

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS

January 10, 2023 – 7:00 p.m.

Livonia City Hall Auditorium

33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2023-01-01: Kelly Denha, 13971 Middlebelt,** seeking to replace the existing ground sign, resulting in the new sign being at a deficient set back, excess in height of overall sign area and the area of the electronic message center (EMC) contained with the new sign.

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

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

December 22, 2022
PUBLIC NOTICE

APPEAL CASE NO. 2023-01-01: An appeal has been made to the Zoning Board of Appeals by Kelly Denha, 13971 Middlebelt, Livonia, MI 48154, seeking to replace the existing ground sign, resulting in the new sign being at a deficient set back, excess in height of overall sign area and the area of the electronic message center (EMC) contained with the new sign.

Ground sign set back:

Required: 10 feet
Proposed: 5 feet
Deficient: 5 feet

Sign height:

Allowed: 6 feet
Proposed: 7 feet
Excess: 1 foot

Ground sign area:

Allowed: 30 sq. ft.
Proposed: 39 sq. ft.
Excess: 9 sq. ft.

EMC sign area:

Allowed: 15 sq. ft.
Proposed: 27 sq. ft.
Excess: 12 sq. ft.

The property is located on the west side of Middlebelt (13971), between Schoolcraft and Bentley, Lot No. 092-01-0010-002, C-1 "Local Business District," Rejected by the Inspection Department under City of Livonia Vision 21, Section 11.08 (2) "Sign Regulations for C-1 Districts."

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, January 10, 2023, 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 Appeals' 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: 2023-01-01
Meeting Date: January 10, 2023

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:

2023 - 01 - 01



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

CONTRACTOR HAITHAM SITTO Address 248-399-0111
44131 WOODWARD, PONTIAC, MI 48341
 Owner CKI PARTNERSHIP (KELLY DONHA) Address 13971 MIDDLEBELT, LIVONIA 48154
248-880-0009
 Lessee _____ Address _____
 Location WEST Side of 13971 MIDDLEBELT Street _____
 Between SCHOOLCRAFT And BENTLEY
 Lot No./Parcel No. 092-01-0010-002 Subdivision _____
 Zoning District C-1 Map No. SE 23 Lot Size _____ Alley _____
 Present Use RETAIL LIQUOR/ALCOHOL SALES Proposed Use SAME
 Present Building Size N/A Proposed Building Size NONE PROPOSED
 Present Height of Building ONE STORY Proposed Height _____
 Allowable Lot Coverage N/A Proposed Lot Coverage N/A
 Proposal SEEKING TO REPLACE THE EXISTING GROUND SIGN RESULTING IN THE
NEW SIGN BEING AT A DEFICIENT SET BACK, ALSO, EXCESS IN HEIGHT,
OVERALL SIGN AREA AND THE AREA OF THE ELECTRONIC MESSAGE
CENTER (EMC) CONTAINED WITH THE NEW SIGN. GROUND SIGN SET BACK
REQUIRED: 10 FEET; PROPOSED: 5 FEET; DEFICIENT: 5 FEET. SIGN HEIGHT ALLOWED: 6 FEET;
PROPOSED: 7 FEET; EXCESS: ONE FOOT. GROUND SIGN AREA ALLOWED: 30 SQ FT;
PROPOSED: 39 SQ FT; EXCESS: 9 SQ FT. EMC SIGN AREA ALLOWED: 15 SQ FT;
PROPOSED: 27 SQ FT; EXCESS: 12 SQ FT

Reason for Rejection LIVONIA VISION 21, SECTION 11.08(2)
11.08(2)
 Deficient Side Yard _____ Deficient Front Yard S/B: 5 FEET Deficient Rear Yard _____
 Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
 Excessive Lot Coverage _____ Excessive Height ONE FOOT Increasing No. Units _____
11.08(2) EMC GRD SIGN
 Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 12 SF 9 SQ FT

Remarks _____

Plans and Application examined by Ryo

Date

NOVEMBER 29, 2022

ZONING EXAMINER

APPLICATION FOR VARIANCE

Kelly Denha 13971 Middlebelt Rd Livonia MI 48154
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

248-880-0009

Hartam S. Ho 44731 Woodward Ave Pontiac MI 48341
 (Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

248-399-0111

The property address is 13971 Middlebelt Rd Livonia MI 48154

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

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

- 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.

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

Attached

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

Attached

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

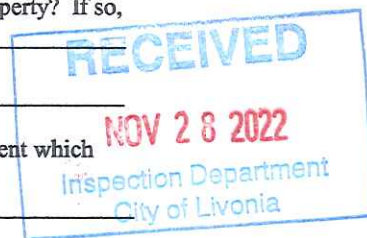
Attached

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

N/A

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

N/A



8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: _____

N/A

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

N/A

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: _____

Please print name of property owner: _____

Kelly Denhart

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 15th day of Nov, 2022

(Notary Public, Wayne County, Michigan)

My Commission expires 03-15-2025

LILIANE MOHEICH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires August 15, 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 11/29/2022, which reads as follows:

LIVONIA Vision 21, SECTION 11.08 (2)

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.

