

**CITY OF LIVONIA
ZONING BOARD OF APPEALS
Agenda
November 15, 2022 – 7:00 p.m.
Livonia City Hall – Gallery (5th floor)
33000 Civic Center Drive, Livonia, MI**

1. **APPEAL CASE NO. 2022-08-26 (Rescheduled from September 27, 2022): Feras Seryani, 34800 Plymouth Road:** seeking to erect an addition to a nonconforming building, resulting in deficient rear yard setback.
2. **APPEAL CASE NO. 2022-10-28: Stephanie Kornowski, 29421 Lori Street:** seeking to erect an attached garage addition resulting in deficient east side yard setback and combined yard setbacks.
3. **APPEAL CASE NO. 2022-10-29: Kayla Boyer, 15523 Stonehouse Circle,** seeking to relocate an existing non-conforming shed, erected without permits, into the side corner lot, resulting in a deficient corner lot setback.

Public Comments may be sent to the Zoning Board of Appeals Office at 33000 Civic Center Drive, Livonia, MI 48154 – all comments must include name, address, and signature and will be read aloud at this meeting.

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia upon adequate notice, will make reasonable accommodations for persons with special needs. Please call (734) 466-2250 if you need assistance. ZBA agendas are available on the City's website – www.livonia.gov - under Your Government, Boards & Commissions L-Z, Zoning Board of Appeals, Agendas & Minutes.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, Chairman
JAMES M. BARINGHAUS, Vice Chairman
TIMOTHY J. KLISZ, Secretary
CHRISTOPHER N. BOLOVEN
TAMARA OLIVERIO
MARTHA PTASHNIK
MICHAEL A. TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSAN

COUNCIL MEMBERS

JIM JOLLY, President
LAURA M. TOY, Vice President
SCOTT BAHR
ROB GJONAJ DONOVIC
BRANDON MCCULLOUGH
KATHLEEN E. MCINTYRE
SCOTT MORGAN

October 28, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-08-26 (Rescheduled from September 27, 2022): An appeal has been made to the Zoning Board of Appeals by Feras Seryani, 34800 Plymouth, Livonia, MI 48150, seeking to erect an addition to a nonconforming building, resulting in deficient rear yard setback. Nonconformity is based on the existing rear yard setback of 6.9 feet, where 20 feet is required.

Rear Yard Setback:

Required:	20 feet
Proposed:	6.9 feet
Deficient:	13.1 feet

The property is located on the north side of Plymouth (34800), between Beldon Ct and Priscilla Lane, Lot No.111-01-006-000, C-1 "Local Business District," Rejected by the Inspection Department under City of Livonia Vision 21, Section 3.10 "District Regulations" and 4.03 (P) "Footnotes to Schedule of Regulations."

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION.

This appeal will be heard at a public hearing to be held in the **Gallery on the fifth floor of City Hall on Tuesday, November 15, 2022, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.

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2022-08-26
November 15, 2022

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Address:

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, Chairman
JAMES M. BARINGHAUS, Vice Chairman
TIMOTHY J. KLISZ, Secretary
CHRISTOPHER N. BOLOVEN
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(734) 466-2250

MAYOR

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LAURA M. TOY, Vice President
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SCOTT MORGAN

September 9, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-08-26: An appeal has been made to the Zoning Board of Appeals by Feras Seryani, 34800 Plymouth, Livonia, MI 48150, seeking to erect an addition to a nonconforming building, resulting in deficient rear yard setback. Nonconformity is based on the existing rear yard setback of 6.9 feet, where 20 feet is required.

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ZONING BOARD OF APPEALS,

A handwritten signature in black ink, appearing to read "TK", is written over a horizontal line.

Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.

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CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

BASED ON NONCONFORMITY TO ORDINANCE LIVONIA VISION 21

Applicant SAME AS OWNER Address 313-215-0618
 Owner FERAS SERYANI Address 25734 ANN ARBOR TR, DEARBORN HTS, MI 48127
 Lessee _____ Address _____
 Location NORTH Side of 34800 PLYMOUTH Street
 Between BEUDON CT. And PRISCILLA LANE
 Lot No./Parcel No. 111-01-0006-000 Subdivision AUDEN VILLAGE
 Zoning District C-1 Map No. SW2B Lot Size ± 1 ACRES Alley _____
 Present Use COMMERCIAL Proposed Use SAME
 Present Building Size ± 7000 SQ FT Proposed Building Size ADDITION (2310 SQ FT)
 Present Height of Building ONE STORY Proposed Height ONE
 Allowable Lot Coverage N/A Proposed Lot Coverage N/A
 Proposal SEEKING TO ERECT AN ADDITION TO A NONCONFORMING BUILDING RESULTING IN DEFICIENT REAR YARD SET BACK. REAR YARD SET BACK REQUIRED: 20 FEET; PROPOSED: 6.9 FEET; DEFICIENT: 13.1 FEET. NONCONFORMITY IS BASED ON THE EXISTING REAR YARD SET BACK OF 6.9 FEET, WHERE 20 FEET IS REQUIRED.

Reason for Rejection LIVONIA VISION 21, SECTION 3.10 AND 4.03 (P)
 Deficient Side Yard _____ Deficient Front Yard 4.03 (P) Deficient Rear Yard 13.1 FEET
 Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
 Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
 Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by Ryo Date AUGUST 05, 18 2022

ZONING EXAMINER

RECEIVED

APPLICATION FOR VARIANCE

APR - 4 2022
Feras S.
(Owner of Premises)
City of Livonia
Inspection Department

Seryani 25734 Ann Arbor trail Dearborn Hts MI 48127
(Street Address) (City) (Zip Code) (Telephone) (Fax)
313-215-0618
(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 34800 PLYmouth Rd.

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? NO

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

proposed plan Attached (copy)

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

WE ALIGNED THE EXISTING PROPOSED ADDITION
TO THE EXISTING BUILDING TO BE UNIFORM.
MAINTAINING 6FT. REAR SETBACK.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

WE WANT THE BUILDING TO BE UNIFORM ALIGNMENT.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected.

An existing building which we only adding an addition
and refacing the outside to make it a more revealing building

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: N.A.

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

N.A.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: NO

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? N.A.

WE RECEIVED APPROVAL FROM PLANNING DEPT.

WE RECEIVED APPROVAL FROM COUNCIL.

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note** that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: [Signature]

Please print name of property owner: Feras Seryani

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 4th day of August, 2022

Nora Brock
(Notary Public, Wayne County, Michigan)
My Commission expires 9/1/2028

ACTING IN WAYNE COUNTY

NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES Sep 1, 2028
NORA BROCK
[Signature]

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated AUGUST 05, 2022, which reads as follows:

LIVONIA VISION 21, SECTION 3.10 AND 4.03(P)

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

[Signature]
(Supervisor)

Application for permit filed NO

Violation Issued NO

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 6th day of October, 2021.

A handwritten signature in black ink that reads "Linda Clegg".

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is TSCH. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

CP 575 G (Rev. 7-2007)

CP 575 G

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 10-06-2021
EMPLOYER IDENTIFICATION NUMBER: 87-2976917
FORM: SS-4 NOBOD

TSC HOLDINGS LLC
FERAS SERYANI SOLE MBR
24330 ANN ARBOR TRAIL
DEARBORN HEIGHTS, MI 48127

Article IV

1. Agent Name: FERAS SERYANI
2. Street Address: 25734 ANN ARBOR TRAIL
Apt/Suite/Other:
City: DEARBORN HEIGHTS
State: MI

Zip Code: 48127

3. Registered Office Mailing Address:

P.O. Box or Street Address:	24330 ANN ARBOR TRAIL
Apt/Suite/Other:	
City:	DEARBORN HEIGHTS
State:	MI

Zip Code: 48127

Signature	Title	Title if "Other" was selected
FERAS SERYANI	Organizer	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept

~~the right of a member to every other remedy given hereunder or now or hereafter~~
existing at law or in equity or by statute. No waiver by a member or the company or any breach of any kind or nature and no acceptance of payment or performance by a member or the company after any such breach shall be deemed to be a waiver of any breach of this agreement, whether or not such a member or the company knows of such breach at the time it accepts such payment or performance. If a member has the right herein to approve or consent to any matter or transaction, such approval or consent may be withheld in the sole discretion of such member for any reason or no reason. No failure of delay on the part of a member for any reason or no reason. No failure of delay on the part of a member of the company to exercise any right it may have shall prevent the exercise thereof by such member or company at any time such other may continue to be so in default, and no such failure or delay shall operate as a waiver or any default.

SEC 10.1 Notices. Any notice, request, approval, consent, demand or other communication required or permitted hereunder shall be given in writing by (1) personal delivery, (2) expedited delivery service with proof of delivery, (3) United States mail, postage prepaid, registered or certified mail, return receipt requested, or (4) prepaid telegram, facsimile or telex (provided that such telegram, facsimile or telex is confirmed by expedited delivery service or by mail in the manner previously described), and shall be delivered to each party at his respective address set forth at the beginning of this agreement (or in the case of the company, the principal office address established pursuant to section 1.6 hereof), or to such different address as such addressee shall have designated by written notice sent in accordance herewith, and shall be deemed to have been given and received either at the time of personal delivery or, in the case of delivery service or mail, as of the date of first attempted delivery at the address and in the manner provided herein, or in the case of the telegram, facsimile or telex, upon receipt.

SEC 10.2 Amendments. This agreement may be amended by a written agreement or amendment executed by all the members, but not otherwise. No variations, modifications, amendments or changes herein or hereof shall be binding upon any party hereto unless set forth in a document duly executed by or behalf of such party.

Page 7 of 9

TRANSFER OF MEMBERS INTERESTS

SEC 8.1 Restrictions.

- (A) Except as expressly permitted by this agreement, no member may transfer his other interest in the company or any portion thereof without the prior written consent of the other member.
- (B) No person shall be admitted as an additional member without the prior written consent of the other member.
- (C) Transfers in violation of the provisions hereof shall be null and void and of no effect for any purpose.

SEC 8.2 Effect of Assignment; Documents. All interests in the company transferred, assigned or bequeathed pursuant to the provisions of this article shall be subject to the restrictions and obligations set forth in this agreement. As a condition to any sale, transfer, assignment or admission permitted hereunder, the transferred, assignee or additional member must execute this agreement and agree to be bound by all of its terms and provisions as substituted member or addition member.

Page 6 of 9

otherwise to the company or to the members for any action taken or failure to act on behalf of the company, unless such action or omission was performed or omitted in bad faith or constituted wanton and willful misconduct.

- (D) The company shall indemnify and hold harmless the members and their agents from and against any and all liabilities, losses, expenses, damages or injuries suffered or sustained by reasons of any acts, omissions or alleged acts or omissions in their capacity as members; hereunder of arising out of their activities on behalf of the company or in furtherance of the interests the company, including, but not limited to, any judgment, award, settlement, reasonable attorney fees and other costs and expenses (which may be advanced by the company) incurred in connection with the defense of any actual or threatened action, proceeding or claim; provided, however, the indemnification hereunder is hereby expressly limited in amount to the net fair market value of the company's assets, and no member shall be obligated to make any contribution or loan to the company for purposes of funding the same.

Page 5 of 9

such taxable year in accordance with code section 706 (d) and the Treasury Regulations hereunder.

SEC 4.2 Profit and Losses. Subject to section, the company's income, gain, losses, deductions and credits (and items thereof), for each fiscal year of the company, shall be allocated among members (for both book and tax purposes) in proportion to their respective Distribution Percentages.

ARTICLE V ACCOUNTING

SEC 5.1 Accounting Methods. The company books and records shall be prepared in accordance with generally accepted accounting principals, consistently applied, except that the members capital accounts shall be maintained as provided in this agreement. The company shall be on an accrual basis for both tax and accounting purposes.

SEC 5.2 Fiscal Year. The fiscal year of the company shall be the twelve-calendar month period ending on the **31st of December of each calendar year.**

Page 4 of 9

those mentioned in the proceeding paragraph. Any additional contribution in excess of schedule 2.1 will be considered as a loan to contributing member.

SEC 2.3 Distribution of Capital; No Interest on Capital; Limitation on Contributions. Except as expressly provided in Article III, (1) no member shall been titled to withdraw or to receive contributions of or against his or its capital contributions, without the prior consent of, and upon the terms and conditions agreed upon by, the other members, (2) no member shall have any priority over the other members as to contributions or as to compensation by way income.

**ARTICLE III
DISTRIBUTIONS**

SEC 3.1 Distributions of Net Cash Receipts. Subject to the provisions of section 9.2 (governing the application of Dissolution Proceeds), the company’s net cash receipts shall be distributed at such time as the members shall determine in their absolute discretion to the members in proportion to their respective Distribution Percentages.

SEC 3.2 Distributions to be made in Cash. Unless otherwise unanimously determined by the members, all distributions to the members shall be made in cash and no member shall have the right to receive distributions or property other than cash either during the term of the company or upon its dissolution.

from gross receipts of the company shall be made for amounts paid out of funded reserves.

- (K) “Person” or “Persons” shall mean any individual, trust, estate, partnership, association, firm, company, or corporation, or any state or public officer, agency or instrumentality.
- (L) “Transfer” or “Transfers” shall mean sell, assign, convey, donate, bequeath, transfer or otherwise dispose of (otherwise than by an Involuntary Transfer) or contract to transfer.
- (M) “Treasury Regulation(s)” means the regulations of the United States Department of the Treasury promulgated under the code, as the same may be amended or supplemented from time to time.

SEC 1.2 Formation of the Company. The members agree to form the company and to associate themselves as members in the company as formed under and pursuant to the provisions of the Act, for the purposes and scope set forth in the Articles of organization and this agreement. The members shall cause to be filed in the appropriate governmental office articles of organization that confirm to the requirements of the Act in order to constitute the company as a valid limited liability company under the Act. The costs and expenses associated with its formation shall be borne by the company.

SEC 1.3 Name. The company’s name shall be TSC HOLDINGS LLC, and such name shall be used at all times in connection with the business and affairs of the company.

- (A) "Act" means the Limited Liability Company Act of the State of Michigan, as from time to time to amend.
- (B) "Agreement" means this Operating Agreement, as the same may be amended from time to time.
- (C) "Capital Amounts" is defined in SEC 5.3.
- (D) "Code" means the Internal Revenue Code of 1986, as amended from time to time.
- (E) "Company" means the Limited Liability Company formed and governed pursuant to this Agreement.
- (F) "Dissolution Proceeds" means any distribution to the members arising out of or in connection with the dissolution, winding up and/or liquidation of the Company or its assets.
- (G) "Distribution Percentage" means, for each member, the percentage set forth opposite such member's name, as follows:

Member A. FERAS SERYANI, 50%

Member B. SHOLINE BATTO, 50%

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF
June 27, 2022

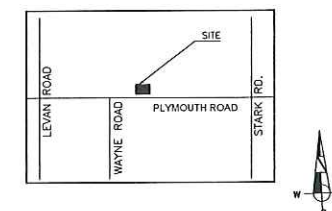
Petition 2022-03-08-01 – MA Designers

#194-22 RESOLVED, that having considered a communication from the City Planning Commission, dated May 23, 2022, which transmits its resolution #05-30-2022, adopted on May 17, 2022, with regard to Petition 2022-03-08-01 submitted by MA Designers Inc., requesting to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, located on the north side of Plymouth Road between Stark and Wayne Roads in the Southwest ¼ of Section 28, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2022-03-08-01 is hereby approved and granted, subject to the following conditions:

1. The Site Plan identified as Sheet No. SP-1 dated January 4, 2022, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to;
2. All parking spaces, except the required barrier free parking, shall be striped at ten feet (10') wide by twenty feet (20') in length as required, and the number and location of the barrier free parking space(s) shall be provided at the direction of the Inspection Department;
3. That bumper blocks or other type of barrier approved by the Inspection Department shall be installed in the parking spaces immediately in front of the building so that vehicles do not encroach over the storefront walkway;
4. The Landscape Plan identified as Sheet No. SP-2 dated April 5, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to;
5. That the Petitioner shall work with staff and the Plymouth Road Development Authority (PRDA) on plans to install additional landscaping and other streetscape improvements (i.e., brick piers and fencing) along Plymouth Road;
6. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding;
7. Underground sprinklers are to be provided for all landscaped and sodded areas including the rights-of-way, and all planted materials

shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

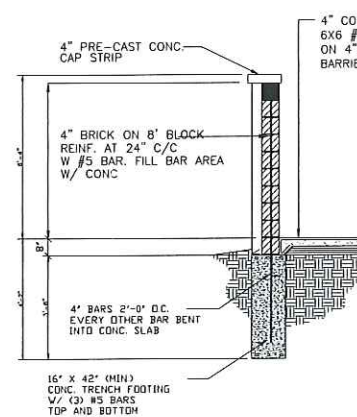
8. The Exterior Building Elevation Plan identified as Sheet No. A-3 dated May 2, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to;
 9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;
 10. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
 11. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass;
 12. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals;
 13. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows;
 14. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;
 15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
 16. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.
-



KEY PLAN

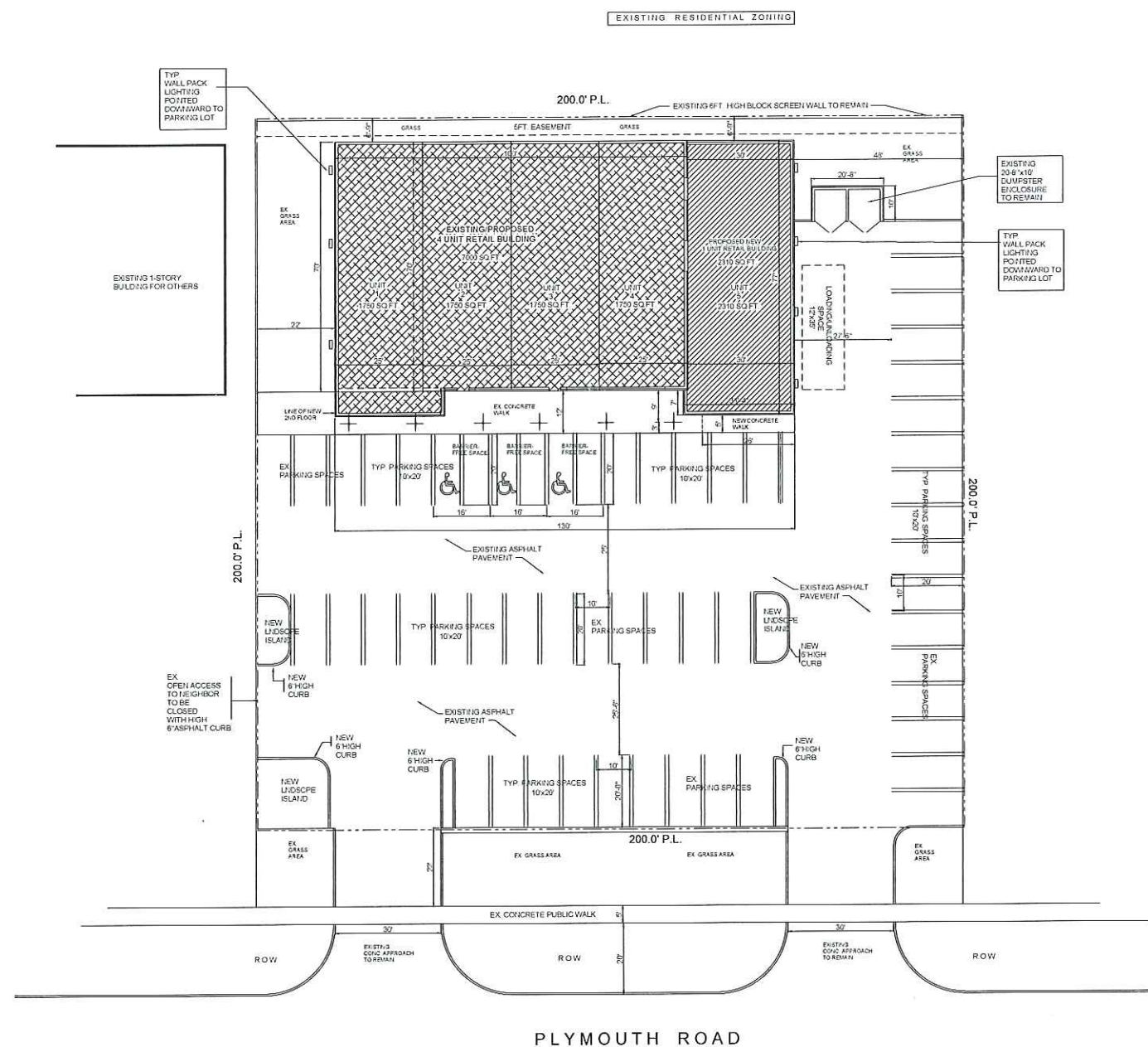
FRONT ELEVATION

SCALE 3/8" = 1'-0"



WALL SECTION

SCALE 3/8" = 1'-0"



SITE DATA

ZONING	COMMERCIAL-RETAIL/OFFICE
TOTAL SITE AREA	45,000 SQ.FT. (1.04 ACRES)

PROPOSED/EX. BUILDING PLAZA
TOTAL BUILDING AREA'S 9,310 SQ. FT.

PARKING SPACES REQUIRED
 RETAIL PLAZA. = 7,448Q.FT/150= 50

TOTAL SPACES REQUIRED = 50 SPACES
 TOTAL SPACES PROPOSED = 53 SPACES

TYP. PARKING DIM. 10'-0x20'-0 (50)
 B.F. PARKING SPACE 16' x 20' (3)

GENERAL NOTES:

THE NEW RETAIL PLAZA/OFFICE SPACE WILL CONSIST OF THE FOLLOWING:
 1- RETAIL SPACE ON FIRST FLOOR. (NO CURRENT TENANT IS PROPOSED PRESENTLY)
 2- ALL NEW TENANTS AFTER CONSTRUCTION OF "SHELL " WILL OBTAIN SEPARATE BUILDING PERMITS.
 3-- SECOND FLOOR WILL CONSIST OF OFFICE SPACE FOR OWNER.
 4- NO EXTERIOR POLE LIGHTING PROPOSED.
 5- PROPOSED WALL PACK LIGHTING ON BUILDING. SHOWN ON PLAN - (SHIELDED DOWNWARD).



PROPOSED SITE PLAN

SCALE 1" = 20'-0"



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 01042022

FILE NAME: PLYMOUTH-RETAIL-SP1

PROJECT NAME:
PROPOSED ADDITION TO EXISTING BUILDING
NEW 2-STORY BUILDING-RETAIL/OFFICE

OWNER:
- 34800 PLYMOUTH ROAD
34800 PLYMOUTH RD., LIVONIA

DRAWN BY: AR

CHECKED BY: JD

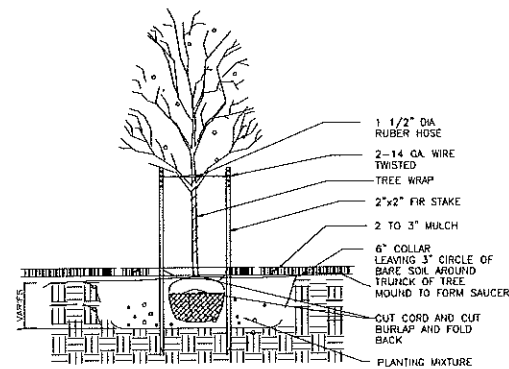
DATE PLOTTED: 1-4-2

DATE SUBMITTED 1-4-

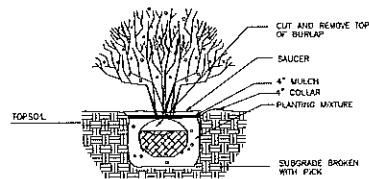
REVISIONS:

SHEET NO.

SP-1



Deciduous Tree Planting NTS



Shrub Planting NTS

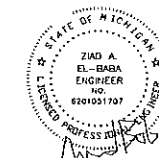
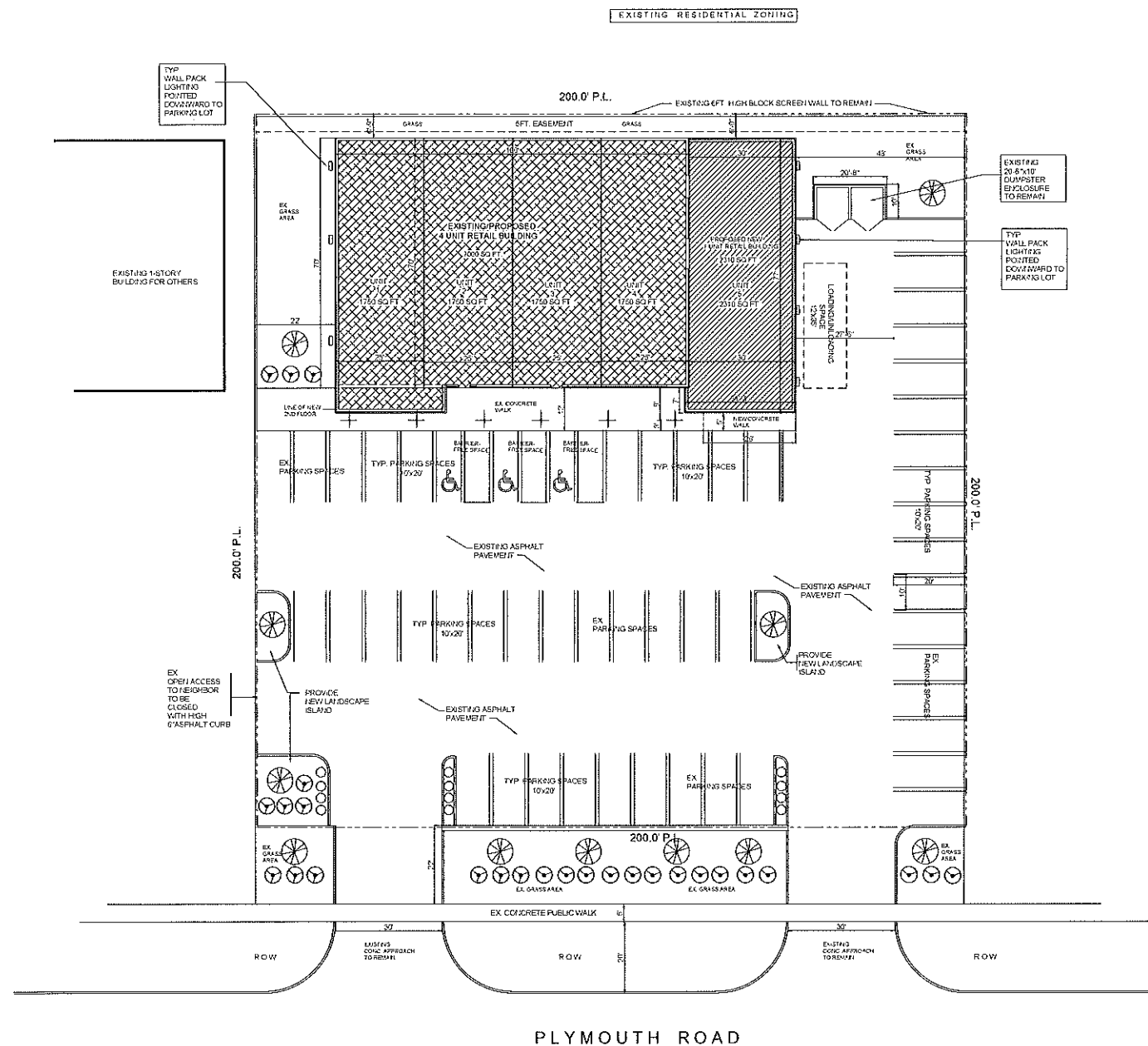
LANDSCAPING PLAN

TYPE		SYMBOL	SIZE	BOTANICAL	QUANTITY
NEW BLUE TANS JUNIPER	SHRUB		CONT 30" SPREAD	JUNIPERUS S.T. "NEW BLUE"	12
DECIDUOUS SMALL GUZANM ASH			B&B ROOT 1 1/2" col.	FRAXINUS P. GUZANM PP 8077	27
DECIDUOUS SUGAR MAPLE			B&B ROOT 2 1/2" CALIP.	ACER SACCHARUM	11

LAWN AREAS TO RECEIVE IRRIGATION BY OWNER AND SOD ON FINISH GRADE. PROVIDE POSITIVE DRAINAGE SEE SITE PLAN (TYP.)

LANDSCAPING NOTES:

- EXISTING TOP SOIL FOUND TO BE IN GOOD CONDITION TO BE STORED ON SITE AND PROTECTED FROM EXTREME WEATHER CONDITIONS. BAD SOIL TO BE DISPOSED IN LEGAL MANNER.
- ALL LANDSCAPED AREA (L.S. AREA) TO RECEIVE MIN. 4\"/>



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 01042022

FILE NAME: PLYMOUTH-RETAL-SPI

PROJECT NAME:
PROPOSED ADDITION TO EXISTING BUILDING
NEW 2-STORY BUILDING-RETAL/OFFICE
34800 PLYMOUTH RD., LYONIA, MICHIGAN
OWNER:
34800 PLYMOUTH ROAD
LYONIA, MICHIGAN

DRAWN BY: AR

CHECKED BY: J.D.

DATE PLOTTED:
2-12-2022

DATE SUBMITTED:
2-12-2022

REVISIONS:

SHEET NO.:

SP-2



SHEET NO.:

A-2

Regular Meeting Minutes of June 27, 2022

On a motion by McCullough, seconded by Donovic, it was:

#194-22 RESOLVED, that having considered a communication from the City Planning Commission, dated May 23, 2022, which transmits its resolution #05-30-2022, adopted on May 17, 2022, with regard to Petition 2022-03-08-01 submitted by MA Designers Inc., requesting to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, located on the north side of Plymouth Road between Stark and Wayne Roads in the Southwest $\frac{1}{4}$ of Section 28, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2022-03-08-01 is hereby approved and granted, subject to the following conditions:

1. The Site Plan identified as Sheet No. SP-1 dated January 4, 2022, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to;
2. All parking spaces, except the required barrier free parking, shall be striped at ten feet (10') wide by twenty feet (20') in length as required, and the number and location of the barrier free parking space(s) shall be provided at the direction of the Inspection Department;
3. That bumper blocks or other type of barrier approved by the Inspection Department shall be installed in the parking spaces immediately in front of the building so that vehicles do not encroach over the storefront walkway;
4. The Landscape Plan identified as Sheet No. SP-2 dated April 5, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to;
5. That the Petitioner shall work with staff and the Plymouth Road Development Authority (PRDA) on plans to install additional landscaping and other streetscape improvements (i.e., brick piers and fencing) along Plymouth Road;
6. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding;
7. Underground sprinklers are to be provided for all landscaped and sodded areas including the rights-of-way, and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
8. The Exterior Building Elevation Plan identified as Sheet No. A-3 dated May 2, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to;

Regular Meeting Minutes of June 27, 2022

9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;
10. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
11. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass;
12. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals;
13. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows;
14. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
16. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

<i>CONSENT AGENDA ITEM 8 (Regular Meeting of June 27, 2022)</i>

Motion:	McCullough
Second:	Donovic
Ayes:	Donovic, McCullough, McIntyre, Jolly
Nays:	None
Absent:	Morgan, Toy, Bahr

Petition 2022-03-08-01 submitted by MA Designers Inc.
requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, located on the north side of Plymouth Road between Stark and Wayne Roads in the Southwest ¼ of Section 28.

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL**

All petitions for Site Plan Approval shall be filed with the City Planning Commission, 33000 Civic Center Drive, Livonia, MI 48154-3097. Filing fee = \$600.00 plus \$20.00 for each 1,000 square feet of gross floor area of new construction, not to exceed a total of \$1,500.00.

Date Filed: _____ Petition 2022-03-08-01

Site Address: 34800 Plymouth Road Sidwell _____

Requesting Approval to Expansion and Renovation of Existing Building

Applicant: Alex Raichouni Business/Company: MA Designers Inc.

Applicant's Address: 5710 Rouge Circle City: Dearborn Heights State: MI Zip Code: 48127

Applicant's Phone # 313, 9951515 Applicant's Email madesign19@yahoo.com

Contact Person: Alex Raichouni Business/Company: MA Designers Inc.

Contact's Address: 5710 Rouge Circle City: Dearborn Heights State: MI Zip Code: 48127

Contact's Phone # 313, 9951515 Contact's Email madesign19@yahoo.com

Please provide the following information:

1) **Site Plan** showing:

- property dimensions, including road right-of-way & building setback lines
- foot print of building(s), including dimensions & square footage
- all easements, protective walls, sidewalks & existing trees
- any significant topographic features (existing or proposed)
- parking layout, including type of surface material, sizes of spaces & aisles
- method used in calculating parking requirement
- location of light standards servicing parking lot & cutout showing type & height
- location of trash receptacle, including description of screening
- location of signs (if proposed must submit separate sign application)

2) **Detailed Landscape Plan** including:

- listing or labeling of all planted materials as to type and size
- areas to be fully irrigated
- percentage of landscaping provided (15% of total site required)

3) **Building Elevation Plan** depicting:

- architectural quality
- wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
- all visible rooftop mechanical equipment and how they will be screened

4) **General Floor Plan** showing:

- floor layout
- entrances & exits
- restaurants are required to illustrate seating arrangement & capacity

5) One (1) set of reduced plans (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to smiller@ci.livonia.mi.us

6) **Legal Description** of the property to be considered (Clearly Printed)

7) One (1) completed application form & **three (3)** sets of full-size drawings

RECEIVED
MAR 17 2022
CITY OF LIVONIA
PLANNING COMMISSION

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION

\$600.00

_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft.

