

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS
June 6, 2023 – 7:00 p.m.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2023-03-04, Jason and Katie Kozak, 9760 Wayne Rd. (Tabled on April 11, 2023)**: 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.
2. **APPEAL CASE NO. 2023-04-09, Douglas and Mary Geersens, 29407 Lyndon**: seeking to replace an existing non-conforming fence with a six-foot-tall vinyl privacy fence at the same location on the property, resulting in a privacy fence extending beyond the rear building line to the front plane of the dwelling, which is not allowed.
3. **APPEAL CASE NO. 2023-04-10, Eric and Katie Grzyb, 14381 Riverside**: seeking to erect a six-foot-tall vinyl privacy fence upon a corner lot which will not align with the existing fence on the adjacent property of 34214 Perth.

*Public comments may be sent to the ZBA Office at 33000 Civic Center Drive,
Livonia, MI and 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 Livonia ZBA Office, 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

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JAMES M. BARINGHAUS, Vice Chairman
TIMOTHY J. KLISZ, Secretary
CHRISTOPHER N. BOLOVEN
TAMARA OLIVERIO
MARTHA PTASHNIK
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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
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May 19, 2023
PUBLIC NOTICE

APPEAL CASE NO. 2023-03-04 (Tabled on April 11, 2023): 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.

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, June 6, 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 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.

Date: 4/21/2023 - 11:52 AM

Design ID: 330857370649

Estimate ID: 31017

Estimated Price: \$16,596.52

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

RECEIVED

MAY 05 2023

Inspection Department
City of Livonia

MENARDS

Design & Buy™ GARAGE

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 330857370649
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 330857370649 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

For other design systems search "Design & Buy" on Menards.com

9760 Wayne Road

Livonia Mi 48150

New Garage Proposal

Specifications:

- Electrical : 60 amp service 220v
- No HVAC
- Siding: 8" Wood Board & Batten
Color: Sandstone (to match the house)
- Gable wall accent: Cedar shakes
Color: clay to match the house
- Roofing: GAF Timberline HD
Color: Weathered Gray to match house

Additional Notes:

- No changes to existing driveway
- Raised garden beds to be relocated to old shed concrete slab
- No HVAC

Date: 4/21/2023 - 11:48 AM

Design ID: 330857370649

Estimate ID: 31017

Estimated Price: \$16,596.52

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Dimensions

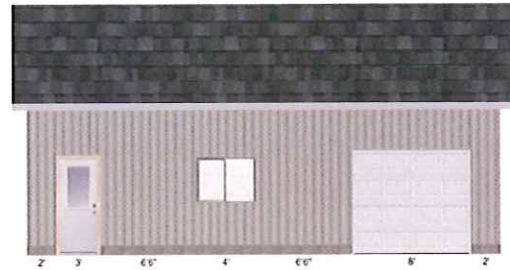
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

Ideal Door®; Designer 16' x 8' Oak Walnut Insulated



SIDEWALL D

Mastercraft®; 36W x 80H Primed Steel Half Lite

Ideal Door®; 4-Star 8' x 7' White Select Value Insulated

48"W x 36"H JELD-WEN®; Vinyl Slider

Date: 4/21/2023 - 11:48 AM

Design ID: 330857370649

Estimate ID: 31017

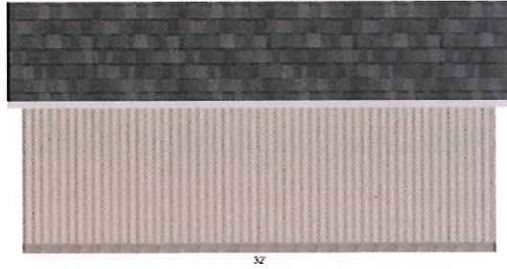
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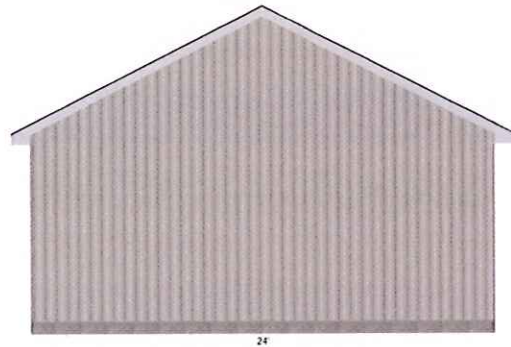
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SIDEWALL C



ENDWALL A

Date: 4/21/2023 - 11:52 AM

Design ID: 330857370649

Estimate ID: 31017

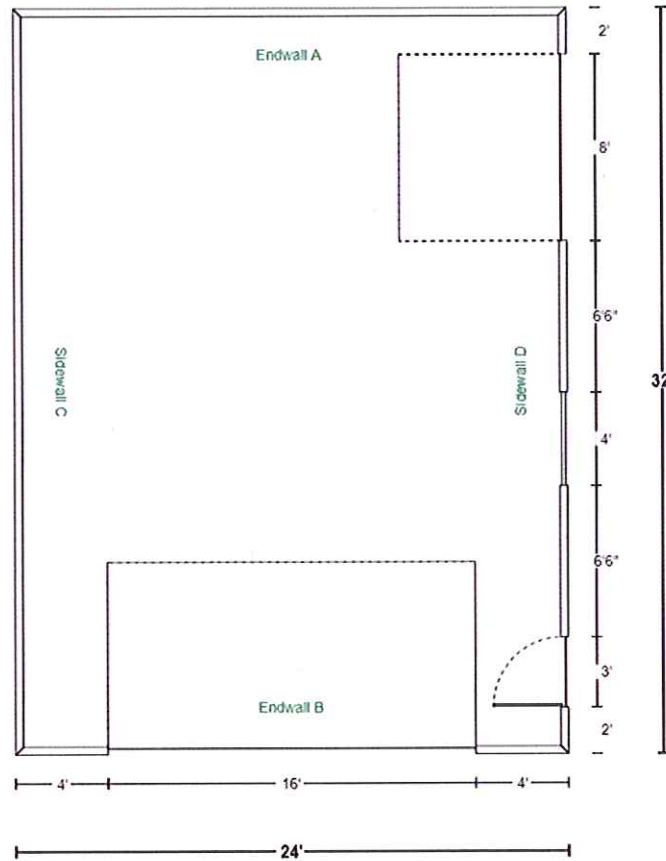
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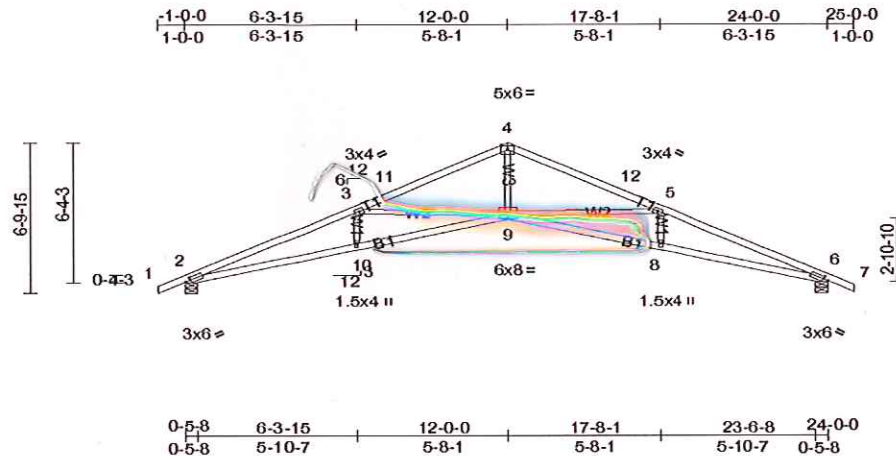
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0602620	S1	SCISSORS	11	1	

Midwest Manufacturing, Eau Claire, WI

Run: 8 23 S Aug 28 2018 Print: 8 230 S Aug 28 2018 M/Tek Industries, Inc. Tue Aug 06 13 52:14

Page: 1

ID: OQCyUret1108s2gUk1uQxyqB_S-PzHoPwJd1a4REP8RWISFkoxJr7hfgqHNx3cyqYaV



Scale = 1:77.4

Plate Offsets (X, Y): [2:0-2-7,0-1-8], [6:0-2-7,0-1-8]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	I/defl	L/d	PLATES	GRIP
TCLL (roof)	25.0	Plate Grip DOL	1.15	TC	0.72	Vert(LL)	-0.26	9-10	>999	240	MT20	197/144
Snow (Ps/Pg)	24.3/35.0	Lumber DOL	1.15	BC	0.87	Vert(CT)	-0.46	9-10	>617	180		
TCDL	7.0	Rep Stress Incr	YES	WB	0.92	Horz(CT)	0.33	6	n/a	n/a		
BCLL	0.0 *	Code	IRC2015/TPI2014	Matrix-R								
BCDL	10.0											
											Weight: 75 lb	FT = 15%

LUMBER

TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 WEBS 2x3 SPF Stud

BRACING

TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 2-3-3 oc purlins.
 Right ceiling directly applied or 10-0-0 oc bracing.

Mitek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=1048/0-5-8, (min. 0-1-10), 6=1048/0-5-8, (min. 0-1-10)
 Max Horiz 2=85 (LC 14)
 Max Uplift 2=89 (LC 14), 6=89 (LC 15)
 Max Grav 2=1067 (LC 2), 6=1067 (LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-3095/400, 3-11=-2211/250, 4-11=-2132/270, 4-12=-2132/270, 5-12=-2211/250, 5-6=-3094/400
 BOT CHORD 2-10=-284/2752, 9-10=-283/2749, 8-9=-283/2749, 6-8=-284/2752
 WEBS 4-9=-92/1534, 3-9=-849/213, 5-9=-849/213

JOINT STRESS INDEX

2 = 0.91, 3 = 0.66, 4 = 0.81, 5 = 0.66, 6 = 0.91, 8 = 0.51, 9 = 0.71 and 10 = 0.51

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-10; Pr=25.0 psf (roof live load); Lumber DOL=1.15 Plate DOL=1.15; Pg=35.0 psf (ground snow); Ps=24.3 psf (roof snow); Lumber DOL=1.15 Plate DOL=1.15; Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 24.3 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Bearing at joint(s) 2, 6 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 89 lb uplift at joint 2 and 89 lb uplift at joint 6.
- This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Date: 4/21/2023 - 11:48 AM

Design ID: 330857370649

Estimate ID: 31017

Estimated Price: \$16,596.52

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Helpful hints scissors truss buildings



- Scissors trusses are designed with an inside slope on the bottom of the truss, for design purposes we use half of the top slope to determine bottom slope. For example, a 6/12 top slope/pitch truss would have a 3/12 bottom slope. Using half of the top slope will assure load factors will be maintained.
- ALL trusses in this garage estimate, including trusses on the end of the building are estimated as regular scissors trusses. Additional framing may be required in the truss area on the end of the building to properly support wall sheathing.
- See number 2 above, with the sloped bottom chord on the end truss the top plate and end studs are estimated to extend to the bottom chord of the truss.