Ry
(Supervisor)

Application for permit filed NO

Violation Issued NO

Application for Variance

13971 Middlebelt Rd. Livonia MI 48341

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

- In our case, we are at the beginning of the deceleration lane for the freeway. Our sign location is an additional lane farther from the road than the business next to us. We are sacrificing a larger pole sign for a smaller monument sign in overall square footage and want to maintain the same level of visibility.

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

- Our monument sign will include an Electronic Message Board. We want our messages to be read in the safest manner possible. We're asking for the sign size and 5' setback to get us closer to the intended target.

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

- We do not believe our neighbors will be affected by this sign. To the south our neighbor is closer to the road than we are and to the north our neighbor has a large pole sign that is very visible.



LARA Corporations Online Filing System

Department of Licensing and Regulatory Affairs

ID Number: 801341112

[Request certificate](#)

[Return to Results](#)

[New search](#)

Summary for: CKI PARTNERSHIP, LLC

The name of the DOMESTIC LIMITED LIABILITY COMPANY: CKI PARTNERSHIP, LLC

Entity type: DOMESTIC LIMITED LIABILITY COMPANY

Identification Number: 801341112 **Old ID Number:** B4473G

Date of Organization in Michigan: 10/07/2005

Purpose: All Purpose Clause

Term: 10/07/2045

The name and address of the Resident Agent:

Resident Agent Name: CLIFTON DENHA

Street Address: 13971 MIDDLEBELT

Apt/Suite/Other:

City: LIVONIA

State: MI

Zip Code: 48154

Registered Office Mailing address:

P.O. Box or Street Address:

Apt/Suite/Other:

City:

State:

Zip Code:

Act Formed Under: 023-1993 Michigan Limited Liability Company Act

Managed By:

Members

View filings for this business entity:

ALL FILINGS
ANNUAL REPORT/ANNUAL STATEMENTS
CERTIFICATE OF CORRECTION
CERTIFICATE OF CHANGE OF REGISTERED OFFICE AND/OR RESIDENT AGENT
RESIGNATION OF RESIDENT AGENT
CERTIFICATE OF ASSUMED NAME