(NOTE: Round off to nearest 1,000) + _____

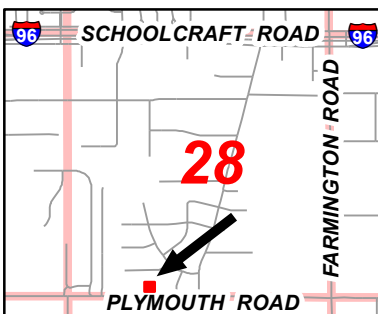
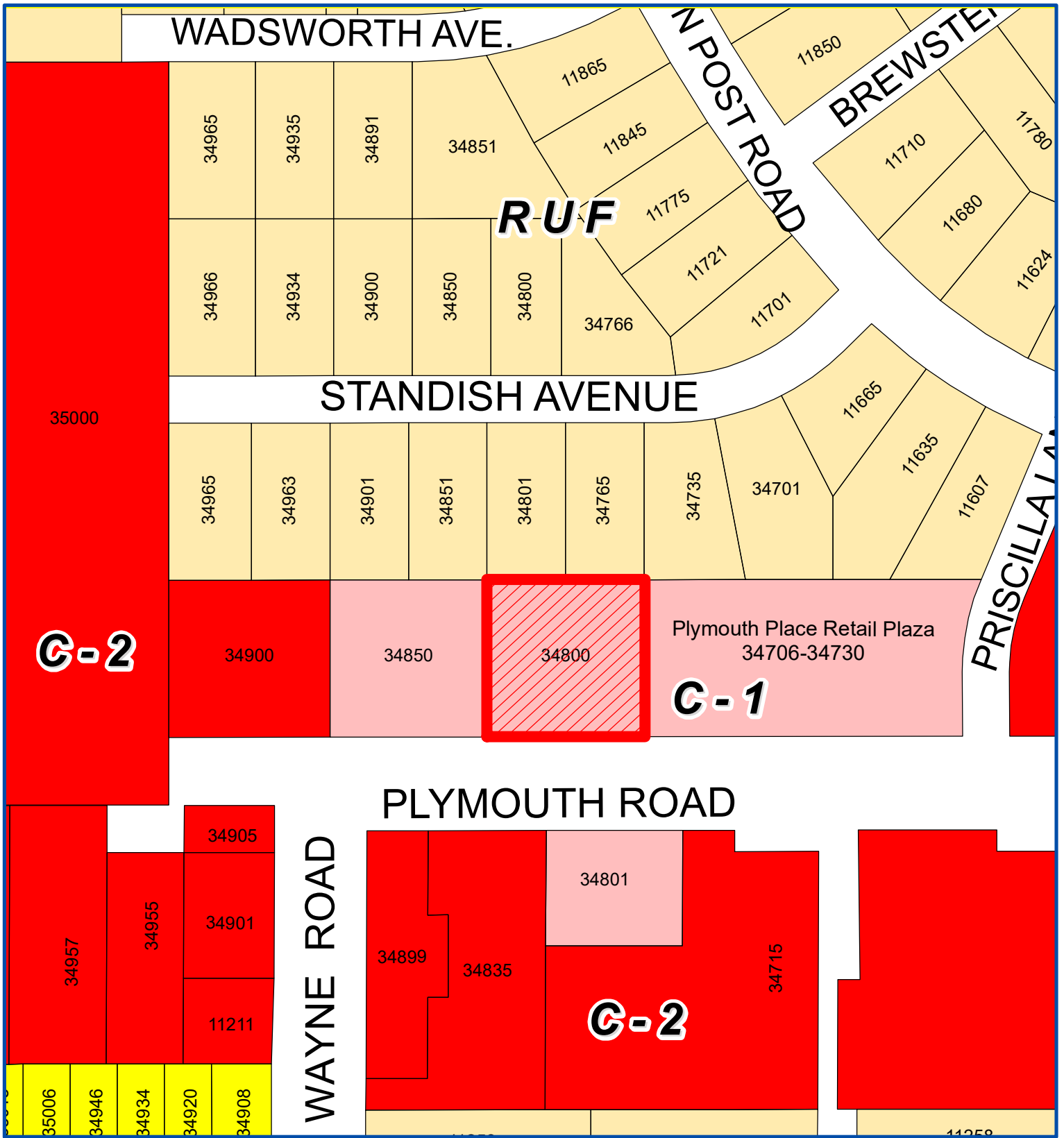
Total Amount Due \$ _____

Owner of Property: TSC Holdings (Feras Seryani)

Owner's Address: 25734 Ann Arbor Tr City: Dearborn State: MI Zip Code: 48127

Owner's Phone # (313) 2150618 Owner's Email Fseryani@yahoo.com

Signature of Owner: [Signature] Print Name: Feras Seryani



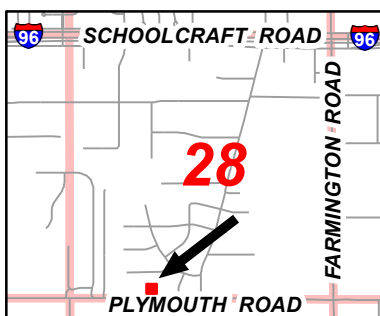
Address & Zoning Map

Petition 2022-03-08-01
MA Designers Inc.
34800 Plymouth Road
to construct an addition and remodel the
interior and exterior of the retail center



Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2022-03-08-01

MA Designers Inc.

34800 Plymouth Road

to construct an addition and remodel the
interior and exterior of the retail center



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 7

Petition 2022-03-08-01 submitted by MA Designers Inc. requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, located on the north side of Plymouth Road between Stark and Wayne Roads in the Southwest ¼ of Section 28.

April 19, 2022: Study Meeting:

This item involves a proposal to expand and remodel an existing retail center located on the north side of Plymouth Road between Stark and Wayne Roads. The subject site measures 200 feet by 200 feet, for a total lot area of 40,000 square feet. The existing one-story retail building is approximately 7,070 square feet in size and is positioned along the back part of the site. Off-street parking is available in the front and along the east side of the property. Two (2) driveways provide ingress and egress off Plymouth Road. The zoning is C-1, Local Business. Two (2) single-family homes border the site on its north side.

The addition to the east side of the building would be two-stories in height and approximately 4,620 square feet in total area, including 2,310 square feet of retail space on the ground floor and 2,310 square feet of office space on the second floor. Additionally, a second-floor addition would be built above the existing end-cap unit at the west end of the building, adding another 2,310 square feet of office space to the shopping center. Altogether, the space being added totals approximately 6,930 square feet. Upon completion, the enlarged retail center would contain approximately 14,000 square feet of gross floor area, including 9,380 square feet on the ground level and 4,620 square feet on the two (2) second floor additions. The submitted floor plan shows the shopping center divided into five (5) first-floor retail units and two (2) second-floor office units.

The required front yard setback for buildings in a C-1 district is fifteen feet (15'). The existing building, including the additions, are located approximately 135 feet from Plymouth Road. For the rear, the ordinance requires a minimum setback of twenty feet (20') from a residential district. In this case, the rear yard setback of the existing building is only six feet nine inches (6'-9"). Even though the additions would not extend any closer to the rear lot line, expanding the footprint area of a nonconforming building requires a variance from the Zoning Board of Appeals. Where the property abuts commercial zoning to the east and west, the Zoning Ordinance allows for a zero-setback subject to applicable building and fire codes. The existing building sits back twenty-two feet (22') from the west property line and with the inclusion of the new addition, would be forty-eight feet (48') from the east property line.

Where a commercial zoned property abuts a residential zoned property, a twenty foot (20') wide landscaped greenbelt buffer is required. A six foot (6') high masonry wall or

opaque fence may be installed in lieu of the greenbelt, subject to City Council review and approval. As mentioned, this site abuts residential to the north. Along this site's entire northern property line is an existing six foot (6') high masonry screen wall.

Section 9.05 of the Zoning Ordinance establishes the minimum number of parking spaces required according to land use. Required parking for general retail is based on a ratio of one (1) space for each 150 square feet of useable floor space. For office, the requirement is one (1) space for each 200 square feet of useable floor space. Typically, 80% of the gross floor area (GFA) is used in determining the amount useable floor area. Accordingly, Section 9.05 establishes a minimum requirement of fifty (50) parking spaces for the 1st floor retail space and eighteen (18) spaces for the 2nd story offices, for a total of sixty-eight (68) spaces. The site plan shows fifty-three (53) available parking spaces. Alternatively, Section 9.03(6) allows the City to modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable. In determining whether to permit fewer parking spaces, the City Council shall consult the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE). Referring to ITE's Parking General manual (5th Edition), the average rate of peak period parking demand per 1,000 square feet of GFA for shopping centers on a Saturday during the month of December is 4.58. For small office buildings, the weekday peak average is 2.56 per 1,000 square feet of GFA. This then translates to forty-three (43) spaces for the retail (9.38×4.58) and twelve (12) spaces for the office (4.62×2.56), resulting in a recommended total of fifty-five (55) spaces. As previously mentioned, the site contains fifty-three (53) stalls, which is two (2) spaces less than what the ITE standards suggest would be needed to support the peak average parking demand for the proposed uses.

The existing retail center is constructed out of brick and has a peaked asphalt-shingled roof. The exterior finish on the lower part of the addition would consist of decorative stone with the remaining upper part of the structure finished with face brick. A limestone accent band would divide the first and second floors. The roof of the addition would be peaked, and asphalt shingled. To provide a uniform architectural appearance, the west end of the building would be remodeled to match the addition on the east end. The only change to the central part of the shopping center (the area located between the two (2), two-story end units), would be the replacement of the existing roof with a new metal roof. The finished structure would have a maximum height, as measured from the finished grade to the top edge of the two-story elements, of thirty-two feet four inches (32'-4"). The height limit of buildings in a C-1 zoning district is thirty-five feet (35').

Pursuant to Section 10.03, no fewer than four (4) full size trees, two (2) ornamental trees, and twenty-eight (28) shrubs are required along the site's road frontage. The plan shows seven (7) Sugar Maple trees, twenty-four (24) Ash trees and twelve (12) juniper shrubs within the front yard setback of the site. Additionally, all off-street parking areas of forty (40) parking spaces or more must have internal landscaping with each interior landscape area, such as parking lot islands, containing at least one (1) tree. Interior landscaping must account for a minimum of 5% of the paved parking areas,

which in this case is 1,232 square feet. As proposed, new parking lot islands would be created within the existing parking lot. These internal areas only equal 960 square feet in total area. A new Maple tree would be planted in the two (2) parking islands within the parking lot. The plan does not note or show any Plymouth Road Development Authority (PRDA) streetscape improvements, including brick pillars and ornamental fencing, installed along the front of this site. There are also landscape areas along the west and east sides of the building. The plans show that the site's existing double dumpster enclosure is located within the western landscape area. To help screen the dumpster enclosure, Juniper shrubs would be planted around the enclosure. A Maple tree and three (3) Ash trees would be planted within the landscaped area to the west of the building.

Retail centers having four (4) or more units are permitted one (1) wall for each unit based on one (1) square foot for each one (1) lineal foot of unit frontage. This site is also permitted one (1) ground sign not to exceed forty (40) square feet in area, eight feet (8') in height, and a minimum setback of ten feet (10') from any right-of-way line. The site has an existing ground sign next to the site's western driveway.

May 10, 2022: Study Meeting:

At the first Study Meeting involving this item, the Planning Commission requested additional information regarding the exterior design of the building, including the front façade and where the signs would go, as well as the rear elevation and the material used for the roof and how mechanical equipment would be accommodated. New information has been submitted, including building elevation drawings and a color rendering. The revised drawing of the south elevation of the building shows a widened aluminum fascia on the front canopy which would provide additional space for the placement of signs. This is illustrated on the color rendering. Additionally, the new proposed standing seam metal roof has been carried over to the north side of the building. Where the roof flattens out on this side of the building, which affects an area that extends approximately twenty feet (20'), the plan shows a thirty-six inch (36") high black aluminum fence. What is not illustrated is where the mechanical equipment would be located. If the rooftop units are to remain, then the fence should be less opaque in order to provide a better screen.

May 17, 2022: Regular Meeting:

New data includes revised elevations and a color rendering of the front of the building (south elevation). The width of the canopy fascia is now four feet (4'), providing additional space for the installation of signs above each of the abutting units. Additionally, the updated elevations show standing seam metal as the roof material on rear part of the building to match the front. Previously, the plan showed metal on the front and asphalt shingles on the rear. However, it is still unclear where the relocated mechanical equipment would be installed.

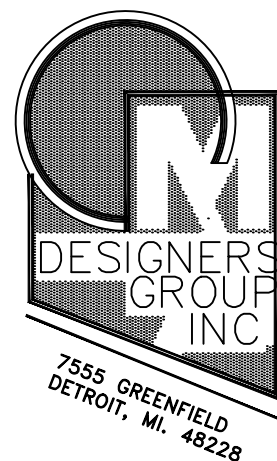
Approving Resolution: That the request to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, is hereby approved, subject to City Council approval and the following conditions:

1. The Site Plan identified as Sheet No. SP-1 dated January 4, 2022, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
2. All parking spaces, except the required barrier free parking, shall be striped at ten feet (10') wide by twenty feet (20') in length as required, and the number and location of the barrier free parking space(s) shall be provided at the direction of the Inspection Department.
3. That bumper blocks or other type of barrier approved by the Inspection Department shall be installed in the parking spaces immediately in front of the building so that vehicles do not encroach over the storefront walkway.
4. The Landscape Plan identified as Sheet No. SP-2 dated April 5, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
5. That the Petitioner shall work with staff and the Plymouth Road Development Authority (PRDA) on plans to install additional landscaping and other streetscape improvements (i.e., brick piers and fencing) along Plymouth Road.
6. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
7. Underground sprinklers are to be provided for all landscaped and sodded areas including the rights-of-way, and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
8. The Exterior Building Elevation Plan identified as Sheet No. A-3 dated May 2, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
10. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways.

11. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.
12. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals.
13. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
14. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
16. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

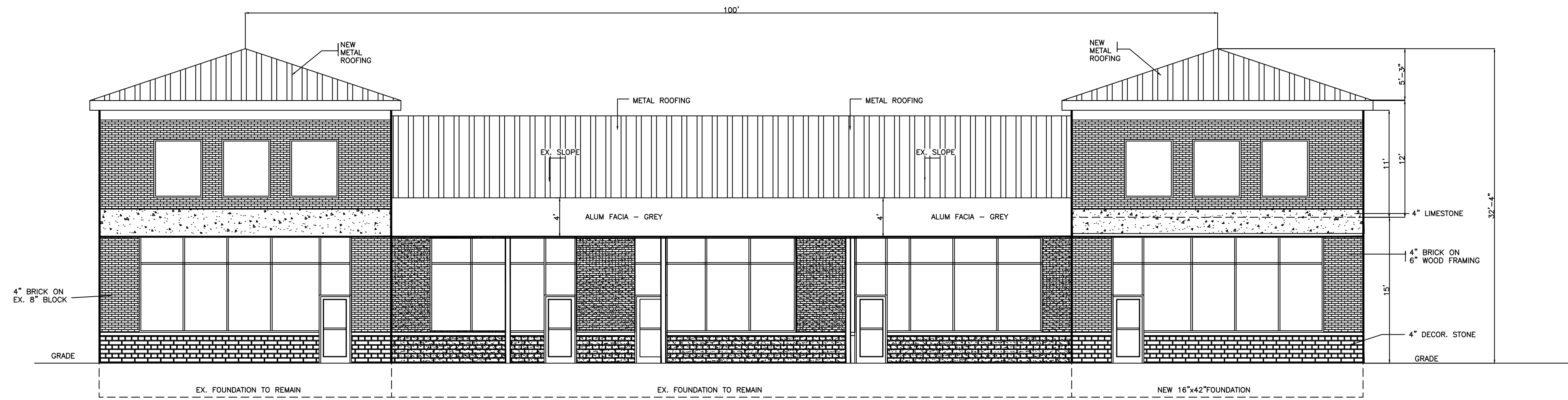
SP-1

A-1



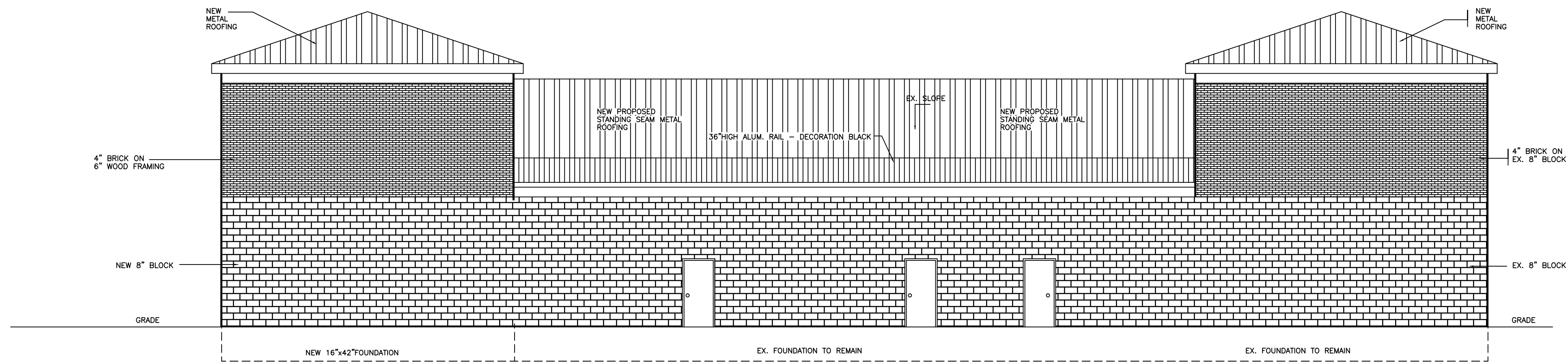
SP-2

PLYMOUTH ROAD



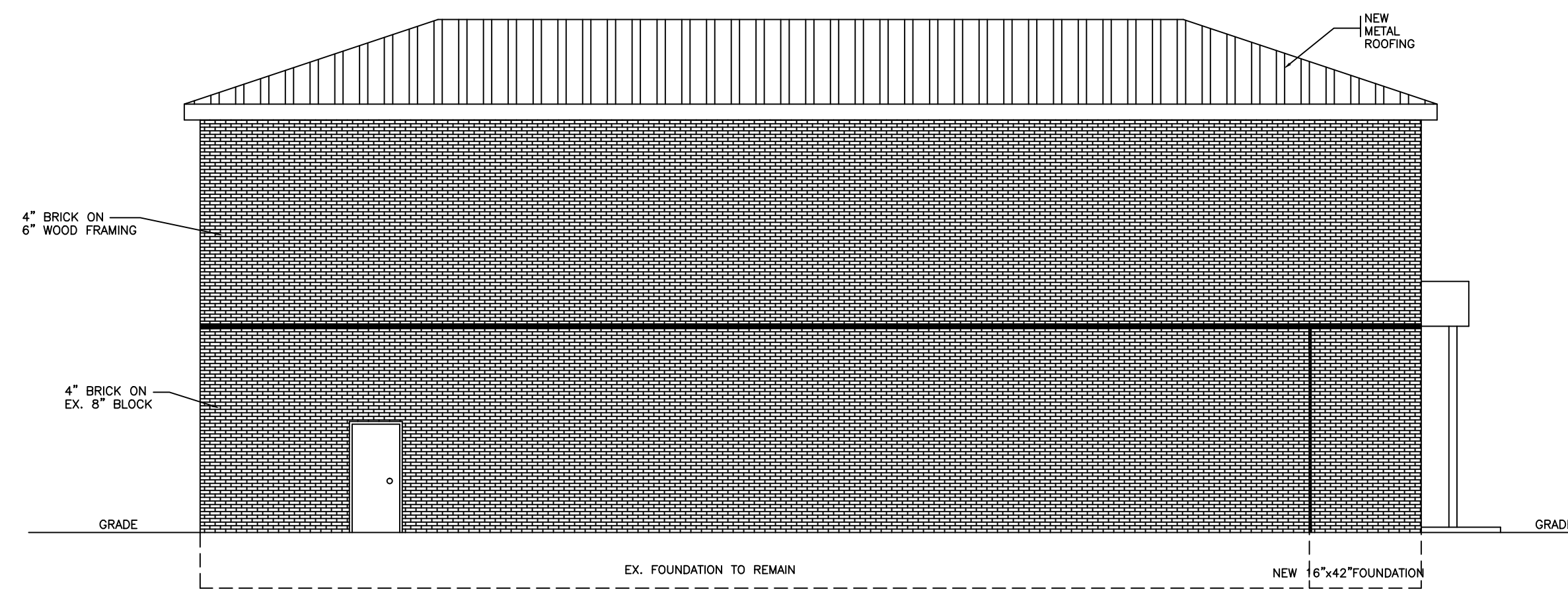
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



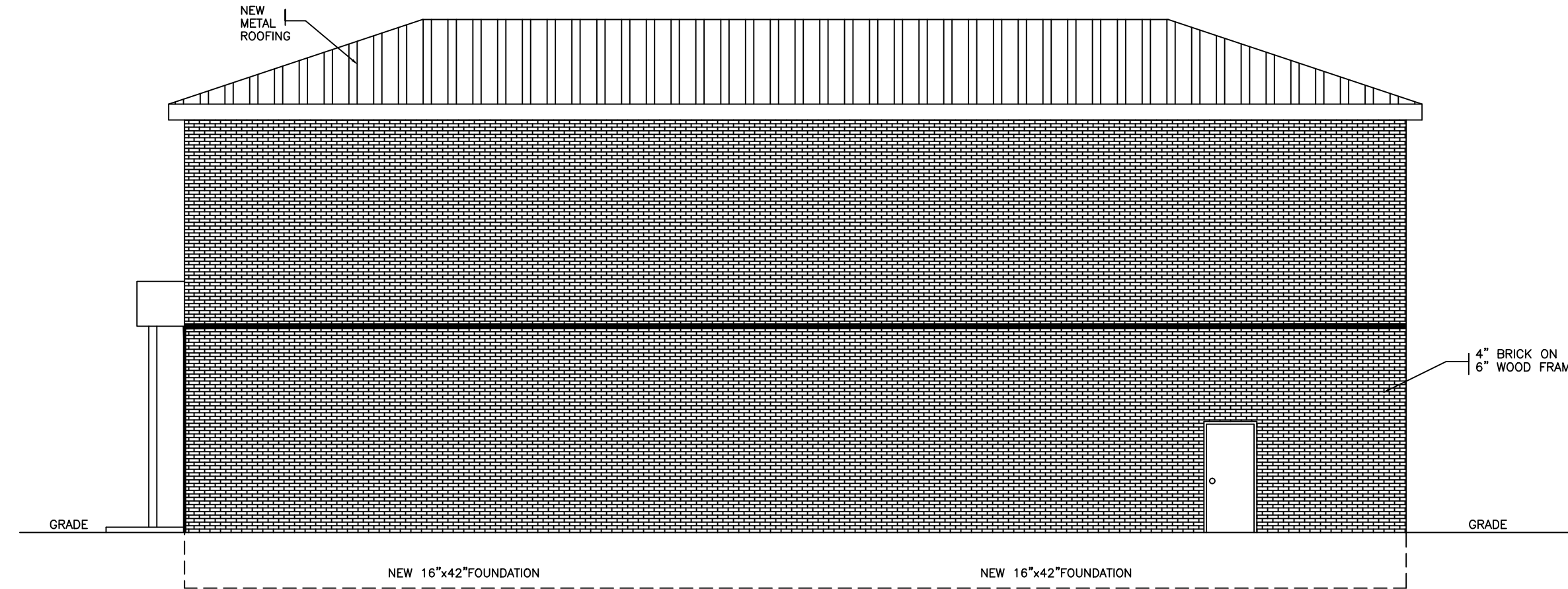
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



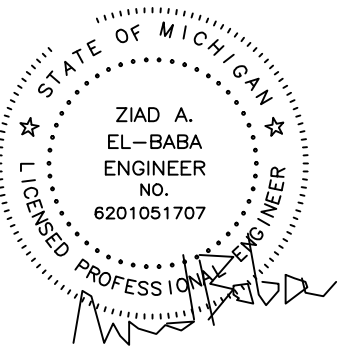
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.:
01042022

FILE NAME:
PLYMOUTH-RETAIL-SP1

PROJECT NAME:
PROPOSED ADDITION TO EXISTING BUILDING
NEW 2-STORY BUILDING-RETAIL/OFFICE
34800 PLYMOUTH RD., LIVONIA, MICHIGAN

OWNER:
34800 PLYMOUTH ROAD
LIVONIA, MICHIGAN

DRAWN BY:
A.R.

CHECKED BY:
J.D.

DATE PLOTTED:
1-4-2022

DATE SUBMITTED:
1-4-2022

REVISIONS:
5-2-2022

SHEET NO.:

A-2



KIDS' CLOTHING

T-MOBILE

HARE SALON

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

April 14, 2022

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2022-03-08-01 – 34800 Plymouth Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the project at this time. The existing parcel is assigned the address of **#34800 Plymouth Road**.

The existing property is currently serviced by public water main, storm sewer and sanitary sewer. According to the proposed plans, there should not be impacts to the existing utilities.

Should the developer need to make changes to the utility service leads, or do any work within the Plymouth Road right-of-way, they will need to submit Engineering drawings to this Department to determine if permits will be required from either the City or the Michigan Department of Transportation (MDOT).

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

David W. Lear, P.E.
Assistant City Engineer

cc: 2022 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

DAVE HEAVENER
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: April 18, 2022
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition 2022-03-08-01 34800 Plymouth Rd. MA Designs

This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address.

We have no objections to this proposal.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian R. Kukla

Brian R. Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

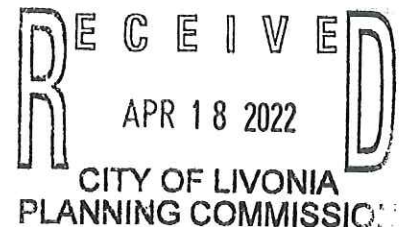


MAUREEN MILLER BROSNAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

April 14, 2022

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154



Re: Petition 2022-03-08-01 34800 Plymouth Rd

Mr. Miller,
I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Det. Scott Szepanski #543
Scott Szczepanski, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: April 28, 2022

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2022-03-08-01 -34800 Plymouth Road

Pursuant to your request, the above referenced Petition has been reviewed.

1. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep and double striped.
2. The gates on the dumpster enclosure shall be steel or may be as approved.
3. Signage was not reviewed with this petition. All signage must comply with the ordinance.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

May 16, 2022

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petitions 2022-03-08-01 - 34800 Plymouth Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges:	\$ 371.64
Total Due City of Livonia	\$ 371.64

Please contact me if you have any further questions.

Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

Transaction Statement

Service Address

34800 PLYMOUTH
LIVONIA, MI 48150

Mailing Address

JALAL JAMEEL
1758 STRICKLAND DR
BLOOMFIELD HILLS, MI 48302-2553

Account Number

014206200-001

Amount Due

\$371.64

Account Number

014206200-001

From - Through

11/16/2021 - 05/16/2022

Services

Water & Sewer - Metered

Service Address

34800 PLYMOUTH
LIVONIA, MI 48150

Beginning Balance

\$112.46

Date	Type	Amount	Description
01/14/2022	Bill	\$96.72	Due Date 02/10/2022
02/14/2022	Penalty	\$20.91	
04/14/2022	Bill	\$107.76	Due Date 05/10/2022
05/12/2022	Penalty	\$33.79	

Total Due

\$371.64

Transaction Statement

Account Number

014206200-001

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

April 14, 2022

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2022-03-08-01 34800 Plymouth Road

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are no taxes due, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

UNAPPROVED MINUTES

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MINUTES OF THE 1,187th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, May 17, 2022, the City Planning Commission of the City of Livonia held its 1,187th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present:	Carol Smiley	Glen Long	Betsy McCue
	Dave Bongero	Peter Ventura	Sam Caramagno
	Ian Wilshaw		

Members absent: None

Mr. Mark Taormina, Planning Director, Jacob Uhazie, Planning & Economic Development Coordinator, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #7 PETITION 2022-03-08-01

MA Designers

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2022-03-08-01 submitted by MA Designers Inc. requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Vision 21 Zoning Ordinance, in connection with a proposal to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, located on

the north side of Plymouth Road between Stark and Wayne Roads in the Southwest ¼ of Section 28.

Mr. Wilshaw: Thank you, Mr. Secretary, Mr. Taormina, any updates on this item?

Mr. Taormina: Additional information was received which was discussed briefly at the study session. It includes an updated rendering of the proposed retail center showing how the exterior would be finished using a combination of brick, stone and aluminum panels. The roofing material is standing seam metal that will include all of the old roof that will remain as well as the additions. The proposed two-story addition is on the right-hand side. On the left side, a second story would be constructed above the existing end unit increasing the overall square footage of the building by about 6,900 square feet, which would bring the total gross floor area up to roughly 14,000 square feet. The plan shows five (5) potential retail tenants on the ground floor and two office tenants located on the new upper levels of the building. This project will ultimately have to be reviewed by the Zoning Board of Appeals because the rear setback is non-conforming. That building is currently approximately 6'-9" from the back wall. The ordinance requires a setback of 20 feet, so adding to the building is going to necessitate a variance. While the amount of available parking would be slightly less than the minimum number of parking spaces required under Section 9.05, Section 9.03(6) of the Zoning Ordinance now allows the City to consider alternative parking standards including parking generation studies conducted by the Institute of Traffic Engineers. The staff report details this information. Based on the ITE standards, a total of 55 parking spaces are needed, whereas the site plan shows 53 parking spaces, resulting in a minimal deficiency which Council can approve based on the Planning Commission's review and recommendation. Landscaping has also been provided. Significantly more than what is there today. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated April 14, 2022, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the project at this time. The existing parcel is assigned the address of #34800 Plymouth Road. The existing property is currently serviced by public water*

main, storm sewer and sanitary sewer. According to the proposed plans, there should not be impacts to the existing utilities. Should the developer need to make changes to the utility service leads, or do any work within the Plymouth Road right-of-way, they will need to submit Engineering drawings to this Department to determine if permits will be required from either the City or the Michigan Department of Transportation (MDOT)." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated April 18, 2022, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address. We have no objections to this proposal. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 14, 2022, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Scott Szczepanski, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated April 28, 2022, which reads as follows: *"Pursuant to your request, the above referenced Petition has been reviewed. 1. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep and double striped. 2. The gates on the dumpster enclosure shall be steel or may be as approved. 3. Signage was not reviewed with this petition. All signage must comply with the ordinance. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated May 16, 2022, which reads as follows: *"I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid water and sewer charges: \$ 371.64 Total Due City of Livonia \$ 371.64."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated April 14, 2022, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer That is the extent of the correspondence.

Mr. Wilshaw: All right. Thanks, Mr. Taormina. Any questions for our planning staff? Ms. Smiley.

UNAPPROVED MINUTES

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Ms. Smiley: Yes, I had a question about...we talked about the mechanical stuff there. What happened? So, I missed that. Where is it now?

Mr. Taormina: We still do not have details on where the mechanical equipment would be installed. They are on the roof currently. While the elevation plan shows a decorative fence on the flat portion of the roof along the back of the building, it is uncertain whether or not this area would contain any rooftop mechanicals. Maybe the petitioner has new information that he can provide. I'll zoom in on that area to show you what it looks like. You can see here, this 36 inch high aluminum rail that presumably would conceal any rooftop mechanical equipment.

Ms. Smiley: And the roof goes like this, not like...

Mr. Taormina: No. Let me show you.

Ms. Smiley: Very mechanical, isn't it?

Mr. Taormina: Well, a portion of the roof is flat. Probably the best way to show this is with the aerial photograph. If you look carefully, the portion of the roof that contains a peak is here, and this is the flat portion. So, if the mechanicals are going to be relocated, they're going to be located on the part of the roof that is flat. It's a little difficult to see.

Ms. Smiley: Commissioner Bongero, does that work for you?

Mr. Bongero: I think they're going to have to work it out, because when you're looking at the roof view, the way it is now, on the left side, that whole group is getting cut away, because there's a second-floor stacking over the top of that. So, that rooftop unit is not going to stay. The other one, they might as well put it inside the other addition as well and save all the headache of having to have somebody service those units because they need to be serviced at least twice a year, trying to get up on a roof in the middle of the winter. You know what I mean? They should just go inside and the noise for the neighbors too. It just seems like it's...that's going to be worked out. I'm sure it's...this just a preliminary plan. I'm sure once they get the architectural done, they'll have that taken care of.

Ms. Smiley: Okay.

UNAPPROVED MINUTES

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Mr. Wilshaw: Thank you. All right. Well, I'll ask our Petitioner about that in a moment. Any other questions for our planning staff? Mr. Venture?

Mr. Ventura: Mark, maybe you don't know the answer to this, but on the elevation, it shows what appears to be offices on the second floor, the additions on the eastern West End. If those office spaces were to be leased to somebody other than the person that occupied main floor, how do you handle barrier free code? Elevator required? What happens?

Mr. Taormina: I'm not sure. I don't know under what circumstances an elevator is required. If the office is private and associated with the use on the ground floor, then I believe there is no need for an elevator. That is something that would be determined by the Inspection Department.

Mr. Ventura: Okay, thank you.

Mr. Wilshaw: Good question. Thank you. Any other questions? If not, our petitioner is in the audience. Good evening, sir.

Feras Seryani, 25734 Ann Arbor Trail, Dearborn Heights, MI 48127. I'm not sure what I can add, but if you guys have any, I will try to answer.

Mr. Wilshaw: Alright, let's...well, you heard a question already. There's a little bit of discussion and some question about what's going to happen to those rooftop mechanical.

Mr. Seryani: Definitely the, we're going to move them. Our plan to install inside every unit heat, unit inside. It's a lot easier on the maintenance like he mentioned. Also, that's my plan from the beginning. I just don't want the heat unit to be in the roof. It's just a matter of leak and stuff like that. It just...I want to cut the maintenance on the building.

Mr. Wilshaw: Okay, excellent. Thanks for answering that question. Is there any other questions from any of our commissioners?

Ms. Smiley: This is to Mr. Taormina. Is that signage approved or within range? I guess you really don't know how big the letters are or what the signs... right? Is the signage approved as it is?