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MAY 05 2023

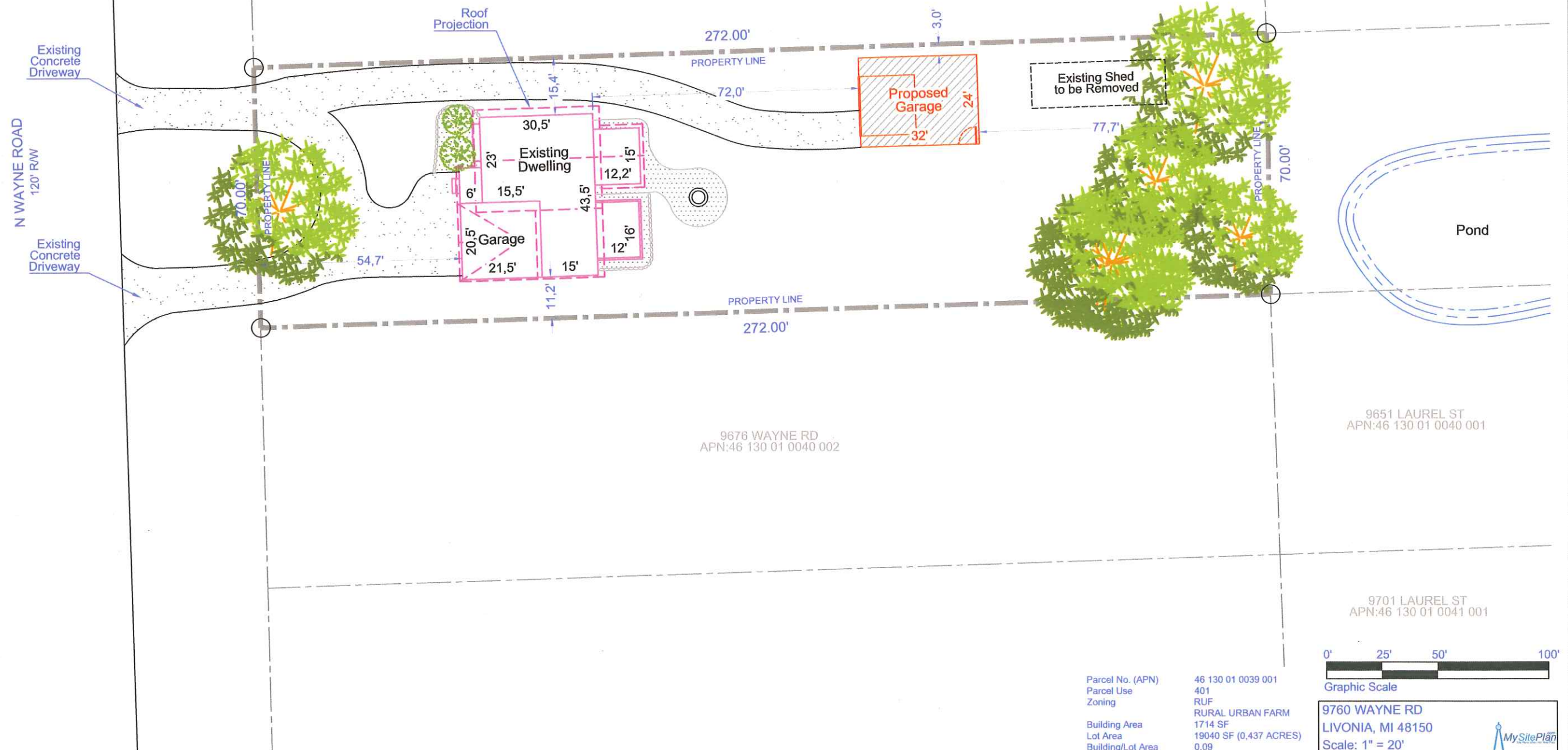
Inspection Department
City of Livonia



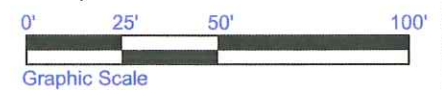
9865 LAUREL ST

9812 WAYNE RD
APN:46 130 01 0038 002

9775 LAUREL ST
APN:46 130 01 0038 001

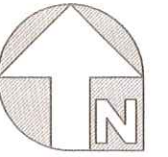


Parcel No. (APN) 46 130 01 0039 001
Parcel Use 401
Zoning RUF
RURAL URBAN FARM
Building Area 1714 SF
Lot Area 19040 SF (0.437 ACRES)
Building/Lot Area 0.09



9760 WAYNE RD
LIVONIA, MI 48150
Scale: 1" = 20'





N WAYNE ROAD
120' RW

Existing
Concrete
Driveway

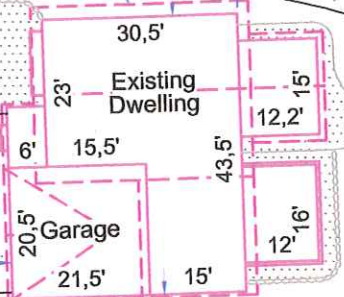
Existing
Concrete
Driveway

70.00'

PROPERTY LINE

54.7'

Roof
Projection



272.00'
PROPERTY LINE

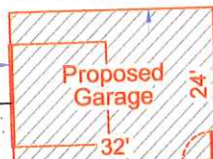
PROPERTY LINE
272.00'

9676 WAYNE RD
APN:46 130 01 0040 002

9865 LAUREL ST

9812 WAYNE RD
APN:46 130 01 0038 002

72.0'



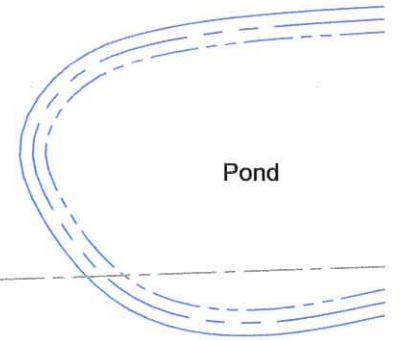
3.0'

Existing Shed
to be Removed

77.7'

70.00'

PROPERTY LINE

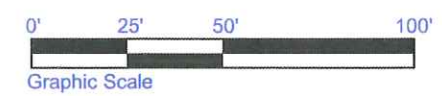


Pond

9651 LAUREL ST
APN:46 130 01 0040 001

9701 LAUREL ST
APN:46 130 01 0041 001

Parcel No. (APN) 46 130 01 0039 001
Parcel Use 401
Zoning RUF
RURAL URBAN FARM
Building Area 1714 SF
Lot Area 19040 SF (0.437 ACRES)
Building/Lot Area 0.09



9760 WAYNE RD
LIVONIA, MI 48150
Scale: 1" = 20'



ZONING BOARD OF APPEALS

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April 14, 2023

Jason and Katie Kozak
9760 Wayne Rd
Livonia, MI 48150

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held April 11, 2023, adopted the following Resolution:

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** for the following reasons and findings of fact:

1. To allow the petitioners to come back with a specific site plan, which should include a copied rendition of exactly what is being built in terms of the design, color, materials (for roofing, siding, etc.), and elevation; a footprint of the shed on the site; utilities being added and any changes to the driveway.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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.

(7:00)

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Administrative Tasks	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] 17th, 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.

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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.

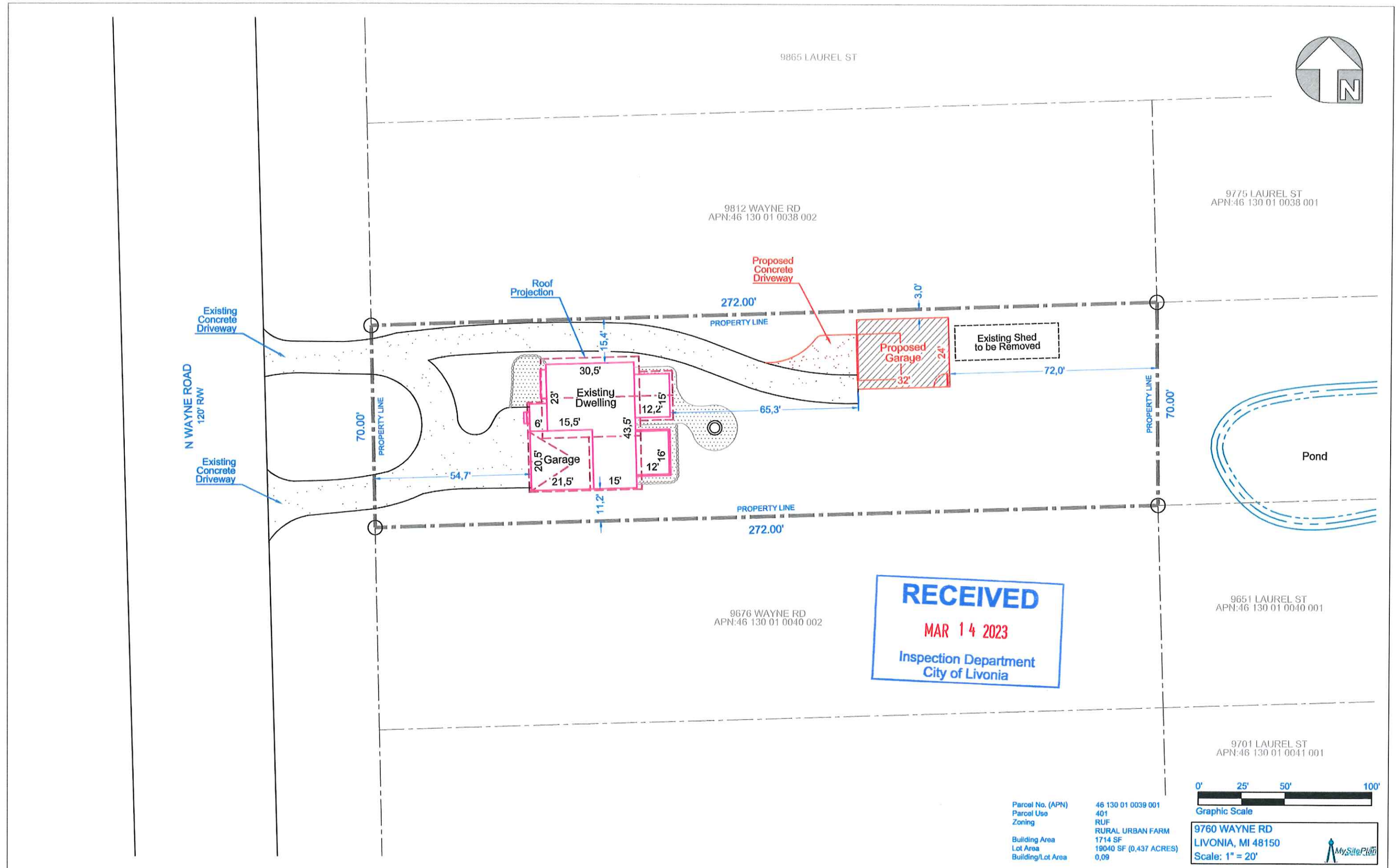
COPPOLA Meeting adjourned.

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

Gregory G. Coppola, Chairman

Timothy Klisz, Secretary

REVISED SITE PLANS RECEIVED BY PETITIONER 3/14/23





9865 LAUREL ST

9812 WAYNE RD
APN:46 130 01 0038 002

9775 LAUREL ST
APN:46 130 01 0038 001

N WAYNE ROAD
120' ROW

Driveway

Driveway

Roof
Projection

272.00'

PROPERTY LINE

Proposed
Dwelling

Existing Shed
to be Removed

72.0'

70.00'

Pond

9676 WAYNE RD
APN:46 130 01 0040 002

9651 LAUREL ST
APN:46 130 01 0040 001

9701 LAUREL ST
APN:46 130 01 0041 001

Parcel No. (APN)
Parcel Use
Zoning
Building Area
Lot Area
Building/Lot Area

46 130 01 0039 001
401
RURAL URBAN FARM
1714 SF
19040 SF (0.437 ACRES)
0.09

0' 25' 50' 100'
Graphic Scale

9760 WAYNE RD
LIVONIA, MI 48150
Scale: 1" = 20'





9866 LAUREL ST

9776 LAUREL ST
APN:46 130 01 0038 001

PROPERTY LINE
70.00'

9812 WAYNE RD
APN:46 130 01 0038 002

PROPERTY LINE
272.00'

Existing Shed
to be Removed

Proposed
Dwelling

PROPERTY LINE
272.00'

PROPERTY LINE
272.00'

9676 WAYNE RD
APN:46 130 01 0040 002

PROPERTY LINE
272.00'

9651 LAUREL ST
APN:46 130 01 0040 001

PROPERTY LINE
70.00'

Pond

9701 LAUREL ST
APN:46 130 01 0041 001

Graphic Scale

0' 25' 50' 100'

9760 WAYNE RD
LIVONIA, MI 48150

Parcel No. (APN)
Rural Use
Zoning
RUP
401
1714 SF (0.437 ACRES)
Building Area
19045 SF (0.437 ACRES)
0.09



Scale: 1" = 20'

N WAYNE ROAD
120' ROW

Driveway

Driveway

PROPERTY LINE
70.00'

54.7'

Roof
Projection

Existing
Dwelling
30.5'
23'
15.5'
12.2'
15'
20.5'
21.5'
15'
12'
16'
43.5'

65.3'

72.0'



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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JAMES M. BARINGHAUS, Vice Chairman
TIMOTHY J. KLISZ, Secretary
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March 24, 2023
PUBLIC NOTICE

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.

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Allowed:	920 sq. feet
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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, April 11, 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 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: 2023-03-04
Meeting Date: April 11, 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:

Case No: 2023-03-04
Meeting Date: April 11, 2023

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

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

Case No: 2023-03-04
Meeting Date: April 11, 2023

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

I, GAIL SUSAN MACK, do not object to a New Garage built at 9760 Wayne Rd, 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 cleared out, and cannot pile up again.

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

Signature:

Gail Susan Mack

Name:

GAIL SUSAN MACK
(Please print)

Address:

9775 LAUREL LIV. MI 48150

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

Case No: 2023-03-04
Meeting Date: April 11, 2023

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

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.

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

Signature:

Rose Emery

Name:

Rose Emery
(Please print)

Address:

9651 Laurel Liv, Mi. 48150

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

Case No: 2023-03-04
Meeting Date: April 11, 2023

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

THEY KEEP A NICE AND NEAT HOUSE AND
IT WOULD NOT BE SEEN FROM THE ROAD.

