

**CITY OF LIVONIA
ZONING BOARD OF APPEALS
Agenda
August 16, 2022 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI**

1. **APPEAL CASE NO. 2022-05-13 (Tabled on June 28, 2022): Wendy Senkbeil**, 17608 Vacri, seeking to erect a six-foot-tall wood privacy fence at the rear of a double frontage and corner lot, resulting in deficient rear yard setback.
2. **APPEAL CASE NO. 2022-05-16 (Tabled on June 28, 2022): Dan Lee, Cornerstone Baptist Church**, 29850 Six Mile, Livonia, MI 48152, seeking to erect a replacement ground sign resulting in excess sign height and area.
3. **APPEAL CASE NO. 2022-07-01: Gold Star Detroit FC, LLC on behalf of Madonna University**, 14680 Newburgh, seeking a variance for excessive light pole height, its illumination level and proposing land banked parking, which is not hard surfaced but grass area, which is not allowed, in connection with the construction of a stadium.
4. **APPEAL CASE NO. 2022-07-02: Arbor Hill Investments**, 31157 Plymouth Rd, seeking to erect a painted sign (mural) on the west exterior building wall which is not allowed. Painted signs on the exterior of buildings are prohibited in any zoning district.
5. **APPEAL CASE NO. 2022-07-03: Scott and Carla Murray**, 18420 Laurel, seeking to construct a steel accessory building while maintaining an attached garage resulting in excess total accessory building area.

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.

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



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

August 19, 2022

Wendy Senkbeil
17608 Vacri
Livonia, MI 48152

Dear Ms. Senkbeil,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held August 16, 2022, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2022-05-13 (Tabled on June 28, 2022): An appeal has been made to the Zoning Board of Appeals by Wendy Senkbeil, 17608 Vacri, Livonia, MI 48152, seeking to erect a six-foot-tall wood privacy fence at the rear of a double frontage and corner lot, resulting in deficient rear yard setback.

The property is located on the east side of Vacri (17608), between McNamara and Franca Villa, Lot No.036-01-0030-000, N-2 "Neighborhood," Rejected by the Inspection Department under City of Livonia Fence Ordinance, Section 15.44.090A (3), (4) "Residential District Regulations" be **granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met because of the corner location and safety concerns cited by petitioner.
2. Denial of the variance would have severe consequences for the petitioner due to the safety issues cited by petitioner, including the dogs, the litter, and the approaches to the children.
3. The variance is fair in light of its effect on neighboring properties and is in the spirit of the zoning ordinance because there is support in the neighborhood.
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.

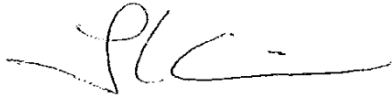
FURTHER, the variance be granted with the following conditions:

1. The fence must be placed as shown, with a cut-in along McNamara at the garage and a cut-in at the corner of Farmington and McNamara beginning 35 feet north of McNamara and ending 25 feet west of Farmington, with the entire fence along Farmington Road being a minimum of 2.5 feet west of Farmington.
2. A letter shall be submitted by Public Safety clarifying their approval of petitioner's proposal.

Wendy Senkbeil
Appeal Case No. 2022-05-13
August 19, 2022
Page 2

3. Suitable vegetation must be planted along the Farmington Road side of the fence, maintaining living foliage upon the Farmington facing fence 20-50% coverage of area by June 2023, then 75% at least by June 2024, and beyond. .
4. The fence must be 32.5' along Farmington Road as approved.
5. The fence shall be a light-colored six foot tall vinyl fence.

Sincerely,

A handwritten signature in black ink, appearing to read 'TKL', with a long horizontal stroke extending to the right.

Timothy Klisz, Secretary

cc: S. Banko, City Clerk, M. Fisher, S. Miller, R. Abrahamson, F. Hershey

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-05-13
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

HAVING ALREADY FILLED OUT A QUESTIONNAIRE
PREVIOUSLY ALL I CAN DO IS REPEAT MYSELF,
THIS IS A BAD IDEA OUR THOUGHTS ARE
WE DON'T WANT A MIXTURE OF FENCING
ON FARMINGTON RD, THIS SITUATION EXISTS
IN WESTLAND, CANTON AND OTHER AREAS
THE FENCING IS NOT KEPT UP ITS AN
EYE SORE TO EVERYONE, IF YOU NEED
AN EXAMPLE OF WHAT THIS WILL LOOK
LIKE LOOK NO FURTHER THAN THE
CONDITION OF THE CURRENT SPLIT
RAIL FENCE, PROPERTY OWNERS DO NOT
KEEP IT UP THEY DO LITTLE MAINTAN-
ENCE, THE FENCING IS BROKEN, PROPPED
UP WITH PEICES OF WOOD, PIPE, ANGLE
IRON. 17608 VACRI HAS NEVER CARED FOR THE
SPLIT RAIL ON THEIR CORNER, NO!

Signed comments will be read into
the record. Unsigned or anonymous
comments will not be considered.

Signature: Dennis K. Dulgerian

Name: DENNIS K. DULGERIAN
(Please print)

Address: 17585 McNAMARA DR,

2022 AUG 15 PM 2:53

RECEIVED
ZONING BOARD OF APPEALS

Case No: 2022-05-13
Meeting Date: August 16, 2022

Please note my (APPROVAL) ~~(OBJECTION)~~ to the requested variance for the following reasons:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature: Ken Brown

Name: KEVIN THOMAS
(Please print)

Address: 17500 FARMINGTON RD
LIVONIA MI 48152

RECEIVED
ZONING BOARD OF APPEALS
2022 AUG 15 AM 9:50



2022-05-13

CITY OF LIVONIA
Inspection Department

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

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

Applicant	SAME AS OWNER		Address	SAME AS OWNER (313) 606-0243	
Owner	WENDY SENKBEIL		Address	17608 VACRI, LIVONIA, MI 48152	
Lessee			Address		
Location	EAST		Side of	17608 VACRI Street	
Between	McNAMARA		And	FRANCAVILLA	
Lot No/Parcel No.	036-01-0030-000		Subdivision	FRANCAVILLA	
Zoning District	N-2		Map No.	SE09	
			Lot Size		
Present Use	RESIDENTIAL		Proposed Use	SAME	
Present Building Size	N/A		Proposed Building Size	N/A	
Present Height of Building	N/A		Proposed Height	N/A	
Allowable Lot Coverage	N/A		Proposed Lot Coverage	N/A	
Proposal	SEEKING TO ERECT A SIX FOOT TALL WOOD PRIVACY FENCE AND CORNER AT THE REAR OF A DOUBLE FRONTAGE LOT RESULTING IN DEFICIENT REAR YARD SET BACK. REAR YARD SET BACK REQUIRED: 35 FEET; PROPOSED: ZERO FEET; DEFICIENT: 35 FEET.				
Reason for Rejection	FENCE ORDINANCE, SECTION 15.44.090A(3), (4)				
Deficient Side Yard			Deficient Front Yard	15.44.090A(3)	
			Deficient Rear Yard	35 FEET	
Deficient Lot Area			Deficient Lot Area per Room	Encroachment 15.44.090A(4)	
Excessive Lot Coverage			Excessive Height	Increasing No. Units	
Use Prohibited			Deficient Parking Spaces	Increasing Area and Bulk	
Remarks					

Plans and Application examined by

[Signature]

Date

4/19/2022

ZONING EXAMINER



APPLICATION FOR VARIANCE

Vendi Sankheil 17608 Vacri Ln Livonia, mi 48152
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax) 1315-506-0243

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

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

The property address is 17608 Vacri Ln Livonia mi, 48152

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.

See attached document for 1-9

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

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

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:

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

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

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:

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

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

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: _____

Please print name of property owner: _____

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 18TH day of APRIL, 2022.

Theresa Marie Mara
(Notary Public, Wayne County, Michigan)
My Commission expires 10-17-2025

Theresa Marie Mara
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 17, 2025
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 _____, which reads as follows:

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.

(Supervisor)

Application for permit filed _____

Violation Issued _____

17608 Fencing Appeal

Line 1: There is no restriction on my deed.

Lines 3-5: I live on a corner lot which is backs up to Farmington Road and is also the entrance to the subdivision which has caused several different issues in the year and half I have lived in the home. There are lights that shine in on our yard from the main road, people throw garbage in our yard, my dog was attacked in May of 2021 by another dog who went under our existing fence, and people stop at the side of my house and my children have been approached.

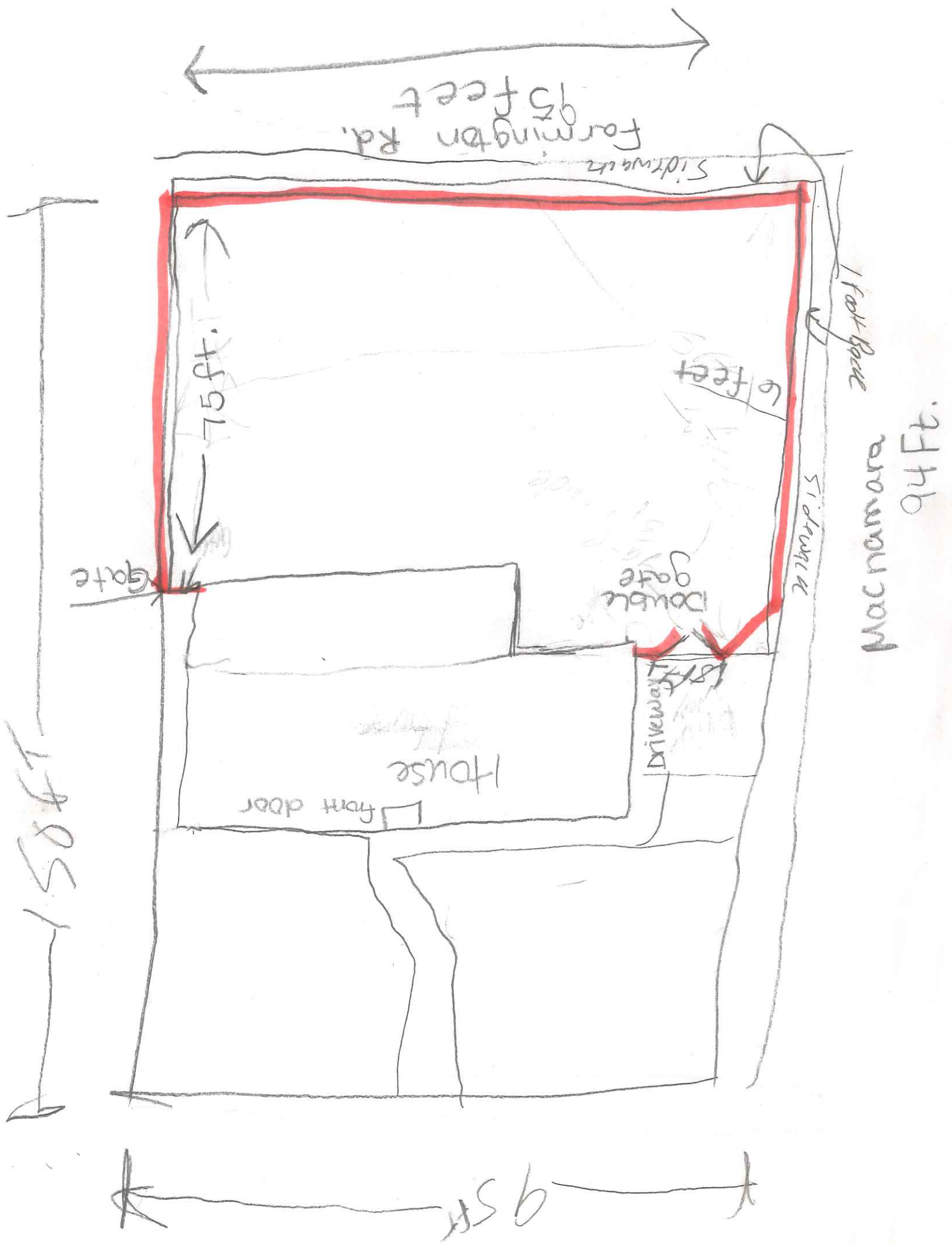
I am asking that the 35 feet on Farmington road be reconsidered. I have an existing fence and am asking to replace it with a privacy fence to protect my family and provide privacy in my yard. With the 35 foot offset I will lose a large portion of my yard and still have the issues of people who are walking down Farmington Road throwing harmful items such as liquor bottles. I have 9 year old and 12 year kids and are fearful they will be harmed. I am a single mother working to provide the best for my children including a nice safe home.

Members in the neighborhood have been granted the appeal to have a privacy fence on Farmington Road and am hoping my appeal will also be approved to protect my family and provide privacy in our yard. The current farmhouse 3 post fence is also a eyesore for the community seeing as though many of the fences are falling down and in bad shape because they don't withhold the wind and weathering.

Lines 6 and 7: I did not write a letter to the city. I did include my rationale o my originally submitted permit request.

Lines 8 and 9: I do not wish to get my property rezoned. I would just like to replace the existing fence with a privacy fence.









Farmington Rd



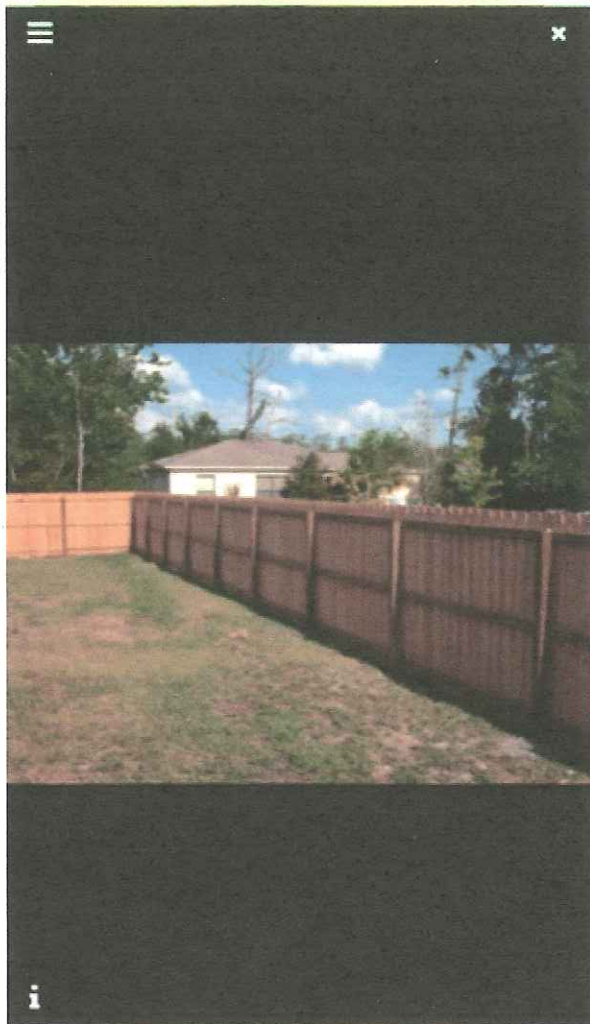
Macnamera

9:53

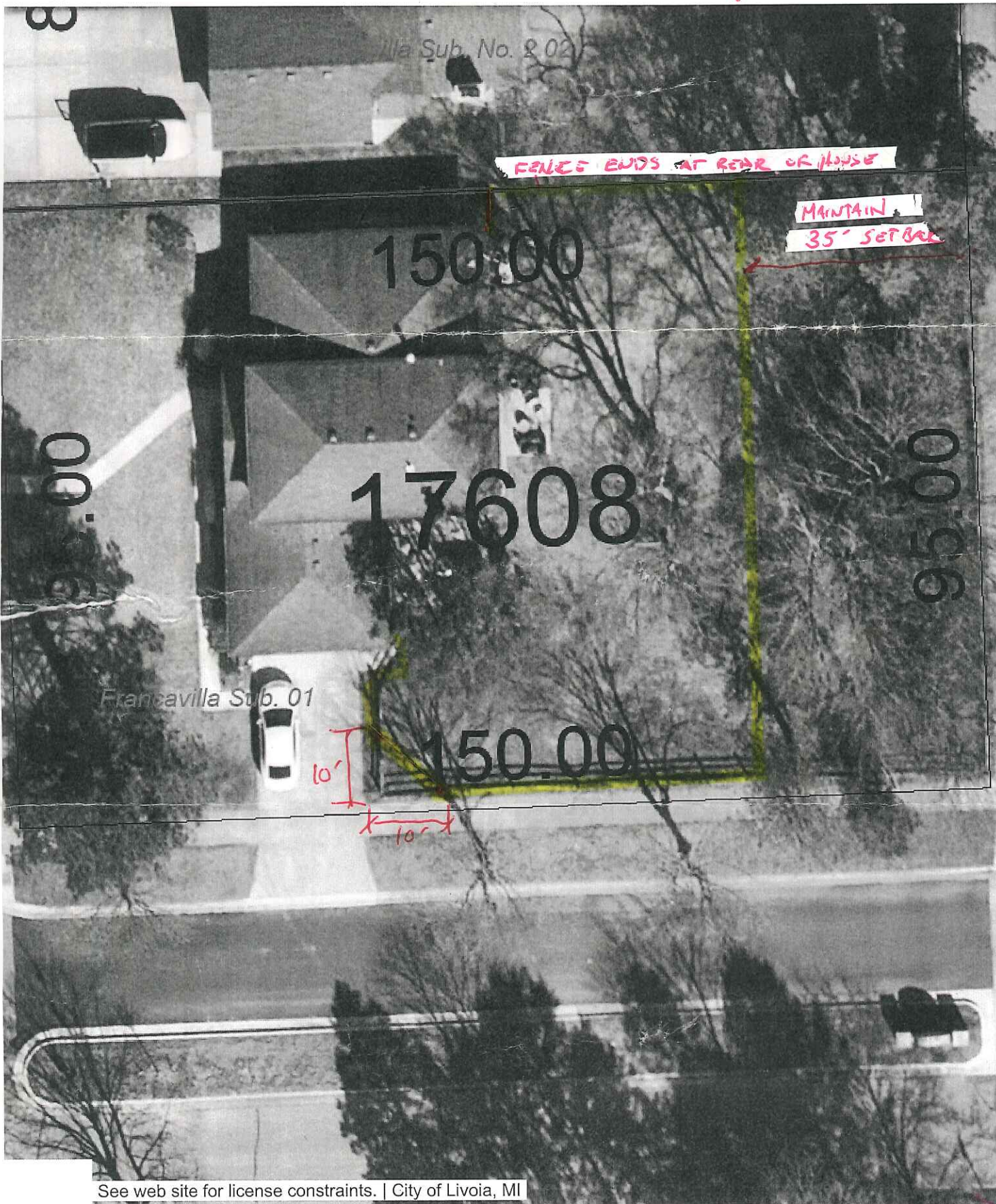
LTE

AA

anchorfenceonline.com



MS 6/7/21



Vacri St.

Grass

Sidewalk

walkway

17608 vacri Ln.

Home

garage

driveway

9'3 ft

10 ft

gate

10' Sidewalk

Clear View

Grass

Replacement fence

9'5 ft

10 ft

35 ft

Replacement fence

97 ft

Sidewalk

Grass

Farlington Rd.

Privacy Fence Must
END AT REAR OF
RESIDENCE

New fence
76 ft

Gate
New gate

17652
vacri
Ln.

APPROVED

BLOCK COPY

City of Vacri

1505 A - 100 ft

DEVELOP

RECEIVED

JUN - 4 2021

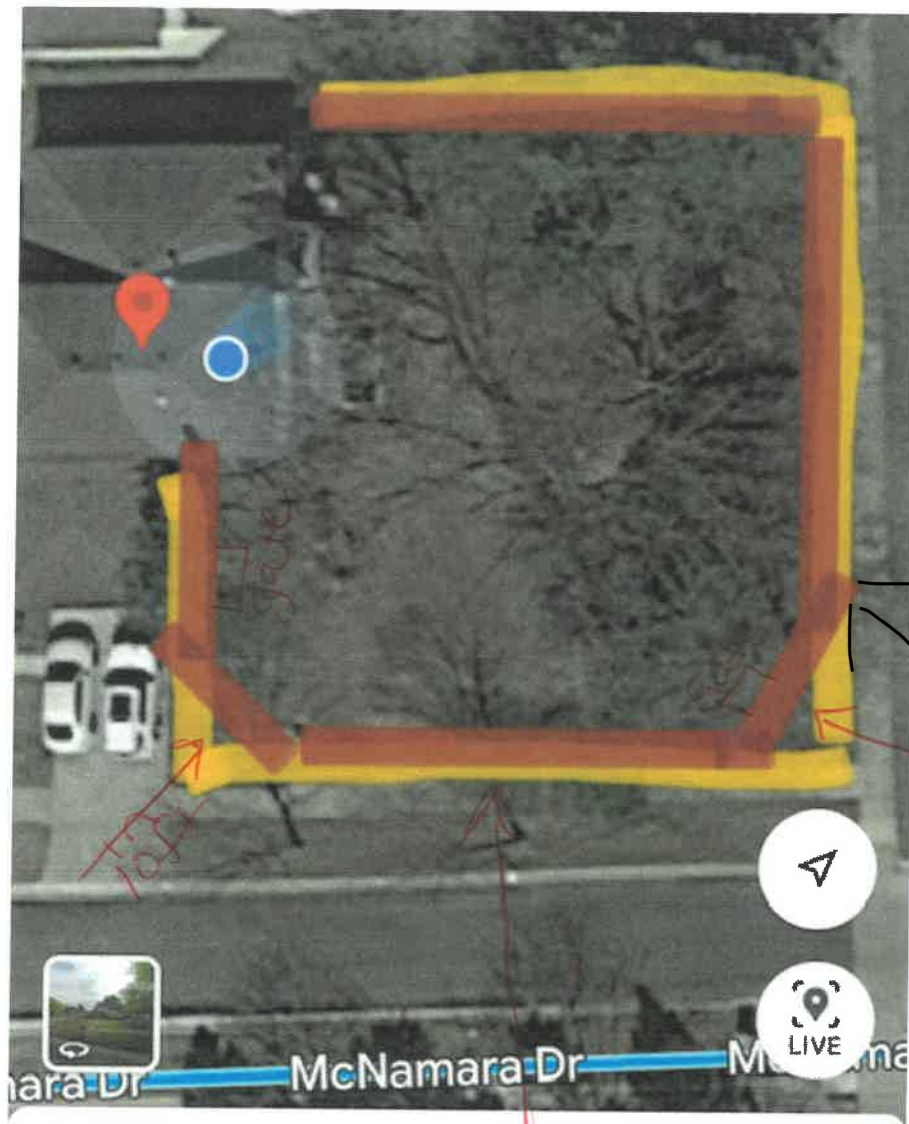
Inspection Department
City of Livonia

P221-0245
17608 VACR1

BLDRS. COPY

APPROVED

BY *CMS* DATE 6/7/21



5/27/22
Resubmission
to avoid blocking
view of traffic.

25 ft

25 ft

72 ft

17608 Vacri Ln

17608 Vacri Ln, Livonia, MI 48152

7/15/22

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

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

May 6, 2022

Mr. Mike Fisher
City of Livonia Law Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: 17608 Vacri Ln – privacy fence

Mr. Fisher,
Regarding the review of the property at 17608 Vacri Lane, a 6 foot privacy fence would create a vision obstruction and public safety hazard. The property is located at a main thoroughfare to the Francavilla subdivision on the corner of McNamara and Farmington Road. The proposed fence would obstruct the view of pedestrian and bicycle traffic traveling southbound on the sidewalk for Farmington Road. They would not have a clear view of the traffic on McNamara as they approach the intersection.

The proposed fence would also obstruct the line of sight for vehicles traveling east exiting the subdivision. The fence would create an obstruction, not allowing motorists to obtain a clear view of southbound Farmington Road traffic.

I canvassed the area along Farmington Road from 6 Mile to Curtis to find one residence with an existing privacy fence which backs up to Farmington Road. That property does not create any vision obstructions that would create a public safety hazard.

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

Sincerely,

FOR THE CHIEF OF POLICE,

Scott Szczepanski, Sergeant
Traffic Bureau
(734) 466-2107

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
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May 6, 2022

Mr. Mike Fisher
City of Livonia Law Dept
33000 Civic Center Drive
Livonia, MI 48154

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Sincerely,

FOR THE CHIEF OF POLICE,

Scott Szczepanski, Sergeant
Traffic Bureau
(734) 466-2107

From: Fisher, Mike
Sent: Tuesday, August 2, 2022 3:38 PM
To: Kasprowicz, Sara; Abrahamson, Randy
Subject: 17608 Vacri Lane New Proposal

Here you go, Sara! Sorry about the informality; I'm afraid this is as good as it gets.

Mike Fisher

Chief Assistant City Attorney
City of Livonia | Law Department
(734) 466-2520
mfisher@livonia.gov

From: Kasprowicz, Sara skasprowicz@livonia.gov
Sent: Tuesday, August 2, 2022 3:24 PM
To: Fisher, Mike mfisher@livonia.gov; Abrahamson, Randy RAbrahamson@livonia.gov
Subject: PD letter - Senkbeil

Hi Guys,
Any chance you have a more recent response letter from PD on the Senkbeil privacy fence (17608 Vacri)?
Wendy called to say she spoke with PD the day after the 6/28 ZBA meeting and thought a new response was sent.
Thank you,
Sara

Sara Kasprowicz

Program Supervisor
City of Livonia | City Council Office
(734) 466-2250
skasprowicz@livonia.gov

From: Scott Szczepanski scott.szczepanski@LivoniaPD.Com
Sent: Wednesday, July 20, 2022 1:05 PM
To: Fisher, Mike <mfisher@livonia.gov>
Subject: Re: 17608 Vacri Lane New Proposal

Mike,

That is correct.

Thank You,

Sergeant Scott Szczepanski #543

Livonia Police Department

Traffic Bureau

(734) 466-2107

scott.szczepanski@livoniapd.com

From: Fisher, Mike <mfisher@livonia.gov>
Sent: Wednesday, July 20, 2022 12:32:53 PM
To: Wendy Senkbeil; Stierna, Matthew; Scott Szczepanski
Cc: Kasprowicz, Sara
Subject: 17608 Vacri Lane New Proposal

Sgt. Szczepanski –

If I understand the petitioner's revised proposal correctly, it's this:

Everything is the same as the previous proposal except that the unfenced right triangle at the corner of Farmington and McNamara will have a 25' leg along McNamara and a 35' leg along Farmington. The hypotenuse of the triangle is approximately 43 feet.

Is this what you had in mind?

Mike

I just want to make sure everybody's on the same page so we move forward together.



Mike Fisher
Chief Assistant City Attorney
City of Livonia | Law Department
(734) 466-2520
mfisher@livonia.gov
www.livonia.gov



This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable laws. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to this e-mail message. Thank you.

From: Wendy Senkbeil <punkin0206@yahoo.com>
Sent: Friday, July 15, 2022 12:29 PM
To: Fisher, Mike <mfisher@livonia.gov>; Stierna, Matthew <mstierna@livonia.gov>; bzteam@livonianany.org;
bzteam@livonia.gov
Subject: Re: 17608 Vacri Lane New Proposal

Hello attached is another picture of proposal for fence based on conversation with traffic department. Should I send this to anyone else as well? I submitted the original in May before my June meeting date the only difference is 25 feet in behind the gazebo/corner and it will slant 35 feet in towards the sidewalk closer to Farmington Road please note that the one way entrance to the subdivision on my side only allows for traffic to enter the sub not exit the sub Alleviating the issue of sight of view leaving the sub. Please let me know if there's further information you need. Thank you so much for all of your assistance!

Wendy Senkbeil

W. Senkbeil

On May 27, 2022, at 1:11 PM, Wendy Senkbeil <punkin0206@yahoo.com> wrote:

Thank you, you as well.

W. Senkbeil

On May 27, 2022, at 12:32 PM, Fisher, Mike <mfisher@livonia.gov> wrote:

I'd be happy to. Have a nice holiday weekend!



Mike Fisher

Chief Assistant City Attorney
City of Livonia | Law Department
(734) 466-2520

mfisher@livonia.gov

www.livonia.gov

Livonia



**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
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15050 Farmington Road
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May 6, 2022

Mr. Mike Fisher
City of Livonia Law Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: 17608 Vacri Ln – privacy fence

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Sincerely,

FOR THE CHIEF OF POLICE,

Scott Szczepanski, Sergeant
Traffic Bureau
(734) 466-2107

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

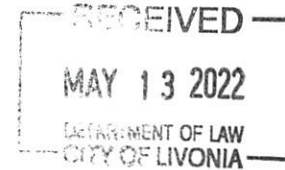
THOMAS GORALSKI
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MAUREEN MILLER BROSNAN
MAYOR

LN

15050 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5499
(734) 466-2470
FAX: (734) 261-2265



May 6, 2022

Mr. Mike Fisher
City of Livonia Law Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: 17608 Vacri Ln – Privacy Fence

Mr. Fisher,
Regarding the review of the property at 17608 Vacri Lane, a six-foot privacy fence would create a vision obstruction and public safety hazard. The property is located at a main thoroughfare to the Francavilla subdivision on the corner of McNamara and Farmington Road. The proposed fence would obstruct the view of pedestrian and bicycle traffic traveling southbound on the sidewalk for Farmington Road. They would not have a clear view of the traffic on McNamara as they approach the intersection.

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Sincerely,

FOR THE CHIEF OF POLICE,

Det. Scott Szczepanski #543

Scott Szczepanski, Sergeant
Traffic Bureau
(734) 466-2107

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, Chair
JAMES M. BARINGHAUS, Vice Chair
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 BROSNAN

CITY COUNCIL MEMBERS

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

July 29, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-05-13 (Tabled on June 28, 2022): An appeal has been made to the Zoning Board of Appeals by Wendy Senkbeil, 17608 Vacri, Livonia, MI 48152, seeking to erect a six-foot-tall wood privacy fence at the rear of a double frontage and corner lot, resulting in deficient rear yard setback.

Rear Yard Setback:

Required:	35 feet
Proposed:	0 feet
Deficient:	35 feet

The property is located on the east side of Vacri (17608), between McNamara and Franca Villa, Lot No.036-01-0030-000, N-2 "Neighborhood," Rejected by the Inspection Department under City of Livonia Fence Ordinance, Section 15.44.090A (3), (4) "Residential District 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 **Auditorium on the first floor of City Hall on Tuesday, August 16, 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.

2022-05-13
August 16, 2022

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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, Chair
JAMES M. BARINGHAUS, Vice Chair
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

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CITY COUNCIL MEMBERS

JIM JOLLY, President
LAURA M TOY, Vice President
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KATHLEEN E. MCINTYRE
SCOTT MORGAN

July 29, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-05-13 (Tabled on June 28, 2022): An appeal has been made to the Zoning Board of Appeals by Wendy Senkbeil, 17608 Vacri, Livonia, MI 48152, seeking to erect a six-foot-tall wood privacy fence at the rear of a double frontage and corner lot, resulting in deficient rear yard setback.

Rear Yard Setback:

Required:	35 feet
Proposed:	0 feet
Deficient:	35 feet

The property is located on the east side of Vacri (17608), between McNamara and Franca Villa, Lot No.036-01-0030-000, N-2 "Neighborhood," Rejected by the Inspection Department under City of Livonia Fence Ordinance, Section 15.44.090A (3), (4) "Residential District Regulations."

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Case No: 2022-05-13
Meeting Date: August 16, 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.

Signature: _____

Address:

From: Tom Maxwell <tommaxwell88@gmail.com>
Sent: Monday, August 8, 2022 4:32 PM
To: Kasprowicz, Sara
Subject: Fence

Hi Sarah,

Here are the issues we discussed about the fence for the address 17608 Vacri Ln.

*they asked me if they could have a privacy fence before they bought the house and I said no. I told them when we bought our house in 2008, we were told that we had to replace the fence with the same style fence.

*Mike Bowers does not reside at this address and was seen discussing the fence with the traffic cops.

*Mike Bowers was exiting the sub and was almost struck by a cyclist. If a fence was put up, that would obstruct the view even more.

*the chicken wire fence between their house and our house was supposed to be temporary. It is still up 2 years later.

*cutting the corners off the fence would be an eyesore.

Thanks
Tom Maxwell

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-05-13
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

We have been a resident here in Francavilla sub division for over forty years. When the wood rail fencing along Farmington Rd. began to deteriorate, several of our neighbors had to replace the rail fencing with duplicate ^{wooden} rail fencing per the City of Livonia. Privacy fences were not allowed. The same ruling should apply to our neighbors. Having a 6 ft wooden fence is like having a wall. You will not be able to see around the corner for walkers or those on bicycles. For me, this alone is a safety hazard.

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature: Sandra Rychlinski
Name: Sandra Rychlinski
(Please print)

Address: 17698 Vacant Ln

RECEIVED
ZONING BOARD OF APPEALS
2022 AUG -8 PM 4:06

2022-05-13
August 16, 2022

2022 AUG -8 PM 4:06

Address:

ROBIN DiGiacco
(Please print)

17599 McNamara Dr

RECEIVED
ZONING BOARD OF APPLICANTS
2022 AUG -8 PM 4:06

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-05-13
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

I approve the fence for
Wendy Senkbiel who is
my neighbor and I will
be happy to see it
and welcome it to our
neighborhood.

Signed comments will be read into
the record. Unsigned or anonymous
comments will not be considered.

Signature:

Name:

Address:

Lena Lauer

Lena Lauer

(Please print)

17598 Vaerline

RECEIVED
ZONING BOARD OF APPEALS
2022 AUG -8 PM 4:06

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

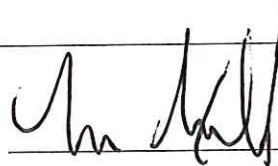
Case No: 2022-05-13
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

Safety - fence would block ~~view~~ view of cars going in and out of sub for pedestrians walking or riding bikes.

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature:



Name:

Melissa Maxwell
(Please print)

Address:

17652 Varsi Ln.
Livonia, MI 48152

RECEIVED
ZONING BOARD OF APPEALS
2022 AUG -8 PM 4:06

From: Fisher, Mike
Sent: Tuesday, August 2, 2022 3:38 PM
To: Kasprowicz, Sara; Abrahamson, Randy
Subject: 17608 Vacri Lane New Proposal

Here you go, Sara! Sorry about the informality; I'm afraid this is as good as it gets.

Mike Fisher

Chief Assistant City Attorney
City of Livonia | Law Department
(734) 466-2520
mfisher@livonia.gov

From: Kasprowicz, Sara skasprowicz@livonia.gov
Sent: Tuesday, August 2, 2022 3:24 PM
To: Fisher, Mike mfisher@livonia.gov; Abrahamson, Randy RAbrahamson@livonia.gov
Subject: PD letter - Senkbeil

Hi Guys,
Any chance you have a more recent response letter from PD on the Senkbeil privacy fence (17608 Vacri)?
Wendy called to say she spoke with PD the day after the 6/28 ZBA meeting and thought a new response was sent.
Thank you,
Sara

Sara Kasprowicz

Program Supervisor
City of Livonia | City Council Office
(734) 466-2250
skasprowicz@livonia.gov

From: Scott Szczepanski scott.szczepanski@LivoniaPD.Com
Sent: Wednesday, July 20, 2022 1:05 PM
To: Fisher, Mike <mfisher@livonia.gov>
Subject: Re: 17608 Vacri Lane New Proposal

Mike,

That is correct.

Thank You,

Sergeant Scott Szczepanski #543

Livonia Police Department

Traffic Bureau

(734) 466-2107

scott.szczepanski@livoniapd.com

From: Fisher, Mike <mfisher@livonia.gov>
Sent: Wednesday, July 20, 2022 12:32:53 PM
To: Wendy Senkbeil; Stierna, Matthew; Scott Szczepanski
Cc: Kasprowicz, Sara
Subject: 17608 Vacri Lane New Proposal

Sgt. Szczepanski –

If I understand the petitioner's revised proposal correctly, it's this:

Everything is the same as the previous proposal except that the unfenced right triangle at the corner of Farmington and McNamara will have a 25' leg along McNamara and a 35' leg along Farmington. The hypotenuse of the triangle is approximately 43 feet.

Is this what you had in mind?

Mike

I just want to make sure everybody's on the same page so we move forward together.



Mike Fisher
Chief Assistant City Attorney
City of Livonia | Law Department
(734) 466-2520
mfisher@livonia.gov
www.livonia.gov



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From: Wendy Senkbeil <punkin0206@yahoo.com>
Sent: Friday, July 15, 2022 12:29 PM
To: Fisher, Mike <mfisher@livonia.gov>; Stierna, Matthew <mstierna@livonia.gov>; bzteam@livonianany.org;
bzteam@livonia.gov
Subject: Re: 17608 Vacri Lane New Proposal

Hello attached is another picture of proposal for fence based on conversation with traffic department. Should I send this to anyone else as well? I submitted the original in May before my June meeting date the only difference is 25 feet in behind the gazebo/corner and it will slant 35 feet in towards the sidewalk closer to Farmington Road please note that the one way entrance to the subdivision on my side only allows for traffic to enter the sub not exit the sub Alleviating the issue of sight of view leaving the sub. Please let me know if there's further information you need. Thank you so much for all of your assistance!

Wendy Senkbeil

W. Senkbeil

On May 27, 2022, at 1:11 PM, Wendy Senkbeil <punkin0206@yahoo.com> wrote:

Thank you, you as well.

W. Senkbeil

On May 27, 2022, at 12:32 PM, Fisher, Mike <mfisher@livonia.gov> wrote:

I'd be happy to. Have a nice holiday weekend!



Mike Fisher

Chief Assistant City Attorney
City of Livonia | Law Department
(734) 466-2520

mfisher@livonia.gov

www.livonia.gov

Livonia



ZONING BOARD OF APPEALS
CITY OF LIVONIA
MINUTES OF MEETING HELD TUESDAY, JUNE 28, 2022

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, June 28, 2022.

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

MEMBERS ABSENT: Michael Testa.
Tamara Oliverio

OTHERS PRESENT: Matthew Stierna, Inspection Department
Mike Fisher, Legal Department

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. Five (5) 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 seven (7) people present in the audience.

(7:00)

APPEAL CASE NO. 2022-05-13: An appeal has been made to the Zoning Board of Appeals by Wendy Senkbeil, 17608 Vacri, Livonia, MI 48152, seeking to erect a six-foot-tall wood privacy fence at the rear of a double frontage and corner lot, resulting in deficient rear yard setback.

Rear Yard Setback:

Required:	35 feet
Proposed:	0 feet
Deficient:	35 feet

The property is located on the east side of Vacri (17608), between McNamara and Franca Villa, Lot No.036-01-0030-000, N-2 "Neighborhood," Rejected by the Inspection Department under City of Livonia Fence Ordinance, Section 15.44.090A (3), (4) "Residential District Regulations."

KLISZ	Calling Appeal Case No. 2022-05-13. An appeal has been made to the Zoning Board of Appeals by Wendy Senkbeil, 17608 Vacri, Livonia, Michigan, seeking to erect a six-foot-tall wood privacy fence at the rear of a double frontage and corner lot resulting in deficient rear yard setback. Rear yard setback required 35 feet. Proposed zero feet. Deficient 35 feet.
COPPOLA	All right. Thank you. Mr. Stierna, anything you'd like to add?
STIERNA	Not at this time, Mr. Chair.
COPPOLA	Any questions for the inspection department?
BARINGHAUS	Yeah. Mr. Chairman.
COPPOLA	Mr. Baringhaus.
BARINGHAUS	Question for the inspection department. This property, is this considered a double front lot?
STIERNA	It is considered a double front lot.
BARINGHAUS	In terms of fence that would require a setback of 35 feet from the property line.
STIERNA	Back row. Correct.
BARINGHAUS	Thank you very much.
COPPOLA	Thank you.
BOLOVEN	Mr. Chair.

COPPOLA Mr. Boloven.

BOLOVEN Question for Mr. Fisher. The letter that came from the Department of Public Safety on May 6 to you, what prompted that letter?

FISHER If you look at the ordinance, we're supposed to have the visibility where you have it.

COPPOLA It's a required process when you have a corner lot.

FISHER Yes.

COPPOLA Any other questions? Seeing none. If you could just state your name and address.

SENKBEIL Wendy Senkbeil, 17608 Vacri Lane.

BOWERS Michael Bowers, 17608 Vacri Lane.

COPPOLA Thank you. If you could just briefly help us understand the need for the variance. Tell me about it.

SENKBEIL So originally, I did receive a permit for a vinyl fence with a setback of 35 feet. Neighbors signed for it. It was all taken care of. But the 35 feet takes 35 feet off of my yard. First and foremost, the whole point of the fence a safety. Our dog has had to have two surgeries because he was snatched from another dog underneath our current fence and was injured. We've had various people come and stop. So, there's an island in between the entrance of the subdivision, so people come in and turn around in that little cul-de-sac, little area, and people will stop. And my daughter has been approach. We've had people throwing liquor bottles over the fence. Again, we have three young children, and them to experience, it scares me, first of all, my daughter being approached by random people that we don't know. It's just the safety.

BOWERS And they're just not approaching. They're actually pulling up and getting out of the car walking up to the fence approaching my daughter and talking to her.

SENKBEIL She's smart enough to come back to us, which is good, but, God forbid, something happens, or God forbid that was one of our kids that got attacked by a dog that was walking by.

BOWERS The dog that was walking by went underneath the fence, grabbed my dog by the face and pulled him out to the sidewalk and started rolling him.

SENKBEIL So he resulted in two surgeries after that.

COPPOLA The current fence, is that just a split rail?

SENKBEIL It's a split rail. So, we have chicken wire in between it like mesh so that it protects them, and it's all the way to the bottom so the dogs can't get under it, our dogs, and we've never had any issues until last year. Last year a woman was walking her dog and couldn't control her dog, obviously, and it grabbed our dog from underneath the fence.

BOWERS And we also addressed the corner. So, we set that back I believe it was 15 feet. So, when you're traveling south on Farmington, when you would go to that corner, we addressed it where it would be 15 feet front the corner and it would go on an angle, and when you're turning into the subdivision -- I'm sorry, when you come out of the subdivision, it would go 15 feet from the Farmington, it would go on an angle, that way not to obstruct any traffic or pedestrians walking that everyone can see.

SENKBEIL And the variance I asked for the wooden fence instead of the vinyl because it was my understanding neighbors of mine towards Six Mile, about half a mile down, he put a wooden privacy fence on Farmington Road, and it was my understanding that ours had to match his.

COPPOLA Okay. Mr. Fisher. We have not, I would assume we have not, what's the proper word, had the public safety officer update his view of the petition regards to the change where they've put a cut at the angle.

FISHER Yes. I called today and I did not get any return calls.

COPPOLA So it's an open issue.

FISHER Open issue.

KLISZ Mr. Chair.

COPPOLA Secretary Klisz.

KLISZ That's what I was thinking too, just reading this looking at the dating that it came in on the 27th and the letter was dated the 6th. I mean I don't know. We could continue and hear the whole thing and then table it because it's got to go back to them to review and maybe just save time by doing it that way because, you know, there's lots of letters and things that are different. I think if it's tabled, resubmit it to the public, and then, of course, to the police department to get their input, they may change their recommendation. There may be less letters next time, or something like that. But, you know, obviously your call in how you want to deal with it, but it's definitely an issue ripe for tabling in my opinion.

COPPOLA I understand that. Appreciate that comment. Just want to understand the change that you -- the resubmission. You're going to go on each side 25 feet back and then run at an angle 25 feet back on each side?

SENKBEIL Where Farmington Road and McNamara meet at that corner there, instead of going directly square, we would come in at that corner, kitty-corner that it wouldn't obstruct traffic. That was our suggestion.

BOWERS The privacy fence would now run on an angle.

COPPOLA I understand that, but my question is, how far back are you going from the corner on each side?

BOWERS I believe I read in the ordinance it was 15 feet for residential areas with privacy fences with a double frontage.

SENKBEIL At the corner.

BOWERS To not obstruct traffic or pedestrians walking.

SENKBEIL And our corner is also an entrance, it's not an exit for traffic. So, when you pull out of our subdivision, you're actually pulling out at least 35 feet forward from our property.

BOLOVEN Mr. Chair.

COPPOLA Mr. Boloven.

BOLOVEN Question for Petitioner. You might have said this already, but you are intending on matching the other privacy fence that was put in off of Farmington?

SENKBEIL If that's what we have to do, yeah, that's fine.

BARINGHAUS Mr. Chair.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS You're moving the fence in 25 feet. Why not just move the fence in 35 feet per ordinance and you would have everything you want?

BOWERS Because we're not actually moving the fence in 15 feet, we're just doing the corner.

BARINGHAUS I guess my question is what's preventing you from complying with the ordinance?

SENKBEIL Currently we have a patio and a gazebo right there, so that would interfere with the whole patio.

COPPOLA How deep is your backyard from the back of your house to the sidewalk on Farmington?

SENKBEIL So from the sidewalk and the current fence to the house? Is that what you're asking?

COPPOLA That's fine. Just basically from the sidewalk, which is basically the property line, to the back of the house, what's the distance?

BOWERS I know 35 it cut the property almost in half, and then where the patio and gazebo is that we built up, it literally, 35 feet runs right down the middle of where that is built, so it would cut everything right in half that we've already built.

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS I have a question. If you're having problems with privacy on your property and people approaching the children, why would you put a gazebo and a seating area right on the corner of your lot?

BOWERS Because we built that before we had any of these problems. When we first moved in, we had no problems at all, and it's been within, I'd say, the last year or so where this stuff's been happening. We're like man, what's going on here? Why is this happening out of nowhere. Sitting back there in the gazebo and you get a car drive by, and liquor bottle thrown at you, that almost hit me in the head, it's happening quite often now. When we first moved in, it wasn't happening.

SENKBEIL So it's approximately from our house that would be 115 feet, according to the Google map, correct?

COPPOLA Okay.

BOWERS This is from the first one we filed. We don't have it with us, but it would be on the first site plans that we drew. It would be all on the map.

COPPOLA Unfortunately, I don't think everything made it into our files. The only thing I see is the revised, the new proposal. I don't see the original. It was 75 feet from the very back end. Probably closer to 90 on the other side that's on the McNamara. Any other questions? I think we have to follow the process. So, if we decide to table it, we can do it at that point. Any other questions? Anybody in the audience like to speak for or against this petition? Seeing none. Correspondence.

KLISZ Yes, we have some letters. First is a letter of objection by Dennis and Joanne Wiltsy, 17676 Francavilla Drive. My wife and I,

Francavilla homeowners for 35 years, object to this requested variance. Buyers and sellers of Livonia property should have confidence in the continuance and enforcement of zoning ordinances. We assume this Petitioner, a relative newcomer to this property, considered and accepted such ordinances when purchasing. We support the rejection by the inspection department and respectfully request this Board's denial of this requested variance, Case No. 2022-05-13. A letter of objection. Flavio Serina, 17729 Francavilla. Objection. We would like to keep the entrance of the subdivision as is. Having a six-foot privacy fence on the side and on Farmington Drive is not appropriate for the area. I even consider safety. A driver will not be able to clearly see Farmington traffic when exiting the sub. Letter of objection. Tom Maxwell. 17652 Vacri Lane. Blocked view of traffic coming out of Francavilla for walkers on Farmington Road and bikers is not uniform with the rest of fences along Farmington split rail. A letter of objection. Dennis Dulgerian, 17585 McNamara Drive. Farmington Road side of the Francavilla Sub used to look very nice with the split rail fence. The appearance no longer looks that way. Fencing is falling down, missing, propped up or pieces of wood, metal rods. No, the sub does not need something new and different to make it look more hodgepodge. Please note the boulevard at Six Mile entrance how nice residents keep it. Look at the boulevard next to this address and its upkeep. According to the city, it's to be maintained by the adjoining lots in the intersection. No, we do not need a six-foot eyesore that probably won't be maintained. A letter of objection. Antonio D'Orazio, 17742 Vacri Lane. A privacy fence would block the view of what is coming around the corner. Letter of objection. Sandra Rychlinski, 17698 Vacri Lane. I understand my neighbor's request for a privacy fence. However, I feel that a privacy fence would block the corner view and would be a safety hazard. Maybe a privacy fence on their own property line or an invisible fence for the dog. Letter of approval. Father Kevin Thomas, 17500 Farmington Road. No comment. Letter of objection, Terry B. Case, 17748 Francavilla. I object to the proposed fence because of the safety and aesthetic issues. The six-foot wooden privacy fence on the lot line at this location blocks the views of pedestrians, cyclists, and drivers. This lot is next to a busy entrance in our subdivision. Many people, including school children, are crossing the street at this location. This fence would alter and obstruct the views of the pedestrians and drivers entering or exiting the subdivision. It would be a traffic hazard and safety issue. If the proposed fence is constructed, it will not conform to the existing split rail fence in size or construction material. The existing split rail fence runs continuously from McNamara to Curtis. It presents a consistent and uniform appearance for a neighborhood border. If erected, this would be the only six-foot wooden privacy fence in that stretch. It would not conform to the existing fences and could potentially affect neighborhood perceptions and ultimately affect property value. That is the correspondence.

COPPOLA Okay. Thank you. So, you heard all of the comments from your neighbors which seems to be a heck of a lot more negative than the other one we heard on Vacri. Then we've got the issue of line of sight that's going to have to be addressed by the public safety. But do you want to have any comments or responses to any of the letters?

SENKBEIL No, because we addressed that, the whole corner, because it seems to be most of their issues were that line of vision on the sidewalk there. Maybe my perception is different. So, it would be okay for us to put a vinyl fence 35 feet in that did not match anything around it, but I wouldn't have -- the ordinance doesn't ask for their permission. Is that what it is? Because originally my first permit was approved for a vinyl that did not match the neighbors.

COPPOLA The zoning ordinance requires the double lot has to be 35 feet in from the property line. At that point, as long as you're compliant with the ordinance, you can put whatever fence up you want as long as you have your neighbors' approvals on those that are adjoining properties, yes.

SENKBEIL Which I did originally.

COPPOLA You can do whatever you want.

SENKBEIL Okay. So, since we didn't get any response to their original response.

COPPOLA Okay. Anything else? All right. Thank you. I'm going to close the public portion of the case and start the boards' comments. Secretary Klisz.

KLISZ Again, this should be tabled to give the Petitioners an opportunity. Again, they sort of revised it already, and since they revised it already and the public didn't see it, and the public safety department didn't see it, I think tabling is in order for everyone to reconsider this new design. And if they're the same 14 complaints, and if the police department is not on board with it, then that would be a problem. But maybe there will be more support next time. So, I support a table.

COPPOLA All right. Thank you. Vice Chair Baringhaus.

BARINGHAUS I agree. I think that the variance request should be tabled at the moment until we hear the response from the public safety.

COPPOLA Mr. Boloven.

BOLOVEN I echo that sentiment. Thank you.

COPPOLA Ms. Ptashnik.

PTASHNIK Exactly what my colleagues just cited. I vote to table.

COPPOLA I actually lived in that subdivision for 20 years and I always kind of liked the continuity of what was going on on Farmington Road. And we had a neighbor of yours come in several times and he ended up getting approved. I voted no, and I'm not -- I think, I think stockade fences or any type of six-foot privacy fence sitting on a public fairway facing just does not look good. I was willing to acquiesce on a consistent basis, but my condition on consistency was they all have to be done at the same time. It all has to look the same. Now, I've got a brown, we've got a brown stockade fence at the end. And then we've got a bunch of split rail, some in great condition, brand new, some in really bad condition, falling down. We've got landscaping. We've got berms. You know, it's unfortunate because that's a very long stretch of Farmington. It's a very nice subdivision, the homes are very nice. And it just -- I'm really concerned how this thing is going to end up looking at the end, and there's a section of the city that looks like a hodgepodge, and there's other cities that allowed it and it looks like a hodgepodge.

I'm very sympathetic to the issue that you have. That is not something that a young family should have to deal with. It's unfortunate things have changed over time, and it wasn't like that when I first moved to the neighborhood. But I do understand. I do see what goes on on that road. There's alternatives. There's landscaping that can be done, but I think yours has pretty much lived its life and you'd have to start from scratch. That means there would be years that you wouldn't have coverage. So right now you've got quite a bit of I think some support from the Board, and I think the other neighbor down the other end also had enough support from the Board that it got approved. So, we're going to go ahead and table it and you'll come back after we get feedback from the public safety group to see if that's enough of a change. It's going to be tough. That's a 45 mile an hour road. I'll be interested to see what they say about your suggested change. So, I'll open up the floor for a motion.

KLISZ Mr. Chair.

COPPOLA Secretary Klisz.

KLISZ Resolve that the variance sought in Appeal Case No. 2022-05-13 filed by Wendy Senkbeil be tabled for the public safety department to follow up on the new proposed fence layout that the Petitioner submitted back in May, but unfortunately has not been updated in the system and for other neighbors to have a say based on the new petition.

BOLOVEN Support.

COPPOLA I have a motion by Secretary Klisz, support by Mr. Boloven. If you could, take roll.

RESOLVED: CASE NO. 2022-05-13: An appeal has been made to the Zoning Board of Appeals by Wendy Senkbeil, 17608 Vacri, Livonia, MI 48152, seeking to erect a six-foot-tall wood privacy fence at the rear of a double frontage and corner lot, resulting in deficient rear yard setback.

Rear Yard Setback:

Required:	35 feet
Proposed:	0 feet
Deficient:	35 feet

The property is located on the east side of Vacri (17608), between McNamara and FrancaVilla, Lot No.036-01-0030-000, N-2 "Neighborhood," Rejected by the Inspection Department under City of Livonia Fence Ordinance, Section 15.44.090A (3), (4) "Residential District Regulations," **be tabled for the public safety department to follow up on the new proposed fence layout.**

ROLL CALL VOTE

AYES:	Ptashnik, Boloven, Klisz, Baringhaus
NAYS:	Coppola
ABSENT:	Testa, Oliverio
APPROVED:	4-1

COPPOLA So your petition's been tabled. So, the next step is I think it will go to the public safety based on your revised plan. If you want to further revise it, do that quickly and let some department know that you're going to revise it any further, any types of changes. And then you'll have to call to get back on the schedule. I think our next meeting that's open is August 16th and you would need to get on the agenda on or before July 18. So, I would call the zoning office, ask for them to go ahead and submit your change to public safety department to get their opinion. And then once you get that feedback back, then you can go ahead and call again and get on the schedule that would be my suggestion.

SENKBEIL Thank you.

COPPOLA Thank you, Mr. Secretary. If you could call the next case.

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 BROSNAN

COUNCIL MEMBERS

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

July 29, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-05-13 (Tabled on June 28, 2022): An appeal has been made to the Zoning Board of Appeals by Wendy Senkbeil, 17608 Vacri, Livonia, MI 48152, seeking to erect a six-foot-tall wood privacy fence at the rear of a double frontage and corner lot, resulting in deficient rear yard setback.

Rear Yard Setback:

Required:	35 feet
Proposed:	0 feet
Deficient:	35 feet

The property is located on the east side of Vacri (17608), between McNamara and Franca Villa, Lot No.036-01-0030-000, N-2 "Neighborhood," Rejected by the Inspection Department under City of Livonia Fence Ordinance, Section 15.44.090A (3), (4) "Residential District 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.

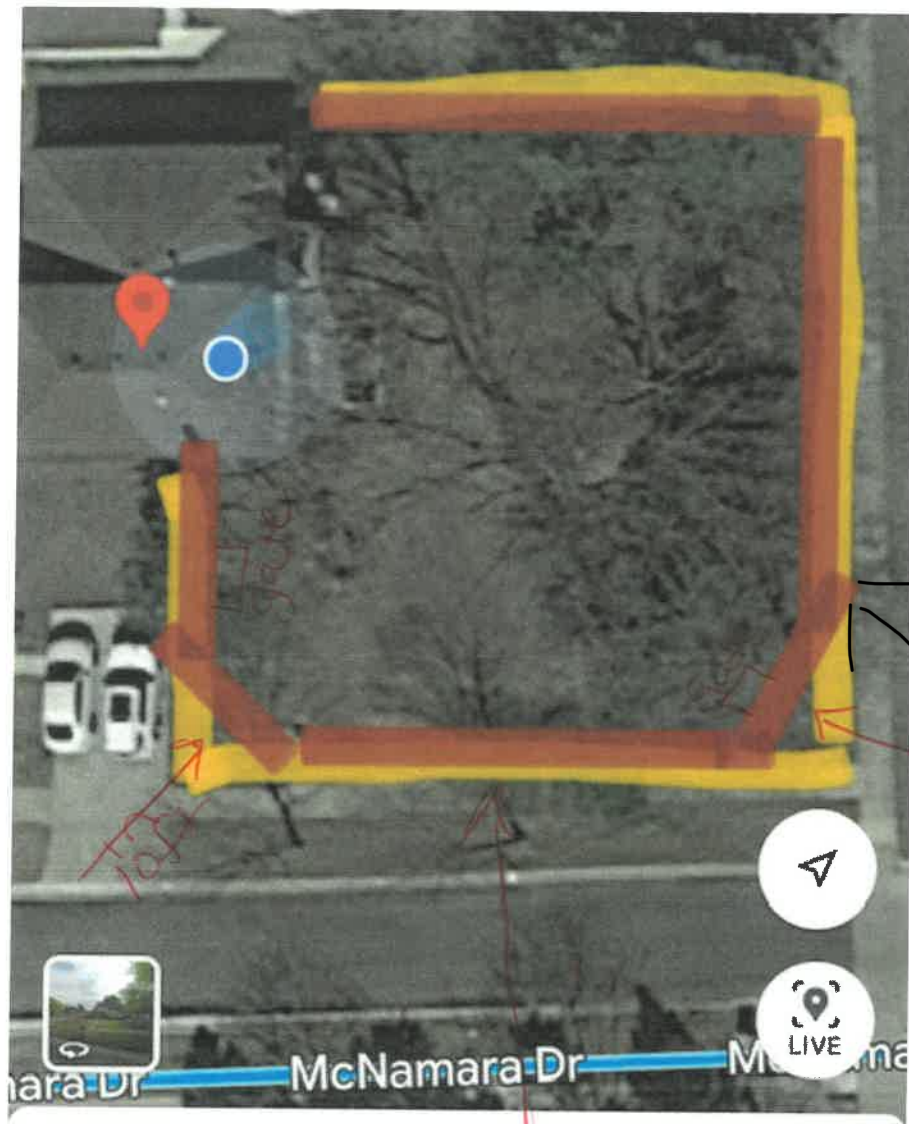
This appeal will be heard at a public hearing to be held in the **Auditorium on the first floor of City Hall on Tuesday, August 16, 2022, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice 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.



5/27/22
Resubmission
to avoid blocking
view of traffic.

25 ft

25 ft

72 ft

7/15/22

17608 Vacri Ln

17608 Vacri Ln, Livonia, MI 48152

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

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

May 6, 2022

Mr. Mike Fisher
City of Livonia Law Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: 17608 Vacri Ln – privacy fence

Mr. Fisher,
Regarding the review of the property at 17608 Vacri Lane, a 6 foot privacy fence would create a vision obstruction and public safety hazard. The property is located at a main thoroughfare to the Francavilla subdivision on the corner of McNamara and Farmington Road. The proposed fence would obstruct the view of pedestrian and bicycle traffic traveling southbound on the sidewalk for Farmington Road. They would not have a clear view of the traffic on McNamara as they approach the intersection.

The proposed fence would also obstruct the line of sight for vehicles traveling east exiting the subdivision. The fence would create an obstruction, not allowing motorists to obtain a clear view of southbound Farmington Road traffic.

I canvassed the area along Farmington Road from 6 Mile to Curtis to find one residence with an existing privacy fence which backs up to Farmington Road. That property does not create any vision obstructions that would create a public safety hazard.

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

Sincerely,

FOR THE CHIEF OF POLICE,

Scott Szczepanski, Sergeant
Traffic Bureau
(734) 466-2107

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

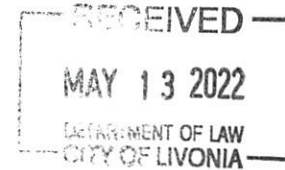
THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

LN

15050 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5499
(734) 466-2470
FAX: (734) 261-2265



May 6, 2022

Mr. Mike Fisher
City of Livonia Law Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: 17608 Vacri Ln – Privacy Fence

Mr. Fisher,
Regarding the review of the property at 17608 Vacri Lane, a six-foot privacy fence would create a vision obstruction and public safety hazard. The property is located at a main thoroughfare to the Francavilla subdivision on the corner of McNamara and Farmington Road. The proposed fence would obstruct the view of pedestrian and bicycle traffic traveling southbound on the sidewalk for Farmington Road. They would not have a clear view of the traffic on McNamara as they approach the intersection.

The proposed fence would also obstruct the line of sight for vehicles traveling east exiting the subdivision. The fence would create an obstruction, not allowing motorists to obtain a clear view of southbound Farmington Road traffic.

I canvassed the area along Farmington Road from Six Mile to Curtis to find one residence with an existing privacy fence which backs up to Farmington Road. That property does not create any vision obstructions that would create a public safety hazard.

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

Sincerely,

FOR THE CHIEF OF POLICE,

Det. Scott Szczepanski #543

Scott Szczepanski, Sergeant
Traffic Bureau
(734) 466-2107



APPLICATION FOR VARIANCE

Vendi Sankheil 17608 Vacri Ln Livonia, mi 48152
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax) *1315-506-0243*

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

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

The property address is 17608 Vacri Ln Livonia mi, 48152

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.

See attached document for 1-9

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

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

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: _____

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

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

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: _____

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

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

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: _____

Please print name of property owner: _____

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 18TH day of APRIL, 2022.

Theresa Marie Mara
(Notary Public, Wayne County, Michigan)
My Commission expires 10-17-2025

Theresa Marie Mara
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 17, 2025
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 _____, which reads as follows:

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.

(Supervisor)

Application for permit filed _____

Violation Issued _____

17608 Fencing Appeal

Line 1: There is no restriction on my deed.

Lines 3-5: I live on a corner lot which is backs up to Farmington Road and is also the entrance to the subdivision which has caused several different issues in the year and half I have lived in the home. There are lights that shine in on our yard from the main road, people throw garbage in our yard, my dog was attacked in May of 2021 by another dog who went under our existing fence, and people stop at the side of my house and my children have been approached.

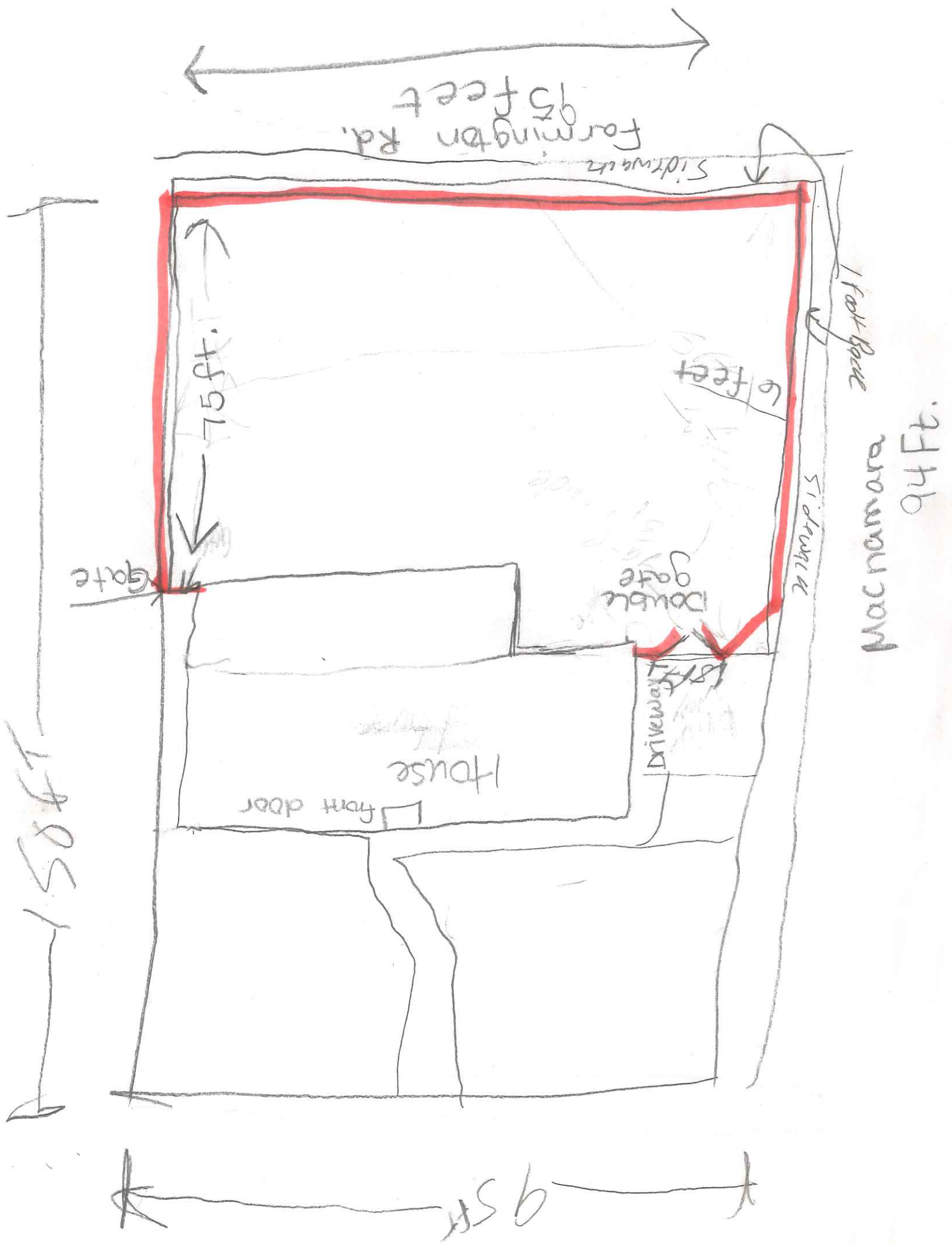
I am asking that the 35 feet on Farmington road be reconsidered. I have an existing fence and am asking to replace it with a privacy fence to protect my family and provide privacy in my yard. With the 35 foot offset I will lose a large portion of my yard and still have the issues of people who are walking down Farmington Road throwing harmful items such as liquor bottles. I have 9 year old and 12 year kids and are fearful they will be harmed. I am a single mother working to provide the best for my children including a nice safe home.