Mr. Taormina: No. The Commission's action this evening is not intended address any specifics with respect to signage. That would have

to be handled separately through permits from the Inspection Department. They're limited on size and placement. So, we presume that they'll meet the ordinance when it comes to all of those requirements.

Ms. Smiley: Okay. Thank you. Thank you, Mr. Chair.

Mr. Wilshaw: All right. Any other questions for anybody tonight? made this poor gentleman sit for two and a half hours. Get him out of here. Right.

Mr. Seryani: It's worth it.

Mr. Wilshaw: I don't see any other questions from the commissioners. Is there...nobody is left in the audience to ask anything. So, if there's no other discussion, I think a motion can be made.

On a motion by Smiley, seconded by Bongero, and unanimously adopted, it was

#05-30-2022 **RESOLVED**, That the City Planning Commission does hereby recommend to City Council that Petition 2022-03-08-01 submitted by MA Designers Inc. requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Vision 21 Zoning Ordinance, in connection with a proposal to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, located on the north side of Plymouth Road between Stark and Wayne Roads in the Southwest ¼ of Section 28, be approved subject to the following conditions:

1. The Site Plan identified as Sheet No. SP-1 dated January 4, 2022, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
2. All parking spaces, except the required barrier free parking, shall be striped at ten feet (10') wide by twenty feet (20') in length as required, and the number and location of the barrier free parking space(s) shall be provided at the direction of the Inspection Department.
3. That bumper blocks or other type of barrier approved by the Inspection Department shall be installed in the parking spaces immediately in front of the building so that vehicles do not encroach over the storefront walkway.

4. The Landscape Plan identified as Sheet No. SP-2 dated April 5, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
5. That the Petitioner shall work with staff and the Plymouth Road Development Authority (PRDA) on plans to install additional landscaping and other streetscape improvements (i.e., brick piers and fencing) along Plymouth Road.
6. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
7. Underground sprinklers are to be provided for all landscaped and sodded areas including the rights-of-way, and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
8. The Exterior Building Elevation Plan identified as Sheet No. A-3 dated May 2, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
10. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways.
11. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.
12. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals.

UNAPPROVED MINUTES

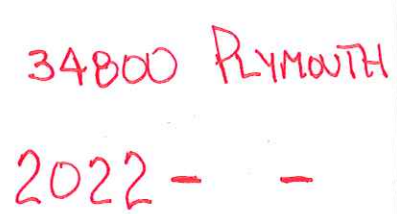
8

13. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
14. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
16. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

34800 Plymouth
2022 - -

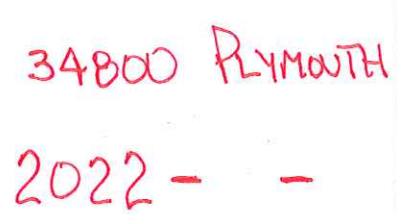
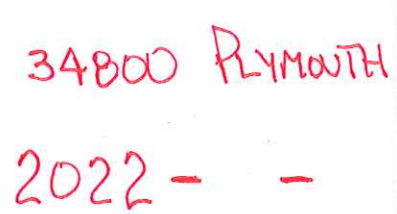


34800 Plymouth
2022 - -

34800 Plymouth
2022 - -

34800 Plymouth
2022 - -

34800 Plymouth
2022 - -



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, Chairman
JAMES M. BARINGHAUS, Vice Chairman
TIMOTHY J. KLISZ, Secretary
CHRISTOPHER N. BOLOVEN
TAMARA OLIVERIO
MARTHA PTASHNIK
MICHAEL A. TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSAN

COUNCIL MEMBERS

JIM JOLLY, President
LAURA M. TOY, Vice President
SCOTT BAHR
ROB GJONAJ DONOVIC
BRANDON MCCULLOUGH
KATHLEEN E. MCINTYRE
SCOTT MORGAN

September 9, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-08-26: An appeal has been made to the Zoning Board of Appeals by Feras Seryani, 34800 Plymouth, Livonia, MI 48150, seeking to erect an addition to a nonconforming building, resulting in deficient rear yard setback. Nonconformity is based on the existing rear yard setback of 6.9 feet, where 20 feet is required.

Rear Yard Setback:

Required:	20 feet
Proposed:	6.9 feet
Deficient:	13.1 feet

The property is located on the north side of Plymouth (34800), between Beldon Ct and Priscilla Lane, Lot No.111-01-006-000, C-1 "Local Business District," Rejected by the Inspection Department under City of Livonia Vision 21, Section 3.10 "District Regulations" and 4.03 (P) "Footnotes to Schedule of Regulations."

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION.

This appeal will be heard at a public hearing to be held in the **Gallery on the fifth floor of City Hall on Tuesday, September 27, 2022, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

A handwritten signature in black ink, appearing to read "Timothy Klisz".

Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.

In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2250 if you need assistance.



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

BASED ON NONCONFORMITY TO ORDINANCE LIVONIA VISION 21

Applicant SAME AS OWNER Address 313-215-0618
 Owner FERAS SERYANI Address 25734 ANN ARBOR TR, DEARBORN HTS, MI 48127
 Lessee _____ Address _____
 Location NORTH Side of 34800 PLYMOUTH Street
 Between BEUDON CT. And PRISCILLA LANE
 Lot No./Parcel No. 111-01-0006-000 Subdivision AUDEN VILLAGE
 Zoning District C-1 Map No. SW2B Lot Size ± 1 ACRES Alley _____
 Present Use COMMERCIAL Proposed Use SAME
 Present Building Size ± 7000 SQ FT Proposed Building Size ADDITION (2310 SQ FT)
 Present Height of Building ONE STORY Proposed Height ONE
 Allowable Lot Coverage N/A Proposed Lot Coverage N/A
 Proposal SEEKING TO ERECT AN ADDITION TO A NONCONFORMING BUILDING RESULTING IN DEFICIENT REAR YARD SET BACK. REAR YARD SET BACK REQUIRED: 20 FEET; PROPOSED: 6.9 FEET; DEFICIENT: 13.1 FEET. NONCONFORMITY IS BASED ON THE EXISTING REAR YARD SET BACK OF 6.9 FEET, WHERE 20 FEET IS REQUIRED.

Reason for Rejection LIVONIA VISION 21, SECTION 3.10 AND 4.03 (P)
 Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard 4.03 (P) 13.1 FEET
 Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
 Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
 Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by Ryo Date AUGUST 05, 2022

ZONING EXAMINER

Regular Meeting Minutes of June 27, 2022

On a motion by McCullough, seconded by Donovic, it was:

#194-22 RESOLVED, that having considered a communication from the City Planning Commission, dated May 23, 2022, which transmits its resolution #05-30-2022, adopted on May 17, 2022, with regard to Petition 2022-03-08-01 submitted by MA Designers Inc., requesting to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, located on the north side of Plymouth Road between Stark and Wayne Roads in the Southwest $\frac{1}{4}$ of Section 28, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2022-03-08-01 is hereby approved and granted, subject to the following conditions:

1. The Site Plan identified as Sheet No. SP-1 dated January 4, 2022, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to;
2. All parking spaces, except the required barrier free parking, shall be striped at ten feet (10') wide by twenty feet (20') in length as required, and the number and location of the barrier free parking space(s) shall be provided at the direction of the Inspection Department;
3. That bumper blocks or other type of barrier approved by the Inspection Department shall be installed in the parking spaces immediately in front of the building so that vehicles do not encroach over the storefront walkway;
4. The Landscape Plan identified as Sheet No. SP-2 dated April 5, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to;
5. That the Petitioner shall work with staff and the Plymouth Road Development Authority (PRDA) on plans to install additional landscaping and other streetscape improvements (i.e., brick piers and fencing) along Plymouth Road;
6. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding;
7. Underground sprinklers are to be provided for all landscaped and sodded areas including the rights-of-way, and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
8. The Exterior Building Elevation Plan identified as Sheet No. A-3 dated May 2, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to;

Regular Meeting Minutes of June 27, 2022

9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;
10. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
11. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass;
12. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals;
13. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows;
14. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
16. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

<i>CONSENT AGENDA ITEM 8 (Regular Meeting of June 27, 2022)</i>

Motion:	McCullough
Second:	Donovic
Ayes:	Donovic, McCullough, McIntyre, Jolly
Nays:	None
Absent:	Morgan, Toy, Bahr

Petition 2022-03-08-01 submitted by MA Designers Inc.
requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, located on the north side of Plymouth Road between Stark and Wayne Roads in the Southwest ¼ of Section 28.

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL**

All petitions for Site Plan Approval shall be filed with the City Planning Commission, 33000 Civic Center Drive, Livonia, MI 48154-3097. Filing fee = \$600.00 plus \$20.00 for each 1,000 square feet of gross floor area of new construction, not to exceed a total of \$1,500.00.

Date Filed: _____ Petition 2022-03-08-01

Site Address: 34800 Plymouth Road Sidwell _____

Requesting Approval to Expansion and Renovation of Existing Building

Applicant: Alex Raichouni Business/Company: MA Designers Inc.

Applicant's Address: 5710 Rouge Circle City: Dearborn Heights State: MI Zip Code: 48127

Applicant's Phone # 313, 9951515 Applicant's Email madesign19@yahoo.com

Contact Person: Alex Raichouni Business/Company: MA Designers Inc.

Contact's Address: 5710 Rouge Circle City: Dearborn Heights State: MI Zip Code: 48127

Contact's Phone # 313, 9951515 Contact's Email madesign19@yahoo.com

Please provide the following information:

1) **Site Plan** showing:

- property dimensions, including road right-of-way & building setback lines
- foot print of building(s), including dimensions & square footage
- all easements, protective walls, sidewalks & existing trees
- any significant topographic features (existing or proposed)
- parking layout, including type of surface material, sizes of spaces & aisles
- method used in calculating parking requirement
- location of light standards servicing parking lot & cutout showing type & height
- location of trash receptacle, including description of screening
- location of signs (if proposed must submit separate sign application)

2) **Detailed Landscape Plan** including:

- listing or labeling of all planted materials as to type and size
- areas to be fully irrigated
- percentage of landscaping provided (15% of total site required)

3) **Building Elevation Plan** depicting:

- architectural quality
- wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
- all visible rooftop mechanical equipment and how they will be screened

4) **General Floor Plan** showing:

- floor layout
- entrances & exits
- restaurants are required to illustrate seating arrangement & capacity

5) One (1) set of reduced plans (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to smiller@ci.livonia.mi.us

6) **Legal Description** of the property to be considered (Clearly Printed)

7) One (1) completed application form & **three (3)** sets of full-size drawings

RECEIVED
MAR 17 2022
CITY OF LIVONIA
PLANNING COMMISSION

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION

\$600.00

_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft.

(NOTE: Round off to nearest 1,000) + _____

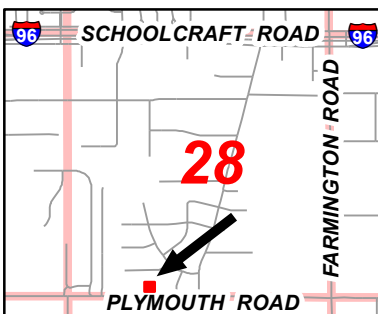
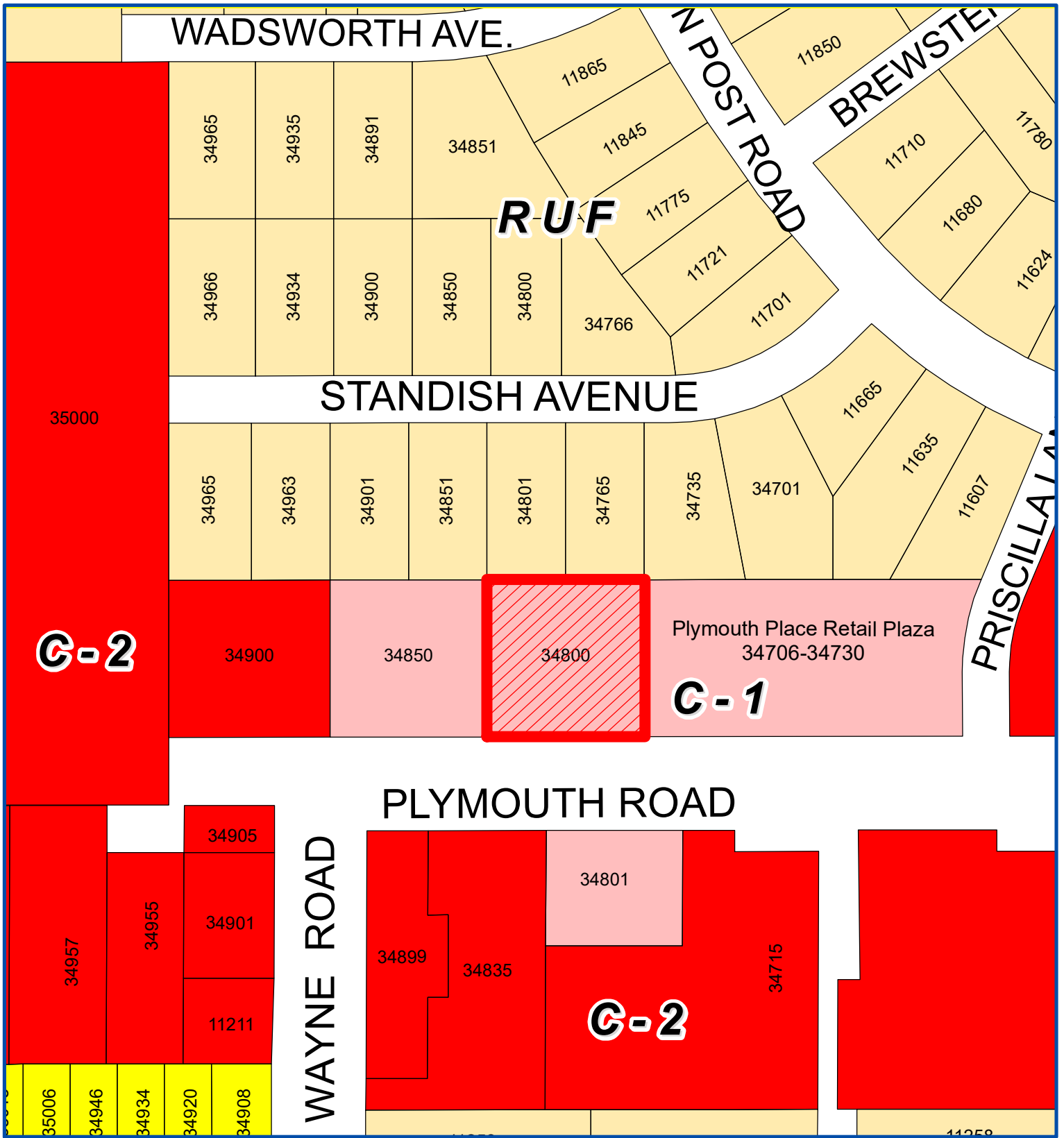
Total Amount Due \$ _____

Owner of Property: TSC Holdings (Feras Seryani)

Owner's Address: 25734 Ann Arbor Tr City: Dearborn State: MI Zip Code: 48127

Owner's Phone # (313) 2150618 Owner's Email Fseryani@yahoo.com

Signature of Owner: [Signature] Print Name: Feras Seryani



Address & Zoning Map

Petition 2022-03-08-01

MA Designers Inc.

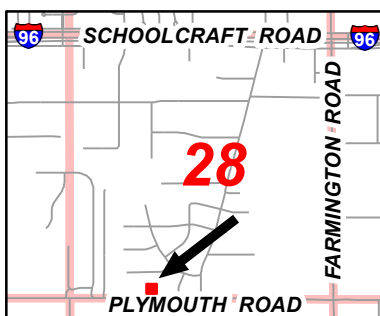
34800 Plymouth Road

to construct an addition and remodel the
interior and exterior of the retail center



Not to Scale

City of Livonia
Planning Department



Aerial Map

Petition 2022-03-08-01

MA Designers Inc.

34800 Plymouth Road

to construct an addition and remodel the
interior and exterior of the retail center



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 7

Petition 2022-03-08-01 submitted by MA Designers Inc. requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, located on the north side of Plymouth Road between Stark and Wayne Roads in the Southwest ¼ of Section 28.

April 19, 2022: Study Meeting:

This item involves a proposal to expand and remodel an existing retail center located on the north side of Plymouth Road between Stark and Wayne Roads. The subject site measures 200 feet by 200 feet, for a total lot area of 40,000 square feet. The existing one-story retail building is approximately 7,070 square feet in size and is positioned along the back part of the site. Off-street parking is available in the front and along the east side of the property. Two (2) driveways provide ingress and egress off Plymouth Road. The zoning is C-1, Local Business. Two (2) single-family homes border the site on its north side.

The addition to the east side of the building would be two-stories in height and approximately 4,620 square feet in total area, including 2,310 square feet of retail space on the ground floor and 2,310 square feet of office space on the second floor. Additionally, a second-floor addition would be built above the existing end-cap unit at the west end of the building, adding another 2,310 square feet of office space to the shopping center. Altogether, the space being added totals approximately 6,930 square feet. Upon completion, the enlarged retail center would contain approximately 14,000 square feet of gross floor area, including 9,380 square feet on the ground level and 4,620 square feet on the two (2) second floor additions. The submitted floor plan shows the shopping center divided into five (5) first-floor retail units and two (2) second-floor office units.

The required front yard setback for buildings in a C-1 district is fifteen feet (15'). The existing building, including the additions, are located approximately 135 feet from Plymouth Road. For the rear, the ordinance requires a minimum setback of twenty feet (20') from a residential district. In this case, the rear yard setback of the existing building is only six feet nine inches (6'-9"). Even though the additions would not extend any closer to the rear lot line, expanding the footprint area of a nonconforming building requires a variance from the Zoning Board of Appeals. Where the property abuts commercial zoning to the east and west, the Zoning Ordinance allows for a zero-setback subject to applicable building and fire codes. The existing building sits back twenty-two feet (22') from the west property line and with the inclusion of the new addition, would be forty-eight feet (48') from the east property line.

Where a commercial zoned property abuts a residential zoned property, a twenty foot (20') wide landscaped greenbelt buffer is required. A six foot (6') high masonry wall or

opaque fence may be installed in lieu of the greenbelt, subject to City Council review and approval. As mentioned, this site abuts residential to the north. Along this site's entire northern property line is an existing six foot (6') high masonry screen wall.

Section 9.05 of the Zoning Ordinance establishes the minimum number of parking spaces required according to land use. Required parking for general retail is based on a ratio of one (1) space for each 150 square feet of useable floor space. For office, the requirement is one (1) space for each 200 square feet of useable floor space. Typically, 80% of the gross floor area (GFA) is used in determining the amount useable floor area. Accordingly, Section 9.05 establishes a minimum requirement of fifty (50) parking spaces for the 1st floor retail space and eighteen (18) spaces for the 2nd story offices, for a total of sixty-eight (68) spaces. The site plan shows fifty-three (53) available parking spaces. Alternatively, Section 9.03(6) allows the City to modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable. In determining whether to permit fewer parking spaces, the City Council shall consult the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE). Referring to ITE's Parking General manual (5th Edition), the average rate of peak period parking demand per 1,000 square feet of GFA for shopping centers on a Saturday during the month of December is 4.58. For small office buildings, the weekday peak average is 2.56 per 1,000 square feet of GFA. This then translates to forty-three (43) spaces for the retail (9.38×4.58) and twelve (12) spaces for the office (4.62×2.56), resulting in a recommended total of fifty-five (55) spaces. As previously mentioned, the site contains fifty-three (53) stalls, which is two (2) spaces less than what the ITE standards suggest would be needed to support the peak average parking demand for the proposed uses.

The existing retail center is constructed out of brick and has a peaked asphalt-shingled roof. The exterior finish on the lower part of the addition would consist of decorative stone with the remaining upper part of the structure finished with face brick. A limestone accent band would divide the first and second floors. The roof of the addition would be peaked, and asphalt shingled. To provide a uniform architectural appearance, the west end of the building would be remodeled to match the addition on the east end. The only change to the central part of the shopping center (the area located between the two (2), two-story end units), would be the replacement of the existing roof with a new metal roof. The finished structure would have a maximum height, as measured from the finished grade to the top edge of the two-story elements, of thirty-two feet four inches (32'-4"). The height limit of buildings in a C-1 zoning district is thirty-five feet (35').

Pursuant to Section 10.03, no fewer than four (4) full size trees, two (2) ornamental trees, and twenty-eight (28) shrubs are required along the site's road frontage. The plan shows seven (7) Sugar Maple trees, twenty-four (24) Ash trees and twelve (12) juniper shrubs within the front yard setback of the site. Additionally, all off-street parking areas of forty (40) parking spaces or more must have internal landscaping with each interior landscape area, such as parking lot islands, containing at least one (1) tree. Interior landscaping must account for a minimum of 5% of the paved parking areas,

which in this case is 1,232 square feet. As proposed, new parking lot islands would be created within the existing parking lot. These internal areas only equal 960 square feet in total area. A new Maple tree would be planted in the two (2) parking islands within the parking lot. The plan does not note or show any Plymouth Road Development Authority (PRDA) streetscape improvements, including brick pillars and ornamental fencing, installed along the front of this site. There are also landscape areas along the west and east sides of the building. The plans show that the site's existing double dumpster enclosure is located within the western landscape area. To help screen the dumpster enclosure, Juniper shrubs would be planted around the enclosure. A Maple tree and three (3) Ash trees would be planted within the landscaped area to the west of the building.

Retail centers having four (4) or more units are permitted one (1) wall for each unit based on one (1) square foot for each one (1) lineal foot of unit frontage. This site is also permitted one (1) ground sign not to exceed forty (40) square feet in area, eight feet (8') in height, and a minimum setback of ten feet (10') from any right-of-way line. The site has an existing ground sign next to the site's western driveway.

May 10, 2022: Study Meeting:

At the first Study Meeting involving this item, the Planning Commission requested additional information regarding the exterior design of the building, including the front façade and where the signs would go, as well as the rear elevation and the material used for the roof and how mechanical equipment would be accommodated. New information has been submitted, including building elevation drawings and a color rendering. The revised drawing of the south elevation of the building shows a widened aluminum fascia on the front canopy which would provide additional space for the placement of signs. This is illustrated on the color rendering. Additionally, the new proposed standing seam metal roof has been carried over to the north side of the building. Where the roof flattens out on this side of the building, which affects an area that extends approximately twenty feet (20'), the plan shows a thirty-six inch (36") high black aluminum fence. What is not illustrated is where the mechanical equipment would be located. If the rooftop units are to remain, then the fence should be less opaque in order to provide a better screen.

May 17, 2022: Regular Meeting:

New data includes revised elevations and a color rendering of the front of the building (south elevation). The width of the canopy fascia is now four feet (4'), providing additional space for the installation of signs above each of the abutting units. Additionally, the updated elevations show standing seam metal as the roof material on rear part of the building to match the front. Previously, the plan showed metal on the front and asphalt shingles on the rear. However, it is still unclear where the relocated mechanical equipment would be installed.

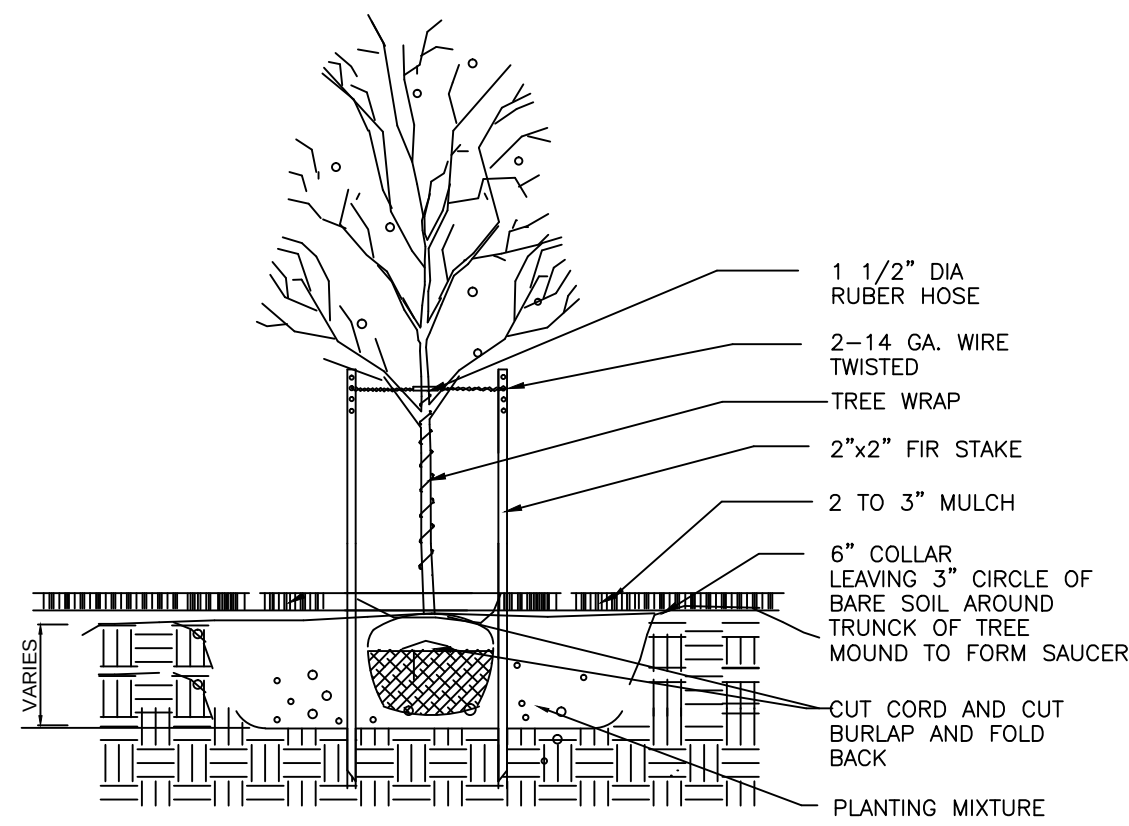
Approving Resolution: That the request to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, is hereby approved, subject to City Council approval and the following conditions:

1. The Site Plan identified as Sheet No. SP-1 dated January 4, 2022, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
2. All parking spaces, except the required barrier free parking, shall be striped at ten feet (10') wide by twenty feet (20') in length as required, and the number and location of the barrier free parking space(s) shall be provided at the direction of the Inspection Department.
3. That bumper blocks or other type of barrier approved by the Inspection Department shall be installed in the parking spaces immediately in front of the building so that vehicles do not encroach over the storefront walkway.
4. The Landscape Plan identified as Sheet No. SP-2 dated April 5, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
5. That the Petitioner shall work with staff and the Plymouth Road Development Authority (PRDA) on plans to install additional landscaping and other streetscape improvements (i.e., brick piers and fencing) along Plymouth Road.
6. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
7. Underground sprinklers are to be provided for all landscaped and sodded areas including the rights-of-way, and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
8. The Exterior Building Elevation Plan identified as Sheet No. A-3 dated May 2, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
10. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways.

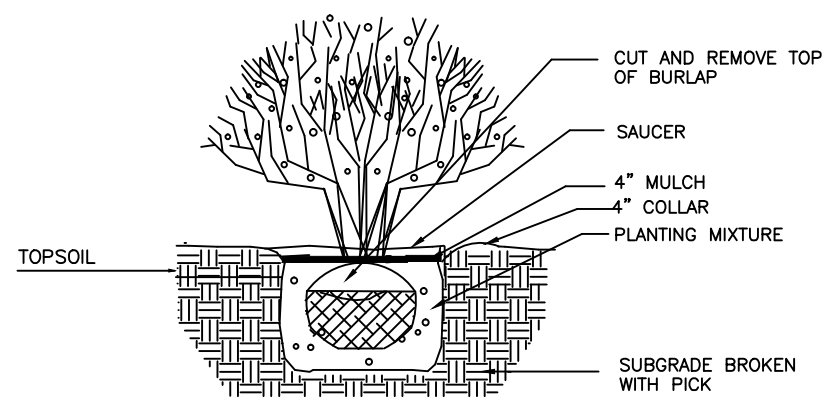
11. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.
12. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals.
13. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
14. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
16. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

SP-1

A-1



Deciduous Tree Planting



Shrub Planting

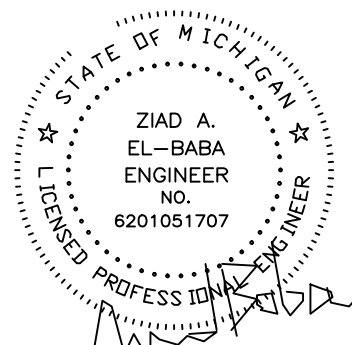
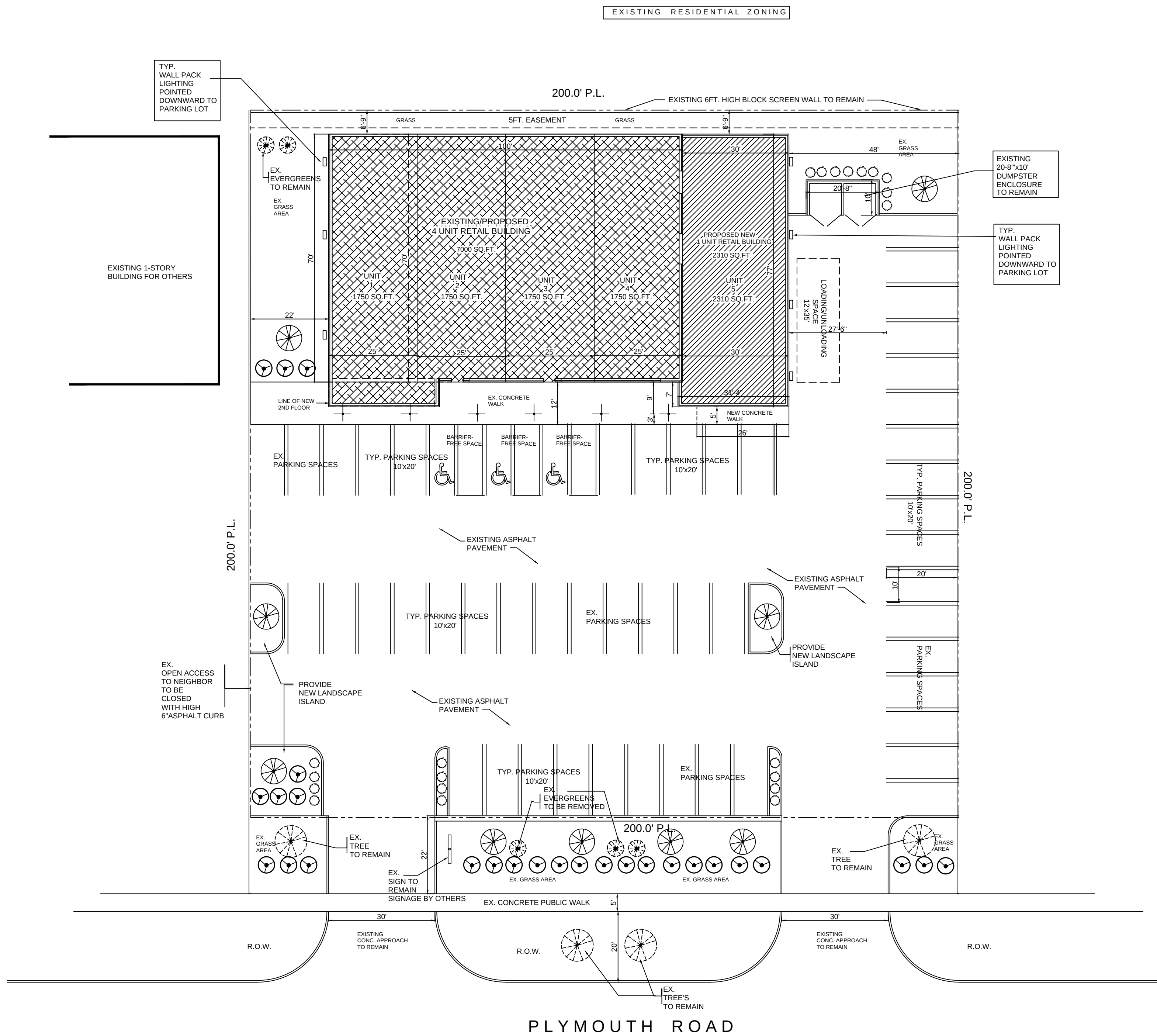
LANDSCAPING PLAN

TYPE	SYMBOL	SIZE	BOTANICAL	QUANTITY
NEW BLUE TAM'S JUNIPER	SHRUB	CONT 30" SPREAD	JUNIPERUS S.T. "NEW BLUE"	21
DECIDUOUS SMALL GIMZAMM ASH		B&B ROOT 1 1/2" cal.	FRAXINUS P. GIMZAM PP 5077	27
DECIDUOUS SUGAR MAPLE		B&B ROOT 2 1/2" CALIP.	ACER SACCHARUM	11

LAWN AREAS TO RECEIVE IRRIGATION BY OWNER AND SOD ON FINISH GRADE, PROVIDE POSITIVE DRAINAGE SEE SITE PLAN (TYP.)

LANDSCAPING NOTES:

- EXISTING TOP SOIL FOUND TO BE IN GOOD CONDITION TO BE STORED ON SITE AND PROTECTED FROM EXTREME WEATHER CONDITIONS, BAD SOIL TO BE DISPOSED IN LEGAL MANNER.
- ALL LANDSCAPED AREA (L.S. AREA) TO RECEIVE MIN. 4" TOP SOIL WITH SOD. PROVIDE FERTILIZER UNDER SOD, ALL PER CITY STANDARDS.
- ALL PLANT MATERIALS ARE TO BE FIRST QUALITY NURSERY STOCK, FREE FROM DISEASE OR OBJECTIONABLE DISFIGUREMENTS, AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
- ALL NEW TREES ARE TO BE STAKED WITH TWO 6 FT., CEDAR STAKES GUYED WITH HOSE COVERED WIRE.
- ALL PLANTING PITS ARE TO RECEIVE 3 AGRIFORM TABS (3-YEAR FERTILIZER) AT TIME OF PLANTING
- ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR ONE YEAR TO BE IN HEALTHY AND VIGOROUS CONDITION. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE PERIOD
- PROVIDE IRRIGATION SYSTEM AT ALL LANDSCAPE AREA'S.



