



CITY OF ANN ARBOR
APPLICATION FOR NEW ON-PREMISES QUOTA LIQUOR LICENSE

CITY OF ANN ARBOR
CITY CLERK
RECEIVED
2022 APR 22 PM 2:47
Date:

Instructions: This application must be completed and returned with a \$150 application fee before it can be considered. All answers must be typed or printed. Sign the completed form in ink and return to the City Clerk, 301 E. Huron St., Ann Arbor, Michigan 48104. MAKE ALL CHECKS OR MONEY ORDERS PAYABLE TO THE CITY OF ANN ARBOR, MICHIGAN.

1. Applicant Identification
Name of individual, partnership, corporation or limited liability company who will hold the license: A2 WINEMAN, LLC
Name of Applicant\*: STEPHAN SZENCZUK
Facility Name: ZINOVIA'S
Home Street Address:
Business Street Address: 512 S. MAIN ST.
City/State/Zip Code: ANN ARBOR, MI 48104
Business Phone No. (313) 662.9595
Home Phone No.

2. Proposed Name and Licensed Address
ZINOVIA'S WINE CANTEN
512 S. MAIN ST.
ANN ARBOR 48104

3. Facility Type
[ ] Bar/Tavern [ ] Hotel [x] Other: WINE BAR
[ ] Brewery/Brewpub [ ] Restaurant
[ ] Event Space/Mixed Use [ ] Sidewalk Cafe

4. Is this business currently in operation at the proposed licensed address? [ ] Yes [x] No

5. Premises - (All applicants must complete Section A, B, or C)
All applicants shall attach a building and grounds layout diagram (8-1/2 x 11) showing the entire structure, premises, and grounds, including parking, lighting, refuse disposal facilities, and where appropriate, adequate plans for screening and notice control. A separate interior floor plan, if available, should also be attached. In all plans, show the specific areas where the license is to be utilized. N/A

(A) New Construction
Do you need to build a facility at the residence that will hold the license? [ ] Yes [x] No
If yes, do you have building permits? [ ] Yes [ ] No
If no, when do you plan to get them?
If yes, when do you expect construction will begin?
If yes, when do you expect construction to be completed?
If yes, what is the estimated cost of construction of the facility? \$
When is your anticipated occupancy date/open for business date?
Would you build the facility at this location if you do not get a license? [ ] Yes [ ] No

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**(B) Existing Facility - No Renovation**

Is the facility currently occupied?  Yes  No  
If yes, do you intend to be licensed under the existing business at this location?  Yes  No  
If yes, do you intend to be licensed under the same management?  Yes  No  
How long has the existing business be at the location? \_\_\_\_\_  
Are you currently associated with the business operation on site?  Yes  No  
If yes, in what capacity are you associated? \_\_\_\_\_  
If no, will you be purchasing the premises? \_\_\_\_\_

**(C) Existing Facility - Renovation**

Do you plan to renovate an existing facility?  Yes  No  
If yes, what is the estimated cost of the renovation? \$ \$ 200,000.  
If yes, when do you expect construction will begin? OCTOBER 2022  
If yes, when do you expect the construction to be completed? 2023  
When is your anticipated occupancy date/open for business date? JUNE 1, 2023  
Is the facility currently occupied?  Yes  No  
If yes, are you currently associated with the business operation on site?  Yes  No  
If yes, in what capacity are you associated? \_\_\_\_\_  
Will it be necessary to temporarily close the facility for renovation?  Yes  No  
If yes, how long will the facility be closed? \_\_\_\_\_  
Are you going to renovate the facility if you do not get a license?  Yes  No

**6. Employment - (All applicants must complete either Section A or B)**

**(A) Existing Business**

How large is the current staff? (i.e. 1 full-time bartender)

Number	Full	or	Part-time	Position
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____

N/A

Will you be retaining current staffing levels, expanding current staffing levels, or decreasing current staffing levels if you receive the license? Please explain. \_\_\_\_\_

**(B) New Business**

How large of a staff do you plan to have? (i.e. 1 full-time bartender)