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

Signature: Raymond Garry / Jennifer Alley
Name: RAYMOND GARRY / Jennifer Alley
(Please print)

Address: 9659 WAYNE RD

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

Case No: 2023-03-04
Meeting Date: April 11, 2023

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

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

Signature: John T. Groves

Name: JOHN T. GROVES

(Please print)

Address: 10053 WAYNE RD LIVONIA MI

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

Case No: 2023-03-04
Meeting Date: April 11, 2023

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

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 like to have a second garage
instead of a shed.

Kasprowicz, Sara

From: Stierna, Matthew
Sent: Friday, March 17, 2023 3:23 PM
To: Fisher, Mike; Kasprowicz, Sara; Abrahamson, Randy
Subject: FW: Proposal Garage - 9760 Wayne

Matthew Stierna

Building Inspector
City of Livonia | Inspection Department
(734) 466-2593
mstierna@livonia.gov

From: katie.kozak@highly-marelli.com <katie.kozak@highly-marelli.com>
Sent: Friday, March 17, 2023 3:21 PM
To: Stierna, Matthew <mstierna@livonia.gov>
Cc: jasonkozak68@gmail.com
Subject: Proposal Garage - 9760 Wayne

Garage Design Board and Batten Wood clear oil – based sealer.

Quality Engineer
Internal/External Audits
Supplier Quality
Highly Marelli USA Inc.

27000 Hills Tech Ct.
Farmington Hills, MI 48331
Phone: 734-748-4682
E-Mail: katie.kozak@highly-marelli.com
www.highly-marelli.com





33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

CITY OF LIVONIA
Inspection Department

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

Applicant	JASON & KATIE KOZAK	Address	(734) 634-2292 SAME AS OWNER
Owner	KATIE KOZAK	Address	9760 WAYNE RD.
Lessee	—	Address	—
Location	EAST	Side of	9760 WAYNE RD. Street
Between	GRANDON ST.	And	PINETREE ST.
Lot No/Parcel No.	130-01-0039-001	Subdivision	SUPERVISOR'S LIVONIA PLAT NO. 1
Zoning District	R-U-F	Map No.	NW 33
		Lot Size	66.00 FT X 270.00 FT (17820 ^{sq}) Alley —
Present Use	RESIDENTIAL SHED + ADDITION	Proposed Use	SAME
Present Building Size	200 SF + 170 SF (370 SF)	Proposed Building Size	32 FT X 24 FT (768 sq FT)
Present Height of Building	18 FT (2 STORY)	Proposed Height	16 FT (1 STORY)
Allowable Lot Coverage	35% (6,237 sq FT)	Proposed Lot Coverage	12% (2,185.9 sq FT)
Proposal	SEEKING TO DEMOLISH A NON-CONFORMING 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. FT.; PROPOSED 1208.7 sq. FT.; EXCESS: 288.7 sq. FT.		
Reason for Rejection	LIVONIA VISION 21, SECTION 7.09(1)(A) (MAXIMUM SIZE)		
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	
Remarks			

Plans and Application examined by

Date

MARCH 10,

2023

ZONING EXAMINER

APPLICATION FOR VARIANCE

RECEIVED

FEB 28 2023

Inspection Department
City of Livonia

7346342292

JASON & KATE KOZAK 9760 WAYNE LIVONIA 48150 7346342292
 (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 9760 WAYNE ROAD

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? _____

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:

VERY SMALL ATTACHED GARAGE WITH STEPS EXTENDING INTO
PARKING, ONLY 1 CAR WILL FIT

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

NOT ABLE TO PARK MY NEW TRUCK IN GARAGE

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. THE NEW 24x32 GARAGE WOULD BE LARGE

ENOUGH TO FIT MY TRUCK, LAWN EQUIPMENT AND
ALL RECREATIONAL (KAYAK, BIKES)

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

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

RECEIVED

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? no

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: Katie Kozak

Please print name of property owner: Katie Kozak

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 7TH day of March, 2023

Karen D. Thompson
(Notary Public, Wayne County, Michigan)
My Commission expires 8.25.28

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 _____

STATE OF
MICHIGAN

Wayne County
April 11, 2008 08:04:00 AM
Receipt # 130518



REAL ESTATE
TRANSFER TAX

\$169.95 - CO
\$1,158.75 - ST
Stamp # 75292

Bernard J. Youngblood
Wayne County Register of Deeds

April 11, 2008 08:04 AM
Liber 47138 Page 1198-1199

#208132081 DD FEE: \$18.00



Loan #: 11999
Parcel #: 46-130-01-0039-001

Return to:
Clifford A. Branham, Esq.
800 Corporate Dr., Suite 102A
Lexington, KY 40503

COVENANT DEED

KNOW ALL MEN BY THESE PRESENTS: That Deutsche Bank National Trust
under the Pooling and Servicing Agreements 2004-b

Whose address is: 460 Sierra Madre Villa Ave, Ste. 101, Pasadena, CA 91107-2940

Covenants that it is seized of said land and has a right to convey it and conveys to

Katie Kozak, married

Whose mailing address is: 9760 Wayne Road, Livonia, MI 48150

the following described premises situated:

Situated in the City of Livonia, Wayne County, Michigan, more particularly
described as follows:

Lot 39, Except the Easterly 330 feet and also the Westerly 27 feet thereof,
Supervisor's Livonia Plat No. 2, according to the recorded plat thereof as
recorded in Liber 65 of Plats, Page 52.

Permanent Parcel No.: 46-130-01-0039-001

More commonly known as: 9760 Wayne Road, Livonia, MI 48150

Prior Recording Reference: Liber 45621, Page 160

for the full consideration of **One Hundred Fifty-four Thousand Five Hundred Dollars and 00/100 (\$154,500.00)** subject to covenants, restrictions, and easements of record and subject to such liens and encumbrances as may have attached or accrued through the acts or omissions of persons other than the Grantor(s) and subject to the lien of taxes not yet due and payable.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he or she is duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

Subject to the existing building and use restrictions, easements, and zoning ordinances, if any.

This is to certify that there are no tax liens or titles on
this property and that taxes are paid for FIVE YEARS
previous to date of this instrument EXCEPT 2007 not examined

No. 5972 Received by Wayne County Date FEB 29, 08

WAYNE COUNTY TREASURER Clerk LKG

Dated this 25th day of January, 2008

WITNESSES:

[Signature]
Print name: Josie Salazar
Chase

[Signature]
Print name: Martha Guerrero

Deutsche Bank National Trust under the
Pooling and Servicing Agreements 2004-b

By: [Signature]
Print name: Cary B. Sternberg
Title: Vice President

State of Texas, County of Williamson, ss:

Before me, a Notary Public in and for said County and State, personally appeared Cary B. Sternberg, the Vice President of Indymac Bank, as Attorney-In-Fact for **Deutsche Bank National Trust under the Pooling and Servicing Agreements 2004-b**, who acknowledged the execution of the foregoing instrument for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

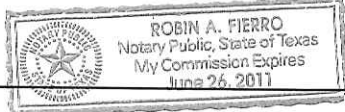
Witness my hand and notarial seal this 25th day of January, 2008.

My Commission expires: 06/26/2011

County: Williamson

County acting in:

[Signature]
Notary Public



This Instrument Drafted By:

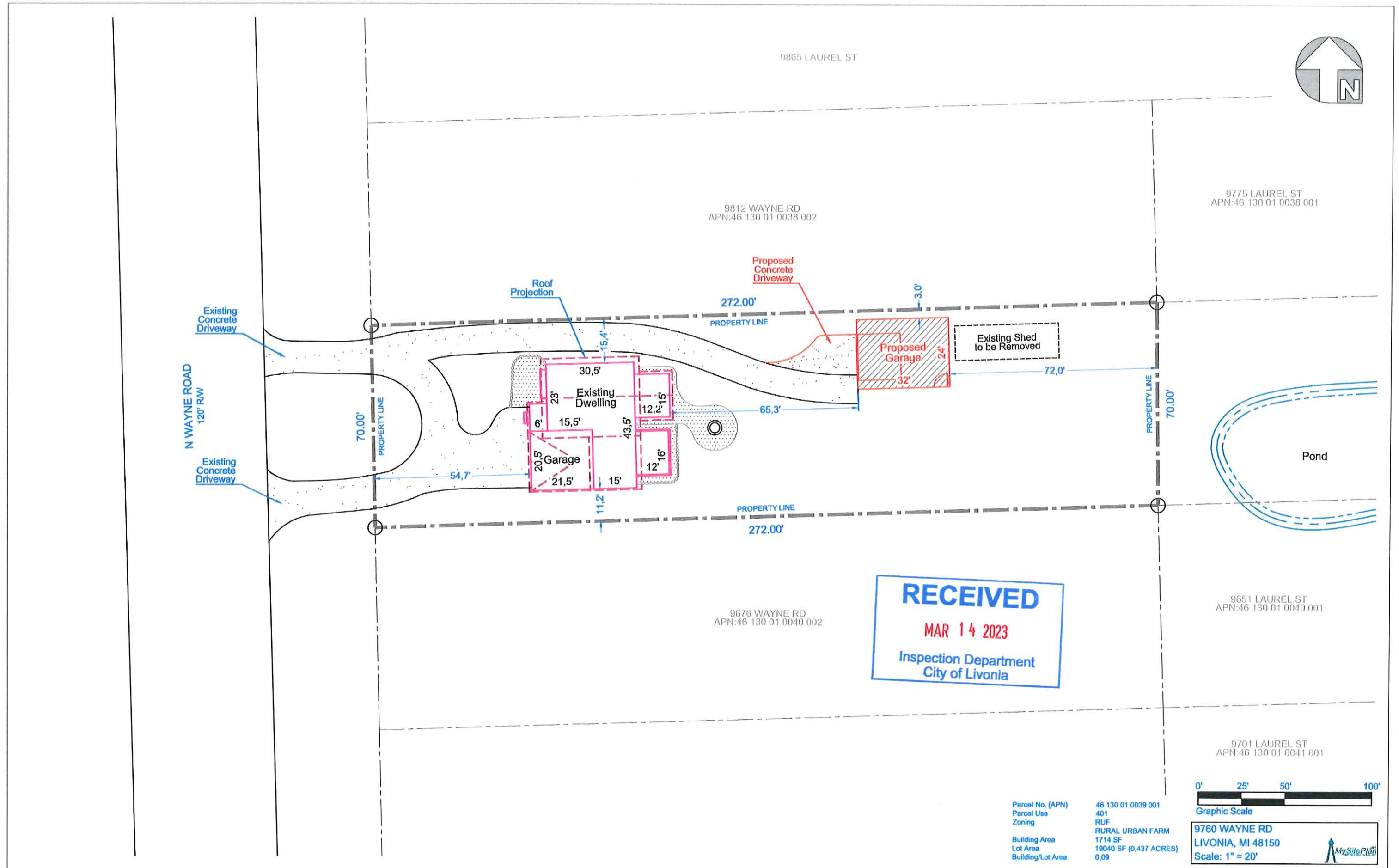
Clifford A. Branham, Esq.
800 Corporate Dr.
Suite 102A
Lexington, KY 40503

Send tax bills To: GRANTEE

File: REO #148

[Signature]
Clifford A. Branham, Esq.
800 Corporate Dr. #102A
Lexington, KY 40503
+ return to

REVISED SITE PLANS RECEIVED BY PETITIONER 3/14/23





9865 LAUREL ST

9812 WAYNE RD
APN:46 130 01 0038 002

9775 LAUREL ST
APN:46 130 01 0038 001

N WAYNE ROAD
120' ROW

Driveway

Driveway

Roof
Projection

272.00'

PROPERTY LINE

Proposed
Dwelling

Existing Shed
to be Removed

72.0'

70.00'

Pond

PROPERTY LINE

272.00'

9676 WAYNE RD
APN:46 130 01 0040 002

9651 LAUREL ST
APN:46 130 01 0040 001

9701 LAUREL ST
APN:46 130 01 0041 001

Parcel No. (APN)
Parcel Use
Zoning
Building Area
Lot Area
Building/Lot Area

46 130 01 0039 001
401
RURAL URBAN FARM
1714 SF
19040 SF (0.437 ACRES)
0.09

0' 25' 50' 100'
Graphic Scale

9760 WAYNE RD
LIVONIA, MI 48150
Scale: 1" = 20'





9866 LAUREL ST

9776 LAUREL ST
APN:46 130 01 0038 001

PROPERTY LINE
70.00'

9812 WAYNE RD
APN:46 130 01 0038 002

PROPERTY LINE
272.00'

Existing Shed
to be Removed

Proposed
Dwelling

PROPERTY LINE
272.00'

PROPERTY LINE
70.00'