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 01042022

FILE NAME:
PLYMOUTH-RETAIL-SP1

PROJECT NAME:
PROPOSED ADDITION TO EXISTING BUILDING
NEW 2-STORY BUILDING-RETAIL/OFFICE

34800 PLYMOUTH RD., LIVONIA, MICHIGAN

OWNER:

34800 PLYMOUTH ROAD
LIVONIA, MICHIGAN

DRAWN BY:
AR

CHECKED BY:
JD.

DATE PLOTTED:
2-12-2022

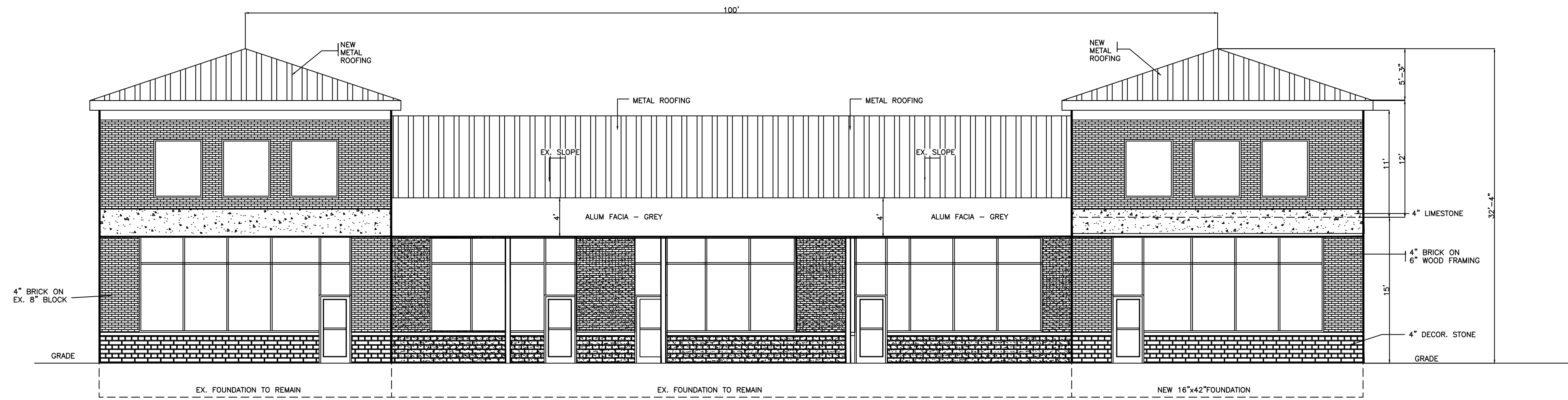
DATE SUBMITTED:
2-12-2022

REVISIONS:

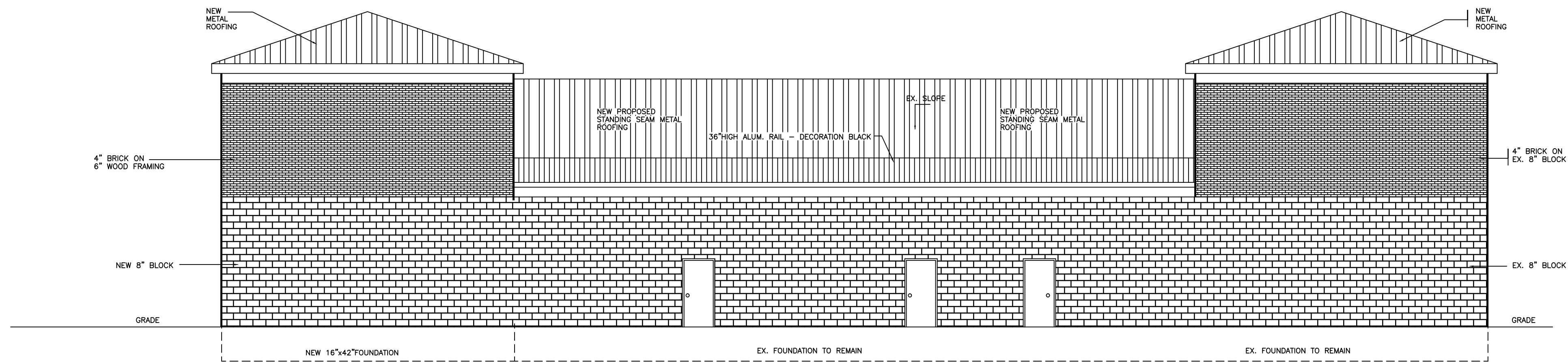
4-5-2022

SHEET NO.:

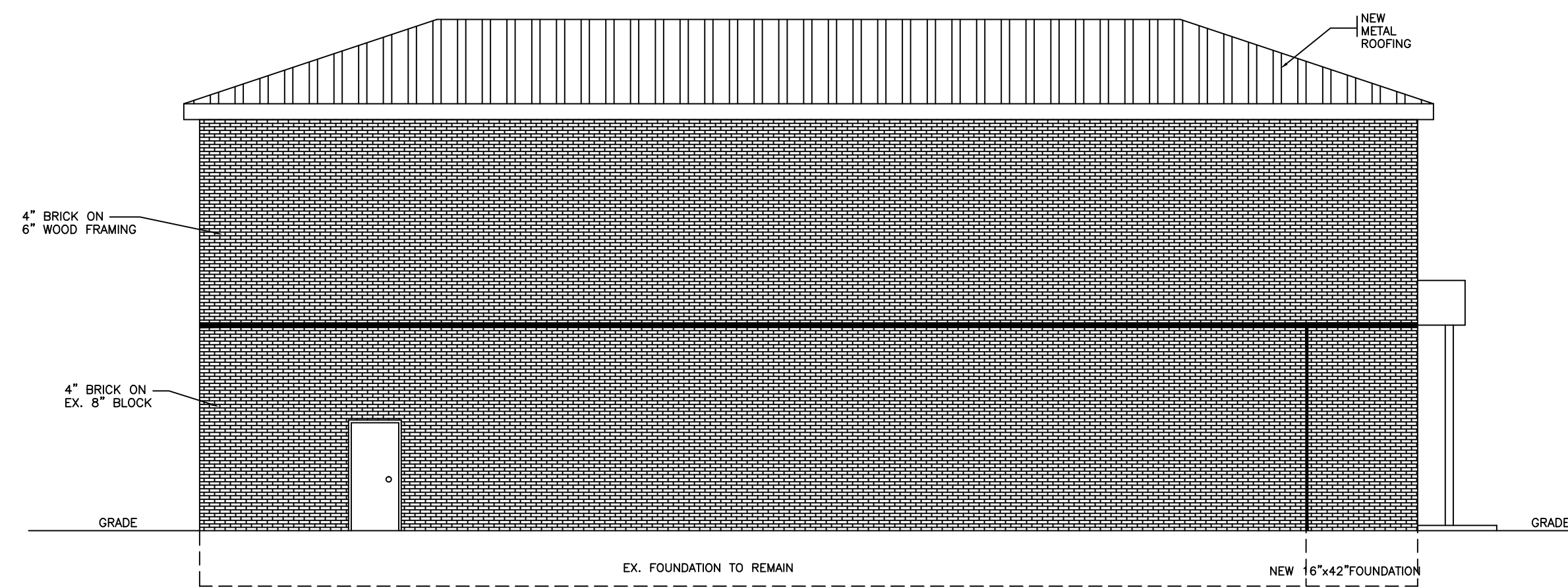
SP-2



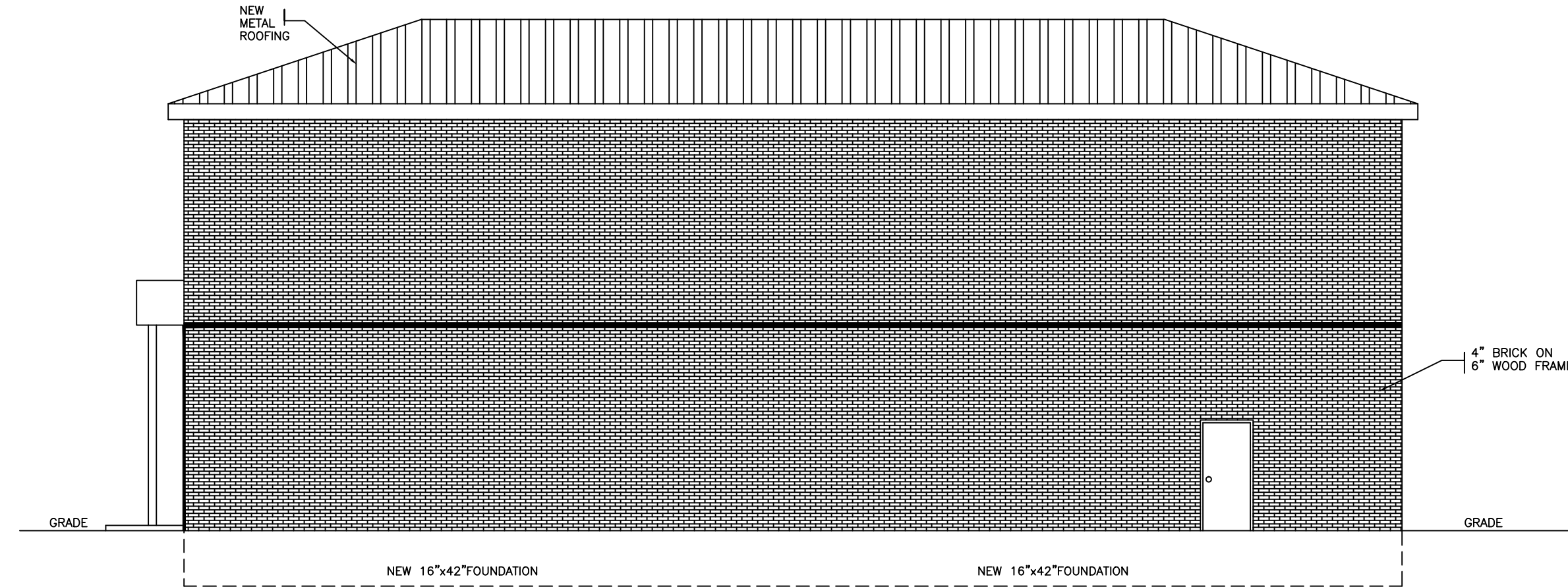
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



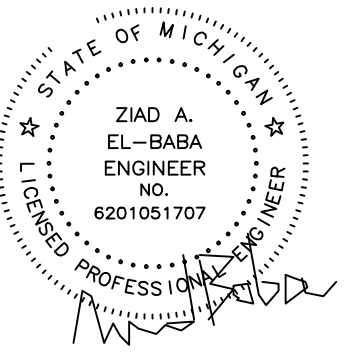
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.:
01042022

FILE NAME:
PLYMOUTH-RETAIL-SP1

PROJECT NAME:
PROPOSED ADDITION TO EXISTING BUILDING
NEW 2-STORY BUILDING-RETAIL/OFFICE
34800 PLYMOUTH RD., LIVONIA, MICHIGAN

OWNER:
34800 PLYMOUTH ROAD
LIVONIA, MICHIGAN

DRAWN BY:
A.R.

CHECKED BY:
J.D.

DATE PLOTTED:
1-4-2022

DATE SUBMITTED:
1-4-2022

REVISIONS:
5-2-2022

SHEET NO.:

A-2



KIDS' CLOTHING

T-MOBILE

HARE SALON

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

April 14, 2022

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2022-03-08-01 – 34800 Plymouth Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the project at this time. The existing parcel is assigned the address of **#34800 Plymouth Road**.

The existing property is currently serviced by public water main, storm sewer and sanitary sewer. According to the proposed plans, there should not be impacts to the existing utilities.

Should the developer need to make changes to the utility service leads, or do any work within the Plymouth Road right-of-way, they will need to submit Engineering drawings to this Department to determine if permits will be required from either the City or the Michigan Department of Transportation (MDOT).

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "David W. Lear", is written over a horizontal line.

David W. Lear, P.E.
Assistant City Engineer

cc: 2022 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

DAVE HEAVENER
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: April 18, 2022
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition 2022-03-08-01 34800 Plymouth Rd. MA Designs

This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address.

We have no objections to this proposal.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian R. Kukla

Brian R. Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

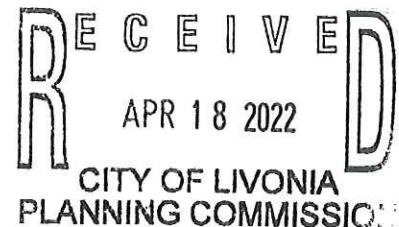


MAUREEN MILLER BROSNAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

April 14, 2022

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154



Re: Petition 2022-03-08-01 34800 Plymouth Rd

Mr. Miller,
I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Det. Scott Szepanski #543
Scott Szepanski, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: April 28, 2022

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2022-03-08-01 -34800 Plymouth Road

Pursuant to your request, the above referenced Petition has been reviewed.

1. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep and double striped.
2. The gates on the dumpster enclosure shall be steel or may be as approved.
3. Signage was not reviewed with this petition. All signage must comply with the ordinance.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

May 16, 2022

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petitions 2022-03-08-01 - 34800 Plymouth Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges:	\$ 371.64
Total Due City of Livonia	\$ 371.64

Please contact me if you have any further questions.

Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

Transaction Statement

Service Address

34800 PLYMOUTH
LIVONIA, MI 48150

Mailing Address

JALAL JAMEEL
1758 STRICKLAND DR
BLOOMFIELD HILLS, MI 48302-2553

Account Number

014206200-001

Amount Due

\$371.64

Account Number

014206200-001

From - Through

11/16/2021 - 05/16/2022

Services

Water & Sewer - Metered

Service Address

34800 PLYMOUTH
LIVONIA, MI 48150

Beginning Balance

\$112.46

Date	Type	Amount	Description
01/14/2022	Bill	\$96.72	Due Date 02/10/2022
02/14/2022	Penalty	\$20.91	
04/14/2022	Bill	\$107.76	Due Date 05/10/2022
05/12/2022	Penalty	\$33.79	

Total Due

\$371.64

Transaction Statement

Account Number

014206200-001

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

April 14, 2022

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2022-03-08-01 34800 Plymouth Road

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are no taxes due, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

UNAPPROVED MINUTES

1

MINUTES OF THE 1,187th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, May 17, 2022, the City Planning Commission of the City of Livonia held its 1,187th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: Carol Smiley Glen Long Betsy McCue
Dave Bongero Peter Ventura Sam Caramagno
Ian Wilshaw

Members absent: None

Mr. Mark Taormina, Planning Director, Jacob Uhazie, Planning & Economic Development Coordinator, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #7 PETITION 2022-03-08-01

MA Designers

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2022-03-08-01 submitted by MA Designers Inc. requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Vision 21 Zoning Ordinance, in connection with a proposal to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, located on

the north side of Plymouth Road between Stark and Wayne Roads in the Southwest ¼ of Section 28.

Mr. Wilshaw: Thank you, Mr. Secretary, Mr. Taormina, any updates on this item?

Mr. Taormina: Additional information was received which was discussed briefly at the study session. It includes an updated rendering of the proposed retail center showing how the exterior would be finished using a combination of brick, stone and aluminum panels. The roofing material is standing seam metal that will include all of the old roof that will remain as well as the additions. The proposed two-story addition is on the right-hand side. On the left side, a second story would be constructed above the existing end unit increasing the overall square footage of the building by about 6,900 square feet, which would bring the total gross floor area up to roughly 14,000 square feet. The plan shows five (5) potential retail tenants on the ground floor and two office tenants located on the new upper levels of the building. This project will ultimately have to be reviewed by the Zoning Board of Appeals because the rear setback is non-conforming. That building is currently approximately 6'-9" from the back wall. The ordinance requires a setback of 20 feet, so adding to the building is going to necessitate a variance. While the amount of available parking would be slightly less than the minimum number of parking spaces required under Section 9.05, Section 9.03(6) of the Zoning Ordinance now allows the City to consider alternative parking standards including parking generation studies conducted by the Institute of Traffic Engineers. The staff report details this information. Based on the ITE standards, a total of 55 parking spaces are needed, whereas the site plan shows 53 parking spaces, resulting in a minimal deficiency which Council can approve based on the Planning Commission's review and recommendation. Landscaping has also been provided. Significantly more than what is there today. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated April 14, 2022, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the project at this time. The existing parcel is assigned the address of #34800 Plymouth Road. The existing property is currently serviced by public water*

main, storm sewer and sanitary sewer. According to the proposed plans, there should not be impacts to the existing utilities. Should the developer need to make changes to the utility service leads, or do any work within the Plymouth Road right-of-way, they will need to submit Engineering drawings to this Department to determine if permits will be required from either the City or the Michigan Department of Transportation (MDOT)." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated April 18, 2022, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to construct a commercial building on property located at the above referenced address. We have no objections to this proposal. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 14, 2022, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Scott Szczepanski, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated April 28, 2022, which reads as follows: *"Pursuant to your request, the above referenced Petition has been reviewed. 1. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep and double striped. 2. The gates on the dumpster enclosure shall be steel or may be as approved. 3. Signage was not reviewed with this petition. All signage must comply with the ordinance. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated May 16, 2022, which reads as follows: *"I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid water and sewer charges: \$ 371.64 Total Due City of Livonia \$ 371.64."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated April 14, 2022, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer That is the extent of the correspondence.

Mr. Wilshaw: All right. Thanks, Mr. Taormina. Any questions for our planning staff? Ms. Smiley.

UNAPPROVED MINUTES

Ms. Smiley: Yes, I had a question about...we talked about the mechanical stuff there. What happened? So, I missed that. Where is it now?

Mr. Taormina: We still do not have details on where the mechanical equipment would be installed. They are on the roof currently. While the elevation plan shows a decorative fence on the flat portion of the roof along the back of the building, it is uncertain whether or not this area would contain any rooftop mechanicals. Maybe the petitioner has new information that he can provide. I'll zoom in on that area to show you what it looks like. You can see here, this 36 inch high aluminum rail that presumably would conceal any rooftop mechanical equipment.

Ms. Smiley: And the roof goes like this, not like...

Mr. Taormina: No. Let me show you.

Ms. Smiley: Very mechanical, isn't it?

Mr. Taormina: Well, a portion of the roof is flat. Probably the best way to show this is with the aerial photograph. If you look carefully, the portion of the roof that contains a peak is here, and this is the flat portion. So, if the mechanicals are going to be relocated, they're going to be located on the part of the roof that is flat. It's a little difficult to see.

Ms. Smiley: Commissioner Bongero, does that work for you?

Mr. Bongero: I think they're going to have to work it out, because when you're looking at the roof view, the way it is now, on the left side, that whole group is getting cut away, because there's a second-floor stacking over the top of that. So, that rooftop unit is not going to stay. The other one, they might as well put it inside the other addition as well and save all the headache of having to have somebody service those units because they need to be serviced at least twice a year, trying to get up on a roof in the middle of the winter. You know what I mean? They should just go inside and the noise for the neighbors too. It just seems like it's...that's going to be worked out. I'm sure it's...this just a preliminary plan. I'm sure once they get the architectural done, they'll have that taken care of.

Ms. Smiley: Okay.

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Mr. Wilshaw: Thank you. All right. Well, I'll ask our Petitioner about that in a moment. Any other questions for our planning staff? Mr. Venture?

Mr. Ventura: Mark, maybe you don't know the answer to this, but on the elevation, it shows what appears to be offices on the second floor, the additions on the eastern West End. If those office spaces were to be leased to somebody other than the person that occupied main floor, how do you handle barrier free code? Elevator required? What happens?

Mr. Taormina: I'm not sure. I don't know under what circumstances an elevator is required. If the office is private and associated with the use on the ground floor, then I believe there is no need for an elevator. That is something that would be determined by the Inspection Department.

Mr. Ventura: Okay, thank you.

Mr. Wilshaw: Good question. Thank you. Any other questions? If not, our petitioner is in the audience. Good evening, sir.

Feras Seryani, 25734 Ann Arbor Trail, Dearborn Heights, MI 48127. I'm not sure what I can add, but if you guys have any, I will try to answer.

Mr. Wilshaw: Alright, let's...well, you heard a question already. There's a little bit of discussion and some question about what's going to happen to those rooftop mechanical.

Mr. Seryani: Definitely the, we're going to move them. Our plan to install inside every unit heat, unit inside. It's a lot easier on the maintenance like he mentioned. Also, that's my plan from the beginning. I just don't want the heat unit to be in the roof. It's just a matter of leak and stuff like that. It just...I want to cut the maintenance on the building.

Mr. Wilshaw: Okay, excellent. Thanks for answering that question. Is there any other questions from any of our commissioners?

Ms. Smiley: This is to Mr. Taormina. Is that signage approved or within range? I guess you really don't know how big the letters are or what the signs... right? Is the signage approved as it is?

Mr. Taormina: No. The Commission's action this evening is not intended address any specifics with respect to signage. That would have

to be handled separately through permits from the Inspection Department. They're limited on size and placement. So, we presume that they'll meet the ordinance when it comes to all of those requirements.

Ms. Smiley: Okay. Thank you. Thank you, Mr. Chair.

Mr. Wilshaw: All right. Any other questions for anybody tonight? made this poor gentleman sit for two and a half hours. Get him out of here. Right.

Mr. Seryani: It's worth it.

Mr. Wilshaw: I don't see any other questions from the commissioners. Is there...nobody is left in the audience to ask anything. So, if there's no other discussion, I think a motion can be made.

On a motion by Smiley, seconded by Bongero, and unanimously adopted, it was

#05-30-2022 **RESOLVED**, That the City Planning Commission does hereby recommend to City Council that Petition 2022-03-08-01 submitted by MA Designers Inc. requesting approval of all plans required by Sections 3.10 and 13.13 of the Livonia Vision 21 Zoning Ordinance, in connection with a proposal to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, located on the north side of Plymouth Road between Stark and Wayne Roads in the Southwest ¼ of Section 28, be approved subject to the following conditions:

1. The Site Plan identified as Sheet No. SP-1 dated January 4, 2022, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
2. All parking spaces, except the required barrier free parking, shall be striped at ten feet (10') wide by twenty feet (20') in length as required, and the number and location of the barrier free parking space(s) shall be provided at the direction of the Inspection Department.
3. That bumper blocks or other type of barrier approved by the Inspection Department shall be installed in the parking spaces immediately in front of the building so that vehicles do not encroach over the storefront walkway.

4. The Landscape Plan identified as Sheet No. SP-2 dated April 5, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
5. That the Petitioner shall work with staff and the Plymouth Road Development Authority (PRDA) on plans to install additional landscaping and other streetscape improvements (i.e., brick piers and fencing) along Plymouth Road.
6. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
7. Underground sprinklers are to be provided for all landscaped and sodded areas including the rights-of-way, and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
8. The Exterior Building Elevation Plan identified as Sheet No. A-3 dated May 2, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to.
9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building.
10. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways.
11. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass.
12. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals.

UNAPPROVED MINUTES

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13. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows.
14. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and,
16. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

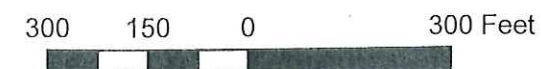
ZONING MAP

LEGEND

Zoning Districts

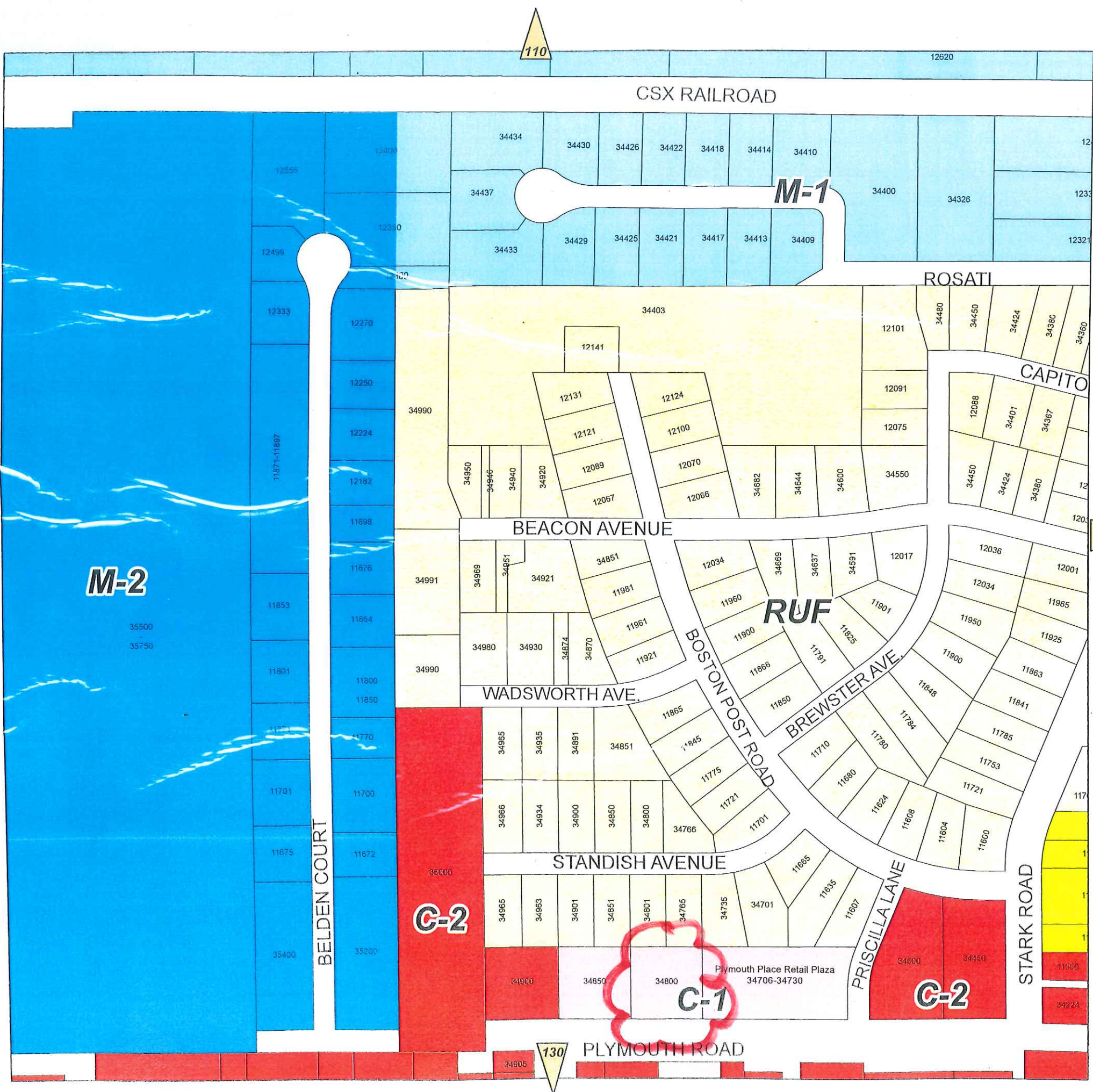
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

S.W. 1/4 Section 28
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia



34800 PLYMOUTH
2022 - -

116



112

130

RECEIVED

APPLICATION FOR VARIANCE

APR - 4 2022
Feras S.
(Owner of Premises)
City of Livonia
Inspection Department

Seryani 25734 Ann Arbor trail Dearborn Hts
(Street Address) (City) (Zip Code) (Telephone) (Fax)

481 27

(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 34800 PLYmouth Rd.

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? NO

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

proposed plan Attached (copy)

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

WE ALIGNED THE EXISTING PROPOSED ADDITION

TO THE EXISTING BUILDING TO BE UNIFORM.

MAINTAINING 6FT. REAR SETBACK.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

WE WANT THE BUILDING TO BE UNIFORM ALIGNMENT.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected.

An existing building which we only adding an addition

and refacing the outside to make it a more revealing building

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process:

N.A.

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

N.A.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: NO

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? N.A.

WE RECEIVED APPROVAL FROM PLANNING DEPT.

WE RECEIVED APPROVAL FROM COUNCIL.

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note** that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: [Signature]

Please print name of property owner: Feras Seryani

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 4th day of August, 2022

Nora Brock

(Notary Public, Wayne County, Michigan)

My Commission expires 9/1/2028

ACTING IN WAYNE COUNTY

NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES Sep 1, 2028
NORA BROCK
[Signature]

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated AUGUST 05, 2022, which reads as follows:

LIVONIA VISION 21, SECTION 3.10 AND 4.03(P)

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

[Signature]

(Supervisor)

Application for permit filed NO

Violation Issued NO

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 6th day of October, 2021.

A handwritten signature in black ink that reads "Linda Clegg".

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is TSCH. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

CP 575 G (Rev. 7-2007)

CP 575 G

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 10-06-2021
EMPLOYER IDENTIFICATION NUMBER: 87-2976917
FORM: SS-4 NOBOD

TSC HOLDINGS LLC
FERAS SERYANI SOLE MBR
24330 ANN ARBOR TRAIL
DEARBORN HEIGHTS, MI 48127

Article IV

1. Agent Name: FERAS SERYANI
2. Street Address: 25734 ANN ARBOR TRAIL
Apt/Suite/Other:
City: DEARBORN HEIGHTS
State: MI

Zip Code: 48127

3. Registered Office Mailing Address:

P.O. Box or Street Address:	24330 ANN ARBOR TRAIL
Apt/Suite/Other:	
City:	DEARBORN HEIGHTS
State:	MI

Zip Code: 48127

Signature	Title	Title if "Other" was selected
FERAS SERYANI	Organizer	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept

~~the right of a member to every other remedy given hereunder or now or hereafter~~
existing at law or in equity or by statute. No waiver by a member or the company or any breach of any kind or nature and no acceptance of payment or performance by a member or the company after any such breach shall be deemed to be a waiver of any breach of this agreement, whether or not such a member or the company knows of such breach at the time it accepts such payment or performance. If a member has the right herein to approve or consent to any matter or transaction, such approval or consent may be withheld in the sole discretion of such member for any reason or no reason. No failure of delay on the part of a member for any reason or no reason. No failure of delay on the part of a member of the company to exercise any right it may have shall prevent the exercise thereof by such member or company at any time such other may continue to be so in default, and no such failure or delay shall operate as a waiver or any default.

SEC 10.1 Notices. Any notice, request, approval, consent, demand or other communication required or permitted hereunder shall be given in writing by (1) personal delivery, (2) expedited delivery service with proof of delivery, (3) United States mail, postage prepaid, registered or certified mail, return receipt requested, or (4) prepaid telegram, facsimile or telex (provided that such telegram, facsimile or telex is confirmed by expedited delivery service or by mail in the manner previously described), and shall be delivered to each party at his respective address set forth at the beginning of this agreement (or in the case of the company, the principal office address established pursuant to section 1.6 hereof), or to such different address as such addressee shall have designated by written notice sent in accordance herewith, and shall be deemed to have been given and received either at the time of personal delivery or, in the case of delivery service or mail, as of the date of first attempted delivery at the address and in the manner provided herein, or in the case of the telegram, facsimile or telex, upon receipt.

SEC 10.2 Amendments. This agreement may be amended by a written agreement or amendment executed by all the members, but not otherwise. No variations, modifications, amendments or changes herein or hereof shall be binding upon any party hereto unless set forth in a document duly executed by or behalf of such party.

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TRANSFER OF MEMBERS INTERESTS

SEC 8.1 Restrictions.

- (A) Except as expressly permitted by this agreement, no member may transfer his other interest in the company or any portion thereof without the prior written consent of the other member.
- (B) No person shall be admitted as an additional member without the prior written consent of the other member.
- (C) Transfers in violation of the provisions hereof shall be null and void and of no effect for any purpose.

SEC 8.2 Effect of Assignment; Documents. All interests in the company transferred, assigned or bequeathed pursuant to the provisions of this article shall be subject to the restrictions and obligations set forth in this agreement. As a condition to any sale, transfer, assignment or admission permitted hereunder, the transferred, assignee or additional member must execute this agreement and agree to be bound by all of its terms and provisions as substituted member or addition member.

Page 6 of 9

otherwise to the company or to the members for any action taken or failure to act on behalf of the company, unless such action or omission was performed or omitted in bad faith or constituted wanton and willful misconduct.

- (D) The company shall indemnify and hold harmless the members and their agents from and against any and all liabilities, losses, expenses, damages or injuries suffered or sustained by reasons of any acts, omissions or alleged acts or omissions in their capacity as members; hereunder of arising out of their activities on behalf of the company or in furtherance of the interests the company, including, but not limited to, any judgment, award, settlement, reasonable attorney fees and other costs and expenses (which may be advanced by the company) incurred in connection with the defense of any actual or threatened action, proceeding or claim; provided, however, the indemnification hereunder is hereby expressly limited in amount to the net fair market value of the company's assets, and no member shall be obligated to make any contribution or loan to the company for purposes of funding the same.

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such taxable year in accordance with code section 706 (d) and the Treasury Regulations hereunder.

SEC 4.2 Profit and Losses. Subject to section, the company's income, gain, losses, deductions and credits (and items thereof), for each fiscal year of the company, shall be allocated among members (for both book and tax purposes) in proportion to their respective Distribution Percentages.

ARTICLE V ACCOUNTING

SEC 5.1 Accounting Methods. The company books and records shall be prepared in accordance with generally accepted accounting principals, consistently applied, except that the members capital accounts shall be maintained as provided in this agreement. The company shall be on an accrual basis for both tax and accounting purposes.

SEC 5.2 Fiscal Year. The fiscal year of the company shall be the twelve-calendar month period ending on the **31st of December of each calendar year.**

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those mentioned in the proceeding paragraph. Any additional contribution in excess of schedule 2.1 will be considered as a loan to contributing member.

