

ZONING BOARD OF APPEALS  
CITY OF LIVONIA  
MINUTES OF MEETING HELD TUESDAY, APRIL 11, 2023

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, APRIL 11, 2023.

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

**MEMBERS ABSENT:** Tamara Oliverio

**OTHERS PRESENT:** Leo Neville, Assistant City Attorney  
James Albus, Building Inspector

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. Seven (7) members were present. Secretary Klisz 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 eleven people present in the audience.

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(7:00)

## TABLE OF CONTENTS

| APPEAL CASE #                                                                    | PAGES |
|----------------------------------------------------------------------------------|-------|
| <b><u>Appeal Case No. 2023-01-02</u></b><br>George Nicoloff, 19490 Fairlane Ct   | 3-4   |
| <b><u>Appeal Case No. 2023-03-04</u></b><br>Jason and Katie Kozak, 9760 Wayne Rd | 5-17  |
| <b>Administrative Tasks</b>                                                      | 18-19 |

**APPEAL CASE NO. 2023-01-02: George Nicoloff, 19490 Fairlane Ct (Rescheduled from February 7, 2023)**, seeking to maintain a six-foot-tall privacy fence, erected without permit, along portions of the east and southeast property lines, resulting in not acquiring the east and southeast adjoining owners' consent.

The property is located on the east side of Fairlane Ct. (19490), between W. Seven Mile and the cul-de-sac, Lot No.015-04-0015-000, N-2 "Neighborhood District," Rejected by the Inspection Department under Fence Ordinance, Section 15.44.090 (B) "Residential District Regulations.

**COPPOLA** As you can see, we do not have all of our members present this evening. We have six out of seven. To be awarded a variance, the petitioner must receive four votes or five of the five members we have here for variances cases. We don't have any, so we're good there in favor of its variance petition. If you wish to be heard by the full board, we'll be happy to schedule you for our next available meeting, although there's no, certainty there'll be a full board at the meeting. But if you move forward – as long as we have one case – we'll have a meeting, and the next meeting is on May 16. And you'd have to just notify the Zoning Office by Monday, [April] 17<sup>th</sup>, that you want to be put on that. Is there anybody here that would like to be rescheduled?

**NICOLOFF** I'm sorry for the inconvenience. I know Inspector Matthew and Sara from Council mentioned what you said. So, we do feel uncomfortable and would prefer it if all seven could be present.

**COPPOLA** And your name again?

**NICOLOFF** I'm sorry, Gina Nicoloff and George Nicoloff.

**COPPOLA** This was our first case. Okay, so if you'd like to be rescheduled to the next meeting, again, there's no guarantee there'll be all the members and that's the unfortunate part of it. One of our members got sick today and that's why she wasn't able to make it. So, you just have to call the Zoning Board Office before Monday, the 17th to get on the agenda for May 16.

**NICOLOFF** Okay, thank you. I appreciate it. I'm sorry for the inconvenience.

**TABLED: APPEAL CASE NO. 2023-01-02: George Nicoloff, 19490 Fairlane Ct,**  
seeking to maintain a six-foot-tall privacy fence, erected without permit, along portions of the east and southeast property lines, resulting in not acquiring the east and southeast adjoining owners' consent.

The property is located on the east side of Fairlane Ct. (19490), between W. Seven Mile and the cul-de-sac, Lot No.015-04-0015-000, N-2 "Neighborhood District," Rejected by the Inspection Department under Fence Ordinance, Section 15.44.090 (B) "Residential District Regulations" be **tabled**.

**APPEAL CASE NO. 2023-03-04:** An appeal has been made to the Zoning Board of Appeals by Jason and Katie Kozak, 9760 Wayne Rd., seeking to demolish a nonconforming shed with an illegal addition and construct a detached garage while maintaining the existing attached garage, resulting in excessive accessory space.

**Total Accessory Space:**

|           |                 |
|-----------|-----------------|
| Allowed:  | 920 sq. feet    |
| Proposed: | 1208.7 sq. feet |
| Excess:   | 288.7 sq. feet  |

The property is located on the east side of Wayne Rd. (9760), between Grandon St. and Pinetree St., Lot No.130-01-0039-001, R-U-F, Rural Urban Farm District. Rejected by the Inspection Department under Livonia Vision 21, Section 7.09 (1) (A), "Residential Accessory Buildings, Maximum Size."