9676 WAYNE RD
APN:46 130 01 0040 002

PROPERTY LINE
272.00'

9651 LAUREL ST
APN:46 130 01 0040 001

Pond

9701 LAUREL ST
APN:46 130 01 0041 001

Graphic Scale

0' 25' 50' 100'

9760 WAYNE RD
LIVONIA, MI 48150

Parcel No. (APN)
Rural Use
Zoning
Building Area
Lot Area
1714 SF (0.437 ACRES)
19045 SF (0.437 ACRES)
401
46 130 01 0039 001

N WAYNE ROAD
120' ROW

Driveway

Driveway

PROPERTY LINE
70.00'

Roof
Projection

54.7'

Existing
Dwelling
30.5'
23'
15.5'
12.2'
15'
20.5'
21.5'
15'
12'
16'

43.5'

65.3'

72.0'



ZONING MAP

LEGEND

Zoning Districts

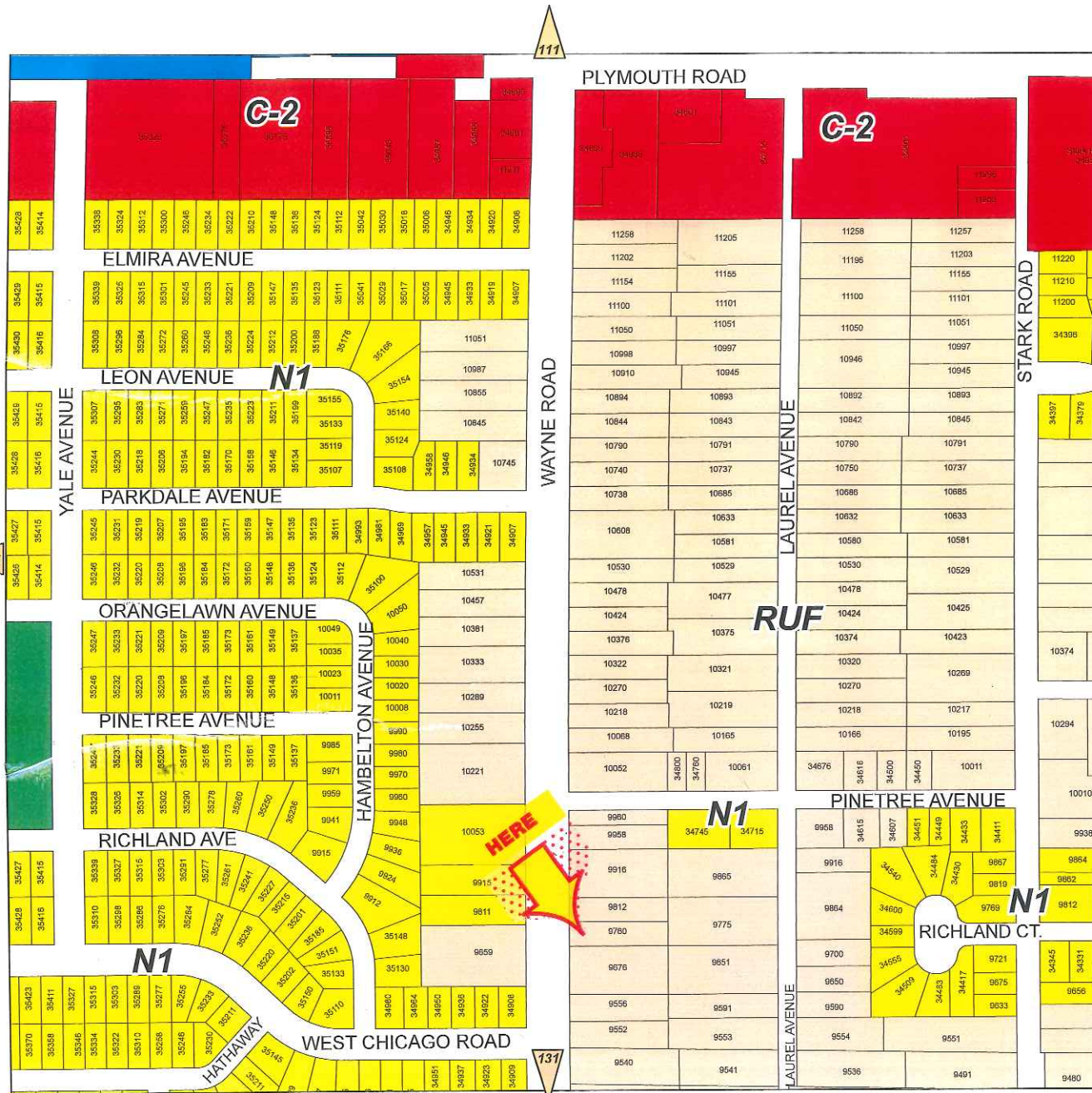
-  RUF Rural Urban Farm
-  N1 Neighborhood
-  N2 Neighborhood
-  NM1 Neighborhood Multifamily
-  NM2 Neighborhood Multifamily
-  NM3 Neighborhood Multifamily
-  P Parking
-  C-1 Local Business
-  C-2 General Business
-  C-3 Highway Services
-  C-4 High Rise Commercial
-  M-L Manufacturing Limited
- 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

N.W. 1/4 Section 33

City of Livonia

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

Copyright 2001, City of Livonia



Kasprowicz, Sara

From: Stierna, Matthew
Sent: Friday, March 17, 2023 3:23 PM
To: Fisher, Mike; Kasprowicz, Sara; Abrahamson, Randy
Subject: FW: Proposal Garage - 9760 Wayne

Matthew Stierna

Building Inspector
City of Livonia | Inspection Department
(734) 466-2593
mstierna@livonia.gov

From: katie.kozak@highly-marelli.com <katie.kozak@highly-marelli.com>
Sent: Friday, March 17, 2023 3:21 PM
To: Stierna, Matthew <mstierna@livonia.gov>
Cc: jasonkozak68@gmail.com
Subject: Proposal Garage - 9760 Wayne

Garage Design Board and Batten Wood clear oil – based sealer.

Quality Engineer
Internal/External Audits
Supplier Quality
Highly Marelli USA Inc.

27000 Hills Tech Ct.
Farmington Hills, MI 48331
Phone: 734-748-4682
E-Mail: katie.kozak@highly-marelli.com
www.highly-marelli.com





33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

CITY OF LIVONIA
Inspection Department

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

Applicant	JASON & KATIE KOZAK	Address	(734) 634-2292 SAME AS OWNER
Owner	KATIE KOZAK	Address	9760 WAYNE RD.
Lessee	—	Address	—
Location	EAST	Side of	9760 WAYNE RD. Street
Between	GRANDON ST.	And	PINETREE ST.
Lot No/Parcel No.	130-01-0039-001	Subdivision	SUPERVISOR'S LIVONIA PLAT NO. 1
Zoning District	R-U-F	Map No.	NW 33
		Lot Size	66.00 FT X 270.00 FT (17820 ^{sq}) Alley —
Present Use	RESIDENTIAL SHED + ADDITION	Proposed Use	SAME
Present Building Size	200 SF + 170 SF (370 SF)	Proposed Building Size	32 FT X 24 FT (768 sq FT)
Present Height of Building	18 FT (2 STORY)	Proposed Height	16 FT (1 STORY)
Allowable Lot Coverage	35% (6,237 sq FT)	Proposed Lot Coverage	12% (2,185.9 sq FT)
Proposal	SEEKING TO DEMOLISH A NON-CONFORMING 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. FT.; PROPOSED 1208.7 sq. FT.; EXCESS: 288.7 sq. FT.		
Reason for Rejection	LIVONIA VISION 21, SECTION 7.09(1)(A) (MAXIMUM SIZE)		
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	
Remarks			

Plans and Application examined by

Date

MARCH 10,

2023

ZONING EXAMINER

APPLICATION FOR VARIANCE

RECEIVED

FEB 28 2023

Inspection Department
City of Livonia

7346342292

JASON & KATE KOZAK 9760 WAYNE LIVONIA 48150 7346342292
 (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 9760 WAYNE ROAD

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? _____

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:

VERY SMALL ATTACHED GARAGE WITH STEPS EXTENDING INTO
PARKING, ONLY 1 CAR WILL FIT

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

NOT ABLE TO PARK MY NEW TRUCK IN GARAGE

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. THE NEW 24x32 GARAGE WOULD BE LARGE

ENOUGH TO FIT MY TRUCK, LAWN EQUIPMENT AND
ALL RECREATIONAL (KAYAK, BIKES)

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

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

RECEIVED

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? no

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: Katie Kozak

Please print name of property owner: Katie Kozak

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 7TH day of March, 2023

Karen D. Thompson
(Notary Public, Wayne County, Michigan)
My Commission expires 8.25.28

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 _____

STATE OF
MICHIGAN

Wayne County
April 11, 2008 08:04:00 AM
Receipt # 130518



REAL ESTATE
TRANSFER TAX

\$169.95 - CO
\$1,156.75 - ST
Stamp # 75292

Bernard J. Youngblood
Wayne County Register of Deeds

April 11, 2008 08:04 AM
Liber 47138 Page 1198-1199

#208132081 DD FEE: \$18.00



Loan #: 11999
Parcel #: 46-130-01-0039-001

Return to:
Clifford A. Branham, Esq.
800 Corporate Dr., Suite 102A
Lexington, KY 40503

COVENANT DEED

KNOW ALL MEN BY THESE PRESENTS: That Deutsche Bank National Trust
under the Pooling and Servicing Agreements 2004-b

Whose address is: 460 Sierra Madre Villa Ave, Ste. 101, Pasadena, CA 91107-2940

Covenants that it is seized of said land and has a right to convey it and conveys to

Katie Kozak, married

Whose mailing address is: 9760 Wayne Road, Livonia, MI 48150

the following described premises situated:

Situated in the City of Livonia, Wayne County, Michigan, more particularly
described as follows:

Lot 39, Except the Easterly 330 feet and also the Westerly 27 feet thereof,
Supervisor's Livonia Plat No. 2, according to the recorded plat thereof as
recorded in Liber 65 of Plats, Page 52.

Permanent Parcel No.: 46-130-01-0039-001

More commonly known as: 9760 Wayne Road, Livonia, MI 48150

Prior Recording Reference: Liber 45621, Page 160

for the full consideration of **One Hundred Fifty-four Thousand Five Hundred Dollars and 00/100 (\$154,500.00)** subject to covenants, restrictions, and easements of record and subject to such liens and encumbrances as may have attached or accrued through the acts or omissions of persons other than the Grantor(s) and subject to the lien of taxes not yet due and payable.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he or she is duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

Subject to the existing building and use restrictions, easements, and zoning ordinances, if any.

This is to certify that there are no tax liens or titles on
this property and that taxes are paid for FIVE YEARS
previous to date of this instrument EXCEPT 2007 *not examined*

No. 5972 *Revised by Wayne County* Date FEB 29, 08

WAYNE COUNTY TREASURER Clerk LK6

Dated this 25th day of January, 2008

WITNESSES:

[Signature]
Print name: Josie Salazar
Chase

[Signature]
Print name: Martha Guerrero

Deutsche Bank National Trust under the
Pooling and Servicing Agreements 2004-b

By: [Signature]
Print name: Cary B. Sternberg
Title: Vice President

State of Texas, County of Williamson, ss:

Before me, a Notary Public in and for said County and State, personally appeared Cary B. Sternberg, the Vice President of Indymac Bank, as Attorney-In-Fact for **Deutsche Bank National Trust under the Pooling and Servicing Agreements 2004-b**, who acknowledged the execution of the foregoing instrument for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

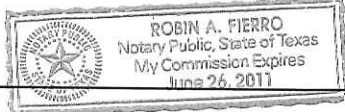
Witness my hand and notarial seal this 25th day of January, 2008.