Members in the neighborhood have been granted the appeal to have a privacy fence on Farmington Road and am hoping my appeal will also be approved to protect my family and provide privacy in our yard. The current farmhouse 3 post fence is also a eyesore for the community seeing as though many of the fences are falling down and in bad shape because they don't withhold the wind and weathering.

Lines 6 and 7: I did not write a letter to the city. I did include my rationale o my originally submitted permit request.

Lines 8 and 9: I do not wish to get my property rezoned. I would just like to replace the existing fence with a privacy fence.









Farmington Rd



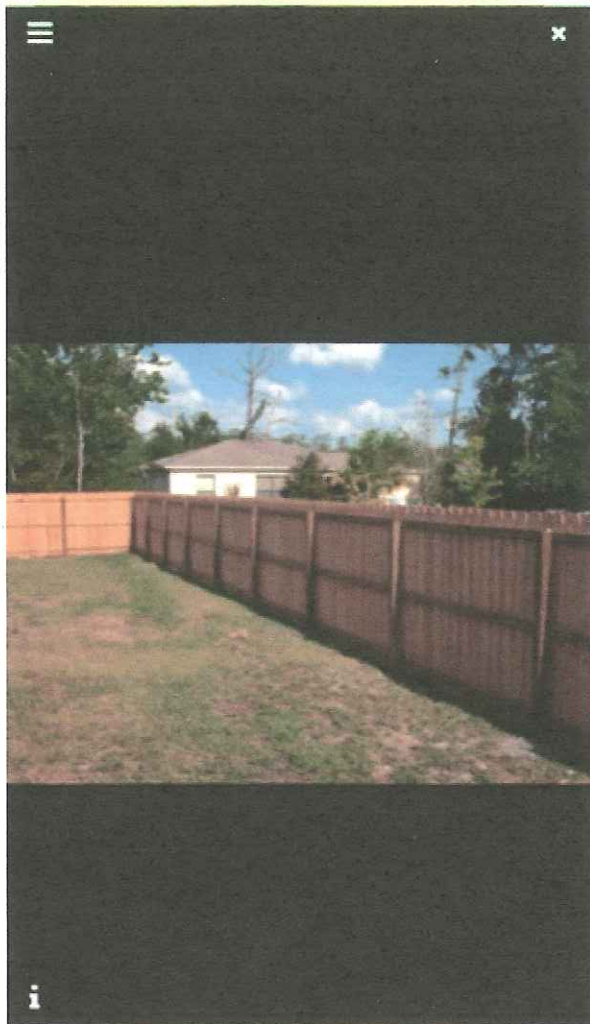
Macnamera

9:53

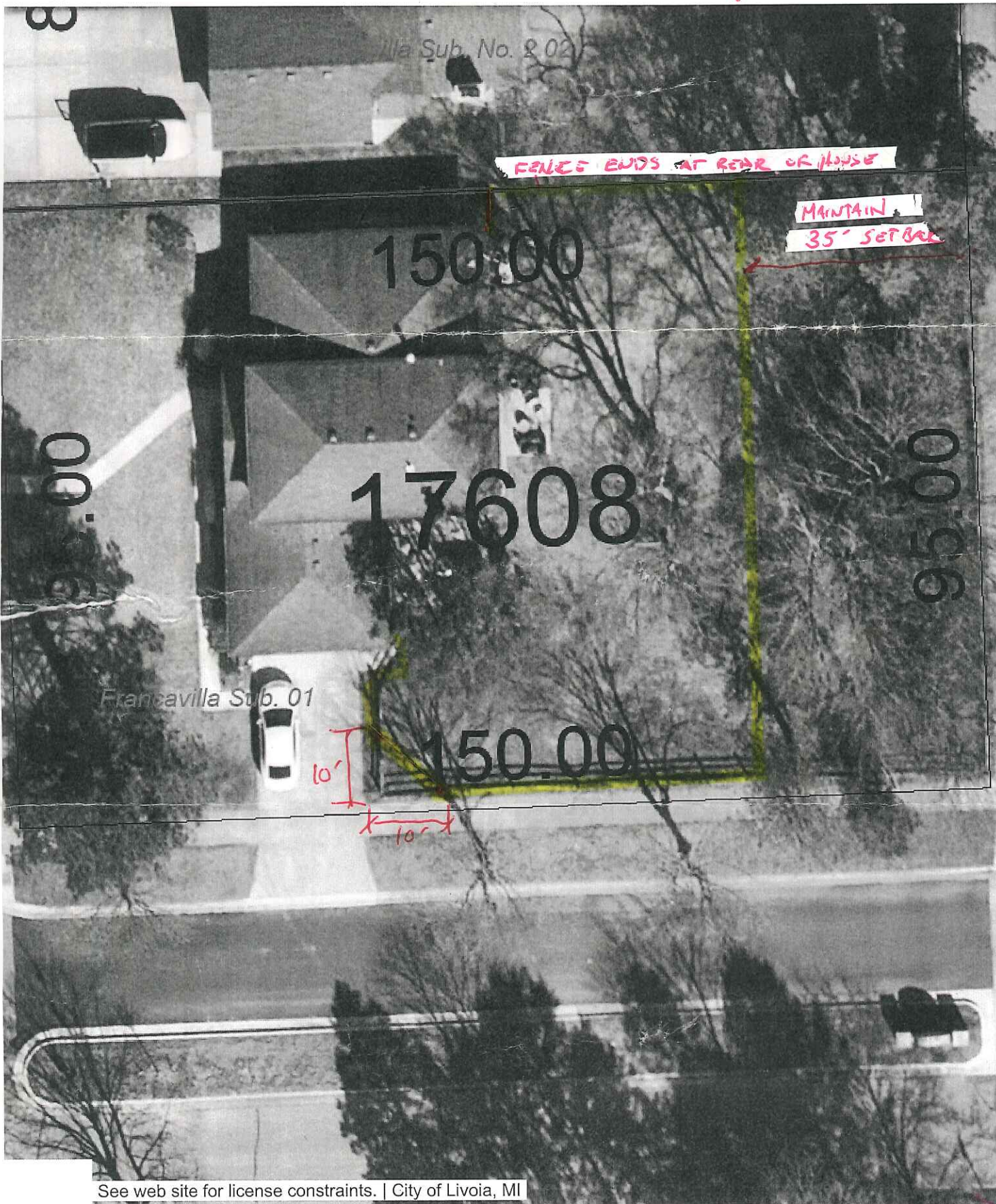
LTE

AA

anchorfenceonline.com



MS 6/7/21



Vacri St.

Grass

Sidewalk

walkway

17608 vacri Ln.

Home

driveway garage

gate

9'3 ft

Clear View
10' Sidewalk

Grass

Replacement
fence

35 ft

Replacement fence 97 ft

Sidewalk

Grass

Farlington Rd.

Privacy Fence Must
End at Rear of
Residence

New fence
76 ft

Gate
New fence

17652
vacri
Ln.

RECEIVED

JUN - 4 2021

Inspection Department
City of Livonia

P221-0245
17608 VACR1

BLDRS. COPY

APPROVED

BY *CMS* DATE 6/7/21



2022-05-13

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 SAME AS OWNER Address SAME AS OWNER
(813) 506-0243
Owner WENDY SENKBEIL Address 17608 VACRI, LIVONIA, MI 48152
Lessee _____ Address _____
Location EAST Side of 17608 VACRI Street _____
Between McNAMARA And FRANCAVILLA
Lot No./Parcel No. 036-01-0030-000 Subdivision FRANCAVILLA
Zoning District N-2 Map No. SE09 Lot Size _____ Alley _____
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size N/A Proposed Building Size N/A
Present Height of Building N/A Proposed Height N/A
Allowable Lot Coverage N/A Proposed Lot Coverage N/A
Proposal SEEKING TO ERECT A SIX FOOT TALL WOOD PRIVACY FENCE
AT THE REAR OF A DOUBLE FRONTAGE AND CORNER LOT RESULTING IN
DEFICIENT REAR YARD SET BACK. REAR YARD SET BACK
REQUIRED: 35 FEET; PROPOSED: ZERO FEET; DEFICIENT: 35 FEET.
Reason for Rejection FENCE ORDINANCE, SECTION 15.44.090A(3), (4)
15.44.090A(3) 35 FEET
Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment 15.44.090A(4)
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk _____
Remarks _____

Plans and Application examined by _____

Date _____

4/19/2022

ZONING EXAMINER

Case No: 2022-05-13
Meeting Date: June 28, 2022

[illegible]

Signature:

F. H. Dunn

Name:

Mr. Kevin Thomas
(Please print)

Address:

17500 Farmington Rd.
Livonia, MI 48150

RECEIVED
ZONING BOARD OF APPEALS
2022 JUN 21 PM 4:36

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-05-13
Meeting Date: June 28, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

I object to the proposed fence because of safety and aesthetic issues. A six foot, wooden, privacy fence on the lot line at this location blocks the views of pedestrians, cyclists and drivers. This lot is next to a busy entrance in our subdivision. Many people (including school children) are crossing the street at this location. This fence would alter and obstruct the views of the pedestrians and drivers entering or exiting the subdivision. It would be a traffic hazard and safety issue. If the proposed fence is constructed, it will not conform to the existing split rail fence in size or construction material. The existing split rail fence runs continuously from McNamara to Curtis. It presents a consistent and uniform appearance for our neighborhood border. If erected this would be the only 6' foot wooden privacy fence in that stretch. It would not conform to the existing fences, and could potentially affect neighborhood perceptions and ultimately affect property values.

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature: Terry D. Case
Name: Terry D. Case
(Please print)

Address: 17748 Francavilla

2022 JUN 21 PM 4:34

RECEIVED
ZONING BOARD OF APPEALS

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-05-13
Meeting Date: June 28, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

My wife and I, Francavilla, home-owners for 35 years, object to this requested variance. Buyers and sellers of Livonia properties should have confidence in the continuance and enforcement of zoning ordinances. We assume this ^{petitioner} ~~applicant~~, a relative newcomer to this property, considered and accepted such ordinances when purchasing.

We support the rejection by the Inspection Department and respectfully request this Board's denial of this requested variance, case #2022-05-13.

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature:

Dennis W. Wiltse 6-26-2022
Joann Wiltse 6-26-2022

Name:

JOANN WILTSE

(Please print)

DENNIS WILTSE

Address:

17676 Francavilla Dr.
Livonia, MI 48152

RECEIVED
ZONING BOARD OF APPEALS
2022 JUN 28 AM 8:39

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

June 10, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-05-13: An appeal has been made to the Zoning Board of Appeals by Wendy Senkbeil, 17608 Vacri, Livonia, MI 48152, seeking to erect a six-foot-tall wood privacy fence at the rear of a double frontage and corner lot, resulting in deficient rear yard setback.

Rear Yard Setback:

Required:	35 feet
Proposed:	0 feet
Deficient:	35 feet

The property is located on the east side of Vacri (17608), between McNamara and Franca Villa, Lot No.036-01-0030-000, N-2 "Neighborhood," Rejected by the Inspection Department under City of Livonia Fence Ordinance, Section 15.44.090A (3), "Residential District 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, June 28, 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.

Case No: 2022-05-13
Meeting Date: June 28, 2022

[illegible]

Signature: _____

Address:

ZONING BOARD OF APPEALS



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

August 19, 2022

Darrin Lee, Cornerstone Baptist Church
29850 Six Mile
Livonia, MI 48152

Dear Mr. Lee,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held August 16, 2022, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2022-05-16 (Tabled on June 28, 2022): An appeal has been made to the Zoning Board of Appeals by Dan Lee, Cornerstone Baptist Church, 29850 Six Mile, Livonia, MI 48152, seeking to erect a replacement ground sign resulting in excess sign height and area.

Ground Sign Height:

Allowed: 6 feet
Proposed: 8.3 feet
Excess: 2.3 feet

Ground Sign Area:

Allowed: 50 square feet
Proposed: 68 Square feet
Excess: 18 square feet

The property is located on the north side of Six Mile (29850), between Louise and Brookview, Lot No.044-99-0030-000, N-1 "Neighborhood District," Rejected by the Inspection Department under City of Livonia Vision 21 Zoning Ordinance, Section 6.50(3), (A), Religious Institutions" be **granted for the following reasons and findings of fact:**

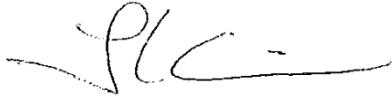
1. The uniqueness requirements are met due to the age and location and current signage on the property.
2. By now allowing the variance would have severe consequences for the petitioner due to reduced identification of the church to local traffic.
3. The variance is fair in light of its impact on the neighboring properties and in the spirit zoning ordinances due to its consistency with local business and organization signage in the area itself.
4. The property itself is classified as N-1 Neighborhood District under the Master Plan and the proposed variance is not inconsistent with that classification.

Further, that the variance be grant with the following conditions:

Darrin Lee, Cornerstone Baptist Church
Appeal Case No. 2022-05-16
August 19, 2022
Page 2

1. That the sign be as presented to the Board as to style, location, and height.
2. That the timing of sign illumination period be concluded at 2:00am.

Sincerely,

A handwritten signature in black ink, appearing to read 'TKL', with a long horizontal flourish extending to the right.

Timothy Klisz, Secretary

cc: S. Banko, City Clerk, M. Fisher, S. Miller, R. Abrahamson, F. Hershey

2022-05-16 (TABLED JUNE 28, 2022)



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

← (REVISED WRITE-UP FOR CLARIFY - 7/27/22) →

Applicant SAME AS OWNER Address SAME AS OWNER
Owner CORNERSTONE BAPTIST CHURCH Address 734 - 737 - 2620
29850 SIX MILE, LIVONIA, MI 48152
Lessee — Address —
Location NORTH Side of 29850 SIX MILE Street
Between LOUISE And BROOKVIEW
Lot No./Parcel No. 044-99-0030-000 Subdivision —
Zoning District N1 Map No. SE11 Lot Size 2.38 ACRES Alley —
Present Use Religious Institution Proposed Use SAME
Present Building Size N/A Proposed Building Size NONE PROPOSED
Present Height of Building N/A Proposed Height " "
Allowable Lot Coverage N/A Proposed Lot Coverage N/A
Proposal SEEKING TO ERECT A REPLACEMENT GROUND SIGN RESULTING IN
EXCESS CHANGEABLE COPY SIGN AREA. CHANGEABLE COPY SIGN
AREA ALLOWED: 20 sq ft; PROPOSED: 27 sq ft; EXCESS: 7 sq ft.

Reason for Rejection LIVONIA VISION 21, SECTION 6.50(3)(B)

Deficient Side Yard _____ 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 6.50(3)(B) 7 sq ft

Remarks _____

Plans and Application examined by Ry Date JULY 27, 19 2022

ZONING EXAMINER

PRIMARY IDENTIFICATION EXTERIOR SIGN SPECIFICATIONS

The following are the specifications for the primary identification sign under consideration for:

Cornerstone Baptist Church
29850 6 Mile Rd
Livonia, MI 48152 3672

Quote Number: 993935-2
Quote Date: 7/22/2022

Cabinet Specifications:

- 1. Size 5' x10'
- 2. 10" Extruded aluminum cabinet
- 3. Double sided
- 4. Internally welded at reinforced mitered corners, creating a unitized cabinet
- 5. Finished with DuPont powder coat
- 6. Cabinet & paint warranted for life against defects in workmanship and or materials

Face Specifications:

- 1. Sign face(s) are thermoformed .150" Makrolon SL, UV resistant
- 2. Sectional sign face(s) consisting of 2 independently removable sections allows updating sign by replacing sections instead of the entire face
 - a. Header Panel - Size 23" X 118"
 - b. Marquee Section - Size 33" X 118"
- 3. Graphics applied to second, inside surface with 3M's high performance pressure sensitive vinyl
- 4. Sign faces are warranted for life against breakage, excluding gunshots.
- 5. Graphics and face construction are warranted for life against defects in workmanship and or materials

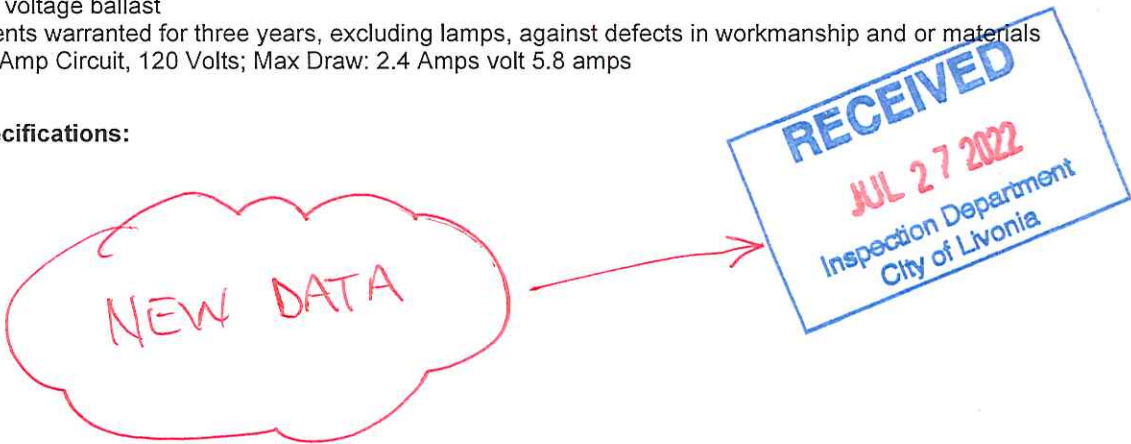
Message Area Specifications:

- 1. Marquee area to be covered by a hinged Makrolon SL polycarbonate Vandal Cover
- 2. Makrolon SL Vandal Cover equipped with stainless steel glide and lock props that safely hold the vandal cover open.
- 3. Vandal Cover equipped with two - 1/4 turn locks
- 4. Marquee area vertically planked for rigidity
- 5. Changeable copy letter tracking mechanically fastened with white Aluminum rivets every 4"
- 6. 501 black 6" self-spacing changeable copy letters included with sign
- 7. Letters double silk-screened on injection molded blanks
- 8. Letter storage case included
- 9. Marquee area warranted for life time against defects in workmanship and or materials and breakage of marquee and vandal cover due to vandalism, excluding gunshots

Lighting Specifications:

- 1. UL Listed
- 2. Illuminated with high output instant-start 10' fluorescent lamps
- 3. Electronic variable voltage ballast
- 4. Electrical components warranted for three years, excluding lamps, against defects in workmanship and or materials
- 5. Electrical: One 20 Amp Circuit, 120 Volts; Max Draw: 2.4 Amps volt 5.8 amps

Support Structure Specifications:



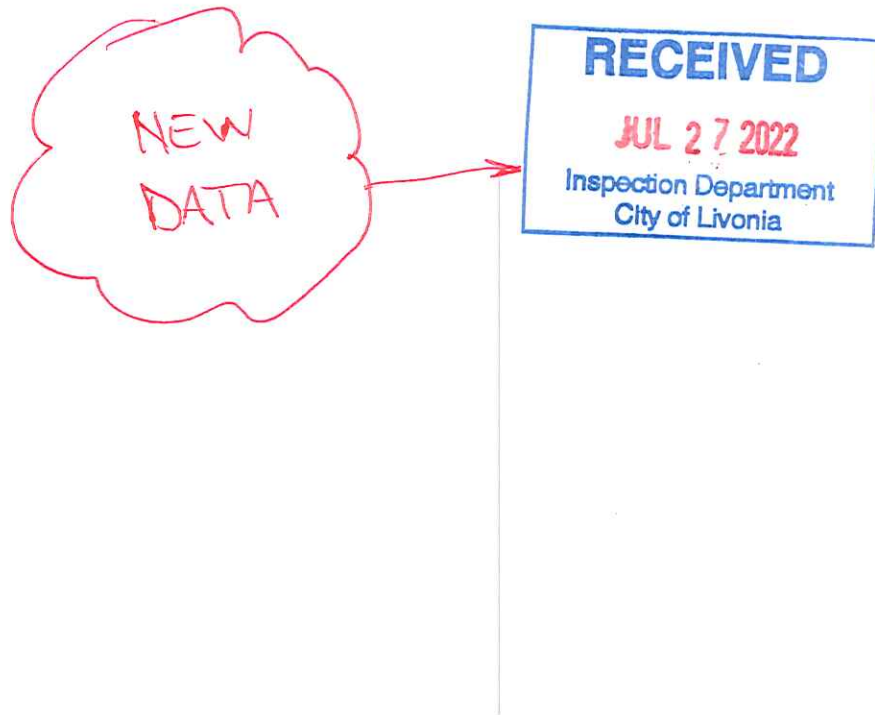
1. Support structure designed to withstand wind load of 120 mph Exposure B
2. Support structure with two 5" x 5" x 3/16" square tubular steel legs
3. Outside to outside leg width: 8' 0"
4. Galvanealed steel cowling covers both sides of the legs creating a pedestal appearance
5. 12" x 12" x 3/4" steel base plates welded to tubular steel legs
6. Leg Height: 1' 6"
7. Overall sign height: 8' 4"
8. Sign mounted to concrete foundation with anchor bolts
9. Installation provided by: Cornerstone Baptist Church
10. Entire support structure finished with DuPont Powder coat prior to assembly
11. Support structure warranted for lifetime against defects in workmanship and or materials.

Decorative Trim Specifications:

1. Formed and welded aluminum 3-dimensional decorative trim
2. Top trim design number: ins-trim6top120
3. DuPont Powder coated prior to assembly

Miscellaneous Specifications:

1. Sealed engineers drawings and longhand calculations available when required
2. Installation Kit included with sign; contains the following:
 - a. 8 galvanized anchor bolts, 16 nuts & 16 washers
 - b. Full size base plate template for placement of anchor bolts
 - c. Footing detail drawing
 - d. Written instructions
 - e. On-line instructional installation video





<https://youtu.be/NhvTOgFEiB4> Just for fun!

Thanks for allowing me to work with you Pastor Lee, and please let me know when you are ready to take the next step!



Doug Williams

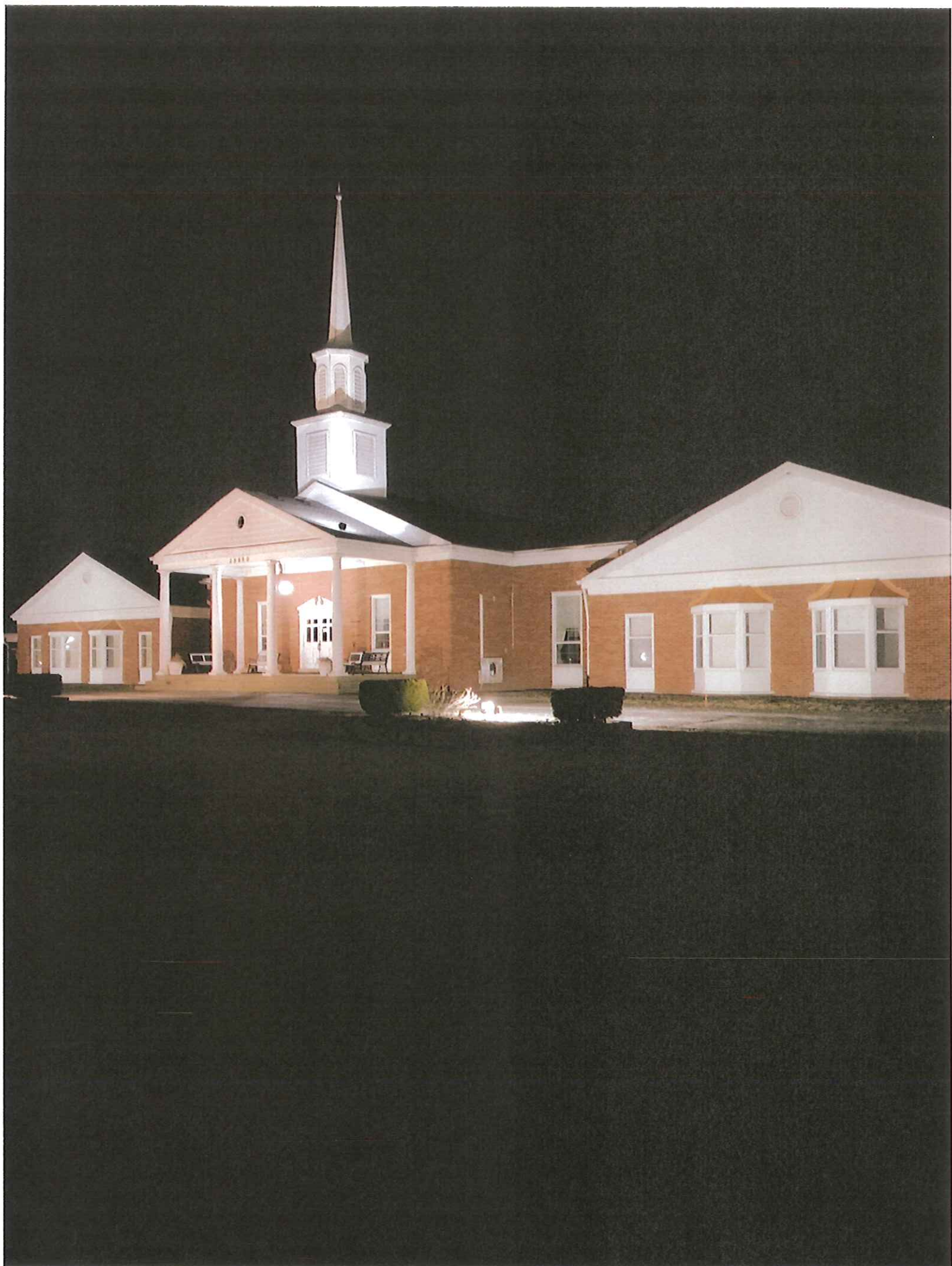
Sign Consultant

Direct: 941.867.1826

Office: 800.237.3928 ext 2160

dwilliams@stewartsigns.com

StewartSigns.com





RIVERSIDE PARK
CHURCH OF GOD

VENDOR AND CRAFT SHOW
JUN 11 10AM-3PM

11771
NEWBURGH



2022 - -



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

CONTACT: DAN LEE

Applicant SAME AS OWNER Address SAME AS OWNER
Owner CORNERSTONE BAPTIST CHURCH Address 29850 SIX MILE, LIVONIA, MI 48152
Lessee — Address —
Location NORTH Side of 29850 SIX MILE Street
Between LOUISE And BROOKVIEW
Lot No./Parcel No. 044-99-0030-000 Subdivision —
Zoning District N-1 Map No. SE11 Lot Size 2.38 ACRES Alley —
Present Use RELIGIOUS INSTITUTION Proposed Use SAME
Present Building Size N/A Proposed Building Size NONE PROPOSED
Present Height of Building N/A Proposed Height "
Allowable Lot Coverage N/A Proposed Lot Coverage N/A

Proposal SEEKING TO ERECT A REPLACEMENT GROUND SIGN RESULTING IN EXCESS SIGN HEIGHT AND AREA. GROUND SIGN HEIGHT ALLOWED: 6 FEET; PROPOSED: 8.3 FEET; EXCESS: 2.3 FEET. GROUND SIGN AREA ALLOWED: 50 SQ FT; PROPOSED: 108 SQ FT; EXCESS: 18 SQ FT.

ASIDE: GROUND SIGN AREA BREAKDOWN: 30 SQ FT ALLOWED IDENTIFICATION SIGN
20 SQ FT ALLOWED CHANGABLE COPY/ID SIGN

Reason for Rejection LIVONIA VISION 21, SECTION 6.50(3), A)
Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height 2.3 FEET Increasing No. Units 6.50(3), A)
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 18 SQ. FT.

Remarks _____

Plans and Application examined by Ry Date MAY 13, 2022

ZONING EXAMINER

APPLICATION FOR VARIANCE

Cornerstone Baptist Church 29850 W. 6th Livonia 48152 734-787-2620
 (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 29850 W. 6th Livonia 48152

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:

attached

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 new sign is a little bigger than what we already have, but much nicer and will fit the building and beautify the property. Existing sign is probably circa 1975?

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

Our new sign requires 6" letters because 6 mile rd is 40 mph. A smaller cabinet would require 4" letters that couldn't be read at that speed.

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

The new sign would replace an older sign (1970's) and would beautify the property. The sign is used to post encouraging words for our neighbors and advertise the church as well.

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?

Did not know. I spoke to Randy and he advised going to the zoning board.

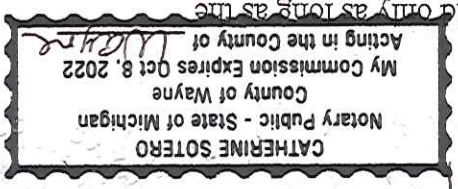
Application for permit filed NO
Violation Issued NO
(Supervisor) RV

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.

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated May 13, 2022, which reads as follows: Livonia Vision 21, Section 6.50 (3), A

NOT TO BE COMPLETED BY APPLICANT

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.



(Notary Public, Wayne County, Michigan)
My Commission expires 10/8/22

Subscribed and sworn to before me this 1st day of May, 2022

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.

Please print name of property owner: Dr. Darwin Lee

Signature of property owner: [Signature]

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.

COUNTY OF WAYNE)
STATE OF MICHIGAN)

OWNER'S AFFIDAVIT

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.



9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? I don't believe that is necessary, we are seeking to install a nicer sign than what we currently have.

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



ID Number: 800913509

Request certificate

Return to Results

New search

Summary for: CORNERSTONE BAPTIST CHURCH OF LIVONIA

The name of the DOMESTIC NONPROFIT CORPORATION: CORNERSTONE BAPTIST CHURCH OF LIVONIA

The name was changed from: CORNERSTONE BAPTIST CHURCH OF FARMINGTON HILLS on 12-12-2016

Entity type: DOMESTIC NONPROFIT CORPORATION

Identification Number: 800913509 Old ID Number: 70187F

Date of Incorporation in Michigan: 11/27/2007

Purpose: Ecclesiastical

Term: Perpetual

Most Recent Annual Report: 2021

Most Recent Annual Report with Officers & Directors: 2020

The name and address of the Resident Agent:

Resident Agent Name: PASTOR DARRIN S LEE

Street Address: 29850 W. SIX MILE RD

Apt/Suite/Other:

City: LIVONIAState: MIZip Code: 48152

Registered Office Mailing address:

P.O. Box or Street Address: 30154 FAIRFAX ST.

Apt/Suite/Other:

City: LIVONIAState: MIZip Code: 48152

The Officers and Directors of the Corporation:

Title	Name	Address
PRESIDENT	PASTOR DARRIN S. LEE	30154 FAIRFAX LIVONIA, MI 48152 USA
TREASURER	CHERYL LEE	30154 FAIRFAX LIVONIA, MI 48152 USA
SECRETARY	CHERYL LEE	30154 FAIRFAX LIVONIA, MI 48152 USA
DIRECTOR	MARK BORDEN	34731 RHONSWOOD FARMINGTON HILLS, MI 48336 USA
DIRECTOR	CHET REISER	16271 RYLAND REDFORD, MI 48240 USA
DIRECTOR	KEVIN HALL	23041 SPRINGHILL FARMINGTON HILLS, MI 48336 USA

Act Formed Under: 327-1931 Michigan General Corporation Act

☐ Written Consent

View filings for this business entity:

ALL FILINGS

ANNUAL REPORT/ANNUAL STATEMENTS

ARTICLES OF INCORPORATION

ARTICLES OF INCORPORATION

RESTATED ARTICLES OF INCORPORATION

RESTATED ARTICLES OF INCORPORATION

View filings

Comments or notes associated with this business entity:

application will also be reviewed to ensure that you submit a complete set of materials to the Board.

The Inspector who reviews these materials will use the following checklist:

*Note: If paperwork is 11" x 17" or smaller 1 copy is required – If larger 10 copies are required.

- ___ *1 Copy of Plot Plan drawn to scale, showing
- ___ Shape and dimensions of the lot
- ___ Existing buildings and accessory buildings
- ___ Lines within which the proposed structure is to be erected or altered
- ___ Existing and intended use of each building or part of a building
- ___ Number of families or household units building is designed to accommodate
- ___ Miscellaneous lot information (state type of information here): _____
- ___ Adjacent lots with building locations and address numbers
- ___ Photograph or architectural rendering or rendering
- ___ Plan of the building, sign, or property involved (in addition to the plans which accompany the permit application) in any new construction, addition or alteration

For signs only:

- ___ *1 copy of plot plan, drawn to scale, clearly showing the proposed location of the sign (for all signs, this means plot plans showing the sign's location on the property, complete with setbacks from all property lines; for wall signs, this includes the road frontage of the property and an elevation depicting the length of the façade and the sign's location thereon)
- ___ *1 detailed plan of the proposed sign(s), including a color rendering of same

Your appeal will be placed on the Board's agenda once your application and accompanying materials have been reviewed and approved.

FEE SCHEDULE FOR ZONING BOARD OF APPEALS

Payment by check only -- payable to: City of Livonia

Section 21.10 Filing Fees. Each application for appeal shall be given a number and shall be accompanied by a filing fee as determined by the schedule below:

<u>TYPE OF APPEAL:</u>	<u>FEE</u>
Existing single family residential	\$150.00
New single family residential	300.00
Commercial/Industrial	350.00
Day Care – Family or Group	300.00
Other Use Variances	500.00
All other appeals	400.00

GENERAL PROVISIONS:

- A. In the event an applicant or the applicant's representative requests and is granted a postponement of the hearing subsequent to the mailing of Legal Notices, an additional fee of \$100.00 shall be required and paid prior to the newly established hearing date.
- B. Rehearings and renewals of temporary variances require the payment of a new fee as determined by this schedule.
- C. Appeals for additions or modifications to existing single-family residential uses in zoning districts other than residential shall be subject to the existing single-family residential fee.
- D. Sign appeals shall be considered as separate appeals and are not to be incorporated with other appeals.

INSTRUCTIONS FOR COMPLETING APPLICATION FOR VARIANCE

Identify owner and any lessee of the property as to which you are asking for a variance. Only an owner of property (or an agent who provides the Board with written authority from the owner) can ask for a variance.

Line 1: Often, the deed to a piece of property will specify what can and cannot be built on the property. Or it may specify the ways in which the site may or may not be divided or used. In addition, some subdivisions have rules involving, for example, whether fences can be built on the property. If there are any restrictions in your deed or any subdivision rules, please supply those on line 1.

Lines 3 - 5: When you ask for a zoning variance, you are asking permission to do something which violates the Zoning Ordinance. So you need to explain why the law should not apply to you. In order for the Board to grant you a variance, the Board must decide that obeying the law would create a special problem for you which is a) different from everybody else, and b) harsh (for example, you can't use your property at all if you don't get the variance). The Board must also decide that the variance would be fair to the people who are protected by the Zoning Ordinance, such as your neighbors. So on line 3, you need to tell the Board why your situation is so special that you can't obey the law that everyone else must obey. On line 4, you need to tell the Board the bad things which would happen to you if the variance isn't granted. On line 5, you need to explain to the Board why it is fair to your neighbors to allow this variance, as well as the reason this variance would be consistent with the spirit of the Zoning Ordinance.

Lines 6 and 7: If you think the law preventing you from carrying out your plans for your property is a bad law, you should write a letter to the City Council asking that the law be changed so that you -- and others like you -- can do what the law currently forbids. On line 6, please state whether or not you wrote such a letter and, if so, what happened as a result. If you did not write such a letter, please use line 7 to tell the Board why you didn't write such a letter.

Lines 8 and 9: Sometimes, a property owner would be able to use his land -- or build on it -- just as he/she would like if the site were in a different zoning district. Have you tried to get your property rezoned? On line 8, please state whether you tried to get your property rezoned and, if you did, what happened. If you did not try to get your land rezoned, please use line 9 to say why you didn't try.

There are certain other instructions on the form. Please follow those instructions, as well as the additional instructions on the back side of this form. Note that if an agent signs the application on behalf of the owner, the agent must provide written proof of his/her authority to sign the application.

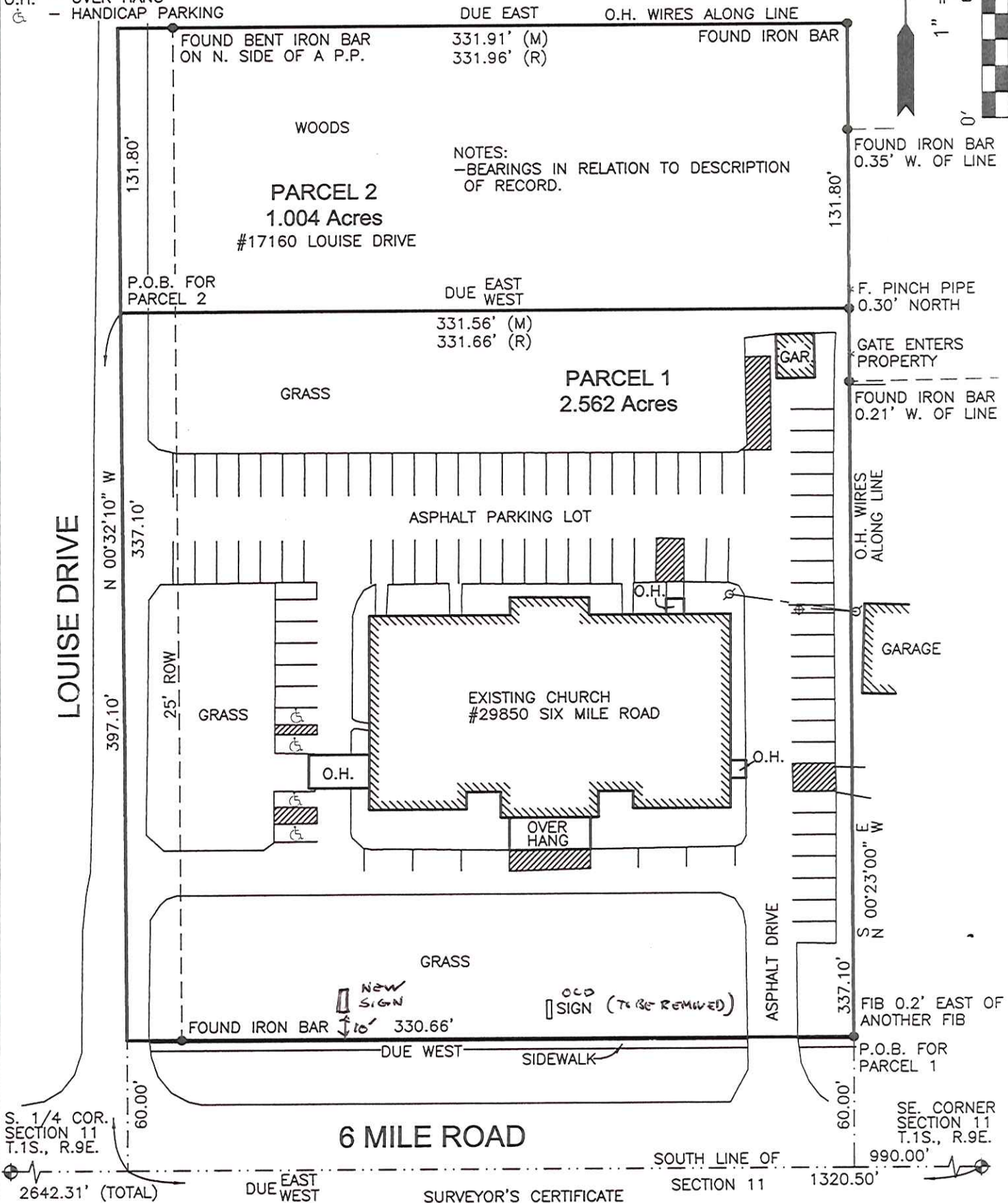
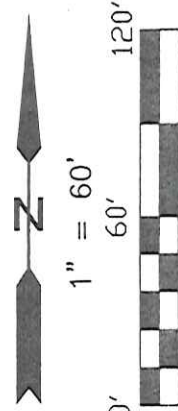
Please note that your application will be reviewed to make sure you have answered every question directly. So remember to complete each line. The Board is required to make a decision on each of the questions presented on lines 3-5, so pay special attention to those questions. Your

LEGEND

- GOV'T CORNER
- FOUND IRON BAR
- POWER POLE
- BOLLARD POST
- RECORD
- MEASURED
- GARAGE
- OVER HANG
- HANDICAP PARKING

CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST 1/4 OF SECTION 11,
TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA,
WAYNE COUNTY, STATE OF MICHIGAN.



S. 1/4 COR.
SECTION 11
T.1S., R.9E.

SE. CORNER
SECTION 11
T.1S., R.9E.

6 MILE ROAD

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and mapped the land above platted and/or described on November 9, 2015 and that the ratio of closure on the unadjusted field observations of such survey was 1/5,000 or less and complies with P. A. 132 of 1970 as amended.

R.A. DUTHLER
LAND SURVEYOR LLC

PH. (810) 724-6532
FAX (810) 724-1551
158 EAST THIRD STREET
IMLAY CITY, MI. 48444

PREPARED FOR:
KEVIN WINNINGHAM
NOVEMBER 10, 2015
JOB# 151028LS

RICHARD A. DUTHLER
PROFESSIONAL LAND SURVEYOR
No. 47200



IMLAY CITY, MICHIGAN
(810) 724-6532
SHEET 1 OF 2

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION: PARCEL 1

Part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Town 1 South, Range 9 East, Livonia Township, Wayne County, State of Michigan, and being more particularly described as Beginning at a point on the North line of Six Mile Road, as widened, West 990.00 feet and N.00°23'00"W., 60.00 feet from the Southeast Corner of said Section 11; and running thence West along the North line of Six Mile Road, as widened, 330.66 feet to the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11, Town 1 South, Range 9 East, thence (Leaving said North line of Six Mile Road, as widened), N.00°32'10"W., along the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11, Town 1 South, Range 9 East, 337.10 feet; thence East 331.56 feet; thence S.00°23'00"E., 337.10 feet to the Point of Beginning and containing 2.562 acres.

Subject to all easements, restrictions and rights of way of record.

LEGAL DESCRIPTION: PARCEL 2

A Parcel of land in the Southeast $\frac{1}{4}$ of Section 11, Town 1 South, Range 9 East, Livonia Township, Wayne County, State of Michigan, Described as Follows: Beginning at a point 1320.50 feet West and N.00°32'10"W., 397.10 feet from the Southeast corner of said Section 11; thence N.00°32'10"W., 131.80 feet to a point; thence 331.91 feet (331.96 feet record) East to a Point; thence S.00°23'00"E., 131.80 feet to a Point; thence West parallel with the south line of said Section, 331.56 feet (331.66 feet record) to the Point of Beginning and containing 1.004 acres.

Subject to all easements, restrictions and rights of way of record.

R.A. DUTHLER LAND SURVEYOR LLC

PH. (810) 724-6532
FAX (810) 724-1551
158 EAST THIRD STREET
IMLAY CITY, MI. 48444

PREPARED FOR:
KEVIN WINNINGHAM
NOVEMBER 10, 2015
JOB# 151028LS



RICHARD A. DUTHLER
PROFESSIONAL LAND SURVEYOR
No. 47200



IMLAY CITY, MICHIGAN
(810) 724-6532
SHEET 2 OF 2

RECEIVED

MAY 11 2022

Inspection Department
City of Livonia



Cabinet: 5' x 10'
Tracking: 4 Rows of 8" Letters
Mount: Pedestal Custom (1' 6" x 8")

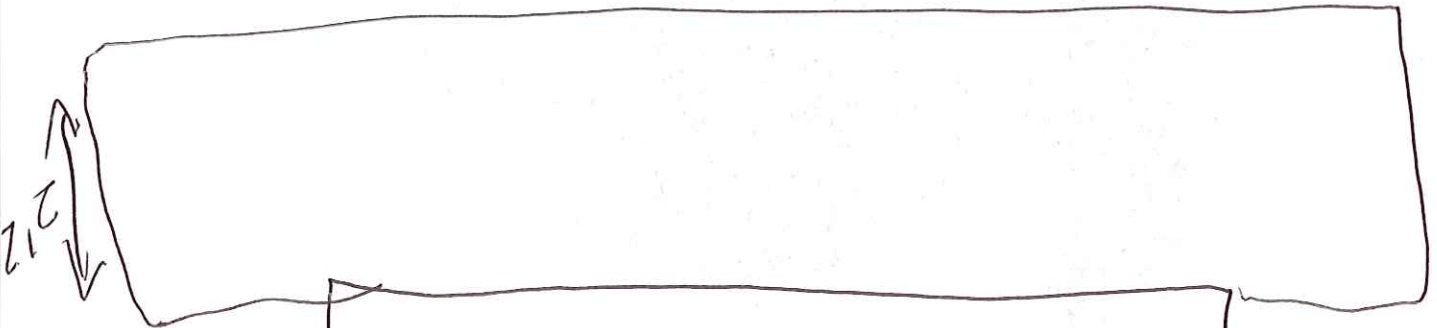
Cabinet Color: Holly Green
Face Color: Gradient (0 84 0,51 153 51,15)
Line Color: White

Outline Color: Black
Fonts: Swiss, Arial
Logo: your_logo

RECEIVED
MAY 11 2023
City of ...
Department of ...

Current
Sign

8' 6"



4' 3"

7' 7"

Attn: Pastor Lee
 734-787-2620

DESCRIPTION							
5'x 10' Freestanding Sign with Announcer Sectional Faces; Header Decorated on Inside Surface with 3M Vinyl Graphics. Planked Message Area with Riveted Tracking. 10.5" Deep Extruded Aluminum Cabinet							
Face / Cabinet Details							
Double Sided Changeable Copy Letter Size: 6 Inch Vandal Cover w/ Glide & Lock Props for a 60"x 120" Announcer Face Face Removable via Right and Left Retainers	4 Lines of Changeable Copy Tracking 501 Black Changeable Copy Letters Gemini 3" To 6" Letter Storage Case						
Electrical Information							
Horizontal LED Illumination Package for a 5' x10' Cabinet	Identification Cabinet Requires One 20 Amp Circuit, 120 Volts; Max Draw: 2.4 Amps						
Structural Details							
Mount Style: Monument Mount Size: Leg Width: 8 Ft 0 In Minimum Wind Load Rating: 120mph, Exposure B Install Trim #6 Top For 10' Sign	Cowling (Creates Pedestal Appearance) Leg Height: 1 Ft 6 In Overall Sign Height: 8 Ft 4 In 12 Vinyl Letters on Cowling per Side						
Miscellaneous Items							
RDRW002	Freight Included						
*** Review Custom Artwork for Text, Graphic and Layout Details ***							
I.D. Cabinet: Holly Green Header Background: White Mount: Holly Green	Draft: White Header Copy: White Cowling Copy: White						
Special Instructions: Customers self install with Stewart Signs guidance is assumed. Intallation kit with anchor bolts and template is included. Check with your County Planner for permitting procedures.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Investment:</td> <td style="text-align: right;">\$11,541.00</td> </tr> <tr> <td colspan="2" style="padding: 5px;"> Unless otherwise noted in Special Instructions, these prices are valid for 30 days. Freight, storage, other freight services and applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exempt certificate with order. </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> Shipping Terms: F.O.B. Origin Payment Terms: 50% Down, Balance due 10 days after shipment </td> </tr> </table>	Investment:	\$11,541.00	Unless otherwise noted in Special Instructions, these prices are valid for 30 days. Freight, storage, other freight services and applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exempt certificate with order.		Shipping Terms: F.O.B. Origin Payment Terms: 50% Down, Balance due 10 days after shipment	
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Shipping Terms: F.O.B. Origin Payment Terms: 50% Down, Balance due 10 days after shipment							



Your Consultant: Doug Williams
(800) 237-3928, X2160

Customer ID: 2089867

Quote Number: 993935 / 2

Date Quoted: 4/7/2022

Customer's Authorized Signature

Print Name

Date

Doug Williams, Regional Sales Manager
(800) 237-3928, X2160
dwilliams@stewartsigns.com

4/7/2022

Date

Stewart Signs
America's Premier Sign Company
Limited Product Warranty ("Limited Warranty")

Definition of Warranty Coverage:

- 1) Stewart Signs (the "Company") expressly warrants to the original purchaser ("You" or "Buyer" or "Owner" or "Customer") that, for a period of five (5) years from the date of shipment (the "Warranty Period"), the electronic displays and the associated Company products (the "Product") will be reasonably free of material defects in materials and workmanship impacting Product fit, form and/or function. During the Warranty Period, the Company will, at its discretion, repair or replace any defective covered Product. The Owner will be responsible for removing and reinstalling any and all repaired or replacement parts. This Limited Warranty only applies to the Company's Product if installed, used, and maintained in the manner recommended by Company, and this Limited Warranty is conditioned upon compliance with all such instructions. Lifetime telephone support for the Product is provided, as needed.
- 2) In the event the Product is damaged during shipping, it is the responsibility of the Buyer to refuse delivery, causing the Product to be returned to the manufacturer for repair. Title to the Product passes to the Buyer upon the Company's delivery to the freight carrier. The Company assumes no liability for damage caused by careless handling or poor installation, except for work completed by employees of the Company. Loss or damage to the Product when in possession of the freight carrier is the responsibility of the Customer and is not covered by this Limited Warranty.
- 3) Any information or suggestion by the Company with respect to the Product concerning applications, specifications or compliance with zoning, codes and standards is provided solely for your convenience and without any representation as to accuracy or suitability. You must verify and test the suitability of any information with respect to the Product for your specific application.
- 4) Sign Structure and Sign Face: In the event the sign structure or identification/changeable copy portion of the sign malfunctions under normal use and service thereof DURING THE LIFE OF THE SIGN due to material defects in workmanship or materials, the Company will, at its option, repair or replace any defective materials.
- 5) Vandalism to Sign Faces: This Limited Warranty covers polycarbonate faces against breakage due to vandalism DURING THE LIFE OF THE SIGN. Warranty protection does not extend to these surfaces if damaged by gunshots, or when damaged coincident with damage to the sign cabinet in which the faces are installed.
- 6) Failed electronic parts or assemblies, with the exception of lamps, will be repaired or replaced, at the sole discretion of the Company. Owner bears the expense and responsibility of shipping Product to Company's Repair Center. Replacement or repaired parts are warranted to be free from material defects in material or workmanship for ninety (90) days, or for the remainder of the Warranty Period of the Product they are replacing or in which they are installed, whichever is longer.
- 7) The Company will repair failed LED pixels if greater than one half of one percent (0.5%) of the total number of pixels in the sign have failed in one (1) calendar year, provided the sign is installed with the recommended ventilation system for its location. The definition of pixel failure is when all LED's in the pixel will no longer emit light. Pixel repair is performed at the Company Repair Center. It is common knowledge within the sign industry that all LEDs degrade and produce less light as they age. Eventually the LEDs will require replacement even though the LEDs will still emit light. This Limited Warranty does not cover normal LED degradation.
- 8) **Customer Obligations:**
Failure by the Customer to properly maintain the Product, including but not limited to filters and the ventilation/air conditioning systems, will void coverage for affected components. The Customer shall notify the Company immediately of equipment failure and allow the Company full and free access to the Product when required. Waiver of liability or other restriction shall not be imposed as a site access requirement. The Customer is responsible for all costs and management oversight associated with providing the Company access to the Product, providing the necessary machines, communication facilities and other equipment, inclusive of but not limited to lifting equipment. Should on-site repair be required, Customer is required to have a responsible individual on-site to provide access to the Product as well as sign off on a completed work order.
- 9) **Exclusions and Restrictions:**
The Company reserves the right to restrict service, limit replacement parts or invalidate this Limited Warranty to Customers whose account balance is past due. This Limited Warranty specifically excludes any on-site labor required to service the covered Product including diagnosis, removal and installation of parts or products. Any on-site service required by the Customer of Company technicians or a local authorized service provider is billable to the Customer based on an agreed upon written quote.
This Limited Warranty does not apply to software. Software is covered by a separate agreement, which appears in the Company's software license agreement.
Ballasts are covered for a period of three (3) years.
ID cabinet LED illumination and power supply are covered for a period of two (2) years, when purchased as a system.
- 10) This Limited Warranty specifically does not cover the following:
 - a) Third-party communication devices such as wireless devices and modems, which are covered by a separate electronic communication warranty.
 - b) Damage to Product that has been moved from its original installation location or is mounted in a mobile structure.
 - c) Cosmetic damage to the Product (including but not limited to scratches and dents that do not otherwise affect the fit, form or functionality of the Product or materially impair its use).
 - d) Temperature sensor results: temperature sensors will register variable results, given local environmental factors such as direct sunlight, distance from concrete or asphalt, etc.; results are not guaranteed or covered under this Limited Warranty.
 - e) Recovery or transfer of any data or software stored on the Product not originally installed on the Product by the Company.
 - f) Light bulbs or lamps.
- 11) This Limited Warranty specifically does not cover conditions, defects or damage caused by or resulting from the following:
 - a) Defects caused by unreasonable or unintended use of Product, improper or unauthorized handling, accident, omission, neglect, vandalism (unless otherwise noted in this Limited Warranty), misuse, physical abuse, installation, use and/or fabrication, and maintenance of the Product by any party other than the Company.
 - b) Damage not resulting from manufacturing defects that occurs while the Product is in the Owner's control and/or possession.

Your Consultant: Doug Williams
(800) 237-3928, X2160

Customer ID: 2089867

Quote Number: 993935 / 2

Date Quoted: 4/7/2022

- c) Extreme physical or electrical stress or interference; environmental conditions beyond the Company's control, such as man-made or naturally occurring electrochemical oxidation or corrosion and/or metallic pollutants; normal wear and tear; inadequate, improper, or surges of electrical power; lightning, floods, fire, acts of God, war, terrorism, or other external causes, including Force Majeure.
 - d) Unauthorized modification including installation of third-party software on the Product.
 - e) Product modification or service by anyone other than: (a) the Company, (b) a Company-authorized service provider, or (c) Customer's own installation of Company approved parts with instruction from the Company. Service to a damaged or malfunctioning sign which has not been ordered or authorized by the Company's Customer Satisfaction Department is not covered under this Limited Warranty and will automatically invalidate this Limited Warranty.
 - f) Computer viruses, Trojan horses, worms, self-replicating code or like destructive code which was not included in the Product by the Company.
 - g) Products installed with known or visible manufacturing defects at the time of installation.
- 12) All items returned to the Company must have a Return Materials Authorization ("RMA") number, available by using the contact information below. Items received without an RMA number will not be processed and will be returned to the Customer at their expense. The Customer is responsible for sending any defective part to the Company, after which the Company will send a repaired or replacement part to the Customer.
- 13) The Company will provide and be responsible for the cost of shipping parts from the Company to the Customer, with the exception of sign faces replaced due to vandalism. Standard shipping via the United States Postal Service or other commercial parcel delivery company is the default method of delivery. Expedited delivery is available to the Customer at his or her expense. The Customer will provide and be responsible for the cost of shipping parts to the Company.
- 14) Warranty claims must be registered with the Company within thirty (30) days of damage or malfunction. To register a claim, the Customer must contact the Company at the location specified below and provide (a) his or her name and any other required contact information, (b) Product and purchase descriptions, and (c) the nature of the defect. The Company reserves the right (at its sole discretion) to require proof of original purchase (e.g. paid invoice, receipt) and to visit the site of the installation or to require documentation of the claim before assuming any responsibility under the provisions of this Limited Warranty.
- 15) THE LIMITED WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES MADE BY THE COMPANY IN CONNECTION WITH THE PRODUCT. THE COMPANY CANNOT AND DOES NOT MAKE ANY IMPLIED OR EXPRESS WARRANTIES WITH RESPECT TO THE PRODUCT, AND DISCLAIMS ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE COMPANY'S SOLE OBLIGATION UNDER THIS LIMITED WARRANTY SHALL BE TO REPAIR OR REPLACE MALFUNCTIONING OR DEFECTIVE PARTS OF THE PRODUCT. BUYER ASSUMES ALL RISK WHATSOEVER AS TO THE RESULT OF THE USE OF THE PRODUCT PURCHASED, WHETHER USED SINGULARLY OR IN COMBINATION WITH ANY OTHER PRODUCTS OR SUBSTANCES.
- 16) NO CLAIM BY BUYER OF ANY KIND, INCLUDING CLAIMS FOR INDEMNIFICATION, SHALL BE GREATER IN AMOUNT THAN THE PURCHASE PRICE OF THE PRODUCT WITH RESPECT TO WHICH DAMAGES ARE CLAIMED. IN NO EVENT SHALL COMPANY BE LIABLE TO BUYER IN TORT, CONTRACT OR OTHERWISE, FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, PUNITIVE OR EXEMPLARY DAMAGES, OR FOR LOSS OF PROFIT, REVENUE OR USE, IN CONNECTION WITH, ARISING OUT OF, OR AS A RESULT OF, THE SALE, DELIVERY, SERVICING, USE OR LOSS OF USE OF THE PRODUCT SOLD HEREUNDER, OR FOR ANY LIABILITY THAT BUYER HAS TO ANY THIRD PARTY WITH RESPECT THERETO.

Contact Information:

Stewart Signs Customer Satisfaction

2201 Cantu Court, Suite 215

Sarasota, FL 34232

Phone: 855-841-4624

Web: www.stewartsigns.com/support/

PRIMARY IDENTIFICATION EXTERIOR SIGN SPECIFICATIONS

The following are the specifications for the primary identification sign under consideration for:

Cornerstone Baptist Church
29850 6 Mile Rd
Livonia, MI 48152 3672

Quote Number: 993935-2

Quote Date: 4/28/2022

Cabinet Specifications:

1. Size 5' x 10'
2. 10" Extruded aluminum cabinet
3. Double sided
4. Internally welded at reinforced mitered corners, creating a unitized cabinet
5. Finished with DuPont powder coat
6. Cabinet & paint warranted for life against defects in workmanship and or materials

Face Specifications:

1. Sign face(s) are thermoformed .150" Makrolon SL, UV resistant
2. Sectional sign face(s) consisting of 2 independently removable sections allows updating sign by replacing sections instead of the entire face
 - a. Header Panel
 - b. Marquee Section
3. Graphics applied to second, inside surface with 3M's high performance pressure sensitive vinyl
4. Sign faces are warranted for life against breakage, excluding gunshots.
5. Graphics and face construction are warranted for life against defects in workmanship and or materials

Message Area Specifications:

1. Marquee area to be covered by a hinged Makrolon SL polycarbonate Vandal Cover
2. Makrolon SL Vandal Cover equipped with stainless steel glide and lock props that safely hold the vandal cover open.
3. Vandal Cover equipped with two - 1/4 turn locks
4. Marquee area vertically planked for rigidity
5. Changeable copy letter tracking mechanically fastened with white Aluminum rivets every 4"
6. 501 black 6" self-spacing changeable copy letters included with sign
7. Letters double silk-screened on injection molded blanks
8. Letter storage case included
9. Marquee area warranted for life time against defects in workmanship and or materials and breakage of marquee and vandal cover due to vandalism, excluding gunshots

Lighting Specifications:

1. UL Listed
2. Illuminated with high output instant-start 10' fluorescent lamps
3. Electronic variable voltage ballast
4. Electrical components warranted for three years, excluding lamps, against defects in workmanship and or materials
5. Electrical: One 20 Amp Circuit, 120 Volts; Max Draw: 2.4 Amps volt 5.8 amps

Support Structure Specifications:

1. Support structure designed to withstand wind load of 120 mph Exposure B
2. Support structure with two 5" x 5" x 3/16" square tubular steel legs
3. Outside to outside leg width: 8' 0"
4. Galvanealed steel cowling covers both sides of the legs creating a pedestal appearance
5. 12" x 12" x 3/4" steel base plates welded to tubular steel legs
6. Leg Height: 1' 6"
7. Overall sign height: 8' 4"
8. Sign mounted to concrete foundation with anchor bolts
9. Installation provided by: Cornerstone Baptist Church
10. Entire support structure finished with DuPont Powder coat prior to assembly
11. Support structure warranted for lifetime against defects in workmanship and or materials.

Decorative Trim Specifications:

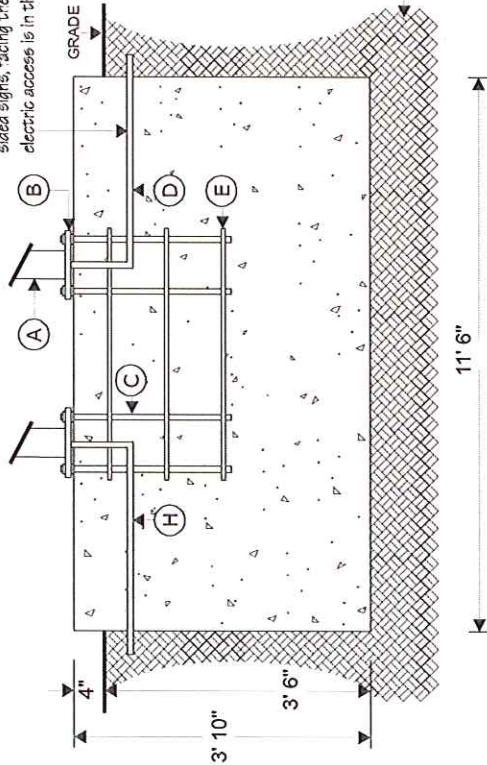
1. Formed and welded aluminum 3-dimensional decorative trim
2. Top trim design number: ins-trim6top120
3. DuPont Powder coated prior to assembly

Miscellaneous Specifications:

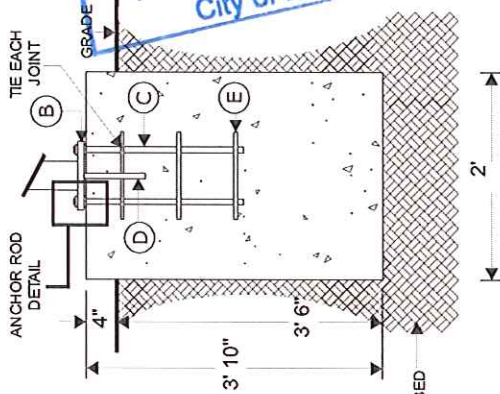
1. Sealed engineers drawings and longhand calculations available when required
2. Installation Kit included with sign; contains the following:
 - a. 8 galvanized anchor bolts, 16 nuts & 16 washers
 - b. Full size base plate template for placement of anchor bolts
 - c. Footing detail drawing
 - d. Written instructions
 - e. On-line instructional installation video

FOOTING SPECIFICATIONS

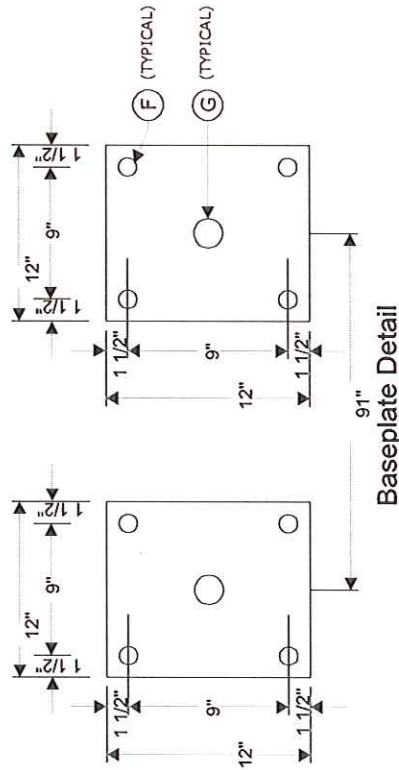
Electric can be run underground in conduit between anchor rods on either leg. NOTE: On single sided signs, facing the sign, electric access is in the right leg.