SEC 2.3 Distribution of Capital; No Interest on Capital; Limitation on Contributions. Except as expressly provided in Article III, (1) no member shall been titled to withdraw or to receive contributions of or against his or its capital contributions, without the prior consent of, and upon the terms and conditions agreed upon by, the other members, (2) no member shall have any priority over the other members as to contributions or as to compensation by way income.

**ARTICLE III
DISTRIBUTIONS**

SEC 3.1 Distributions of Net Cash Receipts. Subject to the provisions of section 9.2 (governing the application of Dissolution Proceeds), the company’s net cash receipts shall be distributed at such time as the members shall determine in their absolute discretion to the members in proportion to their respective Distribution Percentages.

SEC 3.2 Distributions to be made in Cash. Unless otherwise unanimously determined by the members, all distributions to the members shall be made in cash and no member shall have the right to receive distributions or property other than cash either during the term of the company or upon its dissolution.

from gross receipts of the company shall be made for amounts paid out of funded reserves.

- (K) “Person” or “Persons” shall mean any individual, trust, estate, partnership, association, firm, company, or corporation, or any state or public officer, agency or instrumentality.
- (L) “Transfer” or “Transfers” shall mean sell, assign, convey, donate, bequeath, transfer or otherwise dispose of (otherwise than by an Involuntary Transfer) or contract to transfer.
- (M) “Treasury Regulation(s)” means the regulations of the United States Department of the Treasury promulgated under the code, as the same may be amended or supplemented from time to time.

SEC 1.2 Formation of the Company. The members agree to form the company and to associate themselves as members in the company as formed under and pursuant to the provisions of the Act, for the purposes and scope set forth in the Articles of organization and this agreement. The members shall cause to be filed in the appropriate governmental office articles of organization that confirm to the requirements of the Act in order to constitute the company as a valid limited liability company under the Act. The costs and expenses associated with its formation shall be borne by the company.

SEC 1.3 Name. The company’s name shall be TSC HOLDINGS LLC, and such name shall be used at all times in connection with the business and affairs of the company.

- (A) "Act" means the Limited Liability Company Act of the State of Michigan, as from time to time to amend.
- (B) "Agreement" means this Operating Agreement, as the same may be amended from time to time.
- (C) "Capital Amounts" is defined in SEC 5.3.
- (D) "Code" means the Internal Revenue Code of 1986, as amended from time to time.
- (E) "Company" means the Limited Liability Company formed and governed pursuant to this Agreement.
- (F) "Dissolution Proceeds" means any distribution to the members arising out of or in connection with the dissolution, winding up and/or liquidation of the Company or its assets.
- (G) "Distribution Percentage" means, for each member, the percentage set forth opposite such member's name, as follows:

Member A. FERAS SERYANI, 50%

Member B. SHOLINE BATTO, 50%

ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF
June 27, 2022

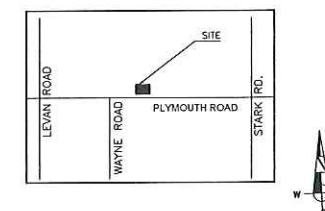
Petition 2022-03-08-01 – MA Designers

#194-22 RESOLVED, that having considered a communication from the City Planning Commission, dated May 23, 2022, which transmits its resolution #05-30-2022, adopted on May 17, 2022, with regard to Petition 2022-03-08-01 submitted by MA Designers Inc., requesting to construct an addition and remodel the interior and exterior of the retail center at 34800 Plymouth Road, located on the north side of Plymouth Road between Stark and Wayne Roads in the Southwest ¼ of Section 28, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2022-03-08-01 is hereby approved and granted, subject to the following conditions:

1. The Site Plan identified as Sheet No. SP-1 dated January 4, 2022, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to;
2. All parking spaces, except the required barrier free parking, shall be striped at ten feet (10') wide by twenty feet (20') in length as required, and the number and location of the barrier free parking space(s) shall be provided at the direction of the Inspection Department;
3. That bumper blocks or other type of barrier approved by the Inspection Department shall be installed in the parking spaces immediately in front of the building so that vehicles do not encroach over the storefront walkway;
4. The Landscape Plan identified as Sheet No. SP-2 dated April 5, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to;
5. That the Petitioner shall work with staff and the Plymouth Road Development Authority (PRDA) on plans to install additional landscaping and other streetscape improvements (i.e., brick piers and fencing) along Plymouth Road;
6. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding;
7. Underground sprinklers are to be provided for all landscaped and sodded areas including the rights-of-way, and all planted materials

shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;

8. The Exterior Building Elevation Plan identified as Sheet No. A-3 dated May 2, 2022, as revised, prepared by MA Designers Group Inc., is hereby approved and shall be adhered to;
 9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;
 10. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
 11. That the three walls of the trash dumpster area shall be constructed out of the same brick used in the construction of the building or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass;
 12. Only conforming signs are approved as part of this petition, and any additional signs shall be separately submitted for review and approval by the Zoning Board of Appeals;
 13. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows;
 14. That unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;
 15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
 16. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.
-



KEY PLAN

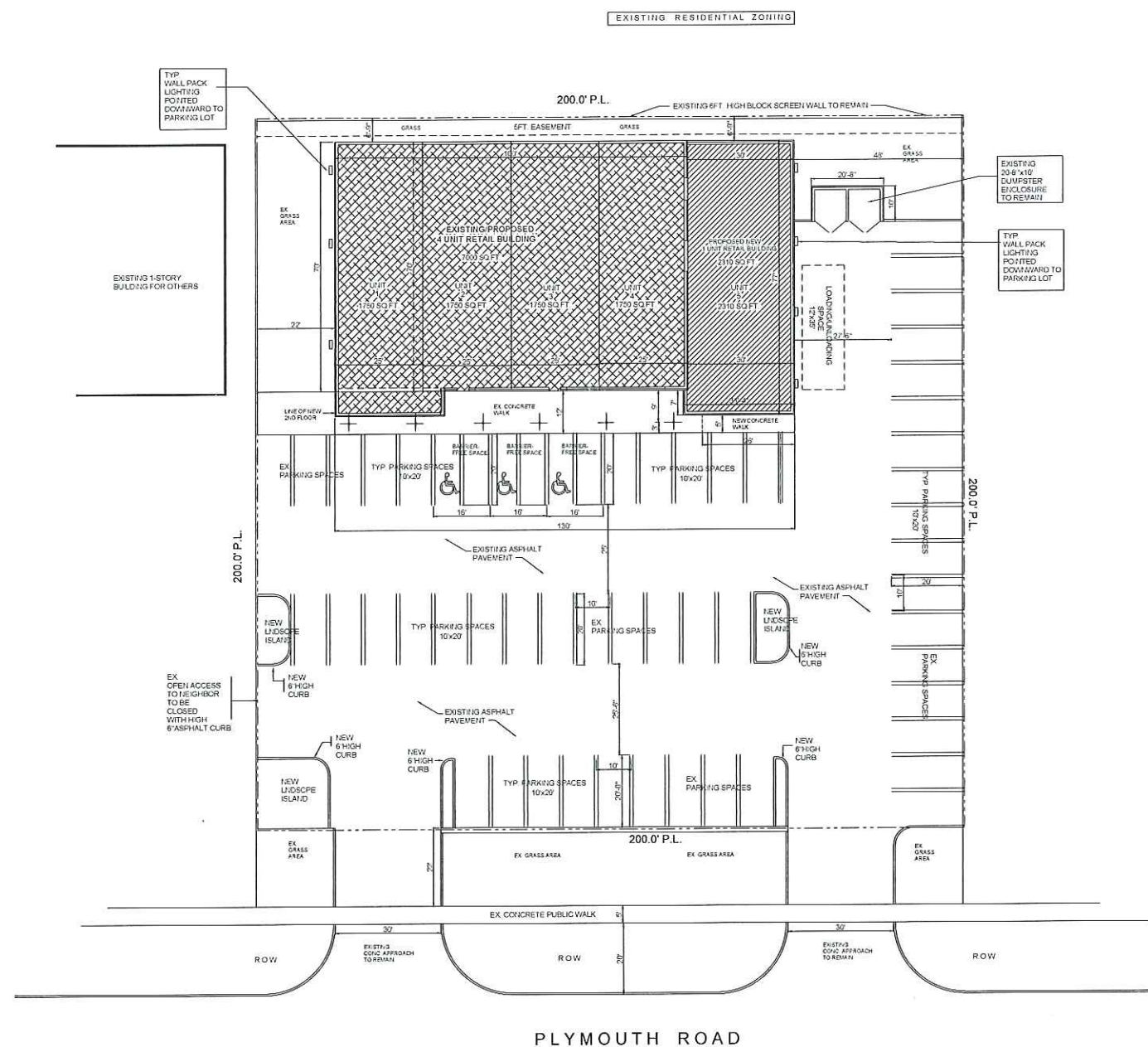
FRONT ELEVATION

SCALE 3/8" = 1'-0"



WALL SECTION

SCALE 3/8" = 1'-0"



SITE DATA

ZONING	COMMERCIAL-RETAIL/OFFICE
TOTAL SITE AREA	45,000 SQ.FT. (1.04 ACRES)

PROPOSED/EX. BUILDING PLAZA

TOTAL BUILDING AREA'S	9,310 SQ. FT.
-----------------------	---------------

PARKING SPACES REQUIRED

RETAIL PLAZA. = $7,448 \text{ Q.FT} / 150 = 50$

TOTAL SPACES REQUIRED =	50 SPACES
TOTAL SPACES PROPOSED =	<u>53 SPACES</u>

TYP. PARKING DIM. 10'-0"x20'-0 (50)
B.F. PARKING SPACE 16' x 20' (3)

GENERAL NOTES:

THE NEW RETAIL PLAZA/OFFICE SPACE WILL CONSIST OF THE FOLLOWING:

- 1- RETAIL SPACE ON FIRST FLOOR. (NO CURRENT TENANT IS PROPOSED PRESENTLY)
- 2- ALL NEW TENANTS AFTER CONSTRUCTION OF "SHELL " WILL OBTAIN SEPERATE BUILDING PERMITS.
- 3-- SECOND FLOOR WILL CONSIST OF OFFICE SPACE FOR OWNER.
- 4- NO EXTERIOR POLE LIGHTING PROPOSED.
- 5- PROPOSED WALL PACK LIGHTING ON BUILDING. SHOWN ON PLAN - (SHIELDED DOWNWARD).



PROPOSED SITE PLAN

SCALE 1" = 20'-0"



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 01042022

FILE NAME: PLYMOUTH-RETAIL-SP1

PROJECT NAME:
PROPOSED ADDITION TO EXISTING BUILDING
NEW 2-STORY BUILDING-RETAIL/OFFICE

DRAWN BY: AR

CHECKED BY: JD

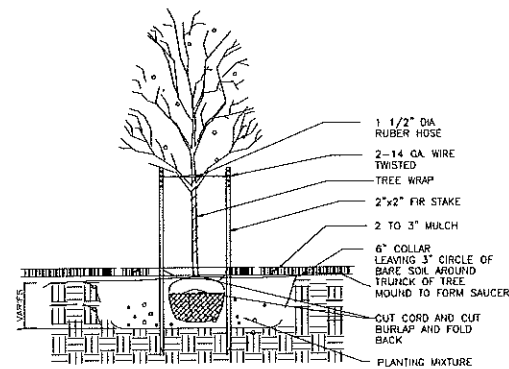
DATE PLOTTED:
1-4-2022

DATE SUBMITTED: 1-4-202

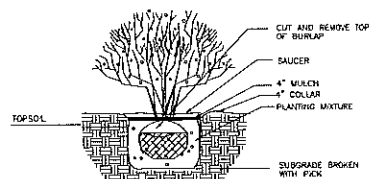
REVISIONS:

SHEET NO.

SP-1



Deciduous Tree Planting NTS



Shrub Planting NTS

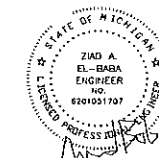
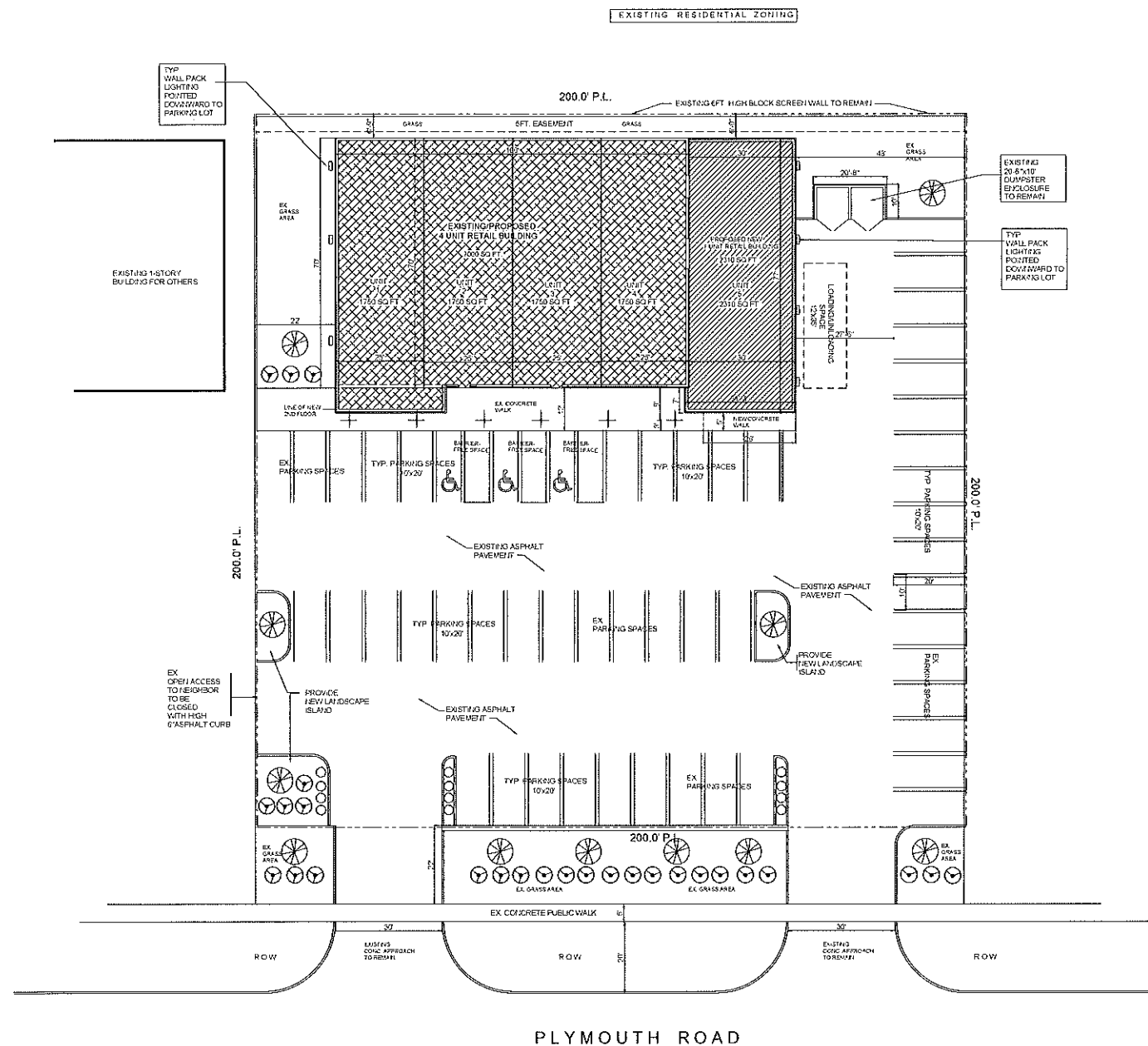
LANDSCAPING PLAN

TYPE			SYMBOL	SIZE	BOTANICAL	QUANTITY
NEW BLUE TANS JUNIPER	SHRUB		CONT 30" SPREAD	JUNIPERUS S.T. 7610 BLUE	12	
DECIDUOUS SMALL GUINZAM ASH			B&B ROOT 1 1/2" col.	FRAXINUS P. GUINZAM PP 8077	27	
DECIDUOUS SUGAR MAPLE			B&B ROOT 1 1/2" CALIP.	ACER SACCHARUM	11	

LAWN AREAS TO RECEIVE IRRIGATION BY OWNER AND SOD ON FINISH GRADE. PROVIDE POSITIVE DRAINAGE SEE SITE PLAN (TYP.)

LANDSCAPING NOTES:

- EXISTING TOP SOIL FOUND TO BE IN GOOD CONDITION TO BE STORED ON SITE AND PROTECTED FROM EXTREME WEATHER CONDITIONS. BAD SOIL TO BE DISPOSED IN LEGAL MANNER.
- ALL LANDSCAPED AREA (L.S. AREA) TO RECEIVE MIN. 4\"/>



(313)995-1515
MADESIGN19@YAHOO.COM

PROJECT NO.: 01042022

FILE NAME: PLYMOUTH-RETAL-SPI

PROJECT NAME:
PROPOSED ADDITION TO EXISTING BUILDING
NEW 2-STORY BUILDING-RETAL/OFFICE
34800 PLYMOUTH RD., LYONIA, MICHIGAN
OWNER:
34800 PLYMOUTH ROAD
LYONIA, MICHIGAN

DRAWN BY: AR

CHECKED BY: J.D.

DATE PLOTTED:
2-12-2022

DATE SUBMITTED:
2-12-2022

REVISIONS:

SHEET NO.:

SP-2



SHEET NO.:

A-2

EAST ELEVATION

SCALE: 1/8" = 1'-0"

2022-10-28



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

CITY OF LIVONIA
Inspection Department

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

Applicant ITALY AMERICAN CONSTRUCTION Address 8401 N. TELEGRAPH DEARBORN HTS, MI 48127 313-278-7500
Owner STEPHANIE KORNOWICZ Address 29421 LORI, LIVONIA, MI 48154 48127
Lessee _____ Address _____ 734-915-7082
Location SOUTH Side of 29421 LORI Street
Between MIDDLEBELT And BEATRICE
Lot No/Parcel No. 089-02-0109-000 Subdivision ALGONQUIN PARK
Zoning District N1 Map No. NE23 Lot Size 62.61 x 115' (7200 SQ FT) Alley _____
Present Use RESIDENTIAL Proposed Use SAME
HOUSE POACH
Present Building Size 1032 SQ FT 94 SQ FT Proposed Building Size 16' x 24' (384 SQ FT)
Present Height of Building 1 1/2 STORIES Proposed Height ONE STORY
Allowable Lot Coverage 35% (2520 SQ FT) Proposed Lot Coverage 21.0% (1510 SQ FT)
Proposal SEEKING TO ERECT AN ATTACHED GARAGE ADDITION RESULTING
IN DEFICIENT EAST SIDE YARD SET BACK AND COMBINED SIDE YARD
SET BACKS. EAST SIDE YARD SET BACK REQUIRED: 5 FEET;
PROPOSED: 3 FEET; DEFICIENT: 2 FEET. COMBINED SIDE YARD SET BACK
REQUIRED: 14 FEET; PROPOSED: 8; DEFICIENT: 6 FEET

Reason for Rejection LIVONIA VISION 21, SECTION 4.02
4.02
Deficient Side Yard 2 FEET (EAST) Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ 4.02 COMB. S/YDS: 6 FEET Encroachment _____
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk _____
Remarks _____

Plans and Application examined by Ryo Date OCTOBER 14, 2022

ZONING EXAMINER

PLEASE CONTACT FOR LEGAL NOTICE
TOM MASSEY 734 968 2434

RECEIVED
OCT 14 2022
Inspection Department
City of Livonia

APPLICATION FOR VARIANCE
tlmrebel@yahoo.com

STEPHANIE KORNOWICZ	29421 LORI ST.	LIVONIA	48154	(734) 915-7082	
(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

N/A					
(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
ITALY AMERICAN CONSTRUCTION	8401 N TELEGRAPH	DEARBORN HGTS	48127	(313) 278-7500	
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 29421 LORI ST

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they?

NO

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

23H109 ALGONQUIN PARK T1S R9E L 81 P 22 23 WCR LOT 109

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City’s Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

The block that contains 29421 Lori has 13 lots that face Lori St. Out of these 13 houses, there are 5 that have an attached garage and do not meet the side-yard setback requirements. The houses on the same block, but facing Lyndon all have attached garages and appear to meet the side-yard setback requirement because there are only 12 lots. All of these houses fall into the N1 zoning district. There is also a precedent because the city already allowed 5 neighboring houses to build attached garages that now no longer meet the side-yard setback requirement.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

There is currently no garage at this property and by building one it will improve the use of the home by providing cover and storage. We discussed other options with the building department, but the difficulty of this property is that there is a mature tree in the backyard which hinders the building of a detached garage or side entry garage. Any excavating to build a detached garage could damage the roots of the tree which would create a loss of integrity leading to bigger problems down the line (i.e. the tree losing a limb or falling, damaging the house or neighbors houses.)

5. Explain why you think this variance would be fair to the neighbors and others who might be affected.

There are neighbors on this street that already benefit from a variance like the one we are requesting. 29445 Lori, 29523 Lori, 29535 Lori, 29547 Lori, and 29609 Lori all have benefited from a variance that allowed them to build an attached garage and ignore the side-yard setback requirement. The homeowner has also said that the neighbors who know she is in the process of building a garage are in support of the addition. The design of the garage is in keeping with the style of the house and neighborhood.

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process:

NO

7. If you have not attempted to have the zoning ordinance amended, why hasn’t this attempt been made?

When we spoke to the building department, they said to go to ZBA to try and get a variance.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: _____
NO
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? When we spoke to the building department, they said to go to ZBA to try and get a variance. _____

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note** that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: _____

Stephanie A. Kornowicz

Please print name of property owner: Stephanie A. Kornowicz

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 13th day of October, 2022

Colleen M. Fries
(Notary Public, Wayne County, Michigan)
My Commission expires 05-11-2023

COLLEEN M. FRIES
Notary Public, State of Michigan
County of Wayne
My Commission Expires 05-11-2023
Acting in the County of Wayne

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated October 14, 2022, which reads as follows:

LIVONIA VISION - 21 SECTION 4.02

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

R

(Supervisor)

Application for permit filed Yes

Violation Issued NO

ZONING MAP

LEGEND

Zoning Districts

RUF Rural Urban Farm

N1 Neighborhood

N2 Neighborhood

NM1 Neighborhood Multifamily

NM2 Neighborhood Multifamily

NM3 Neighborhood Multifamily

P Parking

C-1 Local Business

C-2 General Business

C-3 Highway Services

C-4 High Rise Commercial

M-L Manufacturing Limited

M-1 Light Manufacturing

M-2 General Manufacturing

P-L Public Lands

NP Nature Preserves

N.E. 1/4 Section 23

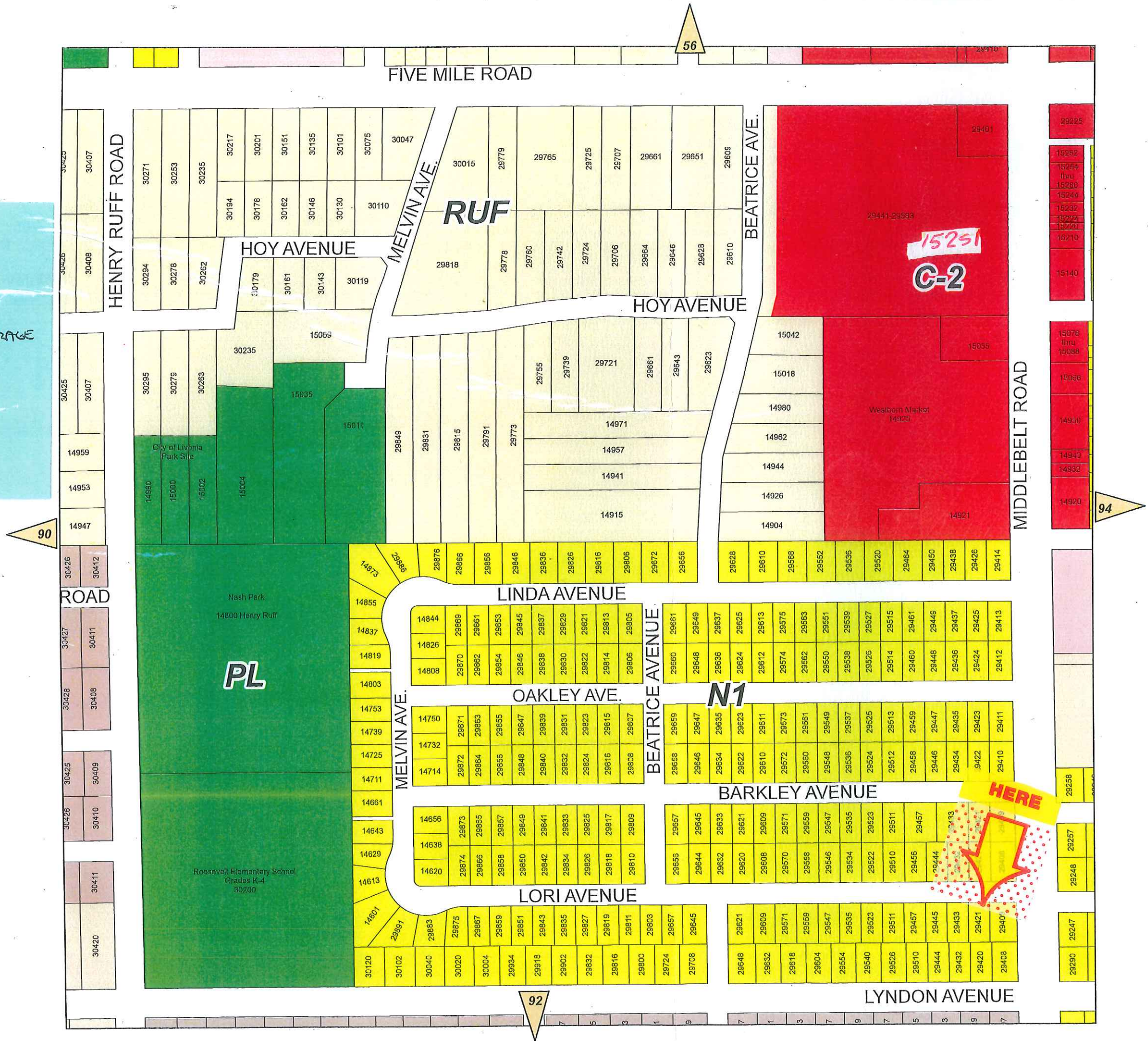
City of Livonia

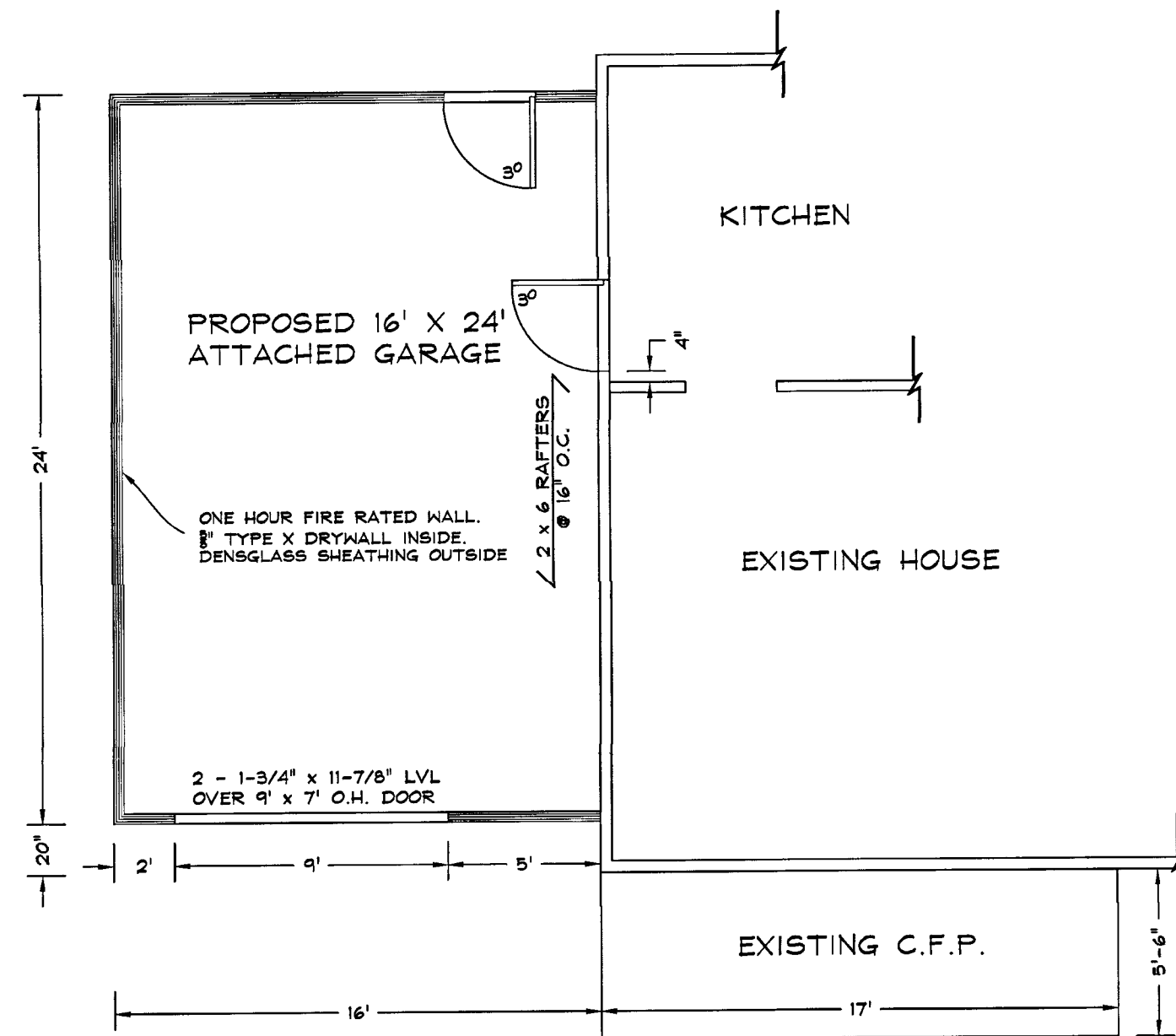
T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



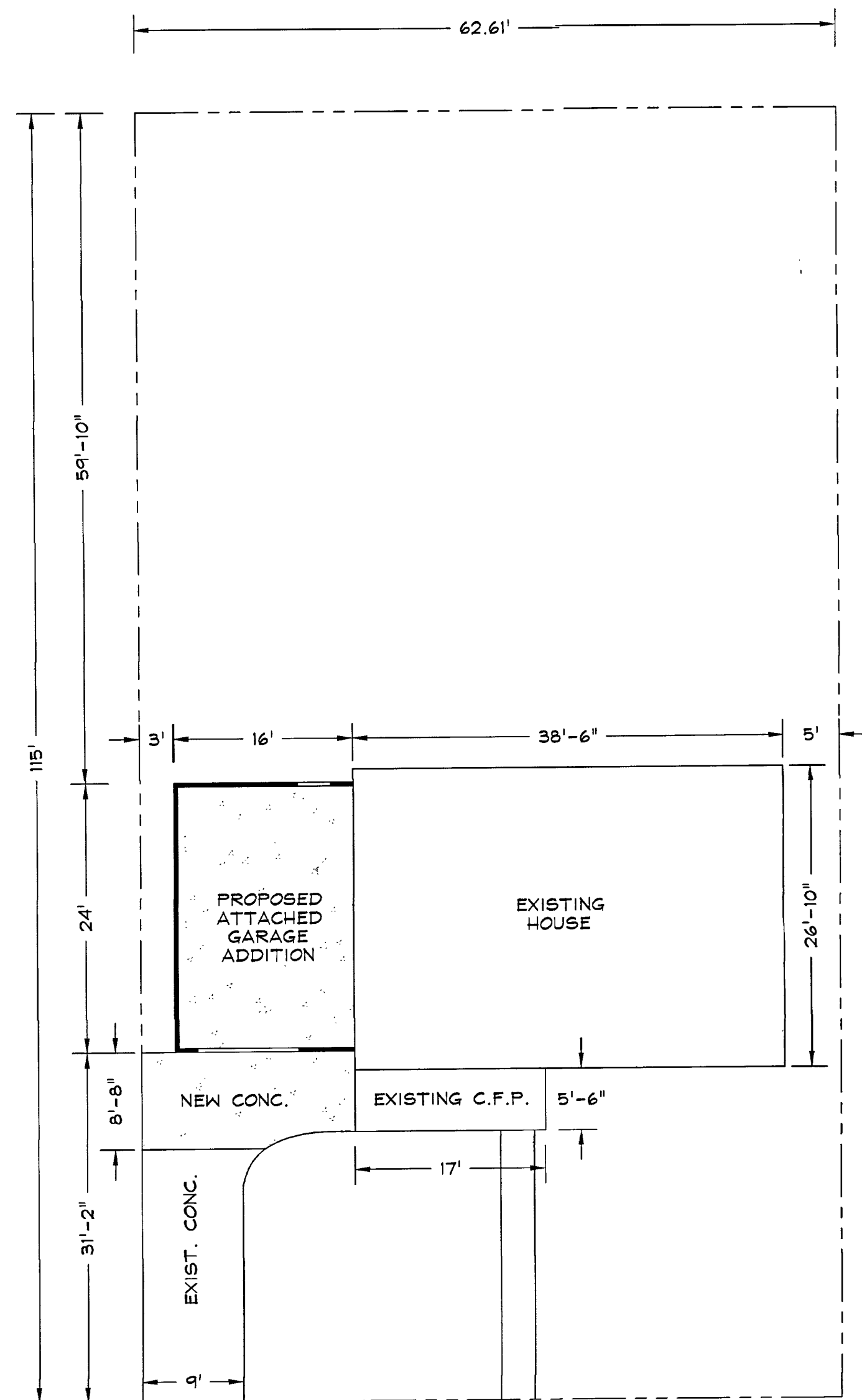
2022 - -
29421 LOR!
RE: ATTACHED GARAGE
ADDITION