My Commission expires: 06/26/2011

County: Williamson

County acting in:

[Signature]
Notary Public



This Instrument Drafted By:

Clifford A. Branham, Esq.
800 Corporate Dr.
Suite 102A
Lexington, KY 40503

Send tax bills To: GRANTEE

File: REO #148

[Signature]
Clifford A. Branham, Esq.
800 Corporate Dr. #102A
Lexington, KY 40503
+ return to

ZONING MAP

LEGEND

Zoning Districts

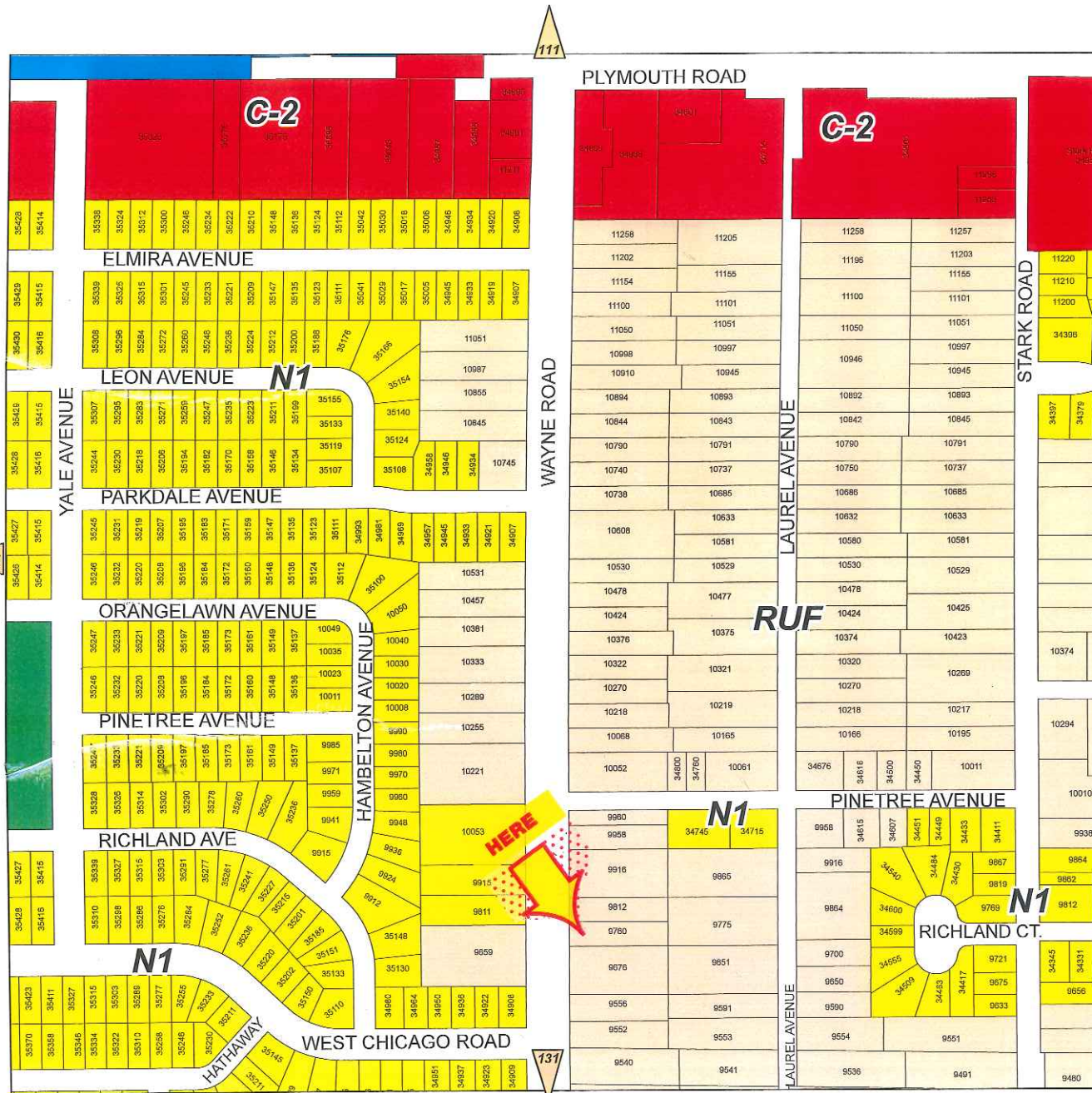
-  RUF Rural Urban Farm
-  N1 Neighborhood
-  N2 Neighborhood
-  NM1 Neighborhood Multifamily
-  NM2 Neighborhood Multifamily
-  NM3 Neighborhood Multifamily
-  P Parking
-  C-1 Local Business
-  C-2 General Business
-  C-3 Highway Services
-  C-4 High Rise Commercial
-  M-L Manufacturing Limited
- 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

N.W. 1/4 Section 33

City of Livonia

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

Copyright 2001, City of Livonia



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
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BRANDON MCCULLOUGH
KATHLEEN E. MCINTYRE
SCOTT MORGAN

May 19, 2023
PUBLIC NOTICE

APPEAL CASE NO. 2023-04-09: Douglas and Mary Geersens, 29407 Lyndon: seeking to replace an existing non-conforming fence with a six-foot-tall vinyl privacy fence at the same location on the property, resulting in a privacy fence extending beyond the rear building line to the front plane of the dwelling, which is not allowed.

The property is located on the south side of Lyndon (29407), between Beatrice and Middlebelt, Lot. No. 092-09-0001-000, N-2 Zoning District, Neighborhood, rejected by the Inspection Department under Livonia Fence Ordinance, Section 15.44.090 (B), Residential District Regulations, Privacy fence in the side yard.

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, June 6, 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 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.



2023-04-09

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
Owner DOUGLAS AND MARY GEERSENS Address 29407 LYNDON, LIVONIA, MI 48154
Lessee — Address —
Location SOUTH SIDE Side of 29407 LYNDON Street
Between BEATRICE And MIDDLEBELT
Lot No/Parcel No. 092-09-0001-000 Subdivision LOU-HAR SUB. 09
Zoning District N2 Map No. SE 23 Lot Size 8500' x 99.00' (8415 SQ. FT.) 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 REPLACE AN EXISTING NON-CONFORMING FENCE WITH A 6 FOOT TALL VINYL PRIVACY FENCE AT THE SAME LOCATION ON THE PROPERTY, RESULTING IN A PRIVACY FENCE EXTENDING BEYOND THE REAR BUILDING LINE TO THE FRONT PLANE OF THE DWELLING, WHICH IS NOT ALLOWED.

Reason for Rejection LIVONIA CODE OF ORDINANCE, SECTION 15.44.090(B) (PRIVACY FENCES.)

Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment 15.44.090(B) SIDE YARD
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 4/18/2023

ZONING EXAMINER

RECEIVED

APR 19 2023

Inspection Department
City of Livonia

APPLICATION FOR VARIANCE

M. M. Greisens 29407 Lyndon ST Livonia 734.589.4222
(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 29407 LYNDON ST.

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

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

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

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:
SEE ATTACH

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.

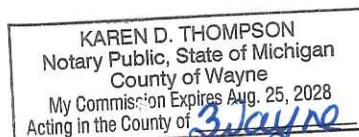
Signature of property owner: _____

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 19TH day of April, 2023

Karen D. Thompson
(Notary Public, Wayne County, Michigan)
My Commission expires 8-25-28



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 _____

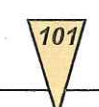
Application for Variance

- 1) There are no deed restrictions or HOA restrictions on this property.
- 2) Property address: 29407 Lyndon St. Property ref: 46 092 09 0001 0000
- 3) The current six foot privacy fence is incorporated with the landscaping and also keeps vision of what is on the property to a minimum by way of foot traffic and vehicle traffic on Middlebelt Rd. Taking this fence out or reducing the height of the fence will ultimately result in loss of property to theft. The repair/replacement of the current privacy fence is due to an accident at the corner of Lyndon St and Middlebelt. It destroyed 20+ feet of my chainlink fence and damaged the wood privacy fence. I cannot just replace two (2) panels of the wood fence because I was informed by the fence contractor those materials are NO longer available.
- 4) There will be no other place for the current log pile to be relocated. It has existed in its current position for 25+ years. I will also have to remove a sizeable section of my deck.
- 5) My neighbors have no objections to the repair/replacement of the current privacy fence with a new white vinyl fence. They are questioning why the city is denying me the replacement. They will also send the city letters requesting the city to allow me to replace the current fencing with a new fence.
- 6) No amendment.
- 7) I asked to grandfather this, since there's been a privacy fence on said property for over 45 years, the last 25 years of which I have been the owner and had replaced the fence back in 1998 due to weathered conditions. I've also discussed this with a neighbor who recently replaced his fence with what I'm trying to do and he had NO problem and no required Variance request. He informed me his neighbor across the street put one in as well without any issues.
- 8) No attempt to rezone.
- 9) Rezoning wouldn't have any effect.

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



MORTGAGE SURVEY.

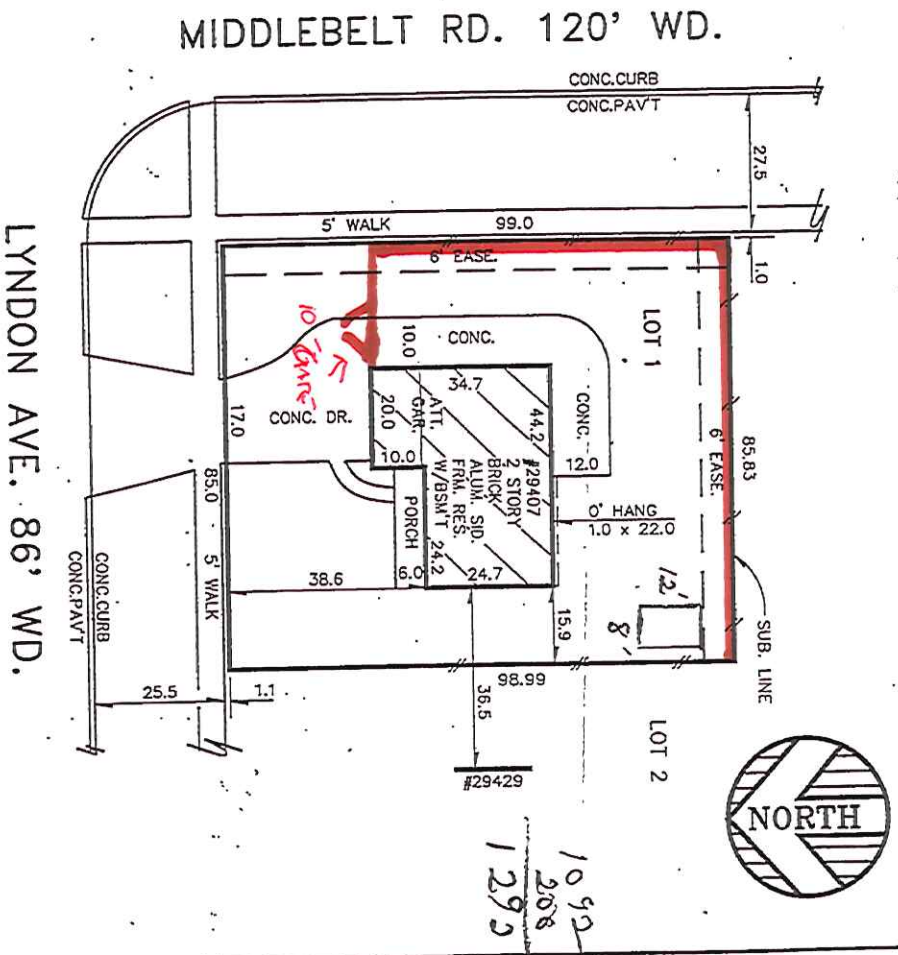
Certified to: REPUBLIC BANCORP MORTGAGE INC.

Applicant: DOUGLAS J. GERSSENS AND MARY T. GERSSENS

Property Description:

Lot 1; LOU HAR SUBDIVISION, a part of Section 23, T.1 S., R.9 E., City of Livonia, Wayne County, Michigan, as recorded in Liber 91 of Plots, Page 28 of Wayne County Records.

$\begin{array}{r} 25 \\ 21 \\ \hline 46 \end{array}$



Proposed 6' Tree Privacy Fence

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the aforementioned applicants, mortgagee, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



JOB NO. 97-09410 SCALE 1"=30'
DATE 05/06/97 DR. BY J.H.