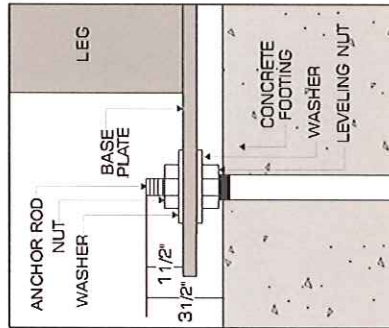
Front View Cross Section



Side View Cross Section



Baseplate Detail



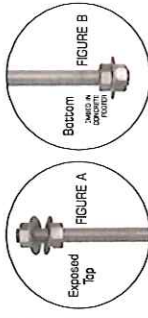
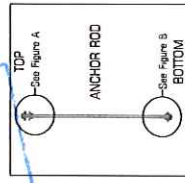
Anchor Rod Detail

FOOTER DETAIL

- A. Sign legs
- B. Base plates
- C. 3/4" x 30" anchor rods, 8 required. Tape anchor rod threads for protection against sand.
- D. Electrical conduit (supplied by customer)
- E. #5 rebar or better, tied at each joint (supplied by customer)
- F. 1 1/4" diameter anchor bolt holes
- G. 2" diameter electrical hole
- H. Data conduit (LED sign models only, if applicable)

NOTES

- 3,000 psi concrete: less than 3.27 cubic yards needed
- Windload: design meets or exceeds 120 mph Exposure B



RECEIVED
MAY 11 2022
Inspection Department
City of Livonia

CONTACT

Doug Williams
1-888-237-3928 X2160
dwilliams@stewartsigns.com

CUSTOMER INFORMATION

Cornerstone Baptist Church
29850 6 Mile Rd
Livonia, MI 48152 3672
Customer #2089867
Quote #993935-2

SIGN SPECIFICATIONS

Sign Model: Announcer (B)
ID Cabinet Size: 5' x 10'
Leg Height: 1' 6"
Leg Width: 8' 0"
Windload: 120 mph Exposure B
On Center Dimension: 91"

DRAWING IS NOT TO SCALE

SEPARATE STEWART TEMPLATE MUST BE USED TO SET ANCHOR RODS INTO CONCRETE

Your Consultant: Doug Williams
(800) 237-3928, X2160

Customer ID: 2089867

Quote Number: 993935 / 2

Date Quoted: 4/7/2022

SHIPPING INFORMATION

SIGN (via Common Carrier)

Cornerstone Baptist Church
29850 6 Mile Rd
Livonia, MI 48152 3672

*** All applicable items will be sent to the CUSTOMER address ***
*** unless noted otherwise below ***

INVOICE (via USPS)

CALVARY MISSIONARY CHURCH
29850 6 MILE RD
LIVONIA, MI 48152 3672

ORDERING PROCEDURES

1. Check proposal for accuracy and, if approved, sign and date where indicated.
2. Approve design and colors on the custom artwork. Be sure to check spelling. If approved, sign and date the artwork.
3. Write deposit check according to terms listed on proposal form's header, made payable to Stewart Signs.
4. Return signed custom artwork, signed proposal form and deposit check to Stewart Signs.

** Signs greater than 6 feet wide are not eligible for lift gate services.*

** Unless indicated under special instructions, permits, footers, erection, electrical service, electrical hook-up and planters or other decorative masonry are the responsibilities of the buyer. Stewart Signs furnishes engineered footer drawings when applicable.*

** Any cancellation may be subject to cancellation, return, and/or restocking fees.*

** A late fee of 1.5% per month will be charged on any overdue balances.*

** In the event of a payment default, customer will be responsible for all of Stewart Signs' costs of collection, including but not limited to court costs, filing fees and attorney fees.*

Stewart Signs • 2201 Cantu Court • Suite 215 • Sarasota, FL 34232-6255
Phone: (800) 237-3928 Fax: (800) 485-4280 Web: www.stewartsigns.com

MICHIGAN MI USA
COMMERCIAL DRIVER LICENSE



L-000-135-760-719 **ISS 09-16-2021**
DOB 09-16-1963 **EXP 09-16-2025** **091663**

DARRIN SCOTT LEE
 30154 FAIRFAX ST
 LIVONIA, MI 48152-1919

Sex M **Hgt 511** **Eyes BRO**
Lic Type CB **End CY,P**

Restrictions Corrective Lens, M-No class A passenger vehicle

[Signature] **DD11201923358120** **DONOR**
 REV 08-15-2021

L00013576071919630916250902



09-16-1963

☐ **MEDICAL ALERT**
 ENCODED DATA: BIRTH, EXPIRATION, REVISION & TRANSACTION DATES; DU/D CARD #; NAME; ADDRESS; GENDER; ISSUING STATE & REVENUE CONTROL #; COMPLIANCE INDICATOR, DURATION INDICATOR.



This space available for change of address label.

Card does not contain Radio Frequency Identification (RFID) Technology.

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 11

City of Livonia

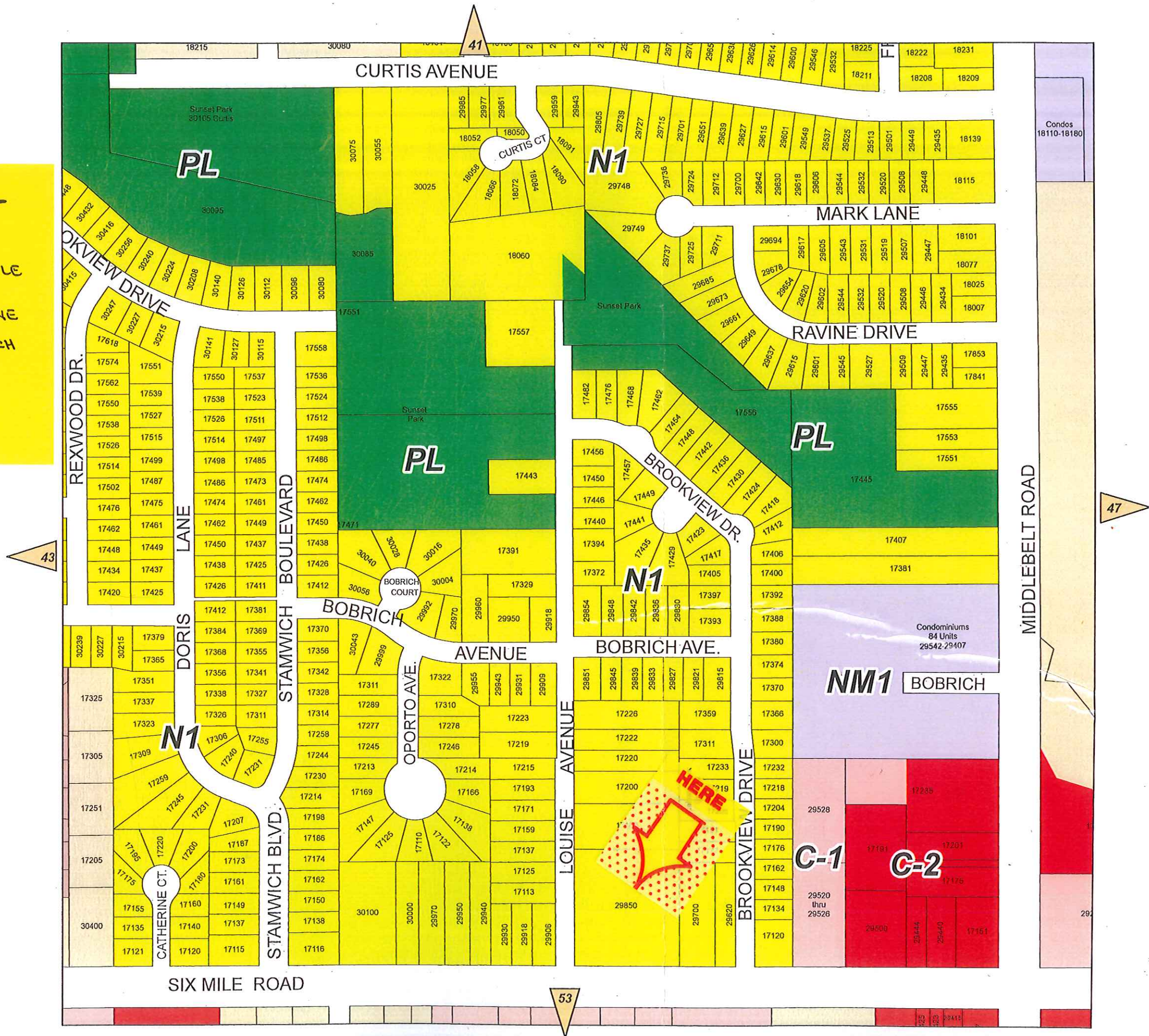
T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

2022 - -
29850 Six Mile
REF: CORNERSTONE
CHURCH



CORNERSTONE BAPTIST CHURCH OF LIVONIA

29850 6 MILE RD
LIVONIA, MI 48152

4236

9-9/720
52

CHECK ARMOR
FRAUD PROTECTION

DATE 5-16-22

PAY
TO THE
ORDER OF

City of Livonia Inspection Dept \$ 350.00
Three hundred fifty ⁰⁰/₁₀₀

DOLLARS

Comerica Bank

Comerica Bank
www.comerica.com

FOR

Sign Fee

[Signature]

Photo
Safe
Deposit
Details on back

⑈004236⑈ ⑆072000096⑆ 1852734282⑈

Cornerstone Baptist Church

SUNDAY SCHOOL 9:30AM

SUNDAY WORSHIP 10:30AM

SUNDAY EVENING 6PM

WE





The Detroit News

www.detroitnews.com

September 6, 2010

<http://detroitnews.com/article/20100906/OPINION03/9060320>

Plucky pastor and good Samaritans save ailing Baptist church

NEAL RUBIN

When a guy like Darrin Lee asks the Lord to send him a sign, he's not usually being quite this literal.

There was the bus, for instance, that's now parked alongside Cornerstone Baptist Church on Grand River, close enough to Eight Mile that it's almost Livonia instead of Farmington Hills.

The Rev. Lee decided the church needed it to pick up children for Sunday school. That was in September 2008, not the best time for large purchases, but he found a used one someplace, painted it white and put on new tires.

The total cost was \$9,779. To pay the tab, he took up a love offering one morning, and the small but enthusiastic congregation pitched in \$9,786.

"God didn't make the mistake," says Lee, 47. "I must have lost a receipt." Either way, he took the figure as a fairly clear indication he was supposed to learn to stop at railroad crossings.

The bright new sign in front of the church was a simpler matter. It's also the reason I tapped on the door of Lee's office the other day, and had a chat with a former car salesman about destiny, coincidence, God's will, or whatever else you want to call the interesting things that keep coming his way.

Another miracle

What's now Cornerstone began its service to the devout in 1920 as Clarenceville Methodist. Several affiliations later, in October 2007, it was a congregation so down on its luck that it could practically have held services in a minivan.

The 12,000-square-foot building with the traditional white steeple was for sale, Lee says, for \$450,000. Moved by the spirit, the members turned down an offer and handed the keys to the burly preacher with the resonant voice who said God had called him to found a church.

He and his wife painted a big plywood sign in their Livonia garage and stuck it out front, where thousands of drivers a day ignored it. Over not quite three years, as attendance grew from 11 to 75 or so, the missed opportunities irked him.

Finally, a parishioner from the Ypsilanti church where Lee had been an assistant pastor dropped by one day and wrote him a spontaneous \$5,000 check. It's not the most dramatic story he tells, but it led to a message that made me smile and want to find out more.

"YOU HAVE 1 NEW FRIEND REQUEST ... JESUS," Lee posted on the illuminated marquee, referencing a standard alert on Facebook. Beneath it were the usual two options: "CONFIRM. IGNORE."

Come to find out Lee didn't make it up. Pithy marquee material is all over the Internet. But I did like the story about the baptistry.

It was meant to be

Cornerstone needed one. "What's a Baptist church," Lee asks reasonably, "without a baptistry?" But not only was money tight, the space for the tub behind the pulpit was unusually long and narrow.

No matter. A friend called one day to report that he'd seen a classified ad in the newspaper, an uncommon listing to start with. Lee made a call. "Well," the seller warned, "it's kind of an odd shape."

The round tables and cushioned chairs in the social hall were a gift from a restaurant in the midst of remodeling. Lee's hardwood pulpit came from a church in Ohio known for helping new congregations; it had been donated the day he called in search of one.

Even Lee's venture into unemployment was well-timed. He'd kept his day job as general sales manager at Holiday Chevrolet, a mile and a half from the church. About the time he was thinking of dropping the safety net, GM closed the dealership.

Whether you use the term precisely or figuratively depends on your outlook, but it's hard to deny: The signs say things at Cornerstone have been downright providential.

nrubin@detnews.com">nrubin@detnews.com (313) 222-1874

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APPLICATION FOR VARIANCE

Cornerstone Baptist Church 29850 W. 6th Livonia 48152 734-787-2620
 (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 29850 W. 6th Livonia 48152

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:

attached

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 new sign is a little bigger than what we already have, but much nicer and will fit the building and beautify the property. Existing sign is probably circa 1975?

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

Our new sign requires 6" letters because 6 mile rd is 40 mph. A smaller cabinet would require 4" letters that couldn't be read at that speed.

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

The new sign would replace an older sign (1970's) and would beautify the property. The sign is used to post encouraging words for our neighbors and advertise the church as well.

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?

Did not know. I spoke to Randy and he advised going to the zoning board.

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? I don't believe that is necessary, we are seeking to install a nicer sign than what we currently have.

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: Dr. Darrin Lee

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 1st day of May, 2022

[Signature]
(Notary Public, Wayne County, Michigan)
My Commission expires 10/8/22



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 May 13, 2022, which reads as follows:

LIVONIA VISION 21, SECTION 6.50 (3), A)

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

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-05-16
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

AFTER VIEWING THE EXISTING SIGN, I DON'T SEE WHAT
A LARGER SIGN WOULD BENEFIT. THE EXISTING SIGN
IS HARD TO SEE WHEN DRIVING WEST ON SIX MILE RD.
A LARGER SIGN AT THE SAME LOCATION WOULD NOT
ENHANCE THE VIEW.

WHATS THE REASON FOR A LARGER SIGN?

I FEEL THE EXISTING SIGN ORDINANCE SHOULD
PREVAIL.

RECEIVED
ZONING BOARD OF APPEALS
2022 AUG -8 PM 4:07

Signed comments will be read into
the record. Unsigned or anonymous
comments will not be considered.

Signature: John N. Hummel

Name: JOHN N. HUMMEL
(Please print)

Address: 17166 OPARTO, LIVONIA, MI 48152

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-05-16
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

To Whom It May Concern,

With the amount of information presented in this notice I object to the new sign. I have no idea of its design. I certainly do not want a glittery, blinking light type of display. Nor am I in favor of lighted display that changes messages every 2 min.

The height allowed by the city (6 feet) seems more than adequate. An additional 18 square feet seems excessive.

Unfortunately, I cannot be at this meeting where perhaps there may be drawings of the design. But again, with what I know, I object to a larger, new sign.

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature:

Maureen T. Cooney

Name:

Maureen T. Cooney
(Please print)

Address:

29845 Bobrich

2022 AUG -8 PM 4:07

RECEIVED
ZONING BOARD OF APPEALS

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

July 29, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-05-16 (Tabled on June 28, 2022): An appeal has been made to the Zoning Board of Appeals by Dan Lee, Cornerstone Baptist Church, 29850 Six Mile, Livonia, MI 48152, seeking to erect a replacement ground sign resulting in excess sign height and area.

Ground Sign Height:

Allowed: 6 feet
Proposed: 8.3 feet
Excess: 2.3 feet

Ground Sign Area:

Allowed: 50 square feet
Proposed: 68 Square feet
Excess: 18 square feet

The property is located on the north side of Six Mile (29850), between Louise and Brookview, Lot No.044-99-0030-000, N-1 "Neighborhood District," Rejected by the Inspection Department under City of Livonia Vision 21 Zoning Ordinance, Section 6.50(3), (A), Religious Institutions.

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 **Auditorium on the first floor of City Hall on Tuesday, August 16, 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.

2022-05-16 (TABLED JUNE 28, 2022)



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

← (REVISED WRITE-UP FOR CLARIFY - 7/27/22) →

Applicant SAME AS OWNER Address SAME AS OWNER
Owner CORNERSTONE BAPTIST CHURCH Address 734 - 737 - 2620
29850 SIX MILE, LIVONIA, MI 48152
Lessee — Address —
Location NORTH Side of 29850 SIX MILE Street
Between LOUISE And BROOKVIEW
Lot No./Parcel No. 044-99-0030-000 Subdivision —
Zoning District N1 Map No. SE11 Lot Size 2.38 ACRES Alley —
Present Use Religious Institution Proposed Use SAME
Present Building Size N/A Proposed Building Size NONE PROPOSED
Present Height of Building N/A Proposed Height " "
Allowable Lot Coverage N/A Proposed Lot Coverage N/A
Proposal SEEKING TO ERECT A REPLACEMENT GROUND SIGN RESULTING IN
EXCESS CHANGEABLE COPY SIGN AREA. CHANGEABLE COPY SIGN
AREA ALLOWED: 20 sq ft; PROPOSED: 27 sq ft; EXCESS: 7 sq ft.

Reason for Rejection LIVONIA VISION 21, SECTION 6.50(3)(B)

Deficient Side Yard _____ 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 6.50(3)(B) 7 sq ft

Remarks _____

Plans and Application examined by Ry Date JULY 27, 19 2022

ZONING EXAMINER

PRIMARY IDENTIFICATION EXTERIOR SIGN SPECIFICATIONS

The following are the specifications for the primary identification sign under consideration for:

Cornerstone Baptist Church
29850 6 Mile Rd
Livonia, MI 48152 3672

Quote Number: 993935-2
Quote Date: 7/22/2022

Cabinet Specifications:

- 1. Size 5' x10'
- 2. 10" Extruded aluminum cabinet
- 3. Double sided
- 4. Internally welded at reinforced mitered corners, creating a unitized cabinet
- 5. Finished with DuPont powder coat
- 6. Cabinet & paint warranted for life against defects in workmanship and or materials

Face Specifications:

- 1. Sign face(s) are thermoformed .150" Makrolon SL, UV resistant
- 2. Sectional sign face(s) consisting of 2 independently removable sections allows updating sign by replacing sections instead of the entire face
 - a. Header Panel - Size 23" X 118"
 - b. Marquee Section - Size 33" X 118"
- 3. Graphics applied to second, inside surface with 3M's high performance pressure sensitive vinyl
- 4. Sign faces are warranted for life against breakage, excluding gunshots.
- 5. Graphics and face construction are warranted for life against defects in workmanship and or materials

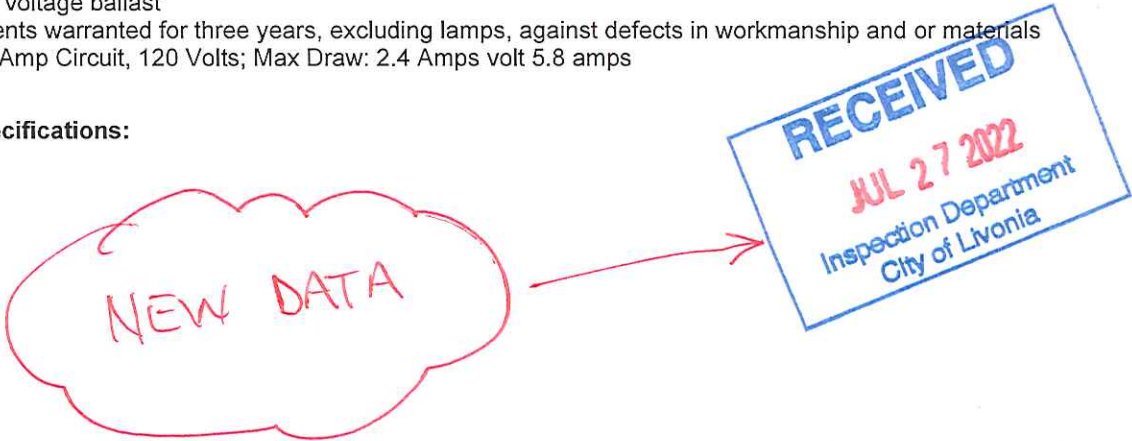
Message Area Specifications:

- 1. Marquee area to be covered by a hinged Makrolon SL polycarbonate Vandal Cover
- 2. Makrolon SL Vandal Cover equipped with stainless steel glide and lock props that safely hold the vandal cover open.
- 3. Vandal Cover equipped with two - 1/4 turn locks
- 4. Marquee area vertically planked for rigidity
- 5. Changeable copy letter tracking mechanically fastened with white Aluminum rivets every 4"
- 6. 501 black 6" self-spacing changeable copy letters included with sign
- 7. Letters double silk-screened on injection molded blanks
- 8. Letter storage case included
- 9. Marquee area warranted for life time against defects in workmanship and or materials and breakage of marquee and vandal cover due to vandalism, excluding gunshots

Lighting Specifications:

- 1. UL Listed
- 2. Illuminated with high output instant-start 10' fluorescent lamps
- 3. Electronic variable voltage ballast
- 4. Electrical components warranted for three years, excluding lamps, against defects in workmanship and or materials
- 5. Electrical: One 20 Amp Circuit, 120 Volts; Max Draw: 2.4 Amps volt 5.8 amps

Support Structure Specifications:



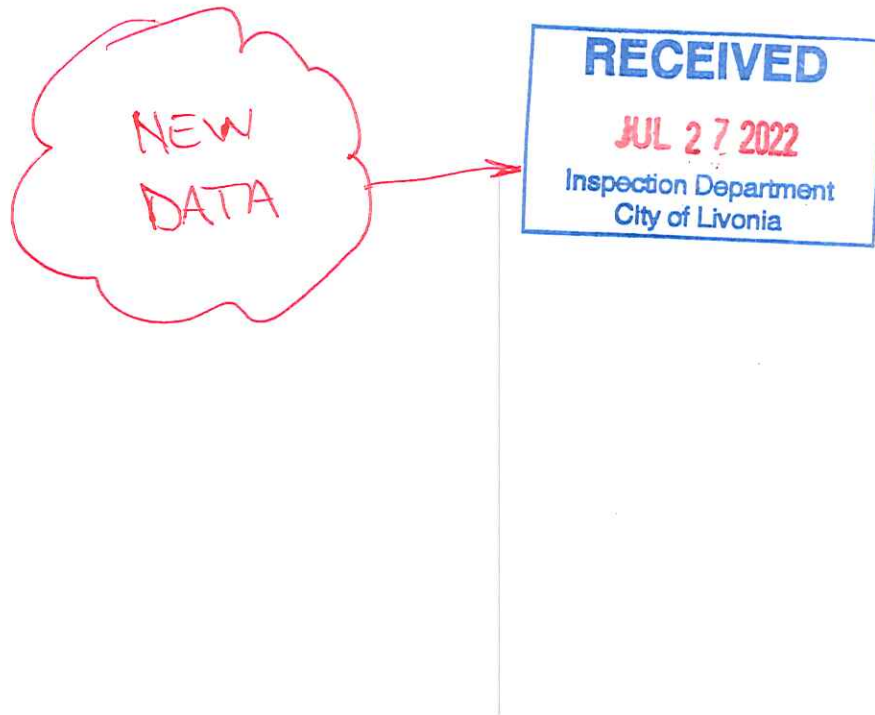
1. Support structure designed to withstand wind load of 120 mph Exposure B
2. Support structure with two 5" x 5" x 3/16" square tubular steel legs
3. Outside to outside leg width: 8' 0"
4. Galvanealed steel cowling covers both sides of the legs creating a pedestal appearance
5. 12" x 12" x 3/4" steel base plates welded to tubular steel legs
6. Leg Height: 1' 6"
7. Overall sign height: 8' 4"
8. Sign mounted to concrete foundation with anchor bolts
9. Installation provided by: Cornerstone Baptist Church
10. Entire support structure finished with DuPont Powder coat prior to assembly
11. Support structure warranted for lifetime against defects in workmanship and or materials.

Decorative Trim Specifications:

1. Formed and welded aluminum 3-dimensional decorative trim
2. Top trim design number: ins-trim6top120
3. DuPont Powder coated prior to assembly

Miscellaneous Specifications:

1. Sealed engineers drawings and longhand calculations available when required
2. Installation Kit included with sign; contains the following:
 - a. 8 galvanized anchor bolts, 16 nuts & 16 washers
 - b. Full size base plate template for placement of anchor bolts
 - c. Footing detail drawing
 - d. Written instructions
 - e. On-line instructional installation video



ZONING BOARD OF APPEALS
CITY OF LIVONIA
MINUTES OF MEETING HELD TUESDAY, JUNE 28, 2022

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, June 28, 2022.

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

MEMBERS ABSENT: Michael Testa.
Tamara Oliverio

OTHERS PRESENT: Matthew Stierna, Inspection Department
Mike Fisher, Legal Department

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. Five (5) 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 seven (7) people present in the audience.

(7:00)

APPEAL CASE NO. 2022-05-16: An appeal has been made to the Zoning Board of Appeals by Dan Lee, Cornerstone Baptist Church, 29850 Six Mile, Livonia, MI 48152, seeking to erect a replacement ground sign resulting in excess sign height and area.

Ground Sign Height:

Allowed: 6 feet
Proposed: 8.3 feet
Excess: 2.3 feet

Ground Sign Area:

Allowed: 50 square feet
Proposed: 68 Square feet
Excess: 18 square feet

The property is located on the north side of Six Mile (29850), between Louise and Brookview, Lot No.044-99-0030-000, N-1 "Neighborhood District," Rejected by the Inspection Department under City of Livonia Vision 21 Zoning Ordinance, Section 6.50(3), (A), Religious Institutions.

KLISZ Yes. Calling case number 2022-05-16. An appeal has been made to the Zoning Board of appeals by Dan Lee, Cornerstone Baptist Church 29850 Six Mile, Livonia, Michigan, seeking to erect a replacement ground sign resulting in excess sign height and area. Ground sign height allows six feet, proposed 8.3 feet, excess 2.3 feet. Ground sign area allowed 50 square foot, proposed 68 square foot, excess 18 square feet.

COPPOLA Thank you. Anything to add Mr. Stierna?

STIERNA I do not.

COPPOLA Any questions for the inspection department? Seeing none, Petitioner name and address, please.

LEE Actually it's not Dan, it's Darrin. I'm Pastor Darrin Lee. I'm the pastor of the church.

COPPOLA Mr. Lee, why don't you tell us about your project and why you believe the board should approve your variance.

LEE If you'd like, I was told to bring copies. It might help you guys to see what I'm proposing.

COPPOLA Was this included in your application?

LEE I don't know. I think it might have been, so I don't know if you have a copy of it. I wanted you to see the frontage of the church itself.

COPPOLA Okay. You can pass it.

LEE And if I could explain a little bit about why we even have a sign, the importance of it. If I could explain. First of all, we started our ministry on Grand River and there's some of you are familiar with. There's a church building two blocks west of Botsford Hospital. It's a white

church building. And anyway, I knew it was time to start a church, my wife and I, actually I went to purchase it, the building. Figured God wanted me to start a church, go buy a building. Anyway, long one short, they just gave me it, so I had a 12,000 square foot building, the keys to it put in my hands.

Years later, I gave you some pictures, I gave you pictures. I wanted to show you something what happened. So, prior to this right here, I had a fellow come into my office and say he wanted to talk to me, and he asked me what the next major project we were going to do at the church. I said well, we need to put a sign up front because we had a four-by-eight piece of plywood. This was our first building. And he said what would it cost to get a new sign. Probably \$6,000. He wrote a check and put it on my desk. So that's this on Grand River. Detroit News came by. The writer, Mr. Rubin from Detroit News, he saw the sign and he said he wanted to know the story of the church. The next thing I know, this was August -- or I'm sorry. We put it up in August 2010. And so, Labor Day 2010, he put a full-page, page two of the Detroit News was the article about our church and the sign. And the purpose for the sign we're not for profit, obviously. We don't make money. And what we do is if we put a sign out, this is the thing amazes me about a lot of churches, they don't understand, they have a sign, they put their church name, they put their hours on, whatever. You drive past that once or twice, it's just part of the landscape. You don't even see it anymore. What we do is we put encouraging sayings on the signs, and we encourage people with it. And so, I can go to a local restaurant and if I have my wife, who's in charge of the sign ministry, hasn't changed the sign, Pastor, you need to change the sign. We literally have neighbors that look forward to seeing the sign.

Now, about six years ago, this building became for sale in Livonia, and I knew that God wasn't going to keep us on Grand River because that building was 100 years old and had stairs in the front, stairs in the middle, stairs in the back, okay? So fast-forward. Now we come to this new building. So, for six years we've been working on this building. The last people that were in it didn't take great care of it. We put on three quarters of a roof. We're on about three and a half acres and think I've got you a picture of our site plan in there. Do you have a picture of that?

COPPOLA A picture of the church. I don't see a site plan in it.

LEE Don't tell me she forgot that.

COPPOLA It's in our package.

LEE The paper is folded. Okay. So, if you see this in the back. This is an acre of land back here. The trees were just falling over. So, we cut down all those trees and all that stuff and made it safe. And so,

in the front we got about an acre up front here and we have an existing sign, probably Vintage 1970's. All right. And so, I've got a picture of that sign in here in the package, and this picture. Okay. And now here the letters on this sign fall out. It's just all antiquated and it's two-sided. So, if you see the flagpole here, on the other side of the flagpole is where we're wanting to erect a new sign. Well, again, what happened was I had a person that came to me out of the blue, and we're not a big church, a person came to me and said Pastor, I want to pay for a new sign and find out how much it's going to cost. The cost is minimally about \$11,700 and wrote the check and gave us \$11,700 for a new sign.

Now, what I'm trying to pose to do is get a sign. It's a little deceiving as far as square footage of it, but the cabinet here is basically five-by-ten. But if you look at the top part where you've got 1'10", that is just a design scroll that looks nice with the cross on top. And the sign is in green. And I think aesthetically it look great. And so, if you go from underneath that down is basically a pedestal it sits on, but the casement of the sign is basically five-by-ten.

So the whole purpose of the sign, again, is to encourage people. We don't put something on 12 years now of putting a new sign out sayings out there every week, I've not had one complaint in 12 years. So, we don't put things out there, you know, pardon me for saying this, but you either do it my way or you are going you know where. So that's not the purpose of the sign. The purpose of the sign is strictly to encourage people. I can tell you that as I sit here tonight, I had somebody text me while you guys were talking because somebody's dying. And five days ago, when you guys had your pillows to your head, I was woke up at midnight to somebody that committed suicide. So, there's a lot of people hurting in Livonia. I just think that this sign is not only going to aesthetically be the right size for the front of our church because we're on like an acre, the purpose for the sign is to encourage the neighborhood.

And I would add this, that the sign, the size of sign that I believe the zoning is for, if you look across the street if it's the doctor's office, they're on a quarter of the property that we have, but if you look at our property as large as it is, our existing sign, I can take that and just redo it. But I don't want to do that. That's not -- I think we're better off purchasing a brand-new beautiful sign that will stand out in Livonia, and according to the standards of the neighborhood.

I would also add this. As I drove around the neighborhood a little bit because I live in Livonia, matter of fact, I just drove past a sign I just noticed on the next mile over from me. We're on Six Mile. On Five Mile there's Bell Creek Church, and I got out and I measured their sign, and their sign is five-by-eleven not counting the pedestal, just the sign portion, where ours would be five by ten okay. And then there's another church that I took a picture of, this one. That's over

there on Newburgh near Joy I think, this church, and this is what the sign would look like except the difference is with our sign, if you look at the picture of our sign, I told them I wanted it, the top of it, I added that scroll which looks much nicer than rather having a box sign out there. I don't like the -- I did not want to get one of those LED light-up signs. I don't like them. I think people drive past them and you forget whatever is on there. But people in the neighborhood, I've talked to so many people in the neighborhood about, you know, when we were on Grand River where the white church with the sign, or you're the sign. I drive past there, you know. I go to Bates' Burger. One day I went, I know I shouldn't be eating burgers, this is a Chick-Fil-A crowd, and I can't offer you a Chick-Fil-A, but my Boss made the chicken. Amen. So anyway, I went in there one time to Bates' and the lady in Bates' said, Pastor, you haven't changed your sign. When are you going to change your sign? I just missed it by one week. So, we went back and changed it. But it's all about encouragement.

If I could say one last thing to try to pitch this sign to you, all right, is that -- where is it? I took a picture of the last sign my wife put on there sayings like this, said in two days, tomorrow will be yesterday. Now, that's not antagonizing anybody. A lot of times it's just to make you think, you know what I mean? And people enjoy our signs. And as you can see, this sign has had its day, okay? And this sign is beautiful. And that's all I can say. I would not put anything; I would not put anything that would offend anybody. And I'd be surprised if any neighbor wrote any bad letters because the neighbors around us, I do open our property to all our neighbors, and I put horseshoe pits in the back for neighbors to play horseshoes. I put a badminton on the side for them to play volleyball and badminton. I let the kids roller skate and ride around our property, and I put two basketball hoops in the back for all of the kids in the neighborhood to play basketball. And I allow every neighbor that has any functions at all to our parking lot for birthday parties and block parties and whatever. They invited us to the first block party. They know I don't drink so they don't invite me anymore. But I mean we let them use -- I think as a Pastor, I should allow the neighborhood to use our property, okay, and so that's what we do. And trust me when I say this, this sign, it will beautify, it will fit our building, and it will beautify the neighborhood and it's not going to be tacky, and I'm not drawing people in to make money. The sign is strictly for encouragement to the neighborhood.

COPPOLA

Okay. Thank you. Any questions for the Petitioner? Mr. Boloven.

BOLOVEN

Couple questions. When you put the additional picture in this packet, I'm just trying to identify what they are. The first one says Riverside Park Church.

LEE Again, that's the church that I got out and measured the sign, and that is basically about the same size sign as the sign I wanted to put up.

BOLOVEN This one is at Newburgh and Plymouth. I thought you said the one you stopped at was Bell Creek.

LEE That was on the way over here. This one I got out, took a picture of, measured. And then on the way over here, I saw Bell Creek because I was coming up Five Mile, and from Middlebelt was coming up Five Mile, I saw it and I said that's got to be close to the same size. So, I got out and I measured it, got a tape measurer, and measured it, and it was five by eleven. What I'm looking for is the casing five by ten. Now, the height difference goes bigger because of the scroll. Now, I can do a sign like this without the scroll, and it be cheaper. But I think with the scroll on it, on the top, I think it's just a classier looking, and, of course, I'm particular to cross on there.

BOLOVEN What's this one that says Cornerstone Baptist Church.

LEE That was the sign, I just wanted to show you, that was the sign that put up in our first building. Back then it was \$6000 to buy that sign, and that was much taller, okay? But I wanted to show you that because here's the article in the Detroit News, and also Carmen Harlan from Channel 4, they stopped by and took a picture of one sign, whoever's praying for snow, please stop. It was one of those winters we had a lot of snow. So anyway, two weeks later I happened to be watching Channel 4 news. They got out and took a picture of it and they waited till it snowed again, and they said Cornerstone Baptist Church. At that time Farmington Hills, now we're in Livonia, they put on their sign, whoever's praying for snow, please stop. And so, I had a full page. Imagine this, a church sign. I had a full-page Detroit News page, full page, and back when I was in the business world a full page was \$20,000 on advertising on the back. And they gave me a full-page article. And you can look it up. It says plucky Pastor from whatever. And then the Associated Press called me up and did an article. They were doing an article on church signs. They called me up, they did an article on my church sign. And then Channel 4 news did a thing on our church sign. So, if the Detroit News and Channel 4, and the Associated Press, I don't know, it just -- and Bate's Burgers' manager loves it, I mean people literally get up and they drive past our church to see our sign what's going to be on there every week.

BOLOVEN Your proposed sign you got it has your logo on here. What's your logo?

LEE I think our logo -- I got a picture of it on my phone. I could show it to you. It's basically a globe with a cross in the middle.

BOLOVEN Is it on the old sign?

LEE Yeah. There you go.

BOLOVEN All right. The last question I got for you, I guess let me start with inspection. Inspection it says is in the ground sign area breakdown for what's allowed 30 feet, identification, 20 feet changeable sign. Looking at this current proposed sign, and I don't know if you guys have exact measurements of if, is this, besides the 18 feet excess for total sign area of 50 feet, is this sign in conformity of the 30/20 ratio?

STIERNA It Looks like it's reversed. Larger portion compared to message.

BOLOVEN So in addition to the 18 feet, this wouldn't be allowed due to the 20 foot allowed to the changing sign area, is that correct?

STIERNA That would be my understanding. Yes.

BOLOVEN Thank you.

COPPOLA Mr. Fisher, is that correct?

FISHER I don't have the notice in front of me.

BARINGHAUS Are you hearing complaints that people are having difficulty finding your church in terms of are they driving passed it missing it on Six Mile?

LEE Well, there's a problem actually with the current sign because if you're driving from the east, there's, of course I didn't show it in this picture, but right here is a big oak tree and it blocks this sign. And so that's why I want to put the sign on the other side of the flagpole because going east or west, you can see the sign. But when you come, the signage coming this way, coming from the east, yes, it's a problem seeing the sign. And I will tell you this, this particular sign, I plan on giving it away for free to a non-profit. They would just need to come get it. So, we're not going to sell this, or whatever. We're not going to have two signs on our property, we're going to give this away to a startup church or something, something that needs it.

BARINGHAUS And then in your earlier discussion you mentioned this sign is going to be non-illuminated or illuminated?

LEE It's going to be illuminated. It will have lighting in it. It will come on at dark and we can set the hours, put a timer on it, probably go off at 1:00 or something, whatever time. I wouldn't come to you guys and gals, I wouldn't even come to you with one of those LED red light-up signs. Because just like Clarenceville, their sign up front that was

put up, I think they're a hazard to drivers. They're too much, too busy, and after a while, people don't read them.

BARINGHAUS Looking at the sign, you elected to go with like a four-line changeable message section. Seems like a lot of the signs in the immediate area of the church got three lines where text can be read. What was your rationale relative to the existing signs in the area?

LEE That's a good question. The reason why is because not to pack it with more words, but to spread the words out. For instance, if you look at that sign that you're looking at right now, that three lines that I had originally.

BARINGHAUS I was going to say, you operated with a three-line sign for a number of years.

LEE The problem with the three-line sign is that you're limited. There's a lot of things that you can't put on. You only want -- you want to have less than typically 39 words, but with a four-line sign, that's actually a four-line sign. What they did was they messed up. See the fourth line? It's got my name on it, right. So that's a four inch. It was supposed to be six inch. And when they sent it out, they said oops, sorry. So, it was wasted with my name in it, but it was supposed to be a four-inch sign. So, with four lines, and the fourth line ended up being four inches instead of six inches, and so, therefore, right now if you drove past that church, and they've had the same sign on there for over a month, okay, and they have too many words on it and it's cramped together. With four lines, you can use the same amount of words but spread them out, and it's easier to read when you ride down the road. Keep in mind, you're going 40 miles an hour, okay? So, we can't put 50 words on the sign. You're not going to read it. So, we have to limit the words but with four lines. Now we can spread the words out and you can see it much clearer. So, it's basically that lit up area including the signage of Cornerstone Baptist Church on the top, that cabinet what you're looking at is basically five-by-ten cabinet.

BARINGHAUS Would you say your current sign is consistent with the other signage in the area concerning the church?

LEE Yes, I would. Except some of the signs around us there are smaller signs, but they don't have the property we have. We have much larger property than anybody in the neighborhood. Unless you go down the street, now there's a Lutheran church that has a good size sign like we do, and then on top of that, they have about a 40-foot cross behind it.

So, a lot of the churches in Livonia have this size sign. And just like the two I pointed out to you, one over there on Newburgh and the other one Bell Creek. Matter of fact, I stopped, and I was talking to

a fellow that was going into Bible study, I told him what I was going come do here tonight, and they said that they'd be praying for me to get the sign approved. So, as we speak, we have people praying for me.

BARINGHAUS Okay. But in terms, all things being equal in church, it's a church facility, church sign not a church sign type of thing, this particular sign will be larger than the signs within the surrounding area of the church with businesses that surrounded the church, yes, or no?

LEE No. Of the street, the next church, now there's a church across the street.

BARINGHAUS Because there's businesses surrounding the church that have similar signs like this. How would this sign be on a scale to those signs? Would it be larger than those existing signs?

LEE Probably One third bigger, but property is two thirds bigger. That's the difference. If I put a little sign out there with an acre of property, you know, it's just like when we put up a flagpole, I didn't put up a 20-foot flagpole, I put up a 35-foot flagpole with an eight-by-ten flag. And when you drive down the street, you see the American flag. You don't put a little dinky flag, dinky flagpole in that property. And it's the same with the sign. The sign is proportionate is the word I'm trying to use. And you'll have to excuse me with my speaking. I'm not doing as great as what I normally do, even though I'm a professional speaker I guess you might say, but I still have COVID fog. I'm a COVID survivor. Sometimes words slip.

BARINGHAUS The hardship again, you made some points you needed the larger sign I guess for better communication with traffic in the area. Are there other hardships that you can cite that would justify the need for the sign that you're proposing?

LEE I think one of the greatest reasons for that size sign is I want people to -- I don't want people to drive by -- okay. Let me back up and say something, all right? At one time I managed businesses 20 years ago, okay? I literally had items out in front of my business that people crashed their cars to look at what we had to offer, okay, literally. And so, when we put a sign out there, I want to it to be as safe as possible. If I go with a smaller sign, it's going to be six-inch letters no matter what. And so, if I go with six-inch letters on three lines and I cram it together, there's actually more danger for a car to drive by and read it, where if I have four lines with six-inch letters, they can look at that sign, and they can catch it like this and drive by and it's not a hazard for them. I'm not just giving you a line. That's the truth. If you cram -- and you all can drive home tonight and you can go down Grand River and see what I'm talking about. On that particular sign, what we used to have, I can't even read it by the time I go by, there's so many words on it with three lines and they got them crammed

together. With four lines, it's spread out. It looks good. It's professional.

I'm pretty meticulous. And, for instance, since we took over this building, we had to fix all kinds of things on the roof and leaking and change carpet and all this. We couldn't afford to do a sign right now. But I had somebody that literally come up to me and said Pastor, you know, our sign looks bad, and we got a beautiful building, and I want to buy us a new sign. Find out what it will cost. I find out what it will cost, and the man wrote the check.

COPPOLA Okay. Thank you. Any other questions? Seeing none, is there anyone in the audience that would like to speak for or against this petition? No. We have correspondence.

KLISZ We do. First letter is letter of approval Scott Halseth 29906 Six Mile.

LEE Excuse me, sir. That guy Scott, he would be the fellow that's closest to the sign right across the street.

COPPOLA Thank you. Let him finish.

LEE I'm sorry.

KLISZ We are fine with the taller sign so long as the lighting scheme doesn't rival the Luxor. Letter of objection, Amanda Duke, 17200 Louise. We object to Cornerstone Church erecting a larger sign than allowed. This would pose a risk to driver's line of sight when turning onto or from Six Mile. Furthermore, everything this church does is executed poorly, so I have zero confidence in their ability to follow any rules. After they cut down the woods that divided a buffer between the neighborhood and church, I certainly don't want to look at an even larger sign than already have to now. Letter of objection. Peggy A. Besecker, 29827 Bobrich. Other churches in area have requested to change their sign to larger size and have been told no as they were outside the approved size. I feel the sign is excessive in size. I drive by the current sign daily and can see it and read it clearly. And finally, a letter of objection, Tylese Black, 17220 Louise. Once we allow for signs to expand beyond the current zoning for a church/business, then that opens the door to the entire community. We currently have enough distinct strictly signs at Six Mile and Middlebelt that are not aesthetically pleasing. We need to refocus on a hometown feeling and Tree City USA. I would encourage the church to plant trees in the area that they are clearing and made promises to keep. Thank you. That's all.

COPPOLA Okay.

LEE Can I say something?

COPPOLA

You can make closing statement.

LEE

First of all, the one lady that objected I've had no problems whatsoever with any neighbor except the one lady whose dog -- you guys have a picture of my property, right? We have an acre in the back. The last owner, if you look at the property site, the last owner was Missionary Church. They did nothing with the property. And so, the neighbors got upset, some of them, because all the trees that were back there, scrub trees, were starving for sunlight and water and they were dead. They were dead trees, and they were a hazard. And this was property in the back that was unmaintained. I'm surprised the city didn't do something about it, you know, with that church. And I hired a guy to go back there and cut down all dead trees. Matter of fact, the greenery has grown up right now that is ten foot tall. One day I may clear that property back there and see if the city will let me put up a pavilion so that the neighborhood can use it for birthday parties and things, but that's way down the road.

One of them didn't want me to cut down dead trees because it was their privacy fence, according to them, and the other lady has a dog problem. Other than that, the person that's closest to me, Scott, which is right across the street said he doesn't have a problem with us putting up a sign. Matter of fact, I let these neighbors, if you drive by right now tonight on your way home, drive by Six Mile and Middlebelt, my church, look in my parking lot right now and some of these neighbors, that lady that complained, her kid parks her car in my parking lot and I allow it, the woman with the dog. I could put a gate up there on both sides and put up a gate and block it off. I do block off the front part because when we first bought this building, the neighbors, what they were doing was driving into my parking lot going behind our building, coming out on Louise Street going this way, and instead of going up Six Mile to Louise Street and turning right. There's no difference going this way behind my building. So, they were wearing out my asphalt. So, I had to block the front to keep them from doing that. I block the other side too because they would drive through our parking lot. I let them park on our parking lot, even this lady that's complaining. I let her kid park on my parking lot. I invite you folks to drive by my church property and see if there aren't cars there tonight in the back parked because I open up our parking lot and our property to the neighbors that are complaining about me cleaning up, cleaning up the back acre because the back acre had trees that were falling over. And by the way, some of their kids were back there drinking liquor. I found liquor bottles. Somebody has a kid that's an alcoholic, unfortunately, and so they were hiding back there. I invite you to drive by it, please, because you'll see that right now after we cut down the dead trees, the greenery is ten foot tall.

COPPOLA

All right. I appreciate your feedback. We're going to go ahead and close the public portion of the case and we're going to start the comments.

BOLOVEN	Can we get an answer on the notice?
FISHER	The notice is fine.
COPPOLA	Okay. Thank you.
PTASHNIK	Thank you, Pastor. I've been by your church, and I appreciate the look of your church and the value it brings to the street and that point. My concern is that we are 2.3 feet over the height, and I feel like that you haven't really demonstrated a hardship to bring it down to just being six feet high as opposed to that 8.3 feet. If you were to reduce that then you'd probably be in the allowed square footage as well, and so because of that I'm not going to be in support of the variance.
COPPOLA	Thank you. Mr. Klisz.
KLISZ	I agree. I think that easily the sign can be replaced. It can also be moved, but it just doesn't need to be as big as it is. If every neighbor was in support, maybe I'd be a little bit more moved, but when most of the neighbors are against it for whatever reason, then I have a problem with it as well. It's just too big for this area. I think Mr. Baringhaus asked the pertinent questions. We don't need signs that are bigger than neighboring signs, so I will not be in support as well.
COPPOLA	Thank you. Mr. Baringhaus.
BARINGHAUS	Thank you. I agree. I think one identifying feature of this area is the consistency of the signage of not only church, because that sign is very similar to the other signs in the area in terms of height, text area, general dimensions. I actually went and looked at a couple signs and measurements on them. They're pretty dead on in terms of the ordinance. They're around six feet. I think I understand a couple hardships that churches have. One, they do have a larger piece of property than the surrounding businesses. The surrounding businesses do have smaller property here on Six Mile. Also, I think the current sign is in need of some updating and freshening up. It is difficult to read some stronger colors in terms of wording on it. That type of thing. I really think you can exist with three lines of text rather than four. At this point I would like to have a tabling motion and give the Petitioner a chance to come back with a reduced signage design that's more consistent with the ordinance and the surrounding signage in the area.
COPPOLA	Thank you. Mr. Boloven.
BOLOVEN	I agree with Vice Chair Baringhaus on this. I would be in support of a tabling on this. The issue that you have, and again, for uniformity of that area, there was a credit union that just was here within the last six months, same exact issue, and definitely I think your sign

needed a new sign like they did, but to keep consistency within that street, you have to some parameters of where our ordinance has for this requirement. The one I'm a little bit more concerned about is this 30/20 ratio which everybody seems to skip over a little bit. As inspection said, it looks like you're reversed right now. So, it's not just the fact that you're just over the excess area, you're totally out of line on the ground sign area breakdown of what can be signage verses changeable sign. So, with that being said, I think you should take the board's comments for what they're worth and take the board's comments for what they're worth and come back to the drawing board if the board supports a tabling.

COPPOLA All right. Thank you. I think my position, I do believe a new sign is needed. That one looks a little dated. Location probably would be an improvement by moving it. But I don't see a hardship. All I see is a design issue. You want a certain design because that design you've gone over. So that doesn't, to me, unfortunately doesn't make a hardship.

In addition, the larger property argument kind of doesn't work because our ordinance doesn't adjust ground signs for property signs. So, it kind of is what it is. And I don't think just because the property is larger suggests it needs a larger sign. So, I personally would deny the request. I'll go ahead and open up the floor for a motion.

BOLOVEN Mr. Chair.

COPPOLA Mr. Boloven.

BOLOVEN Resolved. That the Petition, Appeal Case Number 2022-05-16 filed by Cornerstone Baptist Church Be tabled in order to give the Petitioner an opportunity to listen to the board's feedback and present a new proposal.

BARINGHAUS Support.

COPPOLA I Have a motion by Mr. Boloven supported by Vice Chair Baringhaus. So, I guess technically there's not a discussion right now for tabling. But right now, we've got three, and I think we would need four I think to approve the table.

FISHER No, Mr. Chair. Three will be fine. If you're actually reversing something let's say is done, that's when you need four votes.

COPPOLA Okay.

KLISZ I will support the table.

COPPOLA I guess again, normally don't have discussion for tabling, but I'm at a loss as to what we've actually asked the Petitioner to consider.

LEE Well, this sign here is seven foot tall. I don't understand that.

FISHER One thing is a full board.

BOLOVEN Honestly, if the Petitioner in my view swapped out the identification area, maybe came down a little bit, I'd be okay with a little bit bigger sign.

LEE Can I interject something off record or however you want to do it? I just want to say this. There is another sign that I can get that would be two foot instead of five-by-ten, five-by-eight. How would that fit?

COPPOLA Well, you can come back with that.

LEE I don't want to come back if you're going to turn it down. Would it work?

COPPOLA I think you're going to get a table and get an opportunity to present a new changed proposal. So that could be one of them. I know that height from my perspective was a little bit of an issue for me too. Those are things you would have to take into consideration.

BARINGHAUS I think I've heard a couple things. I think Mr. Boloven raises a good point about the 20/30 ratio. We need clarification on that. I've heard some concerns about the height of the sign as well, express concerns about the size of the signs relative to the general area and consistent signage. So, the point I think it's fair, I think the Petitioner is on the right track. I think you do need to rework your signage and that's what we're proposing tonight with the table.

LEE Here's what I'm thinking about, just throw this at you. You see this scroll which think looks nice? I'm going to get rid of it.

BARINGHAUS Sir, I can appreciate that. Those are all good ideas, but I think it would be beneficial if you came back with a final fixed design that the board could evaluate. If you have a plan B, that's great. You're off to a good start.

COPPOLA We can only consider what you've presented at this point in time.

LEE I need to know what the parameters are because I'm up against time because this is going to take four months to create. And so, if I can't get it done soon, then I'm into the winter and I can't get it put in.

COPPOLA Your option is to come back with a revised one that still requires a variance, in other words, it's either taller, or larger, or both, or you build it pursuant to the ordinance and you don't need to come back.

So, if you need to do it right away, seems like the only option you have, again, depending what right-of-way means in the scheme of time, that you'd have a sign built that complies with the ordinance. That's kind of your options.

BOLOVEN To your point, sir, about removing that scroll, I mean it might help your height issue that the board has, you still have another issue that requirement is that you can only have 20 square feet of changeable sign.

LEE So that's ten-by-twenty?

BOLOVEN No.

LEE I'm sorry. Two-by-ten.

BOLOVEN You're reversed right now. We're not saying the board's not going to grant you a variance on it, but right now you are -- this signage you have like twenty feet of non-changeable identification sign and 30 feet of changeable sign. That's flopped.

LEE Say that again.

BOLOVEN This design that you're presenting, you have approximately, and I don't have the exact measurements, 30 square feet of changeable sign and 20 square feet of identification sign. The requirement is 30 square feet of identification sign, 20 square feet of changeable sign. 30/20. So that will help you get within the range of the height in the other area square footage as well. 30 identification, 20 changeable sign.

LEE But as I drive around Livonia I see a lot of churches, this and Bell Creek that have larger signs.

COPPOLA There's a lot of reasons why. None of those have come before me, and I've been here over eight years, so I haven't approved a sign. They could be grandfathered, or they could have just changed the face of it, and if the structure stayed the same for the last 40 years, it is what it is. There's nothing we can do. So, I don't know why they may be bigger, but they are. But it wasn't during my period of eight years. I haven't approved a larger church sign in Bell Creek, so I don't know why. You can ask them that question. I have no idea. But the point from our perspective is we're willing to table this for you, give you an opportunity to come back and address the issues that were brought forth by the board if you'd like. You don't have to. You can move forward and just comply with the ordinance and build the sign right away. That's purely your choice.

LEE I can do what?

COPPOLA You can comply with the ordinance, stays no taller than six feet, and it has to stay within 50 square feet, and you can build it tomorrow.

LEE It wouldn't work.

COPPOLA So the other option then is to kind of digest what we've told you, other things we're looking for, come up with a revised plan, submit it, and get on the agenda for August 16, which means you'd have to have everything done by July 18. So, within three weeks.

LEE It's done. I'll be there. So how do I get back on the agenda?

COPPOLA Call the zoning office and you'll have to submit your new plans by the 18th. You can't get on the agenda if you don't submit the plans. So, they have to be submitted by July 18th.

LEE I'll just figure out how I can do a smaller sign and I'll submit it two ways, but I tell you -- can I get a copy of those letters?

COPPOLA I think they're public record, so you should be able to get them. I think they're online. The public can access them online.

FISHER If you need to just bring that up when you call the zoning office, and they'll take care of it.

LEE Yeah, because I've been more than generous with my neighbors.

COPPOLA You ready to vote?

KLISZ Ready to vote.

RESOLVED CASE NO. 2022-05-16: An appeal has been made to the Zoning Board of Appeals by Dan Lee, Cornerstone Baptist Church, 29850 Six Mile, Livonia, MI 48152, seeking to erect a replacement ground sign resulting in excess sign height and area.

Ground Sign Height:

Allowed: 6 feet
Proposed: 8.3 feet
Excess: 2.3 feet

Ground Sign Area:

Allowed: 50 square feet
Proposed: 68 Square feet
Excess: 18 square feet

The property is located on the north side of Six Mile (29850), between Louise and Brookview, Lot No.044-99-0030-000, N-1 "Neighborhood District," Rejected by the Inspection Department under City of Livonia Vision 21 Zoning Ordinance, Section 6.50(3), (A), Religious Institutions, **be tabled in order to give the Petitioner an opportunity to listen to the board's feedback and present a new proposal.**

ROLL CALL VOTE

AYES: Ptashnik, Boloven, Klisz, Baringhaus, Coppola.

NAYS:	None.
ABSENT:	Testa, Oliverio
PASSES:	5-0
COPPOLA	Call the next case please.

2022 - -



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

CONTACT: DAN LEE

Applicant: SAME AS OWNER Address: SAME AS OWNER
Owner: CORNERSTONE BAPTIST CHURCH Address: 29850 SIX MILE, LIVONIA, MI 48152
Lessee: Address:
Location: NORTH Side of: 29850 SIX MILE Street
Between: LOUISE And: BROOKVIEW
Lot No./Parcel No.: 044-99-0030-000 Subdivision:
Zoning District: N-1 Map No.: SE11 Lot Size: 2.38 ACRES Alley:
Present Use: RELIGIOUS INSTITUTION Proposed Use: SAME
Present Building Size: N/A Proposed Building Size: NONE PROPOSED
Present Height of Building: N/A Proposed Height: "
Allowable Lot Coverage: N/A Proposed Lot Coverage: N/A

Proposal: SEEKING TO ERECT A REPLACEMENT GROUND SIGN RESULTING IN
EXCESS SIGN HEIGHT AND AREA. GROUND SIGN HEIGHT ALLOWED: 6 FEET;
PROPOSED: 8.3 FEET; EXCESS: 2.3 FEET. GROUND SIGN AREA ALLOWED:
50 SQ FT; PROPOSED: 108 SQ FT; EXCESS: 18 SQ FT.

ASIDE: GROUND SIGN AREA BREAKDOWN: 30 SQ FT ALLOWED IDENTIFICATION SIGN
20 SQ FT ALLOWED CHANGABLE COPY/ID SIGN

Reason for Rejection: LIVONIA VISION 21, SECTION 6.50(3), A)
Deficient Side Yard Deficient Front Yard Deficient Rear Yard
Deficient Lot Area Deficient Lot Area per Room Encroachment
Excessive Lot Coverage Excessive Height: 2.3 FEET Increasing No. Units
Use Prohibited Deficient Parking Spaces Increasing Area and Bulk: 18 SQ. FT.

Remarks:

Plans and Application examined by: Ry Date: MAY 13, 2022

ZONING EXAMINER

APPLICATION FOR VARIANCE

Cornerstone Baptist Church 29850 W. 6th Livonia 48152 734-787-2620
 (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 29850 W. 6th Livonia 48152

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:

attached

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 new sign is a little bigger than what we already have, but much nicer and will fit the building and beautify the property. Existing sign is probably circa 1975?

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

Our new sign requires 6" letters because 6 mile rd is 40 mph. A smaller cabinet would require 4" letters that couldn't be read at that speed.

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

The new sign would replace an older sign (1970's) and would beautify the property. The sign is used to post encouraging words for our neighbors and advertise the church as well.

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?

Did not know. I spoke to Randy and he advised going to the zoning board.

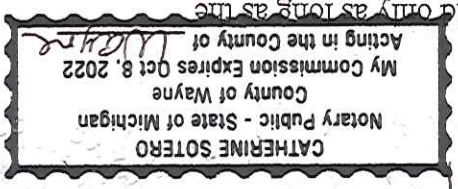
Application for permit filed NO
Violation Issued NO
(Supervisor) RV

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.

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated May 13, 2022, which reads as follows: Livonia Vision 21, Section 6.50 (3), A

NOT TO BE COMPLETED BY APPLICANT

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.



(Notary Public, Wayne County, Michigan)
My Commission expires 10/8/22

Subscribed and sworn to before me this 1st day of May, 2022

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.

Please print name of property owner: Dr. Darrin Lee

Signature of property owner: [Signature]

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.

COUNTY OF WAYNE)
STATE OF MICHIGAN)

OWNER'S AFFIDAVIT

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.



9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? I don't believe that is necessary, we are seeking to install a nicer sign than what we currently have.

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



ID Number: 800913509

Request certificate

Return to Results

New search

Summary for: CORNERSTONE BAPTIST CHURCH OF LIVONIA

The name of the DOMESTIC NONPROFIT CORPORATION: CORNERSTONE BAPTIST CHURCH OF LIVONIA

The name was changed from: CORNERSTONE BAPTIST CHURCH OF FARMINGTON HILLS on 12-12-2016

Entity type: DOMESTIC NONPROFIT CORPORATION

Identification Number: 800913509 Old ID Number: 70187F

Date of Incorporation in Michigan: 11/27/2007

Purpose: Ecclesiastical

Term: Perpetual

Most Recent Annual Report: 2021

Most Recent Annual Report with Officers & Directors: 2020

The name and address of the Resident Agent:

Resident Agent Name: PASTOR DARRIN S LEE

Street Address: 29850 W. SIX MILE RD

Apt/Suite/Other:

City: LIVONIAState: MIZip Code: 48152

Registered Office Mailing address:

P.O. Box or Street Address: 30154 FAIRFAX ST.

Apt/Suite/Other:

City: LIVONIAState: MIZip Code: 48152

The Officers and Directors of the Corporation:

Title	Name	Address
PRESIDENT	PASTOR DARRIN S. LEE	30154 FAIRFAX LIVONIA, MI 48152 USA
TREASURER	CHERYL LEE	30154 FAIRFAX LIVONIA, MI 48152 USA
SECRETARY	CHERYL LEE	30154 FAIRFAX LIVONIA, MI 48152 USA
DIRECTOR	MARK BORDEN	34731 RHONSWOOD FARMINGTON HILLS, MI 48336 USA
DIRECTOR	CHET REISER	16271 RYLAND REDFORD, MI 48240 USA
DIRECTOR	KEVIN HALL	23041 SPRINGHILL FARMINGTON HILLS, MI 48336 USA

Act Formed Under: 327-1931 Michigan General Corporation Act

☐ Written Consent

View filings for this business entity:

ALL FILINGS
ANNUAL REPORT/ANNUAL STATEMENTS
ARTICLES OF INCORPORATION
ARTICLES OF INCORPORATION
RESTATED ARTICLES OF INCORPORATION
RESTATED ARTICLES OF INCORPORATION

View filings

Comments or notes associated with this business entity:

application will also be reviewed to ensure that you submit a complete set of materials to the Board.

The Inspector who reviews these materials will use the following checklist:

*Note: If paperwork is 11" x 17" or smaller 1 copy is required – If larger 10 copies are required.

- ___ *1 Copy of Plot Plan drawn to scale, showing
- ___ Shape and dimensions of the lot
- ___ Existing buildings and accessory buildings
- ___ Lines within which the proposed structure is to be erected or altered
- ___ Existing and intended use of each building or part of a building
- ___ Number of families or household units building is designed to accommodate
- ___ Miscellaneous lot information (state type of information here): _____
- ___ Adjacent lots with building locations and address numbers
- ___ Photograph or architectural rendering or rendering
- ___ Plan of the building, sign, or property involved (in addition to the plans which accompany the permit application) in any new construction, addition or alteration

For signs only:

- ___ *1 copy of plot plan, drawn to scale, clearly showing the proposed location of the sign (for all signs, this means plot plans showing the sign's location on the property, complete with setbacks from all property lines; for wall signs, this includes the road frontage of the property and an elevation depicting the length of the façade and the sign's location thereon)
- ___ *1 detailed plan of the proposed sign(s), including a color rendering of same

Your appeal will be placed on the Board's agenda once your application and accompanying materials have been reviewed and approved.

FEE SCHEDULE FOR ZONING BOARD OF APPEALS

Payment by check only -- payable to: City of Livonia

Section 21.10 Filing Fees. Each application for appeal shall be given a number and shall be accompanied by a filing fee as determined by the schedule below:

<u>TYPE OF APPEAL:</u>	<u>FEE</u>
Existing single family residential	\$150.00
New single family residential	300.00
Commercial/Industrial	350.00
Day Care – Family or Group	300.00
Other Use Variances	500.00
All other appeals	400.00

GENERAL PROVISIONS:

- A. In the event an applicant or the applicant's representative requests and is granted a postponement of the hearing subsequent to the mailing of Legal Notices, an additional fee of \$100.00 shall be required and paid prior to the newly established hearing date.
- B. Rehearings and renewals of temporary variances require the payment of a new fee as determined by this schedule.
- C. Appeals for additions or modifications to existing single-family residential uses in zoning districts other than residential shall be subject to the existing single-family residential fee.
- D. Sign appeals shall be considered as separate appeals and are not to be incorporated with other appeals.

INSTRUCTIONS FOR COMPLETING APPLICATION FOR VARIANCE

Identify owner and any lessee of the property as to which you are asking for a variance. Only an owner of property (or an agent who provides the Board with written authority from the owner) can ask for a variance.

Line 1: Often, the deed to a piece of property will specify what can and cannot be built on the property. Or it may specify the ways in which the site may or may not be divided or used. In addition, some subdivisions have rules involving, for example, whether fences can be built on the property. If there are any restrictions in your deed or any subdivision rules, please supply those on line 1.

Lines 3 - 5: When you ask for a zoning variance, you are asking permission to do something which violates the Zoning Ordinance. So you need to explain why the law should not apply to you. In order for the Board to grant you a variance, the Board must decide that obeying the law would create a special problem for you which is a) different from everybody else, and b) harsh (for example, you can't use your property at all if you don't get the variance). The Board must also decide that the variance would be fair to the people who are protected by the Zoning Ordinance, such as your neighbors. So on line 3, you need to tell the Board why your situation is so special that you can't obey the law that everyone else must obey. On line 4, you need to tell the Board the bad things which would happen to you if the variance isn't granted. On line 5, you need to explain to the Board why it is fair to your neighbors to allow this variance, as well as the reason this variance would be consistent with the spirit of the Zoning Ordinance.