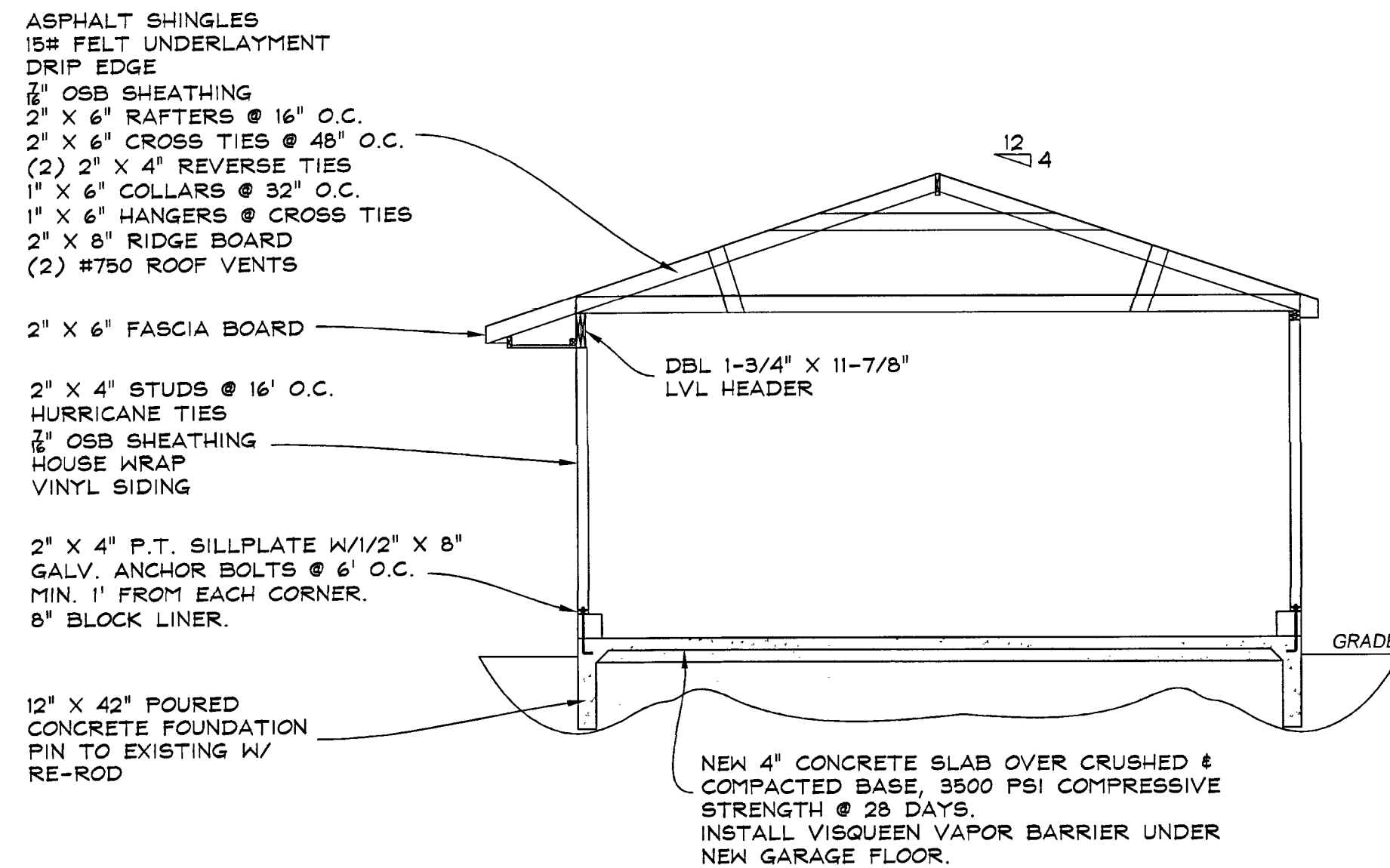
FLOOR PLAN

SCALE: 3/16" = 1'-0"



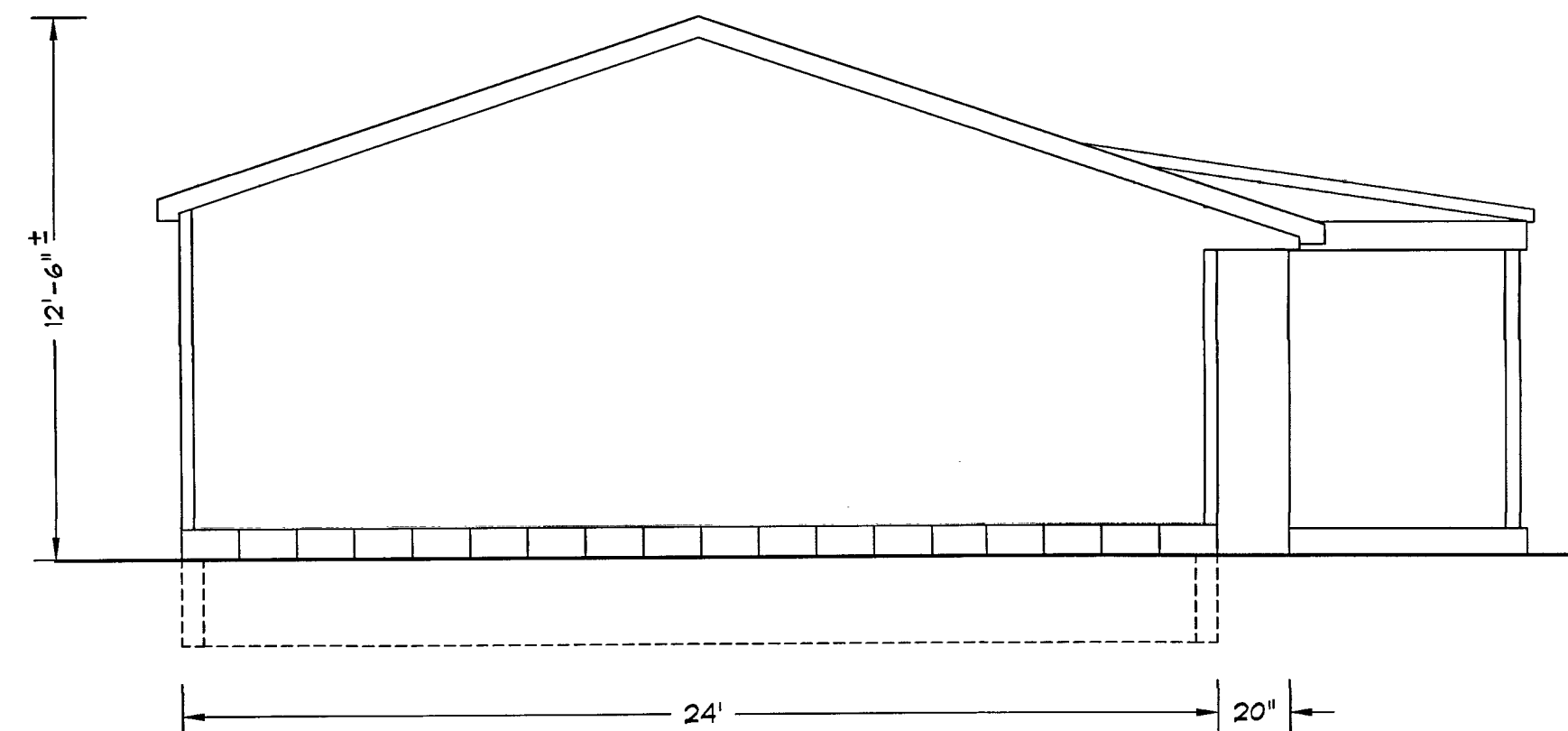
SITE PLAN

SCALE: 3/32" = 1'-0"



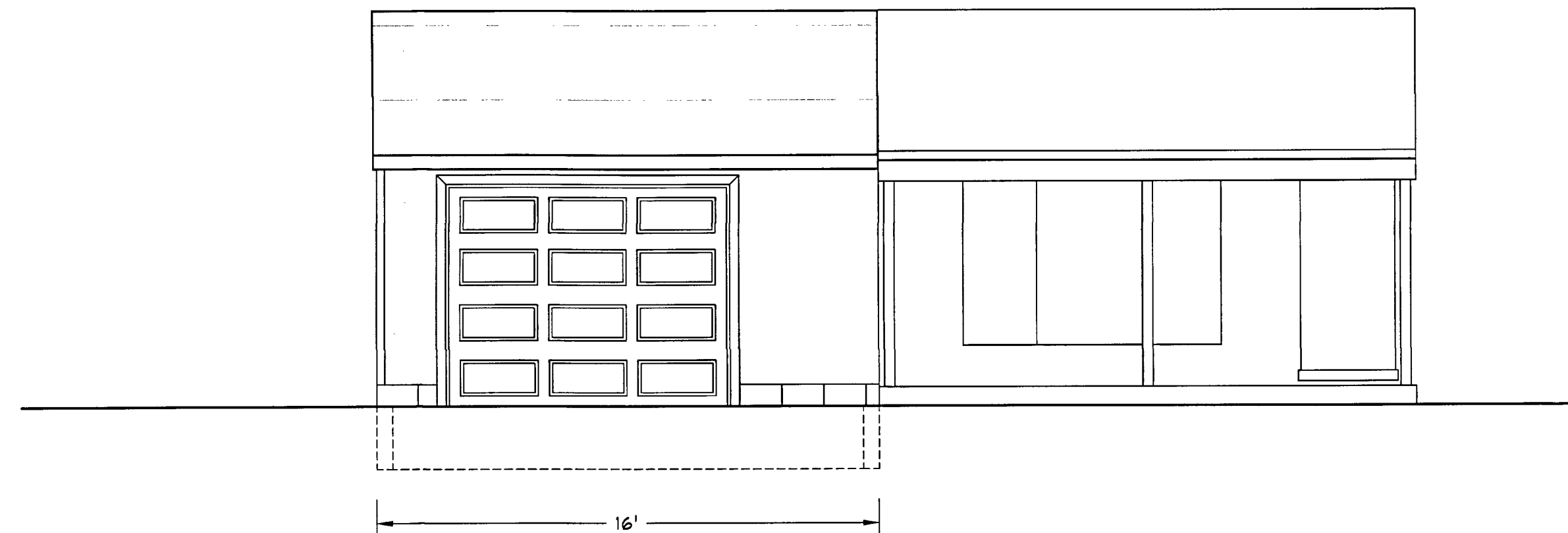
TYP. SECTION

SCALE: NOT TO SCALE



SIDE ELEVATION

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



FRONT ELEVATION

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

GENERAL NOTES

- THESE PLANS ARE PROTECTED BY COPYRIGHT AND ARE NOT TO BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE AUTHOR.
- APPLICABLE BUILDING CODES ARE AS FOLLOWS:
-MICHIGAN RESIDENTIAL BUILDING CODE 2015
-CITY OF LIVONIA BUILDING CODE
-CITY OF LIVONIA ZONING CODE
- PRIOR TO THE START OF CONSTRUCTION, THE LICENSED CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WORK TO COMMENCE.
- ALL FEDERAL, STATE, AND LOCAL CODES SHALL BE CONSIDERED A PART OF THE SPECIFICATIONS OF THE BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN CONFLICT WITH THIS DOCUMENT.

GENERAL SITE NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO LOCATE ALL TREES AND VERIFY ALL EXISTING GRADE LEVELS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SITE UTILITIES PRIOR TO OR DURING CONSTRUCTION AND THE HOMEOWNER SHALL BE RESPONSIBLE FOR EXISTING AND FUTURE SPRINKLER HEADS.

CONSTRUCTION NOTES

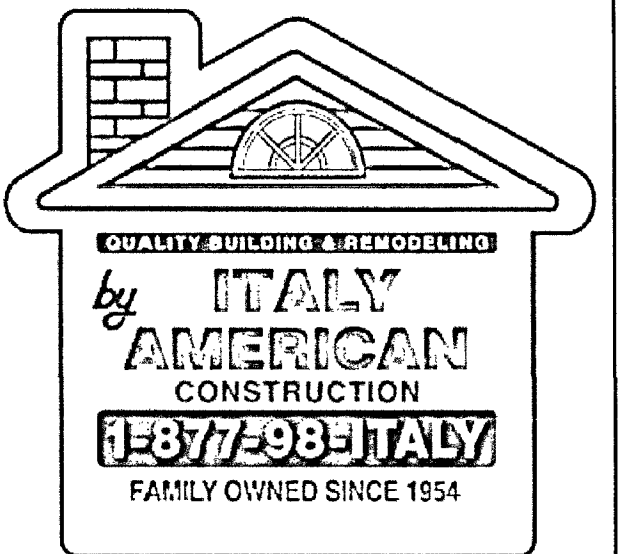
- DRAWING PAGES WILL BE SCALED ON EITHER, (24" X 36") OR (11" X 17") PAPER AND PRESERVE PROPER FORMATTING & MEASUREMENTS.
- DOOR SIZES ARE INDICATED IN DRAWINGS NOMINALLY AND IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ROUGH OPENINGS BASED ON THE DOOR MANUFACTURER'S SPECIFICATIONS.
- BRACE ALL EXTERIOR CORNERS OF STUD WALLS WITH METAL STRAP BRACING LET INTO STUDS ON 45 DEGREE DIAGONALS FROM PLATE TO PLATE.
- ALL RAFTER TAILS TO RECEIVE GALV. HURRICANE STRAPS AT WALL TOP PLATES TO PREVENT WIND UPLIFT.

FDTN. & CONC. NOTES

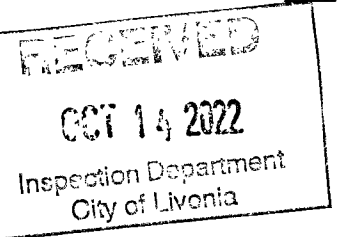
- ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF MASONRY TO OUTSIDE FACE OF MASONRY.
- FROST DEPTH IS ASSUMED TO BE 42" BELOW GRADE.
- COMPRESSIVE STRENGTH OF CONCRETE TO MEET OR EXCEED THE REQ'D OF MRS TABLE R403.2 UNDER THE CATEGORY OF SEVERE POTENTIAL FOR WEATHERING.
- FOOTINGS SHALL REST ON UNDISTURBED SOIL AND CONTRACTOR SHALL VERIFY SOIL IS FREE OF LOOSE DEBRIS AND WATER PRIOR TO POURING OF CONCRETE.
- CONTRACTOR TO BE AWARE OF EXISTING FOUNDATIONS AND PREVENT AGAINST OVER EXCAVATION BELOW EXISTING FDTN. BEARING LINE UNLESS OTHERWISE INDICATED.
- A MIN. 2" THICK BASE COURSE SHALL BE PLACED ON THE PREPARED SUB-GRADE WHERE THE SLAB IS BELOW GRADE EXCEPT WHEN THE SUB-GRADE FALLS WITHIN THE CLASSIFICATION OF GROUP 1 OF MRS TABLE R403.1.
- ON ATTACHED GARAGE PER MRS R503.2, A 6 MIL THICK VAPOR RETARDER (OR BETTER) WITH MIN. 6" JOINT LAPPING SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND BASE WHERE APPLICABLE.

CONTRACT NOTES

- INSTALL NEW CONCRETE FOR NEW 16' X 24' CONCRETE GARAGE FLOOR W/ 12" X 42" FOUNDATION BENEATH.
- BUILD NEW 16' X 24' WOOD FRAME ATTACHED GARAGE ADDITION REVERSE GABLE - 2'-0" O.H. 8' WALLS
- INSTALL 9' X 7' SHORT PANEL OVERHEAD DOOR - COLOR: WHITE W/ 1/2 H.P. GARAGE DOOR OPENER W/ 2 REMOTES
- INSTALL (2) INSULATED 36" X 80" 6-PANEL SERVICE DOORS W/ LOCKSETS & DEADBOLTS.
- ROOFING:** CERTAINTED LANDMARK DIMENSIONAL SHINGLES
COLOR: WEATHERED WOOD
Drip Edge - COLOR: WHITE
- SIDING:** DUTCHLAP DOUBLE 4"
COLOR: SAVANNAH WICKER
PERF. VINYL SOFFIT - COLOR: WHITE
ALUMINIUM TRIM - COLOR: WHITE
5" ALUMINIUM GUTTERS - COLOR: WHITE
- ELECTRICAL:** OFF EXISTING SERVICE. INSTALL (2) INTERIOR WALL OUTLETS, INSTALL (1) INTERIOR LIGHT, INSTALL (1) INTERIOR SWITCH. INSTALL (1) GARAGE DOOR OPENER OUTLET, INSTALL (2) EXTERIOR COACH LIGHTS (HOMEOWNER PROVIDED), OWNER TO FILL ELEC. TRENCH.



KORNOWICZ RESIDENCE
29421 LORI ST.
LIVONIA, MI 48154
734-915-7082
PROPOSED 16' x 24'
ATTACHED GARAGE



SHEET INDEX

DESCRIPTION

A.001 GENERAL NOTES
SITE SURVEY
GARAGE FLOOR
PLAN
SECTION
ELEVATIONS

SET ISSUE DATES

DATE: 08/21/22 ISSUE: APPLY FOR PERMIT

SHEET NOTES

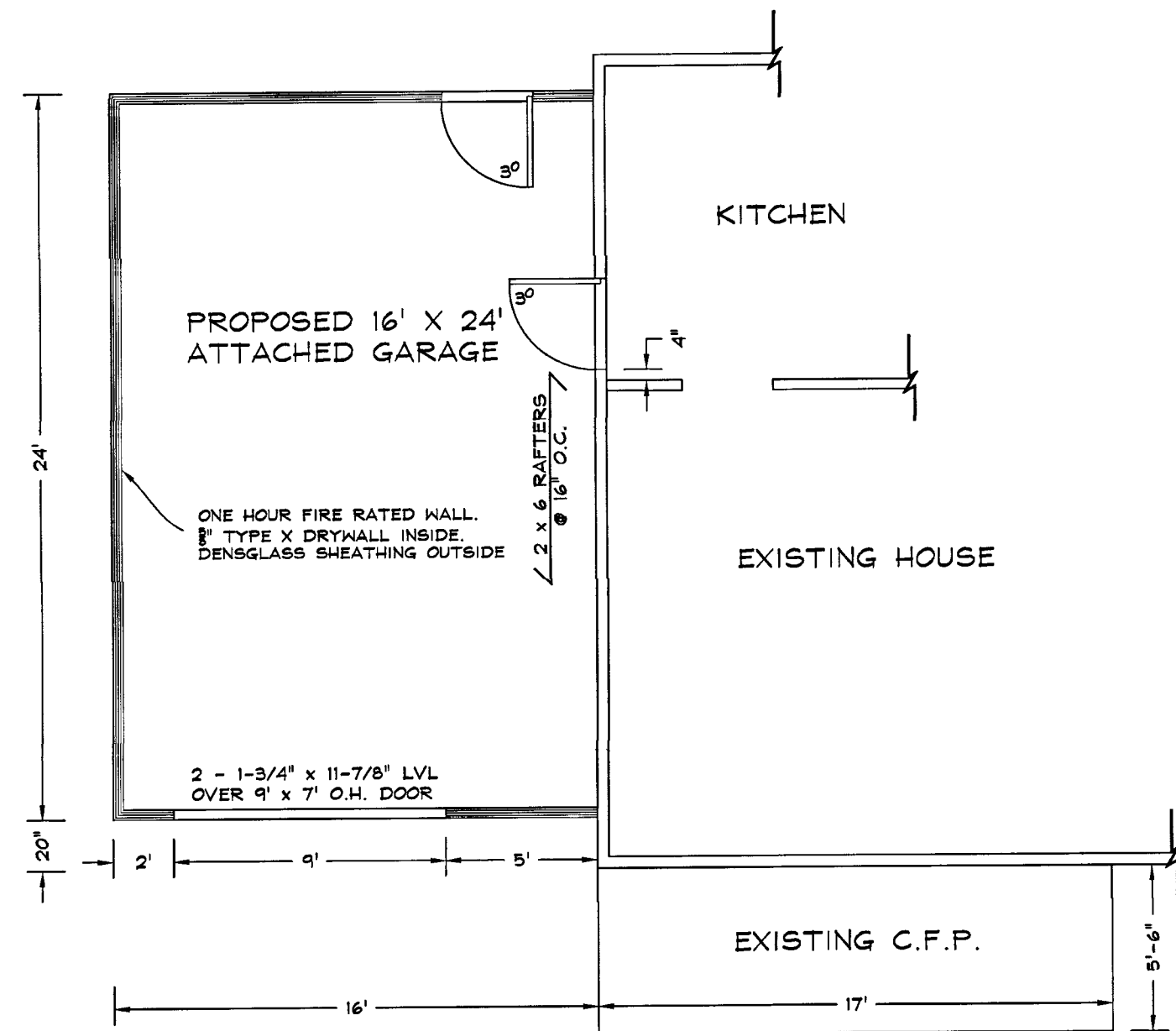
REF: DRAWN BY: RM
CHECKED BY:

SHEET No.

A-1
PAGE 1 OF 1

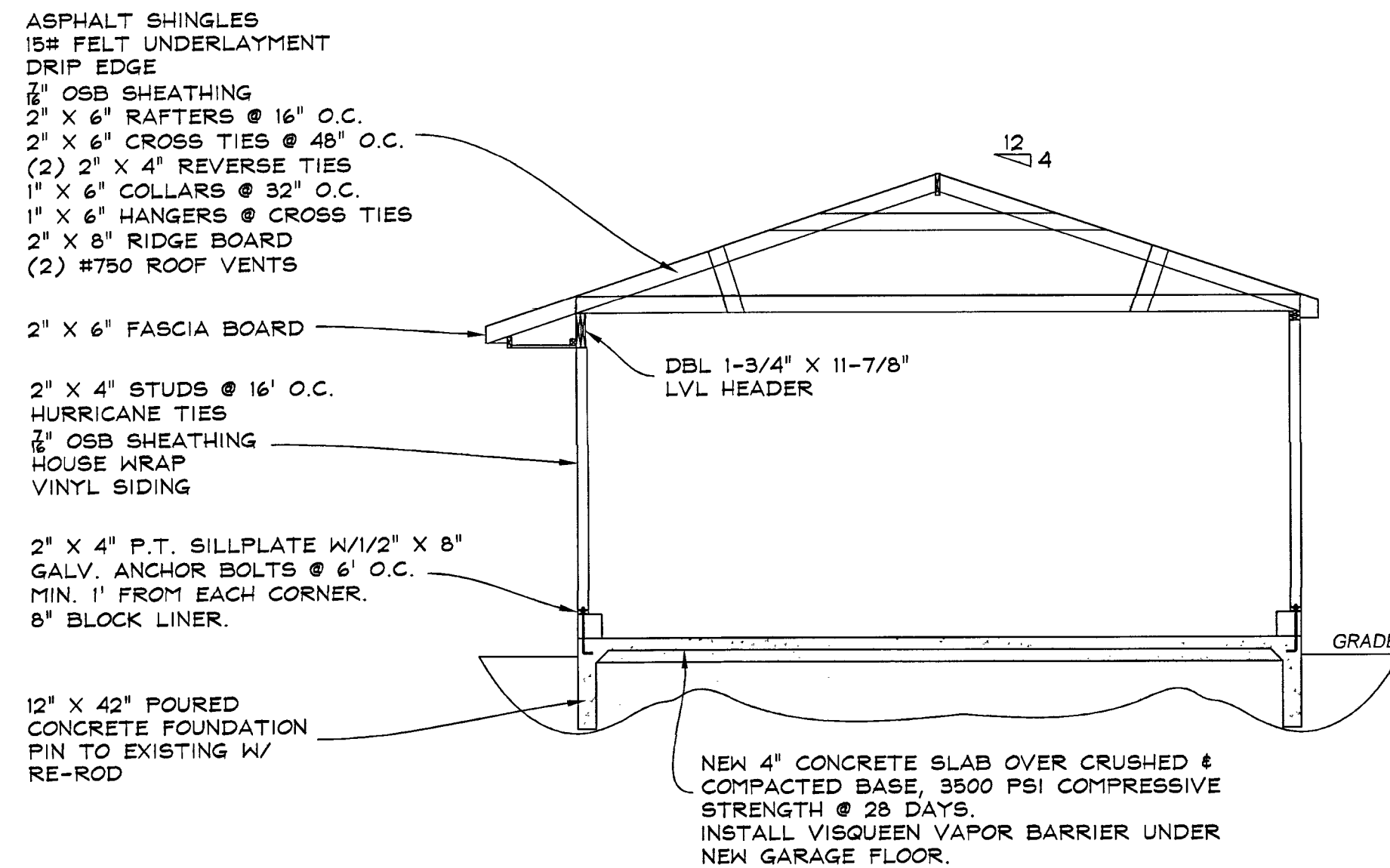
PROJECT No. VG 2208

DATE CREATED: 08/21/2022



FLOOR PLAN

SCALE: 3/16" = 1'-0"



TYP. SECTION

SCALE: NOT TO SCALE

GENERAL NOTES

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CONSTRUCTION NOTES

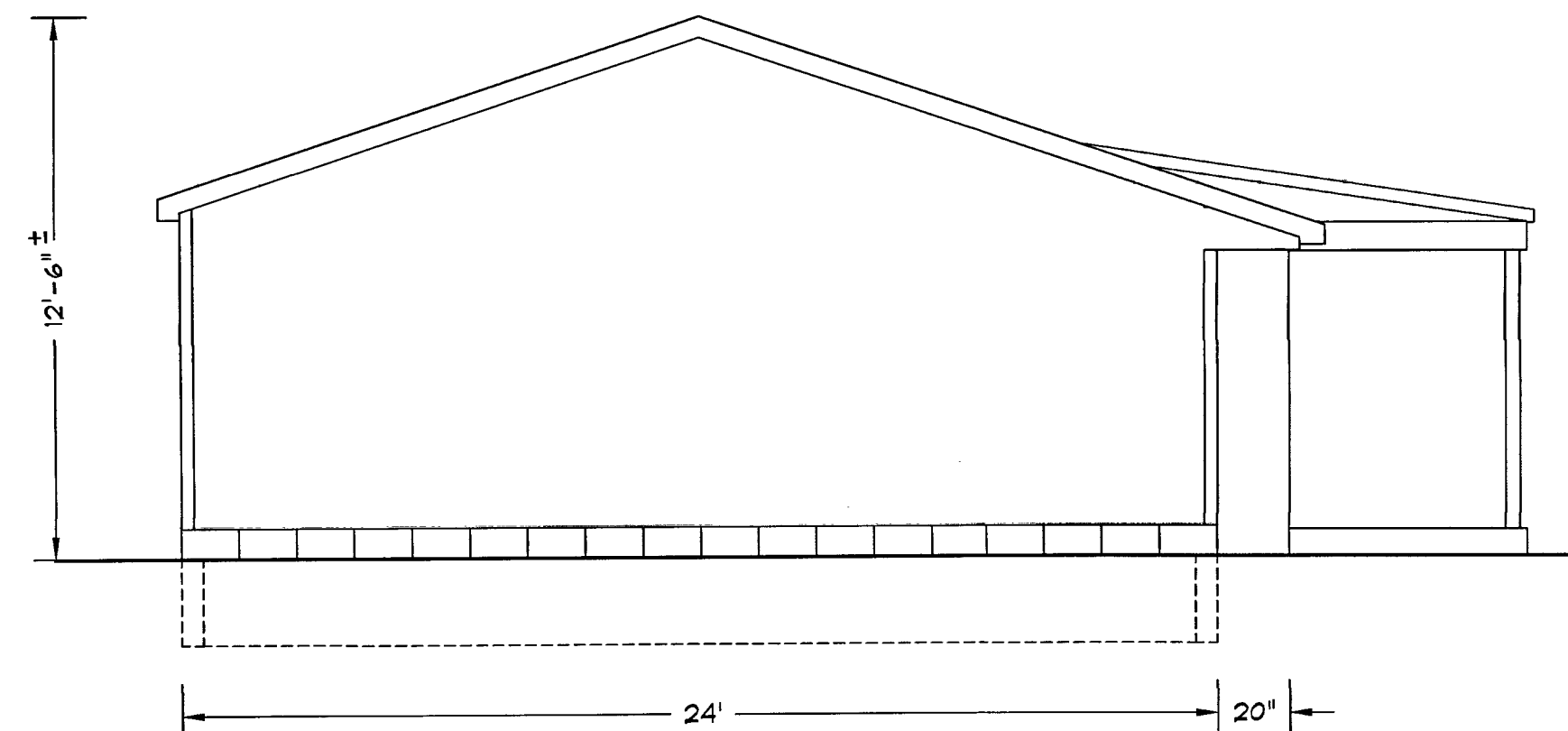
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FDTN. & CONC. NOTES

- ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF MASONRY TO OUTSIDE FACE OF MASONRY.
- FROST DEPTH IS ASSUMED TO BE 42" BELOW GRADE.
- COMPRESSIVE STRENGTH OF CONCRETE TO MEET OR EXCEED THE REQ'S OF MISC TABLE R402.3 UNDER THE CATEGORY OF SEVERE POTENTIAL FOR WEATHERING.
- FOOTINGS SHALL REST ON UNDISTURBED SOIL AND CONTRACTOR SHALL VERIFY SOIL IS FREE OF LOOSE DEBRIS AND WATER PRIOR TO POURING OF CONCRETE.
- CONTRACTOR TO BE AWARE OF EXISTING FOUNDATIONS AND PREVENT AGAINST OVER EXCAVATION BELOW EXISTING FDTN. BEARING LINE UNLESS OTHERWISE INDICATED.
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- ON ATTACHED GARAGE PER MISC R502.2, A 6 MIL THICK VAPOR RETARDER (OR BETTER) WITH MIN. 6" JOINT LAPPING SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND BASE WHERE APPLICABLE.

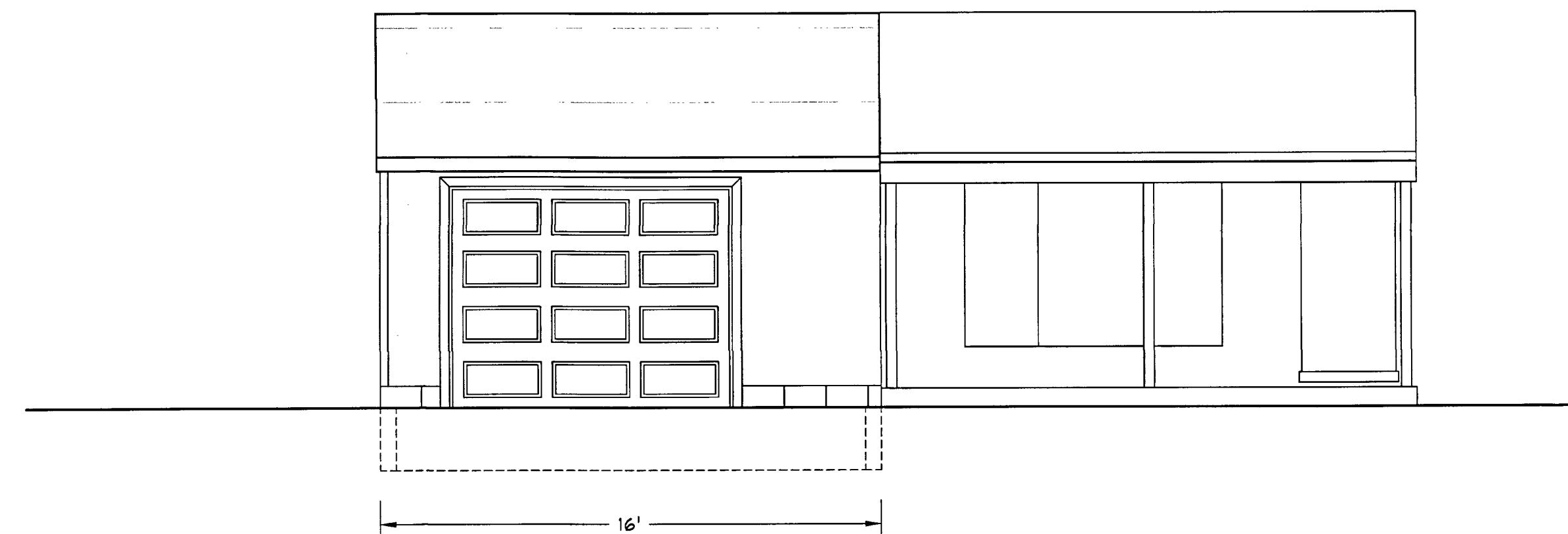
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- INSTALL 9' X 7' SHORT PANEL OVERHEAD DOOR - COLOR: WHITE W/ 1/2 H.P. GARAGE DOOR OPENER W/ 2 REMOTES
- INSTALL (2) INSULATED 36" X 80" 6-PANEL SERVICE DOORS W/ LOCKSETS & DEADBOLTS.
- ROOFING:** CERTAINTED LANDMARK DIMENSIONAL SHINGLES
COLOR: WEATHERED WOOD
Drip Edge - COLOR: WHITE
- SIDING:** DUTCHLAP DOUBLE 4"
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PERF. VINYL SOFFIT - COLOR: WHITE
ALUMINIUM TRIM - COLOR: WHITE
5" ALUMINIUM GUTTERS - COLOR: WHITE
- ELECTRICAL:** OFF EXISTING SERVICE. INSTALL (2) INTERIOR WALL OUTLETS, INSTALL (1) INTERIOR LIGHT, INSTALL (1) INTERIOR SWITCH. INSTALL (1) GARAGE DOOR OPENER OUTLET, INSTALL (2) EXTERIOR COACH LIGHTS (HOMEOWNER PROVIDED), OWNER TO FILL ELEC. TRENCH.