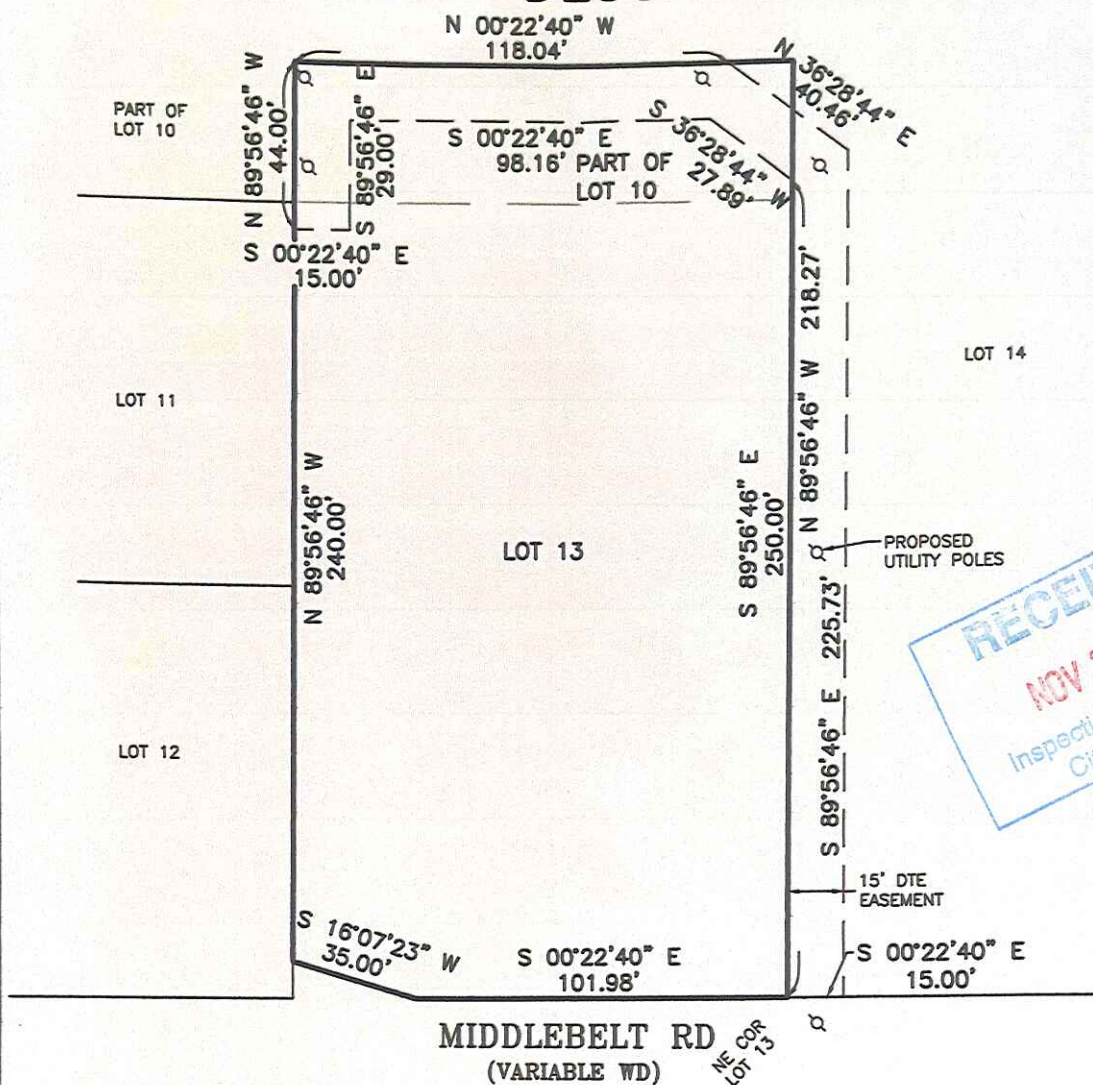
View filings

Comments or notes associated with this business entity:

[LARA FOIA Process](#) [Transparency](#) [Office of Regulatory Reinvention](#) [State Web Sites](#)

[Michigan.gov Home](#) [ADA](#) [Michigan News](#) [Policies](#)

EASEMENT DESCRIPTION



LEGAL DESCRIPTION

PART OF LOTS 10, 13 AND 14 OF WOLFRAM ESTATES A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, T.1S., R.9E., LIVONIA TOWNSHIP (NOW CITY OF LIVONIA), WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE N. 89°56'46" W. 218.28 FEET ALONG THE NORTH LINE OF SAID LOT 13; THENCE S. 36°28'44" W. 27.89 FEET; THENCE S. 00°22'40" E. 98.16 FEET; THENCE S. 89°56'46" E. 29.00 FEET; THENCE S. 00°22'40" E. 15.00 FEET; THENCE N. 89°56'46" W. 44.00 FEET; THENCE N. 00°22'40" W. 118.04 FEET; THENCE N. 36°28'44" E. 40.46 FEET; THENCE S. 89°56'46" E. 225.73 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MIDDLEBELT ROAD (1/2=60 FEET WIDE); AND THENCE S. 00°22'40" E. 15.00 FEET ALONG SAID WEST RIGHT OF WAY LINE OF MIDDLEBELT ROAD TO THE POINT OF BEGINNING.

LEGEND

RECORDED	R.
MEASURED	M.
PRORATED	P.
CALCULATED	C.
SET IRON	S.I.
FOUND IRON	F.I.
FOUND CONC. MON.	F.C.M.
POINT OF BEGINNING	P.O.B.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 03/13/2020 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

Greg L. Ash
GREG L. ASH, P.L.S. #28400



8495 N. TERRITORIAL RD.
PLYMOUTH, MI 48170

PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:

KELLY AND CLIFF DENHA
13971 MIDDLEBELT RD
LIVONIA, MI 48154

DATE: 04/28/22
JOB NO.: 3936-013
FILE NO.: 3936-013

SCALE: 0' 40' 80'
1" = 40'



SHEET:
1 OF 1

DRAWN BY:
BGW

Telling your story in 3 dimension

Sitto Industries

Wine Palace
Mr. Kelly Denha
13971 Middlebelt Rd, Livonia, MI 48154
248-880-0009

Signs . Displays . Exhibits
Design . Engineering . Manufacturing . Installation . Service

Location of existing pole sign
Existing pole sign to be removed
New monument sign to replace pole sign



EXISTING POLE SIGN
TO BE REMOVED

PROPOSED NEW
MONUMENT
SIGN LOCATION
5FT SETBACK



Velocity Pressure

$$qz = 0.00256 K_z K_{zt} K_d V^2 I$$

$$I = 0.87$$

Resultant on Sign

$$F = qz G C_f A_f$$

115m/h Peak Velocity

$$qz = 0.00256 (.85)(1)(1)(115)^2 (.87)$$

$$qz = 25.04 \text{ lb/ft}^2$$

Resultant

$$qz = 25.04 \text{ lb/ft}^2$$

$$G = 0.85$$

$$C_f = 1.2$$

$$A_f = 38.5 \text{ ft}^2$$

$$F = 25.04 \text{ lb/ft}^2 (0.85)(1.2)(38.5 \text{ ft}^2)$$

$$F = 983.2 \text{ lb}$$



ALL ALUMINUM FRAME
OPAQUE BACKER
PUSH THROUGH LETTERS

MaxLite Model P10-3x7
Pixel Screen: 96" x 224"
(21504 Pixels)
Screen Size: 38" x 88"
(23.3 SQFT LED SCREEN AREA)
Cabinet Size: 42" x 92"
Maximum Amps Per Side: 11.2A