**KLISZ** Calling appeal case number 2023-03-04. An appeal has been made to the Zoning Board of Appeals by Jason and Katie Kozak, 9760 Wayne Rd., seeking to demolish a nonconforming shed with an illegal addition and construct a detached garage while maintaining the existing attached garage, resulting in excessive accessory space. Total accessory space allowed: 920 square feet. Proposed: 1208.7 square feet. Excess: 288.7 square feet.

**COPPOLA** Thank you. Anything to add, Mr. Albus?

**ALBUS** Nothing at this time.

**COPPOLA** Any questions for the Inspection Department? Seeing none, if you could step forward to the podium. I need your name and address before we get started. I know it's on the notice, but we do that for the record.

**K KOZAK** My name is Katie Kozak. This is my husband, Jason Kozak. We reside at 9760 Wayne Road in Livonia.

**COPPOLA** Okay, so why don't you tell me a little bit about your project? And I'd like to hear some of the practical difficulty or hardship you have that would suggest we should approve the variance.

**K KOZAK** Sure, no problem. So, we received violations this past winter in regards to the amount of stuff that we had in our backyard. So, we went ahead and we removed all and any working equipment, so any trailers that we weren't supposed to have. Any working equipment, we have now moved off the premises. So, the stuff that's remaining on the premises currently, we've outgrown our detached shed in the back. So what we would really like to do is be able to remove the rest of the clutter that's in the backyard and move it into a garage and we are

proposing to remove the existing sheds that are on the premises and just have a garage where all of our stuff will be stored. The reason we need a lot of space is because we have our lawn equipment, our garden equipment. We have kayaks. We have four wheelers. We have a lot of hobbies. So, we're just proposing that we're able to store everything safely in one garage.

**COPPOLA**

Okay. The shed existed when you purchased the property, or is it something you put up?

**K KOZAK**

The front half of the shed is something that we put up ourselves, and then we grew out of that space, and then we're adding on to the existing shed for more space, but we've kind of grown out of that as well. So that's why we're trying to remove every existing shed and just have the garage.

**COPPOLA**

Okay, because they were suggesting here in the minutes that there was an illegal addition. So that was an addition? You didn't get a permit for that?

**J KOZAK**

Correct. That was also on the violation; we're working to correct that as well, either by getting a permit for the addition or... we're hoping to be able to resolve it.

**COPPOLA**

In your application, you suggested that the reason you needed the garage is you couldn't park your new truck in the old garage?

**J KOZAK**

Well, here's the thing. With the ice storm... Okay, so she's way better at this than I am, speaking. So, while I do have a nice new truck and it's 22 feet long – it's huge. It doesn't fit in the existing garage. It sits out in the front underneath the maple tree. And this last ice storm, we had stuff falling on it. So we're just hoping to be able to get that under cover as well. Unfortunately, it's 22 feet long and in order to get all that stuff into one accessory building in the back, it would have to be 24 by 32, which obviously, look... if you go just by the numbers, it does exceed the allowable space of 920. But if you look at the lot, it's proportionate to a lot this size. It would look good in the back; visually, it would look good. As far as I know, we don't have any objection from our neighbors. We get along pretty well with our neighbors.

**K KOZAK**

And we spoke with a couple of the neighbors and they did receive the letters asking if they agree or disagree. Some of them stated, "hey, we didn't send anything in because it says on there, if you're okay with it, you don't need to submit." But I

mean, we do have good relationships with the neighbors and they're fine with that. We did some research in regards to looking at a half mile north or south of 9760 Wayne Road. We noticed that at least five residents had an attached two-car garage, plus detached two-car garage. Their lot size is unknown; the size of their garage is unknown. We didn't get those details from any of the neighbors. But we do have pictures if you guys didn't [see them]. I did bring pictures of those areas that are within half a mile of our residence.