Number	Full	or	Part-time	Position
<u>1</u>	<input checked="" type="checkbox"/> (FTE)		<input type="checkbox"/>	<u>MANAGER</u>
<u>3</u>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<u>WINE BAR STAFF</u>
<u>8</u>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<u>WAIT STAFF</u>
<u>6</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<u>BACK OF THE HOUSE</u>
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____

↑ DIFFICULT TO ASCERTAIN AT THIS POINT

7. Do you currently own, operate, or have financial interest in any liquor licensed establishment(s) in the state of Michigan?  Yes  No

If yes, please explain, including Business Name, Address, and Interest: \_\_\_\_\_

8. Do you currently own, operate, or have financial interest in any other business, group, or establishment that is also applying for a liquor license in the City of Ann Arbor?  Yes  No

If yes, please explain, including Business Name, Address, and Interest: WINE SHOPPE (RETAIL)

STOSH & LOUIE'S

504 S. MAIN ST

48104

PROPRIETOR

9. Denial of Application /Revocation of License – (All applicants must complete all sections)

(A) Have you, prior to this application, made application(s) for a similar or other license on premises other than described in this application?  Yes  No

If yes, please list date, place, and disposition of such application(s). 1959 - 2020

ARBOR BEVERAGE CO. WINE & BEER WHOLESALER & IMPORTER  
(FAMILY BUSINESS)

(B) Have you, prior to this application, been disqualified to receive approval for a license under the laws of the State of Michigan?  Yes  No

If yes, please explain. \_\_\_\_\_

(C) Have you ever held a liquor license which has been revoked or not renewed?  Yes  No

If yes, please state reason. \_\_\_\_\_

10. Financial Details – (All applicants must complete all sections)

(A) Source of funds used to establish business, or which will be used to purchase this business. List name, address, and amount of all money lenders. \* PERSONAL FUNDS

Name	Address	Amount
<u>* BANK OF AZ (if necessary)</u>		\$ _____
		\$ _____

(B) Attorney or representative

<u>STEPHAN SZENCZUK</u>	<u>2505 W. ARBOR Rd., A2</u>	<u>734.769.2096</u>
Name	Address	Phone Number

**Business and Operational Details – (All applicants must complete all questions)**

**Please attach and number your answers to the following questions:**

**11. Operating Statement –**

Attach a general operation statement outlining the proposed manner in which the business for which the license being proposed will be operated, including a schedule of the hours of operation, food services, crowd control, and use of facilities.

**12. Sustainability Statement –**

Please explain your business' commitment and actions related to sustainability, specifically highlighting how you are helping the City advance the goals and actions outlines in A<sup>2</sup>ZERO? ( )

**13. Personal Statement –**

Why should the City of Ann Arbor issue a liquor license to your business? How will the community be enhanced if you are issued a license? Please include information regarding diversity of offerings and uniqueness of your business. What special considerations (about you, your business, your plans, and the neighborhood in which your business will be located) should we take into account in evaluating your application?

**14. Conflict of Interest –**

Please list any potential conflicts of interest, including the name of each individual or organization with a description of your affiliation. If you have no potential conflicts of interest, please simply state "none."

I have read all of the above answers and they are true. I agree to provide all requested information and to fully cooperate with all City Service Areas requesting any and all additional information provided in this application or any attachment thereto. Any changes that occur after the date of this application, applicant will notify the City Clerk, in writing, within 14-days of such change. I understand that the falsification of the information on this form or any false statements made during investigations may constitute grounds for denial of a license.

I warrant that I am not disqualified to receive a liquor license under the ordinances of the City of Ann Arbor or the laws of the State of Michigan. If granted a liquor license I will not violate any federal or state laws or any ordinance of the City of Ann Arbor in the conduct of business.

Attested to:

APR 11 19, 2022

Date of Application



Signature of Applicant  
(if applicant is a corporation, include title of signor)

\_\_\_\_\_  
Name of person completing this form if not the applicant

***The City of Ann Arbor is proud of our commitment to equal opportunity. We do not discriminate on the basis of a person's actual or perceived race, color, national origin, gender, or age, in any aspect of our licensing process.***

date APRIL 2022

project ZINOVIA'S

page 1

11.)