Lines 6 and 7: If you think the law preventing you from carrying out your plans for your property is a bad law, you should write a letter to the City Council asking that the law be changed so that you -- and others like you -- can do what the law currently forbids. On line 6, please state whether or not you wrote such a letter and, if so, what happened as a result. If you did not write such a letter, please use line 7 to tell the Board why you didn't write such a letter.

Lines 8 and 9: Sometimes, a property owner would be able to use his land -- or build on it -- just as he/she would like if the site were in a different zoning district. Have you tried to get your property rezoned? On line 8, please state whether you tried to get your property rezoned and, if you did, what happened. If you did not try to get your land rezoned, please use line 9 to say why you didn't try.

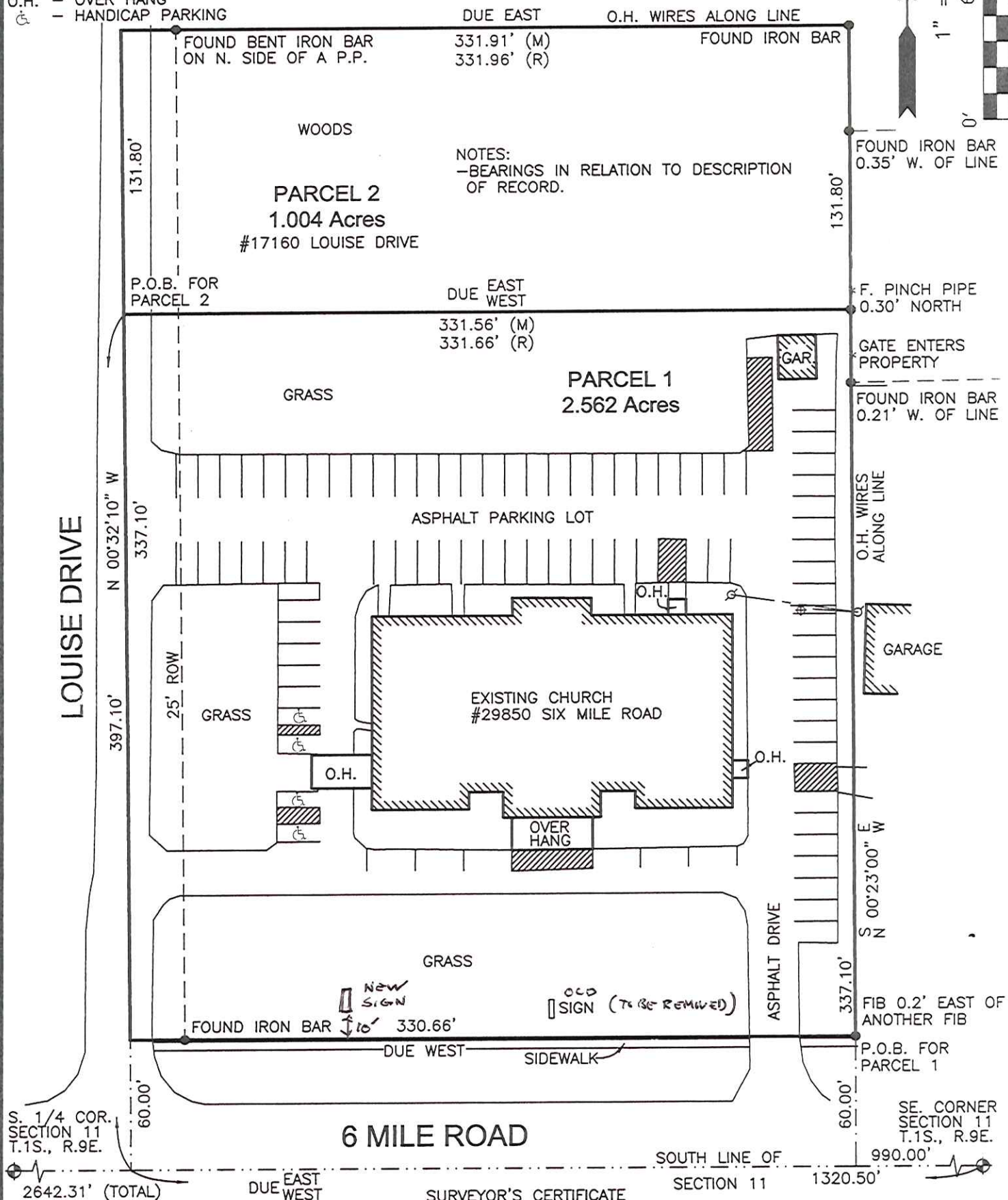
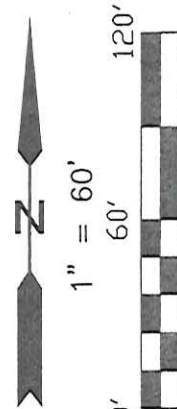
There are certain other instructions on the form. Please follow those instructions, as well as the additional instructions on the back side of this form. Note that if an agent signs the application on behalf of the owner, the agent must provide written proof of his/her authority to sign the application.

Please note that your application will be reviewed to make sure you have answered every question directly. So remember to complete each line. The Board is required to make a decision on each of the questions presented on lines 3-5, so pay special attention to those questions. Your

CERTIFICATE OF SURVEY

- ⊕ — GOV'T CORNER
- — FOUND IRON BAR
- ⊙ — POWER POLE
- ⊕ — BOLLARD POST
- (R) — RECORD
- (M) — MEASURED
- GAR. — GARAGE
- O.H. — OVER HANG
- ♿ — HANDICAP PARKING

PART OF THE SOUTHEAST 1/4 OF SECTION 11,
TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA,
WAYNE COUNTY, STATE OF MICHIGAN.



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and mapped the land above platted and/or described on November 9, 2015 and that the ratio of closure on the unadjusted field observations of such survey was 1/5,000 or less and complies with P.A. 132 of 1970 as amended.

R.A. DÜTHLER
LAND SURVEYOR LLC

PH. (810) 724-6532
FAX (810) 724-1551
158 EAST THIRD STREET
IMLAY CITY, MI. 48444

PREPARED FOR:
KEVIN WINNINGHAM
NOVEMBER 10, 2015
JOB# 151028LS

RICHARD A. DUTHLER
PROFESSIONAL LAND SURVEYOR
No. 47200

R. A. DUTHLER LAND SURVEYOR INC.
IMLAY CITY, MICHIGAN
(810) 724-6532
SHEET 1 OF 2

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION: PARCEL 1

Part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Town 1 South, Range 9 East, Livonia Township, Wayne County, State of Michigan, and being more particularly described as Beginning at a point on the North line of Six Mile Road, as widened, West 990.00 feet and N.00°23'00"W., 60.00 feet from the Southeast Corner of said Section 11; and running thence West along the North line of Six Mile Road, as widened, 330.66 feet to the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11, Town 1 South, Range 9 East, thence (Leaving said North line of Six Mile Road, as widened), N.00°32'10"W., along the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11, Town 1 South, Range 9 East, 337.10 feet; thence East 331.56 feet; thence S.00°23'00"E., 337.10 feet to the Point of Beginning and containing 2.562 acres.

Subject to all easements, restrictions and rights of way of record.

LEGAL DESCRIPTION: PARCEL 2

A Parcel of land in the Southeast $\frac{1}{4}$ of Section 11, Town 1 South, Range 9 East, Livonia Township, Wayne County, State of Michigan, Described as Follows: Beginning at a point 1320.50 feet West and N.00°32'10"W., 397.10 feet from the Southeast corner of said Section 11; thence N.00°32'10"W., 131.80 feet to a point; thence 331.91 feet (331.96 feet record) East to a Point; thence S.00°23'00"E., 131.80 feet to a Point; thence West parallel with the south line of said Section, 331.56 feet (331.66 feet record) to the Point of Beginning and containing 1.004 acres.

Subject to all easements, restrictions and rights of way of record.

R.A. DUTHLER LAND SURVEYOR LLC

PH. (810) 724-6532
FAX (810) 724-1551
158 EAST THIRD STREET
IMLAY CITY, MI. 48444

PREPARED FOR:
KEVIN WINNINGHAM
NOVEMBER 10, 2015
JOB# 151028LS



RICHARD A. DUTHLER
PROFESSIONAL LAND SURVEYOR
No. 47200



IMLAY CITY, MICHIGAN
(810) 724-6532
SHEET 2 OF 2

RECEIVED

MAY 11 2022

Inspection Department
City of Livonia



Cabinet: 5' x 10'
Tracking: 4 Rows of 8" Letters
Mount: Pedestal Custom (1' 6" x 8')

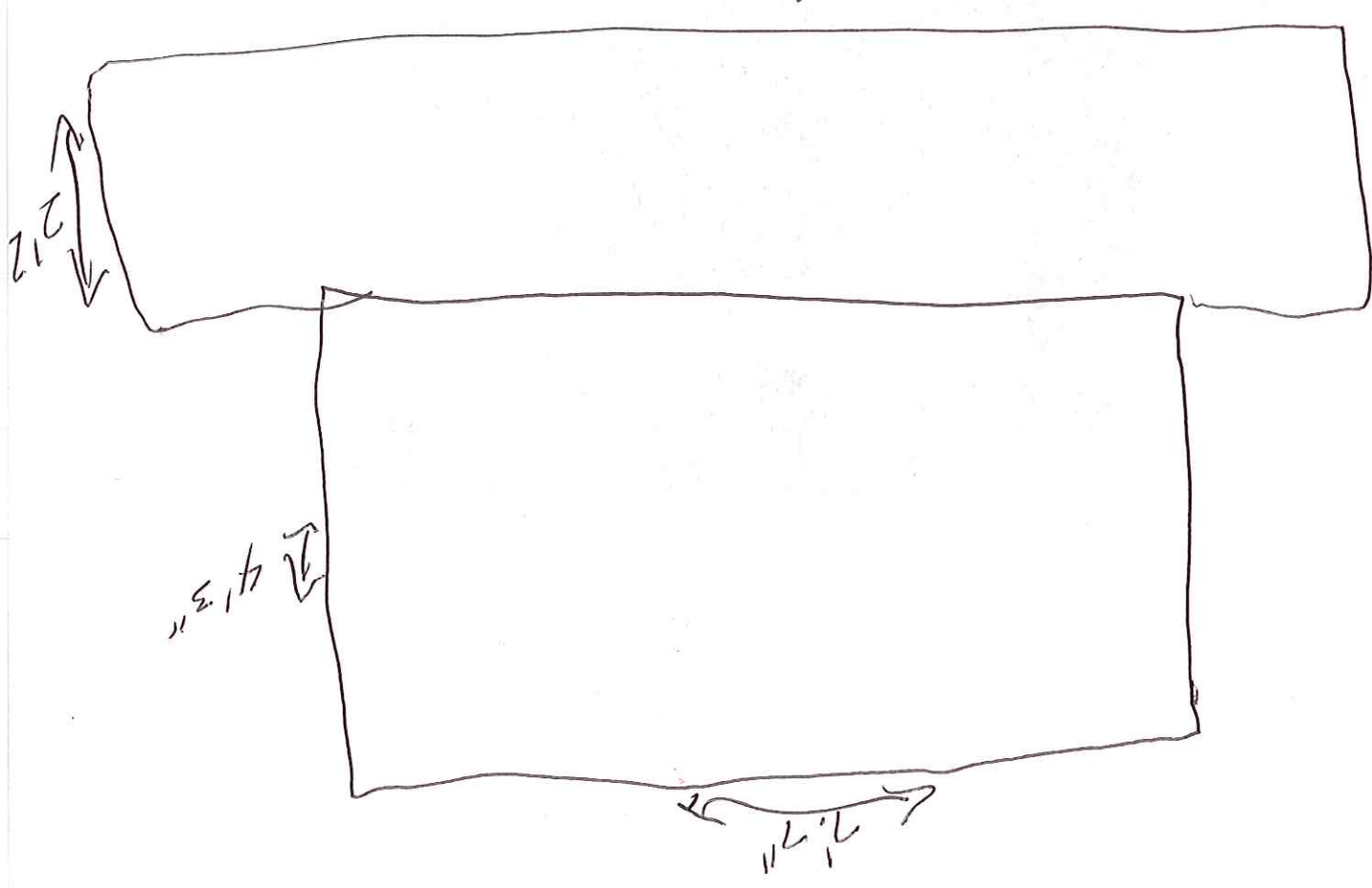
Cabinet Color: Holly Green
Face Color: Gradient (0 84 0,51 153 51,15)
Line Color: White

Outline Color: Black
Fonts: Swiss, Arial
Logo: your_logo

RECEIVED
MAY 11 2023
City of ...
Department of ...

Current
Sign

8' 6"



Attn: Pastor Lee
 734-787-2620

DESCRIPTION							
5'x 10' Freestanding Sign with Announcer Sectional Faces; Header Decorated on Inside Surface with 3M Vinyl Graphics. Planked Message Area with Riveted Tracking. 10.5" Deep Extruded Aluminum Cabinet							
Face / Cabinet Details							
Double Sided Changeable Copy Letter Size: 6 Inch Vandal Cover w/ Glide & Lock Props for a 60"x 120" Announcer Face Face Removable via Right and Left Retainers	4 Lines of Changeable Copy Tracking 501 Black Changeable Copy Letters Gemini 3" To 6" Letter Storage Case						
Electrical Information							
Horizontal LED Illumination Package for a 5' x10' Cabinet	Identification Cabinet Requires One 20 Amp Circuit, 120 Volts; Max Draw: 2.4 Amps						
Structural Details							
Mount Style: Monument Mount Size: Leg Width: 8 Ft 0 In Minimum Wind Load Rating: 120mph, Exposure B Install Trim #6 Top For 10' Sign	Cowling (Creates Pedestal Appearance) Leg Height: 1 Ft 6 In Overall Sign Height: 8 Ft 4 In 12 Vinyl Letters on Cowling per Side						
Miscellaneous Items							
RDRW002	Freight Included						
*** Review Custom Artwork for Text, Graphic and Layout Details ***							
I.D. Cabinet: Holly Green Header Background: White Mount: Holly Green	Draft: White Header Copy: White Cowling Copy: White						
Special Instructions: Customers self install with Stewart Signs guidance is assumed. Intallation kit with anchor bolts and template is included. Check with your County Planner for permitting procedures.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Investment:</td> <td style="text-align: right;">\$11,541.00</td> </tr> <tr> <td colspan="2" style="padding: 5px;"> Unless otherwise noted in Special Instructions, these prices are valid for 30 days. Freight, storage, other freight services and applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exempt certificate with order. </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> Shipping Terms: F.O.B. Origin Payment Terms: 50% Down, Balance due 10 days after shipment </td> </tr> </table>	Investment:	\$11,541.00	Unless otherwise noted in Special Instructions, these prices are valid for 30 days. Freight, storage, other freight services and applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exempt certificate with order.		Shipping Terms: F.O.B. Origin Payment Terms: 50% Down, Balance due 10 days after shipment	
Investment:	\$11,541.00						
Unless otherwise noted in Special Instructions, these prices are valid for 30 days. Freight, storage, other freight services and applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exempt certificate with order.							
Shipping Terms: F.O.B. Origin Payment Terms: 50% Down, Balance due 10 days after shipment							



Date Quoted: 4/7/2022

4/7/2022

Date _____

Stewart Signs
America's Premier Sign Company
Limited Product Warranty ("Limited Warranty")

Definition of Warranty Coverage:

- 1) Stewart Signs (the "Company") expressly warrants to the original purchaser ("You" or "Buyer" or "Owner" or "Customer") that, for a period of five (5) years from the date of shipment (the "Warranty Period"), the electronic displays and the associated Company products (the "Product") will be reasonably free of material defects in materials and workmanship impacting Product fit, form and/or function. During the Warranty Period, the Company will, at its discretion, repair or replace any defective covered Product. The Owner will be responsible for removing and reinstalling any and all repaired or replacement parts. This Limited Warranty only applies to the Company's Product if installed, used, and maintained in the manner recommended by Company, and this Limited Warranty is conditioned upon compliance with all such instructions. Lifetime telephone support for the Product is provided, as needed.
- 2) In the event the Product is damaged during shipping, it is the responsibility of the Buyer to refuse delivery, causing the Product to be returned to the manufacturer for repair. Title to the Product passes to the Buyer upon the Company's delivery to the freight carrier. The Company assumes no liability for damage caused by careless handling or poor installation, except for work completed by employees of the Company. Loss or damage to the Product when in possession of the freight carrier is the responsibility of the Customer and is not covered by this Limited Warranty.
- 3) Any information or suggestion by the Company with respect to the Product concerning applications, specifications or compliance with zoning, codes and standards is provided solely for your convenience and without any representation as to accuracy or suitability. You must verify and test the suitability of any information with respect to the Product for your specific application.
- 4) Sign Structure and Sign Face: In the event the sign structure or identification/changeable copy portion of the sign malfunctions under normal use and service thereof DURING THE LIFE OF THE SIGN due to material defects in workmanship or materials, the Company will, at its option, repair or replace any defective materials.
- 5) Vandalism to Sign Faces: This Limited Warranty covers polycarbonate faces against breakage due to vandalism DURING THE LIFE OF THE SIGN. Warranty protection does not extend to these surfaces if damaged by gunshots, or when damaged coincident with damage to the sign cabinet in which the faces are installed.
- 6) Failed electronic parts or assemblies, with the exception of lamps, will be repaired or replaced, at the sole discretion of the Company. Owner bears the expense and responsibility of shipping Product to Company's Repair Center. Replacement or repaired parts are warranted to be free from material defects in material or workmanship for ninety (90) days, or for the remainder of the Warranty Period of the Product they are replacing or in which they are installed, whichever is longer.
- 7) The Company will repair failed LED pixels if greater than one half of one percent (0.5%) of the total number of pixels in the sign have failed in one (1) calendar year, provided the sign is installed with the recommended ventilation system for its location. The definition of pixel failure is when all LED's in the pixel will no longer emit light. Pixel repair is performed at the Company Repair Center. It is common knowledge within the sign industry that all LEDs degrade and produce less light as they age. Eventually the LEDs will require replacement even though the LEDs will still emit light. This Limited Warranty does not cover normal LED degradation.
- 8) **Customer Obligations:**
Failure by the Customer to properly maintain the Product, including but not limited to filters and the ventilation/air conditioning systems, will void coverage for affected components. The Customer shall notify the Company immediately of equipment failure and allow the Company full and free access to the Product when required. Waiver of liability or other restriction shall not be imposed as a site access requirement. The Customer is responsible for all costs and management oversight associated with providing the Company access to the Product, providing the necessary machines, communication facilities and other equipment, inclusive of but not limited to lifting equipment. Should on-site repair be required, Customer is required to have a responsible individual on-site to provide access to the Product as well as sign off on a completed work order.
- 9) **Exclusions and Restrictions:**
The Company reserves the right to restrict service, limit replacement parts or invalidate this Limited Warranty to Customers whose account balance is past due. This Limited Warranty specifically excludes any on-site labor required to service the covered Product including diagnosis, removal and installation of parts or products. Any on-site service required by the Customer of Company technicians or a local authorized service provider is billable to the Customer based on an agreed upon written quote.
This Limited Warranty does not apply to software. Software is covered by a separate agreement, which appears in the Company's software license agreement.
Ballasts are covered for a period of three (3) years.
ID cabinet LED illumination and power supply are covered for a period of two (2) years, when purchased as a system.
- 10) This Limited Warranty specifically does not cover the following:
 - a) Third-party communication devices such as wireless devices and modems, which are covered by a separate electronic communication warranty.
 - b) Damage to Product that has been moved from its original installation location or is mounted in a mobile structure.
 - c) Cosmetic damage to the Product (including but not limited to scratches and dents that do not otherwise affect the fit, form or functionality of the Product or materially impair its use).
 - d) Temperature sensor results: temperature sensors will register variable results, given local environmental factors such as direct sunlight, distance from concrete or asphalt, etc.; results are not guaranteed or covered under this Limited Warranty.
 - e) Recovery or transfer of any data or software stored on the Product not originally installed on the Product by the Company.
 - f) Light bulbs or lamps.
- 11) This Limited Warranty specifically does not cover conditions, defects or damage caused by or resulting from the following:
 - a) Defects caused by unreasonable or unintended use of Product, improper or unauthorized handling, accident, omission, neglect, vandalism (unless otherwise noted in this Limited Warranty), misuse, physical abuse, installation, use and/or fabrication, and maintenance of the Product by any party other than the Company.
 - b) Damage not resulting from manufacturing defects that occurs while the Product is in the Owner's control and/or possession.

Your Consultant: Doug Williams
(800) 237-3928, X2160

Customer ID: 2089867

Quote Number: 993935 / 2

Date Quoted: 4/7/2022

- c) Extreme physical or electrical stress or interference; environmental conditions beyond the Company's control, such as man-made or naturally occurring electrochemical oxidation or corrosion and/or metallic pollutants; normal wear and tear; inadequate, improper, or surges of electrical power; lightning, floods, fire, acts of God, war, terrorism, or other external causes, including Force Majeure.
 - d) Unauthorized modification including installation of third-party software on the Product.
 - e) Product modification or service by anyone other than: (a) the Company, (b) a Company-authorized service provider, or (c) Customer's own installation of Company approved parts with instruction from the Company. Service to a damaged or malfunctioning sign which has not been ordered or authorized by the Company's Customer Satisfaction Department is not covered under this Limited Warranty and will automatically invalidate this Limited Warranty.
 - f) Computer viruses, Trojan horses, worms, self-replicating code or like destructive code which was not included in the Product by the Company.
 - g) Products installed with known or visible manufacturing defects at the time of installation.
- 12) All items returned to the Company must have a Return Materials Authorization ("RMA") number, available by using the contact information below. Items received without an RMA number will not be processed and will be returned to the Customer at their expense. The Customer is responsible for sending any defective part to the Company, after which the Company will send a repaired or replacement part to the Customer.
- 13) The Company will provide and be responsible for the cost of shipping parts from the Company to the Customer, with the exception of sign faces replaced due to vandalism. Standard shipping via the United States Postal Service or other commercial parcel delivery company is the default method of delivery. Expedited delivery is available to the Customer at his or her expense. The Customer will provide and be responsible for the cost of shipping parts to the Company.
- 14) Warranty claims must be registered with the Company within thirty (30) days of damage or malfunction. To register a claim, the Customer must contact the Company at the location specified below and provide (a) his or her name and any other required contact information, (b) Product and purchase descriptions, and (c) the nature of the defect. The Company reserves the right (at its sole discretion) to require proof of original purchase (e.g. paid invoice, receipt) and to visit the site of the installation or to require documentation of the claim before assuming any responsibility under the provisions of this Limited Warranty.
- 15) THE LIMITED WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES MADE BY THE COMPANY IN CONNECTION WITH THE PRODUCT. THE COMPANY CANNOT AND DOES NOT MAKE ANY IMPLIED OR EXPRESS WARRANTIES WITH RESPECT TO THE PRODUCT, AND DISCLAIMS ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE COMPANY'S SOLE OBLIGATION UNDER THIS LIMITED WARRANTY SHALL BE TO REPAIR OR REPLACE MALFUNCTIONING OR DEFECTIVE PARTS OF THE PRODUCT. BUYER ASSUMES ALL RISK WHATSOEVER AS TO THE RESULT OF THE USE OF THE PRODUCT PURCHASED, WHETHER USED SINGULARLY OR IN COMBINATION WITH ANY OTHER PRODUCTS OR SUBSTANCES.
- 16) NO CLAIM BY BUYER OF ANY KIND, INCLUDING CLAIMS FOR INDEMNIFICATION, SHALL BE GREATER IN AMOUNT THAN THE PURCHASE PRICE OF THE PRODUCT WITH RESPECT TO WHICH DAMAGES ARE CLAIMED. IN NO EVENT SHALL COMPANY BE LIABLE TO BUYER IN TORT, CONTRACT OR OTHERWISE, FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, PUNITIVE OR EXEMPLARY DAMAGES, OR FOR LOSS OF PROFIT, REVENUE OR USE, IN CONNECTION WITH, ARISING OUT OF, OR AS A RESULT OF, THE SALE, DELIVERY, SERVICING, USE OR LOSS OF USE OF THE PRODUCT SOLD HEREUNDER, OR FOR ANY LIABILITY THAT BUYER HAS TO ANY THIRD PARTY WITH RESPECT THERETO.

Contact Information:

Stewart Signs Customer Satisfaction

2201 Cantu Court, Suite 215

Sarasota, FL 34232

Phone: 855-841-4624

Web: www.stewartsigns.com/support/

PRIMARY IDENTIFICATION EXTERIOR SIGN SPECIFICATIONS

The following are the specifications for the primary identification sign under consideration for:

Cornerstone Baptist Church
29850 6 Mile Rd
Livonia, MI 48152 3672

Quote Number: 993935-2

Quote Date: 4/28/2022

Cabinet Specifications:

1. Size 5' x 10'
2. 10" Extruded aluminum cabinet
3. Double sided
4. Internally welded at reinforced mitered corners, creating a unitized cabinet
5. Finished with DuPont powder coat
6. Cabinet & paint warranted for life against defects in workmanship and or materials

Face Specifications:

1. Sign face(s) are thermoformed .150" Makrolon SL, UV resistant
2. Sectional sign face(s) consisting of 2 independently removable sections allows updating sign by replacing sections instead of the entire face
 - a. Header Panel
 - b. Marquee Section
3. Graphics applied to second, inside surface with 3M's high performance pressure sensitive vinyl
4. Sign faces are warranted for life against breakage, excluding gunshots.
5. Graphics and face construction are warranted for life against defects in workmanship and or materials

Message Area Specifications:

1. Marquee area to be covered by a hinged Makrolon SL polycarbonate Vandal Cover
2. Makrolon SL Vandal Cover equipped with stainless steel glide and lock props that safely hold the vandal cover open.
3. Vandal Cover equipped with two - 1/4 turn locks
4. Marquee area vertically planked for rigidity
5. Changeable copy letter tracking mechanically fastened with white Aluminum rivets every 4"
6. 501 black 6" self-spacing changeable copy letters included with sign
7. Letters double silk-screened on injection molded blanks
8. Letter storage case included
9. Marquee area warranted for life time against defects in workmanship and or materials and breakage of marquee and vandal cover due to vandalism, excluding gunshots

Lighting Specifications:

1. UL Listed
2. Illuminated with high output instant-start 10' fluorescent lamps
3. Electronic variable voltage ballast
4. Electrical components warranted for three years, excluding lamps, against defects in workmanship and or materials
5. Electrical: One 20 Amp Circuit, 120 Volts; Max Draw: 2.4 Amps volt 5.8 amps

Support Structure Specifications:

1. Support structure designed to withstand wind load of 120 mph Exposure B
2. Support structure with two 5" x 5" x 3/16" square tubular steel legs
3. Outside to outside leg width: 8' 0"
4. Galvanealed steel cowling covers both sides of the legs creating a pedestal appearance
5. 12" x 12" x 3/4" steel base plates welded to tubular steel legs
6. Leg Height: 1' 6"
7. Overall sign height: 8' 4"
8. Sign mounted to concrete foundation with anchor bolts
9. Installation provided by: Cornerstone Baptist Church
10. Entire support structure finished with DuPont Powder coat prior to assembly
11. Support structure warranted for lifetime against defects in workmanship and or materials.

Decorative Trim Specifications:

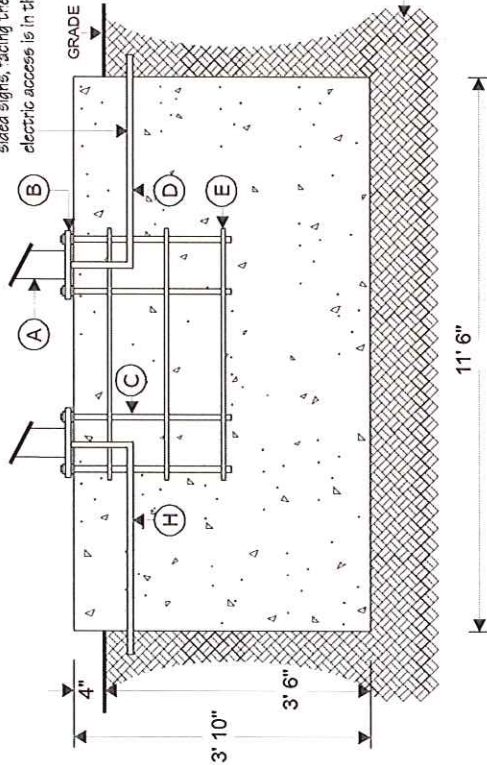
1. Formed and welded aluminum 3-dimensional decorative trim
2. Top trim design number: ins-trim6top120
3. DuPont Powder coated prior to assembly

Miscellaneous Specifications:

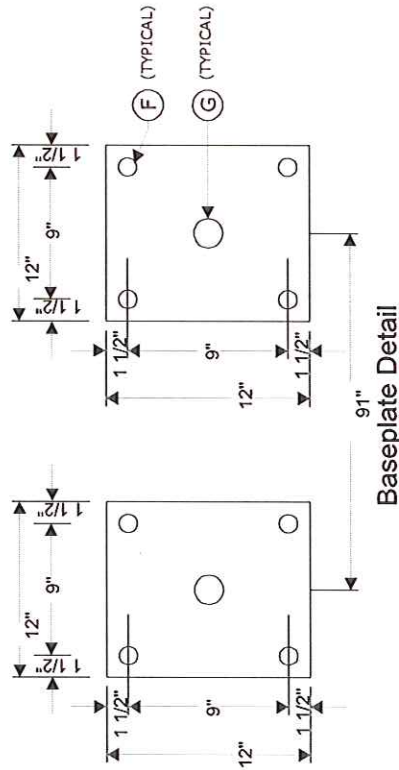
1. Sealed engineers drawings and longhand calculations available when required
2. Installation Kit included with sign; contains the following:
 - a. 8 galvanized anchor bolts, 16 nuts & 16 washers
 - b. Full size base plate template for placement of anchor bolts
 - c. Footing detail drawing
 - d. Written instructions
 - e. On-line instructional installation video

FOOTING SPECIFICATIONS

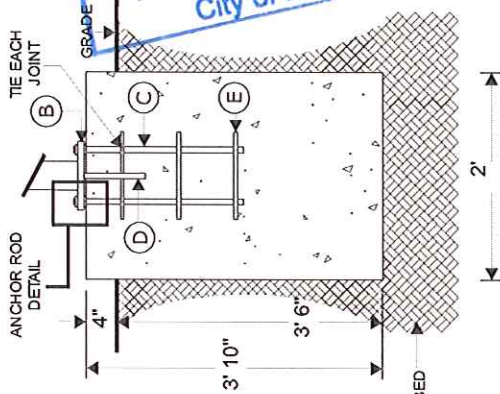
Electric can be run underground in conduit between anchor rods on either leg. NOTE: On single sided signs, facing the sign, electric access is in the right leg.



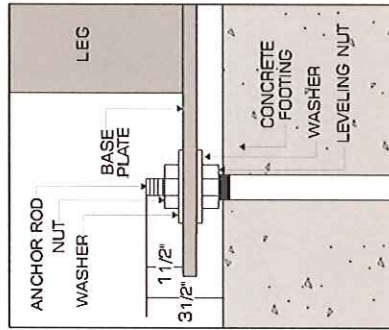
Front View Cross Section



Baseplate Detail



Side View Cross Section



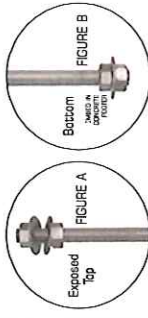
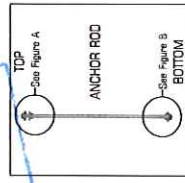
Anchor Rod Detail

FOOTER DETAIL

- A. Sign legs
- B. Base plates
- C. 3/4" x 30" anchor rods, 8 required. Tape anchor rod threads for protection against sand.
- D. Electrical conduit (supplied by customer)
- E. #5 rebar or better, tied at each joint (supplied by customer)
- F. 1 1/4" diameter anchor bolt holes
- G. 2" diameter electrical hole
- H. Data conduit (LED sign models only, if applicable)

NOTES

- 3,000 psi concrete: less than 3.27 cubic yards needed
- Windload: design meets or exceeds 120 mph Exposure B



RECEIVED
MAY 11 2022
Inspection Department
City of Livonia

CONTACT

Doug Williams
1-888-237-3928 X2160
dwilliams@stewartsigns.com

CUSTOMER INFORMATION

Cornerstone Baptist Church
29850 6 Mile Rd
Livonia, MI 48152 3672
Customer #2089867
Quote #993935-2

SIGN SPECIFICATIONS

Sign Model: Announcer (B)
ID Cabinet Size: 5' x 10'
Leg Height: 1' 6"
Leg Width: 8' 0"
Windload: 120 mph Exposure B
On Center Dimension: 91"

Drawing Generated 4/28/2022 12:29 PM

SEPARATE STEWART TEMPLATE MUST BE USED TO SET ANCHOR RODS INTO CONCRETE

DRAWING IS NOT TO SCALE

Your Consultant: Doug Williams
(800) 237-3928, X2160

Customer ID: 2089867

Quote Number: 993935 / 2

Date Quoted: 4/7/2022

SHIPPING INFORMATION

SIGN (via Common Carrier)

Cornerstone Baptist Church
29850 6 Mile Rd
Livonia, MI 48152 3672

*** All applicable items will be sent to the CUSTOMER address ***
*** unless noted otherwise below ***

INVOICE (via USPS)

CALVARY MISSIONARY CHURCH
29850 6 MILE RD
LIVONIA, MI 48152 3672

ORDERING PROCEDURES

1. Check proposal for accuracy and, if approved, sign and date where indicated.
2. Approve design and colors on the custom artwork. Be sure to check spelling. If approved, sign and date the artwork.
3. Write deposit check according to terms listed on proposal form's header, made payable to Stewart Signs.
4. Return signed custom artwork, signed proposal form and deposit check to Stewart Signs.

** Signs greater than 6 feet wide are not eligible for lift gate services.*

** Unless indicated under special instructions, permits, footers, erection, electrical service, electrical hook-up and planters or other decorative masonry are the responsibilities of the buyer. Stewart Signs furnishes engineered footer drawings when applicable.*

** Any cancellation may be subject to cancellation, return, and/or restocking fees.*

** A late fee of 1.5% per month will be charged on any overdue balances.*

** In the event of a payment default, customer will be responsible for all of Stewart Signs' costs of collection, including but not limited to court costs, filing fees and attorney fees.*

MICHIGAN MI USA
COMMERCIAL DRIVER LICENSE



L-000-135 760 719 **ISS 09-16-2021**
DOB 09-16-1963 **EXP 09-16-2025** **091663**

DARRIN SCOTT LEE
 30154 FAIRFAX ST
 LIVONIA, MI 48152-1919

Sex M **Hgt 511** **Eyes BRO**
Lic Type CB **End CY,P**

Restrictions Corrective Lens, M-No class A passenger vehicle

[Signature] **DD11201923358120** **DONOR**
 REV 08-15-2021

L00013576071919630916250902



09-16-1963

☐ **MEDICAL ALERT**
 ENCODED DATA: BIRTH, EXPIRATION, REVISION & TRANSACTION DATES; DU/D CARD #; NAME; ADDRESS; GENDER; ISSUING STATE & REVENUE CONTROL #; COMPLIANCE INDICATOR, DURATION INDICATOR.



This space available for change of address label.

Card does not contain Radio Frequency Identification (RFID) Technology.

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 11

City of Livonia

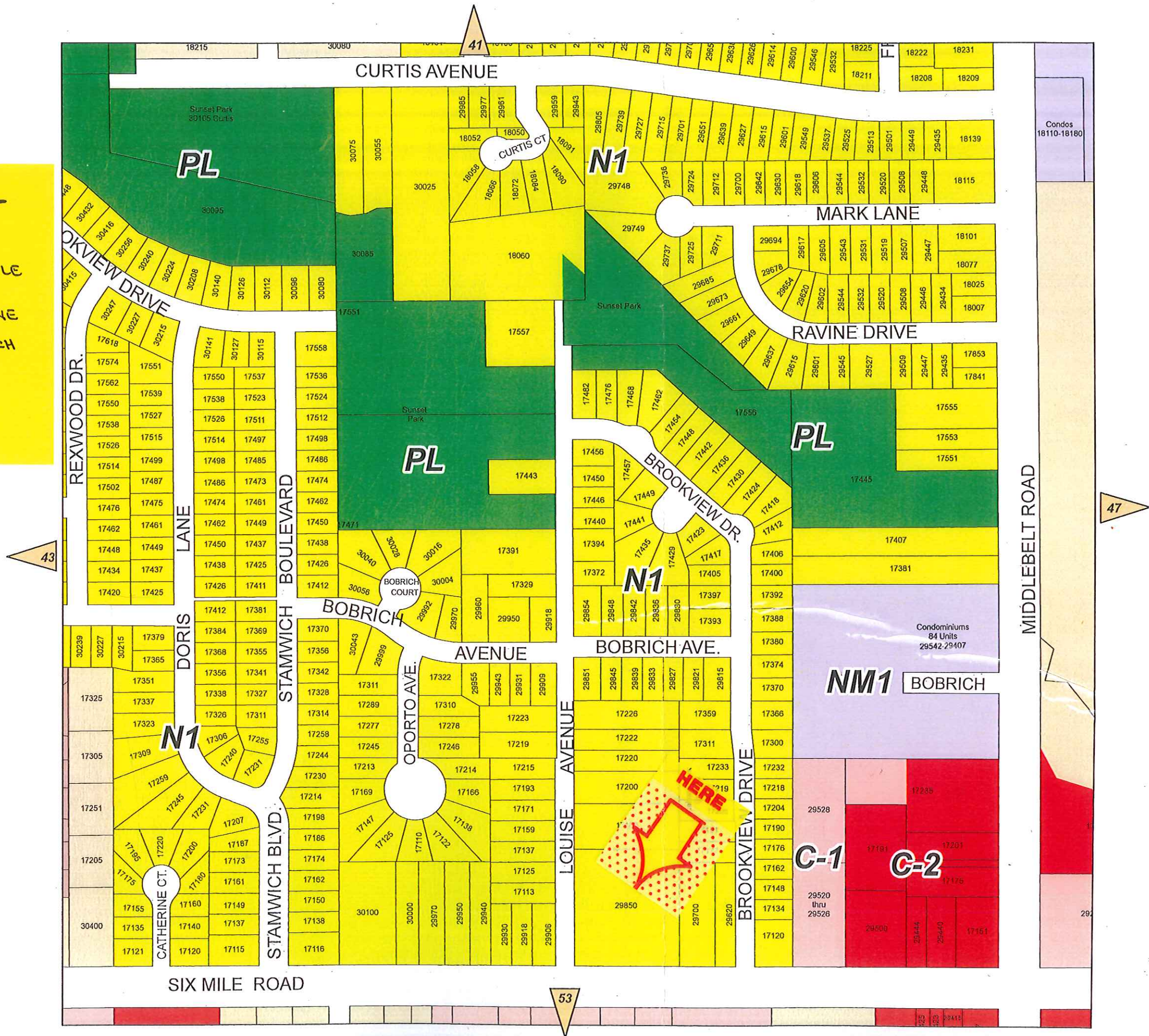
T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

2022 - -
29850 Six Mile
REF: CORNERSTONE
CHURCH



CORNERSTONE BAPTIST CHURCH OF LIVONIA

29850 6 MILE RD
LIVONIA, MI 48152

4236

9-9/720
52

CHECK ARMOR
FRAUD PROTECTION

DATE 5-16-22

PAY
TO THE
ORDER OF

City of Livonia Inspection Dept \$ 350.00
Three hundred fifty ⁰⁰/₁₀₀

DOLLARS

Photo
Safe
Deposit
Details on back

Comerica Bank

Comerica Bank
www.comerica.com

FOR

Sign Fee

[Signature]

⑈004236⑈ ⑆072000096⑆ 1852734282⑈



<https://youtu.be/NhvTQgFEiB4> Just for fun!

Thanks for allowing me to work with you Pastor Lee, and please let me know when you are ready to take the next step!



Doug Williams

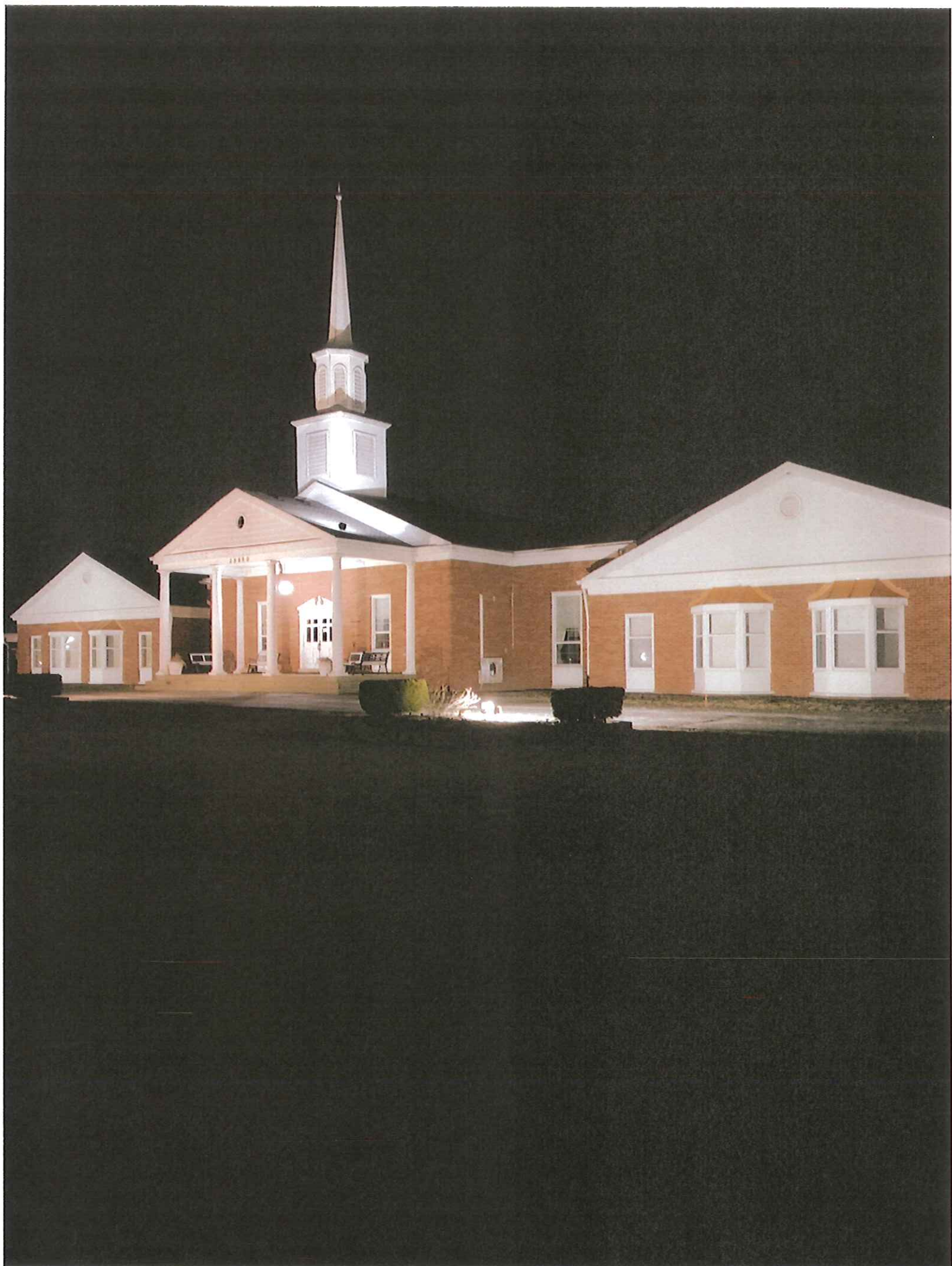
Sign Consultant

Direct: 941.867.1826

Office: 800.237.3928 ext 2160

dwilliams@stewartsigns.com

StewartSigns.com





RIVERSIDE PARK
CHURCH OF GOD

VENDOR AND CRAFT SHOW
JUN 11 10AM-3PM

11771
NEWBURGH



Cornerstone Baptist Church

SUNDAY SCHOOL 9:30AM

SUNDAY WORSHIP 10:30AM

SUNDAY EVENING 6PM

WE





CORNERSTONE
BAPTIST CHURCH

248-474-3200

YOU HAVE 1 NEW FRIEND
REQUEST...JESUS
CONFIRM IGNORE

REV. DARRIN LEE, *Pastor*

The Detroit News

www.detroitnews.com

September 6, 2010

<http://detroitnews.com/article/20100906/OPINION03/9060320>

Plucky pastor and good Samaritans save ailing Baptist church

NEAL RUBIN

When a guy like Darrin Lee asks the Lord to send him a sign, he's not usually being quite this literal.

There was the bus, for instance, that's now parked alongside Cornerstone Baptist Church on Grand River, close enough to Eight Mile that it's almost Livonia instead of Farmington Hills.

The Rev. Lee decided the church needed it to pick up children for Sunday school. That was in September 2008, not the best time for large purchases, but he found a used one someplace, painted it white and put on new tires.

The total cost was \$9,779. To pay the tab, he took up a love offering one morning, and the small but enthusiastic congregation pitched in \$9,786.

"God didn't make the mistake," says Lee, 47. "I must have lost a receipt." Either way, he took the figure as a fairly clear indication he was supposed to learn to stop at railroad crossings.

The bright new sign in front of the church was a simpler matter. It's also the reason I tapped on the door of Lee's office the other day, and had a chat with a former car salesman about destiny, coincidence, God's will, or whatever else you want to call the interesting things that keep coming his way.

Another miracle

What's now Cornerstone began its service to the devout in 1920 as Clarenceville Methodist. Several affiliations later, in October 2007, it was a congregation so down on its luck that it could practically have held services in a minivan.

The 12,000-square-foot building with the traditional white steeple was for sale, Lee says, for \$450,000. Moved by the spirit, the members turned down an offer and handed the keys to the burly preacher with the resonant voice who said God had called him to found a church.

He and his wife painted a big plywood sign in their Livonia garage and stuck it out front, where thousands of drivers a day ignored it. Over not quite three years, as attendance grew from 11 to 75 or so, the missed opportunities irked him.

Finally, a parishioner from the Ypsilanti church where Lee had been an assistant pastor dropped by one day and wrote him a spontaneous \$5,000 check. It's not the most dramatic story he tells, but it led to a message that made me smile and want to find out more.

"YOU HAVE 1 NEW FRIEND REQUEST ... JESUS," Lee posted on the illuminated marquee, referencing a standard alert on Facebook. Beneath it were the usual two options: "CONFIRM. IGNORE."

Come to find out Lee didn't make it up. Pithy marquee material is all over the Internet. But I did like the story about the baptistry.

It was meant to be

Cornerstone needed one. "What's a Baptist church," Lee asks reasonably, "without a baptistry?" But not only was money tight, the space for the tub behind the pulpit was unusually long and narrow.

No matter. A friend called one day to report that he'd seen a classified ad in the newspaper, an uncommon listing to start with. Lee made a call. "Well," the seller warned, "it's kind of an odd shape."

The round tables and cushioned chairs in the social hall were a gift from a restaurant in the midst of remodeling. Lee's hardwood pulpit came from a church in Ohio known for helping new congregations; it had been donated the day he called in search of one.

Even Lee's venture into unemployment was well-timed. He'd kept his day job as general sales manager at Holiday Chevrolet, a mile and a half from the church. About the time he was thinking of dropping the safety net, GM closed the dealership.

Whether you use the term precisely or figuratively depends on your outlook, but it's hard to deny: The signs say things at Cornerstone have been downright providential.

nrubin@detnews.com">nrubin@detnews.com (313) 222-1874

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To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-05-16
Meeting Date: June 28, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

Other churches in the area have requested to change their signs to larger size and been told no as they were outside the approved size.

I feel this sign is excessive in size. I drive by the current sign daily and can see it and read it clearly.

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature: Peggy A. Besecker

Name: Peggy A. Besecker
(Please print)

Address: 29827 Bohrich

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-05-16
Meeting Date: June 28, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

Once we allow for signs to expand beyond the current zoning for one Church/business then that opens the door for the entire community, we currently have enough distracting signs at six and middle belt that are not esthetically pleasing. We need to re-focus on the hometown feeling and True City USA. I would encourage the church to plant the trees in the area that they are clearing, and made promises to keep.
Thank you

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature: Tyler Black

Name: Tyler Black
(Please print)

Address: 17220 Louise

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No:
Meeting Date:

2022-05-16
June 28, 2022

Please note my (APPROVAL) **(OBJECTION)** to the requested variance for the following reasons:

We object to Cornerstone Church erecting a larger than allowed sign. This would pose a risk to drivers line of sight when turning onto or from 6 mile. Furthermore everything this church does is executed poorly so I have zero confidence in their ability to follow any rules. After they cut down the woods that provided a buffer between the neighborhood and church I certainly don't want to look at an even larger sign than I already have to now.

RECEIVED
ZONING BOARD OF APPEALS
2022 JUN 21 PM 4:31

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature: AMANDA DUKÉ

Name: AMANDA DUKÉ
(Please print)

Address: 17200 LEVISE

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-05-16
Meeting Date: June 28, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

We are fine with the taller sign

so long as the lighting scheme doesn't

rival the Luxor. ☺

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature: [Signature]

Name: Scott Halseth

(Please print)

Address: 27000 Compton Rd.

RECEIVED
ZONING BOARD OF APPEALS
2022 JUN 28 AM 8:35

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

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MAUREEN MILLER BROSAN

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KATHLEEN E. MCINTYRE
SCOTT MORGAN

June 10, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-05-16: An appeal has been made to the Zoning Board of Appeals by Dan Lee, Cornerstone Baptist Church, 29850 Six Mile, Livonia, MI 48152, seeking to erect a replacement ground sign resulting in excess sign height and area.

Ground Sign Height:

Allowed: 6 feet
Proposed: 8.3 feet
Excess: 2.3 feet

Ground Sign Area:

Allowed: 50 square feet
Proposed: 68 Square feet
Excess: 18 square feet

The property is located on the north side of Six Mile (29850), between Louise and Brookview, Lot No.044-99-0030-000, N-1 "Neighborhood District," Rejected by the Inspection Department under City of Livonia Vision 21 Zoning Ordinance, Section 6.50(3), (A), Religious Institutions.

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, June 28, 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.

Case No: 2022-05-16
Meeting Date: June 28, 2022

[illegible]

Signature: _____

Address:

APPLICATION FOR VARIANCE

RECEIVED MAY 11 2022 Inspection Department City of Livonia	Cornerstone Baptist Church	29850 W. G. M. Tr	Livonia	48152	734-787-2620
(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 29850 W. G. M. Tr Livonia 48152

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: attached

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 new sign is a little bigger than what we already have, but much nicer and will fit the building and beautify the property. Existing sign is probably circa 1975?

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return: OUR NEW SIGN requires 6" letters because 6 mile rd is 40 mph. A smaller cabinet would require 4" letters that couldn't be read at that speed.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. The new sign would replace an older sign (1970's) and would beautify the property. The sign is used to post encouraging words for our neighbors and advertise the church as well.

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? Did not know. I spoke to Randy and he advised going to the zoning board.

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? I don't believe that is necessary, we are seeking to install a nicer sign than what we currently have.

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: Dr. Darrin Lee

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 1st day of May, 2022

[Signature]
(Notary Public, Wayne County, Michigan)
My Commission expires 10/8/22



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 May 13, 2022, which reads as follows:

LIVONIA VISION 21, SECTION 6.50 (3), A)

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

2022 - -



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

CONTACT: DAN LEE

Applicant: SAME AS OWNER Address: SAME AS OWNER
Owner: CORNERSTONE BAPTIST CHURCH Address: 29850 SIX MILE, LIVONIA, MI 48152
Lessee: Address:
Location: NORTH Side of: 29850 SIX MILE Street
Between: LOUISE And: BROOKVIEW
Lot No./Parcel No.: 044-99-0030-000 Subdivision:
Zoning District: N-1 Map No.: SE11 Lot Size: 2.38 ACRES Alley:
Present Use: RELIGIOUS INSTITUTION Proposed Use: SAME
Present Building Size: N/A Proposed Building Size: NONE PROPOSED
Present Height of Building: N/A Proposed Height: "
Allowable Lot Coverage: N/A Proposed Lot Coverage: N/A

Proposal: SEEKING TO ERECT A REPLACEMENT GROUND SIGN RESULTING IN
EXCESS SIGN HEIGHT AND AREA. GROUND SIGN HEIGHT ALLOWED: 6 FEET;
PROPOSED: 8.3 FEET; EXCESS: 2.3 FEET. GROUND SIGN AREA ALLOWED:
50 SQ FT; PROPOSED: 108 SQ FT; EXCESS: 18 SQ FT.

ASIDE: GROUND SIGN AREA BREAKDOWN: 30 SQ FT ALLOWED IDENTIFICATION SIGN
20 SQ FT ALLOWED CHANGABLE COPY/ID SIGN

Reason for Rejection: LIVONIA VISION 21, SECTION 6.50(3), A) [REDACTED]
Deficient Side Yard: Deficient Front Yard: Deficient Rear Yard:
Deficient Lot Area: Deficient Lot Area per Room: Encroachment:
Excessive Lot Coverage: 6.05(3), A) Excessive Height: 2.3 FEET Increasing No. Units:
Use Prohibited: Deficient Parking Spaces: Increasing Area and Bulk: 18 SQ. FT.

Remarks:

Plans and Application examined by: Ry Date: MAY 13, 2022

ZONING EXAMINER

ZONING BOARD OF APPEALS



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

August 19, 2022

Gold Star Detroit FC, LLC
on behalf of Madonna University
14680 Newburgh
Livonia, MI 48154

Dear Sirs,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held August 16, 2022, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2022-07-01: An appeal has been made to the Zoning Board of Appeals in connection with the construction of a stadium by Gold Star Detroit FC, LLC on behalf of Madonna University, 14680 Newburgh, seeking a variance for excessive light pole height, its illumination level and proposing land banked parking, which is not hard surfaced but grass area, which is not allowed.

Light Pole Height:

Allowed: 20 ft
Proposed: 80 ft
Excess: 60 ft

Light Illumination:

Allowed: 20 ft candles
Proposed: 50 ft candles
Excess: 30 ft candles

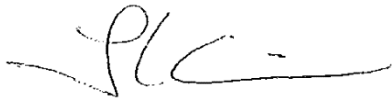
The property is located on the east side of Newburgh (14680) between Five Mile and Schoolcraft, Lot No. 078-99-0002-001, R-U-F Zoning District, "Rural Urban Farm." Rejected by the Inspection Department under City of Livonia Ordinance, Section 7.22 (2) (B). (2) (E) "Lighting" and 9.10 (1) "Surfacing and Drainage" be granted for the following reasons and findings of fact:

1. The uniqueness requirement is met due to the location of the stadium within a residential and university in the area.
2. Denial of the variance has consequences for the petitioner, due to limiting time availability for sporting events and other events to be held in this venue.
3. The variance is fair in light of its impact on neighboring properties in the spirit of the zoning ordinance, due to basically no protests from neighbors regarding this structure itself.
4. The property itself is classified as R-U-F, Rural Urban Farming.

Further, that the variants be granted with the following conditions:

1. That overflow parking for this event be allowed to utilize the grass only on an event basis and not on a daily parking basis.
2. The lighting at the stadium shall be turned off at 11:00pm, per city ordinance.
3. In three years, if the parking is not then compliant with the ordinance, petitioner shall report back to the Board for the determination that the grass parking be either paved or petitioner come back to the ZBA for re-petition.

Sincerely,

A handwritten signature in black ink, appearing to read 'TK', with a long horizontal stroke extending to the right.

Timothy Klisz, Secretary

cc: S. Banko, City Clerk, M. Fisher, S. Miller, R. Abrahamson, F. Hershey



OFFICE OF THE PRESIDENT

36600 Schoolcraft Road
Livonia, MI 48150-1176
734-432-5495
iday@madonna.edu
www.madonna.edu

August 15, 2022

Dear Chair Coppola, Vice Chair Baringhaus, Secretary Klisz, Mr. Boloven, Ms. Oliverio, Ms. Ptashnik and Mr. Testa of the City of Livonia Zoning Board:

In anticipation of the Zoning Board of Appeals hearing on August 16th of Case No. 2022-07-01, regarding our proposed stadium project with Gold Star Detroit Football Club, I would like to share an expanded version of the addendum to the Zoning Board Variance application. My belief is that the additional detail included in the expanded addendum provides a more comprehensive understanding of the plans for parking, traffic flow, emergency access and lighting for the new stadium that will assist with your decision.

This expanded addendum provides detail on the plan for parking and lighting for stadium events. We would like to emphasize that:

- 1) Madonna University has paved parking capacity across the Madonna campus that meets the ordinance requirements for a stadium of this size.
- 2) Most stadium events will occur on the weekend, when parking usage on campus is at its lowest
- 3) Existing paved parking at 14680 Newburgh (the former Ladywood High School) meets the expected parking needs in the initial years of operation of the stadium.
- 4) Parking and traffic flow will be managed with parking and security staff at events where attendance is expected to be higher.
- 5) Grass areas can be used as overflow parking, if needed.
- 6) Available paved capacity at the main campus at 36600 Schoolcraft will be used in combination with shuttle services between the two parts of campus.
- 7) The lighting design ensures minimal impact to surrounding areas.

I and Madonna University are excited to be working with Gold Star Detroit Football Club and the City of Livonia to bring this new addition to our campus. There is tremendous potential for civic engagement, an opportunity to support the "Healthy Livonia" collaboration, enrollment growth for the University, as well as welcoming additional visitors to the area. Both Madonna University and Gold Star are committed to creating this new stadium in a way that is respectful to our neighbors and that is aligned with the mission and core values of our founding Felician Sisters.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ian S. Day'.

Ian S. Day

Interim President, Madonna University

Addendum to Zoning Board Variance Application, Revised 8-11-2022

Case No. 2022-07-01

Madonna Parking Information

Table 1 shows Madonna University's historical estimates regarding usage of paved parking at different times during a typical week during the school year, as well as available grass parking. Table 2 shows the anticipated schedule of stadium events. This information has been updated since the original submission to include an existing concrete paved area (formerly the tennis courts) that had previously been included in the grass area compilations.

Table 1 - Available Parking for the Stadium

Current paved parking areas On campus					
Lot	# of Spaces	Estimated Maximum Current Usage			
		9am-5pm weekdays	after 5 pm weekdays	9am-5pm weekends	after 5 pm weekends
Madonna Athletic Complex (MAC)	144	30	50	120	0
Performing Arts, Athletic and Academic Center (PAAAC) North Lot	388	150	250	250	0
PAAAC South Lot	55	20	20	5	2
Concrete - former tennis courts (not currently used)	110	0	0	0	0
Subtotal - 14680 Newburgh	697	200	320	375	2
Main Campus - North Lot	168	168	168	100	100
Main Campus - East Lot	171	171	171	20	20
Main Campus - South Lot A	386	200	200	20	20
Main Campus - South Lot B	243	200	200	100	100
Main Campus - South Lot C	183	90	90	20	20
Main Campus - West Lot A	68	68	50	25	25
Main Campus - West Lot B	67	67	50	25	25
Subtotal - 36600 Schoolcraft	1286	964	929	310	310
Total - paved areas	1983	1164	1249	685	312
Paved areas - unused capacity at max current usage		819	734	1298	1671
Current grass/unpaved areas available for parking, 14680 Newburgh					
PAAAC area north of PAAAC north lot	486	0	0	0	0
PAAAC area north of Athletic Training Center	697	0	0	0	0
PAAAC area adjacent to proposed stadium	295	0	0	0	0
PAAAC area between north and southwest lot	130	0	0	0	0
PAAAC area west of south lot	136	0	0	0	0
Subtotal - grass areas	1744	0	0	0	0
Grass areas - unused capacity at max current usage		1744	1744	1744	1744
Total parking capacity on campus	Total # of spaces	9am-5pm weekdays	after 5 pm weekdays	9am-5pm weekends	after 5 pm weekends
	3727	2563	2478	3042	3415

Table 2 - Annual Schedule of Stadium Events (initial years of operation)

Usage	Expected attendance	Parking needed	Weekdays 9 AM-5 PM	Weekdays 5 PM- 10 PM	Weekends 9 AM- 5 PM	Weekends 5 PM- 10 PM
Madonna Athletics	300-1000	100-334	None	2 events/year	6 events/year	6 events/year
Gold Star Detroit FC	450-1500	150-500	None	2 events/year	0 events/year	18 events/year
Third Party/ Community Events	450-3000	150-1000	None	4 events/year	4 events/year	4 events/year
Paved capacity			819	734	1,298	1,671
Overflow grass capacity			1,744	1,744	1,744	1,744
Total capacity			2,563	2,478	3,042	3,415

As the required number of parking spaces for a 5,000-seat stadium is 1,667 spaces, Madonna University can accommodate all parking needs of the new stadium. As the tables above show, the University has sufficient paved parking spaces to accommodate events with 2,500-3,000 attendees, even during the busier times on campus, and during weekends when all of the largest events will be held. Frankly, most events in the initial years of operation will not be that large, and it is believed that it would be an even more rare occurrence that we would have multiple large events on campus that conflict; especially given both the academic calendar and the rotation between fall, winter and spring sports. Working in close partnership with the Livonia Police Department, parking attendants and security staff will be deployed as needed to control traffic flow and minimize congestion. For larger events with more than 2,000 attendees, there are two options:

- 1) Use of the grass overflow areas – this provides parking capacity for more than 5,000 additional attendees, well beyond the maximum capacity of the stadium. In the event this is required, the plan is to first use the grass areas to the south of the PAAAC main lot, followed by the spaces north of the ATC and immediately adjacent to the stadium.
- 2) Use of the available capacity on the main campus. This will be the preferred option if weather conditions prevent parking in the grass overflow areas. In this event, a shuttle service that runs from

Schoolcraft Road to Newburgh will be provided to minimize pedestrian traffic between the two locations.

There also is the ability to include specific parking lot assignments and instructions as part of the ticketing process, if needed.

Although there is not an expectation that exceeds the existing paved parking in the initial years of operation of the stadium, parking availability will continue to be monitored as usage grows. As future parking usage increases, if it does, additional paved parking areas at 14680 Newburgh would be available for consideration.

The pictorials below show the current various paved and grass areas available across the Madonna University campus.



Existing paved areas available for parking, Madonna University Campus. Yellow tagged area is former concrete tennis courts that can be used for parking.

144

110

388

55

168

68

68

171

183

243

386





Traffic Flow

The figure below shows the anticipated traffic flow for the new stadium and the access patterns for emergency vehicles.



In the event of large events that require use of the parking on the main campus, the pictorial below shows the route that shuttle services would follow between the main campus and the stadium.



Lighting Information

The NCAA recommends this lighting standard as it deems it to be the safest for athletic use. Included below are the [NCAA best lighting practices: Soccer](#) and [NCAA best lighting practices: Football](#)). It should be noted that there have been major developments in lighting technology, and the planned lighting is of the highest standard. The information below also includes photographs and summaries of existing high school stadium lighting in the City of Livonia for comparison.

Stadium lighting at Churchill High School and Franklin High School:

1. Both stadiums have light levels on the field of 50 foot-candles (FC) which is based on the 72 lights per field and these are 1500-watt Metal Halide fixtures – this is standard for high school stadiums.
2. The poles for both stadiums are at 90’ and 80’ Mounting heights - Mounting heights are designed based on size of field and pole setback from the field. This is an industry standard, and is also dictated by the Illuminating Engineering Society (IES) as part of their RP-6 guideline book. Complying with this guideline controls the amount of glare on the field for players. Lights that are mounted too low create serious glare issues for the players.
3. The proximity to neighbor houses / property lines for these lighting fixtures is less than 100’. These fixtures are also older style lighting that do not have the benefit of the modern spill light control.