**COPPOLA** Questions for the petition?

**BARINGHAUS** Mr. Chairman.

**COPPOLA** Vice Chair Baringhaus.

**BARINGHAUS** What are you currently storing in the attached garage to your home?

**J KOZAK** Well, the attached garage to our house is just... it's kind of cluttered from the house. So, they're calling it a two-car garage, but we have three steps going from the garage up into the house. So, one car is only able to fit in the garage at a time. We have a pantry with a refrigerator and then one car, and that's all we can really fit in there, honestly. They're calling it 440 square feet. Like the footprint, is 440 square feet. But that's not really the usable amount of space inside. There are three steps going from the garage up to the house. So that kind of extends into the garage space. So you have to park the car kind of in the middle of the garage in order to be able to open the door and go up into the house.

**BARINGHAUS** Do the steps run parallel to the wall?

**J KOZAK** No, they don't.

**BARINGHAUS** They come straight out.

**J KOZAK** Yeah.

**BARINGHAUS** And then on the proposed garage. What is the height of your garage door?

**J KOZAK** Well, I'm probably going to have to make that one extra panel high. So, I'm not sure exactly what that is. The structure would be under the 16-foot maximum height. So, I haven't gotten plans. I didn't want to spend a bunch of money into getting plans and all these architectural drawings, but I'm familiar

with... it says that you're supposed to keep under 16 foot; I'm familiar with that. So, as far as how high the garage doors: I think it would be maybe nine feet.

**BARINGHAUS** So it would still fit your trucks?

**J KOZAK** Yeah. And I think the inspector was out there today, he saw much. It was just with the truck with the cab; it's huge.

**BARINGHAUS** So the proposal could be larger than what was in the package that we viewed today?

**J KOZAK** Oh, yes, yes, it could be. So just to touch on that. It was \$600 to do a rendering. So again, we had a very, very basic rendering, detailing what we want the exterior to look like, the board and siding and that kind of stuff that we were able to submit for relatively low cost.

**BARINGHAUS** Okay. Very good. And then just to confirm, you're planning on fitting the concrete driveway in?

**J KOZAK** Well, there already is an existing driveway going to the back.

**K KOZAK** But where the proposed garage is we're removing... the City came out and killed our trees and power lines.

**J KOZAK** It was DTE.

**K KOZAK** I'm sorry, DTE came out. They killed our trees. So, we're taking them all down. So that all will be nice; the trees won't be there. It will be a straight drive to the garage. So, there are additional things we want to...

**BARINGHAUS** So the only extended driveway is to the garage?

**K KOZAK** Exactly.

**COPPOLA** Ok, very good. Thank you. Ms. Ptashnik.

**PTASHNIK** I have a quick question. The existing shed: is that currently on like a concrete slab?

**J KOZAK** It's on a concrete slab with footing, with the proper footing.  
**PTASHNIK** When you were to demolish that, what would be the plans for the rest of that area?

**J KOZAK** It's probably just going to have to sit there. We didn't talk about that, to be honest with you. But visually, it's in the very back –



in the very back – a like [a] quarter of the property line and then in between our property, which is 270 feet deep, and the neighbor behind us, which is 270 feet deep, there's like 30 or 40 feet of woods. So, they wouldn't be able to see concrete really either. So, it'd be better if it were grass. But we haven't even... I could put dirt over it as opposed to just busting it all out of there.

**PTASHNIK**

So I'm assuming that the new garage would obviously be on a slab as well? And the reason for putting the proposed garage on the site plan versus where the existing shed is that just based on...?

**J KOZAK**

The existing shed is 10 foot by 20 foot. And then we put an addition on it: 16 feet. So now we're looking at something that's 10 feet by 36 feet. It just visually, it's very unproportionate, so now we can't reuse any of that foundation or whatever. And we're going to build a garage in between the existing shed and the house. Because honestly, we have nowhere to put stuff until, you know.

**PTASHNIK**

I gotcha.

**J KOZAK**

In the back of our property as well, we had a tree collapse on our other shed. So, we're working towards getting contractors. It's slightly overwhelming.

**PTASHNIK**

Yeah, no, I understand. Thank you.

**TESTA**

Mr. Chair.

**COPPOLA**

Mr. Testa.

**TESTA**

Question for the petitioner. To piggyback off Vice Chairman Baringhaus's questions. Regarding the existing driveway, the plans to expand it so that it will be basically a two- or three-car garage. Your proposed garage is about three feet off of the sideyard. I was wondering why you wouldn't move the garage towards the center to minimize the amount of driveway you need to put in? The other side effect is that it's less visible from the street.