FORMED ALUM. CABINET
LEXAN FACES DIGITAL PRINT
LED ILLUMINATED



ELECTRIC
SIGN

4" WIDE EXTRUDED
ALUMINUM CABINET
LED DISPLAY

2" X 2" X 3/16" STL ANGLE
WELDED TO STL POST.
CABINET TOP & BOTTOM
THROUGH BOLTED

CONSTRUCTION DETAIL

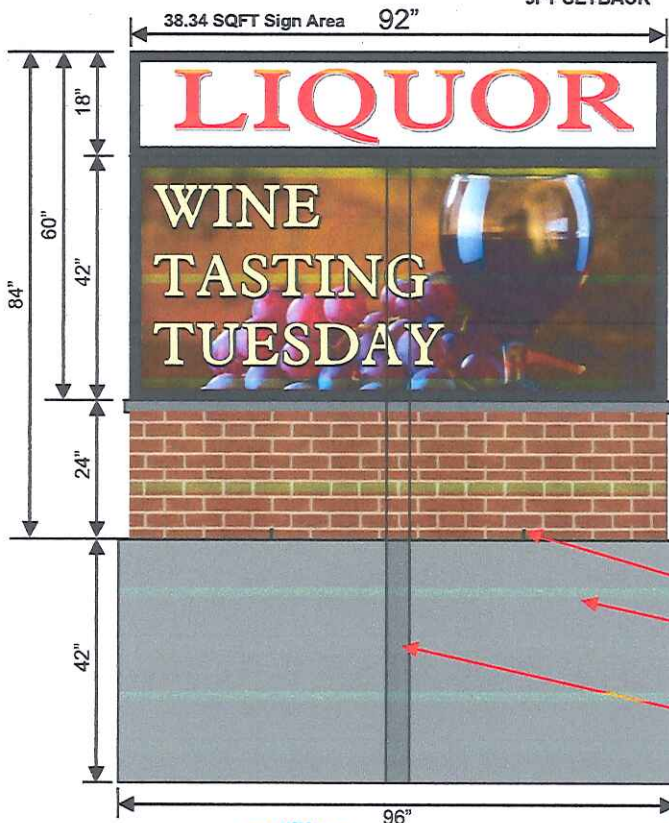
LED DISPLAY DETAILS

PROGRAMMABLE LED SIGN IS
BRIGHTNESS CONTROLLED

NOTE: NO MOTION,
NO FLASHING, NO SCROLLING, NO AUDIO

NOTE:
MESSAGE CHANGE TO BE NO LESS
THAN 30 SECONDS PER FRAME,
INSTANTANEOUS FRAME CHANGE

STRUCTURAL FRAME AND FABRICATION
RATING 115MPH 3SEC WIND GUST PER MBC



GROUND LEVEL
WEEP HOLES
24" X 96" X 42" DEPTH
CONCRETE FOOTING
4" SQR X 1/4" WALL
STEEL POST



Sitto Industries Inc.

Local: 248.399.0111

Fax: 248.232.2540

Toll Free Nationwide: 800.690.0600

Email: sales@sitto.com

www.sitto.com



Manufacturing Quality Since 1976

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

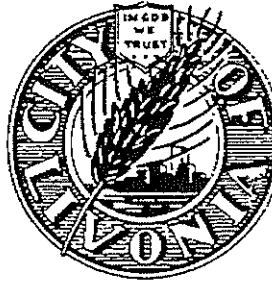
Section 21.10 Filing Fees. Each application for appeal shall be given a number and shall be accompanied by a filing fee as determined by the schedule below:

- A. Zoning Board of Appeals Fees. Each petition to the Zoning Board of Appeals shall be accompanied by a fee of four hundred and fifty dollars (\$450.00). This fee includes all variance requests and similar petition with regard to a single applicant and single property which are 1) heard at the same hearing, 2) mailed in the same mailing, and 3) published in the same publication, notwithstanding that such requests may require separate supportive findings in order to be granted. Tabled cases and other matters which are reheard through no fault of the applicant do not require any additional fee, but if the applicant or applicant's representative fails to appear on the scheduled hearing date or request and is granted an postponement of the hearing subsequent to the mailing of legal notices, an additional fee of one hundred (\$100.00) shall be required and paid prior to the newly established hearing date. (Code of Ordinances Section 15.56.035 (B))
- 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.

13971 Middlebelt

ZONING BOARD OF APPEALS

JOHN A. HILLMAN, Chairman
CONRAD J. GNIEWEK, Vice Chairman
RICHARD S. BLOMBERG, Secretary
SHARRON G. BROWN
MARY G. KARENKO
Thomas M. Grace
KENNETH MIENCIER



MAYOR
EDWARD H. McNAMARA
CITY COUNCIL
ROBERT R. BISHOP, President
GERALD D. TAYLOR, Vice President
ROBERT D. BENNETT
FERNON P. FEENSTRA
ALICE M. GUNDERSEN
ROBERT E. McCANN
PETER A. VENTURA

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000 EXT. 427

July 27, 1984

Sayed, Inc.
7015 Manor
Dearborn, Michigan 48126

Gentlemen:

The Zoning Board of Appeals of the City of Livonia, at its special meeting held on July 24, 1984, adopted the following resolution:

RESOLVED, That Appeal Case No. 8407-110, filed by Sayed, Inc., 7015 Manor, Dearborn 48126, on behalf of Wine Palace, 13971 Middlebelt, Livonia 48154, seeking to erect a 96 square foot ground sign at a deficient setback on the west side of Middlebelt (13971) between Schoolcraft and Perth, Lot Nos. 10a, 13a (092 01 0010 001), Wolfram Estates Subdivision, C-1 zoning district, and rejected by the Bureau of Inspection under Zoning Ordinance No. 543, Section 18.50 E (a) (Deficient Sign Setback: Required is 36'6"; Proposed is 9 feet - Deficient 27'6"), be granted in part and denied in part, as follows:

That the Board does approve a 60 square foot sign at a 10-foot setback but does deny a 96 square foot sign at a 9-foot setback, for the following reasons and findings of fact:

- 1) That this is a new enterprise in the City seeking to do business at this location and the petitioner does need proper identification.
- 2) That the Board feels that the sign is a necessary type of device.

- 3) That the setback is in keeping with other setbacks that exist in the area.

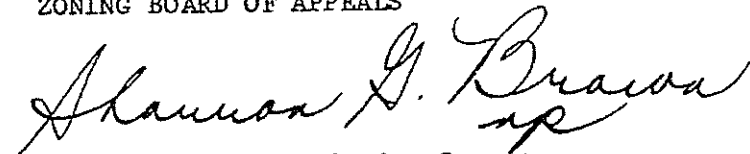
FURTHER, That the variance be granted with the following conditions:

- 1) That the sign area shall be no more than sixty (60) square feet.
- 2) That the sign shall be at a setback of no less than ten (10) feet.
- 3) That the height shall not exceed twenty (20) feet.
- 4) That the base of the sign shall be no more than two (2) feet in width.
- 5) That the base shall not be lit at any time.
- 6) That the sign shall be nonflashing and nonrotating.
- 7) That the sign proper shall be internally illuminated.
- 8) That the window signage is limited to 25%.
- 9) That the Board requires the petitioner to come back before the Board with a rendering indicating colors, graphics and design of the sign prior to issuance of any permit.

FURTHER, That the granting of this variance would not be obnoxious to the area nor to the Master Plan of the City of Livonia.

Very truly yours,

ZONING BOARD OF APPEALS


Sharron G. Brown, Acting Secretary

np

cc: Wine Palace
John R. Carney, Atty.
R. Stanow (2)
City Attorney
W. MacDonald
R. Bakewell

23

Inspector: Building Inspector

Printed: 11/13/2008

Sign permit PS08-0268 Code:

Property : 13971 MIDDLEBELT

Parcel: 092 01 0010 002

Sub: Acreage Block: SE 23

City: LIVONIA

Owner : CKI PARTNERSHIP

Phone:

Occupant : WINE PALACE

Phone:

Applicant : SIGN DEPOT

Phone: (248) 591 2781

Contractor: SIGN DEPOT

Phone: (248) 591 2781

Licensee : SCOTT B DAVID

Phone: (248) 591 2781

Issued : 09/24/2008

Expires: 03/23/2009

Description

GROUND SIGN REFACE - - WINE PALACE, LIQOUR, LOTTO
SIZE: 62" X 109"/ AREA: 47 SQ FT/ ZONING DISTRICT:
C1 SE23

Fee Information

Admin	Administration Fee	1
Standard Item	Bld. Face Change	1
Plan Review	C4. Review Face Change	1

Inspection Information

#: 1 Type: Final

Inspector: Building Inspector

Status: Scheduled

Result: *Approved*

Scheduled: 11/14/2008

Completed: *11/14/2008*

Inspection: Scheduling Comment

PATRICA - CONT

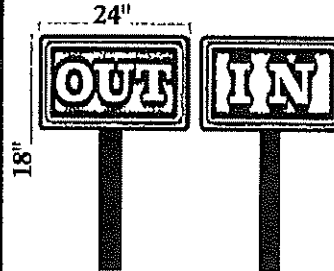
W/ Fee Final

<<===== >>
<<===== >>

REFACING EXISTING SIGN



REFACING



Notes:

Sign Description:

Text Information:

(A) U/C: L/C: Font:

(B) U/C: L/C: Font:

(C) U/C: L/C: Font:

File Name: name.fs Date: 00/00/00

Sales Person: Sales Person Revised: 00/00/00

Artwork By: CC Scale: X=X

Customer: wine palace

Address: 13971 middlebelt

Ilivonia mi 48

Phone#: 734-522-4400 Sq. Footage: 00

ACCEPTANCE OF ARTWORK The drawing above is an artistic interpretation ONLY, elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF VERY CAREFULLY) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Art One Signs and may not be used without the expressed written permission of Art One Signs.