The design of the lighting system for the new stadium includes:

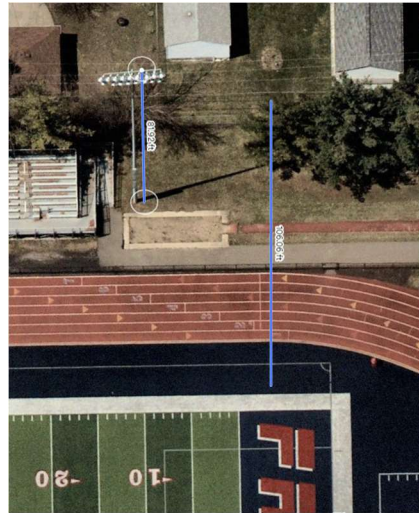
- Lighting at 50 FC on the field. This meets the level recommended for college play, and is equivalent to that of Churchill and Franklin High Schools. Playing either college or high soccer or football field on a field at 20 FC lighting level would generally be considered unsafe, especially for soccer goalkeepers with the ball speeds coming at them, as it would impede their ability to see the ball.
- Mounting Heights for the new stadium is 80’ which is equal to or less than the mounting height in Livonia area high schools.
- The offsite lighting spill and glare for the new stadium will be 0.5 FC (city ordinance limits lighting spill to 0.5 FC at approximately 150’ from the field and 0.0 FC at 250’ from field. Please note that the closest houses are at 900’ from field, and Marywood nursing care center is over 500’ from the planned Stadium location. This will meet the city requirements with respect to lighting spill, and favorably compares with existing lighting at Churchill and Franklin High Schools, with neighbor’s houses/property lines as close as 100’ and a spill light of closer to 10 FC.

Images of nearby high school stadium lighting

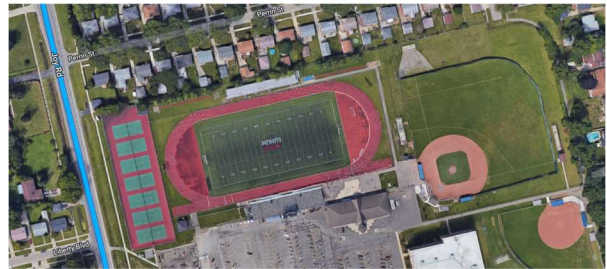
Churchill High School Pole Height is 92 feet.



Franklin High School Pole Height is 82 feet.
Nearest neighbor's house is 106 feet.



Neighborhood proximity of Churchill High School.



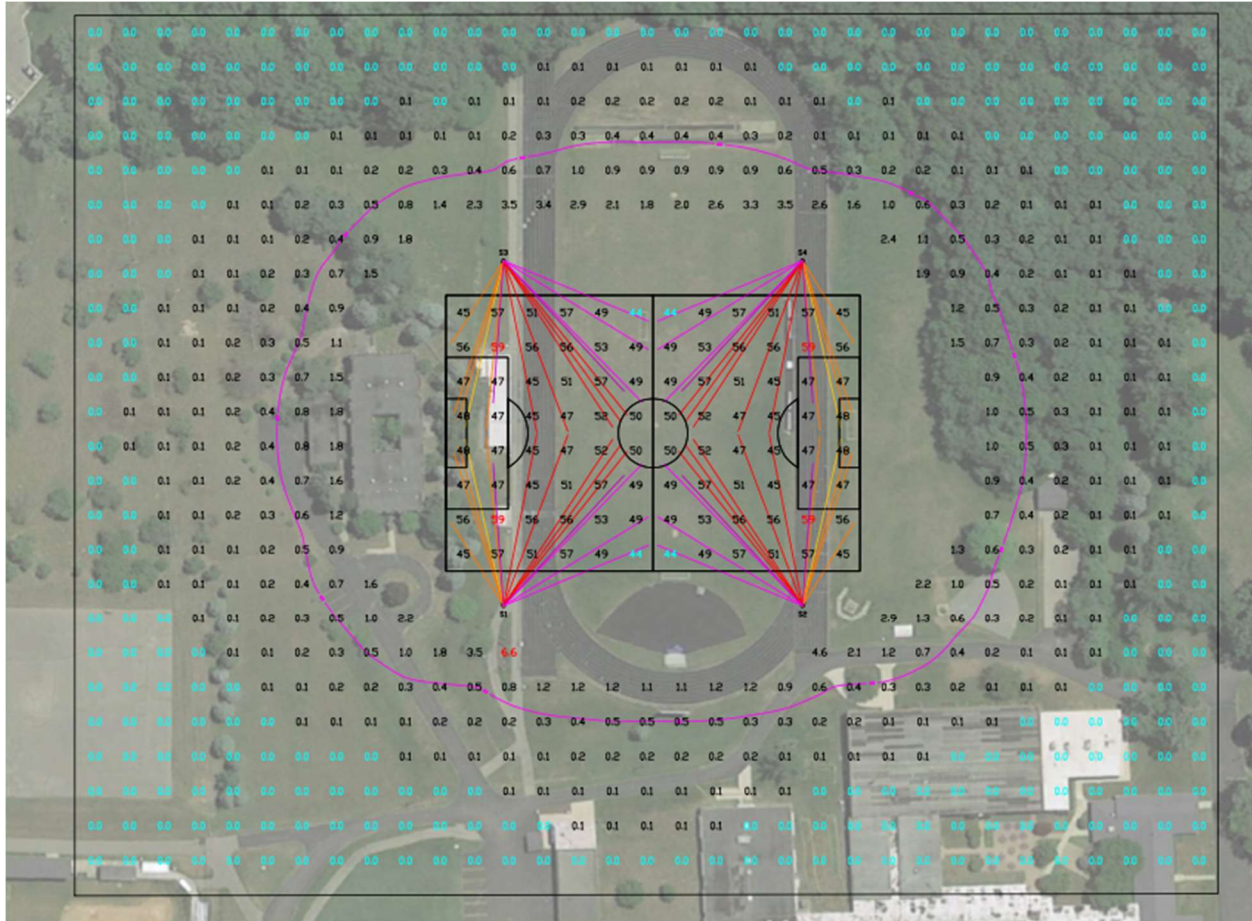
Lights as positioned behind a home at Churchill High School.



Distance to neighbor's houses/property lines at proposed stadium is 900 feet, and a little over 500 feet to Marywood Nursing Care Center.



Lighting Map- The illuminated area is entirely contained to the stadium field- it will not even reach our PAAAC (the former Ladywood High School). At just 250 feet from the field, the illumination level will be 0.0 FC.



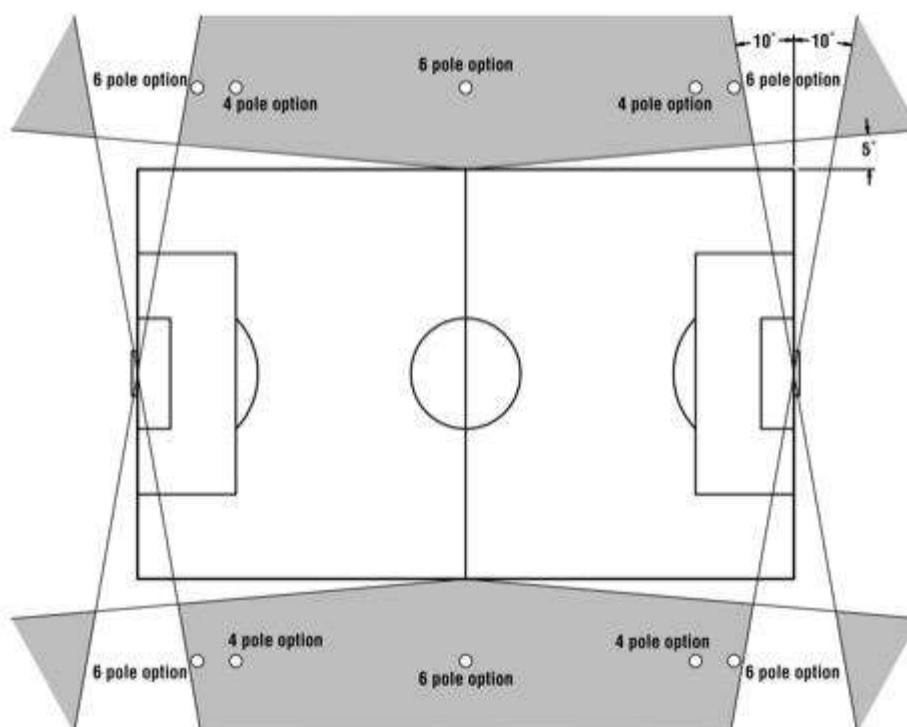


Best Lighting Practices: Soccer Standard Intercollegiate Play

Summary: Following these recommended best practices will help ensure quality of light needed for the safety of participants and the enjoyment of spectators, as required.

Horizontal light levels: 50 footcandles
Horizontal uniformity: 2.0:1
Grid spacing: 30 ft x 30 ft

Recommended pole placement:



1. Special consideration for lighting placement is given to stadiums with customized roof mount potential.
2. Shaded areas indicate recommended pole location. All poles should be at least 20 feet from sideline.
3. The sizing of soccer fields should follow these recommended guidelines: Width - 65-80 yards, Length - 110-120 yards, Optimum size - 120 yards x 75 yards, and any new facilities should be a minimum size of 115 yards x 70 yards.
4. On a 4-pole design, poles should be located between the penalty line and the goal line.
5. On a 6-pole design, setback of middle poles will depend on the presence of bleachers.
6. Pole placement and aiming angles shall be designed to minimize glare for players and spectators.
7. For new facilities or upgrades, it is recommended to consult a lighting professional for optimal pole placement.

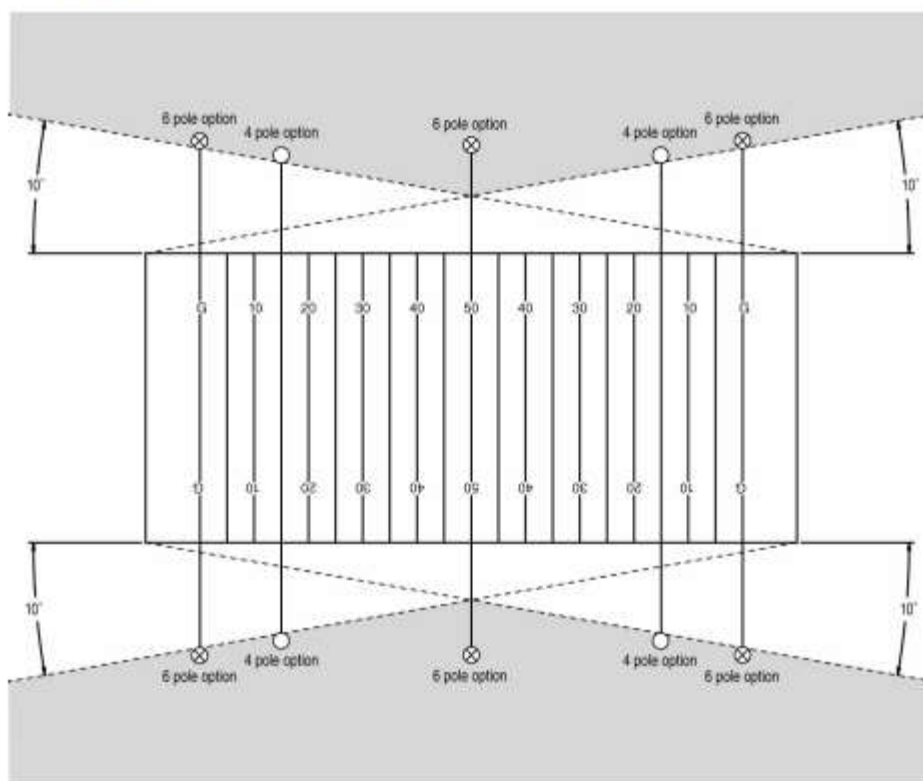


Best Lighting Practices: Football Standard Intercollegiate Play

Summary: Following these recommended best practices will help ensure quality of light needed for the safety of participants and the enjoyment of spectators, as required.

Typical stadium seating: under 5,000 seats
Horizontal light levels: 50 footcandles
Horizontal uniformity: 2.0:1
Grid spacing: 30 ft x 30 ft

Recommended pole placement:



1. Special consideration for lighting placement is given to stadiums with customized roof mount potential.
2. Shaded areas indicate recommended pole location. All poles should be at least 45 feet from sideline.
3. On a 4-pole design, poles should be located between the 20-yard line and the goal line.
4. On a 6-pole design, setback of middle poles will depend on the presence of bleachers.
5. Pole placement and aiming angles shall be designed to minimize glare for players and spectators.
6. For new facilities or upgrades, it is recommended to consult a lighting professional for optimal pole placement.

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-07-01
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

Insufficient information was provided, such as the exact location of light towers, the number of light towers and lumens projected by the proposed lighting. Further, we were not told that the proposed variance and subsequent appeal dealt with a new sports venue. The July 29th letter regarding the appeal and hearing was vague. Due to this, we were unclear on whether to object to the appeal.

We are very concerned about not just the effect of this high intensity lighting but also the impact upon the surrounding neighborhoods of the traffic, noise and environmental issues a sport venue of this size might create.

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature: 

Name:

GIULIO J. AZZOPARDI

(Please print)

Address:

14944 Richfield
Livonia

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-07-01
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

MORE LIGHT WILL BE
GOOD FOR THE NEIGHBORHOOD

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature: Teresa Thor

Name: TERESA THOR
(Please print)

Address: 14707 NEWBURGH

RECEIVED
ZONING BOARD OF APPEALS
2022 AUG 15 AM 9:50

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSNAN

CITY COUNCIL MEMBERS

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

July 29, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-07-01: An appeal has been made to the Zoning Board of Appeals by Gold Star Detroit FC, LLC on behalf of Madonna University, 14680 Newburgh, seeking a variance for excessive light pole height, its illumination level and proposing land banked parking, which is not hard surfaced but grass area, which is not allowed, in connection with the construction of a stadium.

Light Pole Height:

Allowed: 20 ft
Proposed: 80 ft
Excess: 60 ft

Light Illumination:

Allowed: 20 ft candles
Proposed: 50 ft candles
Excess: 30 ft candles

The property is located on the east side of Newburgh (14680) between Five Mile and Schoolcraft, Lot No. 078-99-0002-001, R-U-F Zoning District, "Rural Urban Farm." Rejected by the Inspection Department under City of Livonia Ordinance, Section 7.22 (2) (B). (2) (E) "Lighting" and 9.10 (1) "Surfacing and Drainage."

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 **Auditorium on the first floor of City Hall on Tuesday, August 16, 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.

Case No: 2022-07-01
Meeting Date: August 16, 2022

[illegible]

Signature: _____

Address:

APPLICATION FOR VARIANCE



Madonna University 36600 Schoolcraft Rd, Livonia, MI 48150 (734) 432-5300

(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Gold Star Detroit FC, LLC 22995 Whitehall Dr, Novi, MI 48374 (248) 910-2286

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

Qualite Sports Lighting 215 W. Mechanic Rd, Hillsdale, MI 49242 (800) 933-9741

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

The property address is 14680 Newburgh Rd, Livonia, MI 48150

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:

Deed is attached.

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 20 foot illumination limit for lighting prohibits athletic night games.

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

Without lighting- sports teams cannot operate properly at Madonna.

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

The Lighting is state of the art- and has zero impact on surrounding areas. It is also the same

illumination level as every high school in Livonia.

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?

This was the process we were instructed to follow by the City of Livonia.

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? _____

This was the process we were instructed to follow by the City of Livonia. _____



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: _____

A handwritten signature in black ink, appearing to read "John Montgomery".

Please print name of property owner: John Montgomery
Chief of Staff, Madonna University

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 _____ day of _____, 20__.

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

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 _____, which reads as follows:

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.

(Supervisor)

Application for permit filed _____ Violation Issued _____

Bernard J. Youngblood
Wayne County Register of Deeds

2019176738 L: 55068 P: 114
05/28/2019 03:25 PM WD Total Pages: 3



WARRANTY DEED

LADYWOOD HIGH SCHOOL, a Michigan nonprofit corporation, and also known as Ladywood High School, a Michigan corporation, due to a typographical error in the deed recorded in Liber 14058 Page 175 of the Wayne County records, as grantor ("**Grantor**"), whose address is 14680 Newburgh Rd., Livonia, MI 48154 CONVEYS and WARRANTS to **MADONNA UNIVERSITY**, a Michigan non-profit corporation, as grantee ("**Grantee**") whose address is 36600 Schoolcraft Road, Livonia, Michigan 48150, the property described on Exhibit A attached hereto (the "**Property**"), for the consideration of less than \$ 100.00, subject to the matters recorded in the Wayne County records.

The Property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The grantor grants to the grantee the right to make all available divisions permitted, if any, under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This Deed is exempt from county and state transfer taxes under MCL 207.505 (a), MCL 207.526 (a) and MCL 207.526 (w) respectively.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Warranty Deed as of the 22 day of JUNE May, 2019.

LADYWOOD HIGH SCHOOL, a Michigan nonprofit corporation

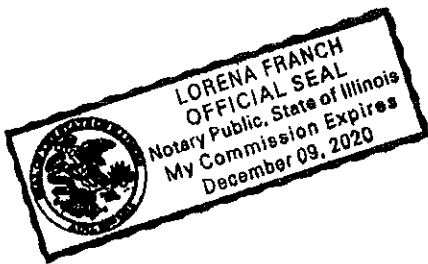
By: 

Printed Name: ING SCHWEIZER

Its: PRESIDENT

[Notarial acknowledgment appears on the following page]

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



Notary Public, COOK County,
State of ILLINOIS
Acting In COOK County, State of
ILLINOIS
My commission expires: December 09, 2020

The foregoing instrument was acknowledged before me on May 22, 2019 by,
Terry Schweizer, the President of **LADYWOOD HIGH**
SCHOOL, a Michigan nonprofit corporation, on behalf of said entity.

Parcel Identification No(s):
Tax Identification Number:
46-078-99-0002-004

Send Subsequent Tax Bills To: Grantee

State Transfer Tax: Exempt

County Transfer Tax: Exempt

Prepared by:

When recorded return to: Grantee

Frank W. Parkinson (P70403)
Bodman PLC
201 S. Division, Suite 400
Ann Arbor, Michigan 48104
(734) 930-2498

EXHIBIT A

TO WARRANTY DEED

DESCRIPTION OF REAL ESTATE

Property situated in the City of Livonia, Wayne County, Michigan, described as follows:

Part of the Northwest 1/4 of Section 20, Town. 1 South., Range 9 East., City of Livonia, Wayne County, Michigan, being described as: Beginning at a point distant North 00 degrees 13 minutes 09 seconds West, 192.59 feet along the West line of said Section 20, also the center line of Newburgh Road, (120.00 feet wide), and North 75 degrees 57 minutes 08 seconds East, 61.79 feet from the West 1/4 corner of said Section 20; thence along the East line of Newburgh Road, North 00 degrees 13 minutes 09 seconds West, 1114.34 feet; thence North 89 degrees 53 minutes 34 seconds East, 81.09 feet; thence South 81 degrees 00 minutes 26 seconds East, 63.36 feet; thence North 89 degrees 56 minutes 18 seconds E, 204.51 feet; thence North 14 degrees 54 minutes 15 seconds East, 165.65 feet; thence South 86 degrees 51 minutes 48 seconds East, 234.22 feet; thence South 87 degrees 12 minutes 41 seconds East, 62.68 feet; thence South 07 degrees 55 minutes 06 seconds West, 297.99 feet; thence South 05 degrees 22 minutes 39 seconds East, 245.53 feet; thence North 84 degrees 12 minutes 37 seconds East, 249.48 feet; thence South 87 degrees 12 minutes 32 seconds East, 169.57 feet; thence South 03 degrees 02 minutes 46 seconds West, 32.36 feet; thence South 86 degrees 35 minutes 18 seconds East, 251.88 feet; thence South 01 degree 55 minutes 44 seconds East, 359.36 feet; thence South 86 degrees 39 minutes 01 second West, 67.21 feet; thence South 79 degrees 23 minutes 42 seconds West, 100.81 feet; thence North 86 degrees 41 minutes 43 seconds West, 227.34 feet; thence South 13 degrees 35 minutes 53 seconds West, 116.34 feet; thence North 88 degrees 16 minutes 26 seconds West, 205.06 feet; thence South 23 degrees 48 minutes 53 seconds West, 42.99 feet; thence South 13 degrees 01 minutes 26 seconds East, 128.34 feet; thence North 89 degrees 04 minutes 30 seconds West, 229.93 feet; thence North 50 degrees 27 minutes 17 seconds West, 65.37 feet; thence North 88 degrees 12 minutes 20 seconds West, 99.74 feet; thence South 75 degrees 57 minutes 08 seconds West, 361.24 feet to the Point of Beginning. Containing 1,055,117 square feet or 24.222 acres.

Commonly known as: 14680 Newburgh Rd., Livonia, MI 48154

Tax Identification Number: 46-078-99-0002-00

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.

No: 10691 Eric R. Chalmers Not Examined
Date: 5-28-19 WAYNE COUNTY TREASURER Clerk RS

Madonna Parking Information

Madonna University provided historical information regarding their usage of paved parking. They have also compiled data on available grass parking. They have then demonstrated the total available number of parking spaces on campus during all times- including both weekdays and weekends. As evidenced in this spreadsheet- there are at all times more than the necessary 1,667 spots for the new stadium- even during the busiest times they have ever experienced. During those busy times- there will never be a game at the stadium. Here is a complete spreadsheet of this information:

Lot	# of Spaces	9am-5pm weekdays	after 5 pm weekdays	9am-5pm weekends	after 5 pm weekends
Madonna Athletic Complex (MAC)	144	30	50	120	0
Performing Arts, Athletic and Academic Center North Lot	388	150	250	250	0
Performing Arts, Athletic and Academic Center Southwest Lot	136	50	50	5	2
Performing Arts, Athletic and Academic Center South Lot	32	20	20	5	2
Main Campus - North Lot	168	168	168	100	100
Main Campus - East Lot	171	171	171	20	20
Main Campus - South Lot A	386	200	200	20	20
Main Campus - South Lot B	243	200	200	100	100
Main Campus - South Lot C	183	90	90	20	20
Main Campus - West Lot A	68	68	50	25	25
Main Campus - West Lot B	67	67	50	25	25
Subtotal - paved lots	1986	1214	1299	690	314
Paved Lots - unused capacity at max current usage		772	687	1296	1672
Current grass/unpaved areas available for parking on campus					
PAAAC area north of PAAAC north lot	486	0	0	0	0
PAAAC area north of Athletic Training Center	777	0	0	0	0
PAAAC area east of proposed stadium	295	0	0	0	0
PAAAC area between north and southwest lot	120	0	0	0	0
Subtotal - unpaved lots	1678	0	0	0	0
Grass lots - unused capacity at max current usage		1678	1678	1678	1678
Total parking capacity on campus	Total # of spaces 3664	9am-5pm weekdays 2450	after 5 pm weekdays 2365	9am-5pm weekends 2974	after 5 pm weekends 3350

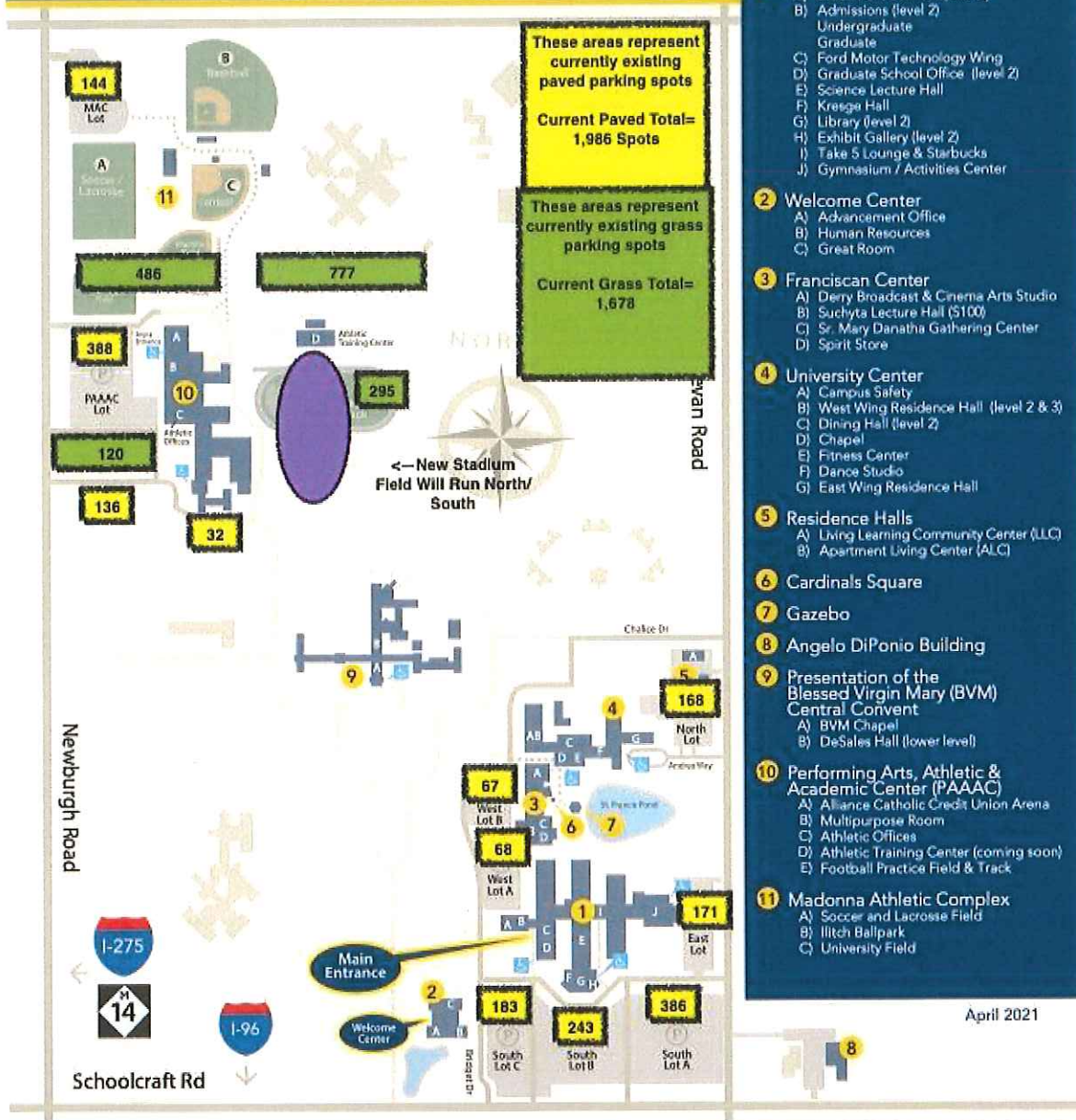
Annual Usage Schedule of Stadium Field for Spectator Sports

User	Weekdays 9 AM-5 PM	Weekdays 5 PM- 10 PM	Weekends 9 AM- 5 PM	Weekends 5 PM- 10 PM
Madonna Athletics	0 events per year	2 events per year	6 events per year	6 events per year
Gold Star Detroit FC	0 events per year	2 events per year	0 events per year	18 events per year
Third Party Events- Including City Events	0 events per year	4 events per year	4 events per year	4 events per year
Available Parking Spots during this timeslot	2,450	2,365	2,974	3,350

As the required number of spots for a 5,000 seat stadium is 1,667 spots- Madonna University can accommodate all parking needs of the new stadium.

MADONNA UNIVERSITY

Main Campus Map • Livonia, MI



April 2021

Lighting Information

The lighting is necessary for athletic usage- it would be unsafe to have any lighting other than this standard. The NCAA does not allow lighting other than this standard. There have been major developments in lighting technology- and this lighting is of the highest standard. We are also attaching photographs and summaries of existing high school stadium lighting in Livonia.

A quick summary of current football lighting at Churchill and Franklin:

- 1.) They have light levels on the field of 50FC which is known based on the 72 lights per field and these are 1500-watt Metal Halide fixtures – this is also a typical standard for High School Football fields.
- 2.) The poles for the (2) fields I looked at are 90' and 80' Mounting heights - Mounting heights need to be designed based on size of field and pole setback from the field . This is not just industry standard but also dictated by the Illuminating Engineering Society (IES) and is part of their RP-6 guideline book. As a manufacturer it is important to comply with this as this will dictate the amount of glare on the field for players – if the lights are mounted too low then the field has serious glare issues for the players.
- 3.) The proximity to neighbor houses / property line is less than 100' and these fixtures are old style with most of them not even addressing spill light control.

For this new soccer field at Madonna the design is the following:

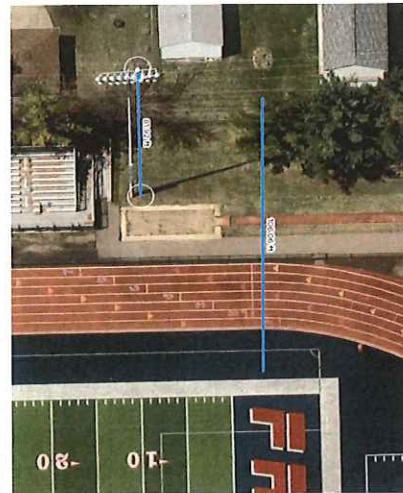
- Designed to be at 50 Footcandle on the field which meets the “lowest level” for college play and is equal to High School Football fields locally at Churchill HS and Franklin HS. (please see the (2) NCAA Standards attached which are the lowest recommended level out of the (4) they dictate). Doing a college level Soccer or High School field at 20 Footcandles would be unsafe especially for goalkeepers with speed of ball coming at them and their ability to see this in very low light level design.
- Mounting Heights for new field is 80' which is equal to or less than the area High Schools
- The offsite spill and glare For Madonna is 0.5 Footcandle (city ordinance at approximately 150' from the field and 0.0 Footcandles at 250' from field . Please note closest homes are at 900' from field. The local high schools have neighbor's property at 100' and a spill light reading taken in their backyard will be closer to 10 footcandles which would greatly exceed local ordinance.

Lighting Program Attachments

Churchill High School- Pole Height is 92 feet.



Franklin High School- Pole Height is 82 feet.
Nearest neighbor's house is 106 feet.



Neighborhood proximity of Churchill HS.



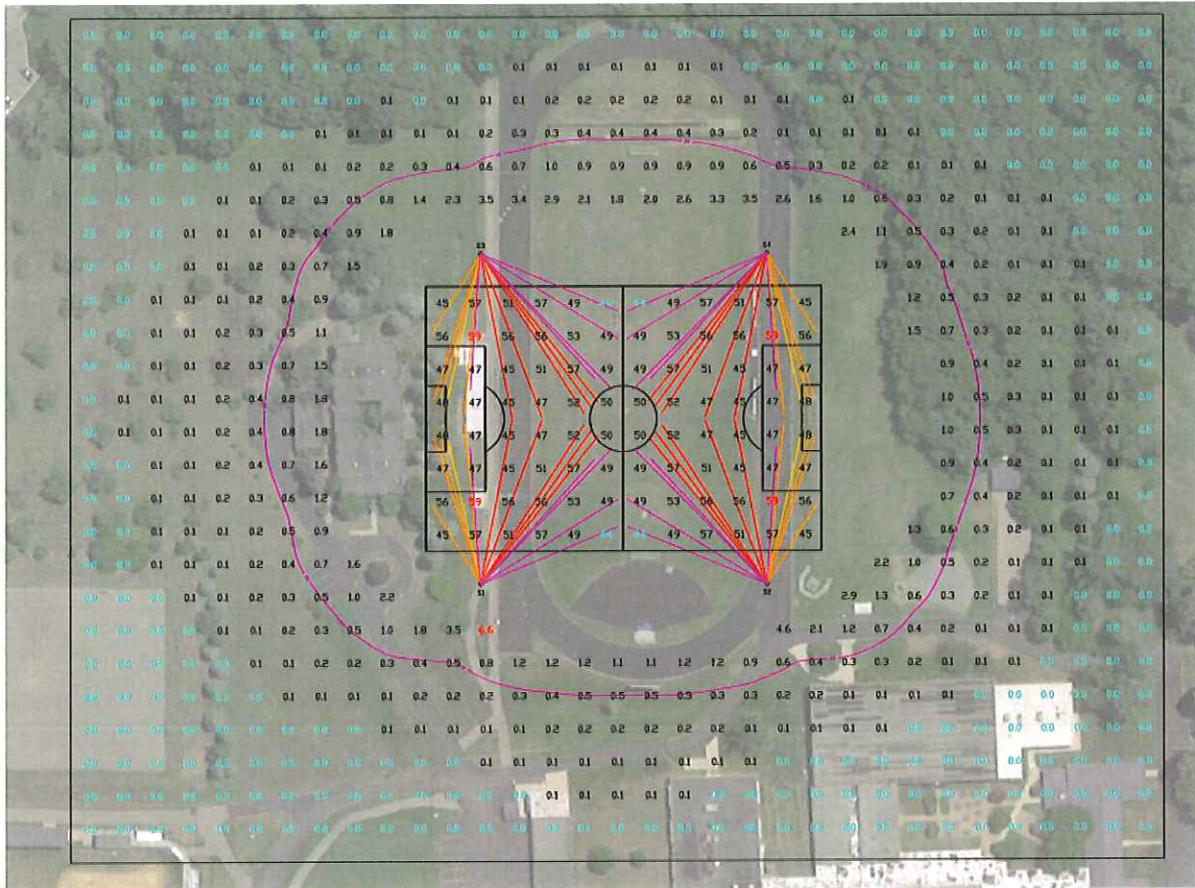
Lights as positioned behind a home at Churchill HS.



Distance to neighbors at proposed Madonna stadium location- 900 feet.



Lighting Map- The illuminated area is entirely contained to the stadium field- it does not reach former Ladywood High School. The nearest residence is over 900 feet away from any visible lighting. At just 250 feet from the field- illumination level is 0.



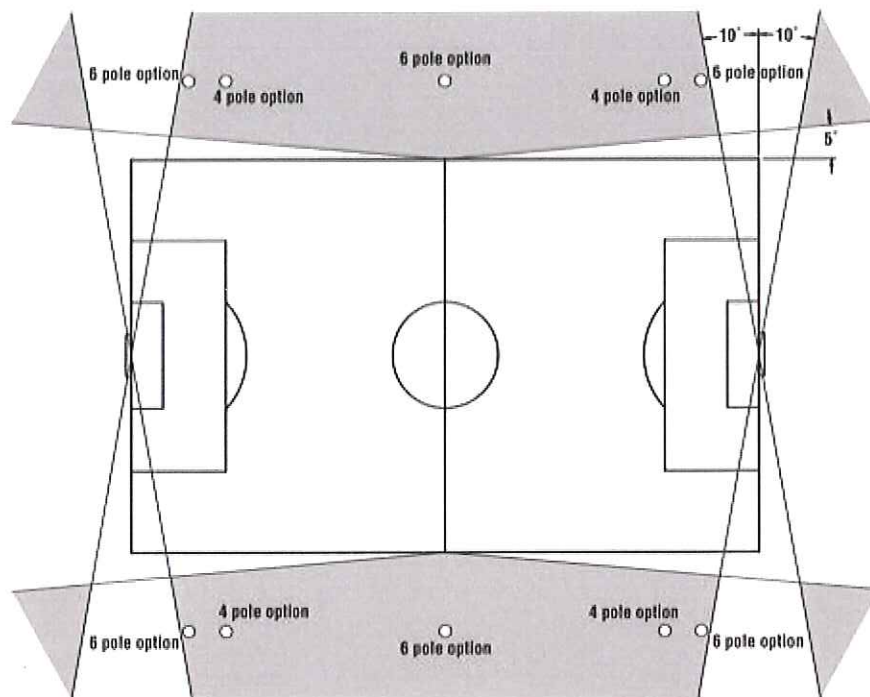


Best Lighting Practices: Soccer Standard Intercollegiate Play

Summary: Following these recommended best practices will help ensure quality of light needed for the safety of participants and the enjoyment of spectators, as required.

Horizontal light levels: 50 footcandles
Horizontal uniformity: 2.0:1
Grid spacing: 30 ft x 30 ft

Recommended pole placement:



1. Special consideration for lighting placement is given to stadiums with customized roof mount potential.
2. Shaded areas indicate recommended pole location. All poles should be at least 20 feet from sideline.
3. The sizing of soccer fields should follow these recommended guidelines: Width - 65-80 yards, Length - 110-120 yards, Optimum size - 120 yards x 75 yards, and any new facilities should be a minimum size of 115 yards x 70 yards.
4. On a 4-pole design, poles should be located between the penalty line and the goal line.
5. On a 6-pole design, setback of middle poles will depend on the presence of bleachers.
6. Pole placement and aiming angles shall be designed to minimize glare for players and spectators.
7. For new facilities or upgrades, it is recommended to consult a lighting professional for optimal pole placement.



2022 - -

CITY OF LIVONIA

Inspection Department

CONTACT: ALEX LUBYANSKY
DALUBY@GMAIL.COM

REJECTION OF APPLICATION FOR PERMIT

BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant SAME AS OWNER Address SAME AS OWNER
Owner MADONNA UNIVERSITY Address 36600 SCHOOLCRAFT, LIVONIA, MI 48150
Lessee GOLD STAR DETROIT FC, LLC Address 22995 WHITEHALL DR, Novi, MI 48374
Location EAST Side of 14680 NEWBURGH Street
Between FIVE MILE And SCHOOLCRAFT
Lot No/Parcel No. 078-99-0002-001 Subdivision ---
Zoning District RUF Map No. NW20 Lot Size ± 18.41 ACRES Alley ---
Present Use SCHOOL / OFFICE / SPORTS Proposed Use SPORT (OUTDOOR FIELD)
Present Building Size N/A Proposed Building Size ---
Present Height of Building N/A Proposed Height VARIES
Allowable Lot Coverage N/A Proposed Lot Coverage N/A

Proposal SEEKING A VARIANCE FOR EXCESSIVE LIGHT POLE HEIGHT, ITS ILLUMINATION LEVEL AND PROPOSING LAND BANKED PARKING WHICH IS NOT HARD SURFACED BUT GRASS AREAS, WHICH IS NOT ALLOWED. LIGHT POLE HEIGHT ALLOWED: 20 FEET; PROPOSED: 80 FEET; EXCESS: 60 FEET. LIGHT ILLUMINATION ALLOWED: 20 FOOT CANDLES; PROPOSED: 50 FOOT CANDLES; EXCESS: 30 FOOT CANDLES

Reason for Rejection LIVONIA Vision 21, SECTION 7.22(2)(B), (2)(E); 9.10(1)

Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____

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

Excessive Lot Coverage 9.10(1) Excessive Height 7.22(2)(E) 60 FEET Increasing No. Units 7.22(2)(B) 30 FT. CANDLESUse Prohibited GRASS PARKING Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by Ry Date JUNE 30, 2022

ZONING EXAMINER

INSTRUCTIONS FOR COMPLETING APPLICATION FOR VARIANCE

Identify owner and any lessee of the property as to which you are asking for a variance. Only an owner of property (or an agent who provides the Board with written authority from the owner) can ask for a variance.

Line 1: Often, the deed to a piece of property will specify what can and cannot be built on the property. Or it may specify the ways in which the site may or may not be divided or used. In addition, some subdivisions have rules involving, for example, whether fences can be built on the property. If there are any restrictions in your deed or any subdivision rules, please supply those on line 1.

Lines 3 - 5: When you ask for a zoning variance, *you are asking permission to do something which violates the Zoning Ordinance*. So you need to explain why the law should not apply to you. In order for the Board to grant you a variance, the Board must decide that obeying the law would create a special problem for you which is a) different from everybody else, and b) harsh (for example, you can't use your property at all if you don't get the variance). The Board must also decide that the variance would be fair to the people who are protected by the Zoning Ordinance, such as your neighbors. So on line 3, you need to tell the Board why your situation is so special that you can't obey the law that everyone else must obey. On line 4, you need to tell the Board the bad things which would happen to you if the variance isn't granted. On line 5, you need to explain to the Board why it is fair to your neighbors to allow this variance, as well as the reason this variance would be consistent with the spirit of the Zoning Ordinance.

Lines 6 and 7: If you think the law preventing you from carrying out your plans for your property is a bad law, you should write a letter to the City Council asking that the law be changed so that you -- and others like you -- can do what the law currently forbids. On line 6, please state whether or not you wrote such a letter and, if so, what happened as a result. If you did not write such a letter, please use line 7 to tell the Board why you didn't write such a letter.

Lines 8 and 9: Sometimes, a property owner would be able to use his land -- or build on it -- just as he/she would like if the site were in a different zoning district. Have you tried to get your property rezoned? On line 8, please state whether you tried to get your property rezoned and, if you did, what happened. If you did not try to get your land rezoned, please use line 9 to say why you didn't try.

There are certain other instructions on the form. Please follow those instructions, as well as the additional instructions on the back side of this form. Note that if an agent signs the application on behalf of the owner, the agent must provide written proof of his/her authority to sign the application.

Please note that your application will be reviewed to make sure you have answered every question directly. So remember to complete each line. The Board is required to make a decision on each of the questions presented on lines 3-5, so pay special attention to those questions. Your application will also be reviewed to ensure that you submit a complete set of materials to the Board.

The Inspector who reviews these materials will use the following checklist:

*Note: If paperwork is 11" x 17" or smaller 1 copy is required – If larger 10 copies are required.

- _____ *1 Copy of Plot Plan drawn to scale, showing
- _____ Shape and dimensions of the lot
- _____ Existing buildings and accessory buildings
- _____ Lines within which the proposed structure is to be erected or altered
- _____ Existing and intended use of each building or part of a building
- _____ Number of families or household units building is designed to accommodate
- _____ Miscellaneous lot information (state type of information here): _____
- _____ Adjacent lots with building locations and address numbers
- _____ Photograph or architectural rendering or rendering
- _____ Plan of the building, sign, or property involved (in addition to the plans which accompany the permit application) in any new construction, addition or alteration

For signs only:

- _____ *1 copy of plot plan, drawn to scale, clearly showing the proposed location of the sign (for all signs, this means plot plans showing the sign's location on the property, complete with setbacks from all property lines; for wall signs, this includes the road frontage of the property and an elevation depicting the length of the façade and the sign's location thereon)
- _____ *1 detailed plan of the proposed sign(s), including a color rendering of same

Your appeal will be placed on the Board's agenda once your application and accompanying materials have been reviewed and approved.

FEE SCHEDULE FOR ZONING BOARD OF APPEALS

Payment by check only -- payable to: City of Livonia

Section 21.10 Filing Fees. Each application for appeal shall be given a number and shall be accompanied by a filing fee as determined by the schedule below:

<u>TYPE OF APPEAL:</u>	<u>FEE</u>
Existing single family residential	\$150.00
New single family residential	300.00
Commercial/Industrial	350.00
Day Care – Family or Group	300.00
Other Use Variances	500.00
All other appeals	400.00

GENERAL PROVISIONS:

- A. In the event an applicant or the applicant's representative requests and is granted a postponement of the hearing subsequent to the mailing of Legal Notices, an additional fee of \$100.00 shall be required and paid prior to the newly established hearing date.
- B. Rehearings and renewals of temporary variances require the payment of a new fee as determined by this schedule.
- C. Appeals for additions or modifications to existing single-family residential uses in zoning districts other than residential shall be subject to the existing single-family residential fee.
- D. Sign appeals shall be considered as separate appeals and are not to be incorporated with other appeals.

APPLICATION FOR VARIANCE

Madonna University 36600 Schoolcraft Rd, Livonia, MI 48150 (734) 432-5300

(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Gold Star Detroit FC, LLC 22995 Whitehall Dr, Novi, MI 48374 (248) 910-2286

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

Qualite Sports Lighting 215 W. Mechanic Rd, Hillsdale, MI 49242 (800) 933-9741

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

The property address is 14680 Newburgh Rd, Livonia, MI 48150

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:

Deed is attached.

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 20 foot illumination limit for lighting prohibits athletic night games.

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

Without lighting- sports teams cannot operate properly at Madonna.

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

The Lighting is state of the art- and has zero impact on surrounding areas. It is also the same

illumination level as every high school in Livonia.

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?

This was the process we were instructed to follow by the City of Livonia.

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? _____

This was the process we were instructed to follow by the City of Livonia.

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: _____

Please print name of property owner: _____

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 12 day of July, 2022

Dina Angela Dubuis
(Notary Public, Wayne County, Michigan)

My Commission expires June 9, 2023

DINA ANGELA DUBUIS Notary Public, State of Michigan County of Wayne My Commission Expires Jun. 09, 2023 Acting In the County of <u>Wayne</u>
--

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 _____, which reads as follows:

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.

(Supervisor)

Application for permit filed _____ Violation Issued _____



Figure 1: Existing and anticipated parking areas near the PAAAC, MAC and proposed stadium





The Madonna Athletics Center

forming Arts, Athletic, and Academic Center

nd Academic Center The PAAAC @ Madonna Univ



The Madonna Athletics Co

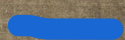
forming Arts, Athletic, and Academic Center

nd Academic Center The PAAAC @ Madonna Univ



Parking Area Legend

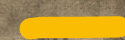
Paved



Stadium



Grass



144

486

388

Overflow

55

777

30

295

JAMISON

NEWBURGH

LYNDON

RICHFIELD

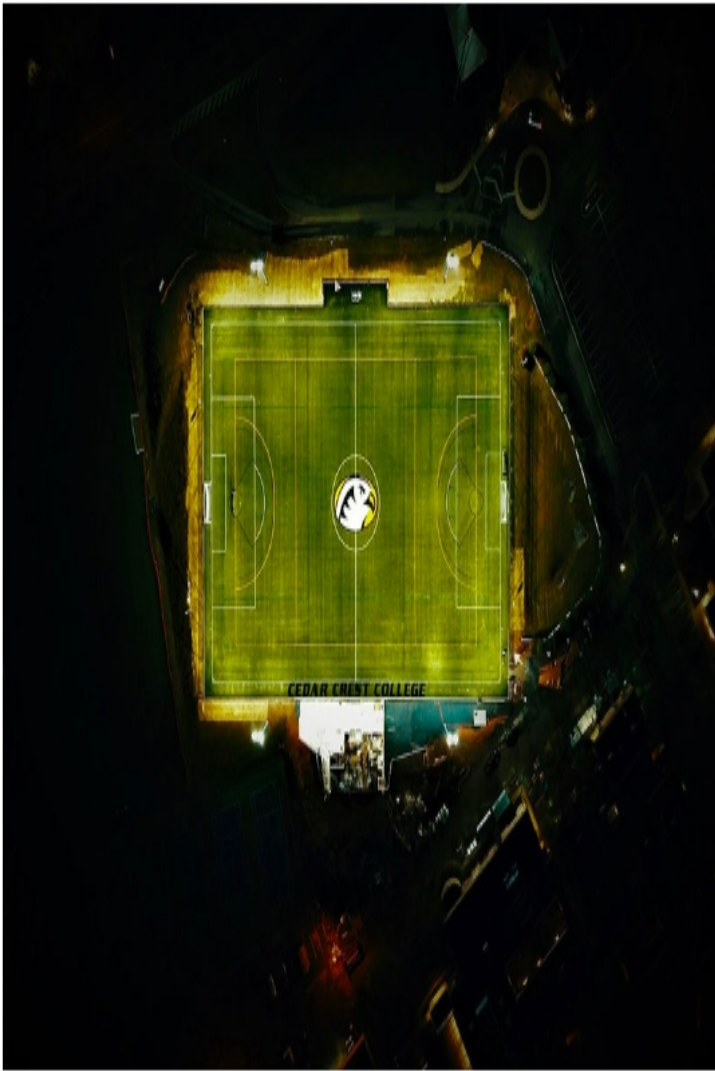
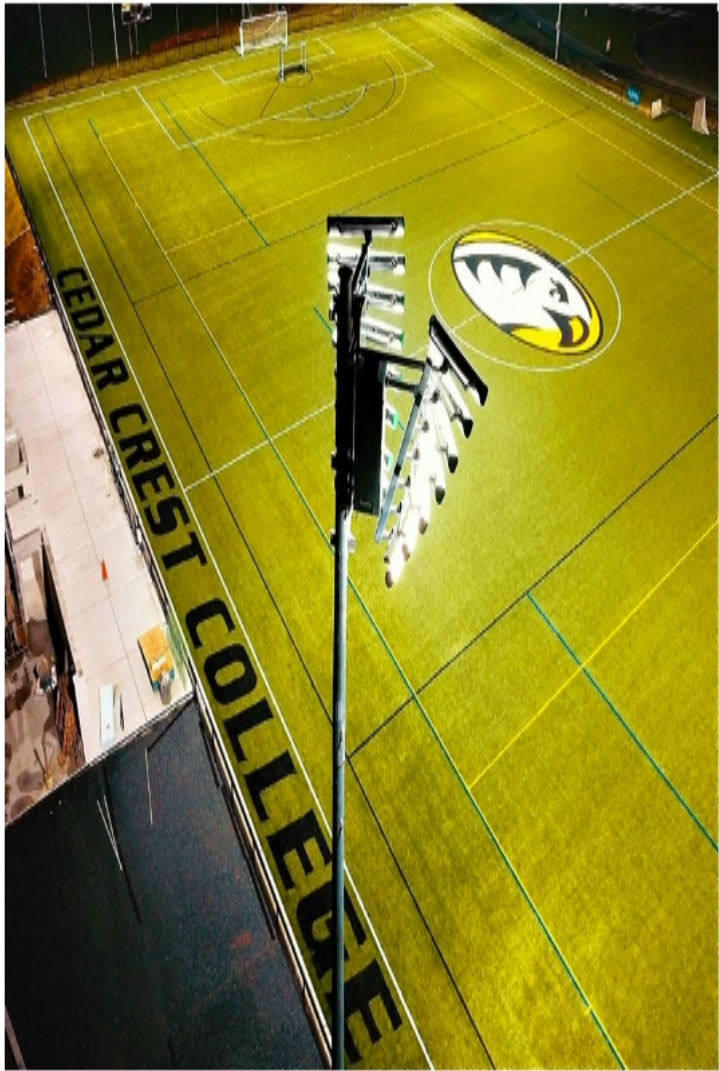
FIVEMILE

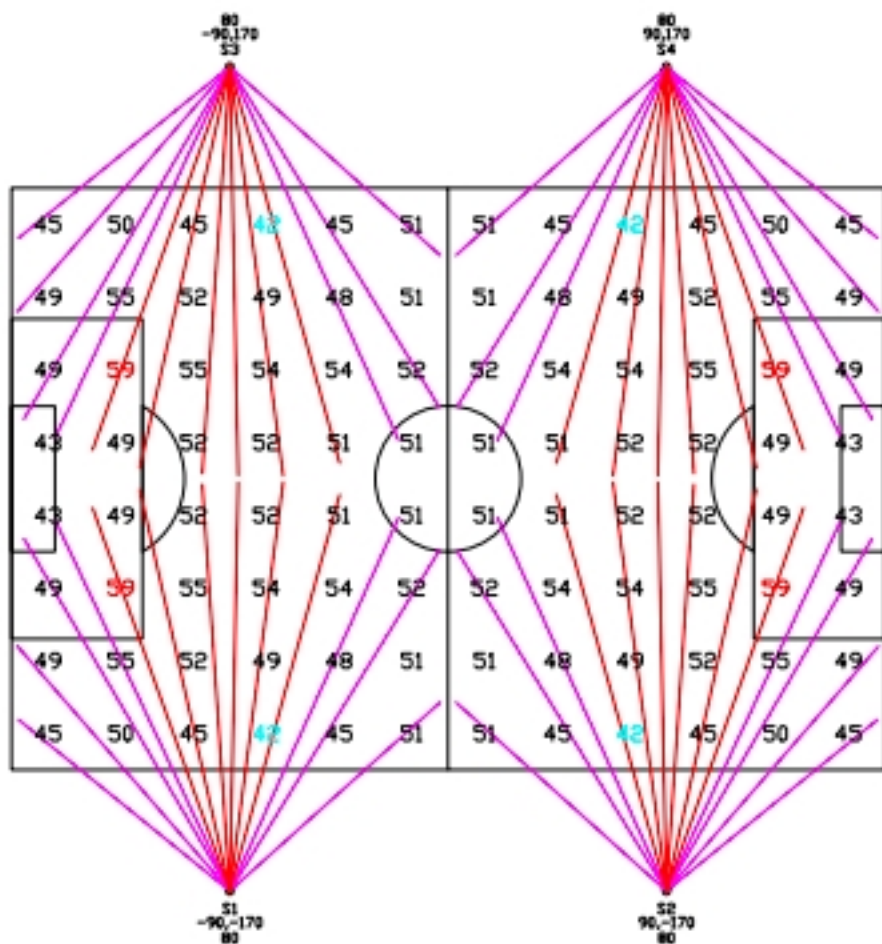
FITZGERALD

SWIFT









ZONING BOARD OF APPEALS



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

August 22, 2022

Arbor Hill Investments
31157 Plymouth
Livonia, MI 48150

Dear Sirs,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held July 26, 2022, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2022-07-02: An appeal has been made to the Zoning Board of Appeals by Arbor Hill Investments, 31157 Plymouth Rd, seeking to erect a painted sign (mural) on the west exterior building wall which is not allowed. Painted signs on the exterior of buildings are prohibited in any zoning district.

The property is located on the south side of Plymouth (31157) between Merriman and Denne, Lot No. 138-99-0015-001, Zoning District, C-2, "General Business District." Rejected by the Inspection Department under City of Livonia Ordinance, Section 11.05 (15), Prohibited Signs" be **granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met due to the special needs in clientele for bright colors and artistic words to ease in transition between vehicles and entry into the offices, as well as the location and lack of visibility.
2. Denial of the variance would have severe consequences for the petitioner due to the impact on its clients without the presence of the mural and also the lack of visibility of the practice in general.
3. The variance is fair and light of its impact on the neighboring properties and in the spirit of the zoning ordinances due to the general lack of neighbor protests on the site and the limited area that the mural will be encompassing.
4. The property itself is classified as C-2, General Business District.

FURTHER, the variance be granted with the following conditions:

1. The project should be painted as presented and cannot be changed in any manner.

Sincerely,

Arbor Hill Investments
Appeal Case No. 2022-07-02
August 22, 2022
Page 2

Timothy Klisz, Secretary

cc: S. Banko, City Clerk, M. Fisher, S. Miller, R. Abrahamson, F. Hershey

2022-07-02

AUGUST 9 2022

I DO NOT WANT A SIGN PUT UP

I LIKE MY STREET TO REMAIN FARM LAND

MARY NAVETTA

Mary Navetta

MARY NAVETTA

RECEIVED
ZONING BOARD OF APPEALS
2022 AUG 15 AM 9:50

2022 -



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 HOSAM ISSA Address 44519 RIDGEFIELD, CANTON, MI 48108 734-476-0851
 Owner ARBOR HILL INVESTMENTS Address 341 EAST HURON, ANN ARBOR, MI 48104 734-717-3833
 Lessee _____ Address _____
 Location SOUTH Side of 31157 PLYMOUTH Street _____
 Between MORRIMAN And DOWNE
 Lot No./Parcel No. 138-99-0015-001 Subdivision _____
 Zoning District C-2 Map No. NW35 Lot Size 0.92 AC. Alley _____
 Present Use COMMERCIAL Proposed Use SAME
 Present Building Size N/A Proposed Building Size NONE PROPOSED
 Present Height of Building N/A Proposed Height " "
 Allowable Lot Coverage N/A Proposed Lot Coverage N/A
 Proposal SEEKING TO ERECT A PAINTED SIGN (MURAL) ON THE WEST EXTERIOR BUILDING WALL WHICH IS NOT ALLOWED. PAINTED SIGNS ON THE EXTERIOR OF BUILDINGS IS PROHIBITED IN ANY ZONING DISTRICT

Reason for Rejection LIVONIA Vision 21, SECTION 11.05(15)

Deficient Side Yard _____ 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 11.05(15) SIGN PAINTED ON BUILDING EXTERIOR Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by Ry Date JUNE 01, 2022

ZONING EXAMINER

Hosam Issa

hosam@zelexa.com

734 476-0851

APPLICATION FOR VARIANCE



Arbor Hills Investments 341 East Huron Ann Arbor 48104 734 7173833
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Hosam Issa 344519 Ridgely Rd Canton 48188 734 476 0851
(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Adrienne Gelardi 6130 Pollard Ave East Lansing 48823 734 748-0370
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 31157 Plymouth Rd Livonia MI, 48150

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? N/A

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
Commercial Plaza store fronts, offices in rear part of building

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 service over 65 children

with Autism in our behavior health facility

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

children with Autism usually have different sensory issues than neurotypical children

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. The mural would only be visible to our clients and staff.

* Please see supporting documentation

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: _____

Please print name of property owner: _____

Signature of property owner: *Michael H. Issa*
Please print name of property owner: *Michael H. Issa*

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 10th day of June, 2022

Huda Davillier
(Notary Public, Wayne County, Michigan)

My Commission expires 10-5-2023

HUDA DAVILLIER
Notary Public, State of Michigan
County Of Washtenaw
My Commission Expires 10-05-2023
Acting in the County of Washtenaw

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 June 01, 2022, which reads as follows:

LIVONIA VISION 21, SECTION 11.05(15)

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 NO

Violation Issued NO

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSNAN

CITY COUNCIL MEMBERS

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

July 15, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-07-02: An appeal has been made to the Zoning Board of Appeals by Arbor Hill Investments, 31157 Plymouth Rd, seeking to erect a painted sign (mural) on the west exterior building wall which is not allowed. Painted signs on the exterior of buildings are prohibited in any zoning district.

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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 **Auditorium on the first floor of City Hall on Tuesday, August 16, 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.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSNAN

CITY COUNCIL MEMBERS

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

July 29, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-07-02: An appeal has been made to the Zoning Board of Appeals by Arbor Hill Investments, 31157 Plymouth Rd, seeking to erect a painted sign (mural) on the west exterior building wall which is not allowed. Painted signs on the exterior of buildings are prohibited in any zoning district.

The property is located on the south side of Plymouth (31157) between Merriman and Denne, Lot No. 138-99-0015-001, Zoning District, C-2, "General Business District." Rejected by the Inspection Department under City of Livonia Ordinance, Section 11.05 (15), Prohibited Signs.

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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.

Case No: 2022-07-02
Meeting Date: August 16, 2022

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

Signature: _____

Address:

Zelexa Application for Variance

To: City of Livonia Zoning Board

May 27, 2022



The use of color is quite important in designing the immediate environment of children with autism spectrum disorder. Researchers have revealed that children with autism spectrum disorder have anomalies in their eye structure. The rod and cone cells experience changes due to chemical imbalances and neural deficits. Studies have revealed that 85% of the children in this spectrum perceive colors more intensely in comparison to children displaying normal development. Cool and vibrant colors such as blue and green also have a calming and soothing effect. We hope to achieve this affect for our clients we service at 31157 Plymouth Road.

The mural will bring some life and character to the building and most importantly represent the children we serve. There is abundant research conducted by reputable scientist and universities that support the claim of colors and pattens helping children with Autism. Our clients and their families park in the rear of Plymouth Square and this is where pick up and drop-offs occur. Sometimes transitions in and out of the car, things we take for granted can be difficult for young children on the spectrum. Providing our clients with a mural that would support their sensory issues can make a task such and pick up and drop offs much easier for parents and their therapist. Our kiddos see their therapist for average of 25 hours a week. Our clients range from the ages of 2 to 18. We service over 60 kiddos and have been growing here in Livonia since 2016. We primarily service children from military families and those who need services through the county and local school systems.

The proposed mural will not be visible by any of the main streets as it would be located on the east wall in the rear parking area of the Plymouth Square Plaza. The mural artist hired is a professional artist from East Lansing who has experience with commercial property murals, we can provide her information upon request. The mural is one of a few steps we hope to take to create an inclusive environment for or kids. We staff 65 employees in Livonia and take pride as a small business and want to give our staff something to appreciate and to help beautify the corner of Plymouth and Merriman.

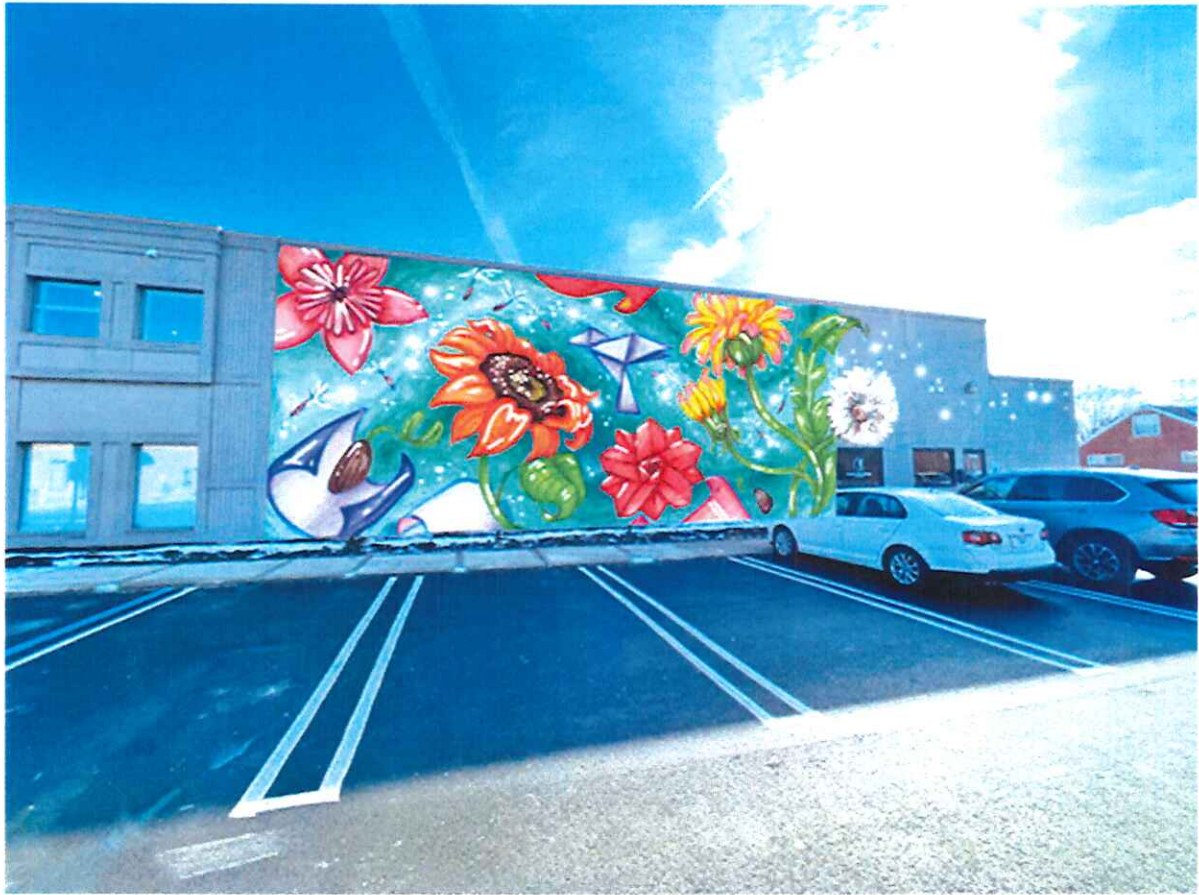
An example of a mural in Livonia we would like to take some inspiration from is the new business right here in Livonia called Bad Brad's BBQ located on 20300 Farmington Road. We hope murals like this can capture and showcase the beautiful things the City of Livonia has to offer. Please see the proposed mural sketch below. If any additional information is needed to support our variance approval, please do not hesitate to reach out.