**J KOZAK**

There are power lines going in the back as well. So, I don't know what the requirement is on that. But I'm trying to be probably 10 or 12 feet behind the power lines.

**TESTA**

Which way are the power lines?

**J KOZAK** The power lines, they run north and south. So, they're basically, I'd say, 40 feet behind our house. And so, I'm trying to put the shed maybe 15 to 20 feet behind the power lines. They're in there all the time putting up those power lines.

**TESTA** Yeah, I'm talking about the position of the garage in the south location. Why not move it more towards the center?

**J KOZAK** The center of the property?

**TESTA** Yeah.

**J KOZAK** Well, okay, so the proposed garage is... we're proposing a two-car-wide garage. What's there now existing is only one-car. There's only one lane, for lack of a better term, one lane. And on the far north side of our property, the grade goes up where our two pine trees are, the grade goes up there. So that's completely unusable space right now. And that's where the two pine trees are that DTE came and topped that are dying anyways. So, when those come out, it's just going to basically be a useless hill that we're hoping to level that and then put the garage. I think I asked Engineering, it was two-foot offset; we put three feet, so that was clear. The new garage won't extend any further into our yard than the existing driveway, doing a hard measurement.

**K KOZAK** To answer his question. Just to answer that question. Like, for me personally, if we move it any more center, it's going to be like all the space behind it; we're going to lose a lot of our land. So, if you put that garage more centered, you're cutting off like half the length of the land itself. So, where the proposal is for the new garage, it still leaves us with our nice long, deep yard.

**TESTA** I guess what I'm suggesting is maybe we've made it 10 feet south so that your driveway – the existing driveway – feeds right into it. Right now, your existing driveway is going to be offset from it. That's why you need to expand the concrete. From the drawing, that's the way it is.

**J KOZAK** I have to see what you're referring to. But I think the site plan is...

**K KOZAK** I have a picture of it.

**J KOZAK** I see what you're saying now. So, on this site plan, yes, this is possibly inaccurate slightly because this was something that I did online. My existing driveway does not go there. If you're doing a hard measurement from the northern property line to

where I want the garage, it's gonna end exactly where the existing driveway is, if you could bring it up like Google Maps, or you know, whatever. So, this is not 100% exactly accurate.

**TESTA**

Okay, I understand the trees are blocking [it] on Google Maps right now.

**J KOZAK**

Yes, yeah, kind of where that, where that turn is on the site plan, that right there, that's where the trees are at. And there's like kind of a grade [that] goes up... the neighbor to the north, they had an in-ground pool that they removed. So, on the other side of the fence, now the grade is actually two feet lower than our grade. So that would kind of make everything pretty nice and level from our northern neighbor to our property as well. And it's only a one- or two-foot grade. It's not like a major excavation project. If the existing driveway is not depicted correctly, then I understand your point. But the other advantage to moving it more... I can see why you're confused; I didn't realize that that was off like that. No, I'm very particular about the front of my house. It's very nice... this is going to be a very nice.

**TESTA**

If you move it more south it will also be less visible from the street.

**COPPOLA**

Any other questions?

**TESTA**

Besides that truck, what else would you be putting in the garage?

**K KOZAK**

Our four wheelers, our kayaks, our lawn equipment. We have rider lawn mowers and all that type of stuff. His mountain bikes. Just a lot of recreational items that we store.

**BOLOVEN**

Real quick. Question for petitioner. Any HVAC going in that garage?

**J KOZAK**

No.

**BOLOVEN**

What type of power will you have in there?

**J KOZAK**

There's probably just going to be lights and that kind of stuff. Is that what you're referring to? Voltage is just one plug. I'm not going to try to put like, woodworking equipment or a compressor or anything like that, just carbon lights. As a matter of fact, in the shed in the back there's power there. It's just a 120-circuit; there's two 120 circuits. I'm just going to use that; it's all conduit underneath the driveway anyway.

**COPPOLA** Other questions? I have a couple of questions for you. So, what do you do for a living?

**J KOZAK** I work construction.

**COPPOLA** So, when you do construction generally what do you do first? What do you generally do before you start construction on a project?