KEM-TEC
LAND SURVEYORS
16041 East Nine Mile Road
Eastpointe, MI 48021-2319
(810) 772-2222
FAX: (810) 772-4048



800 E. Stadium
Ann Arbor, MI 48104-4355
13) 994-0888 • (800) 433-6133
FAX: (313) 994-0667

KEM-TEC

KEM-TEG WEST
LAND SURVEYORS

FULL PRIVACY STYLES



Tahoe I



Tahoe II



Tahoe III



Tahoe IV

SEMI-PRIVATE STYLES



Thoreau I



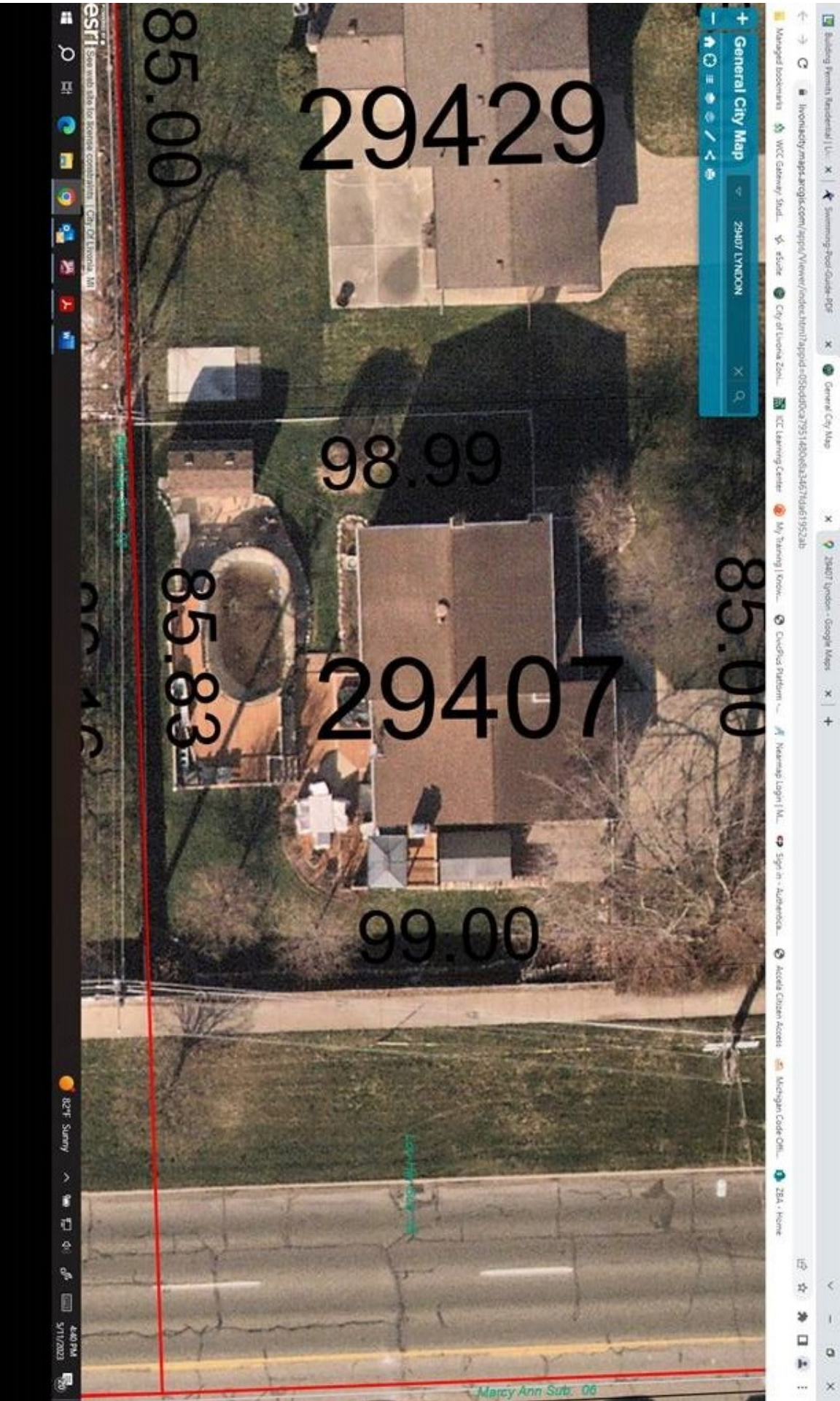
Thoreau II



Thoreau III



Thoreau IV



RECEIVED

APR 19 2023

Inspection Department
City of Livonia

APPLICATION FOR VARIANCE

M. M. Greisens 29407 Lyndon ST Livonia 734.589.4222
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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COUNTY OF WAYNE)
STATE OF MICHIGAN)

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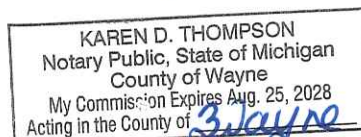
Signature of property owner: _____

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 19TH day of April, 2023

Karen D. Thompson
(Notary Public, Wayne County, Michigan)
My Commission expires 8-25-28



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- 9) Rezoning wouldn't have any effect.



2023-04-09

CITY OF LIVONIA
Inspection Department33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

Applicant SAME AS OWNER Address SAME AS OWNER
Owner DOUGLAS AND MARY GEERSENS Address 29407 LYNDON, LIVONIA, MI 48154
Lessee — Address —
Location SOUTH SIDE Side of 29407 LYNDON Street
Between BEATRICE And MIDDLEBELT
Lot No./Parcel No. 092-09-0001-000 Subdivision LOU-HAR SUB. 09
Zoning District N2 Map No. SE 23 Lot Size 8500' x 99.00' (8415 SQ. FT.) 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 REPLACE AN EXISTING NON-CONFORMING FENCE WITH A
6 FOOT TALL VINYL PRIVACY FENCE AT THE SAME LOCATION ON THE PROPERTY,
RESULTING IN A PRIVACY FENCE EXTENDING BEYOND THE REAR BUILDING
LINE TO THE FRONT PLANE OF THE DWELLING, WHICH IS NOT ALLOWED.

Reason for Rejection LIVONIA CODE OF ORDINANCE, SECTION 15.44.090(B) (PRIVACY FENCES.)

Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment 15.44.090(B) SIDE YARD
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 4/18/2023

ZONING EXAMINER

MORTGAGE SURVEY

Certified to: REPUBLIC BANCORP MORTGAGE INC.

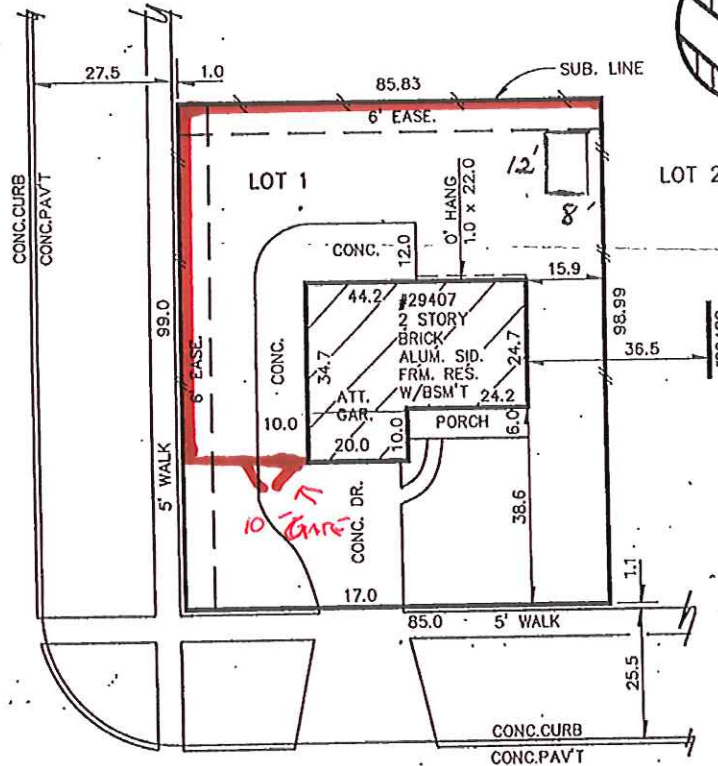
Applicant: DOUGLAS J. GERSENS AND MARY T. GERSENS

Property Description:

Lot 1; LOU HAR SUBDIVISION, a part of Section 23, T.1 S., R.9 E., City of Livonia, Wayne County, Michigan, as recorded in Liber 91 of Plats, Page 28 of Wayne County Records.

8496 + Lot
21.24 = 25%

MIDDLEBELT RD. 120' WD.



1092
208
1290

LYNDON AVE. 86' WD.

— = PROPOSED 6' TALL PRIVACY FENCE

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



Marcus E. Zuhlke Jr.

JOB NO. 97-09410 SCALE 1"=30'
DATE 05/06/97 DR. BY J.H.

KEM-TEC
LAND SURVEYORS

18041 East Nine Mile Road
Eastpointe, MI 48021-2319
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FAX: (810) 772-4048



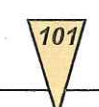
KEM-TEC WEST
LAND SURVEYORS

800 E. Stadium
Ann Arbor, MI 48104-4355
(313) 994-0888 • (800) 433-6133
FAX: (313) 994-0667

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



FULL PRIVACY STYLES



Tahoe I



Tahoe II



Tahoe III



Tahoe IV

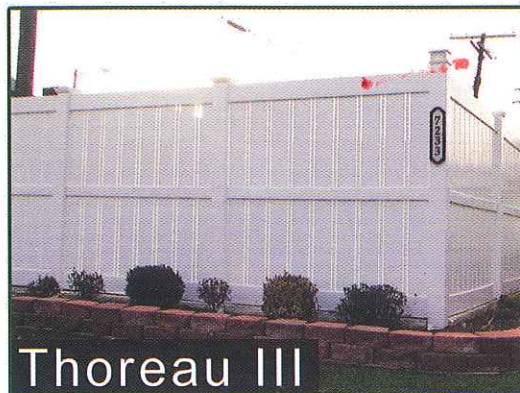
SEMI-PRIVATE STYLES



Thoreau I



Thoreau II



Thoreau III



Thoreau IV

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

May 3rd 2023

City of Livonia Inspection Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: **Zoning Waiver Request:** 2023-04-10, Eric & Katie Grzyb, 14381 Riverside

To Whom it May Concern,

I have reviewed the fence proposed by the residents at 14381 Riverside and have visited the location. I do not believe the fence described would pose any vision obstruction to motorists on the street based upon the provided plans.

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

Sincerely,

FOR THE CHIEF OF POLICE,



Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

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

May 19, 2023
PUBLIC NOTICE

APPEAL CASE NO. 2023-04-10: Eric and Katie Grzyb, 14381 Riverside: seeking to erect a six-foot-tall vinyl privacy fence upon a corner lot which will not align with the existing fence on the adjacent property of 34214 Perth.

The property is located on the south side of Riverside (14381), between Ellen and Perth, Lot. No. 083-03-0032-000, N-2 Zoning District, Neighborhood, rejected by the Inspection Department under Livonia Fence Ordinance, Section 15.44.090 (A4bi), Residential District Regulations, Fences on corner lots.

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, June 6, 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 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: 2023-04-10
Meeting Date: June 6, 2023

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:



APPLICATION FOR VARIANCE

Eric Grzyb 14381 RIVERSIDE ST. LIVONIA 48154 734-765-4980
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

N/A
(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

N/A
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 14381 RIVERSIDE ST, LIVONIA, MI 48154

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

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? Not applicable.

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

(not a business).

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:

See attached documentation.

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

See attached documentation.

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

See attached documentation.

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:

We have not written a letter to the city council.

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

See attached documentation.

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

No, we have not attempted to have it rezoned.

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

Rezoning would not apply to our situation.

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 27 day of April, 2023.

(Notary Public, Wayne County, Michigan)

My Commission expires 12-19-27

JEROME A. HANNA
Notary Public, State of Michigan
County of Wayne
My Commission Expires Dec. 19, 2027
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 April 27, 2023, which reads as follows:

FENCE ORDINANCE, SECTION 15.44.090(B)(A4b1)

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 NONE

Violation Issued NO

2023-04-10



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 SAME AS OWNER
Owner ERIC AND KATE GRZYB Address 14381 RIVERSIDE, LIVONIA, MI 48154
Lessee — Address ON CHECK: 19112 NORTHRIDGE NORTHVILLE, MI 48167
Location SOUTH Side of 14381 RIVERSIDE Street
Between ELLEN And PERTH
Lot No./Parcel No. 083-03-0032-000 Subdivision STARK GARDENS
Zoning District N2 Map No. SW21 Lot Size ± 83' X 133' Alley —
Present Use RESIDENTIAL 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 SPEAKING TO ERECT A SIX FOOT TALL VINYL PRIVACY FENCE UPON A CORNER LOT WHICH WILL NOT ALIGN WITH THE AN EXISTING FENCE ON ~~THE~~ THE ADJACENT PROPERTY OF 34214 PERTH.

Reason for Rejection FENCE ORDINANCE, SECTION 15.44.090 A46i

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 15.44.090 A46i FENCE NOT ALIGNING WITH NEIGHBORS FENCE Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by Ry Date APRIL 27, 2023

ZONING EXAMINER



PRIVACY and/or CHAIN LINK FENCE ACKNOWLEDGEMENT and AUTHORIZATION

CIVIC ASSOCIATION APPROVAL REQUIRED: YES: _____ NO: ☒ _____
IF YES, PROVIDE WRITTEN ASSOCIATION APPROVAL.

Date: April 7, 2023

Fence Installation Address: 14381 Riverside Street, Livonia, MI

I have seen or had explained to me, the proposal made by Eric Grzyb
(Name)
at 14381 Riverside street to erect a privacy fence
(Address) (Description)
that would connect to my current fence

Chain link/Privacy (**cross out one not used**) fence separating his or her property from mine and consent to all of the following:

- The style and height of the fence.
- The location of the lot line.
- Only one (1) fence is permitted between our properties and that any existing fence will have to be removed in favor of the new fence.