RECEIVED
JUN 01 2022
Inspection Department
City of Livonia

Current Wall

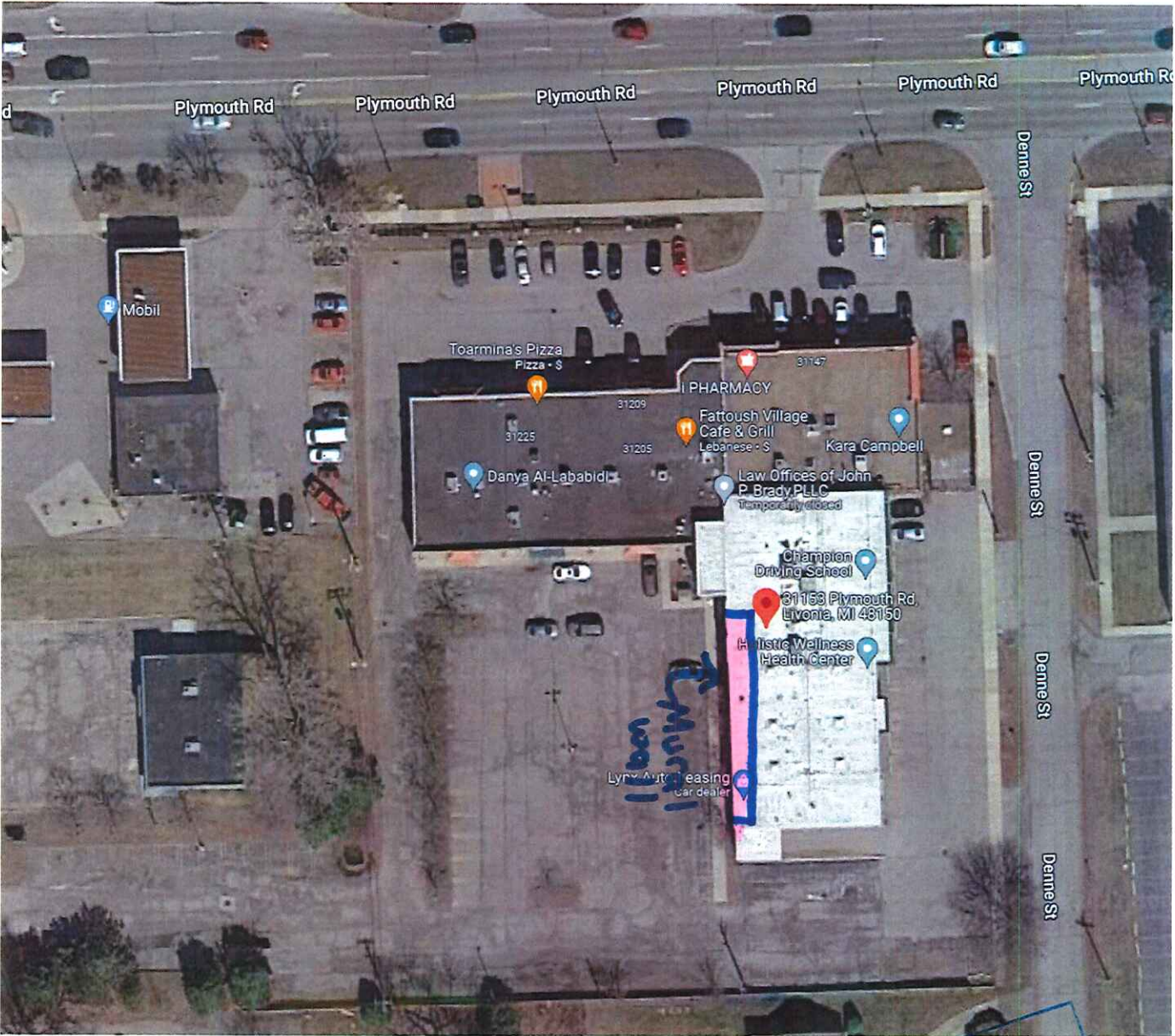


Proposed mural



Local Example: Bad Brad's BBQ 20300 Farmington Road





RECEIVED
JUN 01 2022
Inspection Department
City of Livonia

~~(101)~~ CATCH BASIN

RECEIVED
MAY 01 2002

WALL
ON
R

4513#

PLYMOUTH ROAD 120 FT WIDE

Showroom
 BILL BROWN T.V. COMPANY
 Livonia Michigan

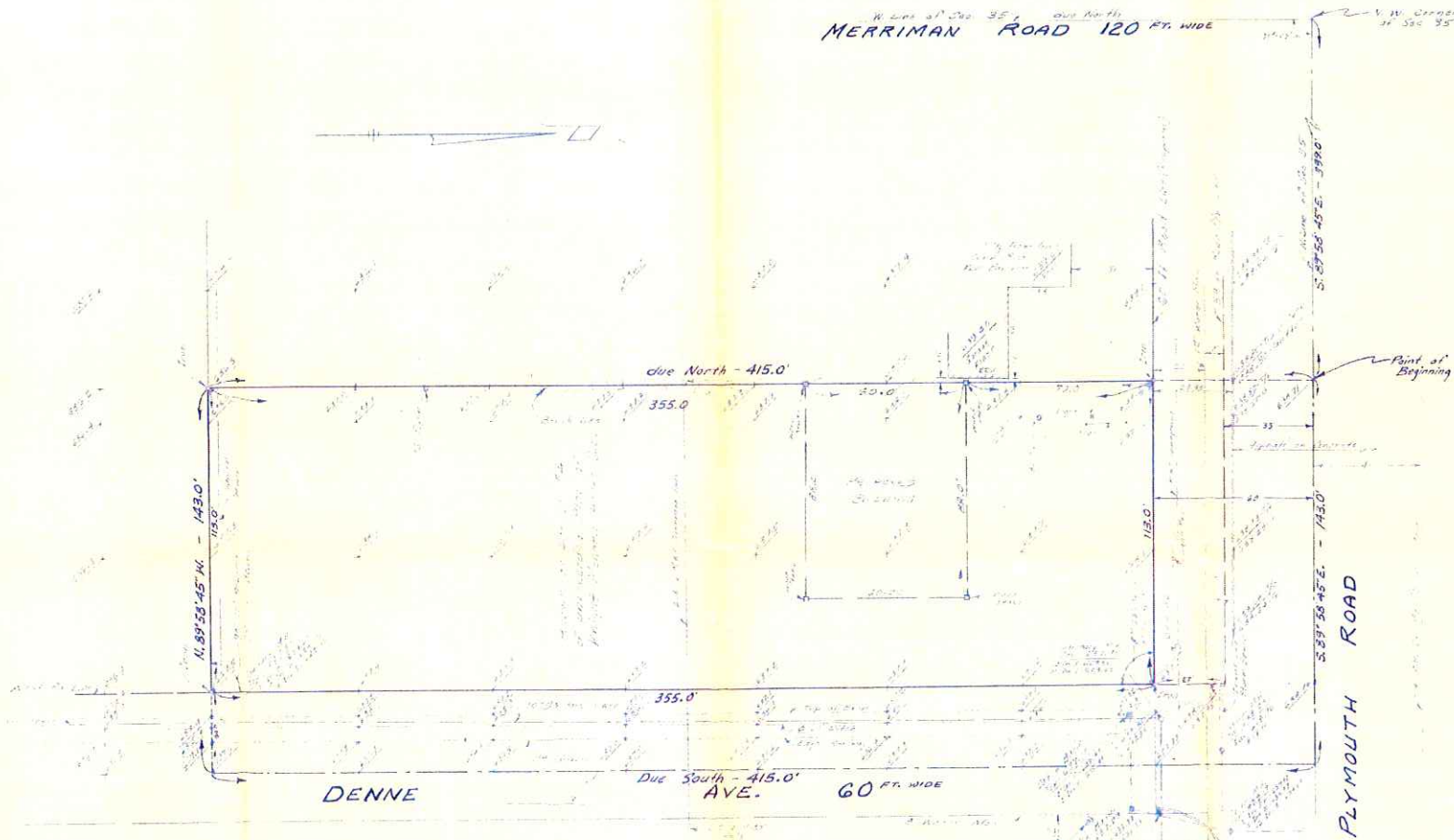
KAMP, MAYOTTE & DICOMO
ARCHITECTS
DETROIT MICHIGAN

70-10
1 of 3

C-757

Area Map

RECEIVED
JUL 14 1970
LIVONIA D. P. W.
DIV. OF ENGINEERING



ARCHITECTURAL SURVEY FOR BILL BROWN'S T.V. CO.
PART OF THE N.W. 1/4 OF SEC. 35,
T. 1 S., R. 9 E.,
CITY OF LIVONIA,
WAYNE COUNTY, MICHIGAN.

COMMUNITY CONSULTANTS, INC.
PLANNERS - ENGINEERS - SURVEYORS
1850 W. 5th Avenue
Livonia, MICH. 48150
(313) 675-4700

Scale: 1" = 20'
Date: June 25, 1970

L054600

Mural wall

1200' PLAN

PLOT PLAN

1200' ELEVATION

WEST ELEVATION

1200' ELEVATION

EAST ELEVATION

STUDY
COPY
SAVE

RECEIVED
MAY 9 1972
LIVONIA D. P. W.
DIV. OF ENGINEERING

THE 1972 ADDITION TO: BILL BROWN'S T.V. COMPANY

V&R ENGINEERED
CONSTRUCTION
INC.
4138 TELEGRAPH, BLOOMFIELD HILLS, MICH.

PROJECT NO.	DRAWN	DATE	REVISED
1000	ONE	1972	1

1

1757

103

C-2

P

RUF

C-2

137

2022 - -
31157 PLYMOUTH
APPLICANT: HOSAM/SSA

31157 PLYMOUTH

Applicant: Hosam Issa

MERRIMAN ROAD

DENNE AVENUE

HUBBELL AVENUE

SUNSET AVENUE

MILBURN AVENUE

FLAMINGO AVENUE

HILLCREST AVENUE

DALHAY AVENUE

ORANGELAWN AVENUE

ROBERT AVENUE

ELMIRA AVENUE

N1

ROBERT AVENUE

Hosam Issa

hosam@zelexa.com

734 476-0851

APPLICATION FOR VARIANCE



Arbor Hills Investments 341 East Huron Ann Arbor 48104 734 717 3833
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Hosam Issa 344519 Ridgely Rd Canton 48188 734 476 0851
(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Adrienne Gelardi 6130 Pollard Ave East Lansing 48823 734 748-0370
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 31157 Plymouth Rd Livonia MI, 48150

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? N/A

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
Commercial Plaza store fronts, offices in rear part of building

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 service over 65 children

with Autism in our behavior health facility

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

children with Autism usually have different sensory issues than neurotypical children

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. The mural would only be visible to our clients and staff.

* Please see supporting documentation

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: _____

Please print name of property owner: _____

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 1st day of June, 2022

Huda Davillier
(Notary Public, Wayne County, Michigan)

My Commission expires 10-5-2023

HUDA DAVILLIER
Notary Public, State of Michigan
County Of Washtenaw
My Commission Expires 10-05-2023
Acting in the County of Washtenaw

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 June 01, 2022, which reads as follows:

LIVONIA VISION 21, SECTION 11.05(15)

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 NO

Violation Issued NO

Zelexa Application for Variance

To: City of Livonia Zoning Board

May 27, 2022



The use of color is quite important in designing the immediate environment of children with autism spectrum disorder. Researchers have revealed that children with autism spectrum disorder have anomalies in their eye structure. The rod and cone cells experience changes due to chemical imbalances and neural deficits. Studies have revealed that 85% of the children in this spectrum perceive colors more intensely in comparison to children displaying normal development. Cool and vibrant colors such as blue and green also have a calming and soothing effect. We hope to achieve this affect for our clients we service at 31157 Plymouth Road.

The mural will bring some life and character to the building and most importantly represent the children we serve. There is abundant research conducted by reputable scientist and universities that support the claim of colors and pattens helping children with Autism. Our clients and their families park in the rear of Plymouth Square and this is where pick up and drop-offs occur. Sometimes transitions in and out of the car, things we take for granted can be difficult for young children on the spectrum. Providing our clients with a mural that would support their sensory issues can make a task such and pick up and drop offs much easier for parents and their therapist. Our kiddos see their therapist for average of 25 hours a week. Our clients range from the ages of 2 to 18. We service over 60 kiddos and have been growing here in Livonia since 2016. We primarily service children from military families and those who need services through the county and local school systems.

The proposed mural will not be visible by any of the main streets as it would be located on the east wall in the rear parking area of the Plymouth Square Plaza. The mural artist hired is a professional artist from East Lansing who has experience with commercial property murals, we can provide her information upon request. The mural is one of a few steps we hope to take to create an inclusive environment for or kids. We staff 65 employees in Livonia and take pride as a small business and want to give our staff something to appreciate and to help beautify the corner of Plymouth and Merriman.

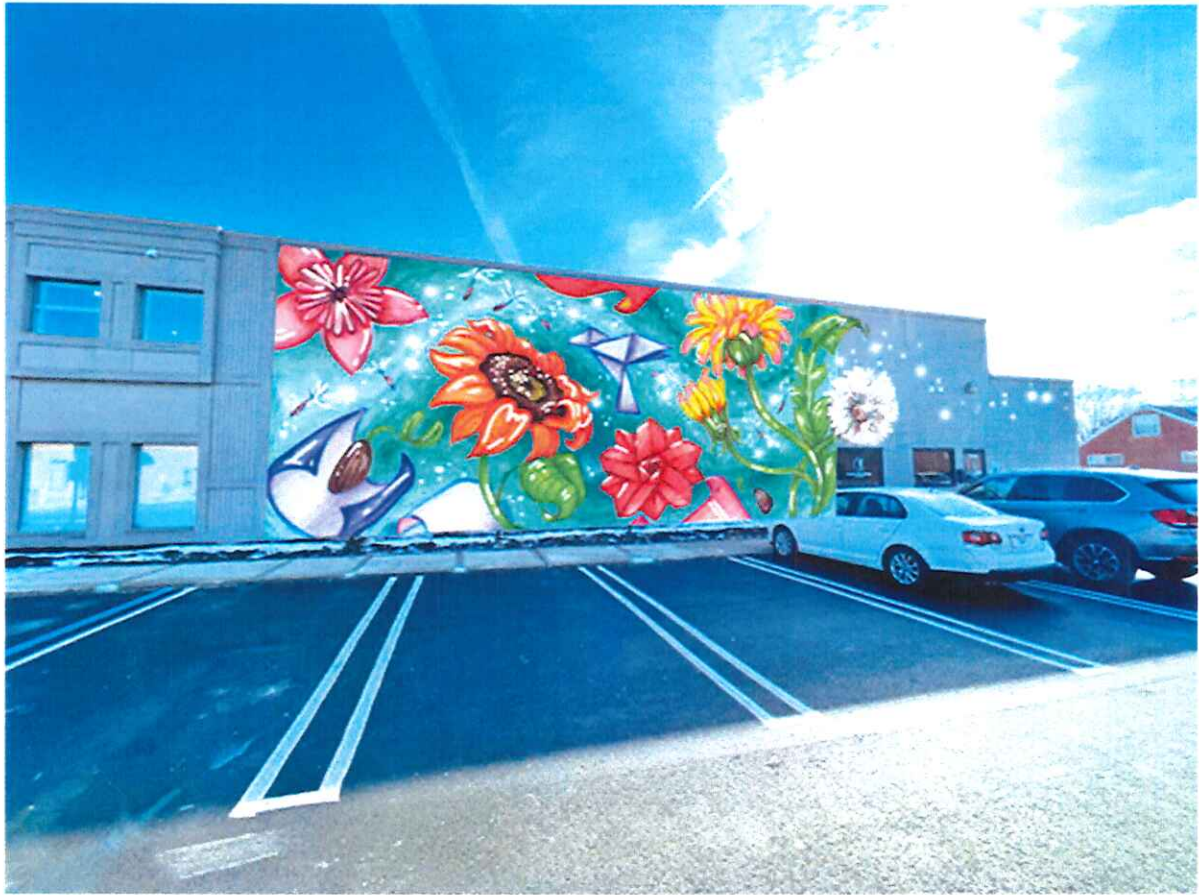
An example of a mural in Livonia we would like to take some inspiration from is the new business right here in Livonia called Bad Brad's BBQ located on 20300 Farmington Road. We hope murals like this can capture and showcase the beautiful things the City of Livonia has to offer. Please see the proposed mural sketch below. If any additional information is needed to support our variance approval, please do not hesitate to reach out.

RECEIVED
JUN 01 2022
Inspection Department
City of Livonia

Current Wall

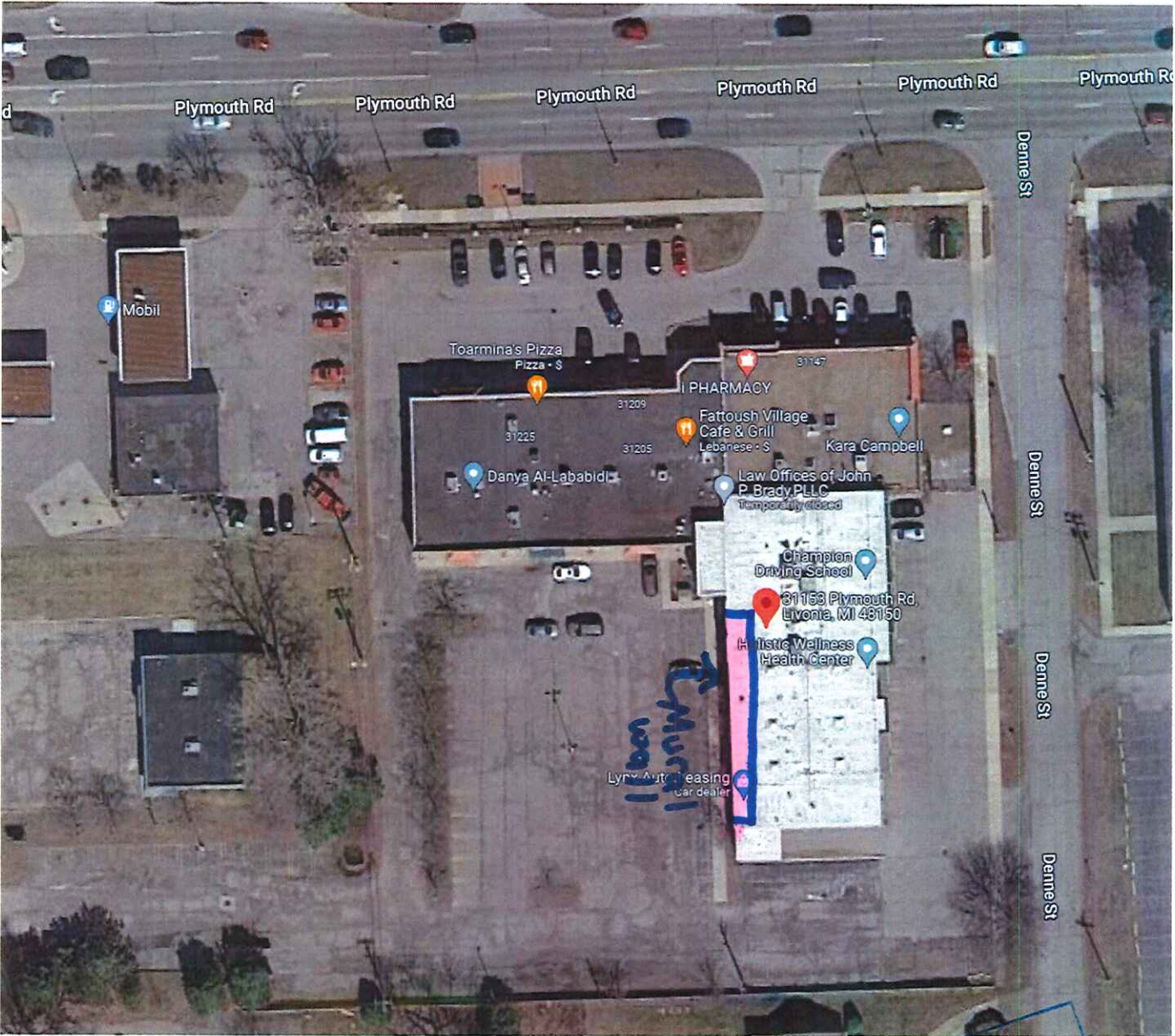


Proposed mural



Local Example: Bad Brad's BBQ 20300 Farmington Road





RECEIVED
JUN 01 2022
Inspection Department
City of Livonia

~~(101)~~ CATCH BASIN

RECEIVED
MAY 01 2002

WALL
ON
R

4513#

PLYMOUTH ROAD 120 FT WIDE

Showroom
 BILL BROWN T.V. COMPANY
 Livonia Michigan

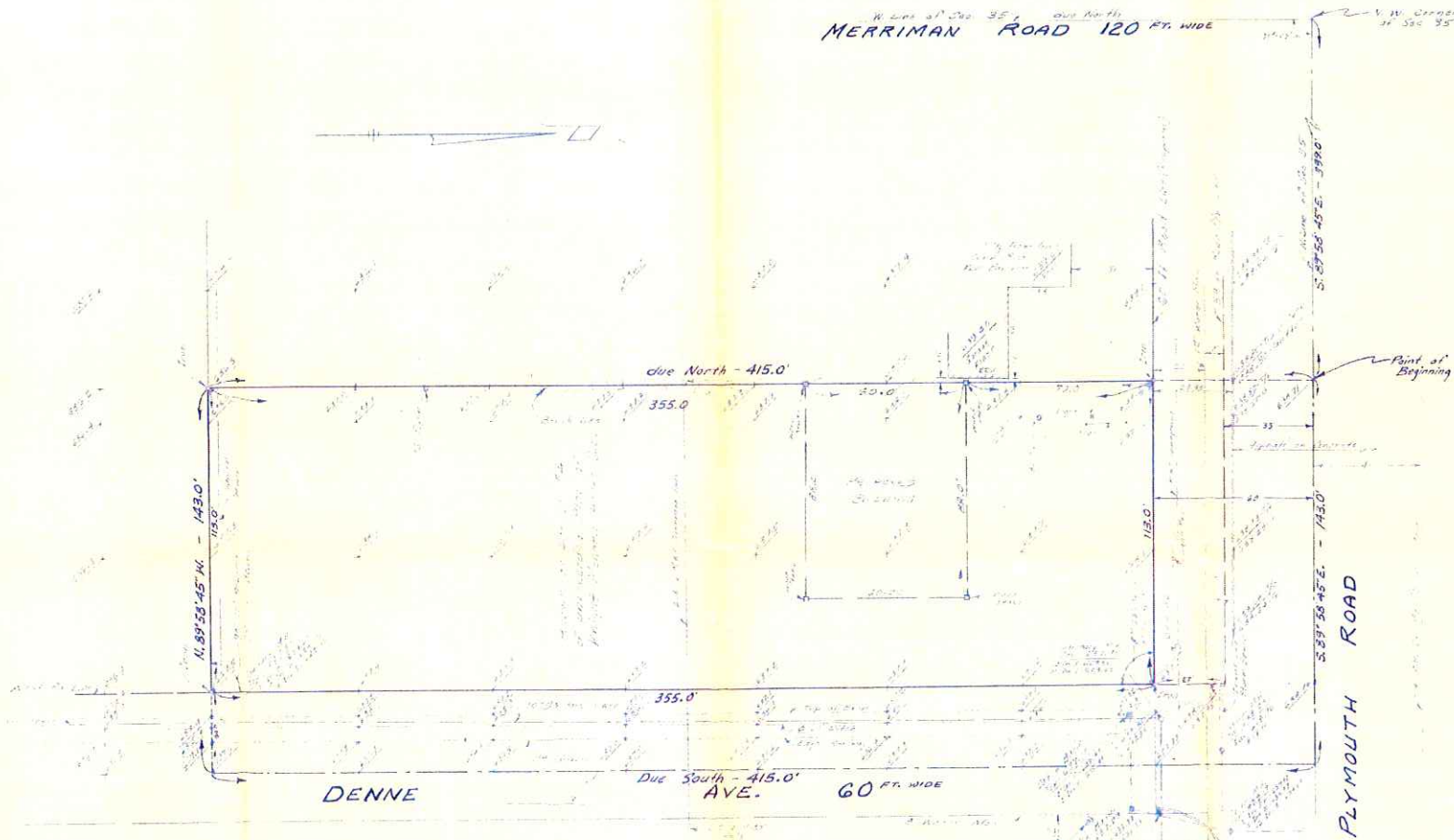
KAMP, MAYOTTE & DICOMO
ARCHITECTS
DETROIT MICHIGAN

70-10
1 of 3

C-757

Area Map

RECEIVED
JUL 14 1970
LIVONIA D. P. W.
DIV. OF ENGINEERING



L054600

ARCHITECTURAL SURVEY FOR BILL BROWN'S T.V. CO.	
PART OF THE N.W. 1/4 OF SEC. 35, T. 1 N., R. 9 E.,	COMMUNITY CONSULTANTS, INC.
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.	1850 W. 5th Avenue Livonia, MICH. 48150 (313) 675-4700
Scale: 1" = 20'	Date: June 25, 1970

Mural wall

1200' PLAN

PLOT PLAN

1200' ELEVATION

WEST ELEVATION

1200' ELEVATION

EAST ELEVATION

STUDY COPY
SAVE

RECEIVED
MAY 9 1972
LIVONIA D. P. W.
DIV. OF ENGINEERING

THE 1972 ADDITION TO: BILL BROWN'S T.V. COMPANY

V&R ENGINEERED
CONSTRUCTION
INC.
4138 TELEGRAPH, BLOOMFIELD HILLS, MICH.

PROJECT NO.	DRAWN	DATE	REVISED
1000	ONE	1972	1

1

1757

103

C-2

P

RUF

HUBBELL AVENUE

DENNE AVENUE

SUNSET AVENUE

MILBURN AVENUE

FLAMINGO AVENUE

HILLCREST AVENUE

C-2

137

2022 - -
31157 PLYMOUTH
APPLICANT: HOSAM / SSA

DALHAY AVENUE

ORANGELAWN AVENUE

ROBERT AVENUE

ELMIRA AVENUE

N1

ROBERT AVENUE

2022 -



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 HOSAM ISSA Address 44519 RIDGEFIELD, CANTON, MI 48108 734-476-0851
 Owner ARBOR HILL INVESTMENTS Address 341 EAST HURON, ANN ARBOR, MI 48104 734-717-3833
 Lessee _____ Address _____
 Location SOUTH Side of 31157 PLYMOUTH Street _____
 Between MORRIMAN And DOWNE
 Lot No./Parcel No. 138-99-0015-001 Subdivision _____
 Zoning District C-2 Map No. NW35 Lot Size 0.92 AC. Alley _____
 Present Use COMMERCIAL Proposed Use SAME
 Present Building Size N/A Proposed Building Size NONE PROPOSED
 Present Height of Building N/A Proposed Height " "
 Allowable Lot Coverage N/A Proposed Lot Coverage N/A
 Proposal SEEKING TO ERECT A PAINTED SIGN (MURAL) ON THE WEST EXTERIOR BUILDING WALL WHICH IS NOT ALLOWED. PAINTED SIGNS ON THE EXTERIOR OF BUILDINGS IS PROHIBITED IN ANY ZONING DISTRICT

Reason for Rejection LIVONIA VISION 21, SECTION 11.05(15)

Deficient Side Yard _____ 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 11.05(15) SIGN PAINTED ON BUILDING EXTERIOR Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by Ry Date JUNE 01, 2022

ZONING EXAMINER

ZELEXA, LLC
31229 PLYMOUTH RD
LIVONIA, MI 48150

COMERICA BANK
ANN ARBOR, MICHIGAN

9-9/720

2036

7/11/2022

Pay One Hundred and 00/100*****

\$**100.00

TO THE
ORDER OF City of Livonia
33000 Civic Center Drive
Livonia, MI 48154-3060

M. M. Tsa



MP

⑈002036⑈ ⑆072000096⑆ 1853241303⑈

THE FACE OF THIS CHECK IS PRINTED BLUE - THE BACK CONTAINS A SIMULATED WATERMARK

ZELEXA, LLC
31229 PLYMOUTH RD
LIVONIA, MI 48150

COMERICA BANK
ANN ARBOR, MICHIGAN

9-9/720

2008

5/26/2022

Pay Three Hundred Fifty and 00/100*****

\$**350.00

TO THE
ORDER OF City of Livonia
33000 Civic Center Drive
Livonia, MI 48154-3060

M. M. Tsa



MP

⑈002008⑈ ⑆072000096⑆ 1853241303⑈

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSNAN

CITY COUNCIL MEMBERS

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

July 29, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-07-02: An appeal has been made to the Zoning Board of Appeals by Arbor Hill Investments, 31157 Plymouth Rd, seeking to erect a painted sign (mural) on the west exterior building wall which is not allowed. Painted signs on the exterior of buildings are prohibited in any zoning district.

The property is located on the south side of Plymouth (31157) between Merriman and Denne, Lot No. 138-99-0015-001, Zoning District, C-2, "General Business District." Rejected by the Inspection Department under City of Livonia Ordinance, Section 11.05 (15), Prohibited Signs.

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 **Auditorium on the first floor of City Hall on Tuesday, August 16, 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 "TK", is written over a horizontal line.

Timothy Klisz, Secretary

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

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-07-03
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

WE BELIEVE THERE IS AN APPROPRIATE
REASON FOR THE ORDINANCE.

Signed comments will be read into
the record. Unsigned or anonymous
comments will not be considered.

Signature:

Name:

SUANNE DORR / DEBORAH HOENSCHIED
(Please print)

Address:

18505 Gill Rd,
LIVONIA, MI 48152

RECEIVED
ZONING BOARD OF APPEALS
2022 AUG 22 PM 4:23

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-07-03
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

I think the zoning regulation is
there for a reason + should stay
as is

Signed comments will be read into
the record. Unsigned or anonymous
comments will not be considered.

Signature:

Samantha Bahr

Name:

Samantha Bahr
(Please print)

Address:

18395 Gill Road

RECEIVED
ZONING BOARD OF APPEALS

2022 AUG 22 PM 4:28

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-07-03
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

We think that the existing zoning requirements should apply for consistency in the neighborhood.

RECEIVED
ZONING BOARD OF APPEALS

2022 AUG 22 10:23

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature: Colleen Burt / David Burton
Name: Colleen Burton / David Burton
(Please print)
Address: 18483 Gill, Livonia, MI 48152

ZONING BOARD OF APPEALS



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

August 22, 2022

Scott and Carla Murray
18420 Laurel
Livonia, MI 4815

Dear Mr. and Mrs. Murray,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held August 16, 2022, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2022-07-03: An appeal has been made to the Zoning Board of Appeals by Scott and Carla Murray, 18420 Laurel, seeking to construct a steel accessory building while maintaining an attached garage resulting in excess total accessory building area.

Accessory building area:

Allowed: 960 sq ft

Proposed: 1457 sq ft (625 sq ft existing/832 sq ft proposed)

Excess: 497 sq ft

The property is located on the east side of Laurel (18420) between Seven Mile and Curtis, Lot No. 034-01-0020-001, Zoning District, R-U-F, "Rural Urban Farm." Rejected by the Inspection Department under City of Livonia Ordinance, Section 7.09, "Single-Family Residential Accessory Buildings and Recreational Equipment Storage."

be **tabled** to allow the petitioner to take the Board's comments and request to heart and to come back with a new proposal that will meet at least four members of the Board's satisfaction and the position to be granted at that time.

Sincerely,

Timothy Klisz, Secretary

cc: S. Banko, City Clerk, M. Fisher, S. Miller, R. Abrahamson, F. Hershey

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-07-03
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

The proposed building is over 150' from the rear property line & over 150' from the front property line. IT SHOULD PROVE DIFFICULT TO BE SEEN BY THE STREET OR REAR NEIGHBORS DUE TO THE TREES ON THE PROPERTY, HERCE IT WON'T DETRACT FROM THE NEIGHBORHOOD.

The proposed building is ALSO SITUATED SO THAT THE WIDTH & LENGTH OF THE BUILDING IS ALIGNED WITH THE WIDTH & DEPTH OF THE PROPERTY.

I HAVE SPOKE WITH MY NEIGHBORS TO THE NORTH & SOUTH OF OUR PROPERTY & BOTH ARE OK WITH US BUILDING THE BUILDING.

I ALSO HAVE SPOKE WITH ONE OF THE NEIGHBORS BEHIND US & HE DIDN'T HAVE AN ISSUE WITH THE BUILDING EITHER.

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature: _____

Name: _____

Address: _____

Respectfully



Scott Murray
(Please print)

18420 LAUREL DR.

LIVONIA, MI. 48152

2022 AUG 15 AM 9:49
ZONING BOARD OF APPEALS
RECEIVED

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-07-03
Meeting Date: August 16, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

BUILDING WILL NOT INTERFERE WITH
OUR PROPERTY NOR WILL IT DETRACT FROM
THE APPEARANCE OF THE NEIGHBORHOOD.

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature:

Jane Miles

Name:

JANE MILES
(Please print)

Address:

18500 LAUREL DR.

2022 AUG 15 AM 9:51
RECEIVED
ZONING BOARD OF APPEALS

2022 - -



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 734-777-6641
 Owner SCOTT AND CARLA MURRAY Address 18420 LAUREL, LIVONIA, MI 48152
 Lessee — Address —
 Location EAST Side of 18420 LAUREL Street
 Between SEVEN MILE And CURTIS
 Lot No./Parcel No. 034-01-0020-001 Subdivision WINFIELD ESTATES
 Zoning District RUF Map No. NWD9 Lot Size 165' x 446' (73,590 SQ FT) Alley —
 Present Use RESIDENTIAL Proposed Use SAME
 Present Building Size HOUSE 1890 SQ FT / ATT. GARAGE 625 SQ FT Proposed Building Size 26' x 32' (832 SQ FT)
 Present Height of Building 1 1/2 STORY Proposed Height 14.5 FEET
 Allowable Lot Coverage 35% (25,756 SQ FT) Proposed Lot Coverage 4.5% (3347 SQ FT)
 Proposal SEEKING TO CONSTRUCT A STEEL ACCESSORY BUILDING WHILE MAINTAINING AN ATTACHED GARAGE RESULTING IN EXCESS TOTAL ACCESSORY BUILDING AREA. ACCESSORY BUILDING(S) AREA ALLOWED: 960 SQ FT; PROPOSED: 1457 SQ FT (625 SQ FT EXISTING / 832 SQ FT PROPOSED); EXCESS: 497 SQ FT.

Reason for Rejection LIVONIA VISION 21, SECTION 7.09

Deficient Side Yard _____ 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 7.09 497 SQ FT

Remarks _____

Plans and Application examined by Rx Date JULY 12, 2022

ZONING EXAMINER

APPLICATION FOR VARIANCE

Scott & CARLA MURRAY 18420 LAUREL DR. LIVONIA, ME 48152 (734) 777-6641
 (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 18420 LAUREL DR. LIVONIA, ME 48152

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:

09B20A WINFIELD ESTATES T1S R9E L69 P2B

WER LOT 20 AS ORIGINALLY PLATTED EXC. THE E 150FT. THEREOF

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 HAVE A FAMILY OF SIX & A LARGE LOT (165.0' X 445.86') & ARE

IN NEED OF MORE STORAGE. THERE ARE SEVERAL HOMES AROUND US THAT HAVE 2 GARAGES & LARGE SHEDS.

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

WE ARE IN NEED OF MORE STORAGE SO THAT WE CAN

KEEP THINGS INSIDE AS OPPOSED TO OUTSIDE. I WON'T HAVE TO PAY TO STORE THINGS OFF SITE.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. SEVERAL OF MY NEIGHBORS PROPERTIES ALREADY

MOVE 2 GARAGES ON THEIR PROPERTIES, & IT WILL ALLOW

US TO STORE THINGS INSIDE AS OPPOSED TO OUTSIDE.

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?

IT IS MY UNDERSTANDING THAT ALL VARIANCES NEED TO GO THROUGH Z.B.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? IT IS MY UNDERSTANDING THAT ALL VARIANCES

NEED TO GO THROUGH Z.B.A. AS THIS IS THE SAME
PROCESS THAT ALL OF MY NEIGHBORS HAD TO USE.

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: Scott Murray

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 12 day of July, 2022

[Signature]
(Notary Public, Wayne County, Michigan)

My Commission expires 10/10/2025

DAVID AVERY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES OCT 10, 2025
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

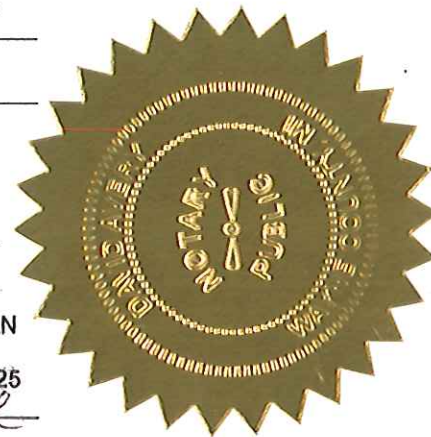
Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the order decision) of the Department of Inspection, dated July 12, 2022, which reads as follows:

LIVONA Vision 21, SECTION 7.09

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.

NO VIOLATION / NO PERMIT

[Signature]
(Supervisor)



PROPERTY TRANSFER AFFIDAVIT

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct **taxable value**. It must be filed by the new owner with the **assessor for the city or township** where the property is located within **45 days** of the transfer. If it is not filed timely, a penalty of \$5/day (maximum \$200) applies. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 18420 Laurel Drive, Livonia, MI 48152	2. County Wayne	4. Date of Transfer (or land contract signed) 10/07/2013
3. City /Township/Village of Real Estate Livonia ☐ City ☐ Township ☐ Village		5. Purchase Price of Real Estate \$309,000.00
6. Property Identification Number (PIN). If you don't have a PIN, attach legal description. 46-034-01-0020-001		PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letter. It is on the property tax bill and on the assessment notice.

7. Seller's (Transferor) Name John Dittmar, Personal Representative of The Estate of Violet Jeannette Dittmar, a/k/a Violet J. Dittmar, Decedent, Wayne County Probate Court File No. 2013-784212-DE	8. Buyer's (Transferee) Name and Mailing Address Scott K. Murray and Carla A. Murray 18420 Laurel Drive Livonia, MI 48152
--	---

Items 9-13 are optional. However, by completing them you may avoid further correspondence.

Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business.

9. Type of Transfer ☒ Land Contract ☒ Deed	☐ Lease ☐ Other (specify) conv.
---	---

10. Is the transfer between related persons? ☐ Yes ☒ No	11. Amount of Down Payment \$
12. If you financed the purchase, did you pay market rate of interest? ☒ Yes ☐ No	13. Amount Financed (Borrowed) \$299,730.00

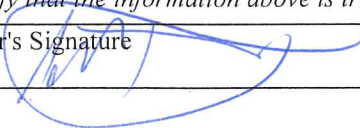
Exemptions

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the **taxable value** must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price. Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-m). If you believe this transfer is exempt, indicated below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ transfer from one spouse to the other spouse
- ☐ change in ownership solely to exclude or include a spouse
- ☐ transfer of that portion of a property subject to a life lease or life estate (**until** the life lease or life estate expires)
- ☐ transfer to effect the foreclosure or forfeiture of real property
- ☐ transfer by redemption from a tax sale
- ☐ transfer into trust where the settler or settler's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ transfer resulting from a court order unless the order specifies a monetary payment
- ☐ transfer creating or ending a joint ownership if at least one person is an original owner of the property (or his/her spouse)
- ☐ transfer to establish or release a security interest (collateral)
- ☐ transfer of real estate through normal public trading of stocks
- ☐ transfer between entities under common control or among members of an affiliated group
- ☐ transfer resulting from transactions that qualify as a tax-free reorganization
- ☐ other, specify:

Certification

I certify that the information above is true and complete to the best of my knowledge.

Owner's Signature 	Date 10/7/13	If signer is other than the owner, print name and title.
--	------------------------	--

RECEIVED
OCT 10 2013
CITY OF LIVONIA
DEPT OF ASSESSMENT
CONFIDENTIAL

034-01-0020-001

F817368

L18442 PA 21

ENTERED

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF WAYNE

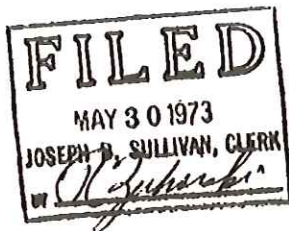
IN RE:

PETITION TO VACATE A
PORTION OF WINFIELD
ESTATES SUBDIVISION.

No: 73-231-975-CZ

RECORDED MAY 31 1973 AT 11:34 A
BERNARD J. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

ORDER VACATING A PORTION OF WINFIELD
ESTATES SUBDIVISION



At a session of said Court, held
in the City-County Bldg., in the
City of Detroit, Wayne County,
Michigan, on MAY 30 1973

PRESENT THE HON:

CIRCUIT JUDGE

F817368

This cause having come before this Court to be heard on the 18th day
of May, 1973; and consents to the Amended Petition having been filed on behalf
of the State Treasurer, Wayne County Drain Commissioner and the City of Livonia;
and the Court being fully advised in the premises,

IT IS HEREBY ORDERED AND ADJUDGED that the dimensions of the recorded
plat for Winfield Estates Subdivision of the Northwest 1/4 of Section 9, Town 1,
Range 9 East, Livonia Township, Wayne County, Michigan (now City of Livonia) as
recorded in Liber 69, Page 28 of the Wayne County Records, be changed so as to
vacate and remove the Easterly 150 feet of Lots 12, 13, 14, 15, 16, 17, 18, 19
and 20 of the aforesaid plat, as well as that portion of Gill Road immediately
adjoining said lots, as indicated by the drawing prepared by Basney & Smith,
and attached hereto and made a part hereof.

THOMAS E. DOWLING

CIRCUIT JUDGE

A TRUE COPY
JOSEPH B. SULLIVAN
CLERK

BY

Joseph B. Sullivan
Deputy Clerk

No. A

389577

E-314-2 Bks.

CERTIFIED COPY--"LAW"

STATE OF MICHIGAN, }
County of Wayne }

I, JOSEPH B. SULLIVAN, Clerk of Wayne County, and Clerk of the
Circuit Court for the County of Wayne, do hereby certify, that the above and the
foregoing is a true and correct copy of

ORDER VACATING A PORTION OF WINFIELD

ESTATES SUBDIVISION #73-231-975-CZ

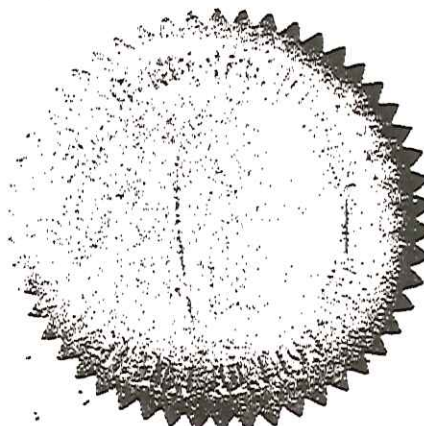
entered in the above entitled cause by said Court, as appears of record in my office. That
I have compared the same with the original, and it is a true transcript therefrom, and
of the whole thereof.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said
Court and County, at Detroit, this 30TH day of MAY A. D. 1973

JOSEPH B. SULLIVAN, Clerk

Fee, \$.25¢

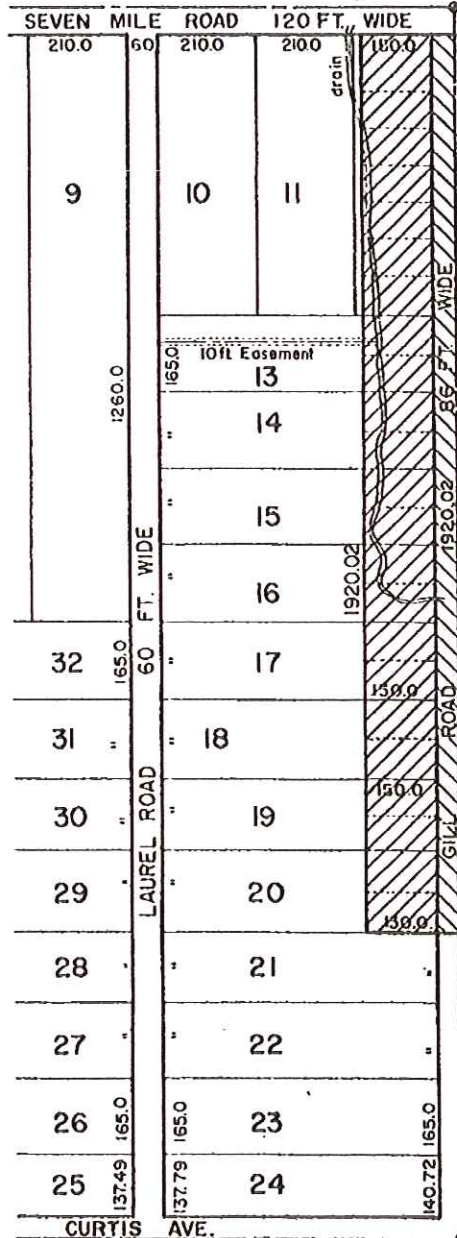
C. Motyle, Deputy Clerk



SKETCH OF PART OF LOTS TO BE VACATED
IN WINFIELD ESTATES SUB. of the N.W. 1/4
of Sec. 9, T.1 S., R.9 E., Livonia
Township, Wayne Co., Mich. (NOW CITY
OF LIVONIA) As recorded in Liber 69,
Page 28, W.C.R.

Easterly 150' of lots
12 to 20 inclusive to
be vacated

Westerly 43' of Gill
Road to be vacated



North 1/4 Cor.
of Sec 9

Made February 15, 1973
Basney & Smith, Inc.

by *William L. Roskelly*
William L. Roskelly

Basney & Smith, Inc.
25200 Six Mile Rd.
Detroit, MI 48240
525-3066

scale:
1"=300'
Center 1/4
Cor. of
Sec. 9

Your Midwest Steel Carport Quote (#1657460608000241)

1 message

MW Steel Buildings <sales@mwsteelbuildings.com>
To: murrayscott725@gmail.com

Sun, Jul 10, 2022 at 9:43 AM



MW Steel Buildings
13479 S Mason Dr
Grant, MI 49327
(877) 368-8244

Customer Order - Jul 10, 2022

Ship To

Name	Scott Murray	Order #	1657460608000241
Install Address			
City		State	
Email	murrayscott725@gmail.com	Phone #	7347776641
		Zip Code	48152
		Mobile #	

Building Info

Style: M-Series – 26 – 30' Wide
Roof Overhang: 6"
Roof Style: A Frame - Vertical (4/12 Pitch)
Gauge: 12-Gauge Framing
Leg Style: Standard
Brace: Standard Brace

Size

26' X 32' X 10'
Width Length Leg Height

Color

Roof Brown ☐
Trim: Brown ☐
Siding: Tan ☐
Wainscot Brown ☐

Anchoring & Site Preparation

Installation Surface: Cement

Design Link & Notes

Design Link: <https://idearoom.mwsteelbuildings.com/#2e41b93242682ea0199f17b7a15dea57>

Building Images



Perspective View



Front



Left Side

Building Images

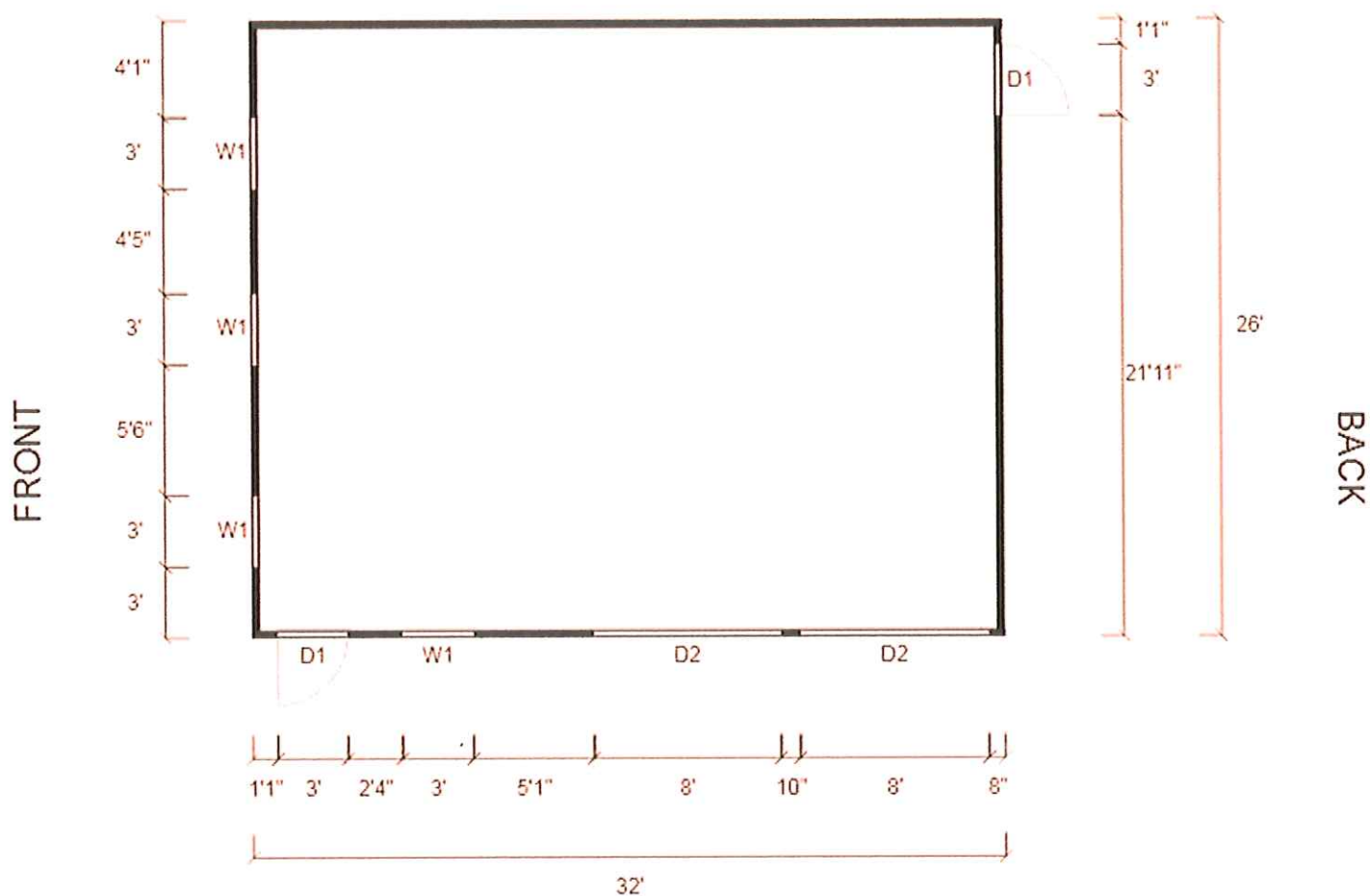


Right Side



Back

LEFT SIDE

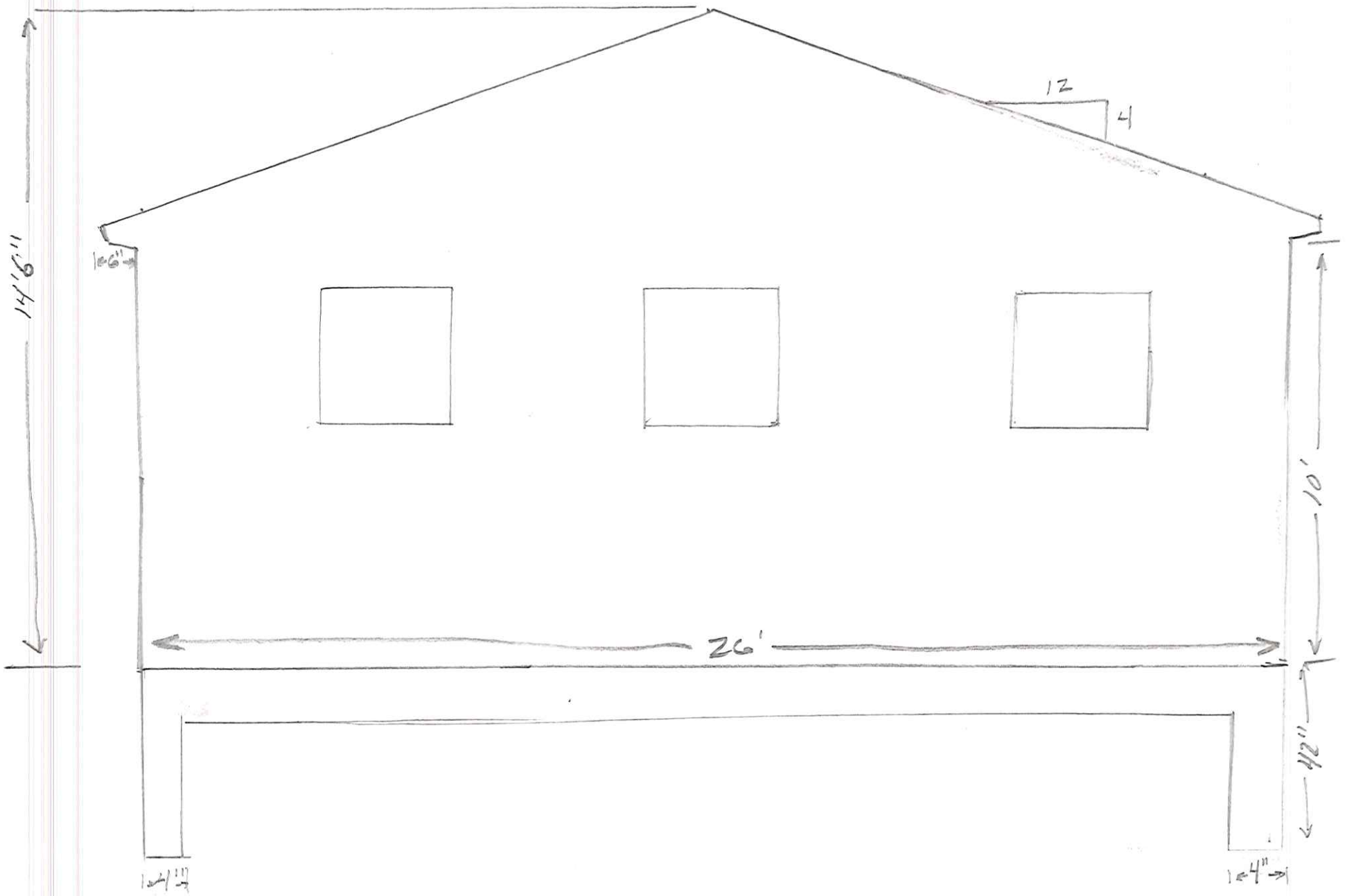


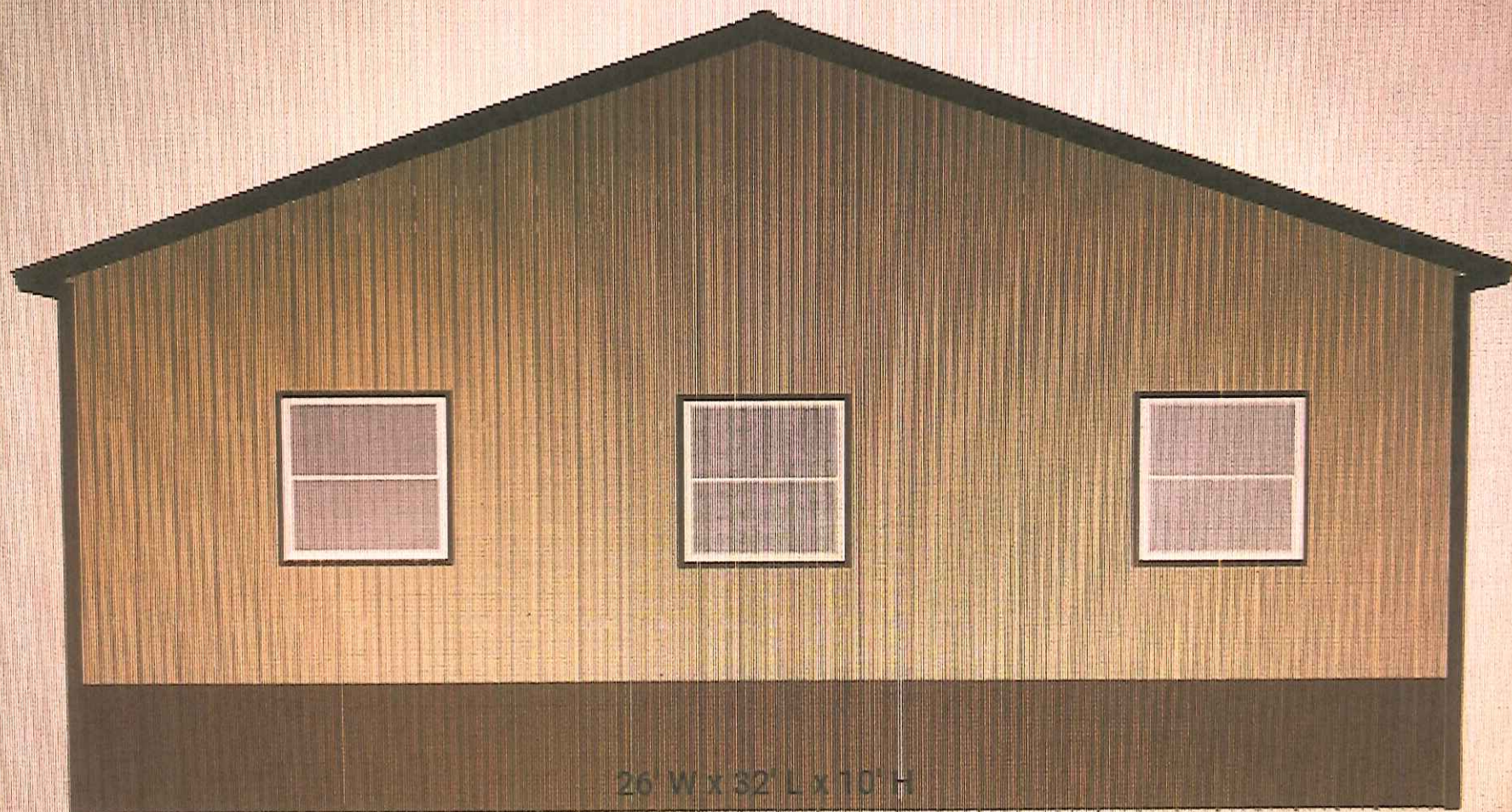
RIGHT SIDE

SYMBOL LEGEND

W1	Vertical Insulated Window (36x36)	D1	Premium Steel Door (36x80)
D2	garagedoor-8x7-long		Closed Wall

Section	Description	Quantity
Structure Details		





Approximate center clearance: 14'4"



HOME



LEFT



RIGHT



IN



OUT

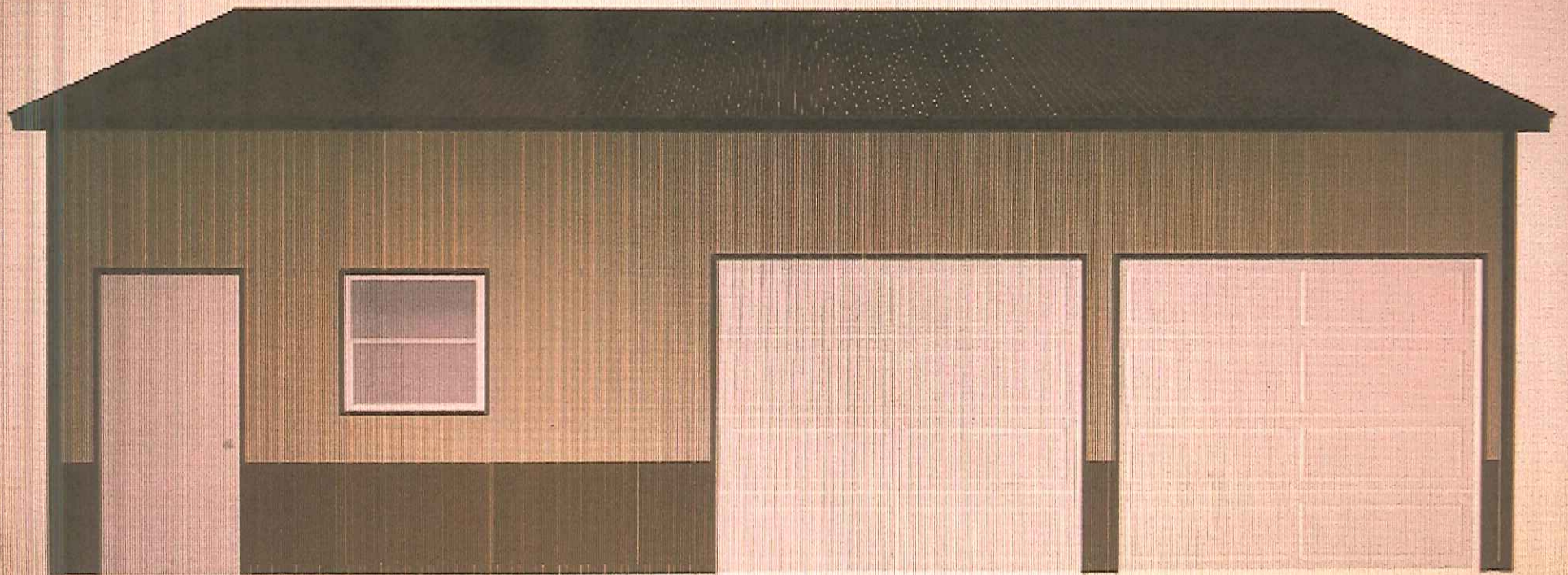


UNDO



RESET





26' W x 32' L x 10' H

Approximate center clearance: 14'4"



HOME



LEFT



RIGHT



IN



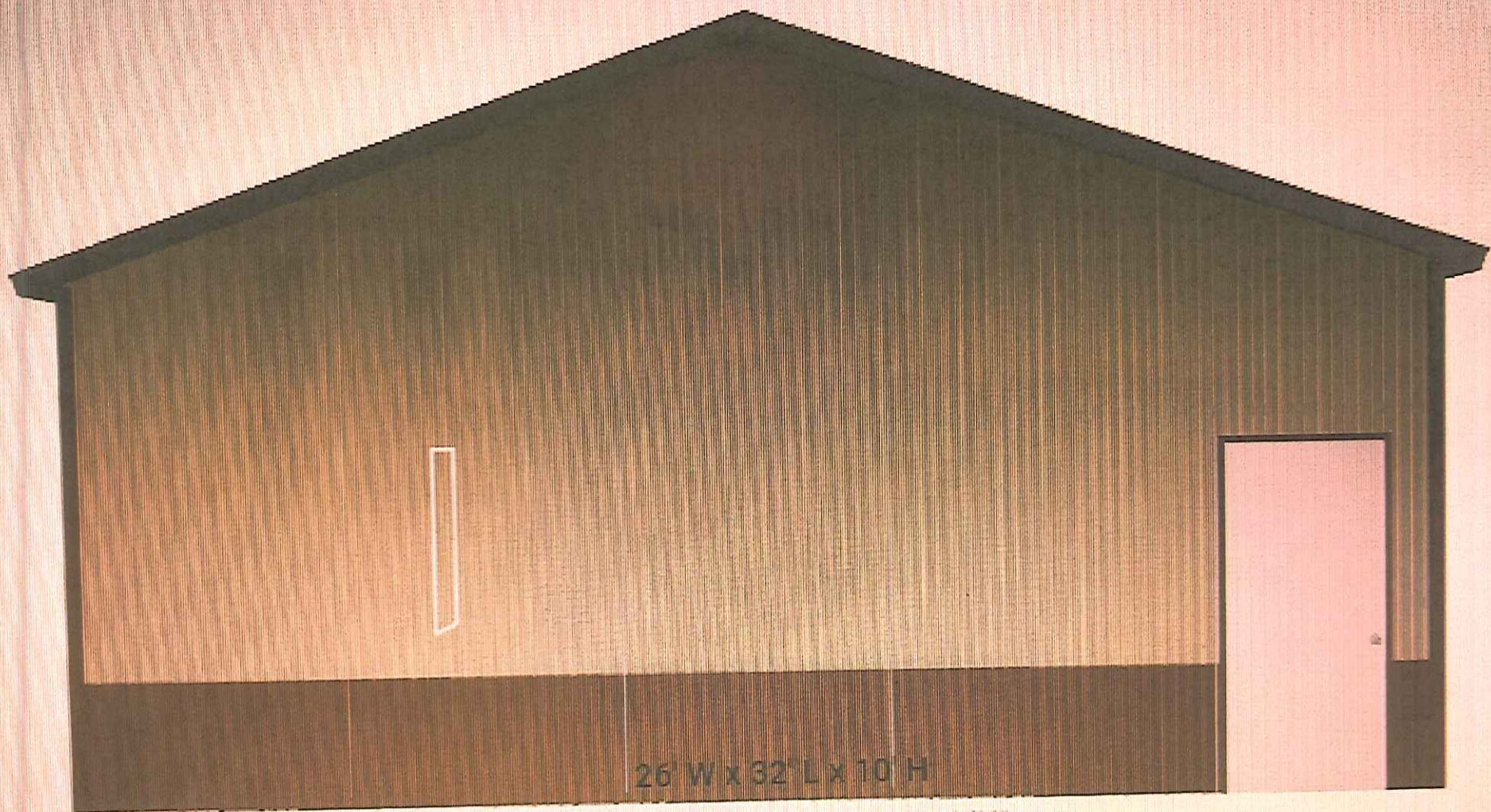
OUT



UNDO



RESET



Approximate center clearance: 14'4"