**J KOZAK** Is that a trick question? [Laughs]. We get a permit.

**COPPOLA** So what were you thinking when you put an addition on your garage without a permit?

**J KOZAK** I wasn't there.

**COPPOLA** Who poured the concrete for you?

**J KOZAK** Guys that I work on site with, that I have worked with.

**COPPOLA** And exactly when we say construction, what do you do?

**J KOZAK** I install vinyl siding.

**COPPOLA** But you're going to do wood on this one?

**J KOZAK** I am going to do wood on this one.

**COPPOLA** Okay, so that answered my question on what the big truck is for.

**J KOZAK** What's that?

**COPPOLA** That answered my question for what the big truck is for.

**J KOZAK** The truck in the front of the house?

**COPPOLA** The big truck is for construction, right?

**J KOZAK** No, no, no, because it's in front of the house, well, you can ask the Inspector, it was at the house while I was at work. So no, I don't use it for construction.

**COPPOLA** No, the question is you said you have a large truck. What do you use that for?

**J KOZAK** I use that to tow our RV.

**COPPOLA** And where do you store your RV?

**J KOZAK** That's actually stored off site; it's another place that we rent. So, we have commercial property that we rent for all my work stuff. We also rent space to put the RV and we're trying not to rent a third place. We're hoping to contain everything in one accessory building on our property.

**COPPOLA** Okay. That's all my questions. Any other questions? Okay, seeing none is there anyone in the audience... you can have a seat for a second. Anybody in the audience who can speak before or against this petition? When you step forward, give your name and address.

**DAY** Hi, my name is Rachel Day. Homeowner at 9811 Wayne Road. And arguably the best view [is] of their house. Our big bay windows look right at their house. I've never met you guys. Anyway, I came here, because I think that it sounds like a fantastic idea. I think it sounds much better than what is currently there. And they do a great job. I mean, it's a nice house to look at. I think visually, it's going to look great. And we just moved in recently, like about a year now. And owning this amount of property we've noticed... we have a three-car garage and we take up all our space, so I'm like yeah, we get it and we don't do all that fun stuff.

**COPPOLA** Anything else?

**DAY** No, that's it. We're just totally for it.

**COPPOLA** Thank you. Anyone else? Okay, seeing none. Any correspondence?

**KLISZ** Yes, we have some letters. We have a letter of approval by Michael Soave, 9915 Wayne Road: no comments.

A letter of approval: Gail Susan Mack, 9775 Laurel: "I, Gail Susan Mack, do not object to a new garage built at 9760 Wayne Road, providing that the existing nonconforming shed with the illegal addition is demolished. In addition, the wooden shed that was constructed without a permit must be demolished. All debris needs to be cleaned out and cannot pile up again."

A letter of approval: Rose Emery, 9651 Laurel. "I, Rose Emery, have no objections to a new garage provided that the existing nonconforming shed with an illegal addition is demolished. Also, the wooden shed that was built without a permit must be

removed. All debris needs to be cleared out and not permitted to be piled up again."

A letter of approval from Raymond Garay and Jennifer Alley, 9659 Wayne Road: "They keep a nice and neat house, and it would not be seen from the road."

Letter of approval: John T. Groves, 100053 Wayne Road: no comments. Letter from Linda Maracle, 9916 Wayne Road: "They are very good neighbors and I believe the little excess will be just fine, so they can store what they need to. Better to have it inside than outside. I would love to have a second garage instead of a shed."

**COPPOLA**

Anything else you'd like to add before we close?

**J KOZAK**

I didn't realize we had so much support from our neighbors. So, I'm just...

**K KOZAK**

Humbled. I'm sorry. Did you guys want to see the houses that we saved?

**COPPOLA**

Sure, if you'd like us to take a look.

**K KOZAK**

It's up to you.

**COPPOLA**

You do know there's quite a bit. Okay, I'm going to go ahead and close the public portion case and start the Board's comments with Ms. Ptashnik.