> HOURS OF OPERATION  
4:00 to 11:00 PM

> FOOD SERVICE

• SOUPS

• APPETIZERS / TAPAS

• CHARUTERIE

\* ORIGINAL IDEA FOR  
SIGNATURE DISH -

"ZINOVIA'S UKRAINIAN BORSCHT"

\*\* (MIGHT NEED TO BE  
RECONSIDERED SINCE

RUSSIA INVADED UKRAINE)

> CURRENT SPACE  
1734 SF

\* (POSSIBILITY OF LOWER  
LEVEL "WINE CELLAR"  
EXPANSION OF 1000 SF

> MUSIC, SNACKS,  
SMALL, QUIET, LOW KEY,  
NEIGHBORHOOD,  
SOCIAL GATHERING SPOT

12.)

> ALWAYS HAVE BEEN ADVOCATE OF  
GOING GREEN & ECO-FRIENDLY

• MAKE GREEN THINKING PART  
OF CULTURE

• START WITH ENVIRONMENTAL AUDIT

• SERIOUS CONSIDERATION OF  
SOLAR PANELS

• FOLLOW PROPER RECYCLING  
PROTOCOLS

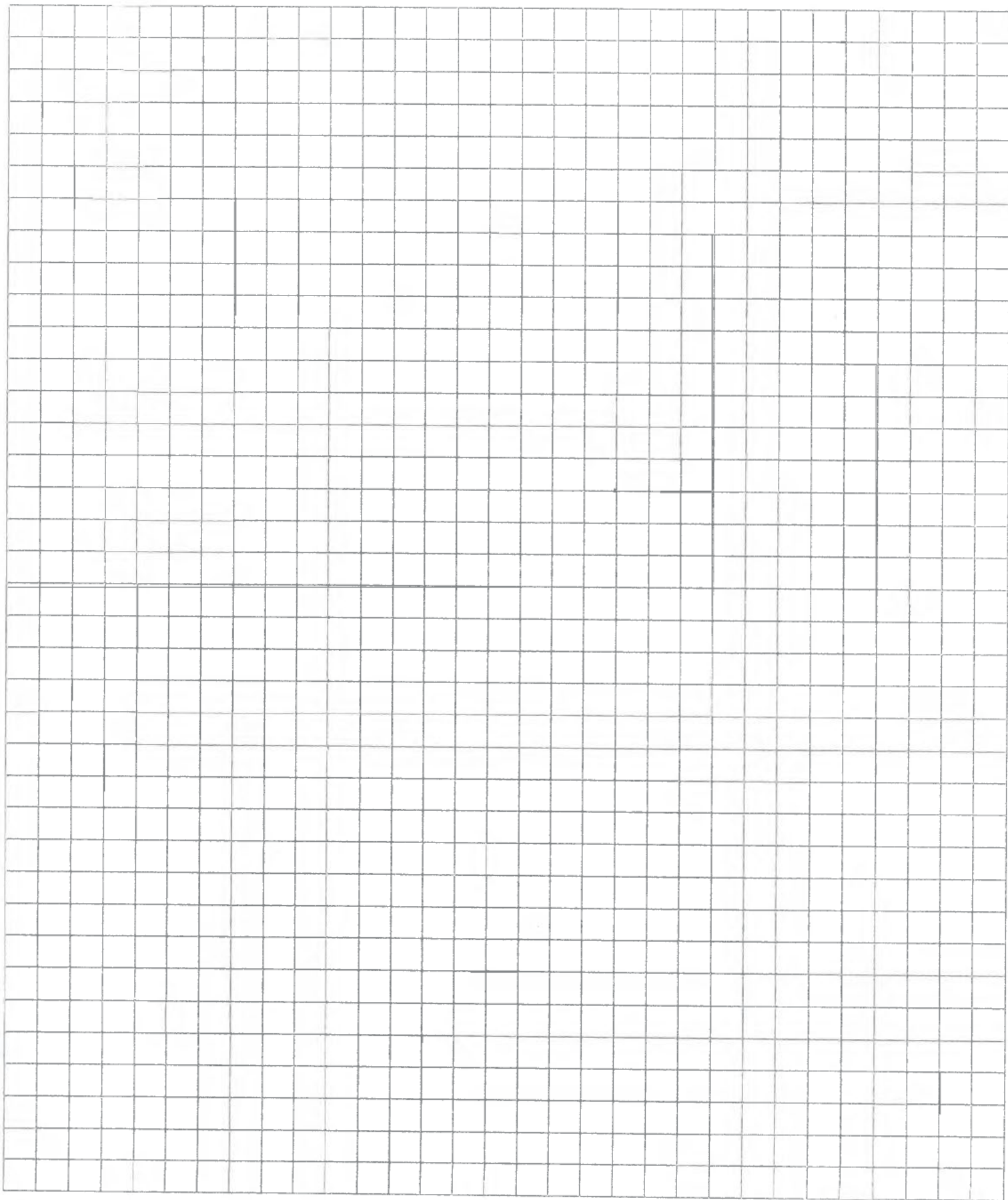
• STRONG CONSIDERATION TOWARDS  
