS, MI 48236
008 99 0005 004	20180 MACK AVE	COMERICA BANK	2800 POST OAK BLVD STE 4200	HOUSTON, TX 77056
011 01 1569 002	1834 OXFORD RD	FISHER, MARIA N	1834 OXFORD RD	GROSSE POINTE WOODS, MI 48236
011 01 1555 000	20183 MACK AVE	HAN, PETER IN HEE & SUN DUC HAN	20183 MACK AVE	GROSSE POINTE WOODS, MI 48236
011 01 1598 000	1813 OXFORD RD	BURKE, THOMAS P	88 S DEEPLANDS RD	GROSSE POINTE SHORES, MI 48236
011 01 1599 000	1805 OXFORD RD	LETO, CARRIE	1805 OXFORD RD	GROSSE POINTE WOODS, MI 48236
011 01 1600 000	1799 OXFORD RD	PARADA, CARISSA	1799 OXFORD RD	GROSSE POINTE WOODS, MI 48236
011 01 1601 000	1791 OXFORD RD	HARR, MARY K.	1791 OXFORD RD	GROSSE POINTE WOODS, MI 48236
011 01 1602 000	1783 OXFORD RD	YOUNGBLOOD, KATHLEEN M	1783 OXFORD RD	GROSSE POINTE WOODS, MI 48236
011 01 1603 000	20139 MACK AVE	20139 MACK AVENUE LLC	20139 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0546 000	1835 HUNT CLUB DR	SHEA FAMILY REV LIVING TRUST	1835 HUNT CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0547 000	1827 HUNT CLUB DR	BRUVERIS, JASON	1827 HUNT CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0548 000	1819 HUNT CLUB DR	MOST, ANDREW W & HALEY A	1819 HUNT CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0549 000	1811 HUNT CLUB DR	GARLAPATI, LAKSHMI S	80 DUVAL RD	GROSSE POINTE SHORES, MI 48236
007 03 0005 000	20247 MACK AVE	APPLIED REALTY LLC	20247 MACK AVENUE	GROSSE POINTE WOODS, MI 48236
007 03 0003 000	20237 MACK AVE	LEZOTTE PROPERTIES LLC	20239 MACK AVE	GROSSE POINTE WOODS, MI 48236
011 01 1527 000	1850 NORWOOD DR	PRICE, MARDIS	1850 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
011 01 1526 000	1842 NORWOOD DR	DIRKSE, CHRISTOPHER J & SARA J	1842 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
011 01 1525 000	1834 NORWOOD DR	HARRIS, JOEL	1834 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
011 01 1524 000	1826 NORWOOD DR	DOYLE, COLLEEN M	1826 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
007 03 0001 000	20229 MACK AVE	LEZOTTE PROPERTIES LLC	20239 MACK AVE	GROSSE POINTE WOODS, MI 48236
011 01 1523 000	1818 NORWOOD DR	GEIST, JENNA K.	1818 NORWOOD	GROSSE POINTE FARMS, MI 48236
008 99 0005 003	20200 MACK AVE	COMERICA BANK	2800 POST OAK BLVD STE 4200	HOUSTON, TX 77056
011 01 1516 000	20227 MACK AVE	WOODWARD WEST HOLDINGS LLC	20227 MACK AVE	GROSSE POINTE WOODS, MI 48236
011 01 1517 002	20225 MACK AVE	JANTZ REAL ESTATE INCORPORATED	20415 MACK AVE	GROSSE POINTE WOODS, MI 48236
011 01 1518 000	20223 MACK AVE	DINOTO, ROSE	26137 WAGNER	WARREN, MI 48089

20195 Mack Avenue
300' Buffer Property Owner List

Section 4, Item A.