**PTASHNIK**

Thank you, Mr. Chair. I am familiar with your neighborhood. So, I agree that there are quite a few homes that do have exactly what we were seeing in the pictures as well. I had a lot of trepidation going into this one just because of the illegal shed that you already had, and not trying to be punitive, but it's just... we have to trust that you're doing the right thing this time. The overwhelming support from your neighbors is swaying me to support your petition. I, as a neighbor, we want my neighbors to be able to put all their stuff in storage, not have to look at it and have it neatened up. So, some of the suggestions I'd like to make... obviously, making sure that the shed must go. I am a little bit concerned about the concrete that I asked about, what that's going to look like. I would prefer to see some green space or something else somewhere back there. But once again, because of the support from the neighbors, I am leaning towards support.

**KLISZ**

I agree. I think that when we give these larger structures, it is usually in the R-U-F district, the urban farming, so it means more property and more property needs more equipment and whatnot. So, we usually take that into consideration, then we look at what is the minimum needed to do what needs to be done. And I think the good news is that you're not that far over. Like some people come in and they want like a massive barn. And we almost always send them back to redo it because it's just too much. We want just... what do you need that's just enough to fit your hardships. Overwhelming neighbor support is a great sign and no objections to it. I think this will work out well, and I'll be in support.

**COPPOLA**

Okay, thank you. Mr. Testa.

**TESTA**

Thank you, Mr. Chair. On the initial read of the case file, I'm probably leaning towards a no. But that's why we come in here and hear the cases. So, I do appreciate your presentation. I appreciate your legwork, kind of the benchmarking of other homes in that area. I do understand your hardship. I know you lean kind of heavily on recreation vehicles, but I'm glad you mentioned your lawn equipment. That is a factor that we do consider because you do have a larger property and you do need to maintain that. Not a big fan of the nonconforming shed or building without a permit, which was already touched on. So glad to see that will come down. The garage is a little bit bigger than what I would normally be in favor of, but because of the overwhelming support from your neighbors that had been swayed to a yes vote.

**COPPOLA**

Thank you. Mr. Boloven.

**BOLOVEN**

I agree with Mr. Testa. When I first looked at this, it is a little larger than this Board normally approves for a lot of that size. Normally with something like this, it makes sense to have that additional outbuilding, but the size is always a concern. 288 – not huge, but it is a bit excessive there. And I also agree with Ms. Ptashnik's comments about the cement slab. The existing illegal outbuilding obviously that's going to come down. I think if this passes, you're going to get dinged a little bit with a double fine on that. But it's more of a deterrent than anything. So with all that being said, I do see the hardship; I do see the need for it. I'd be in support, as long as the illegal shed comes down. And I agree with Miss Ptashnik: I think that concrete needs to be removed and there needs to be some greenery put behind that.

**COPPOLA**

Thank you. Mr. Baringhaus.

**BARINGHAUS**

Thank you. Yeah, I agree with my colleagues. I think looking at your current attached garage at 440 square feet. That's unusually small. If your home were built today, you'd be entitled to 720 square feet. So, I'm willing to consider a little larger garage as the detached garage. Another thing too is the depth of the lot. The garage is farther back. Plus, the view from Wayne Road is fairly restricted; you really don't see it. Again, you have strong neighbor support for the project. So based on that, I will support the variance, again on the condition of the shed being removed and the concrete blockage removed, with some greenery installed. Thank you.

**COPPOLA**

Thank you. While I could be in support, I do have some hesitation based on history, of allowing or approving something without a little more detail in the sense of what's being constructed, exactly what's constructed. You've given us a rendition of a garage that you've pretty much told us that's not what you're building. You're building something else. And you've given us a site plan that you've told us that's kind of where it's at, but it's not exactly. So, I think what you've heard – and I'm not trying to be difficult – but I'm a little concerned that you're a little bit vague here. I prefer to have everything nailed down for this level of excess... I'm usually the one that doesn't like to table stuff. I prefer to make a decision. But on this one, I want to see details. So, I think what I'm trying to say is, you've heard from the Board, and they're saying yep. You've got a hardship and we can agree to give you that level of excess. I think it's a little too much, but I think you've got enough support. But I want to see the plans; I want to see exactly what the plan is. I want to see the materials. I want to see what it looks like. I want to see all that because we are really... it's a 40 percent excess of what's permitted. So, I think at least we should have some level of oversight on what's being done. So now I think you're in a position where you can feel comfortable spending the money to do the plan. I need the site plan too. I would prefer to be on survey with it on site, exactly including where the driveway is going to go. And the other thing from my perspective is obviously all other sheds or whatever other structures on the property need to be removed. And I would say I want the concrete removed. So, my position is table it until you come back with a site plan and the full plans on the garage. So, we know what we're approving. We got the concept. I think everybody agrees with the concept. We want to know exactly what we're approving. That's my position. So, I'll go ahead and open up the floor.