Approval _____ Date _____



Phone: 248-591-ART1 (2781)
6915 Northend, Royal Oak Twp., MI 48220
Copy Right by Art One Signs

Inspection Department
33000 Civic Center Drive
Livonia, MI 48154
(734) 466-2580

City of Livonia
www.livonia.gov

"Request An Inspection"
Link from Inspection
Department Website Page

Sign

Signs

Location 13971 MIDDLEBELT

092 01 0010 002

LIVONIA 48154

Contractor/Applicant

SIGN DEPOT

SCOTT B DAVID

8915 NORTHEAST

ROYAL OAK TWP MI 48220

Ph# (248) 591 2781

Owner

CKI PARTNERSHIP

13971 MIDDLEBELT RD

LIVONIA MI 48154-4537

Permit No: PS08-0267

Email:

Issued: 09/24/08

Const value

0

Zoning: C-1

Sec. No SE 23

Bond:

Type of Construction:

Use Group: A-3, B PLAN:

Zoning Grant:

Planning Commission:

Council Resolution:

Water/Sewer:

Reviewed By:

Issued By: RPARE

Work Description: NEW ILLUMINATED WALL SIGN - - WINE PALACE, LIQUOR ETC.
(236.2" X 55.86") AREA: 90 SQ FT/ CONSTRUCTION: ACRYLLIC/
ZONING DISTRICT: C-1 SE23

Stipulations:

Permit Item	Work Type	Fee Basis	Item Total
C1. Review Wall Sign	Plan Review	1.00	\$40.00
B1a. Wall Sign	Standard Item	90.00	\$45.00
D. LIC SIGN SPECIALIST	License Fee	1.00	\$10.00
Administration Fee	Admin	1.00	\$33.00

Fee Total: \$128.00

Amount Paid: \$128.00

Balance Due: \$0.00

Jerome A. Hanna
Building Official

Three (3) Days Before You Dig.

Call Miss dig: 1-800-482-7171

Minimum permit fee \$40.00 - Not including Administration Fee

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY, SIDEWALK, OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY.

