

ZONING BOARD OF APPEALS
CITY OF LIVONIA
MINUTES OF MEETING HELD TUESDAY, OCTOBER 11, 2022

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, OCTOBER 11, 2022. *

MEMBERS PRESENT: Gregory G. Coppola, Chairman
James Baringhaus, Vice Chairman
Christopher Boloven
Timothy Klisz
Tamara Oliverio
Martha Ptashnik
Michael Testa

MEMBERS ABSENT: None

OTHERS PRESENT: Harry Ramsden, Inspector
Mike Fisher, Assistant City Attorney

* Due to technical difficulties with the recording capabilities, the following minutes summarize the proceedings of the City of Livonia Zoning Board of Appeals meeting of October 11, 2022.

The meeting was called to order at seven p.m. Chairman Coppola explained the Rules of Procedure to those interested parties. Each petitioner must give their name and address and declare hardship for appeal. Appeals of the Zoning Board's decisions are made to the Wayne County Circuit Court. The Chairman advised the audience that appeals can be filed within 21 days of the date tonight's minutes are approved. The decision of the Zoning Board shall become final within five (5) calendar days following the hearing and the applicant shall be mailed a copy of the decision. There are four decisions the Board can make: To deny, to grant, to grant as modified by the Board, or to table for further information. Each petitioner may ask to be heard by a full seven (7) member Board. Six (6) members were present. No one chose to reschedule. Secretary then read the Agenda and Legal Notice to each appeal, and each petitioner indicated their presence. Appeals came up for hearing after due legal notice was given to all interested parties within 300 feet, petitioners, and City Departments. There were three (3) people present in the audience.

(7:00)

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APPEAL CASE NO. 2022-08-01 (Tabled on August 30, 2022): An appeal has been made to the Zoning Board of Appeals by Daryl and Raghida West, 18988 Doris, seeking to erect an addition to the existing dwelling and attached garage, while maintaining an existing accessory building/shed, resulting in excess attached garage/accessory building area.

Accessory/Garage area:

Allowed: 720 sq. ft.

Revised Proposed: 1007 sq. ft (578 sq. ft. proposed, 429 sq. ft. existing)

Excess: 287 sq. ft.

The property is located on the east side of Doris (18988), between Curtis and Seven Mile, Lot No.041-01-0047-000, R-U-F "Rural Urban Farm," Rejected by the Inspection Department under City of Livonia Vision 21, Section 7.09, "Single-Family Residential Accessory Buildings and Recreational Equipment Storage."

On motion by Baringhaus, supported by Boloven, the case was removed from the table. Discussion then followed.

It was noted that the 18-foot height of the proposed garage conformed to the pertinent Zoning Ordinance provision. The current proposed garage is smaller than the original proposal, in that the garage in the original plan terminated 30 feet from the house, whereas the revised plan has it ending 25 feet from the house. Petitioner wishes to retain the existing 11'x16' shed for storage.

On motion by Baringhaus, supported by Boloven, it was:

RESOLVED: APPEAL CASE NO. 2022-08-01.: An appeal has been made to the Zoning Board of Appeals by Daryl and Raghida West, 18988 Doris, seeking to erect an addition to the existing dwelling and attached garage, while maintaining an existing accessory building/shed, resulting in excess attached garage/accessory building area.

Accessory/Garage area:

Allowed: 720 sq. ft.

Proposed: 1126 sq. ft (633 sq. ft. proposed, 433 sq. ft. existing)

Excess: 406 sq. ft.

The property is located on the east side of Doris (18988), between Curtis and Seven Mile, Lot No.041-01-0047-000, R-U-F "Rural Urban Farm," Rejected by the Inspection Department under City of Livonia Vision 21, Section 7.09, "Single-Family Residential Accessory Buildings and Recreational Equipment Storage" **be granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met due to the large size of the lot and the current garage.
2. The denial of the variance would severely limit the available storage on the property.

3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance because the proposed garage is consistent with the neighborhood and has neighbor support.
4. The granting of this variance will not adversely affect the purpose or objective of the Master Plan because this property is classified as "Low Density Residential" under the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, the variance be granted with the following conditions:

1. The addition be built as presented.
2. There will be no business conducted out of the residence.
3. There will be no out buildings aside from the existing shed.
4. The five (5) day waiting period shall be waived.

ROLL CALL VOTE

AYES:	Testa, Ptashnik, Oliverio, Boloven, Klisz, Baringhaus, Coppola.
NAYS:	None.
ABSENT:	None.
PASSES:	7-0.

APPEAL CASE NO. 2022-08-02: An appeal has been made to the Zoning Board of Appeals by Livonia West Commerce Center on behalf of Penske and Intercity Neon, 2575 Haggerty, Canton, MI, 48188, seeking to erect a tenant identification wall sign on the exterior of a multi-tenant industrial building, resulting in excess wall sign area.

Wall sign area:
Allowed: 10 sq. ft
Proposed: 141 sq. ft
Excess: 131 sq. ft

The property is located on the east side of Eckles (12950), between Amrhein and Schoolcraft, Lot No.118-99-0001-004, M-2 "General Manufacturing," Rejected by the Inspection Department under City of Livonia Vision 21, Section 11.08 (4) "Zoning District Regulations, Sign Regulations in Industrial Districts."

On motion by Boloven, supported by Klisz, the case was removed from the table.

Discussion then followed.

Ashley Capital, the landlord, expects to have two tenants to fill up the west side of the subject building. The building will have no more than four tenants in total. Penske leases approximately 200,000 square feet of the building. Landlords actually don't like wall signage, as they require that buildings be punctured. Ashley Capital doesn't typically have wall signs on its buildings. Query whether the proposed sign is needed. For safety? In the age of GPS, it is easier to find one's destination, and Penske trucks seem likely to find the Penske building without a wall sign. A ground sign might be as effective or more so.

On motion by Klisz, supported by Boloven, it was:

RESOLVED: APPEAL CASE NO. 2022-08-02: An appeal has been made to the Zoning Board of Appeals by Intercity Neon, 12950 Eckles, Livonia, MI 48150, seeking to erect a tenant identification wall sign on the exterior of a multi-tenant industrial building, resulting in excess wall sign area.

Wall sign area:
Allowed: 10 sq. ft
Proposed: 141 sq. ft
Excess: 131 sq. ft

The property is located on the east side of Eckles (12950), between Amrhein and Schoolcraft, Lot No.118-99-0001-004, M-2 "General Manufacturing," Rejected by the Inspection Department under City of Livonia Vision 21, Section 11.08 (4) "Zoning District Regulations, Sign Regulations in Industrial Districts" ***be tabled*** so the Petitioner can submit the complete sign request as a total package to include the current four (4) wall signs and two (2) monuments, as well as a comparison of the ratio of the Penske building

wall sign size to building size with the Amazon and RMDC sign/building ratios, and similar information for anticipated future signage in the area and any other facilities providing useful information.

ROLL CALL VOTE

AYES:	Testa, Ptashnik, Oliverio, Boloven, Klisz, Baringhaus, Coppola.
NAYS:	None.
ABSENT:	None.
PASSES:	7-0.

Board Member Klisz moved to approve the meeting minutes of September 27, 2022; support was offered by Board Member Baringhaus.

There being no further business to come before the Board, the meeting was adjourned upon motion by Boloven, supported by Baringhaus at 8:15 p.m.

Gregory G. Coppola, Chairman

Timothy Klisz, Secretary