011 01 1519 002	20217 MACK AVE	AMB LLC	20217 MACK AVE	GROSSE POINTE WOODS, MI 48236
011 01 1520 002	20207 MACK AVE	JML MACK, LLC	20475 EASTWOOD	HARPER WOODS, MI 48225
011 01 1546 000	1851 NORWOOD DR	ZOUFAL, NATALIE C	1851 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
011 01 1547 000	1843 NORWOOD DR	HAGOPIAN, AVADIS J	1843 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
011 01 1548 000	1835 NORWOOD DR	NESOM, WILLIAM J	1835 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
011 01 1549 000	1827 NORWOOD DR	MANGIAPANE, CHRISTOPHER	1827 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
011 01 1550 000	1819 NORWOOD DR	VERMAN, NITIN & CLAIRE	1819 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
011 01 1551 000	1811 NORWOOD DR	KNUDSON, BRIAN S & CHRISTINA M	1811 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
011 01 1552 000	1803 NORWOOD DR	SAGERT, ELLERY & KATRINA	1803 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
011 01 1553 000	1799 NORWOOD DR	LUZI, RODNEY D	1799 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
011 01 1564 000	1786 OXFORD RD	LENTZ, JARED & LAURA	1786 OXFORD RD	GROSSE POINTE WOODS, MI 48236
011 01 1562 000	20155 MACK AVE	20155 MACK LLC	1270 N OXFORD	GROSSE POINTE WOODS, MI 48236
009 01 0001 000	20160 MACK AVE	MACK & OXFORD LLC	20259 MACK AVE	GROSSE POINTE WOODS, MI 48236
011 01 1522 000	1810 NORWOOD DR	VICTOR, WILLIAM J	1810 NORWOOD DR	GROSSE POINTE WOODS, MI 48236
011 01 1566 000	1806 OXFORD RD	MANNARINO, LORENZO	1806 OXFORD RD	GROSSE POINTE WOODS, MI 48236



Sources: Esri, Vantor, Airbus DS, USGS, NGA, MASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS User community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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20195 Mack Ave.
300' Buffer

RECEIVED
MAR 30 2026
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

16980 Kercheval Pl
Grosse Pointe, Michigan 48230
(313)882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Melanie Mahoney

being duly sworn deposes and says that attached advertisement of

CITY OF GROSSE POINTE WOODS

was duly published in accordance with instructions, In the GROSSE POINTE NEWS on
the following date: MARCH 26, 2026

#3 GPW 3/26 PHN ZBA 20195 MACK

and knows well the facts stated herein, and that she is the Administrative Assistant
of said newspaper:

Melanie Mahoney

Michelle Mceachin

Notary Public

City of **Grosse Pointe Woods**, Michigan

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Grosse Pointe Woods City Council, meeting as the Zoning Board of Appeals (ZBA) under the provisions of Public Act 110 of 2006, MCL 125.3101 through 125.3702 as amended, and Grosse Pointe Woods City Code of 2022 Chapter 50, Article 7, Section 50-7.15, will consider a variance at 20195 Mack Avenue (Lola's Taco Bar) in order to use a walk-up window for employee service. A variance is requested from Section 50-4.9.A.6: Retail Businesses. Specifically, the applicant is seeking relief from this Ordinance standard:

"Restaurants, lunchrooms and cafeterias and places for the sale of soft drinks, juices, ice cream and nonalcoholic liquors, but excluding drive-thru facilities and places or businesses providing dancing or entertainment and places where food or beverages are dispensed to or served in automobiles parking on private property adjacent to and in connection with such establishments or are dispensed or served from an outside counter."

Please note, no drive-thru facility is proposed or permitted at this location.

The ZBA hearing is scheduled for Monday, April 13, 2026, at 7:00pm, at City Hall in the Council Chamber/Courroom (20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236). The application is available for inspection at the City Clerk's office between 8:30am and 5:00pm Monday through Friday.

All interested persons are invited to attend and will be given the opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's Office at 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236, or at cityclerk@gpwwi.us up to close of business preceding the hearing. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at (313) 343-2440 seven days prior to the meeting. The agenda and pertinent documents will be available at www.gpwwi.us.

For additional project information, contact the Building and Planning Department at (313) 343-2426 or e-mail: building@gpwwi.us.

G.P.W. 3/26/26

Paul P. Antolin
City Clerk

MICHELLE MCEACHIN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires May 15, 2028
Acting in the County of Wayne