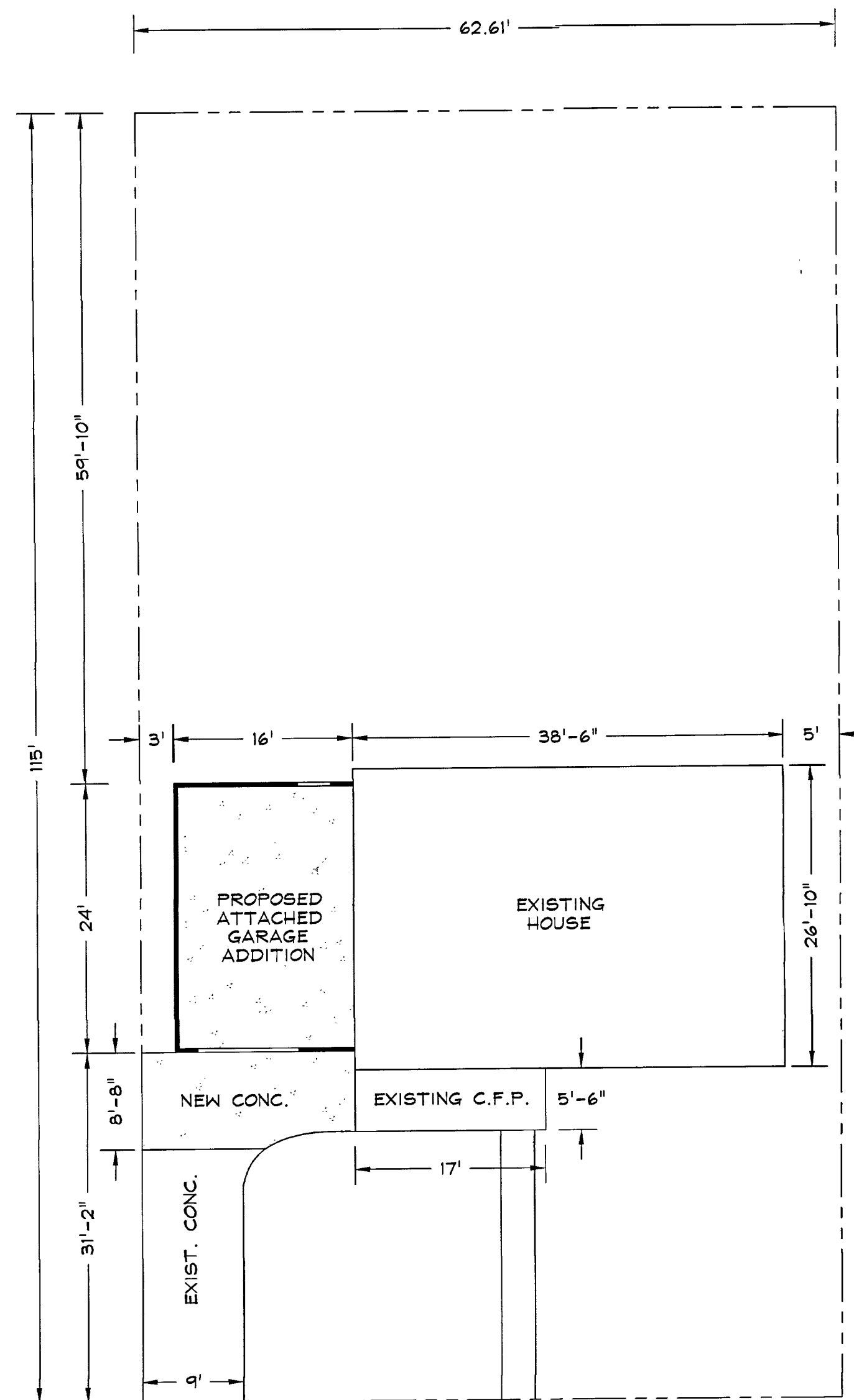
SIDE ELEVATION

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



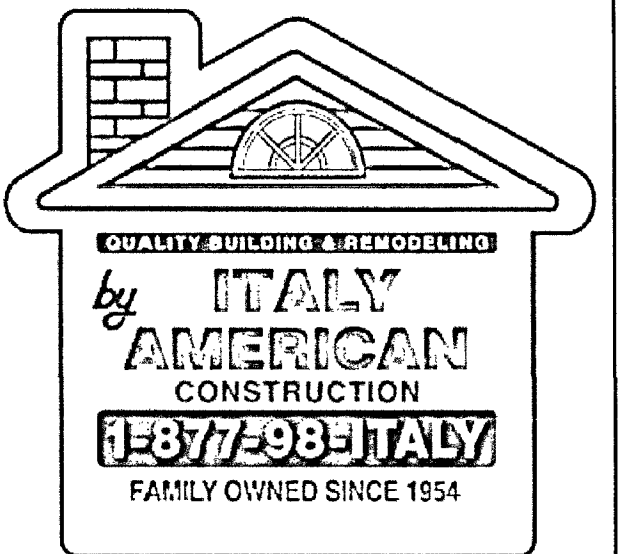
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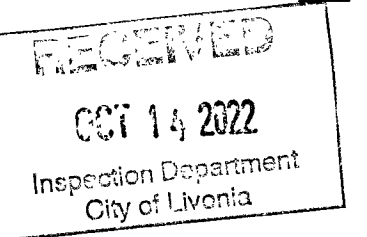


SITE PLAN

SCALE: 3/32" = 1'-0"



KORNOWICZ RESIDENCE
29421 LORI ST.
LIVONIA, MI 48154
734-915-7082
PROPOSED 16' x 24'
ATTACHED GARAGE



SHEET INDEX

DESCRIPTION

A.001 GENERAL NOTES
SITE SURVEY
GARAGE FLOOR
PLAN
SECTION
ELEVATIONS

SET ISSUE DATES

DATE: 08/21/22 ISSUE: APPLY FOR PERMIT

SHEET NOTES

REF: DRAWN BY: RM
CHECKED BY:

SHEET No.

A-1
PAGE 1 OF 1

PROJECT No. VG 2208

DATE CREATED: 08/21/2022

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, Chairman
JAMES M. BARINGHAUS, Vice Chairman
TIMOTHY J. KLISZ, Secretary
CHRISTOPHER N. BOLOVEN
TAMARA OLIVERIO
MARTHA PTASHNIK
MICHAEL A. TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSAN

COUNCIL MEMBERS

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SCOTT BAHR
ROB GJONAJ DONOVIC
BRANDON MCCULLOUGH
KATHLEEN E. MCINTYRE
SCOTT MORGAN

October 28, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-10-28: An appeal has been made to the Zoning Board of Appeals by Stephanie Kornowicz, 29421 Lori, seeking to erect an attached garage addition resulting in deficient east side yard setback and combined yard setbacks.

East Side Yard Setback:

Required: 5 feet
Proposed: 3 feet
Deficient: 2 feet

Combined Yard Setback:

Required: 14 feet
Proposed: 8 feet
Deficient: 6 feet

The property is located on the south side of Lori (29421), between Middlebelt and Beatrice, Lot No.089-02-0109-000, N-1 "Neighborhood District," Rejected by the Inspection Department under City of Livonia Vision 21, Section 4.02 "Schedule of Regulations."

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION.

This appeal will be heard at a public hearing to be held in the **Gallery on the fifth floor of City Hall on Tuesday, November 15, 2022, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.

In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2250 if you need assistance.

2022-10-28
November 15, 2022

[illegible]

Address:



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

2022 -

CITY OF LIVONIA
Inspection Department

REJECTION OF APPLICATION FOR PERMIT

BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

Applicant ITALY AMERICAN CONSTRUCTION Address 8401 N. TELEGRAPH DEARBORN MI 48127 313-278-7500
Owner STEPHANIE KORNOWICZ Address 29421 LORI, LIVONIA, MI 48134 48127
Lessee --- Address --- 734-915-7082

Location SOUTH Side of 29421 LORI Street
Between MIDDLEBELT And BEATRICE
Lot No./Parcel No. 089-02-0109-000 Subdivision ALGONQUIN PARK
Zoning District N1 Map No. NE23 Lot Size 62.61 x 115' (7200 SQ FT) Alley ---
Present Use RESIDENTIAL Proposed Use SAME
HOUSE
Present Building Size 1032 SQ FT / 94 SQ FT Proposed Building Size 16' x 24' (384 SQ FT)
Present Height of Building 1 1/2 STORIES Proposed Height ONE STORY
Allowable Lot Coverage 35% (2520 SQ FT) Proposed Lot Coverage 21.0% (1510 SQ FT)

Proposal SEEKING TO ERECT AN ATTACHED GARAGE ADDITION RESULTING
IN DEFICIENT EAST SIDE YARD SET BACK AND COMBINED SIDE YARD
SET BACKS. EAST SIDE YARD SET BACK REQUIRED: 5 FEET;
PROPOSED: 3 FEET; DEFICIENT: 2 FEET. COMBINED SIDE YARD SET BACK
REQUIRED: 14 FEET; PROPOSED: 8; DEFICIENT: 6 FEET

Reason for Rejection LIVONIA VISION 21, SECTION 4.02
Deficient Side Yard 2 FEET (EAST) Deficient Front Yard --- Deficient Rear Yard ---
Deficient Lot Area 4.02 COMB. S/YDS: 6 FEET Deficient Encroachment ---
Excessive Lot Coverage --- Excessive Height --- Increasing No. Units ---
Use Prohibited --- Deficient Parking Spaces --- Increasing Area and Bulk ---

Remarks ---

Plans and Application examined by Ryo Date October 14, 2022 ZONING EXAMINER

PLEASE CONTACT FOR LEGAL NOTICE
TOM MASSEY 734 968 2434

RECEIVED
OCT 14 2022
Inspection Department
City of Livonia

APPLICATION FOR VARIANCE
tlmrebel@yahoo.com

STEPHANIE KORNOWICZ	29421 LORI ST.	LIVONIA	48154	(734) 915-7082	
(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

N/A					
(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
ITALY AMERICAN CONSTRUCTION	8401 N TELEGRAPH	DEARBORN HGTS	48127	(313) 278-7500	
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 29421 LORI ST

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they?

NO

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

23H109 ALGONQUIN PARK T1S R9E L 81 P 22 23 WCR LOT 109

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City’s Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

The block that contains 29421 Lori has 13 lots that face Lori St. Out of these 13 houses, there are 5 that have an attached garage and do not meet the side-yard setback requirements. The houses on the same block, but facing Lyndon all have attached garages and appear to meet the side-yard setback requirement because there are only 12 lots. All of these houses fall into the N1 zoning district. There is also a precedent because the city already allowed 5 neighboring houses to build attached garages that now no longer meet the side-yard setback requirement.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

There is currently no garage at this property and by building one it will improve the use of the home by providing cover and storage. We discussed other options with the building department, but the difficulty of this property is that there is a mature tree in the backyard which hinders the building of a detached garage or side entry garage. Any excavating to build a detached garage could damage the roots of the tree which would create a loss of integrity leading to bigger problems down the line (i.e. the tree losing a limb or falling, damaging the house or neighbors houses.)

5. Explain why you think this variance would be fair to the neighbors and others who might be affected.

There are neighbors on this street that already benefit from a variance like the one we are requesting. 29445 Lori, 29523 Lori, 29535 Lori, 29547 Lori, and 29609 Lori all have benefited from a variance that allowed them to build an attached garage and ignore the side-yard setback requirement. The homeowner has also said that the neighbors who know she is in the process of building a garage are in support of the addition. The design of the garage is in keeping with the style of the house and neighborhood.

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process:

NO

7. If you have not attempted to have the zoning ordinance amended, why hasn’t this attempt been made?

When we spoke to the building department, they said to go to ZBA to try and get a variance.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: _____
NO
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? When we spoke to the building department, they said to go to ZBA to try and get a variance. _____

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf.** ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: _____

Stephanie A. Kornowicz

Please print name of property owner: Stephanie A. Kornowicz

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 13th day of October, 2022

Colleen M. Fries
(Notary Public, Wayne County, Michigan)
My Commission expires 05-11-2023

COLLEEN M. FRIES
Notary Public, State of Michigan
County of Wayne
My Commission Expires 05-11-2023
Acting in the County of Wayne

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated October 14, 2022, which reads as follows:

LIVONIA VISION - 21 SECTION 4.02

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

R

(Supervisor)

Application for permit filed Yes

Violation Issued NO

ZONING MAP

LEGEND

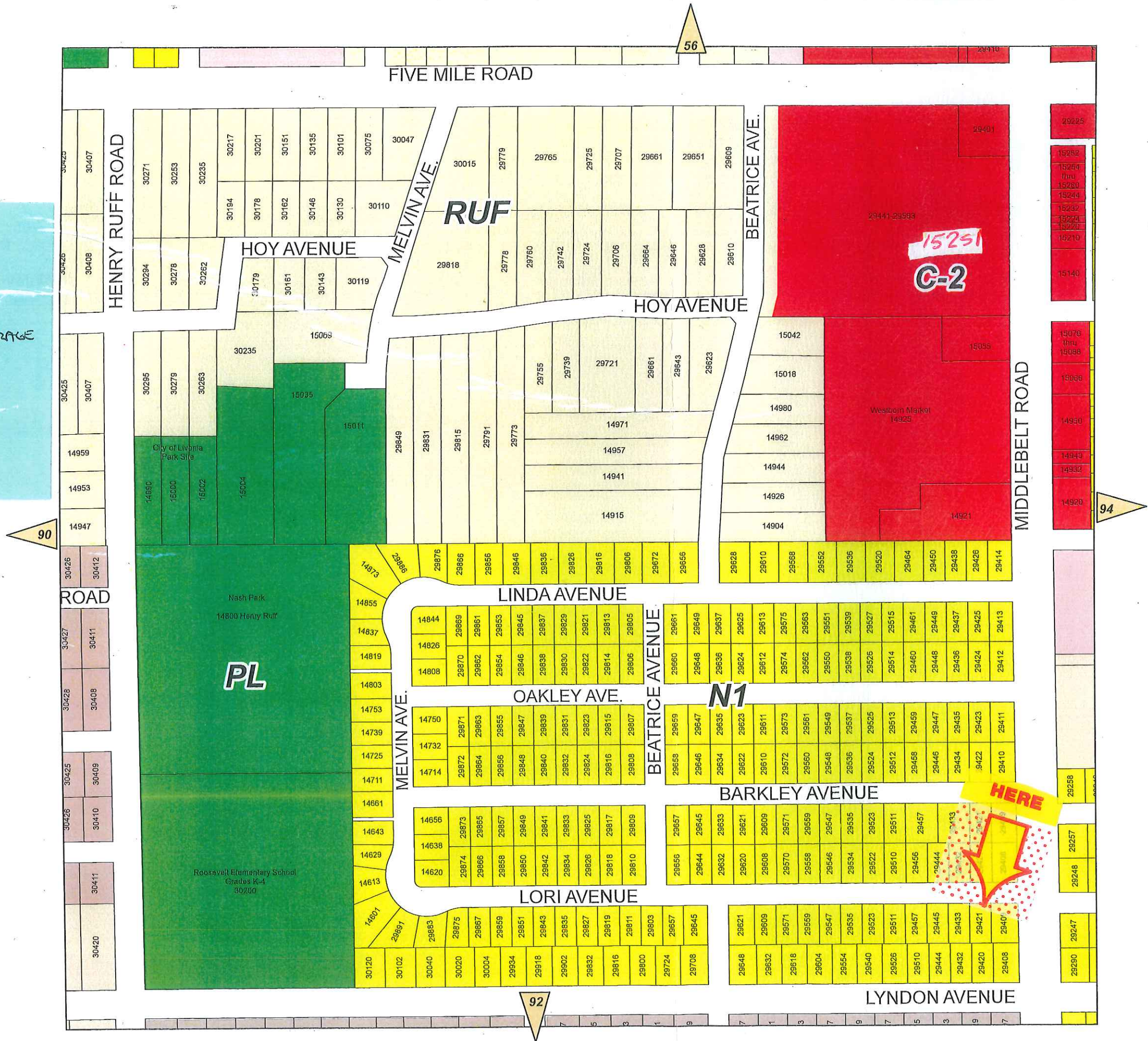
Zoning Districts

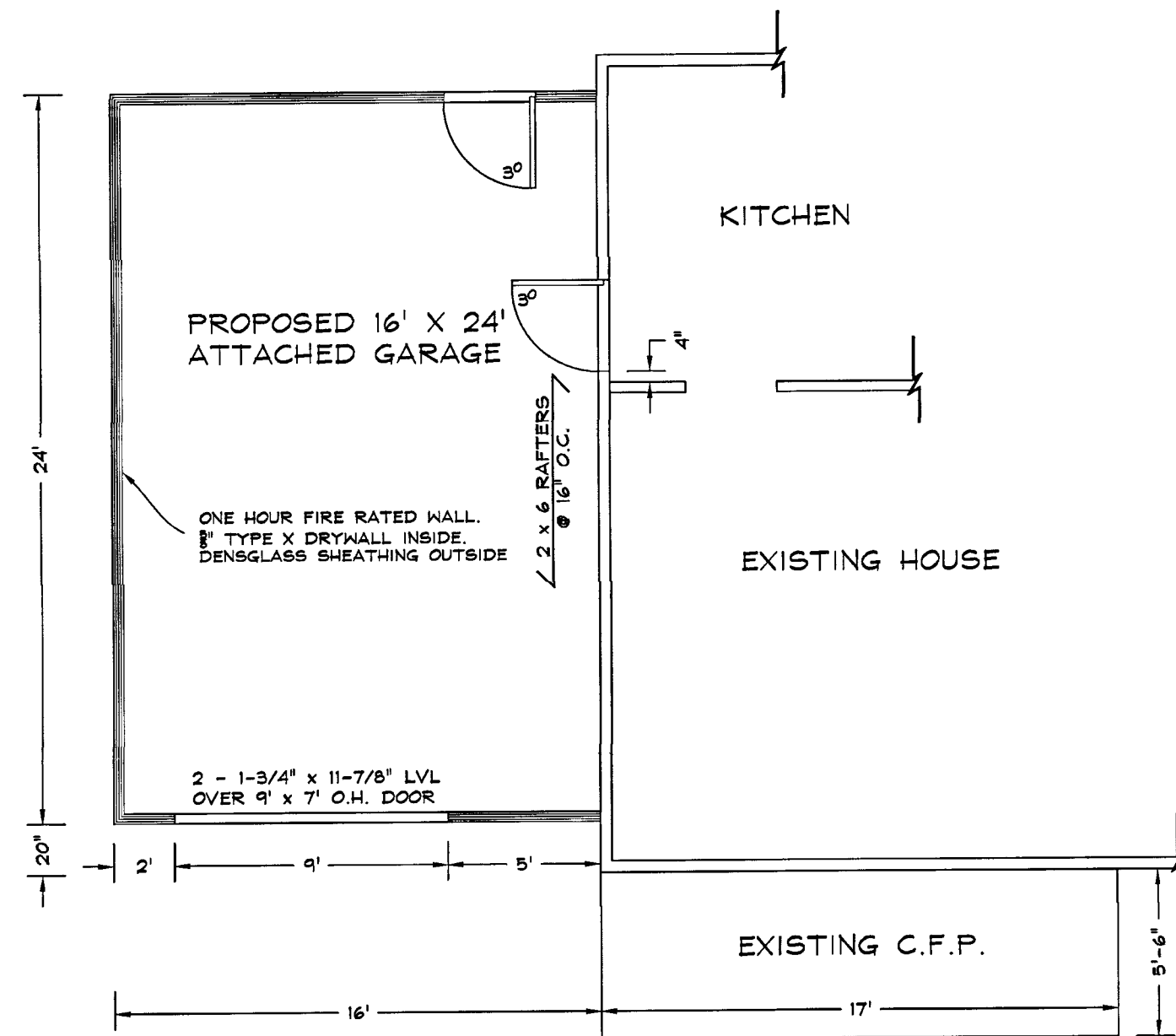
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

N.E. 1/4 Section 23
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia



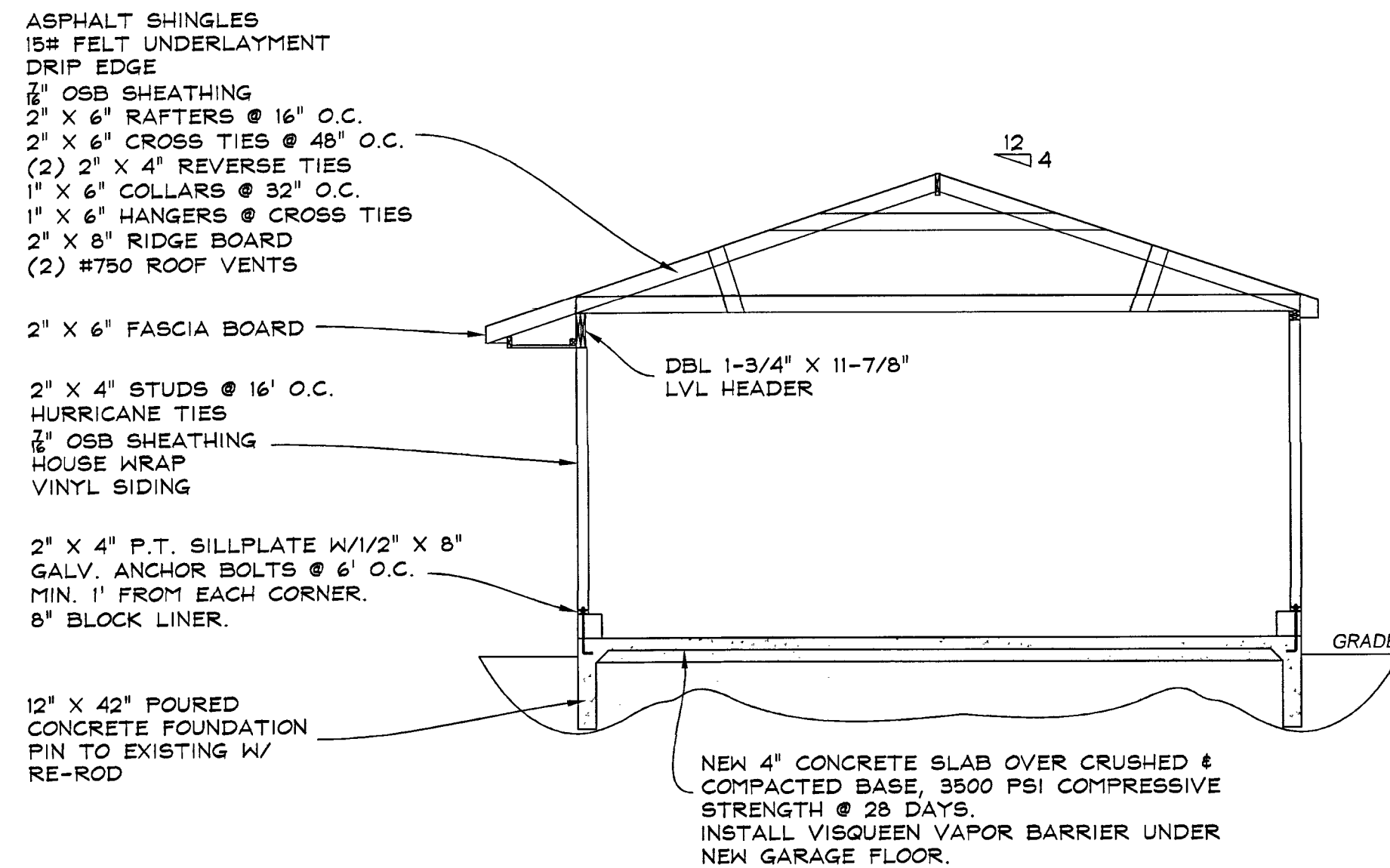
2022 - -
29421 LOR!
RE: ATTACHED GARAGE
ADDITION





FLOOR PLAN

SCALE: 3/16" = 1'-0"



TYP. SECTION

SCALE: NOT TO SCALE

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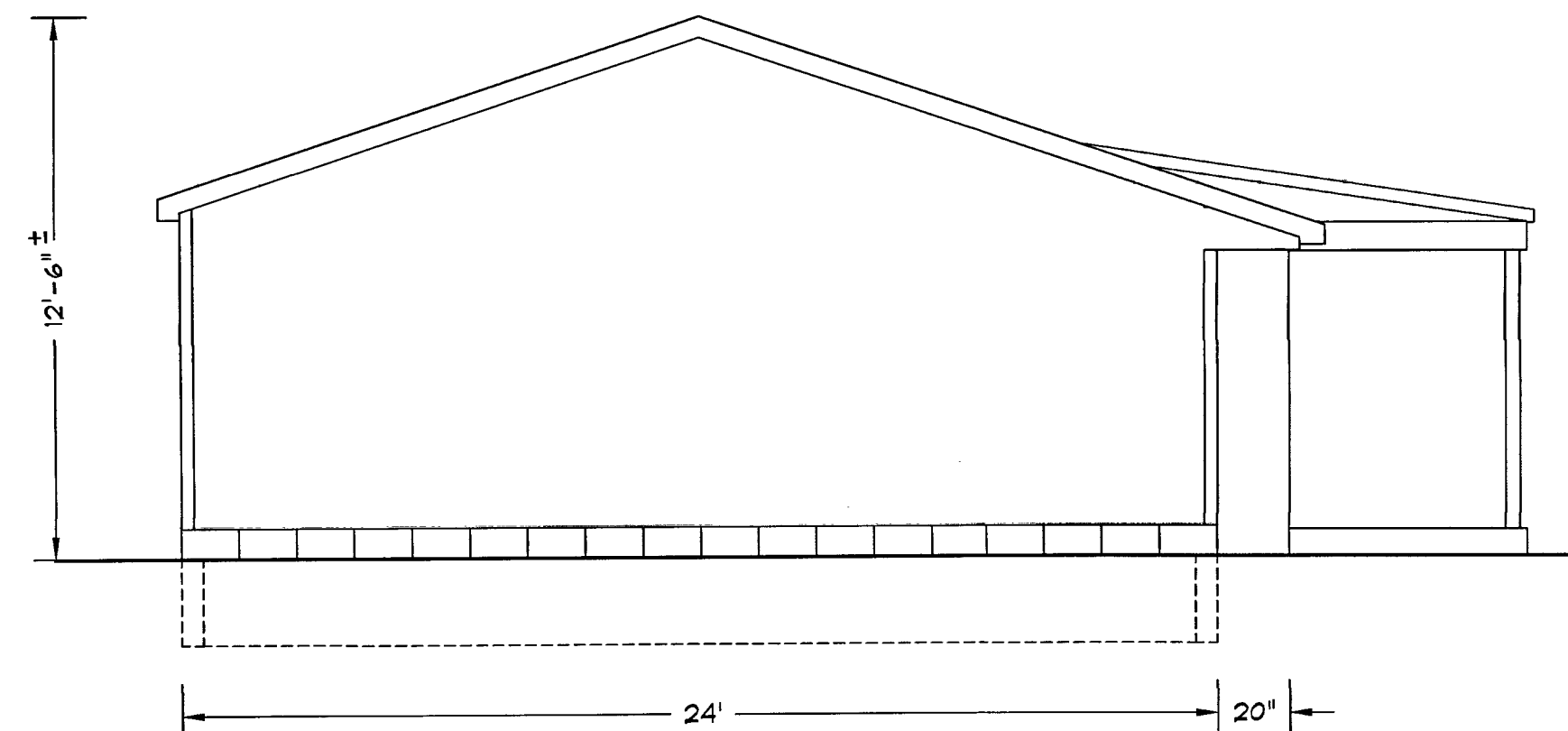
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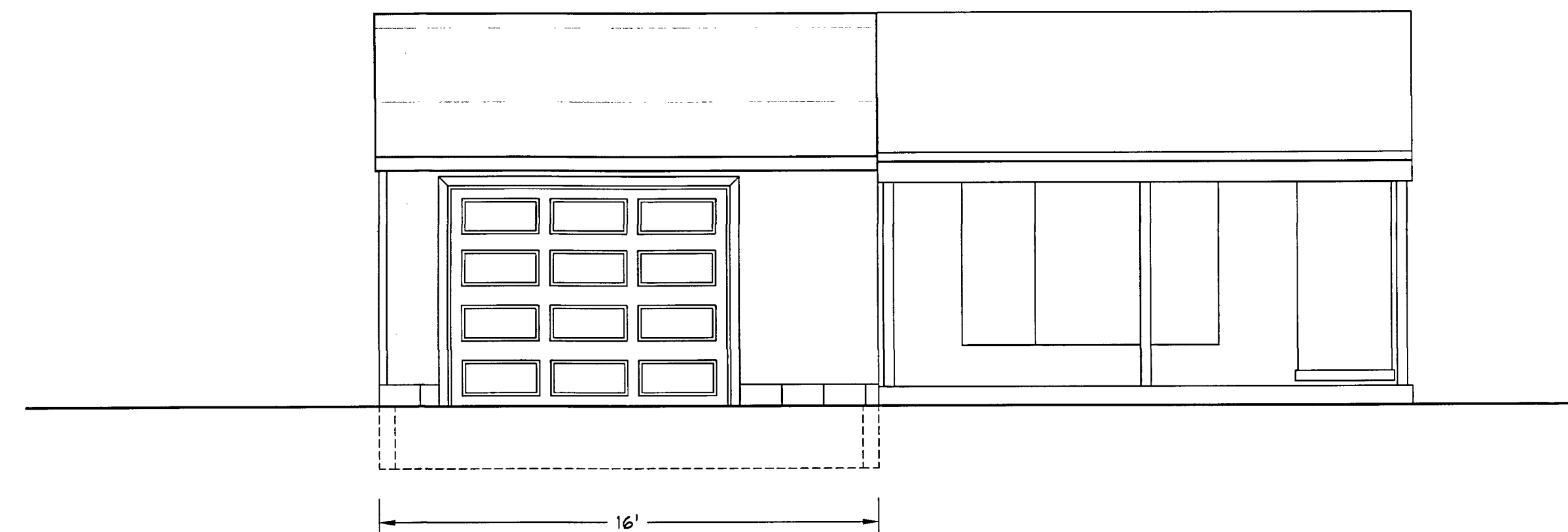
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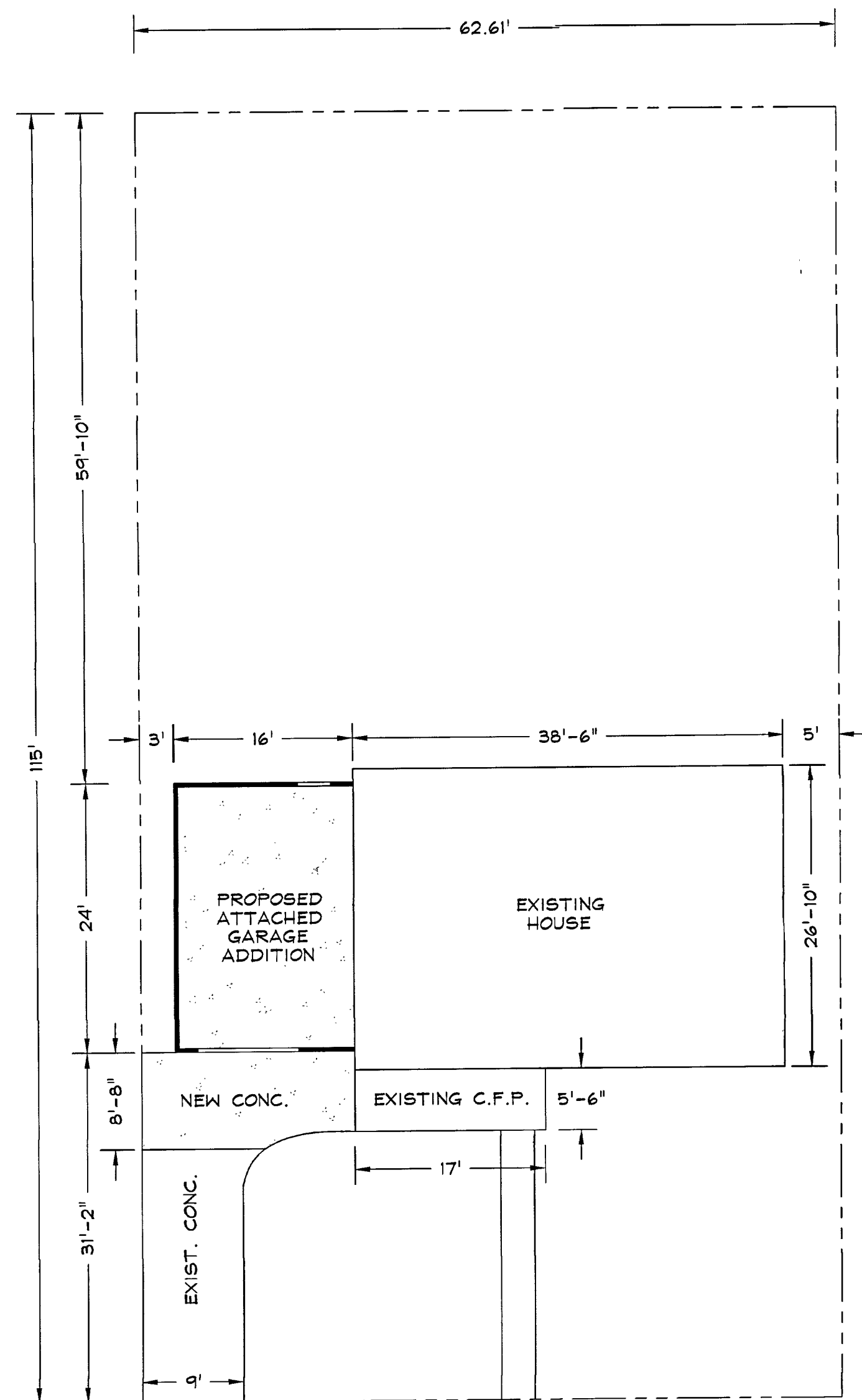
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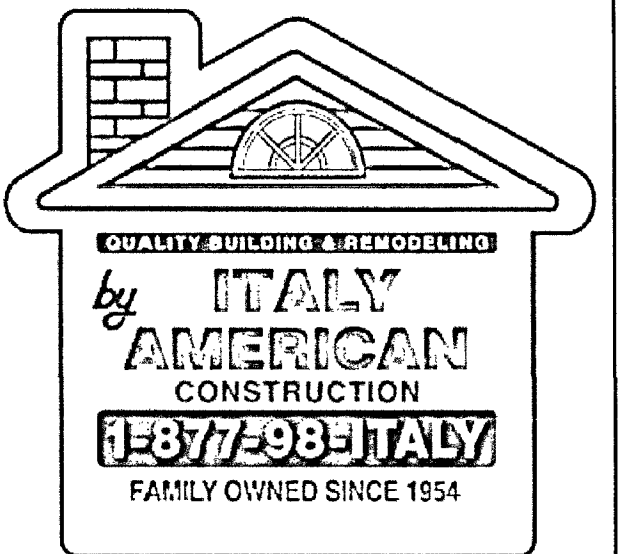
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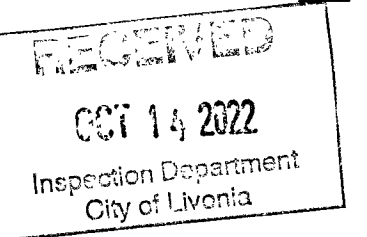