ELECTRIC RATHER THAN  
NATURAL GAS

• BEING ACCOUNTABLE AND  
CONSTANTLY IMPROVING

• PERSONALLY, WE OWN TWO  
HYBRID VEHICLES (ONE OF THEM,  
2006 HIGHLANDER, STILL  
RUNS LIKE A TOP).

task list:

CONTINUED -



date APRIL 2022

project ZINOVIA'S

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— CONTINUED

13.)

> ANN ARBOR RESIDENT SINCE 1959

> PAST CEO & PRESIDENT OF  
ARBOR BEVERAGE COMPANY  
(ANN ARBOR FAMILY

BUSINESS FOR 61 YRS)

> OVER THE YEARS HAVE PARTICIPATED,  
SUPPORTED & CONTRIBUTED TO  
ANN ARBOR & UOFM CAUSES  
(IE AZART CENTER & MOTTE'S  
CHILDREN HOSPITAL)

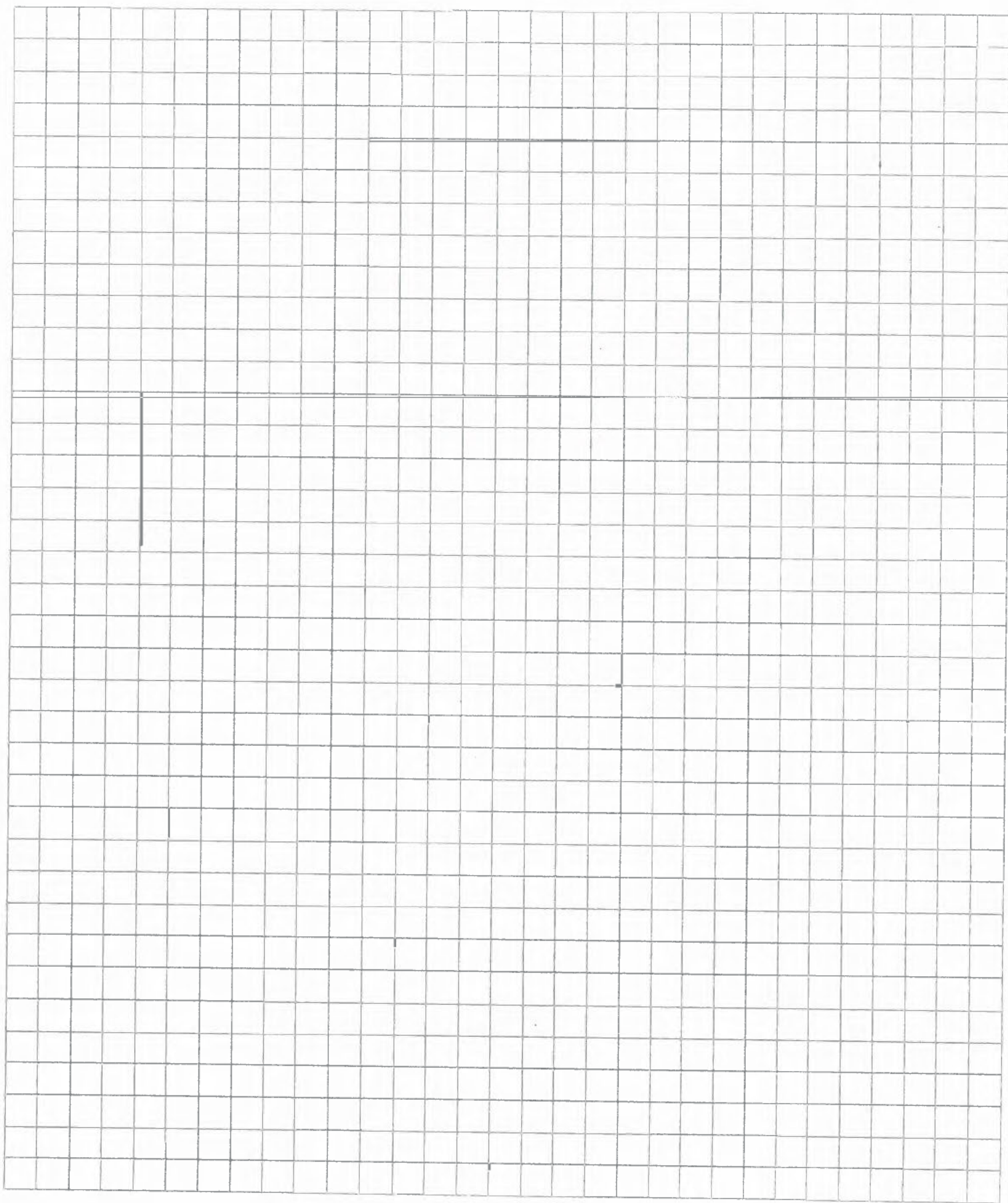
> MY PARENTS IMMIGRATED FROM  
UKRAINE & WINE BAR NAMED  
AFTER MY MOTHER ZINOVIA