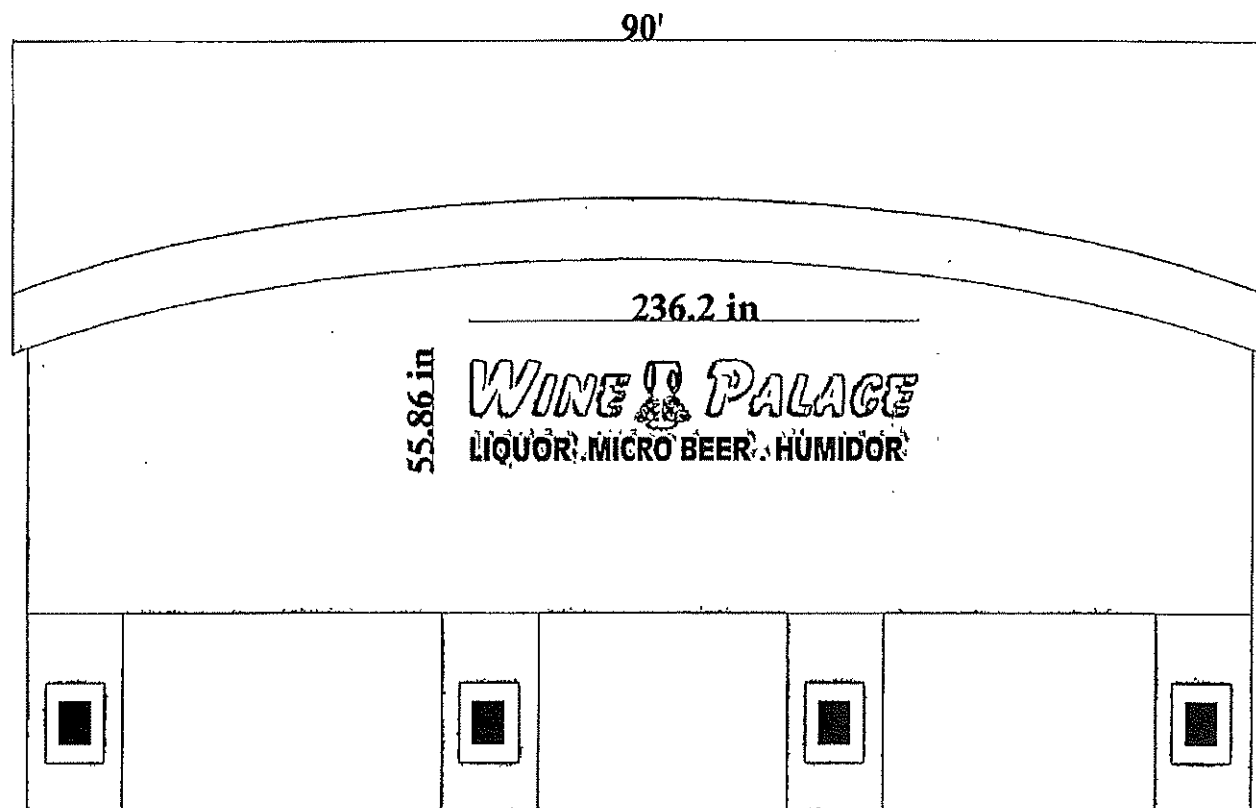
UNLAWFUL TO OCCUPY PREMISES WITHOUT CERTIFICATE OF OCCUPANCY

ALL permits, in addition to CODE requirement compliance, must also conform to and comply with any additional requirements imposed by (but not limited to) any and all City of Livonia Zoning or Code requirements, Planning Commission Resolutions, Council Resolutions, Building Code Board of Appeals conditions and grants, Zoning Board of Appeals conditions and Grants, Court Consent Decree conditions, PRDA conditions and approvals, Engineering conditions and approvals, County and State Conditions and approvals; non-compliance with any of the aforementioned may result in a Certificate of Occupancy and/or Zoning Compliance Certificate NOT being granted.

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced and that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the

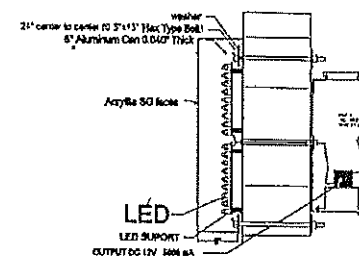
State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge. Payment of permit fee constitutes acceptance of the above terms. Payment of permit fee constitutes acceptance of the above terms.

State Mandated Codes Apply to all Construction in the City of Livonia



Notes:

Remote Mount Channel Letters



UL Underwriters
Laboratories, Inc.

MANUFACTURING & INSTALLATION IN ACCORDANCE WITH NATIONAL
ELECTRICAL CODE AND LOCAL ELECTRIC CODES OR EQUIVALENT

Sign Description:

Text Information:

- (A) U/C: _____ L/C: _____ Font: _____
 (B) U/C: _____ L/C: _____ Font: _____
 (C) U/C: _____ L/C: _____ Font: _____

File Name: name.fs	Date: 00/00/00
Sales Person: Sales Person	Revised: 00/00/00
Artwork By: CC	Scale: X=X
Customer: wine palace	
Address: 13971 middlebelt	
liivonia mi 48	
Phone#: 734-522-4400	Sq. Footage: 00

ACCEPTANCE OF ARTWORK The drawing above is an artistic interpretation ONLY, elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF VERY CAREFULLY) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Art One Signs and may not be used without the expressed written permission of Art One Signs.

Approval _____ Date _____

Art One Signs

Phone: 248-591-ART1 (2781)
 8915 Northond, Royal Oak Twp., MI 48220
 Copy Right by Art One Signs

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 23

City of Livonia

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

Copyright 2001, City of Livonia



300 150 0 300 Feet



* WINE PALACE
REF: 13971 MIDDLEBELT
1) SIGN VARIANCE FOR
GROUND SIGN



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

CONTRACTOR HAITHAM SITTO Address 248-399-0111
44131 WOODWARD, PONTIAC, MI 48341
 Owner CKI PARTNERSHIP (KELLY DONHA) Address 13971 MIDDLEBELT, LIVONIA 48154
248-880-0009
 Lessee — Address —
 Location WEST Side of 13971 MIDDLEBELT Street
 Between SCHOOLCRAFT And BENTLEY
 Lot No./Parcel No. 092-01-0010-002 Subdivision —
 Zoning District C-1 Map No. SE 23 Lot Size — Alley —
 Present Use RETAIL LIQUOR/ALCOHOL SALES Proposed Use SAME
 Present Building Size N/A Proposed Building Size NONE PROPOSED
 Present Height of Building ONE STORY Proposed Height —
 Allowable Lot Coverage N/A Proposed Lot Coverage N/A
 Proposal SEEKING TO REPLACE THE EXISTING GROUND SIGN RESULTING IN THE
NEW SIGN BEING AT A DEFICIENT SET BACK, ALSO, EXCESS IN HEIGHT,
OVERALL SIGN AREA AND THE AREA OF THE ELECTRONIC MESSAGE
CENTER (EMC) CONTAINED WITH THE NEW SIGN. GROUND SIGN SET BACK
REQUIRED: 10 FEET; PROPOSED: 5 FEET; DEFICIENT: 5 FEET. SIGN HEIGHT ALLOWED: 6 FEET;
PROPOSED: 7 FEET; EXCESS: ONE FOOT. GROUND SIGN AREA ALLOWED: 30 SQ FT;
PROPOSED: 39 SQ FT; EXCESS: 9 SQ FT. EMC SIGN AREA ALLOWED: 15 SQ FT;
PROPOSED: 27 SQ FT; EXCESS: 12 SQ FT

Reason for Rejection LIVONIA VISION 21, SECTION 11.08(2)
11.08(2)
 Deficient Side Yard — Deficient Front Yard S/B: 5 FEET Deficient Rear Yard —
 Deficient Lot Area — Deficient Lot Area per Room — Encroachment —
 Excessive Lot Coverage — Excessive Height ONE FOOT Increasing No. Units —
11.08(2) EMC GRD SIGN
 Use Prohibited — Deficient Parking Spaces — Increasing Area and Bulk 12 SF / 9 SQ FT