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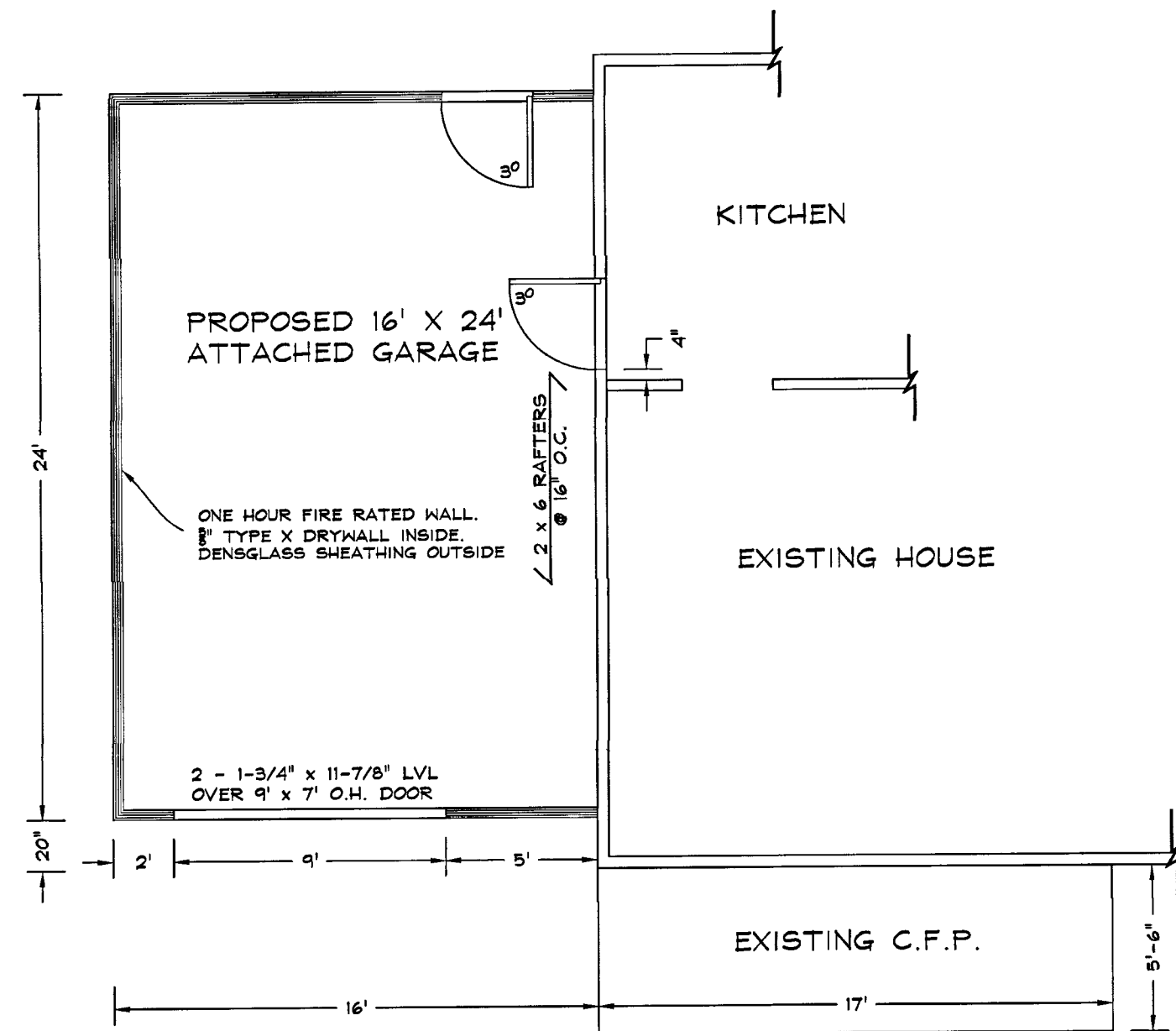
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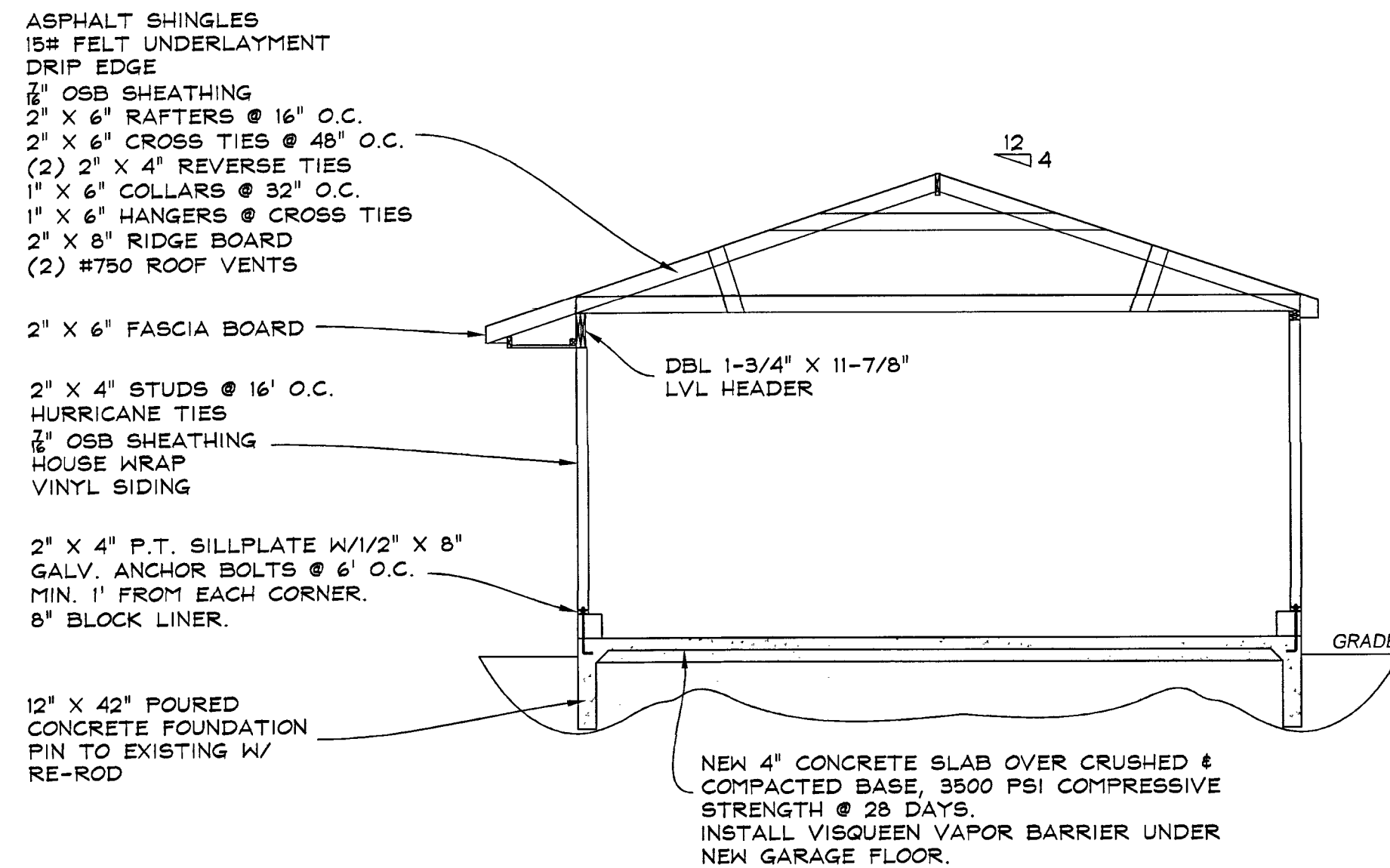
PROJECT No. VG 2208

DATE CREATED: 08/21/2022



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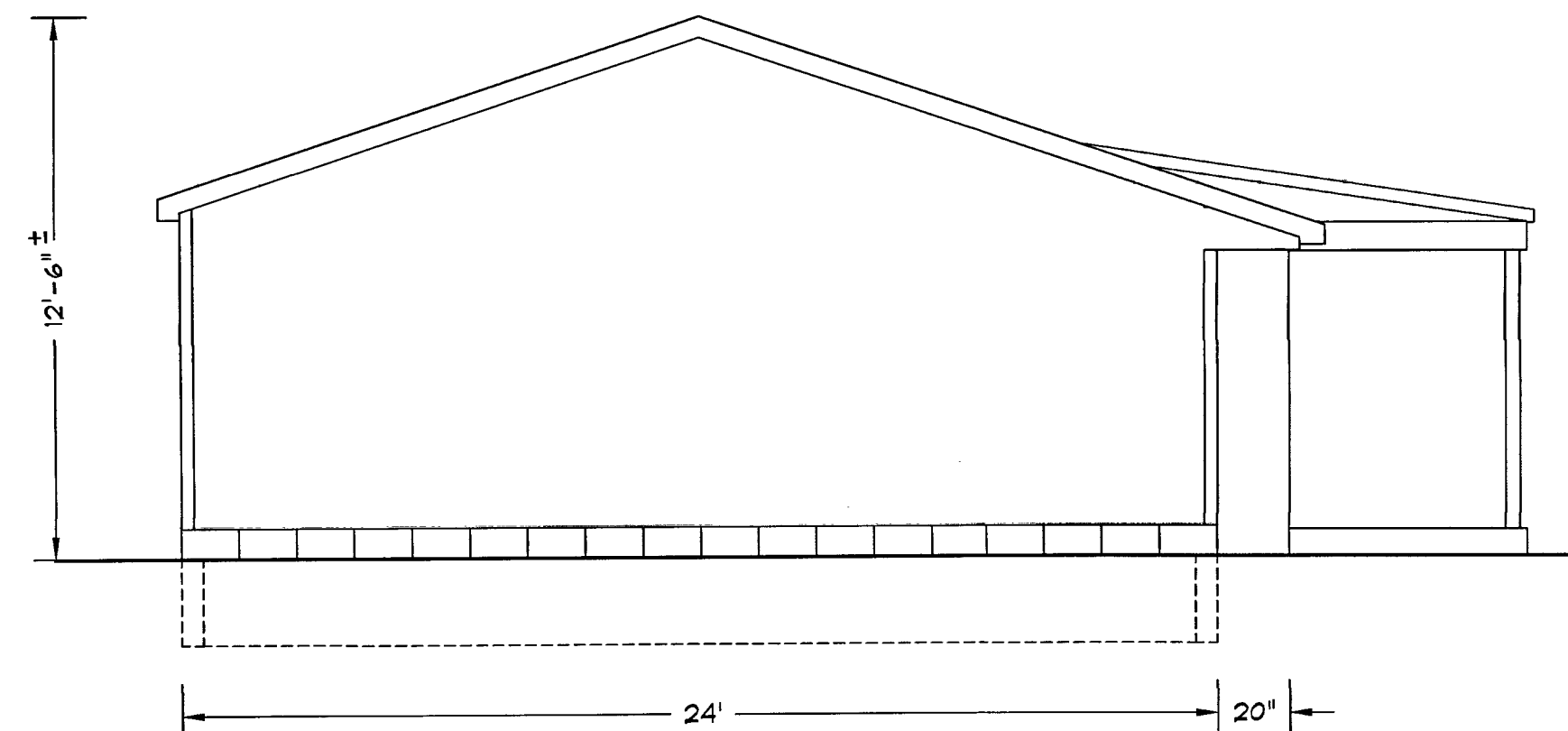
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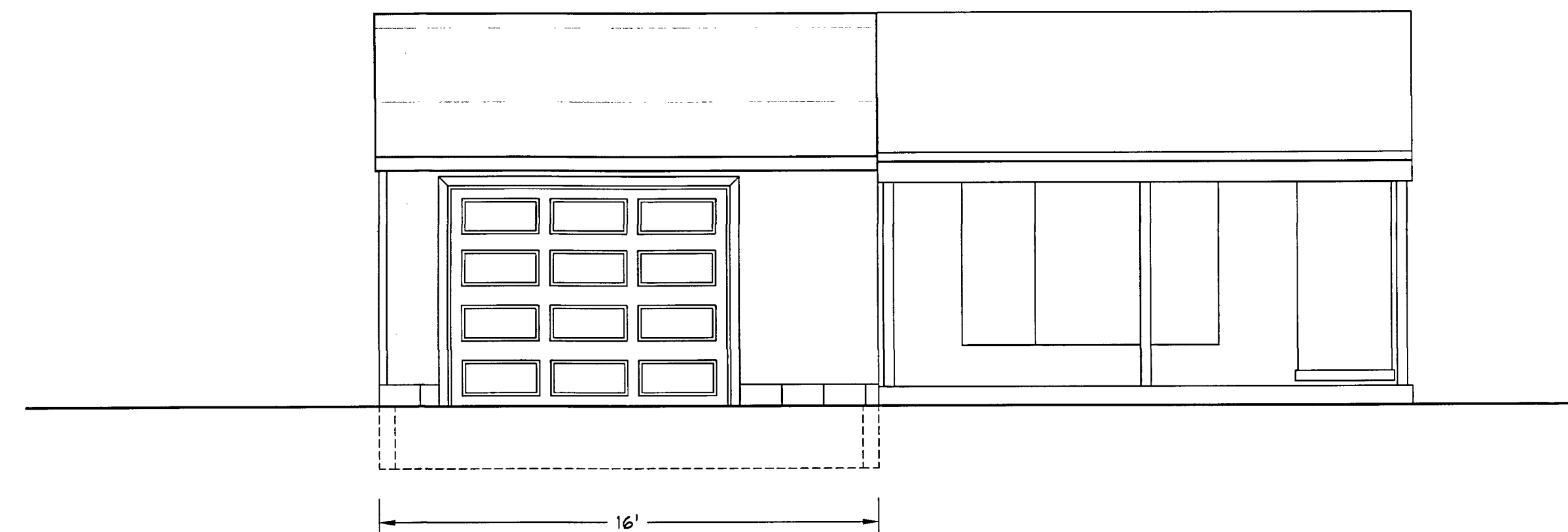
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- ELECTRICAL:** OFF EXISTING SERVICE. INSTALL (2) INTERIOR WALL OUTLETS, INSTALL (1) INTERIOR LIGHT, INSTALL (1) INTERIOR SWITCH. INSTALL (1) GARAGE DOOR OPENER OUTLET, INSTALL (2) EXTERIOR COACH LIGHTS (HOMEOWNER PROVIDED), OWNER TO FILL ELEC. TRENCH.



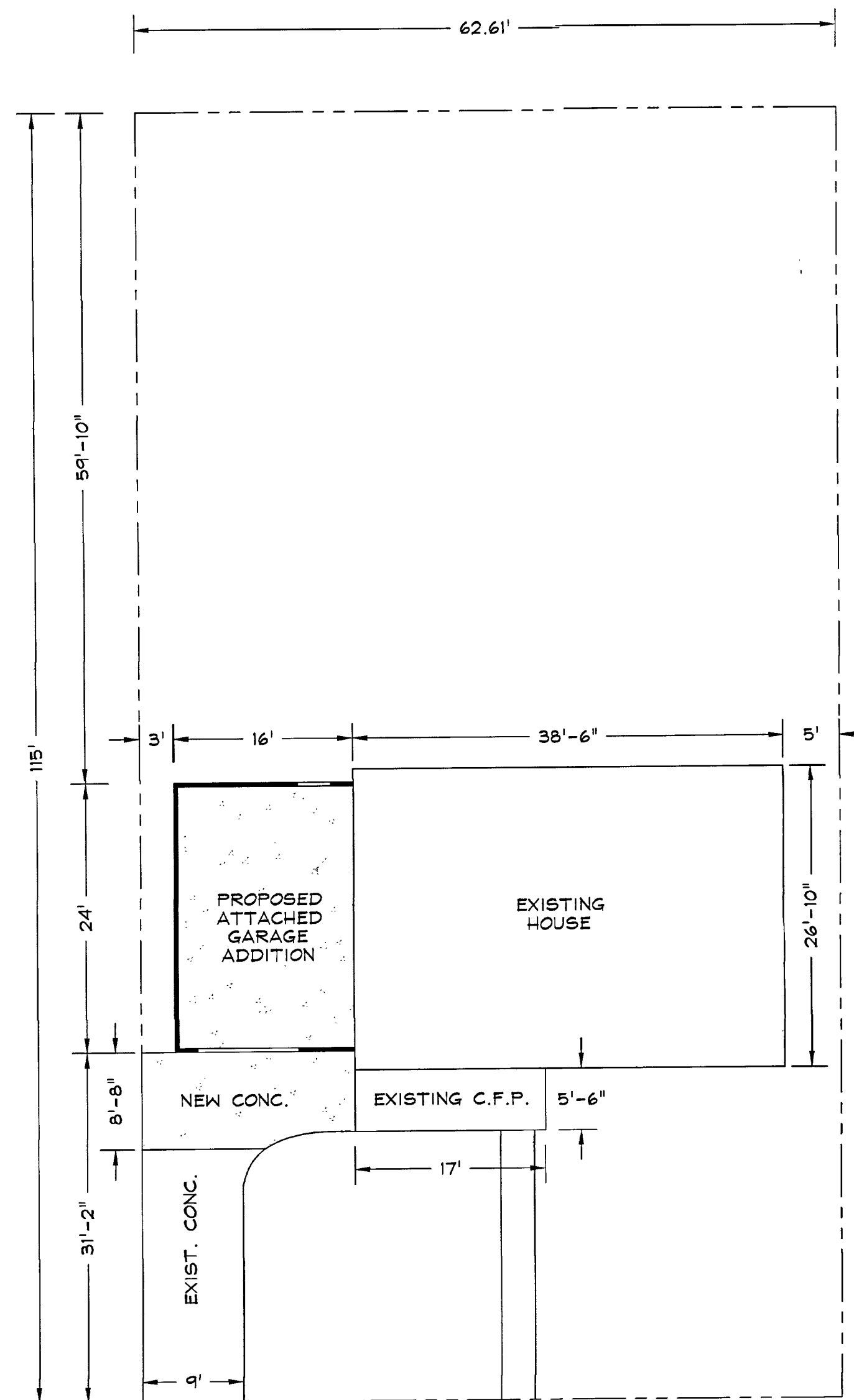
SIDE ELEVATION

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



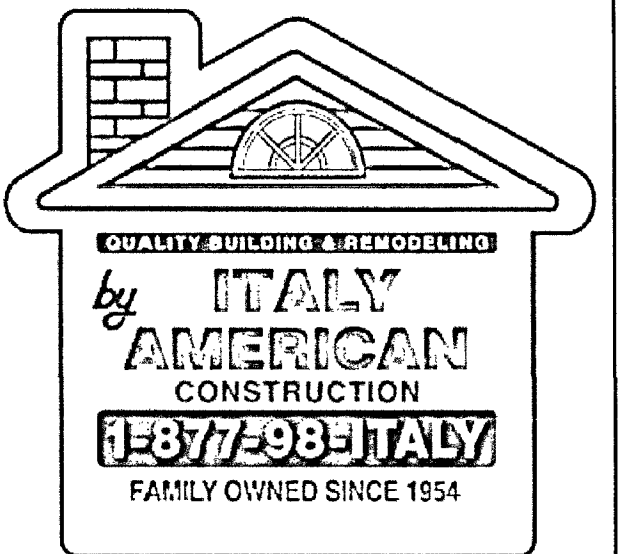
FRONT ELEVATION

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

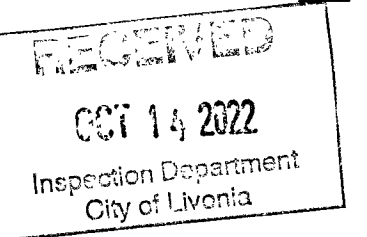


SITE PLAN

SCALE: 3/32" = 1'-0"



KORNOWICZ RESIDENCE
29421 LORI ST.
LIVONIA, MI 48154
734-915-7082
PROPOSED 16' x 24'
ATTACHED GARAGE



SHEET INDEX

DESCRIPTION

A.001 GENERAL NOTES
SITE SURVEY
GARAGE FLOOR
PLAN
SECTION
ELEVATIONS

SET ISSUE DATES

DATE: 08/21/22 ISSUE: APPLY FOR PERMIT

SHEET NOTES

REF: DRAWN BY: RM
CHECKED BY:

SHEET No.

A-1
PAGE 1 OF 1

PROJECT No. VG 2208

DATE CREATED: 08/21/2022

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, Chairman
JAMES M. BARINGHAUS, Vice Chairman
TIMOTHY J. KLISZ, Secretary
CHRISTOPHER N. BOLOVEN
TAMARA OLIVERIO
MARTHA PTASHNIK
MICHAEL A. TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSAN

COUNCIL MEMBERS

JIM JOLLY, President
LAURA M. TOY, Vice President
SCOTT BAHR
ROB GJONAJ DONOVIC
BRANDON MCCULLOUGH
KATHLEEN E. MCINTYRE
SCOTT MORGAN

October 28, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-10-29: An appeal has been made to the Zoning Board of Appeals by Kayla Boyer, 15523 Stonehouse Circle, seeking to relocate an existing non-conforming shed, erected without permits, into the corner side yard, resulting in a deficient corner lot setback.

Corner Side Yard Setback:

Required: 17 feet
Proposed: 2 feet
Deficient: 15 feet

The property is located on the west side of Stonehouse (15523), between Blue Skies and North End, Lot No.072-03-0098-000, N-2 "Neighborhood District," Rejected by the Inspection Department under City of Livonia Vision 21, Section 7.09 (D) "Residential Accessory Buildings; Minimum Setbacks."

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION.

This appeal will be heard at a public hearing to be held in the **Gallery on the fifth floor of City Hall on Tuesday, November 15, 2022, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.

In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2250 if you need assistance.

2022-10-29
November 15, 2022

[illegible]

Address:



CITY OF LIVONIA
Inspection Department

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

Applicant KAYLA BOYER Address 15523 STONEHOUSE CIR, LIVONIA, MI 48154
Owner KAYLA BOYER Address (SAME)
Lessee — Address —
Location WEST Side of 15523 STONEHOUSE CIR. Street
Between BLUESKIES And NORTH END
Lot No/Parcel No. 072 03 0098 000 Subdivision GREENWOOD FARMS #3
Zoning District N-2 Map No. SE 18 Lot Size 85.2 X 120 (10,224 SF.) Alley —
Present Use SINGLE FAMILY RESIDENTIAL Proposed Use (SAME)
Present Building Size 8' X 10' (SHED) Proposed Building Size NO CHANGE
Present Height of Building 10 FEET Proposed Height NO CHANGE
Allowable Lot Coverage 35% (3,578 SQ. FT.) Proposed Lot Coverage 16.3% (1,669 SQ. FT.)
Proposal SEEKING TO RELOCATE AN EXISTING NON-CONFORMING SHED, ERECTED WITHOUT PERMITS, INTO THE SIDE CORNER LOT RESULTING IN A DEFICIENT CORNER LOT SETBACK. SETBACK REQUIRED: EQUAL TO EXISTING DWELLING (20 FEET). PROPOSED SETBACK: 2 FEET; DEFICIENT: 18 FEET.

Reason for Rejection LIVONIA VISION 21, SECTION 7.09 (D): MINIMUM SETBACKS

7.09(D)
Deficient Side Yard 18 FEET Deficient Front Yard _____ Deficient Rear Yard _____

Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____

Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____

Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks SHED IS BEING RELOCATED DUE TO AN EXISTING REAR 6 FOOT EASEMENT.

Plans and Application examined by [Signature] Date 10/17/2022

ZONING EXAMINER

APPLICATION FOR VARIANCE

RECEIVED

OCT 17 2022

KAYLA BOYER 15523 STONEHOUSE CIR, LIVONIA 48154 313-971-7233
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 15523 STONEHOUSE CIR, LIVONIA MI 48154

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? NO

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property: N/A

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

It is unique for living space and use.

It is also practice in it's current location for us and surrounding neighbors.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

Moving the shed would force us to remove sentimental landscaping as well as hindering the use of yard space for our children.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. Moving shed from current location would create a very

unpleasant visual obstruction to both adjacent neighbors from inside and outside their homes.

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: N/A

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

N/A

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: N/A
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? N/A

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. Note that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: Kayla Boyer

Please print name of property owner: KAYLA BOYER

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 17 day of Oct, 2022

Janet Douglas
(Notary Public, Wayne County, Michigan)
My Commission expires _____

JANET DOUGLAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jan 24, 2026
ACTING IN COUNTY OF Wayne

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated Sept 9, 2021, which reads as follows:

SHED ERECTED WITHOUT PERMIT IN ENCLAVEMENT AND COMMON SIDE YARD SETBACK.

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

[Signature]
(Supervisor)

Application for permit filed _____

Violation Issued _____

NEIGHBOR
HOUSE
PATIO

Neighbor
House

PATIO

BLUE SKIES

CURRENT
SHED
LOCATION



PATIO

PROPOSED
SHED
LOCATION

15523
STONE HOUSE
CIR

DRIVEWAY

PATIO

NEIGHBOR
HOUSE

RECEIVED
OCT 17 2022
Inspection Department
City of Livonia

STONE HOUSE
CIR



Sent from my iPhone

HOMEOWNER VIEW



HOMEOWNER YARD VIEW



CURRENT SHED VIEW FROM HOMEOWNER
YARD



CURRENT SHED VIEW FROM
HOMEOWNER YARD



REAR NEIGHBOR VIEW



REAR NEIGHBOR CURRENT PATIO
VIEW



REAR NEIGHBOR PATIO VIEW



REAR NEIGHBOR SIDE VIEW



BLUE SKIES STREET BACK VIEW



BLUE SKIES STREET VIEW



From: [David Allen](#)
To: [JENNIFER](#)
Subject: [Pondy, October 17, 2023 2:05:44 PM](#)
Date: [Pondy, October 17, 2023 2:05:44 PM](#)

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~~Blue~~
Blue
Skies View

Zoning Districts

- S.E. 1/4 Section 18

City of Livonia

T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

2022 - 10 - 29
15523 STONEHOUSE
BOYER RESIDENCE
REF: SHED IN CORNER S/W



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, Chairman
JAMES M. BARINGHAUS, Vice Chairman
TIMOTHY J. KLISZ, Secretary
CHRISTOPHER N. BOLOVEN
TAMARA OLIVERIO
MARTHA PTASHNIK
MICHAEL A. TESTA



33000 CIVIC CENTER DRIVE
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October 28, 2022
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2022-10-29
November 15, 2022

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Address:



CITY OF LIVONIA
Inspection Department

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

Applicant KAYLA BOYER Address 15523 STONEHOUSE CIR, LIVONIA, MI 48154
Owner KAYLA BOYER Address (SAME)
Lessee — Address —
Location WEST Side of 15523 STONEHOUSE CIR. Street
Between BLUESKIES And NORTH END
Lot No/Parcel No. 072 03 0098 000 Subdivision GREENWOOD FARMS #3
Zoning District N-2 Map No. SE 18 Lot Size 85.2 X 120 (10,224 SF.) Alley —
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Proposal SEEKING TO RELOCATE AN EXISTING NON-CONFORMING SHED, ERECTED WITHOUT PERMITS, INTO THE SIDE CORNER LOT RESULTING IN A DEFICIENT CORNER LOT SETBACK. SETBACK REQUIRED: EQUAL TO EXISTING DWELLING (20 FEET). PROPOSED SETBACK: 2 FEET; DEFICIENT: 18 FEET.

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7.09(D)
Deficient Side Yard 18 FEET Deficient Front Yard _____ Deficient Rear Yard _____

Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____

Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____

Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks SHED IS BEING RELOCATED DUE TO AN EXISTING REAR 6 FOOT EASEMENT.

Plans and Application examined by [Signature] Date 10/17/2022

ZONING EXAMINER

ZONING MAP

LEGEND

Zoning Districts

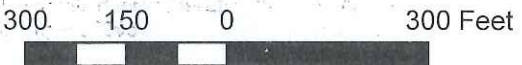
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

S.E. 1/4 Section 18

City of Livonia

T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



2022-10-29
15523 Stonehouse
Boyer Residence
REF: SHED IN CORNER 3/4



APPLICATION FOR VARIANCE

RECEIVED

OCT 17 2022

KAYLA BOYER 15523 STONEHOUSE CIR, LIVONIA 48154 313-971-7233
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 15523 STONEHOUSE CIR, LIVONIA MI 48154

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OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: Kayla Boyer

Please print name of property owner: KAYLA BOYER

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 17 day of Oct, 2022

Janet Douglas
(Notary Public, Wayne County, Michigan)

My Commission expires _____

JANET DOUGLAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jan 24, 2026
ACTING IN COUNTY OF Wayne

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

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SHED ERRECTED WITHOUT PERMIT IN ENCLAMENT AND COMMON SIDE YARD SETBACK.

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

[Signature]
(Supervisor)

Application for permit filed _____

Violation Issued _____

NEIGHBOR
HOUSE
PATIO

Neighbor
House

PATIO

BLUE SKIES

CURRENT
SHED
LOCATION



PROPOSED
SHED
LOCATION

PATIO

DRIVEWAY

15523
STONE HOUSE
CIR

PATIO

NEIGHBOR
HOUSE

RECEIVED
OCT 17 2022
Inspection Department
City of Livonia

STONE HOUSE
CIR



Sent from my iPhone

HOMEOWNER VIEW



HOMEOWNER YARD VIEW



CURRENT SHED VIEW FROM HOMEOWNER
YARD



CURRENT SHED VIEW FROM
HOMEOWNER YARD



REAR NEIGHBOR VIEW



REAR NEIGHBOR CURRENT PATIO
VIEW



REAR NEIGHBOR PATIO VIEW



REAR NEIGHBOR SIDE VIEW



BLUE SKIES STREET BACK VIEW



BLUE SKIES STREET VIEW



From: [David Allen](#)
To: [JENNIFER](#)
Subject: [Pondy, October 17, 2023 2:05:44 PM](#)
Date: [Pondy, October 17, 2023 2:05:44 PM](#)

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~~Blue~~
Blue
Skies View

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)

TABLE OF CONTENTS

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<u>APPEAL CASE NO. 2022-08-02:</u> Intercity Neon, 12950 Eckles	5-6

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

**AGENDA DATE: November 15, 2022
ZONING BOARD OF APPEALS
CITY OF LIVONIA**

**PROPOSED FINDINGS OF FACT
Pursuant to Zoning Board of Appeals
Rules of Procedure, Rule V-Hearings, Paragraph 7**

APPEAL CASE NO. 2022-08-26 (Rescheduled from September 27, 2022), Feras Seryani, 34800 Plymouth Road:

Should be denied because the alleged practical difficulty does not entail more than mere inability to earn a higher financial return.

APPEAL CASE NO. 2022-10-28: Italy American Construction, 29421 Lori Street:

Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. Further, a variance in this case would violate the City's policy of requiring certain minimum amounts of open space in residential areas in order to permit the free passage of light and air, and to meet aesthetic and density concerns.

APPEAL CASE NO. 2022-10-29: Kayla Boyer, 15523 Stonehouse Circle:

Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.

FUTURE LAND USE PLAN

**CITY OF LIVONIA
ZONING BOARD OF APPEALS**

Agenda

**November 15, 2022 – 7:00 p.m.
Livonia City Hall – Gallery (5th floor)
33000 Civic Center Drive, Livonia, MI**

1. **APPEAL CASE NO. 2022-08-26: Feras Seryani, 34800 Plymouth Road,** seeking to erect an addition to a nonconforming building, resulting in deficient rear yard setback.

**FUTURE LAND USE PLAN
(FLUP)**

“CORRIDOR COMMERCIAL”

2. **APPEAL CASE NO. 2022-10-28: Italy American Construction, 29421 Lori,** seeking to erect an attached garage addition resulting in deficient east side yard setback and combined yard setbacks.

**FUTURE LAND USE PLAN
(FLUP)**

“LOW DENSITY RESIDENTIAL”

3. **APPEAL CASE NO. 2022-10-29: Kayla Boyer, 15523 Stonehouse Circle,** seeking to relocate an existing non-conforming shed, erected without permits, into the side corner lot, resulting in a deficient corner lot setback.

**FUTURE LAND USE PLAN
(FLUP)**

“LOW DENSITY RESIDENTIAL”

ZBA Meetings/Deadlines

November 15, 2022

November 29, 2022	<i>Auditorium Matt – Inspection</i>	Deadline: Monday Oct. 31
December 13, 2022 (last meeting of 2022)	<i>Auditorium Jim – Inspection</i>	Deadline: Monday Nov. 14

Minutes to vote on: October 11, 2022

2022 NOVEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14 Dec. 13 Deadline	15 ZBA Gallery (Bob Stroble)	16	17	18	19
20	21	22	23	24	25	26
27	28	29 ZBA Gallery (Matt Stierna)	30			

2022 DECEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13 ZBA Auditorium (Jim Albus)	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31