> PERCENTAGE OF PROFITS WILL  
BE EARMARKED TOWARDS REBUILDING  
OF UKRAINE

> I'M APPLYING FOR LICENSE NOT AS  
A MONEY MAKING VENTURE (MAYBE A FEW  
BUCKS TO FUND RETIREMENT) BUT TO OPEN  
A COOL, OFF THE BEATEN PATH SPOT TO  
ENJOY A LITTLE INTERESTING FOOD, WINE OR  
LIBATION, COFFEE, TEA WITH MUSIC &  
CONVERSATION

task list:

> COINCIDENTALLY, LAST YEAR I SOLD ARBOR BEVERAGE  
WAREHOUSE TO AZ DISTRICT LIBRARY (FOR A VERY  
REASONABLE PRICE).



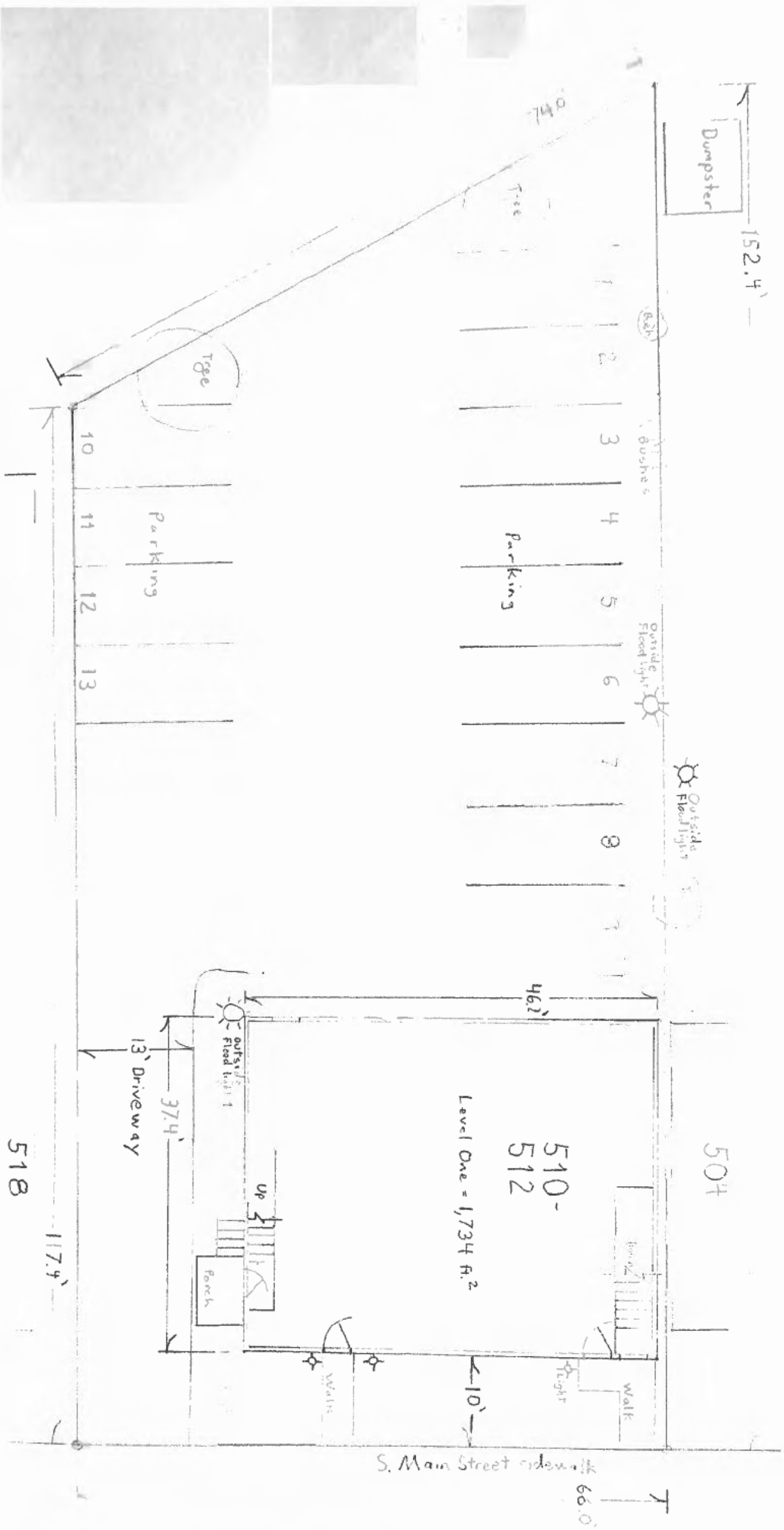




Access to  
Haverhill St

510-512 South Main Street

Zoning: Existing Business Service/Residential District  
Site area: 8,877 ft.<sup>2</sup>



518

S. Main Street sidewalk

LANDMARK  
CONSTRUCTION  
AND  
THE STANDARD  
AT ANN ARBOR,  
FIELD OFFICE

512

512



**PAYMENT DATE**  
04/21/2022  
**COLLECTION STATION**  
Clerk-Front Counter Printer  
**RECEIVED FROM**  
Stephan Szewczuk  
**DESCRIPTION**  
New Quota Liquor Application

**City of Ann Arbor**  
301 E. Huron  
PO Box 8647  
Ann Arbor, MI 48107  
(734) 794-6320

**BATCH NO.**  
2022-00005246  
**RECEIPT NO.**  
2022-00045989  
**CASHIER**  
Jacob Adams

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT								
CLERK18	LIQUOR-Application Fee-New	\$150.00								
	<table border="0"> <tr> <td data-bbox="289 583 415 615" style="text-align: right;"><b>Payments:</b></td> <td data-bbox="435 583 495 615"><b>Type</b></td> <td data-bbox="592 583 662 615"><b>Detail</b></td> <td data-bbox="1063 583 1161 615"><b>Amount</b></td> </tr> <tr> <td></td> <td>Check</td> <td>2752</td> <td>\$150.00</td> </tr> </table>	<b>Payments:</b>	<b>Type</b>	<b>Detail</b>	<b>Amount</b>		Check	2752	\$150.00	
<b>Payments:</b>	<b>Type</b>	<b>Detail</b>	<b>Amount</b>							
	Check	2752	\$150.00							
	<b>Total Amount:</b>	<b>\$150.00</b>								

Customer Copy