_____ have the finished side facing my property.

_____ have the finished side facing the fence owner.

X Robert C. Fortney be good on both sides.

(Please sign next to the option/agreed upon and also as indicated below)

ROBERT C. Fortney
(Print Name)

34714 PERTH LIVONIA, MI 48154
(Address)

Robert C. Fortney
(Signature)

734 751-8481
(Telephone number for confirmation)

- ORIGINAL MUST BE SUBMITTED FULLY SIGNED AND COMPLETED
- NO PERMIT WILL BE ISSUED WITHOUT THIS ORIGINAL COMPLETED FORM AND A SITE PLAN OF THE PROPERTY TO BE FENCED

14336 Riverside Rd

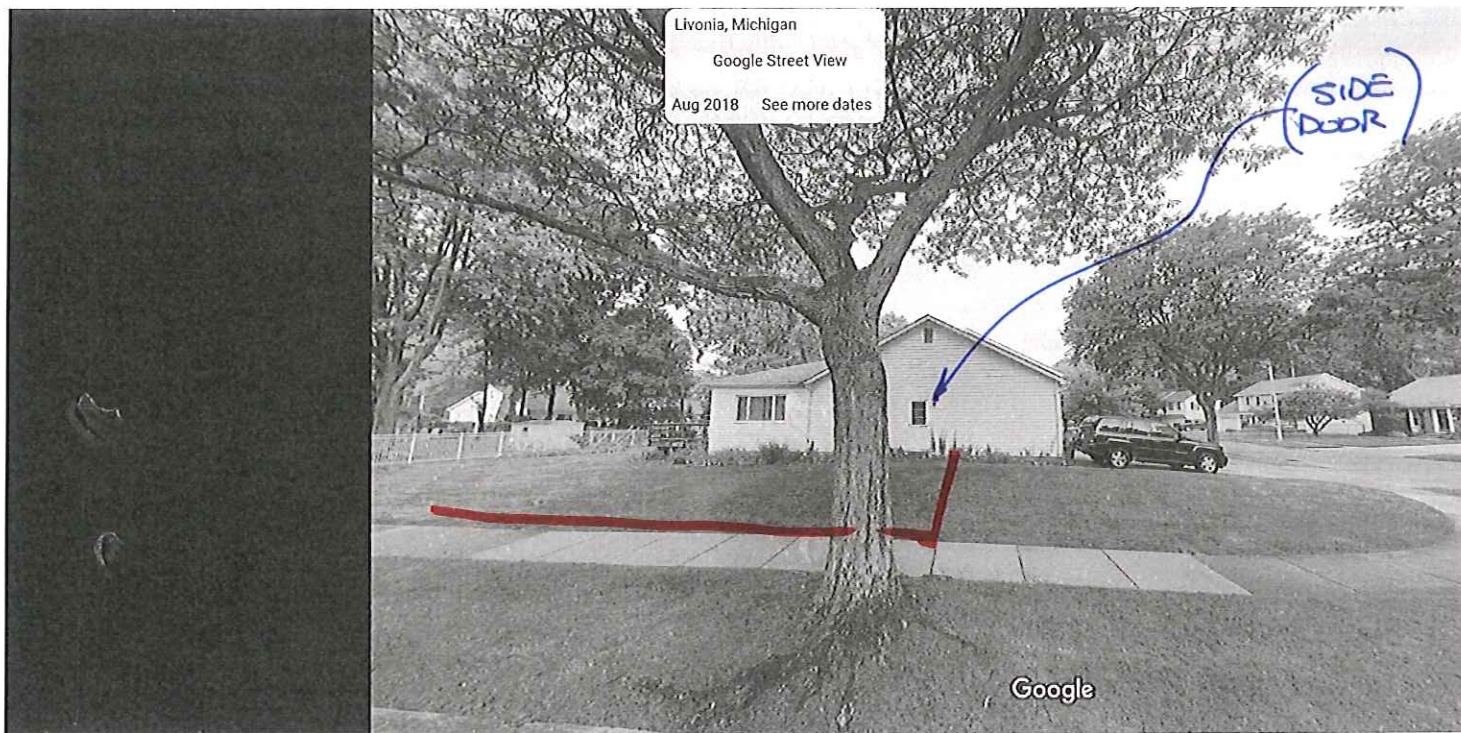


Image capture: Aug 2018 © 2023 Google

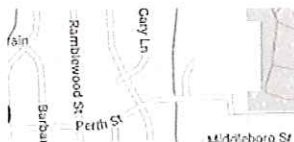


14381 Riverside Dr

All

Street View & 360°

 = PROPOSED FENCE



Application for Variance - Supplemental Documentation

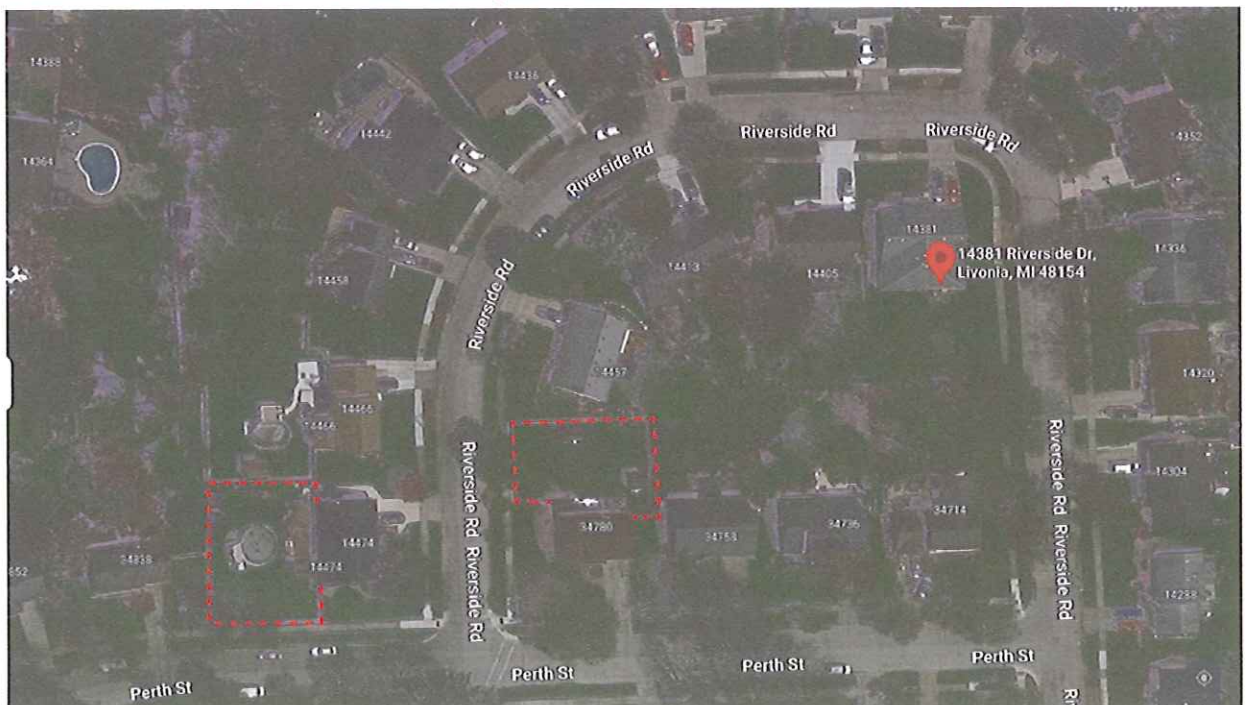
Owner of Premises: Eric and Katie Grzyb
Address: 14381 Riverside Street, Livonia, MI 48154
Telephone: 734-765-4980 (Eric) or 734-417-8367 (Katie)



Property Address: 14381 Riverside Street, Livonia, MI 48154

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they?
 - a. Not applicable.
2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
 - a. Residential home (not a business).
3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:
 - a. We find difficulty with the Residential District Regulation where the portion of the proposed fence in the corner side yard which parallels the street needs to align with any corresponding fence on an adjacent property. The majority of corner houses in our area of the subdivision (**reference Image #1, below**) have side yard fences that parallel the street going out to the sidewalk line. We simply hope to mimic this to make maximum use of our backyard and to give our dog the most safe space to enjoy.

IMAGE #1: Other corner lots in our area of the neighborhood with fences that extend to the sidewalk line.



- b. We also desire to extend the privacy fence toward the front of the lot, to enclose our side garage door (*reference Image #2 and #3, below*). To our understanding, this does fit within the Residential District Regulation that states; "All privacy fences shall be erected on the lot line, subject to the same location restrictions as partition fences, except that no privacy fence shall extend toward the front of the lot nearer than the back of the house of the person erecting the fence, *except that the fence may extend as far as the midpoint between the back building line and the front building line if necessary to enclose a side door.*" If we are misunderstanding this regulation, we are open to discussing our options for how far the privacy fence could come toward the front of the lot.

IMAGE #2: *Rendering of desired privacy fence extension toward front lot to enclose side garage door.*



IMAGE #3: *Rendering of desired privacy fence extension toward front lot to enclose side garage door.*



4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
 - a. If the variance is not granted, we will lose a significant portion of our lawn when fencing the yard in. This would also make it more difficult to maintain the yard, overall, if a fence were to divide such a large portion of it. From a personal standpoint, as a corner lot we also are very exposed to all our neighbors and those passing by. We hope to gain additional privacy through these variances.
5. Explain why you think this variance would be fair to the neighbors and others who might be affected.
 - a. The adjacent property owner (backyard neighbor) is in full support of our desire to extend our proposed fence to the sidewalk, instead of aligning with his fence line in the way it is set back from the sidewalk. We have conversed with several other surrounding neighbors on our corner lot and they expressed no concerns with the variance we are seeking. All adjacent neighbors have existing fences that we will not be impacting with this variance. The neighbors have all been excited and grateful for the improvements and cleaning up we have made in the past year of living here to the landscaping and are encouraging us to continue adding value with these improvements!
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:
 - a. We have not written a letter to the City Council at this time.
7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?
 - a. We do not believe that an amendment to the zoning ordinance is necessary at this time, due to the fact that a majority of corner lots throughout our subdivision already extend to the sidewalk line (as we desire to do). This scenario we are seeking to appeal is largely based on the fact that we, as new homeowners, did not have a previous say in the fence line of the adjacent property owner and wish to extend our fence further out than that particular property owner chose to.
8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process:
 - a. No, we have not attempted to have the property rezoned.
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made?
 - a. Rezoning would not apply to our situation as we understand.