HOME

LEFT

RIGHT

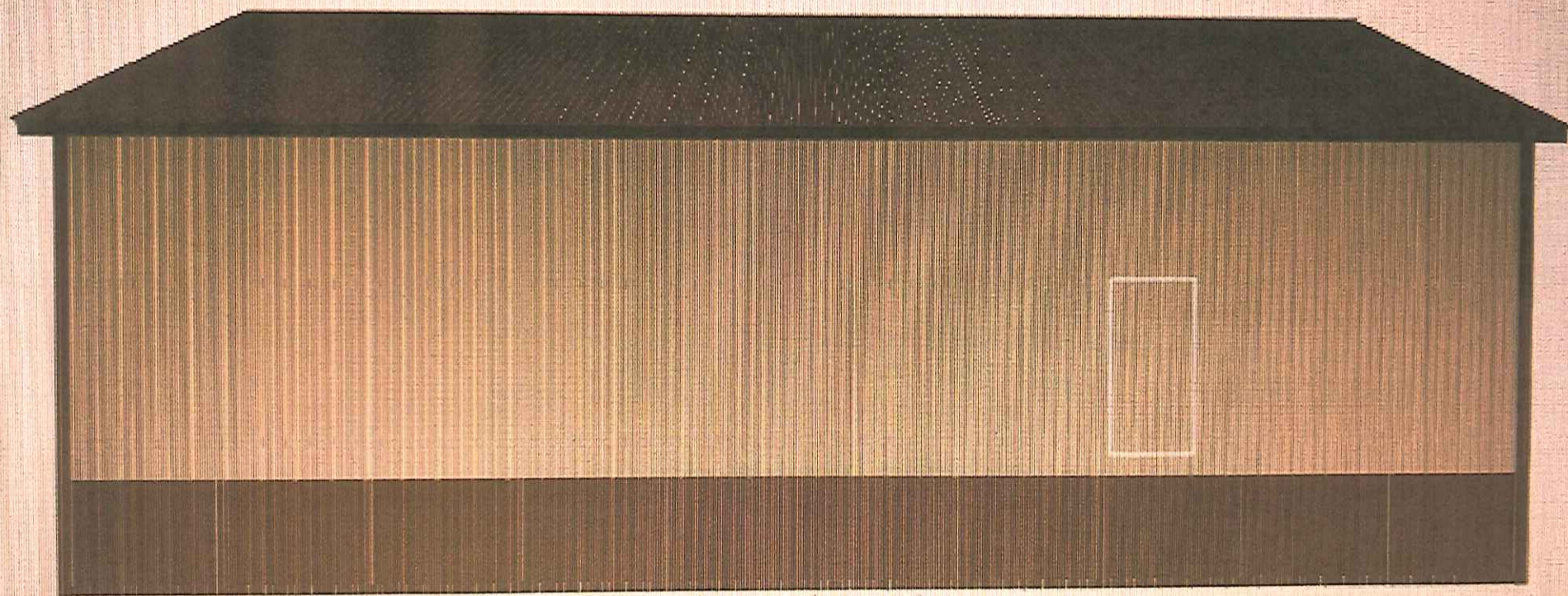
IN

OUT

UNDO

RESET





26' W x 32' L x 10' H

Approximate center clearance: 14'4"

HOME

LEFT

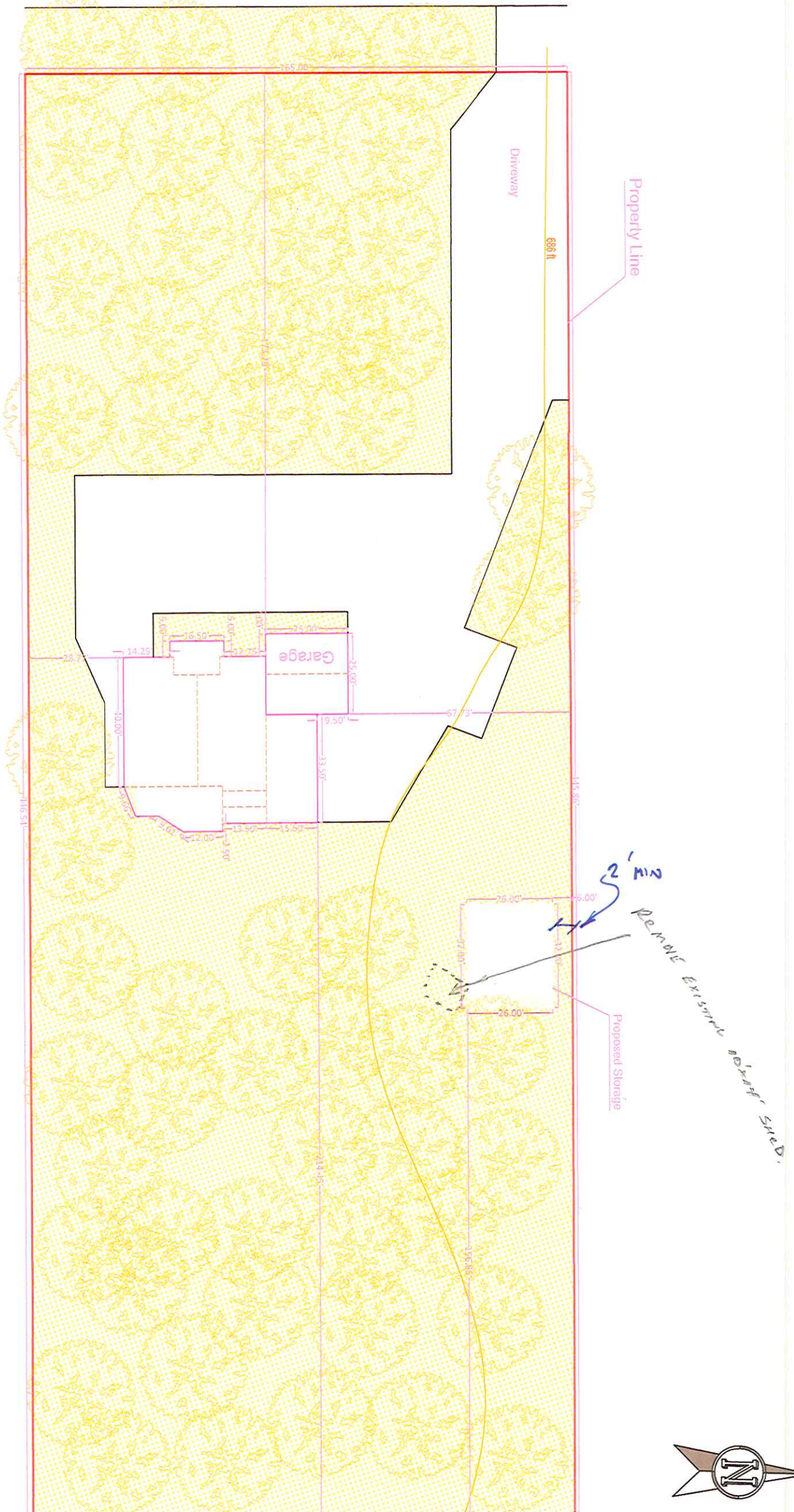
RIGHT

IN

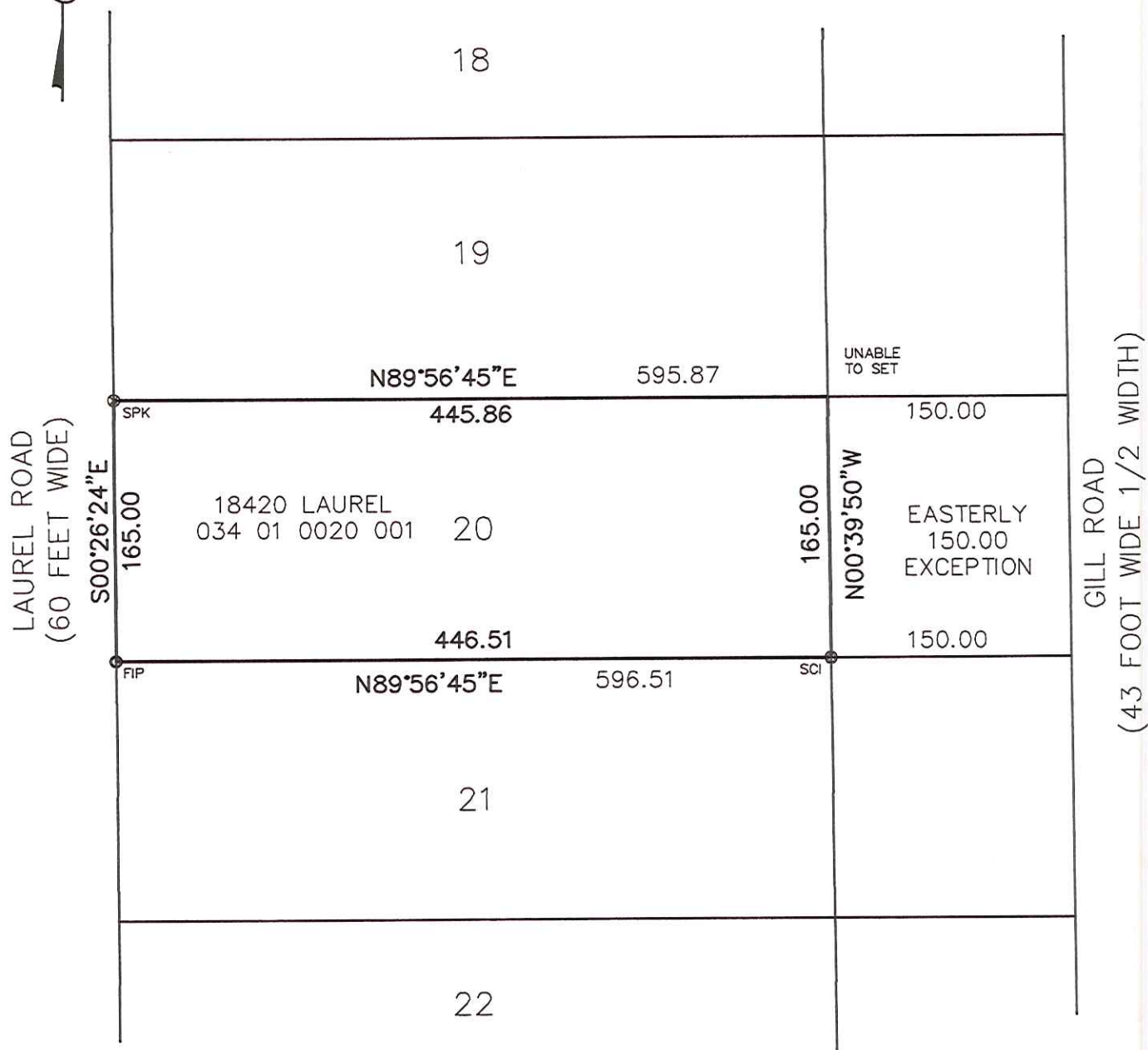
OUT

UNDO

RESET



PROPERTY SURVEY
SCOTT MURRAY



LOT 20, WINFIELD ESTATE SUBDIVISION AS RECORDED IN LIBER 69, PAGE 28, WAYNE COUNTY RECORDS, WAYNE COUNTY MICHIGAN. EXCEPTING THE EASTERLY 150 FEET THEREOF.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE ABOVE DESCRIBED PROPERTY, EXCEPT AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE ERROR OF CLOSURE OF THIS SURVEY WAS NOT GREATER THAN 1 PART IN 10,000.

Gary A. Witt
GARY A. WITT P.L.S. 49282



LEGEND

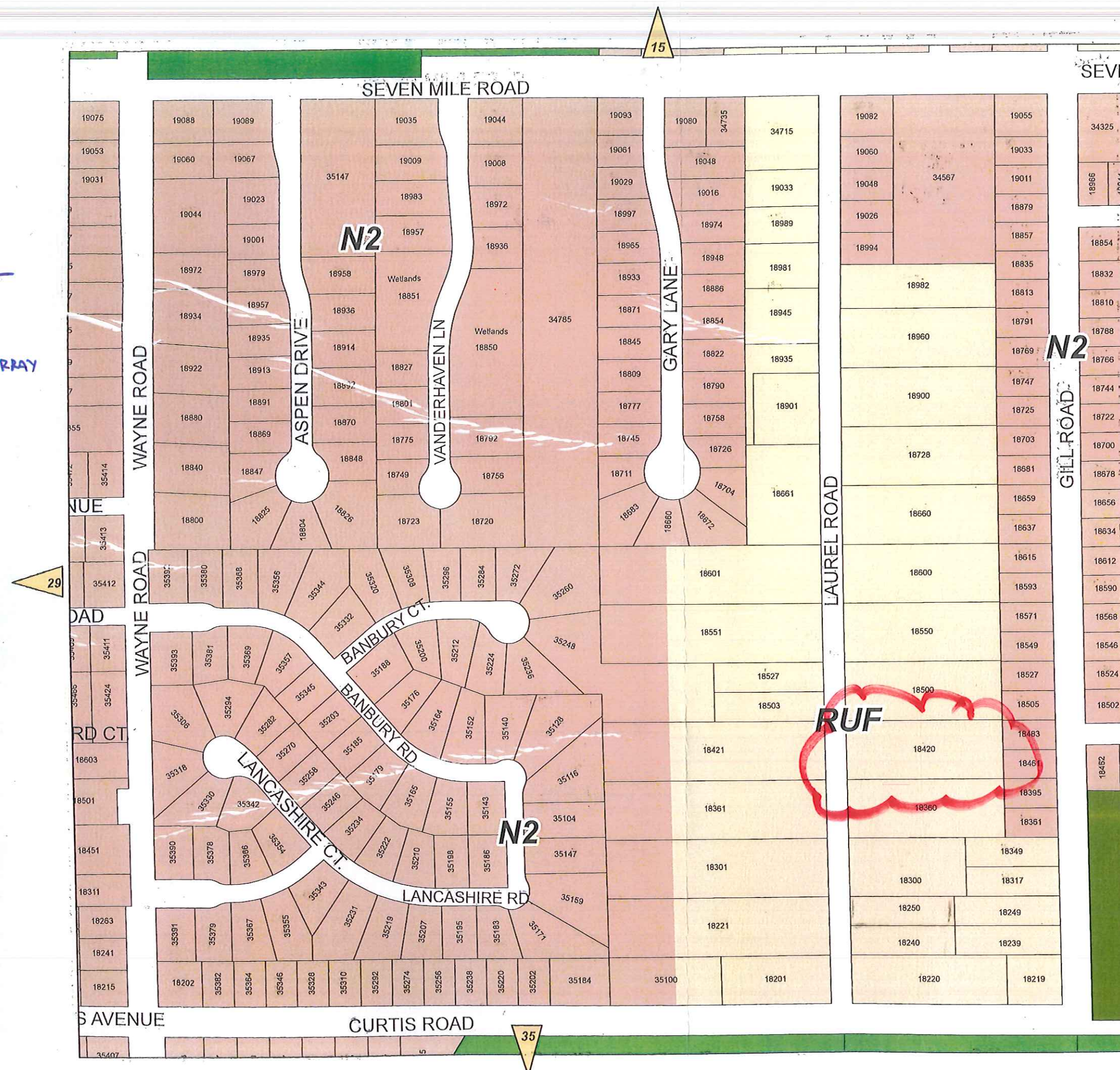
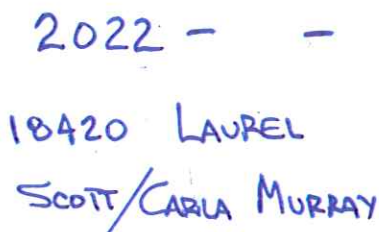
- SCI SET CAPPED IRON
- ⊗ SPK SET PK NAIL
- FIB FOUND IRON BAR
- FIP FOUND IRON PIPE

0 100
SCALE: 1" = 100'

SCOTT MURRAY
SECTION 9
T. 1 S., R. 9 E.
CITY OF LIVONIA
WAYNE COUNTY, MI
3-9-2016

GARY A. WITT
PROFESSIONAL SURVEYOR
31824 WYOMING
LIVONIA, MI 48150
(734) 536-8945
SHEET 1 OF 1

SEVE



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSAN

CITY COUNCIL MEMBERS

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

July 29, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-07-03: An appeal has been made to the Zoning Board of Appeals by Scott and Carla Murray, 18420 Laurel, seeking to construct a steel accessory building while maintaining an attached garage resulting in excess total accessory building area.

Accessory building area:

Allowed: 960 sq ft

Proposed: 1457 sq ft (625 sq ft existing/832 sq ft proposed)

Excess: 497 sq ft

The property is located on the east side of Laurel (18420) between Seven Mile and Curtis, Lot No. 034-01-0020-001, Zoning District, R-U-F, "Rural Urban Farm." Rejected by the Inspection Department under City of Livonia Ordinance, Section 7.09, "Single-Family Residential Accessory Buildings and Recreational Equipment Storage."

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 **Auditorium on the first floor of City Hall on Tuesday, August 16, 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.

Case No: 2022-07-03
Meeting Date: August 16, 2022

[illegible]

Signature: _____

Address:

APPLICATION FOR VARIANCE

Scott & CARLA MURRAY 18420 LAUREL DR. LIVONIA, ME 48152 (734) 777-6641
 (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 18420 LAUREL DR. LIVONIA, ME 48152

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:

09B20A WINFIELD ESTATES T1S R9E L69 p2B

WER LOT 20 AS ORIGINALLY PLATTED EXC. THE E 150FT. THEREOF

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 HAVE A FAMILY OF SIX & A LARGE LOT (165.0' X 445.86') & ARE

IN NEED OF MORE STORAGE. THERE ARE SEVERAL HOMES AROUND US THAT HAVE 2 GARAGES & LARGE SHEDS.

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

WE ARE IN NEED OF MORE STORAGE SO THAT WE CAN

KEEP THINGS INSIDE AS OPPOSED TO OUTSIDE. I WON'T HAVE TO PAY TO STORE THINGS OFF SITE.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. SEVERAL OF MY NEIGHBORS PROPERTIES ALREADY

MOVE 2 GARAGES ON THEIR PROPERTIES, & IT WILL ALLOW

US TO STORE THINGS INSIDE AS OPPOSED TO OUTSIDE.

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?

IT IS MY UNDERSTANDING THAT ALL VARIANCES NEED TO GO THROUGH Z.B.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? IT IS MY UNDERSTANDING THAT ALL VARIANCES

NEED TO GO THROUGH Z.B.A. AS THIS IS THE SAME
PROCESS THAT ALL OF MY NEIGHBORS HAD TO USE.

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: Scott Murray

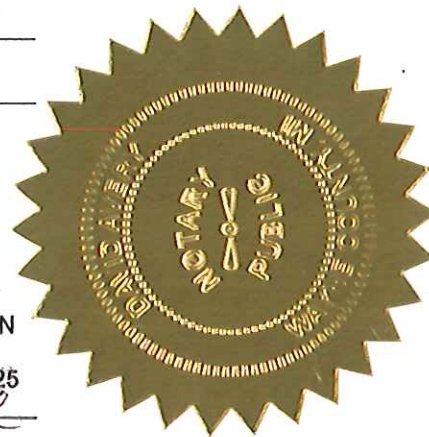
NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 12 day of July, 2022

[Signature]
(Notary Public, Wayne County, Michigan)

My Commission expires 10/10/2025

DAVID AVERY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES OCT 10, 2025
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 July 12, 2022, which reads as follows:

LIVONA Vision 21, SECTION 7.09

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.

NO VIOLATION / NO PERMIT

[Signature]
(Supervisor)

F817368

L18442 PA 21

ENTERED

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF WAYNE

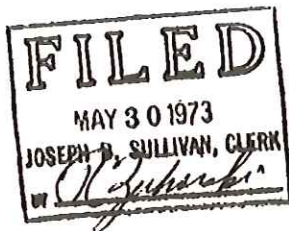
IN RE:

PETITION TO VACATE A
PORTION OF WINFIELD
ESTATES SUBDIVISION.

No: 73-231-975-CZ

RECORDED MAY 31 1973 AT 11:34 A
BERNARD J. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

ORDER VACATING A PORTION OF WINFIELD
ESTATES SUBDIVISION



At a session of said Court, held
in the City-County Bldg., in the
City of Detroit, Wayne County,
Michigan, on MAY 30 1973

PRESENT THE HON:

CIRCUIT JUDGE

F817368

This cause having come before this Court to be heard on the 18th day
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THOMAS E. HOWLES

CIRCUIT JUDGE

A TRUE COPY
JOSEPH B. SULLIVAN
CLERK

BY

[Signature]
Deputy Clerk

No. A

389577

E-314-2 Bks.

CERTIFIED COPY--"LAW"

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County of Wayne }

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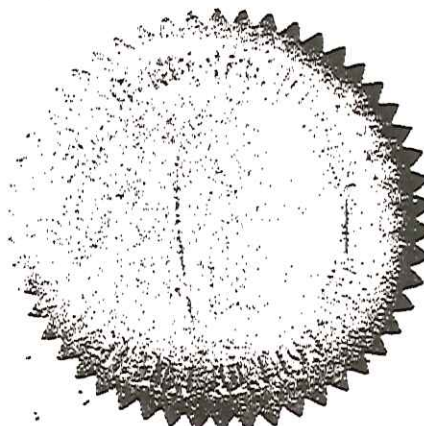
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Fee, \$.25¢

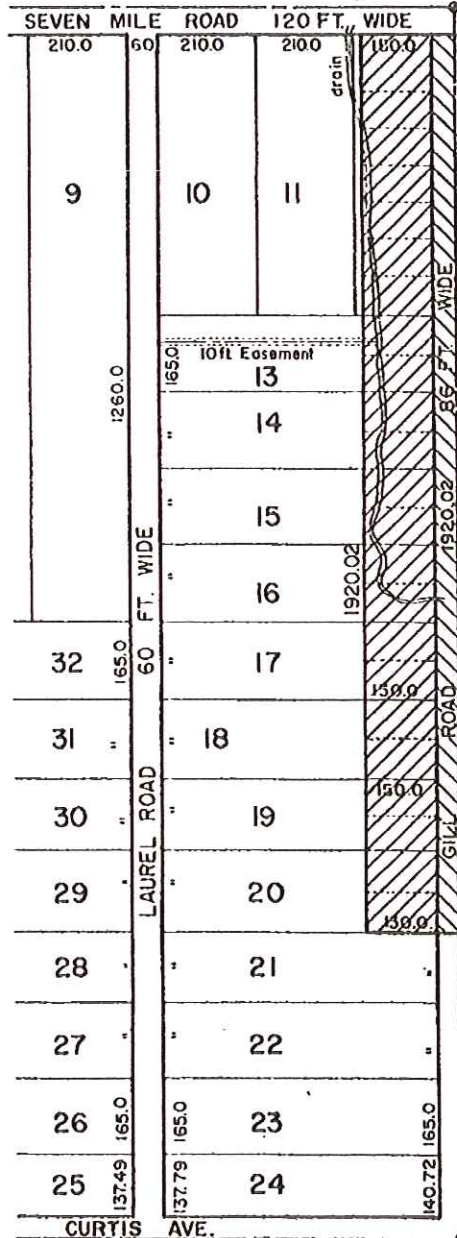
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Westerly 43' of Gill
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Made February 15, 1973
Basney & Smith, Inc.

by *William L. Roskelly*
William L. Roskelly

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25200 Six Mile Rd.
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North 1/4 Cor.
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Your Midwest Steel Carport Quote (#1657460608000241)

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Sun, Jul 10, 2022 at 9:43 AM



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Ship To

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Install Address			
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Installation Surface: Cement

Design Link & Notes

Design Link: <https://idearoom.mwsteelbuildings.com/#2e41b93242682ea0199f17b7a15dea57>

Building Images



Perspective View



Front

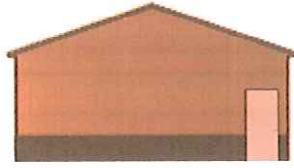


Left Side

Building Images

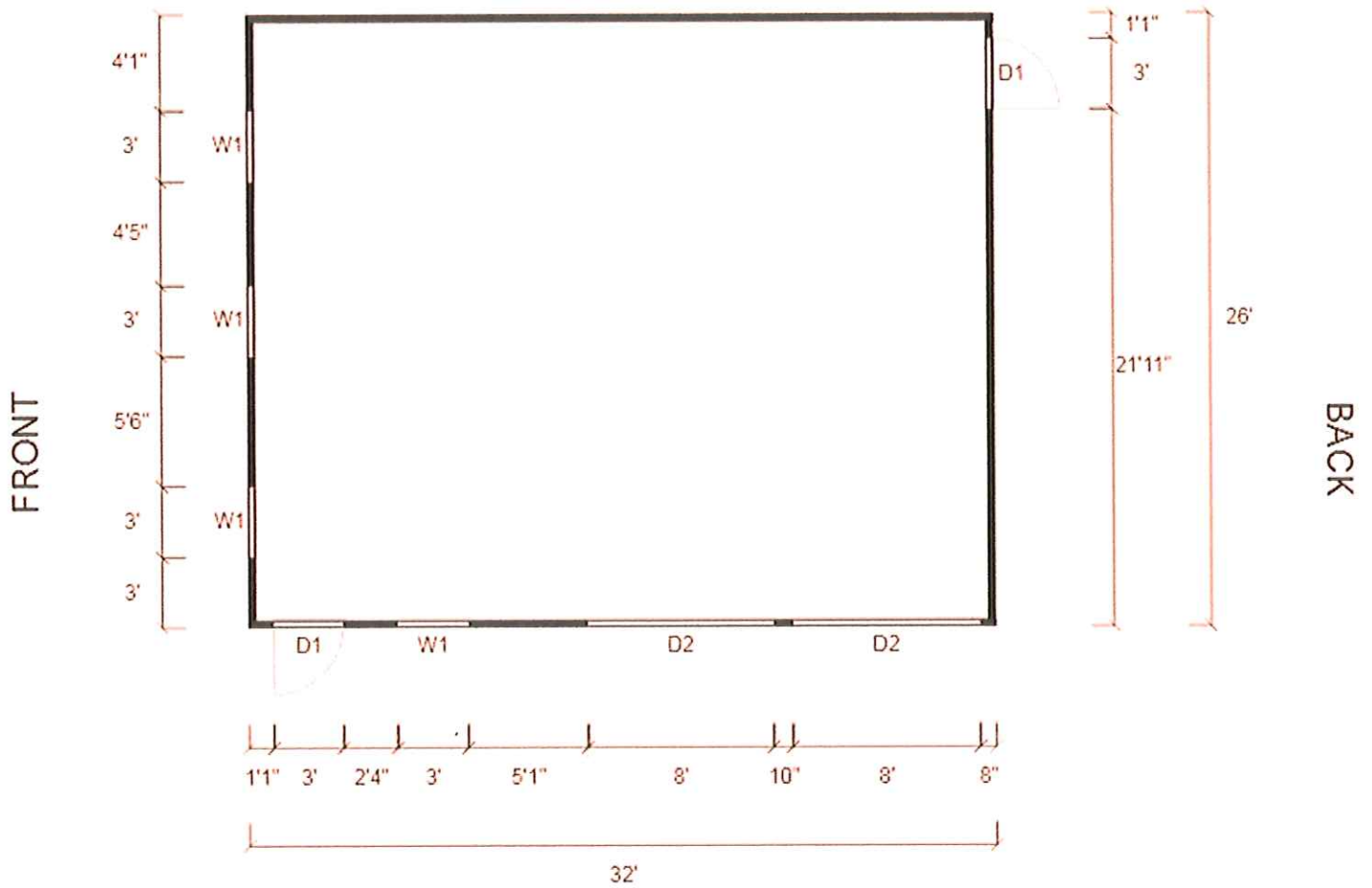


Right Side



Back

LEFT SIDE

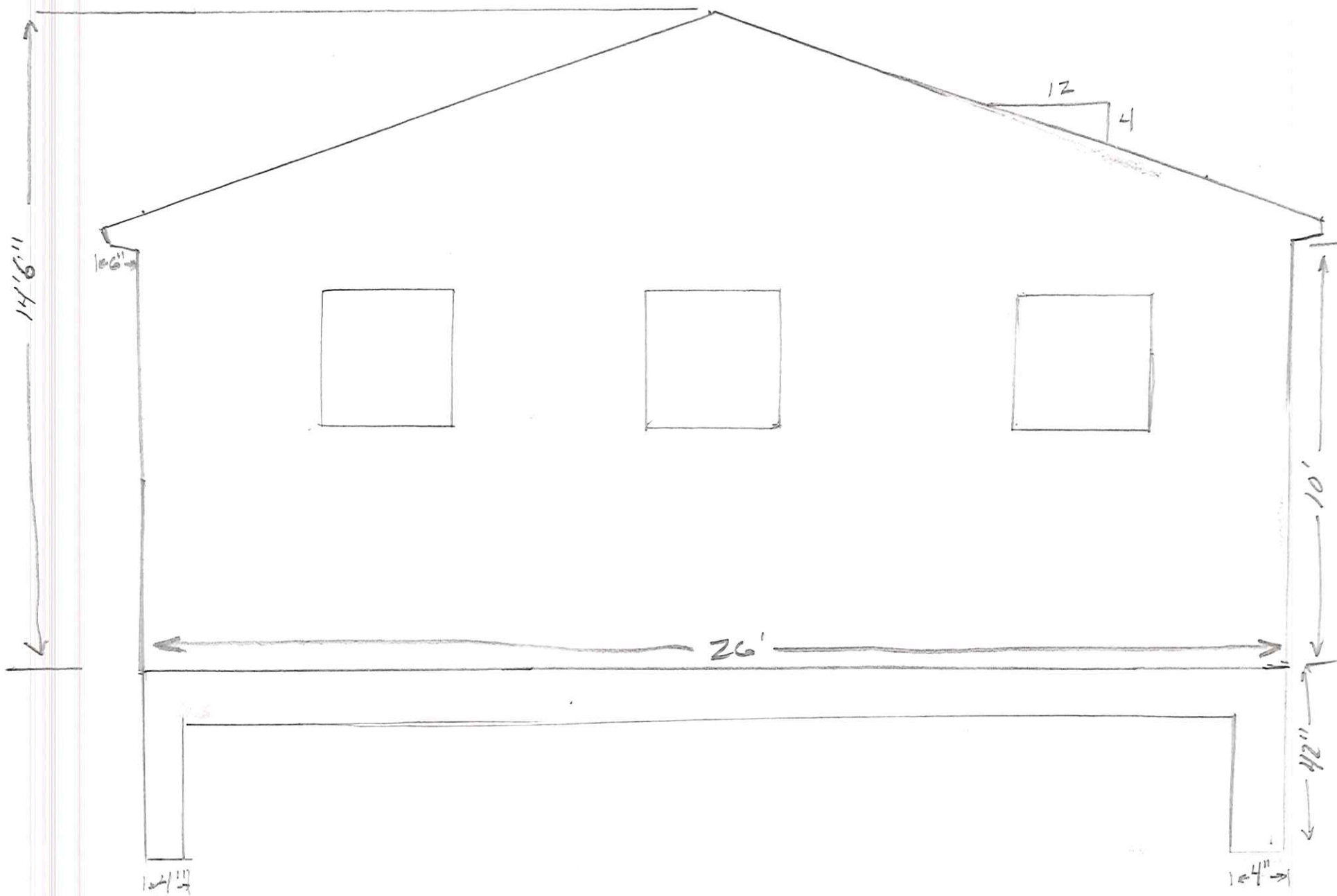


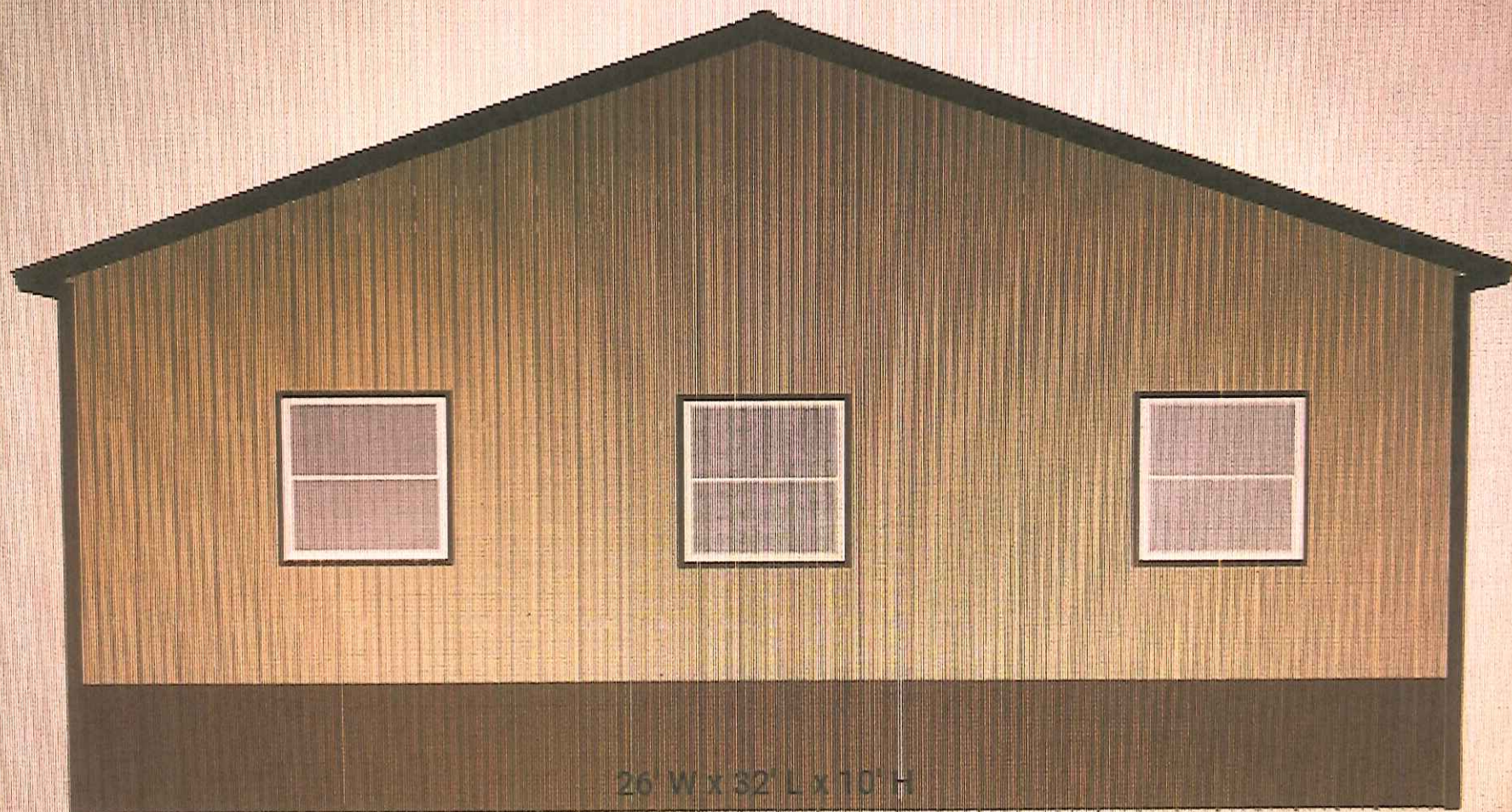
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Section	Description	Quantity
Structure Details		





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HOME



LEFT



RIGHT



IN



OUT

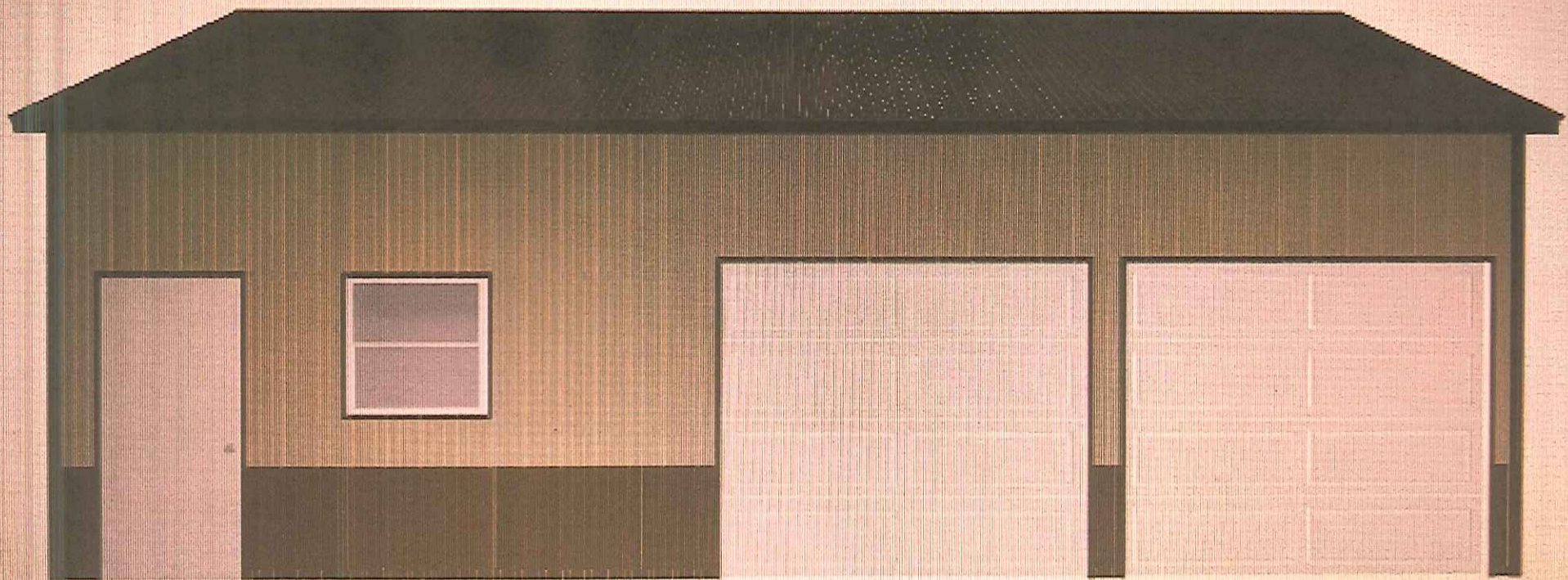


UNDO



RESET





26' W x 32' L x 10' H

Approximate center clearance: 14'4"



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LEFT



RIGHT



IN



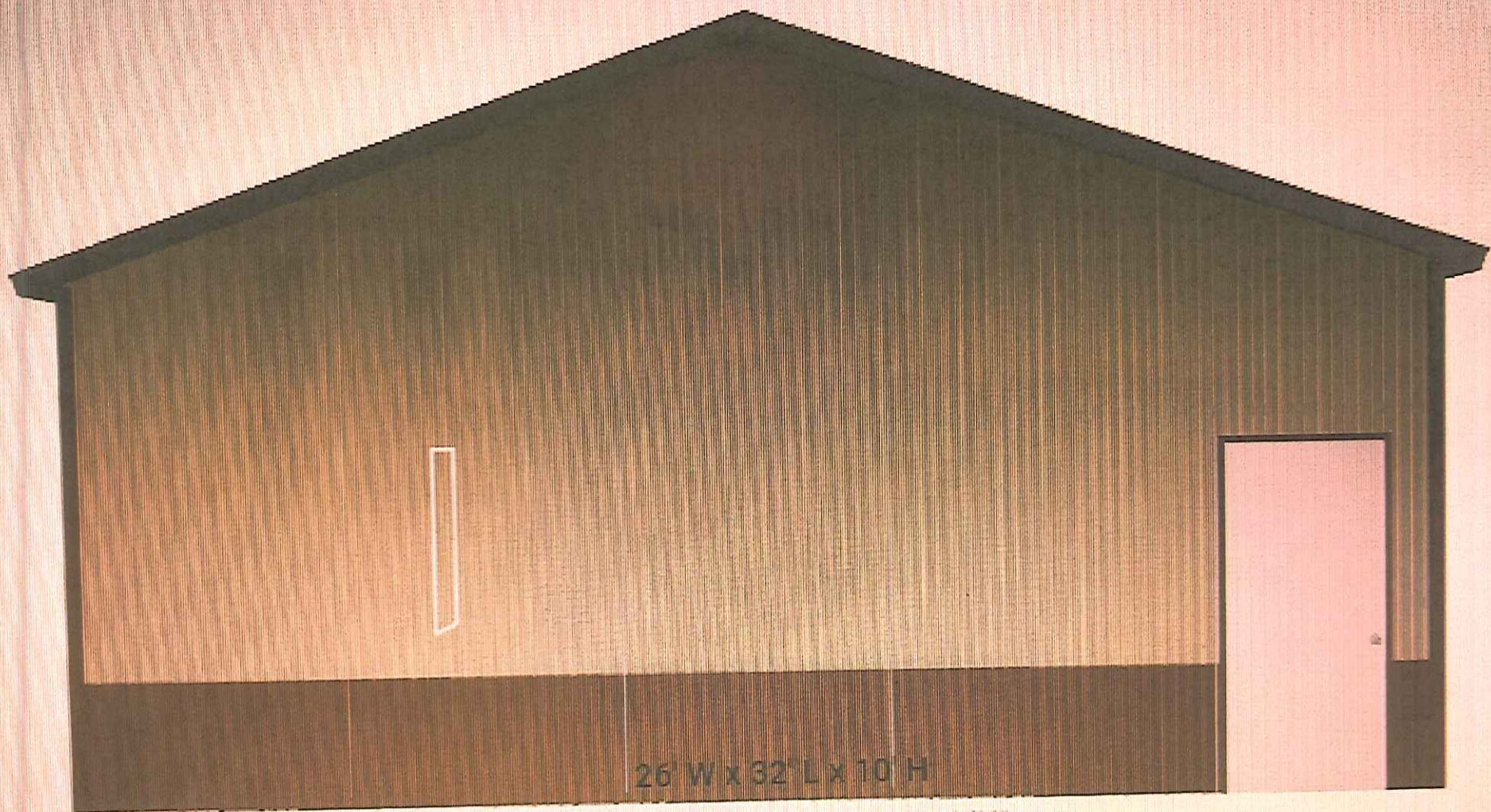
OUT



UNDO



RESET



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LEFT

RIGHT

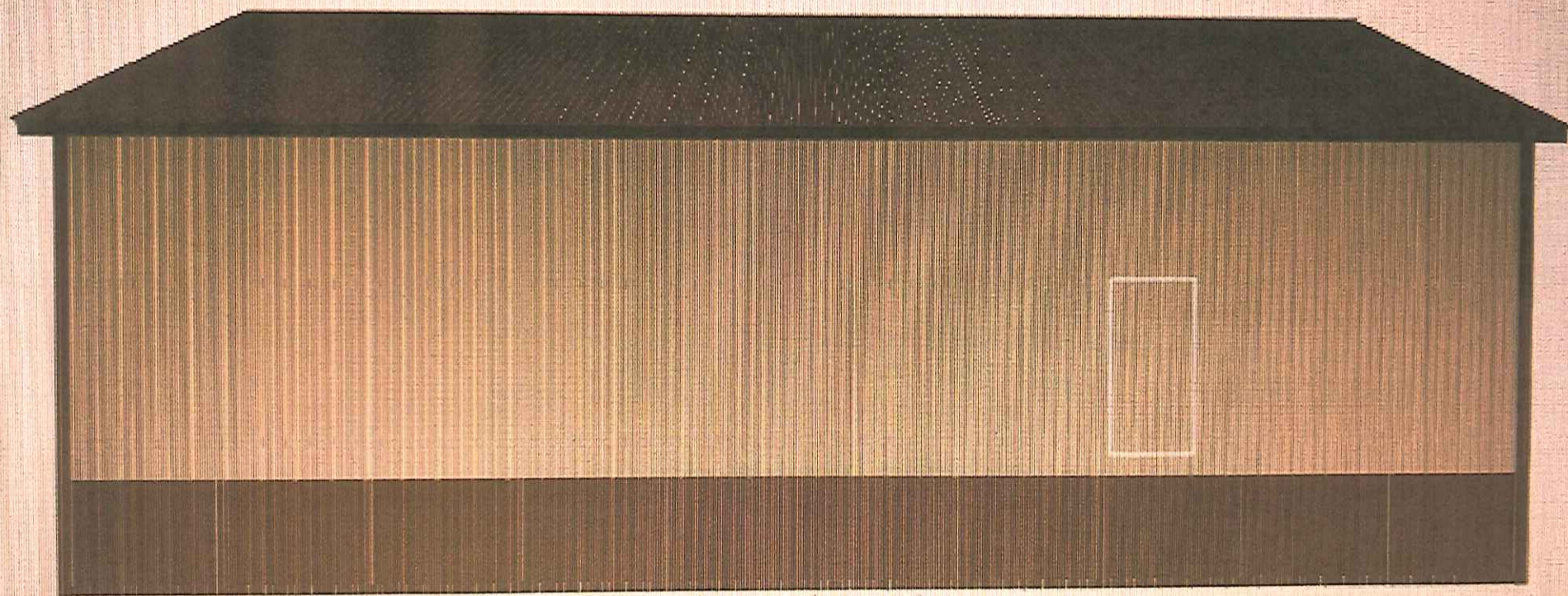
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OUT

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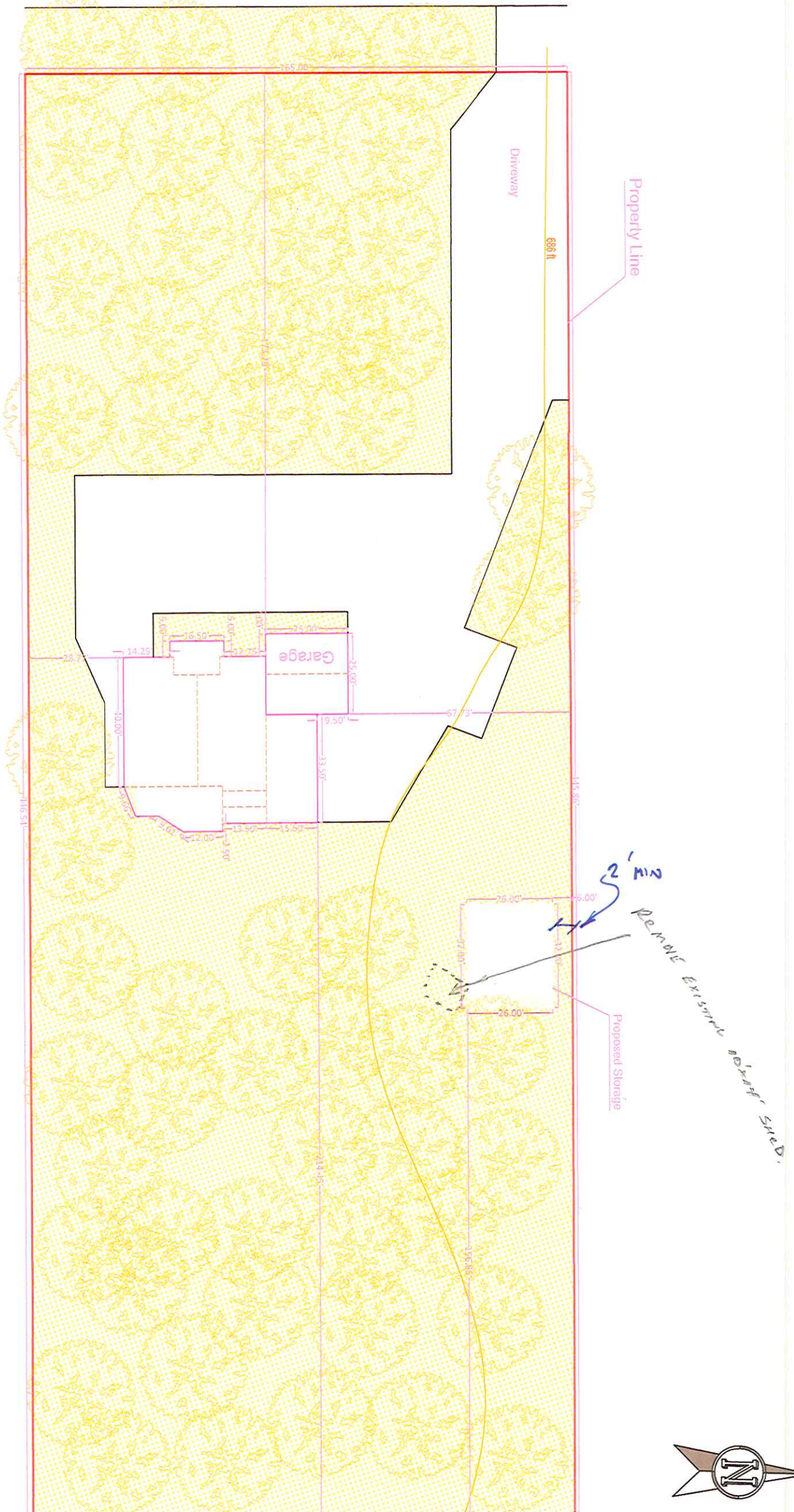
RIGHT

IN

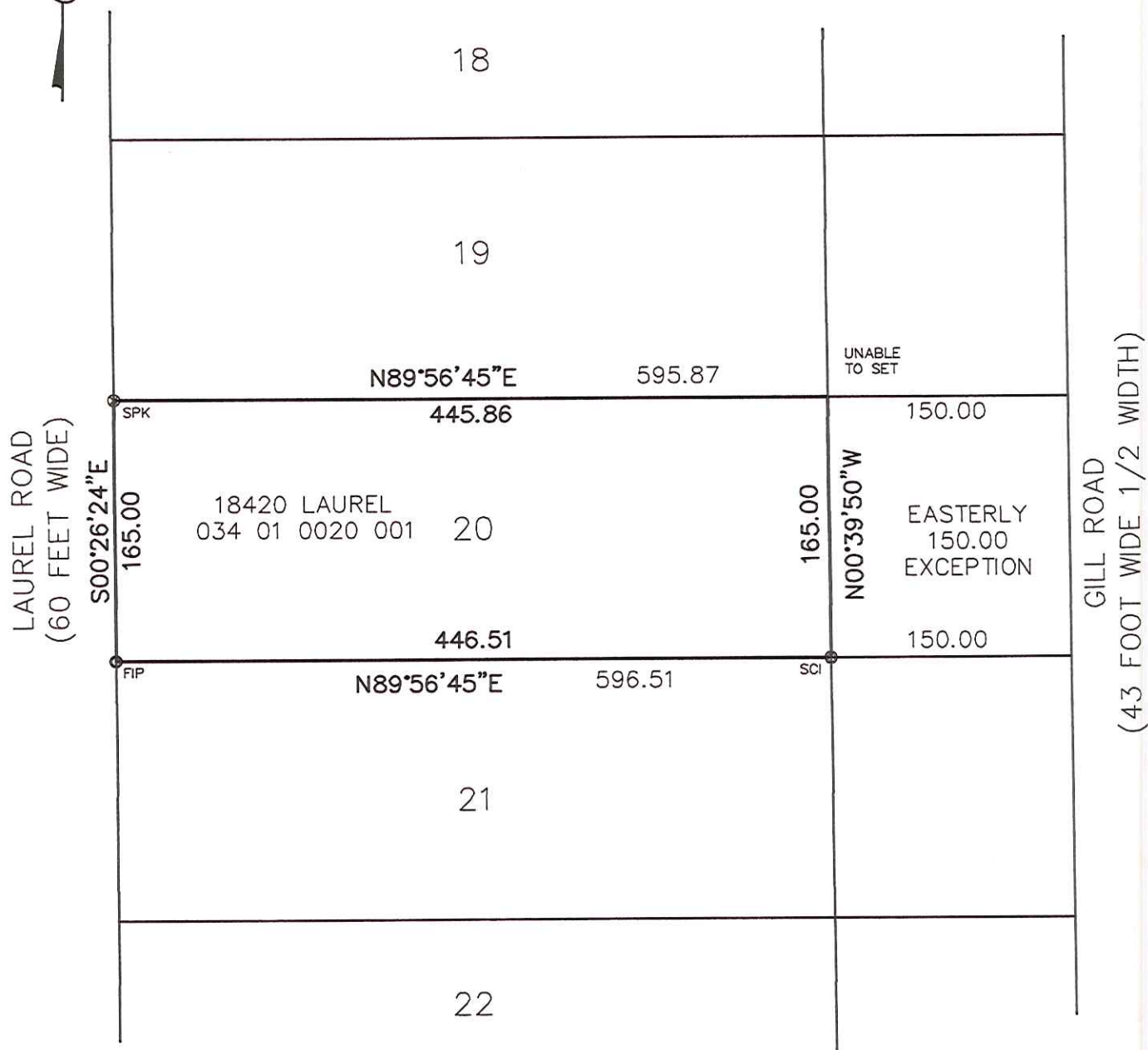
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PROPERTY SURVEY
SCOTT MURRAY



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[Signature]
GARY A. WITT P.L.S. 49282



LEGEND

- SCI SET CAPPED IRON
- ⊗ SPK SET PK NAIL
- FIB FOUND IRON BAR
- FIP FOUND IRON PIPE

0 100
SCALE: 1" = 100'

SCOTT MURRAY
SECTION 9
T. 1 S., R. 9 E.
CITY OF LIVONIA
WAYNE COUNTY, MI
3-9-2016

GARY A. WITT
PROFESSIONAL SURVEYOR
31824 WYOMING
LIVONIA, MI 48150
(734) 536-8945
SHEET 1 OF 1

2022 -



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 734-777-6641
 Owner SCOTT AND CARLA MURRAY Address 18420 LAUREL, LIVONIA, MI 48152
 Lessee — Address —
 Location EAST Side of 18420 LAUREL Street
 Between SEVEN MILE And CURTIS
 Lot No./Parcel No. 034-01-0020-001 Subdivision WINFIELD ESTATES
 Zoning District RUF Map No. NW09 Lot Size 165' x 446' (73,590 SQ FT) Alley —
 Present Use RESIDENTIAL Proposed Use SAME
 Present Building Size HOUSE 1890 SQ FT / ATT. GARAGE 625 SQ FT Proposed Building Size 26' x 32' (832 SQ FT)
 Present Height of Building 1 1/2 STORY Proposed Height 14.5 FEET
 Allowable Lot Coverage 35% (25,756 SQ FT) Proposed Lot Coverage 4.5% (3347 SQ FT)
 Proposal SEEKING TO CONSTRUCT A STEEL ACCESSORY BUILDING WHILE MAINTAINING AN ATTACHED GARAGE RESULTING IN EXCESS TOTAL ACCESSORY BUILDING AREA. ACCESSORY BUILDING(S) AREA ALLOWED: 960 SQ FT; PROPOSED: 1457 SQ FT (625 SQ FT EXISTING / 832 SQ FT PROPOSED); EXCESS: 497 SQ FT.

Reason for Rejection LIVONIA VISION 21, SECTION 7.09

Deficient Side Yard _____ 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 7.09 497 SQ FT

Remarks _____

Plans and Application examined by Ry Date JULY 12, 2022

ZONING EXAMINER

2022 - -
18420 LAUREL
SCOTT/CARLA MURRAY



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.W. 1/4 Section 9

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

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300 150 0 300 Feet

PROPERTY TRANSFER AFFIDAVIT

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct **taxable value**. It must be filed by the new owner with the **assessor for the city or township** where the property is located within **45 days** of the transfer. If it is not filed timely, a penalty of \$5/day (maximum \$200) applies. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 18420 Laurel Drive, Livonia, MI 48152	2. County Wayne	4. Date of Transfer (or land contract signed) 10/07/2013
3. City /Township/Village of Real Estate Livonia ☐ City ☐ Township ☐ Village		5. Purchase Price of Real Estate \$309,000.00
6. Property Identification Number (PIN). If you don't have a PIN, attach legal description. 46-034-01-0020-001		PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letter. It is on the property tax bill and on the assessment notice.

7. Seller's (Transferor) Name John Dittmar, Personal Representative of The Estate of Violet Jeannette Dittmar, a/k/a Violet J. Dittmar, Decedent, Wayne County Probate Court File No. 2013-784212-DE	8. Buyer's (Transferee) Name and Mailing Address Scott K. Murray and Carla A. Murray 18420 Laurel Drive Livonia, MI 48152
--	---

Items 9-13 are optional. However, by completing them you may avoid further correspondence.

Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business.

9. Type of Transfer ☒ Land Contract ☒ Deed	☐ Lease ☐ Other (specify) conv.
---	---

10. Is the transfer between related persons? ☐ Yes ☒ No	11. Amount of Down Payment \$
12. If you financed the purchase, did you pay market rate of interest? ☒ Yes ☐ No	13. Amount Financed (Borrowed) \$299,730.00

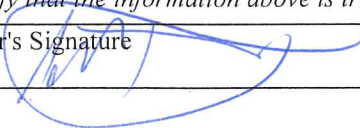
Exemptions

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the **taxable value** must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price. Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-m). If you believe this transfer is exempt, indicated below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ transfer from one spouse to the other spouse
- ☐ change in ownership solely to exclude or include a spouse
- ☐ transfer of that portion of a property subject to a life lease or life estate (**until** the life lease or life estate expires)
- ☐ transfer to effect the foreclosure or forfeiture of real property
- ☐ transfer by redemption from a tax sale
- ☐ transfer into trust where the settler or settler's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ transfer resulting from a court order unless the order specifies a monetary payment
- ☐ transfer creating or ending a joint ownership if at least one person is an original owner of the property (or his/her spouse)
- ☐ transfer to establish or release a security interest (collateral)
- ☐ transfer of real estate through normal public trading of stocks
- ☐ transfer between entities under common control or among members of an affiliated group
- ☐ transfer resulting from transactions that qualify as a tax-free reorganization
- ☐ other, specify:

Certification

I certify that the information above is true and complete to the best of my knowledge.

Owner's Signature 	Date 10/7/13	If signer is other than the owner, print name and title.
--	------------------------	--

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SCOTT K. MURRAY
CARLA A. MURRAY

18420 LAUREL DRIVE
LIVONIA, MI 48152

74-7938/2724

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ZONING BOARD OF APPEALS

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MARTHA PTASHNIK
MICHAEL A. TESTA



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

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July 29, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2022-07-03: An appeal has been made to the Zoning Board of Appeals by Scott and Carla Murray, 18420 Laurel, seeking to construct a steel accessory building while maintaining an attached garage resulting in excess total accessory building area.

Accessory building area:

Allowed: 960 sq ft

Proposed: 1457 sq ft (625 sq ft existing/832 sq ft proposed)

Excess: 497 sq ft

The property is located on the east side of Laurel (18420) between Seven Mile and Curtis, Lot No. 034-01-0020-001, Zoning District, R-U-F, "Rural Urban Farm." Rejected by the Inspection Department under City of Livonia Ordinance, Section 7.09, "Single-Family Residential Accessory Buildings and Recreational Equipment Storage."

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 **Auditorium on the first floor of City Hall on Tuesday, August 16, 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.

To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2022-08-01
Meeting Date: August 30, 2022

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

We approve

Signed comments will be read into the record. Unsigned or anonymous comments will not be considered.

Signature: Joann Papp

Name: JOANN PAPP
(Please print)

Address: 18429 Doris Street
Livonia, MI 48152

RECEIVED
ZONING BOARD OF APPEALS
2022 AUG 22 PM 4:23

ZONING BOARD OF APPEALS

CITY OF LIVONIA

MINUTES OF MEETING HELD TUESDAY, JULY 26, 2022

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, June 14, 2022.

MEMBERS PRESENT: James Baringhaus, Vice Chairman
Tamara Oliverio
Martha Ptashnik
Michael Testa

MEMBERS ABSENT: Gregory G. Coppola, Chairman
Timothy Klisz
Christopher Boloven

OTHERS PRESENT: Harry Ramsden, Inspection Department
Mike Fisher, Legal Department

The meeting was called to order at seven p.m. Vice Chairman Jim Baringhaus 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. Four (4) 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 seven (7) people present in the audience.

(7:00)

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<u>Appeal Case No. 2022-06-02</u> Events Extraordinaire, Inc	12-30
<u>Appeal Case No. 2022-06-03</u> Jeffrey Gibson, Over the Moon, LLC	31-42

APPEAL CASE NO. 2022-06-01: An appeal has been made to the Zoning Board of Appeals by Nicholas Ritts, Sheldon Center, LLC, 33327 Plymouth Road, seeking to erect exterior wall signs upon a new commercial retail building, resulting in excess number of signs and sign area.

The property is located on the south side of Plymouth Road (33327) between Farmington and Woodring, Lot No. 134-99-0003-004, C-2 Zoning District, "General Business." Rejected by the Inspection Department under City of Livonia Ordinance, Section 11.08 (3) "Sign Regulations."

Testa Appeal Cases Number 2022-06-01, An appeal has been made to the Zoning Board of Appeals by Nicholas Ritts, Sheldon Center, LLC, 33327 Plymouth Road, seeking to erect exterior wall signs upon a new commercial retail building, resulting in excess number of signs and sign area.

Baringhaus Thank you. Does the board have any questions for the inspection department? Are there any questions for the Law Department? I do have one question for the Law Department. Mr. Fisher. Seeing how we do have four members present this evening. In the event that the Board would make a tabling motion, but it wouldn't receive four votes. At that point is that considered a denial of variance?

Fisher When you do a tabling motion, you only need three.

Baringhaus You only need three. Okay, very good. I just wanted to clarify that.

Fisher If people abstain, you can have two.

Baringhaus Ok very good. Okay, thank you. Will petitioner please come to the podium?

Ritts Nicholas Ritts, 33327 Plymouth Road Dairy Queen in Livonia. This is my daughter and lead advisor, Maya. She's involved in all our projects by her choice, not mine.

Baringhaus There you go. Please state your requested variance.

Ritts Sure. I have notes if that's okay.

Baringhaus That's fine.

Ritts So due to the new outlot style of the shopping center to vehicular access to the Dairy Queen is from the rear. Planning Commission require the building be four-sided architecture. So, it'd be logical to have signs on all four sides for identification from any direction for safety of vehicles and pedestrians. Jimmie Johns, the neighbor, was given the same for wall signs and directional signs for a drive-thru at a ZBA meeting March 2016.

Baringhaus So, at this point, really, you're basically talking about the wall signage for the building because what we're looking at tonight. Can you tell me about the directional signage for the property?

Ritts That's the point where you goes through the drive-thru.

Baringhaus I understand but can you tell me, I didn't see this on the plan but you have a number of signs proposed for directional signage?

Ritts I don't know off the top my head I wasn't involved in those. What is it, eight total that we need? I think a few of them are those.

Baringhaus Do you drive thru facility in the building? Do you have them a menu board?

Ritts Yes.

Baringhaus Okay. Well, they carry Dairy Queen signage as well or logos as well?

Ritts I don't believe so. I'm not 100% certain, but I don't believe that is considered signage. I don't believe there's anything at Dairy Queen other than the blizzard and those kind of items.

Baringhaus Can you tell me, I noticed by the side of the building there was a grill and chill sign? What's the purpose of that? Is it to communicate to your customers?

Ritts Great question. That's kind of the secret weapon out of what Dairy Queen is doing from what they used to do. I mean, everybody else has little red barns, that were all over. And now we're seeing the new drive-thru lines. The story with the small ones, the tree only stores, they call them, is they really struggled in the winter in Michigan. So now the goal is to promote the food also. So, you have the grill and chill it's really, it's kind of cool, two different kitchens in there, you basically have a cold kitchen where ice cream is produced and then you have the hot kitchen and the wild part about it is you have the goal of both coming together within three minutes after you place your order to get out the window. And being a guy who's been in the restaurant and bar business for 17 years. I'm almost scared of the three minutes to be honest but we're going to do it.

Baringhaus Can you outline your hardship to the Board and what's your hardship and what caused you to request a variance for the number of signs?

Ritts Really safety of the vehicles and the pedestrians to be able to see where you're going, to see the Dairy Queen and know what's what then the shopping center. It's a busy area and I think it's probably going to get a bit busier once we're in there and once Lee's Chicken is next door. So, I believe it would be important for people to know where to go.

Baringhaus Okay very good. Just looking at the Jimmy John's which is in place right now. That has four signs, basically one on each side of the building. you're requesting six signs, what's your justification for the two additional signs?

Ritts Well, on the building, it would just be the four around it, and then we have the directional signs just as Jimmy John's does, I believe they have the same number.

Baringhaus Question for the Inspection department is the chill and grill sign included in the count for that signage?

Ramsden It is. So, there's four signs on the west elevation, which includes pictures of an ice cream and there's two signs with the chill and grill on the north, which is Plymouth Road and then there's one east and one south that just says DQ so in this application, there's no directional or menu boards in the application. All eight are on both sides on the building.

Baringhaus Okay, thank you. Are there any questions for the petitioner?

Ptashnik Mr. Chair, I have one question.

Baringhaus Yes, Ms. Ptashnik.

Ptashnik Question. I know that the front of the building is technically going to be on the north side. Correct. The way I'm looking at this?

Ritts The north.

Ptashnik Yes, yes. And then so I guess what is the frontage on the east or west side? I guess I'm thinking west facing Farmington Road.

Ritts What do you mean when you say frontage?

Ptashnik The length of that, let me see what the size of that wall is, and I can't seem to find it on here.

Ritts Off top my head, probably 50 feet.

Ptashnik I'm just trying to determine if this is a question for Mr. Fisher. Is this considered a corner lot or no looking at where the frontage is on Plymouth Road? I know this shopping center well and I know I've seen the construction but I'm not sure legally if this is considered a corner spot or not because that comes into play with signage.

Fisher Well it is kind of a flexible concept being on a corner lot.

Ptashnik That strip mall is on the corner of Plymouth and Farmington, but I wasn't sure since it's a big freestanding building legally.