**KLISZ**

Resolved appeal case number 2023-03-04 filed by Jason and Katie Kozak be tabled for the petitioners to come back with the



specific site plan, the actual material, a copied rendition of exactly what's being built in terms of color, material and design. And then in preparation for that approval, there will be conditions regarding removing all other outbuildings, removing the concrete and replacing it with greenery. And again, I think they know that they will have that most likely be approved next time. But that's why it'll be tabled.

**COPPOLA**

All right, so Mr. Kozak. Why don't you step up for a second just want to make sure that we're all aligned. I don't want to have to do this again after this time. So it was tabled. You'll have to call back down to the Zoning Office when you're ready to get on the schedule. The next one is May 16; the deadline is [April] 17th. I doubt you'll make that one. But the next one [deadline] is May 8th that you have to have your materials in. And that [meeting] is on June 6. So that should give you enough time to get that done, plus enough of the summer to get your buildings taken down and constructed. Again, the feedback is what we'd like to see a site plan with the footprint of the shed on the site plan and with any changes to the driveway building. Make sure that it complies with all other setback and other zoning requirements. We need a plan -- not overly detailed, but we need to see what the building is going to look like. So, we'll need elevations. And we'll need a plan, just so we can see what that is. If you can include any utilities that you're adding to that also, that'd be helpful for us to understand materials that you're going to use, like roofing and siding and all that. So, then we can take a look at that, and hopefully just move forward. Hopefully it will be a simple decision. And we'll all agree that it looks great.

**K KOZAK**

Is this going to be documented, so we just make sure of everything you said? Then we know, and we can check it off our to do list?

**COPPOLA**

Well, it's in the minutes.

**K KOZAK**

Okay, perfect.

**COPPOLA**

The Zoning Office will know. There's no additional fee. The fee is already paid. So, there's no additional fee to do that. And if you have questions, just call down to the office.

**K KOZAK**

Perfect. Thank you.

**TABLED: APPEAL CASE NO. 2023-03-04:** An appeal has been made to the Zoning Board of Appeals by Jason and Katie Kozak, 9760 Wayne Rd., seeking to demolish a nonconforming shed with an illegal addition and construct a detached garage while maintaining the existing attached garage, resulting in excessive accessory space.

**Total Accessory Space:**

|           |                 |
|-----------|-----------------|
| Allowed:  | 920 sq. feet    |
| Proposed: | 1208.7 sq. feet |
| Excess:   | 288.7 sq. feet  |

The property is located on the east side of Wayne Rd. (9760), between Grandon St. and Pinetree St., Lot No.130-01-0039-001, R-U-F, Rural Urban Farm District. Rejected by the Inspection Department under Livonia Vision 21, Section 7.09 (1) (A), "Residential Accessory Buildings, Maximum Size" be **tabled**.

**ROLL CALL VOTE**

AYES: 6-0

NAYS:

ABSENT:

PASSES/FAILS:

**TESTA** Mr. Chair. I'll move to approve the meeting minutes of February 7, 2023.

**BOLOVEN** Second.

**COPPOLA** Motion by Mr. Testa, seconded by Mr. Boloven, the minutes of February 7, 2023. All in favor?

**BOARD** Aye.

**COPPOLA** I see no one opposed. All right, I need one more, Mr. Baringhaus?

**BARINGHAUS** Mr. Chairman, motion to adjourn.

**TESTA** Support.

**COPPOLA** All in favor.

**BOARD** Aye.

**COPPOLA** Meeting adjourned.

There being no further business to come before the Board, the meeting was adjourned at 7:41 p.m.

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Gregory G. Coppola, Chairman

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Timothy Klisz, Secretary