Remarks —

Plans and Application examined by Ryo

Date

NOVEMBER 29, 2022

ZONING EXAMINER

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 23

City of Livonia

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

Copyright 2001, City of Livonia



300 150 0 300 Feet



SITE PLANS

Pet. 2007-11-08-19

(Etchen Gumma Limited, for
The Wine Palace)Approval to renovate the exterior of
the commercial building located on
the west side of Middlebelt Road,
between Schoolcraft Road and
Bentley Avenue (13971 Middlebelt
Road), Section 23.

#71-08 RESOLVED, that having considered a communication from the City Planning Commission, dated January 24, 2008, which transmits its resolution 01-02-2008 adopted on January 22, 2008, with regard to Petition 2007-11-08-19 submitted by Etchen Gumma Limited, on behalf of The Wine Palace, requesting site plan approval in connection with a proposal to renovate the exterior of the commercial building located on the west side of Middlebelt Road, between Schoolcraft Road and Bentley Avenue (13971 Middlebelt Road), in the Southeast ¼ of Section 23, pursuant to the provisions set forth in Section 18.47 of Ordinance No. 543, as amended, the Council does hereby concur in the recommendation made by the Planning Commission and Petition 2007-11-08-19 is hereby approved and granted, subject to the following conditions:

1. That the Site Plan marked Sheet A-1 dated January 11, 2008, as revised, prepared by Etchen Gumma Limited, is hereby approved and shall be adhered to;
2. That the Exterior Building Elevation Plan marked Sheet A-3 dated January 11, 2008, as revised, prepared by Etchen Gumma Limited, is hereby approved and shall be adhered to, provided that stain be used in lieu of paint to change the color of the existing fluted block on the exterior of the building, the dumpster enclosure, and the screening wall along the west property line;
3. That the brick used in the construction of the support columns shall be full face four (4") inch brick;
4. That any pole-mounted light fixtures shall not exceed a height of twenty (20') feet, and all lighting, including the proposed building-mounted fixtures, shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;
5. That the petitioner shall correct to the Inspection Department's satisfaction Item 3 with respect to the barrier free parking spaces as outlined in the correspondence dated January 4, 2008;
6. That only conforming wall signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;

FEB 27 2008

FEB 27 2008

7. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the building or around the windows;
8. The Petitioner shall plant and maintain large deciduous trees and other shrubs as selected from the Approved Tree Species/Suggested Plant Materials list identified in Table 1 of Section 18.45(d) of the Zoning Ordinance, which trees and shrubs shall be planted along the Middlebelt Road frontage abutting the subject property, subject to the approval of the Planning Department;
9. That steel gates be installed on the existing dumpster enclosure;
10. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and
11. Pursuant to Section 19.10 of Ordinance No. 543, the Zoning Ordinance of the City of Livonia, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained this approval shall be null and void at the expiration of said period.

CONSENT AGENDA ITEMS (Regular Meeting of February 27, 2008)

Motion by: Knapp
Seconded by: Godfroid-Marecki

ROLL CALL:

Ayes: Meakin, Robinson, Knapp, Godfroid-Marecki, McCann, Laura and Toy

Nays: None

Absent: None

ZBA Meetings/Deadlines

January 10, 2023

February 7, 2023	<i>Auditorium - Inspection</i>	Deadline: Monday, Jan. 9 1 Case
March 7, 2023	<i>Auditorium – Inspection</i>	Deadline: Monday Feb. 6
April 11, 2023	<i>Auditorium – Inspection</i>	Deadline: Monday March 13

Minutes to vote on: December 13, 2022

2023 JANUARY						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9 2/7 Deadline	10 Auditorium	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

2023 FEBRUARY						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6 3/7 Deadline	7 Auditorium	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

FUTURE LAND USE PLAN

**CITY OF LIVONIA
ZONING BOARD OF APPEALS
January 10, 2023 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI**

APPEAL CASE NO. 2023-01-01: Kelly Denha, 13971 Middlebelt, seeking to replace the existing ground sign, resulting in the new sign being at a deficient set back, excess in height of overall sign area and the area of the electronic message center (EMC) contained with the new sign.

**FUTURE LAND USE PLAN
(FLUP)**

“Regional Commercial”

**AGENDA DATE: January 10, 2023
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. 2023-01-01: Kelly Denha, 13971 Middlebelt:

Should be denied because the alleged practical difficulty does not entail more than mere inability to earn a higher financial return. FURTHER, the proposed oversized electronic message center sign is inconsistent with CR 71-08, paragraph 7, which prohibits LED light band and exposed neon on this site. FURTHER, the deficient setback may pose a hazard to public safety. FURTHER, the ordinance prohibits electronic message center signs on sites, such as this one, where there are other sign excesses or deficiencies.