Fisher Generally speaking, where you're what you're talking about, in the corner for this purpose is visibility on two streets and named the end unit, where the others are all on the same street. And you know, as for this one, at least traditionally, we've not considered it a corner lot.

Ptashnik Okay. I know that it's more on Plymouth, I just wanted to make sure before I made a decision.

Testa Mr. Chair, I have a question for the Inspection Department.

Baringhaus Yes, Mr. Testa.

Testa The way this is written up in the legal notice or the way it went out to the public, it says proposed eight. But in the actual proposal that we have it shows 6. Am I missing two signs?

Ramsden Yes, there's two signs. There's a total of four signs on the west elevation. One is Dairy Queen. One is let me see what page that is. One is an ice cream cone, and one is a spoon. And the fourth one is grill and chill. They're all separate signs separated by space for this elevation drawing.

Testa Understand, so they're calling some of these signs combined together as one, but we're counting them separate because they are not actually combined signs.

Ramsden That's correct. Yeah, and that's page 10 out of 12.

Testa Yes thank you. So, question of the petitioner. Is there any way you can combine any of these signs to make the quantity less? Like, is the spoon really necessary?

Ritts I believe it is. And I don't know if you've visited the new store in Taylor that's absolutely beautiful. I I don't think Taylor should have a nicer store than Livonia. In my opinion. I believe that the spoon is very much part of what the baseball team is going to take their picture next to and what the town is going to enjoy.

Testa Okay, I like the spoon. Maybe I shouldn't have asked it that way. Perfect for me. The first thought I saw was food and maybe like Red Robin, because of their handles on their doors. I thought they had something exterior like that but they don't. Do you know anything else in the city of Livonia that has some type of exterior, not, maybe I won't consider this a sign, but it totally is just an object that sits out there.

Ritts I wish I did. I'm going to assume somewhere there probably is. There's so many beautiful buildings and businesses within Livonia. I'm sure somebody else has some art or a version of that but I don't know off the top of my head.

Testa Okay, I couldn't think of it either. Maybe there used to be a restaurant on Plymouth Road, maybe having a statue of liberty, I might be thinking

differently. So, I get the four signs, but I am also struggling why you need more than that. So, if you could, maybe explain better why you think you need more than, to me, I'm counting it up, and I see it as more than what Jimmy John's has, I appreciate your comparison to Jimmy John's, because they're right next to you, but I'm viewing your proposal as more signs than that.

Ritts Because they're counted separately, and I think we didn't look at it that way. I want the Board to be happy, I want the city to be happy. And I've done business in a good amount of cities and I kind of look at it like the waves behind my vote is I go through a city and I want to say you're going to love me. So, if there's something that they hate about this project, I'm happy to adapt. But I would love for it to look like all other beautiful Dairy Queen stores that are getting built. I don't think that any city or anybody's been upset with the new Dairy Queen with how they came out, the new concept is beautiful and the feedback we're getting like we just have a Facebook page for the coming soon from the city of Livonia. And yeah, it's like so much like thank you and just it's such a heartwarming and welcoming feeling for opening a place here.

Testa Is there any way you can provide on that side of the spoon, or the grill and chill and Dairy Queen together make them one sign? Maybe I don't understand the concept about needing them separate?

Ritts How would you like to combine or what would you like to see.

Testa Maybe the DQ and grill and chill together?

Ritts I'm sure we can do that.

Testa And then on the other wall we have DQ, it makes sense to me why you want it on all four sides. And then, it just, eight to me seems excessive overall, that's why I'm questioning whether you can combine any of them. Thank you.

Baringhaus Any other questions?

Oliverio Mr. Chair?

Baringhaus Yes, Ms. Oliverio.

Oliverio So, the blue, the blue sign, is that what sort of fabric? Or like, is that something you interchange out based on the season? Or how would that work? Or is that permanent?

Ritts It's permanent, it's art.

Oliverio Thank you.

Baringhaus Any other questions? Okay, very good. I'll just have you take a seat. I'm sorry. Are there any comments from the audience? Okay, great. Are there

letters? Okay, no worries at this point. Okay, very good. So, we have no letters on public comments. I'll just ask you to make a closing statement at this point, regarding your request for a variance.

Ritts I appreciate the way the city of Livonia has dealt with us through this whole project. It's not easy to build a building from the ground up and this is my first one quite like this, everyone else has been taking over other ones. So, I know I appreciate the Board's comments. And I think you've asked some great questions and great comments. I appreciate whatever decision you make.

Baringhaus I do have two quick questions for you just kind of jog my memory. Do you own additional Dairy Queens as well?

Ritts No, this is my first one. We were at a drive thru, I have five kids, we were in the drive thru at the family and my wife said we need a Dairy Queen and I said no, we don't. And then we started talking and we realized that the business we've been in with cars and restaurants, everything we do we get these wild free shakes and all these desserts and stuff. And it's about making people smile. And that's been our whole secret to everything in our life making people happy. And we realized how much we love Dairy Queen as a family. And that's how it all started. And then I took a drive in Livonia, and it was just it was perfection.

Baringhaus Okay, very good. And then the other question I have I noticed she had the, as mentioned earlier, you have four signs on the west side of the building was there some rationale for doing that?

Ritts So the side that faces Farmington, well, that's where the patio is. That's really one of the main faces of the building. I think that's also one that you'll hopefully see a little bit from the stoplight. You know I'm not sure once this is done and the way we set down and back how it's going to work, but we're hoping that that's the prominent side.

Baringhaus Tell me a little bit about the patio area.

Ritts Just a small patio.

Baringhaus A small patio on the west side of the building. Okay, very good. Okay, thank you.

Ritts Okay, we're going to make Maya talk next time. Thank you. Thank you very good.

Baringhaus I will close the public portion of the meeting at this point. And then we'll begin the Board's comments with Ms. Ptashnik.

Ptashnik So, I do appreciate you guys bringing a Dairy Queen in and maybe I won't appreciate it because I do love myself a blizzard. But I can understand why you'd want signage on all four sides, and I will be in support.

Baringhaus Ms. Oliverio.

Oliverio First and foremost, it's beautiful. So, I think that area will have a positive impact on the area with what that looks like. Secondly, thank you for bringing smiles to Livonia. And to that point, I completely support with what we have here especially considering the safety considerations that came out of the Planning Commission and why that was needed in order to make sure people understand, that is right, that is going to be a very busy area and it's likely going to have a lot of children so making sure that they're safe is certainly paramount. So, I will be in support.

Baringhaus Thank you, Mr. Testa.

Testa So, I will probably be a big customer at this location compared to going to Eight Mile That's just a treat so you're adding, the burgers are going to be helpful. I'm not going to be the vote to stop this from happening but normally I would not be in favor of this number of signs. I think it sets us up in the future for other businesses coming in asking for the same thing, that's kind of why I was questioning the way it was, if there's any way to reduce the number of signs down, so i won't be the no vote that would stop this. So, if there's enough votes to pass that it will also be become a yes vote.

Baringhaus First of all, a very well thought out plan, very well organized. I did have some questions about the grill and chill signage as well but as you explained it, it's almost like a piece of artwork for the building as well. To me this type of signage falls in, is it signage or artwork or is it both? I think, once you explained the concept of the spoon to me that it's sort of fell in place and I'm still kind of struggling with the upside-down milkshake, but we'll move past that. Basically, I think it's very well located. I think it's a great addition or community and based on that support the variance as well. So, with that the floor is open for a motion.

Oliverio Mr. Chair.

Baringhaus Thank you, Ms. Oliverio.

Oliverio All right. This is my first one. So, bear with me. I resolved that the variance appeal case number 2022-06-01 filed by Nickolas Ritts, Sheldon Center LLC, 33327 Plymouth Road, be granted for the following reasons and findings of fact, the variance is fair in light of its effect on the neighboring properties and the spirit of the zoning ordinance, because it is in compliance with the Master Plan and the proposed variance is not inconsistent with that classification.

Baringhaus Do you want to speak to the uniqueness requirement of the property?

Oliverio Yes, the uniqueness requirement is met because of the guidance given by the Planning Commission and the requirements for safety.

Baringhaus And then what would be the impact of developing? Reduce visibility to customers, of the Dairy Queen facility. And then you mentioned that it was fair and light of any neighboring properties. And in spirit of the zoning ordinance, and then the classification for a property or general business, so its C-2 zoning.

Fisher Actually, it's Corridor Commercial.

Oliverio Corridor Commercial okay, very good that is what it is. And then do you have any additional conditions? That the project be built as presented this evening? Okay, very good. Do I have the support?

Ptashnik Support.

Baringhaus Motion by Ms. Oliverio, support by Ms. Ptashnik. Any discussion? Secretary Testa, can we please take a vote?

Upon Motion by Oliverio, supported by Ptashnik, it was:

RESOLVED: CASE NO. 2022-06-01. An appeal has been made to the Zoning Board of Appeals by Nicholas Ritts, Sheldon Center, LLC, 33327 Plymouth Road, seeking to erect exterior wall signs upon a new commercial retail building, resulting in excess number of signs and sign area.

The property is located on the south side of Plymouth Road (33327) between Farmington and Woodring, Lot No. 134-99-0003-004, C-2 Zoning District, "General Business." Rejected by the Inspection Department under City of Livonia Ordinance, Section 11.08 (3) "Sign Regulations." **be granted for the following reasons and finding of fact:**

1. The variance is fair in light of its effect on the neighboring properties and the spirit of the zoning ordinance, because it is in compliance with the Master Plan and the proposed variance is not inconsistent with that classification.
2. The uniqueness requirement is met because of the guidance given by the Planning Commission and the requirements for safety.
3. The impact of developing without the variance would reduce visibility to customers and of the Dairy Queen facility.
4. The granting of this variance will not adversely affect the purpose or objective of the Master Plan because this property is classified as "Corridor Commercial" 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 project should be built as presented.

ROLL CALL VOTE

AYES: Testa, Ptashnik, Oliverio, Baringhaus

NAYS: None

ABSENT: Coppola, Klisz, Boloven

DENIED: None

Baringhaus Well, congratulations, your variance has been approved, so you're free to you know, begin your signage project based on how you outlined it tonight. So again, I think it's a great addition obviously, you have four new customers sitting here. Welcome to Livonia.

Ritts Thank you can't wait.

APPEAL CASE NO. 2022-06-02: An appeal has been made to the Zoning Board of Appeals by Events Extraordinaire, Inc., 16000 Middlebelt Road, seeking to maintain two storage sheds (each 10' x 14') adjacent to the rear (east) wall of the existing building, which is not allowed. The accessory buildings are not incidental or customary to the building occupying a tenant space within the building.

The property is located on the east side of Middlebelt (16000) between Terrence and Sunnydale, Lot No. 050-01-033B-004, C-1 Zoning District, "Local Business." Rejected by the Inspection Department under City of Livonia Ordinance, Section 7.23 D "Accessory Structures and Uses."

Testa Appeal Cases Number 2022-06-01, An appeal has been made to the Zoning Board of Appeals by Events Extraordinaire, Inc., 16000 Middlebelt Road, seeking to maintain two storage sheds (each 10' x 14') adjacent to the rear (east) wall of the existing building, which is not allowed. The accessory buildings are not incidental or customary to the building occupying a tenant space within the building.

Baringhaus Does the board have any questions for the Law department? Are there any questions for the Building and Inspection Department at this point? Okay, thank you. All petitioners, please come forward.

C. Scaglioni Good evening. I'm Cynthia Scaglione. I am 16000 Middlebelt is location. I'm the owner and CEO of Events Extraordinaire which is doing business as the P.E.P Center. This is my daughter, Nicole, she is the COO of the P.E.P Center. And what we do at the P.E.P Centers we provide Skill Building, Supportive Employment Services and Respite Services to developmentally disabled adults.

Baringhaus And then can you state the nature of your hardship?

C. Scaglioni Okay, the nature of the hardship in one word is COVID. Still is COVID. Pre-COVID, we had probably, I think I had 58 to 60 people on a daily basis for the day program. I am a Medicaid provider, and I'm contracted with Detroit, Wayne, Integrated Health Network in Wayne County as behavioral health providers. And we had 60 participants in there and there is 7200 square feet in the building, it's very large, but it used to be a physical therapy location, I believe. So, there are a lot of smaller rooms within it, that we have converted to micro enterprise areas, classroom kinds of things. And there's a very large center area, where you have to understand that our participants range from very severely impaired to very high functioning. So, we've had to adapt the environment there to fit all of those needs. Pre-COVID we had eight-foot tables, okay with 60 people. And at that point there I had to 12-15 staff that also needed seating when feeding, you know, a lot of what, half of our people need to be fed, probably half are in wheelchairs. So, we need massive amounts of space in there. Pre-COVID. It was all okay, they were all

together. Well, we had, I had to completely renovate in order to be COVID compliant. Because we were closed for 17 months, I had no revenues coming in whatsoever. I took advantage of grants, and took advantage of PPP loans, I took advantage of SBA loans, and any other assistance that I could get. So, what I had to do was go from the eight-foot tables that were all together in there, and probably 80 chairs, to desks that were six feet apart for social distancing mandates, and the chairs and then had to get, we could no longer use fitness equipment, which is we have a fitness room in there. None of the things that were safety hazards for COVID, I had to eliminate all those. But I anticipate at some point that we will be able to get back to that. But all of the things, all those materials and equipment are now in a storage shed. I do not have the means financially to get a storage unit. Or I prefer not to because I'm trying to, we're trying to hang on to begin with. We do have the approval of the owner. He loves what we do at P.E.P Center. He has no problem with the sheds there. And a lot of the stuff, you kind of have to understand our guys a little bit. They break chairs, they kick walls, they put holes in things, they have behaviors. So, all of the things that we have to Okay, somebody so and so just broke a chair, we got to go out in the shed and get another one, you know, so that's the reason for the sheds in the back.

Baringhaus A question for the Inspection Department. There was a complaint filed on this property?

Ramsden There is an enforcement I believe going back to March.

Baringhaus Can you give us some background on that?

Ramsden So yeah, that was written March 2, regarding that. The owner was talked to on March 9. Husband was to pick up his belongings on lot there's also debris in the back there was part of this enforcement. Cynthia called said she needed more time to correct these violations that was on the 18th of March. Most of the logs in the rear had been removed and the debris, except for some small and there is a small storage container still out there in the very rear not including these two, which were a part of the application.

Baringhaus So some progress has been made, but there's still some outlying conditions at this point, which would be the shed, the storage pod, storage container whatever. And then two sheds.

Ramsden And a small amount of logs. The majority of it has been corrected.

Baringhaus Question on the two sheds. Are permits required for those sheds?

Ramsden They are.

Baringhaus Were they pulled?

Ramsden They were not.

Baringhaus Okay. And then in terms of the placement of the sheds themselves, was there any gravel construction required? Was that done? Not done? Is it just sitting on asphalt?

Ramsden Yes, currently they are

Baringhaus Sitting on asphalt. Well, in terms in terms of your storage requirements, did you consider off-site storage?

C. Scaglioni The problem with off-site storage is that when we need a chair or we need wheelchairs, there's medical, we have a lot of medical equipment too, that is in there in the storage sheds as well. and to go off-site to have to get it is a problem. Not to mention the fact that it costs money.

Baringhaus How did you store this medical equipment pre-COVID?

C. Scaglioni All inside P.E.P. Center. And again, lots of rooms were filled up with just resources.

N. Scaglioni We had to expand different rooms to be able to fit more of the desks. Socially distancing, is a best-case scenario for preventing COVID in our building because our guys cannot wear masks. 90% of them will not keep them on and they cause other issues. So social distancing is our best battle plan here. In terms of the cost of that, we are again a Medicaid provider. So for one hour, we get paid \$12 an hour to take care of our guys. So we are doing our best to stay afloat and keep the staff that we have because our participants require consistency in the same staff. And we have been blessed beyond measure to be able to do that and have the support of the owner of this property to give us the ability to do that.

C. Scaglioni Well at this point, we I we probably have only half of our pre-COVID numbers. So, my revenues are 50% down from what they were pre-COVID. My revenues now pay my payroll only. I have to cover loaning money.

Baringhaus One at a time, we're trying to record this. I guess my question is, the Inspection Department still noted that there's debris on the property as well as a storage unit in the back of the property and what are your plans to bring that into compliance?

C. Scaglioni I am prepared to get rid of the pod that actually has a wheelchair lift from a previous building that I was in that could not fit in the P.E.P Center. But at this point I can eliminate that, but I cannot eliminate the shed, sir, I don't know how I will.

Baringhaus You also have debris on the property.

C. Scaglioni That's completely clean. I have photos here I mean the parking lot is good. It's a very, very large parking lot back there. And that is completely cleaned up.

Baringhaus When I drove through the parking lot yesterday there was still random areas of wood debris towards the back by the storage spot. And I believe there was some lumber towards the front of the property as well.

C. Scaglioni I didn't think there was any lumber. The track for the wheelchair lift is sitting outside and that was moved by Consumers Energy, and they left it sitting there. And frankly, I have had medical issues for last two months, so I haven't been there very much.

Baringhaus Yeah, the lumber would be just looking at the storage.

C. Scaglioni Okay. Those may very possibly be live edge slabs. Is that what it looks like? Not a problem. I will get rid of them; those belong to my son actually.

Baringhaus It looks like there's more to the front, towards the front of our parking lot. By the rear of the building, same, similar material.

C. Scaglioni Is there an awning still sitting there? My parking lot, unfortunately, it's used as a dump for other people. That awning did not belong to me. I have had to remove lots of stuff from their parking lot. People come and use the dumpster, that awning was dumped from the shopping center right next door. Throw it over on the P.E.P. Center lot.

Baringhaus It does need to be addressed. Okay. Those are my questions. Does anybody else have any questions for the petitioner?

Oliverio Mr. Chair?

Baringhaus Yes.

Oliverio I do have a couple of questions. So, I'm curious one was due to COVID, I get that, but there certain regulations that you have to follow per the CDC,

tied to Medicaid or anything like that? Do you have anything around like the specific codes or anything like that or is it more specific to guidance?

C. Scaglioni It's more specific to guidance, where we have to follow social distancing, we have sanitizing stations in place, to have health checks done on every person that comes in, visitors are not allowed anymore, parents and group home staff cannot even come in anymore. They just drop off. So, but that's what we put in place. There isn't really a mandate for it other than the CDC guidelines.

Oliverio Are there any sort of mandates or guidelines that you have to follow because of the grants that you've got during COVID?

N. Scaglioni No. We are however, one of the few programs that have been able to stay open and sustained. A lot of the other programs have had to completely close down.

Oliverio Do you have any idea of how long you have to follow these guidelines?

C. Scaglioni I listen to the news every day, I'm assuming it's going to be going forward for quite some time.

Oliverio And then once you're not, you don't have to follow these guidelines, or you choose not to follow these guidelines in the future will be your intent of, you know, the storage units in the back.

C. Scaglioni I mean, they could be it could be stored somewhere else, I suppose is, but that's an added expense. That is a hardship.

Oliverio You said that you were moving things from the inside to the outside to accommodate the social distancing. Right. So, I guess what I'm saying is, so if and when there's comes a time where you don't have to do the social distancing anymore in the future, what would be your intent?

Baringhaus I would think we would probably have to continue with one shed. But we could probably bring a lot of the stuff, the tables, and that kind of thing back in there, but I don't see that happening for a long time because our guys are so medically fragile, and we have droolers, they like to touch each other, that kind of thing. So, until COVID is a non-issue, it's going to be tough.

Oliverio And then just for the sake of other people who come in that you that you care for what types of facilities do they come from?

- Baringhaus They both live at home, and they live in group homes. So, the majority now live at home. A lot of the group homes post-COVID or after COVID, have not returned yet. In fact, we lost a lot of people through COVID from the group homes.
- Oliverio And then insurance of their disabilities...
- N. Scaglioni Cognitive impairments, severe multiple impairments. Some with cerebral palsy, some mild or moderate cognitive impairments. There's fewer of the mild and moderate autistic, ASD.
- C. Scaglioni We have a lot of medical issues too. We have feeding tubes. We have colostomy bags, we have to cut up everybody's food, because they're choking risks. I mean, it's challenging population, that a lot of other people don't touch.
- Oliverio Thank you.
- Ptashnik Mr. Chair, I just had a couple questions and Inspection, I may have to ask you as well. Based on the sheds, I guess my concern there, you mentioned that they were not built on a rat wall. They just flush up against the building?
- C. Scaglioni Oh, no, no, they're there on the parking lot.
- Ptashnik No, but I'm talking to the back of the shed. I couldn't tell when I drove by there were.
- C. Scaglioni No there is an area behind the building that is grass. And there's a curb, an asphalt curb all the way around and they sit right on the asphalt.
- Ptashnik But there's still nothing in place. I guess that's my concern, because you are serving food, you do have, you know, a population going in and out. So that's where my concern is
- Ptashnik Well, I understand. But I mean, anytime you have a facility with lots of people and food, and you have to be wary of rodent issues. You know, that was kind of one of my biggest concerns in hearing about this.
- C. Scaglioni But none of that is in the sheds. I'm sure we have a lot more human issues back there. People love to sit on the picnic tables that we have back there and that kind of thing and leave their food sitting there. The parking lot is quite popular.
- Ptashnik So I guess for Inspection without the rat wall, does that make the sheds completely illegal?

Ramsden They are currently.

Baringhaus Any other questions?

Testa Mr. Chair? Clarifying question for Inspection. How did we get here? Did they come to us asking for a permit or did someone notify us that the sheds are there? Or was the shed spotted and were there inspecting a complaint?

Ramsden I don't know the answer that question.

C. Scaglioni I do. Actually, there was a 20-foot storage cargo trailer back there, which was stolen with contents. I moved from a condo in Florida, brought all the contents back up there and there were several business items in it as well. And it was stolen on March 2. So, I believe that's where it started, because the police did come and came in the back there. And at the time, I was going through a nasty divorce and there was an RV, which was referenced in there that belonged to my husband at the time. And that has since been moved as well. But I believe that's where it started, was the theft of the cargo trailer.

Testa Okay. How long have those two sheds been there?

C. Scaglioni About three years. Two and a half years?

Testa Okay, so you had them installed?

C. Scaglioni I put them together myself.

Testa Okay. The owners of the building knows they are there?

C. Scaglioni Yes, he gave me permission. I just didn't know, I wasn't aware that I needed a permit.

Testa Question for Legal. Whose obligation is it to get the permit the owner or the person putting it in, the owner?

Fisher The owner is responsible it takes responsibility for the contractor, but they both are, I'd say.

Testa Should the owner be here?

Baringhaus I do have a letter from him and he did provide information that I attached to the application.

Fisher Well, it is true that only an owner can apply for a variance.

Testa Are they the correct petitioner to be asking for this?

C. Scaglioni It's not really the way the application read, that if I had all of the information on the owner, and he did fill out his portion, the property owner portion, that I could apply for it as a tenant.

Fisher Well you can't really apply for him, but there's no reason you can't advocate for it. WLB properties is the owner.

C. Scaglioni Correct.

Fisher This is John Liadis. So, this so this variance is being requested by the owner, it's just being advocated for by the tenant, which I would say it's probably not an unusual situation.

Oliverio It's not unusual?

Fisher It's not unusual for the tenant, the tenant is oftentimes the person most interested in getting the variance.

Testa Which name should be on the public notice, their name or the owner's or doesn't it matter?

Fisher I don't think it really matters, I don't think the public is worried about in the name on that.

Testa Okay, thank you, Mr. Fisher. Questions back to the petitioner. Through other questions, there is a third shed in the back of a lot?

C. Scaglioni A pod, that's actually a pod.

Testa So, it's not a shed. Is it the pod that you were referring to that you could get rid?

C. Scaglioni That has the wheelchair lift. My first location was right across the street from here, the building right across five miles with all that glass and it was a two story, I had the upper story. And I had installed a wheelchair incline platform lift, and it's too big to keep anywhere else. I paid \$20,000 for it. I even tried to give it away, and that's what's in the pod.

Testa Back to the shed, why do you choose sheds over pods?

- C. Scaglioni Because there's no monthly cost, I purchased them and there is no monthly fee.
- Testa Okay, so you're paying on that pod right now?
- C. Scaglioni I am paying on the pod.
- Testa Regarding the shed that you put in three years ago, obviously, that was pre-COVID.
- C. Scaglioni It was right around the same time.
- Testa Okay, so was it pre when you need it? I'm trying to understand. I understand what you're saying about what COVID caused in terms of needed more space, I can understand and appreciate that.
- C. Scaglioni We also needed more space as we start as we grew. Just before, I mean, I we were at the highest attendance when COVID hit.
- Testa Okay, thank you, that's leading towards COVID events, because you're also saying now that you're operating at a very lower capacity
- C. Scaglioni Now 50%
- Testa So, if you start operating at a higher capacity, aren't you going to need more space and are those two sets gonna satisfy?
- C. Scaglioni There are still plenty of rooms in there and as we get more people, we are expanding that to some of those different areas now that had tables and chairs in them before. Now they're sitting in the shed. So we still have room to bring other people in, but stuff's gonna go in the shed.
- Testa What's in those rooms now? If there's not people there, couldn't you use those rooms of to store what's in the shed?
- C. Scaglioni There are supplies. We have a vast amount of supplies for activities for our guys. Our guys don't just sit and color. They don't just sit and sleep. They there's a jewelry section, we make books in another room, all of the rooms are separated. and were used prior to me getting the building as therapy rooms. So every room has its own activity where maybe four to six guys can go with two staff or one staff at a time.
- N. Scaglioni I can expand on that just a little bit. My plan for the for the business to continue to hopefully give our guys a more meaningful day is, we have

simulation rooms. So, each one of them has to stay the way that they are in order to simulate a hotel room, simulate a bistro and give them an authentic experience to where they're not just coming in doing random activities. It's actually giving generalization to what is on the outside of our building.

Testa I love the concept and I appreciate it. It sounds like that wasn't your business model before COVID. Right.

C. Scaglioni Oh no it's always been the business model. So again, because we have to believe, it or not Medicaid has the home and community-based services final rule in the state of Michigan, where we have to work our guys towards employment, it doesn't matter what the disability is, they all have and that is what we do there with all these simulation rooms.

Testa Right, I understand simulation rooms, where I'm what I'm not understanding is your space limitation for needing the shed. So, obviously COVID created for social distancing. Right now, you're saying you're operating at half capacity. So, in theory, that means you're not using all your rooms.

C. Scaglioni We are using all the rooms because they were not pre-COVID. We were not social distanced. We have eight- foot tables, with 15 people at one table, sitting right next to each other. I do have a photo of pre and post, if that would help you to understand.

Testa If you had 50 people coming tomorrow, where would you put them?

C. Scaglioni We are we have between the three rooms that we're utilizing now, enough room for 50 people total.

Testa So you're at 27, I'm doubling it to 50 to be simple. Would you just use less social distance? Or do you actually still have...

C. Scaglioni No we would use more rooms. Okay, there are two very large rooms in the back, that building is very deceiving. It's 7200 square feet, there are two very large rooms in the back and one we have filled. There's one behind, we have what is a fitness area and there's glass separating that and that's where we're starting to move to now, with the desks, the same configuration that we have.

N. Scaglioni So pre-COVID, we were rotating a lot people were mixing. We had groups, everybody was going around, that's not happening anymore. So that's why it's quite different. And as a matter of fact, our fitness room that she's describing, which is now a multi-purpose room is more of a classroom style so that we can rotate just a couple in there at a time. And I've had to take

the stuff from that fitness room and put it into another room so that we can have that ability.

Testa You just have one set?

C. Scaglioni Yes. That how it was set up pre-COVID and this is how its set up now.

Baringhaus Any other questions?

Testa Okay, thank you.

Baringhaus I have a couple of questions for you as well. In terms of the businesses in the area, have you seen an arrangement where they're using sheds for storage as well? No.

C. Scaglioni And nobody can see mine really either. They're back there and you can't really even see them. If the cargo trailer hadn't been stolen, we probably wouldn't be standing here.

Baringhaus Well, you've been advised by the city that you need to remove two sheds. Have you considered alternative storage areas to remove those sheds.

C. Scaglioni And I don't know where I'd remove the stuff to, because I cannot afford right now to pay for a storage unit.

Baringhaus I'm looking through the notice here and it says it looks like the last contact was back, there is a note here in March 18. And apparently that time you said he needed more time to correct the violations. At that point the city did follow up with you. Did you ever respond to that?

N. Scaglioni I can actually speak to that. Around March, right at that very date, she began having a very serious health issue where she couldn't and I was stepping in trying to take over that piece. So, I did in fact, speak to Jamie, Miss Gaston. So, in trying to make sure my mother was cared for I think maybe part of it got slipped in the cracks because she couldn't stay on a phone. She couldn't do email. She couldn't do anything. So, to that end, I mean obviously that we apologize, but that was it, out of our hands.

C. Scaglioni And then my daughter actually was the one to get the application in, the variance application. I got it all filled out and I had the owner do his part. She went to into City Hall or to Building Inspection to drop it off, and was it the next day, we were informed that \$350 permit fee or fee application fee had been changed \$450. And nobody told us that I paid 350. So that delayed a little bit of time, too.

N. Scaglioni It was responded to sir, I just it was a matter of transition time and trying to make sure the business was still running because she wasn't available for everyday operations.

Baringhaus Okay. Any other questions from the petitioner?

Ptashnik Mr. Chair? It's kind of a follow up to Mr. Testa's related questions, you stated that you're pretty much at like 50% capacity right now, for residents, or participants. So, I guess I'm confused as to why you couldn't use the other 50% of the property for storage currently, while you are able to get your sheds permitted or up to code or find alternate storage.

C. Scaglioni Because that that would be a safety factor number one, for people. I mean, there's a huge safety issue, we have guys that, we have roamers, we have some that may slip by the staff and go into a room, there just isn't room in there, having taken up all of our activity rooms, and our simulation rooms to even bring anything back in. So, if the variance isn't granted, I will sell stuff probably.

N. Scaglioni I can, I'd like to expand on that just a little bit. Since I'm day to day operations. With the HCBS rule, that was again, came down federally. We are required to increase the quality of the services that we provide. So that's where the plan that I spoke about comes into with all those activity rooms where we cannot just stuff things in there. So, it's not possible and with a constant switch of equipment, because of the physical needs of the participants that are there daily, meaning behaviorally, sometimes they stand up and slam their bodies down on a chair and it breaks, and I have to have the ability to go get that and make sure that they're safe. That all of those things combined would be the reason why we cannot take extra storage in the room in the building. In addition, we can only store things so high. So we do have audits that are done by the county, by Detroit Wayne Integrated Health Network, and they made sure that we can only store things so high. So there's only so much we can actually put in that building.

Ptashnik So you're fully utilizing every room inside the building. Yes, we are. Okay. But you still state that you have capacity to double your population inside the building.

N. Scaglioni If I institute different seating arrangements, rearrange our participant's entire day, yes, I can do different things. But you have to understand, I can't just do that on a whim as a Special Education Teacher with a master's degree, I can't just look at them and say you go here. I have to transition

something like that over a very long period of time because they don't accept change as we do. So that is a health and safety and wellness issue.

Ptashnik Thank you. I just wanted to clarify that last part.

Oliverio Mr. Chair. You said HCBS rule?

C. Scaglioni Home and Community Based Services rule is what it is. That is through Medicaid, and it comes down from the federal government goes to state government, then County and then us, that's kind of how the flow is

Oliverio Got it, yeah. So, I was trying to get at what are the regulations that are requiring...

C. Scaglioni They're really changing, that's, so far, we're in compliance.

Oliverio Okay, and I'm sorry, HCBS.

C. Scaglioni Yes

Testa Mr. Chair. So again, two sheds the owner the buildings is aware that you put them in?

C. Scaglioni Yes, he is.

Testa Did you or the owner talked about the necessity of getting a permit?

C. Scaglioni No, we did not.

Testa Were you aware that a permit was necessary?

C. Scaglioni I was not. I thought that that was his private property. It really was my assumption that he owns that property. He owns that parking lot, so it never even entered my mind.

Testa Okay, When and how did it come to your attention that you needed a permit?

C. Scaglioni With this? Tonight, really the first time a permit has even been mentioned. I wasn't told by Inspection that I needed to have permit for those. So, I went right from the violation to getting a variance, basically.

Testa And when you discussed with the owner putting the sheds in, was there an understanding of how long they'd be there?

C. Scaglioni No.

Testa So basically, indefinitely?

C. Scaglioni Correct.

Testa With the owner, did you discuss any other potential options besides putting in the shed, perhaps expanding the building?

C. Scaglioni Actually, yes, there was some discussion about actually adding on to the building and putting a supply, a building and supply room. Quite obviously, I'm not gonna, I can't do that now. Financially, there's just no way that I can even consider that at this point, but there had been some discussion about that.

Testa Okay, and at that time, why was that not pursued? Because he would put it on and charge you more rent to cover.

C. Scaglioni I wouldn't do it. In that case, I couldn't do it in that case, my rent is quite high there to begin with very high. And yet he's worked with me incredibly, as a landlord, because he loves what we do there.

Testa It sounds to me from your description that your space is big enough for what your needs are.

C. Scaglioni Well, you have to understand here that most places, most programs like we have, are in warehouses, okay. They're in a warehouse, no windows, these people are housed in there all day long. That was it. And my brother's one of my participants. He is He was my drive for building this business. I would not I would not operate period, if I had to operate like them. Because the spaces are cheaper. If you get into an industrial area, with no windows, I can get a cheap rental, or a cheap lease for maybe two grand a month, where I pay 8.

N. Scaglioni Our business owner when we opened our business when we first discussed that was decided upon, and being in a building with windows, if you will, because parents would come to me in the classroom crying because their children were sitting in a building with no windows and doing nothing. So our business model was to change that. And I do believe that we have adequate space in our building. But yes, there is some space outside needed to make sure that we have the equipment and medical, durable medical equipment and things that need to be interchangeable. But do we need more? No, we do not need more than two sheds.

Testa A questions for Legal. Can we approve this and not have it put in to get a permit and not put in a proper rat wall?

Fisher Well, I mean you have the discretion I guess to grant the variance and not require a rat wall. Yes. I guess you could.

Testa Do you know of a case where we've done that before? Not a specific case number.

Fisher I don't, I can't recall anybody ever saying okay, we're gonna waive the rat wall.

Testa We've given the shed but said you got to put it into code. So, if we do that tonight, approve these two sheds we tell you it's on the condition you put it into code, that doesn't really help you.

C. Scaglioni I don't know how that would be done.

N. Scaglioni We would probably have to discuss it with Mr. Liadis and see if he could help in any sort of way with that. I mean, if it's required, it's required.

Testa Okay, thank you. Thank you.

Baringhaus Any additional questions? Okay, very good. Are there any comments from the audience? Okay, very good. Would the Secretary please read any letters?

Testa I don't believe there are any letters, Mr. Chair. I'm checking. There are none.

Baringhaus Very good. With that, I will just ask that you make a final closing statement regarding the variance request.

C. Scaglioni I think it's pretty much all been said. I'll do what I have to do if it's tonight. But it's a necessity there right now, and probably for some time to come.

Baringhaus Thank you. Okay, we'll close the public portion of meeting at this point and we'll begin the voiced comments. Mr. Testa.

Testa Thank you, Mr. Chair. So, my daughter's 14, my oldest daughter, has special needs, so I can appreciate your business. She does go to therapy centers, I can completely picture everything you're telling me. And the picture has actually helped quite a bit. Unfortunately, the center she goes to right now, we weren't there pre-COVID, so I can't imagine what it looks like pre-COVID. The last time she was at a center before that was 10 years

ago and the needs were completely different. But I can imagine everything you're explaining. Like I said in the first case, I'm not going to be in the no vote here tonight. But I do struggle a lot with this case, I'm not comfortable with giving you a variance for the sheds and saying you don't have to meet code. So, I would be willing to table this case, allow you to go back and maybe workout, building alternative options, let him know your situation, the cost that it would take to bring those sheds up to code and see if there's any other options he can help you out with. But other than that, I'm really torn. I don't think I can vote yes, but if there's three other yes votes, so I'll be the fourth. Okay, thank you.

Oliverio Thank you, Mr. Chair. I agree this is a tough one. And because you know, because of everything that Mr. Testa explained, but I do struggle with, you know, what I've just listed and I understand the pain point and what you have, you know, what you're faced with. I do struggle with the owner of the buildings back there. And specifically, because you know, the reason you're here is because of the sheds in the back that were not to code. So, if they were established and put to code, we probably wouldn't be here right now. So, I agree with and be in favor of tabling it. Allowing some opportunity to get him to support and try to rectify the situation. So, it's not on your shoulders to do so.

C. Scaglioni Would he have to be present here? How would that work?

Fisher Well, you can, I guess between the Board and you, you can work that out anyway you please. It's probably well-advised to bring him because you can see that the tenor on the Board is, we want to hear from him.

Ptashnik Thank you, Mr. Chair. My concern also is about the construction of the sheds and the safety hazards of daily posts not being built to code. So, I do very much appreciate the work we do and the population you're working with. I'm also a teacher. So, I do appreciate that. My other concern is that the sheds were built prior to COVID and you're claiming that the need for them is because of COVID. So little disconnect on that. But the lack of rat wall, the fact that they were built illegally, that gives me a pause as far as supporting the variance. I would support the tabling. If the tabling is not where we're headed, then I would probably go against the variance.

Baringhaus Thank you very much. Basically, you're not in compliance and we have a history of being out of compliance starting with the trailer that you use for storage, you know, on the property itself, the storage shed, that's out of compliance, you still have debris, that's still out of the compliance. You have made some progress on it, but you're still not quite there yet. There really isn't any other businesses in the area that have storage in sheds like that,

and the sheds aren't in compliance. as well. I found it interesting that you do have a way of creating additional storage within the building. If you reconfigure the program and reconfigure the seating within that and it seems like that's something you'll need to pursue. I normally would never be in favor of granting a variance when a business is in violation with city ordinances like you currently are. However, I think another mitigating factor, you don't have full board tonight here you have four of seven. So, I think, in this instance, I would favor tabling motion, one just for you to come back with a plan with the owner, as already suggested, so we can discuss that with him directly as well. And then secondly, we'd like to hear a plan for having that properly cleaned up. The awning removed, the debris removed, the storage pod removed, and then we can focus the discussion on the necessity with the two sheds with the owner of the property itself. So, at this point I too would be in favor to the tabling the motion. So, with that floor is open for motion.

Testa Mr. Chair.

Baringhaus Mr. Testa.

Testa Move to table appeal case number 2022-06-02. To allow the petitioner time to discuss with the owner of the building alternative proposals and to consider the feedback the Board gave you tonight and to come back. Also, to give the petitioner time to address some compliance issues and clean up the existing issues on the lot.

Ptashnik Support.

Baringhaus Okay, motion by Mr. Testa.

Fisher Do you want to have a deadline on that?

Testa No, that's a good point. Thank you. Because of the nature of the business, and maybe some of the hardships they're facing, I would be willing to go even up to six months. But if anyone has an alternative time, I'm not going to let that be the hang up.

Baringhaus I mean, would you? Yeah, I mean, you're saying six months at this point, I would say before the end of the calendar year.

Testa Then we back before the end of the year.

Baringhaus That'd be my recommendation.

Testa Okay. Timing, come back before the end of the year.

Ptashnik Support.

Baringhaus Okay. Motion by Mr. Testa, support by Ms. Ptashnik. Any additional discussion? Mr. Testa, would you take the vote please?

Upon Motion by Testa, supported by Ptashnik, it was:

RESOLVED: APPEAL CASE NO. 2022-06-02: An appeal has been made to the Zoning Board of Appeals by Events Extraordinaire, Inc., 16000 Middlebelt Road, seeking to maintain two storage sheds (each 10' x 14') adjacent to the rear (east) wall of the existing building, which is not allowed. The accessory buildings are not incidental or customary to the building occupying a tenant space within the building.

1. The property is located on the east side of Middlebelt (16000) between Terrence and Sunnysdale, Lot No. 050-01-033B-004, C-1 Zoning District, "Local Business." Rejected by the Inspection Department under City of Livonia Ordinance, Section 7.23 D "Accessory Structures and Uses" **be tabled to allow the** petitioner time to discuss with the owner of the building alternative proposals, To consider the Board's feedback, and to clean up the existing issues on the lot.

FURTHER, Petitioner isto return to the Board by the end of the 2022 calendar year.

ROLL CALL VOTE

AYES: Testa, Ptashnik, Oliverio, Baringhaus

NAYS: None

ABSENT: Coppola, Klisz, Boloven

DENIED: None

Baringhaus Okay, this point your case has been tabled. And as you've heard some of the comments from the Board tonight. One, we're interested in having the owner present at the meeting. Two, we want to hear about the progress you've made where the building is in compliance in terms of debris being removed, the storage pod that she indicated, would be moved off the property, we want to focus the discussion on the existence of those two sheds. When you come back, and again, you need to come back before the end of this year.

N. Scaglioni Will there be a second application required?

Baringhaus No. What you would do is contact the Building Inspection Department when you're ready, it's tabled right now. So, you don't have to refile and pay another permit fee.

C. Scaglioni Okay, so it's the same application then.

Baringhaus Correct. Again, it would be just up to you and to say, we're ready to schedule your case with us get on our agenda. So, we can have a second hearing on this.

C. Scaglioni Now, if I can figure out alternative, an alternative plan or location, and do that in between time, then...

Baringhaus If you clean up the property, you decide I don't really need those sheds. I can take them out of there and everything's brought into compliance. Please correct me if I'm wrong, then there really wouldn't be a need for the variance at that point, because you're within ordinance, this is that a correct statement?

C. Scaglioni And then I would just notify you or notify Building and Inspection Okay. Thank you.

APPEAL CASE NO. 2022-06-03: An appeal has been made to the Zoning Board of Appeals by Jeffrey Gibson, Over the Moon, LLC, 29220 Seven Mile, seeking to maintain three (3) 8ft x 40ft metal shipping containers in rear yard as outside storage, which is not allowed.

The property is located on the north side of Seven Mile (29220) between Middlebelt and Parkville Street, Lot No. 003-01-0418-005, C-2 Zoning District, "General Business." Rejected by the Inspection Department under City of Livonia Ordinance, Section 6.52 (c) "Retail Sales, Outdoor Storage" and Section 7.23 (D) (i), "Accessory Structures and Uses."

Baringhaus Good evening, could you state your names and addresses for the record?

Reigsecker Tyler Riegsecker and our address is 29220 W Seven Mile.

Baringhaus Ok terrific. And then will you please describe the nature of your variance and the hardship and why you require it.

Riegsecker We are a garden supply store, we sell a lot of soil and we store a lot of soils that our facility we offer a lot of inside storage in the building. A lot of our storage is actually upstairs storage, but we have a weight limit of our upstairs storage area, pallets of soil are very heavy, usually 2000 pounds per pallet. So, the three storage containers on the back parking lot give us something like 56 pallets, storage spaces worth of storage at ground level, where it's safer, I guess.

Baringhaus Okay, so basically, you're storing bags of soil.

Riegsecker Whole pallets of bags of soil, usually 60 to 80 bags of soil per pallet.

Baringhaus What size are the packages, 20 pounds, 50 pounds?

Riegsecker It's in cubic feet, generally 1.5 to two cubic feet of soil per bag.

Baringhaus Prior to putting the storages on your property, how did you store the soil?

Riegsecker The storage units went in as soon as we purchased the rights to the business, I guess. GrowGeneration is a corporation, and they buy existing grow stores and expand them. So, the store that operated there before us was not operating on as large of a scale as we are. So, when we moved in, I believe, I wasn't around right when they moved in, I'm more of a slightly recent employee, but they dropped the container there for soil storage, which is what they do with all the other locations. I guess most of the other ones are zoned for storage containers like that. But they put the container in the back so that we can store soil, I believe right when we moved in.

Baringhaus When did you take over the business?

Riegsecker I am just a manager for our location.

Baringhaus When did the business come into existence sir, and change hands?

Riegsecker Middle of 2017 I believe.

Baringhaus So can you describe the business again?

Reisgseker We're like a garden supply store. We sell nutrients, soil, pots, everything you would need to grow anything.

Baringhaus So, what makes you different from like, a nursery like English Gardens?

Reisgseker Not sure if we are different, just our building is not laid out , like, we don't have a large yard, like how Home Depot or some of those places have a big yard out back, where they're able to store all their soil at ground level. Our inside storage, we don't have a lot of ground level storage, most of it's all upstairs. We have, there's like a hole cut out in the wall where we can use our forklift to raise pallets of lighter weight objects up there, and we're able to store a lot of our other supplies up there, but the soil is the one thing we just can't fit up there. It's too heavy for that area.

Baringhaus Normally, like when you go to other retail establishments, like it's like yourself, and you mentioned Home Depot, and I mentioned English Gardens, a lot of times these materials are stored outside in the open, why do you choose to store them in these containers?

Riegsecker I didn't know if we were allowed to store them outside. That's not just a business decision I made personally. I'm sure it's a valuable product kind of thing where most soil bags are \$20 to \$40 per bag, if you have 70 bags on a pallet and we store 56 pallets worth out on those containers, that's a lot of money to sit out in the open like that.

Baringhaus Is there anything special about the soil because that's quite a bit higher than soils that you would purchase anywhere else.

Riegsecker Yeah, a lot of them are amended with a lot of organic inputs. So, the soils have the food in them already for the plants so that you don't actually have to feed them fertilizers and stuff like that.

Baringhaus Okay, thank you. Any other questions for the petitioner?

Ptashnik I have a question Mr. Chair. Have you considered bringing in maybe less inventory at a time or how fast is your inventory turning over that you do this kind of storage?

Riegsecker It turns over fairly quickly and with supply chain issues, it's easily twelve weeks to nine months out when we put an order in before it actually lands at our store. So, if we were to have smaller amounts on hand, we would sell out of it and then just have nothing to offer our customers for extended periods of time.

Ptashnik Okay, that makes sense. Just making sure. Have you thought about reconfiguring? How much of the inventory are you keeping inside the store versus how much are you keeping out in those containers?

Riegsecker We have, on our floor inside of the store, we're at max capacity, we don't have any extra space that we can put anything else we keep all of our, we have like racking kind of like Home Depot and Sam's Club. All the racking is loaded up full all the time, all of the bays down on the floor full all the time. So, we're completely full inside the store.

Ptashnik So, you're pretty much floor space inside without inventory like that inventory.

Riegsecker Yeah, exactly. We have that upstairs storage, but we usually store all of our lighter weight objects up there. We just don't want to put the strain on the second floor to be a safety hazard or anything like that.

Ptashnik Thank you.

Baringhaus Any other questions?

Testa Yeah. Questions to the Inspection Department, maybe for clarification. How did we get here? Did someone complain?

Ramsden Yes, there is an enforcement going back to February 15, 2022.

Testa Okay, so before they have been operating these sheds longer than that, or the storage units longer than that?

Riegsecker Yeah, the original one had been there since they purchased the store, I believe, they dropped it right away after the takeover.

Testa Okay, was the complaint specifically about the storage center or were we there for a different reason?

Ramsden The complaint was stated, large storage container and multiple wood pallets along with bags of dirt in the back.

Riegsecker The bags of dirt thing was, that we, unfortunately, had multiple trucks of soil land due to the supply chain issues, all back to back to back to where the entire inside of our store and the shipping containers were completely full and we just had more pallets of soil than we could manage to store. Because we have to order so many months in advance, we can't always anticipate how much we're going to go through in that amount of time. So, we had more in the building by the time the next truck came. So, we had to park them outside for a while, we tried to burn through them as quick as we could to get the ones from outside back inside or sold. So, we did end up selling a lot of the ones that were out in the back parking lot. I believe that was probably what that's referring to, we don't usually store stuff outside, we had to just

take a risk on that one and hope nothing got stolen while we were trying to work our way through it.

Testa And to expand on Chairman Baringhaus' question about Home Depot, or Menards and like that, they have outside of pallets, I did not have a chance to go out to your site, unfortunately. But looking at the pictures, your lot is not fenced in, correct.

Riegsecker Not it is not.

Testa So, that would allow anyone access to those pallets. Okay. Thank you. I think obviously, the difference is, some of the big box stores had everything kind of an enclosed area, fenced off, to people. Is that an option for you to build in a fenced in area that would allow you to store this?

Riegsecker I guess, I don't know what that would take. I mean, company wise, like our company would be fine with that, I know at some of our other locations, they do that. So, I don't know if the city even allows that in that area. I mean, I don't know what the rules are.

Testa Where are some of your other locations?

Riegsecker Were all over the US, California, Colorado, everywhere.

Testa Who's your main customer who buys from you?

Riegsecker What do you mean exactly?

Testa Would I go into your store?

Riegsecker Anybody would buy from us, I have a very large vegetable garden.

Testa And how long are you intending right now to keep those storage sheds? If you weren't here, would they be put in indefinitely?

Riegsecker Ideally, I believe so. Yeah.

Testa And then if you're getting approval, you would decide to keep them indefinitely?

Riegsecker Yeah, if we had to do anything to them to be able to maintain them, I don't think we would have a problem doing that.

Testa Okay. Have you considered any other alternative options?

Riegsecker I believe so, but I'm not sure what an alternative option would be for that amount of soil and having it in the distance that we would be able to get to that.

Testa Yeah, maybe where I'm going that, as you said, some of your other locations have a fenced in area and you could maybe build some wall, that type of thing to hide as well.

Riegsecker If we needed to, if that was something we had to do. I believe that's something they would be able to do.

Testa Question to Mr. Fisher, could they store pallets of soil outside in a fenced in area, would they need to be zoned differently or granted some type of variance?

Fisher For a start, fences are not permitted in commercial districts like this one, so, you need a variance for that. Once he has that, I mean, you're ordinarily not supposed to also do outdoor storage. So, I guess if you did in this situation, approve those variances it'd require you to basically come to the conclusion that those are better than we got now, which might be true.

Reigsecker There is also bugs to consider, when soil is stored outside, bugs do get into the soil, and then the customers when they buy them, they do end up getting some pests that they don't want in their garden. So, it's ideal to store it somewhat inside, the containers do help with that a little bit, and the shrink wrap. And the rain, when it gets rained on the bags get waterlogged and washes some of the nutrients out of the bag. So, it's not ideal to store them outside. If we were able to keep the containers that would be an ideal situation.

Fisher Mr. Chair, may I ask a question?

Baringhaus Please.

Fisher Would there be any reason this building couldn't be added onto? We heard about why the last building couldn't be. Is there some reason this building couldn't be added on to provide capacity to store these in a more compliant way?

Riegsecker That I don't know.

Testa Do you have it like a loading dock thing in the back?

Riegsecker Not like a raised one, it's just a garage door. Trucks have to back in now, they used to pull through and out our back parking lot when there was a parking lot behind us. But when the building moved in next door, there used to be the Toys R Us that closed down. Now it's a rental storage facility place. They took out that whole back parking lot and put a field there so the trucks can't pull through now and they have to back in. So, they don't even have access to our garage anyway. So, they pretty much just park along the side of our building, we come out with a forklift and unload them.

Testa Okay, thank you. I keep forgetting Toys-R-Us, I haven't been there this week, but I've been there long ago. Yeah, I would prefer, would an option be, could

you consider like building something off the back that's maybe just like an awning or large pavilion for outdoor storage that you could kind of secure with walls?

Yeah, correct. Okay, I'm on Google Maps right now it's showing one container back there.

Riegsecker Yeah, that's an old picture. It was parked diagonally; we've since moved it to square it up with the parking lot and adding two others. All our containers that allow us to store taller pallets of soil, some of our pallets are taller than would fit in the original container. So, we squared it up and made it look a little bit nicer.

Testa Okay, thank you.

Riegsecker We do also have letters from all of our neighbors too, we want to talk to everybody just like the I guess the form that you guys sent to us. We just photocopied it and took around everybody around us. So, everybody around us said they don't really mind the containers I think Hockey World is the only one where they've emailed it to their corporate office and never heard anything back, but I have those here with me if you want them.

Baringhaus Yeah. Any other questions? Wait there a moment if you will.

Riegsecker No problem.

Baringhaus Obviously, there's no audience communication at this point.

Oliverio Mr. Chair I do have a question.

Baringhaus Yes.

Oliverio You did say that you're not the owner of the building, who is the owner?

Riegsecker Jeffrey Gibson. He owns the previous grow store that existed there and we purchased it from him, as well as two of his locations in Lansing. So, he's still our landlord, but he wanted to not operate the business anymore. So, we are the primary people who work out of there, we rent the building from him.

Oliverio So he owns the real estate. Is he in Ingham County?

Riegsecker That I'm not sure, I believe somewhere in Lansing. I've never actually met or talked to him myself, my boss has been the go-between between us the entire time.

Baringhaus Thank you. Any other questions? Mr. Testa, will you please read the email letter?

- Testa Yes, thank you. I'll start with the first letter that we had received. Thank you for reviewing this zoning issue with me. I received the notice of the meeting this past Friday, July 22nd from our tenant, Perani's Hockey World I would like to ask, what is the difference between 3 shipping containers for additional storage and building an addition to the facility for extra storage? That is, if the purpose is to find an inexpensive way to add a building on to the premises, then shipping containers skirt the rules and regulations for building in the city. There are no footings, no foundation, no permanent construction technique and it creates a permanent eye sore. Alternatively, if this is for short term storage (with a set date for the containers to be removed and penalties if the containers are not removed), then can the area at least be fenced/screened off?. This is the owner of the building for Perani's Hockey World. The letter you just handed me, thank you, they are all signed. For my benefit. in brief, I'm not normally the Secretary. The shipping containers in question offer no obstruction or issue, Livonia Budget Storage. Approval. This is Nino Riggierello, perhaps? Sorry. Letter of approval. We good, no problems with us, no worries. Lori Williams. I just read it like it is, sorry. Approval. I have no problem with containers, Kyle Schema. I think I'm pronouncing it wrong, sorry. Approval. They have my approval for storage containers in rear. Chris Bailey. I didn't even read the address. Approval. Allied Leisure Corp. We have no problem with the with the outdoor storage. Glen Michrino, 19276 Middlebelt Road. And this is the one from Perani's Hockey World, basically the manager saying he sent a letter to headquarters on 7/21 and it is signed.
- Baringhaus Thanks very much. Would you like to make a closing statement regarding the variance request?
- Riegsecker Yeah. If we just needed to screen them in or obstruct them in some way playing some landscaping around them or do something like that to make them just look more visually appealing, I don't think we would have a problem doing that, if that's the complaint.
- Baringhaus Okay, very good. Okay, we'll close the public portion of the meeting at this point and then we'll begin with the Board's comments with Ms. Ptashnik.
- Ptashnik Thank you, Mr. Chair. My biggest issue with this is that they look temporary, and in kind of in conjunction with what the owner of Hockey World had to say, is, it's just a way of skirting some ordinances of the city. Financial return is not usually a reason that we will grant a variance and that sort of seems to be like this is a very inexpensive way and it's not inexpensive, but more inexpensive way, of making a permanent storage structure. So, that's my biggest issue with it, let alone, of course, aesthetics of what it looks like. So, honestly, I won't be the only no, if anyone else wants to go with a yes, but I'm kind of on the fence with this one.
- Baringhaus Okay, thank you. Ms. Oliverio.
- Oliverio Thank you, Mr. Chair. I I agree, I mean, it I feel like it's one of those, because you're growing and you're successful, you're outgrowing your space, to some

degree, too, right, and that happens when you're when you're in business and you have those types of situations, when you try to figure out how do you expand and grow? And so, with that point, you know, I don't know that putting in temporary structures in the back are the right way to approach that. To that point, also, just considering what Ms. Ptashnik said, and some of the feedback that we've received as well, and just I think if you could open the door a little bit, and probably quite frankly, not allow you to grow is your biggest potential, right, because you've got these big structures in the back as well. So, but I think there are other solutions to explore some of which we did talk. It sounds like you guys are open to it and maybe talk to your landlord as well. And that's why I don't think I will be in support of a variance in this particular situation.

Baringhaus Okay, thank you. Mr. Testa.

Testa Thank you Mr. Chair. So, I am not really a big fan, some of us are not in favor of these temporary storage sheds, or containers. Obviously, I don't see them every day, but I also don't want to set a precedent. We give it to you, we're gonna see other people, other businesses coming in for the same thing. I think there are other options, and you've expressed openness or willingness to pursue those. So, I'm giving this very similar as we did with the second case in which we table you, or I'm proposing, I would support a tabled motion, to allow you to study other alternatives with your landlord, that could be more permanent in appearance, but also permanent in actual implementation.

Baringhaus Okay, thank you. I share Mr. Testa's opinion as well. And actually, the board's opinion, Ms. Ptashnik and Oliverio as well, it's a blend. One, it was a temporary solution, and they're not attractive, let's be honest. And then, to Ms. Oliverio's point, I agree, I think you can, you know, sit down and come back with an alternative, that's maybe a little more integrated into your operation. Normally, you know, just to generate a higher return is not a hardship, but after having a discussion with you this evening, I understand you are storing very heavy materials that can't be supported safely in a two-story building, so, I get that part of it. But, on the other hand, too, I mean, what you're doing, I mean, your nature, your business, as a growing center, you're not that far removed from a nursery, and nurseries routinely storing these materials outside. So, taking that portion into consideration, I agree with Mr. Testa's point on a tabling motion, because you still are not complying with the fact that even when you come back with a revised plan, you're still storing these materials outside, which is not aligned with the ordinance. So, we'll still need further discussion on that. So, based on that, I would support a tabling motion at this point, give you an opportunity to come back with a more refined plan and how you're going to store these items outside. And yet still, you know, because it isn't a normal, traditional, like potting soil, it's a little more sophisticated product than what other retail stores sell, to justify special needs, I'm very interested in hearing how you would approach that as well. So, with that the floor is open for a motion.

Testa Mr. Chair.

Baringhaus Mr. Testa.

Testa Move to table appeal case number 2022-06-03 to allow the petitioner time to consider the feedback given by the Board tonight to study alternative plans and make different proposals.

Baringhaus Is there support?

Ptashnik Support.

Baringhaus Motion by Mr. Testa, Support by Ms. Ptashnik to table this case to allow the petitioner to come back with an alternative plan. Is there any further discussion? Mr. Testa.

Testa I failed as I did on the first one or second motion, in the second case, to put a time limit. I would also propose by year end to come back.

Baringhaus Okay, any other further discussion? Mr. Testa, would you please take a vote.?

RESOLVED: APPEAL CASE NO. 2022-06-03: An appeal has been made to the Zoning Board of Appeals by Jeffrey Gibson, Over the Moon, LLC, 29220 Seven Mile, seeking to maintain three (3) 8ft x 40ft metal shipping containers in rear yard as outside storage, which is not allowed.

1. The property is located on the north side of Seven Mile (29220) between Middlebelt and Parkville Street, Lot No. 003-01-0418-005, C-2 Zoning District, "General Business." Rejected by the Inspection Department under City of Livonia Ordinance, Section 6.52 (c) "Retail Sales, Outdoor Storage" and Section 7.23 (D) (i), "Accessory Structures and Uses" **be tabled** to allow the petitioner to come back with an alternative plan, and to return by the end of the 2022 calendar year.

ROLL CALL VOTE

AYES: Testa, Ptashnik, Oliverio, Baringhaus

NAYS: None

ABSENT: Coppola, Klisz, Boloven

DENIED: None

Baringhaus Okay, here at this point, your position has been tabled. You've heard, some of which will allow you to come back and reschedule another meeting with us to discuss an alternative plan to begin. You've heard some of the

feedback from the Board. As you know, they're not attractive. We'd like to see something more integrated, something more, streamlined into your operations. So, what you'll want to do is, we put a deadline on that, you need to come back to us by the end of the year. When you're ready, just contact the Building and Inspection Department and they'll put on an agenda. Thank you. Mr. Fisher, one question, can we approve the minutes from June 14 and June 28? We have a quorum.

Testa Do we need a quorum of the people that were here though?

Fisher Well, I guess what I'd say is, you got three votes, you can do anything except grant a variance.

Ptashnik Only two of us were here on the 28th right?

Fisher There's no legal rule that says you have to be.

Testa Move to approve the minutes for the meeting on June 14 2022.

Ptashnik Support.

Baringhaus Support by Ms. Ptashnik.

ROLL CALL VOTE

AYES: Testa, Ptashnik, Oliverio, Baringhaus

NAYS: None

ABSENT: Coppola, Klisz, Boloven

DENIED: None

Testa Move to approve minutes for the meeting of June 28 2022.

Ptashnik Support.

Baringhaus Support by Ms. Ptashnik. Second.

ROLL CALL VOTE

AYES: Testa, Ptashnik, Oliverio, Baringhaus

NAYS: None

ABSENT: Coppola, Klisz, Boloven

DENIED: None

Baringhaus Any other additional comments this evening, Mr. Fisher?

Oliverio Thank you for my badge.

Baringhaus Your official now. Okay. Very good. Then. Just one more motion.

Testa Move to adjourn.

Baringhaus Motion by Mr. Testa to adjourn. Support.

Oliverio Support.

Baringhaus Support by Ms. Oliverio. All those in favor say aye.

ROLL CALL VOTE

AYES: Testa, Ptashnik, Oliverio, Baringhaus

NAYS: None

ABSENT: Coppola, Klisz, Boloven

DENIED: None

Baringhaus We are adjourned. Thank you.

There being no further business to come before the Board, the meeting was adjourned at 8:59 p.m.

Gregory G. Coppola, Chairman

Timothy Klisz, Secretary

ZBA Meetings/Deadlines **August 16, 2022**

August 30, 2022	<i>Auditorium</i> <i>Bob Stroble – Inspection</i>	Two (2) cases
September 13, 2022	<i>Gallery</i> <i>Matt Stierna - Inspection</i>	One (1) case
September 27, 2022	<i>Gallery</i> <i>Jim Albus - Inspection</i>	Deadline: Monday, August 29
October 11, 2022	<i>Gallery</i> <i>Harry - Inspection</i>	Deadline: Monday, Sept. 12

Minutes to vote on: July 26, 2022

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

2022 SEPTEMBER						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12 10/11 Deadline	13 ZBA Gallery	14	15	16	17
18	19	20	21	22	23	24
25	26 10/25 Deadline	27 ZBA Gallery	28	29	30	

**AGENDA DATE: August 16, 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. 2022-05-13 (Tabled on June 28, 2022): Wendy Senkbeil:

Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the proposed variance would violate the City policy of turning residential districts into a series of small, walled enclosures.

APPEAL CASE NO. 2022-07-01: Gold Star Detroit on behalf of Madonna University:

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

[Note: Planning Commission/Council approval are not required for this project.]

APPEAL CASE NO. 2022-07-02: Arbor Hills Investment, LLC:

Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. Note that the City's prohibition on signs painted on building walls is a content neutral regulation of speech.

APPEAL CASE NO. 2022-07-03: Scott and Carla Murray:

Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. Further, per the elevation drawings, the proposed building resembles a commercial or industrial building more closely than a residential accessory building.

FUTURE LAND USE PLAN

CITY OF LIVONIA ZONING BOARD OF APPEALS

Agenda

August 16, 2022 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI

1. **APPEAL CASE NO. 2022-05-13 (Tabled on June 28, 2022): Wendy Senkbeil**, 17608 Vacri, seeking to erect a six-foot-tall wood privacy fence at the rear of a double frontage and corner lot, resulting in deficient rear yard setback.

**FUTURE LAND USE PLAN
(FLUP)
“LOW DENSITY RESIDENTIAL”**

2. **APPEAL CASE NO. 2022-05-16 (Tabled on June 28, 2022): Dan Lee, Cornerstone Baptist Church**, 29850 Six Mile, Livonia, MI 48152, seeking to erect a replacement ground sign resulting in excess sign height and area.

**FUTURE LAND USE PLAN
(FLUP)
“LOW DENSITY RESIDENTIAL”**

3. **APPEAL CASE NO. 2022-07-01: Gold Star Detroit FC, LLC on behalf of Madonna University**, 14680 Newburgh, seeking a variance for excessive light pole height, its illumination level and proposing land banked parking, which is not hard surfaced but grass area, which is not allowed, in connection with the construction of a stadium.

**FUTURE LAND USE PLAN
(FLUP)
“PARKS AND COMMUNITY”**

4. **APPEAL CASE NO. 2022-07-02: Arbor Hill Investments**, 31157 Plymouth

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.

Rd, seeking to erect a painted sign (mural) on the west exterior building wall which is not allowed. Painted signs on the exterior of buildings are prohibited in any zoning district.

**FUTURE LAND USE PLAN
(FLUP)
“CORRIDOR COMMERCIAL”**

5. **APPEAL CASE NO. 2022-07-03: Scott and Carla Murray**, 18420 Laurel, seeking to construct a steel accessory building while maintaining an attached garage resulting in excess total accessory building area.

**FUTURE LAND USE PLAN
(FLUP)
“LOW DENSITY RESIDENTIAL”**

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.

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