RECEIVED

APR 27 2023

**Inspection Department
City of Livonia**

RECEIVED

APR 27 2023

Inspection Department
City of Livonia

Proposed Fence Lines for 14381 Riverside Street



ZONING MAP

LEGEND

Zoning Districts

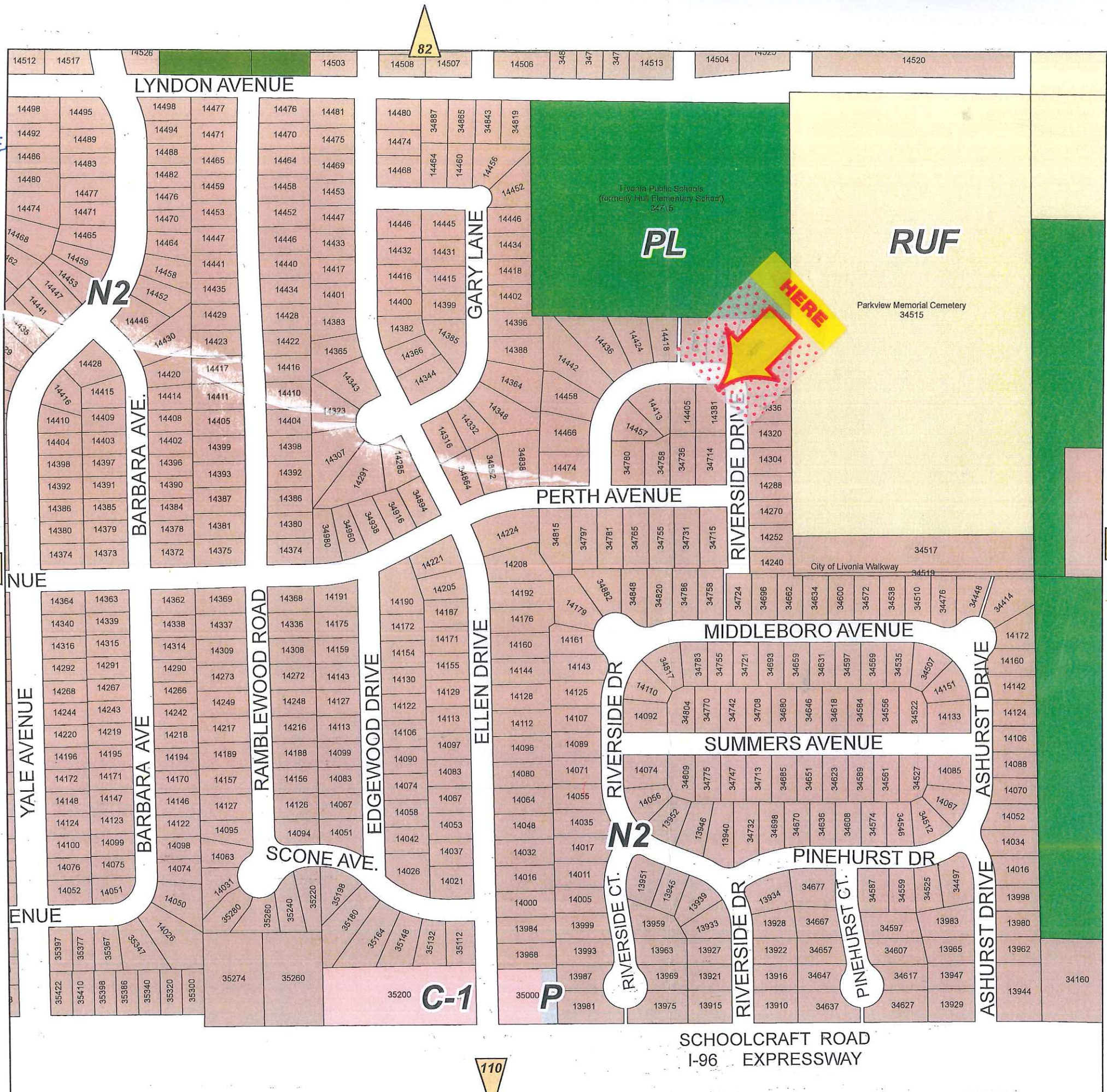
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing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

S.W. 1/4 Section 21

City of Livonia

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

Copyright 2001, City of Livonia



14381 RIVERSIDE
OWNER: GRZYB
REF: PRIVACY FENCE

80

84

110



APPLICATION FOR VARIANCE

Eric Grzyb 14381 RIVERSIDE ST. LIVONIA 48154 734-765-4980
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

N/A
(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

N/A
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 14381 RIVERSIDE ST, LIVONIA, MI 48154

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

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? Not applicable.

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property: Residential home
(not a business).

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.

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See attached documentation.

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

See attached documentation.

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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:

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No, we have not attempted to have it rezoned.

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Rezoning would not apply to our situation.

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 27 day of April, 2023.

(Notary Public, Wayne County, Michigan)

My Commission expires 12-19-27

JEROME A. HANNA
Notary Public, State of Michigan
County of Wayne
My Commission Expires Dec. 19, 2027
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 April 27, 2023, which reads as follows:

FENCE ORDINANCE, SECTION 15.44.090(B)(A4b1)

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 NONE

Violation Issued NO

2023-04-10



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 SAME AS OWNER
Owner ERIC AND KATE GRZYB Address 14381 RIVERSIDE, LIVONIA, MI 48154
Lessee — Address ON CHECK: 19112 NORTHRIDGE NORTHVILLE, MI 48167
Location SOUTH Side of 14381 RIVERSIDE Street
Between ELLEN And PERTH
Lot No./Parcel No. 083-03-0032-000 Subdivision STARK GARDENS
Zoning District N2 Map No. SW21 Lot Size ± 83' X 133' Alley —
Present Use RESIDENTIAL 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 SPEAKING TO ERECT A SIX FOOT TALL VINYL PRIVACY FENCE UPON A CORNER LOT WHICH WILL NOT ALIGN WITH THE AN EXISTING FENCE ON ~~THE~~ THE ADJACENT PROPERTY OF 34214 PERTH.

Reason for Rejection FENCE ORDINANCE, SECTION 15.44.090 A46i

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 ISAA.090 A46i FENCE NOT ALIGNING WITH NEIGHBORS FENCE Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by Ry Date APRIL 27, 2023

ZONING EXAMINER



PRIVACY and/or CHAIN LINK FENCE ACKNOWLEDGEMENT and AUTHORIZATION

CIVIC ASSOCIATION APPROVAL REQUIRED: YES: _____ NO: ☒ _____
IF YES, PROVIDE WRITTEN ASSOCIATION APPROVAL.

Date: April 7, 2023

Fence Installation Address: 14381 Riverside Street, Livonia, MI

I have seen or had explained to me, the proposal made by Eric Grzyb
(Name)
at 14381 Riverside street to erect a privacy fence
(Address) (Description)
that would connect to my current fence

Chain link/Privacy (**cross out one not used**) fence separating his or her property from mine and consent to all of the following:

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- Only one (1) fence is permitted between our properties and that any existing fence will have to be removed in favor of the new fence.

_____ have the finished side facing my property.

_____ have the finished side facing the fence owner.

X Robert C. Fortney be good on both sides.

(Please sign next to the option/agreed upon and also as indicated below)

ROBERT C. Fortney
(Print Name)

34714 PERTH LIVONIA, MI 48154
(Address)

Robert C. Fortney
(Signature)

734 751-8481
(Telephone number for confirmation)

- ORIGINAL MUST BE SUBMITTED FULLY SIGNED AND COMPLETED
- NO PERMIT WILL BE ISSUED WITHOUT THIS ORIGINAL COMPLETED FORM AND A SITE PLAN OF THE PROPERTY TO BE FENCED

14336 Riverside Rd

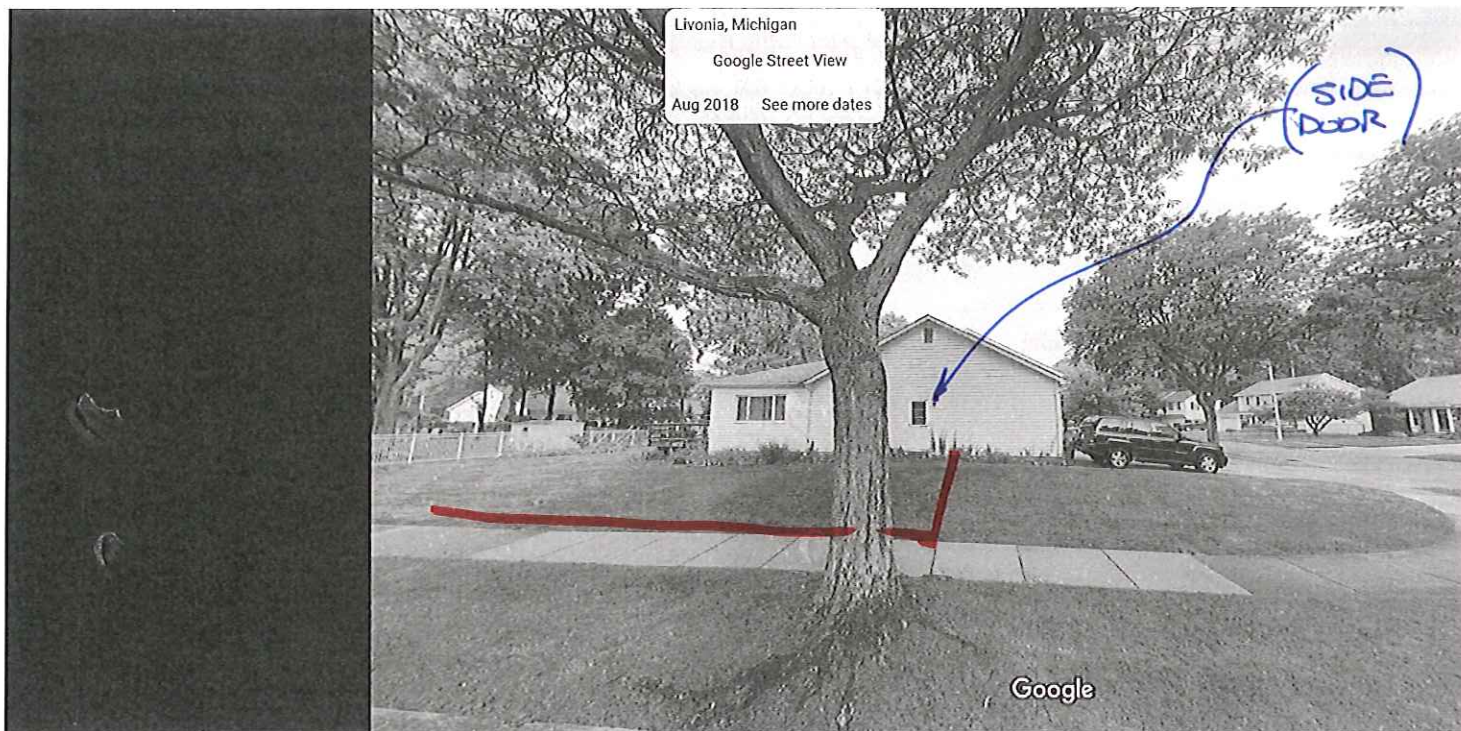


Image capture: Aug 2018 © 2023 Google

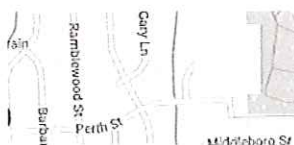


14381 Riverside Dr

All

Street View & 360°

 = PROPOSED FENCE



Application for Variance - Supplemental Documentation

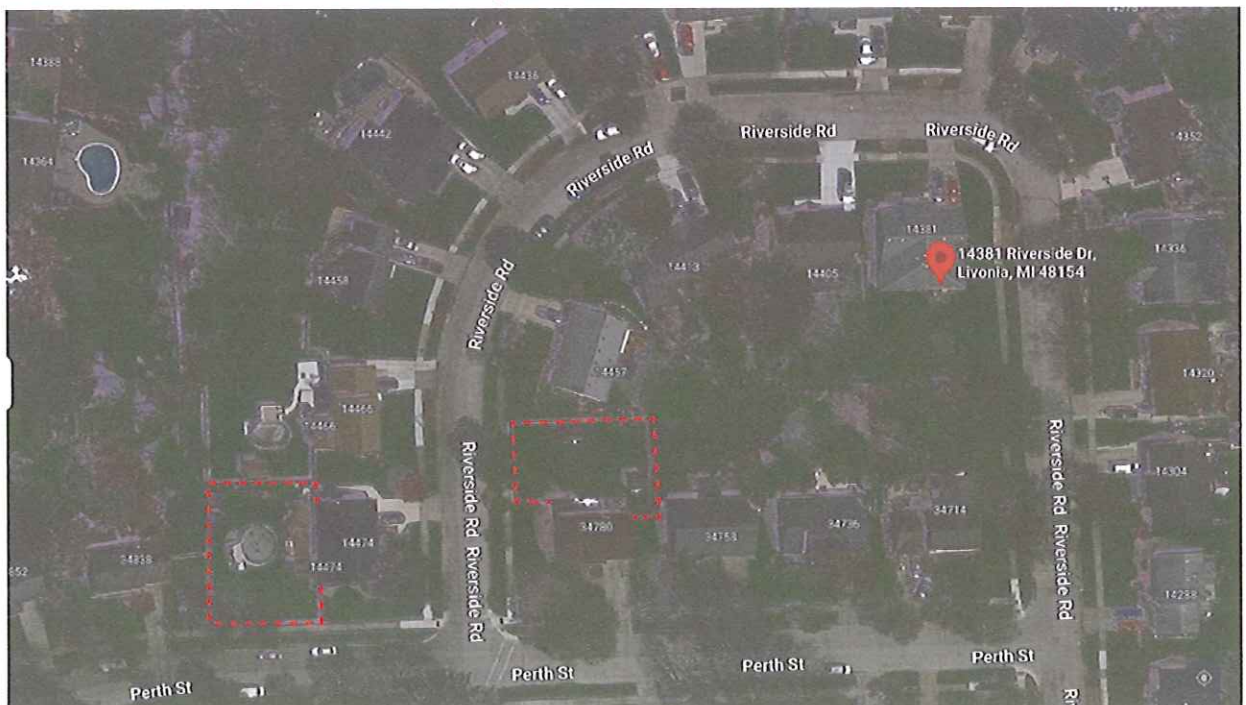
Owner of Premises: Eric and Katie Grzyb
Address: 14381 Riverside Street, Livonia, MI 48154
Telephone: 734-765-4980 (Eric) or 734-417-8367 (Katie)



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1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they?
 - a. Not applicable.
2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
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IMAGE #1: Other corner lots in our area of the neighborhood with fences that extend to the sidewalk line.



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IMAGE #2: *Rendering of desired privacy fence extension toward front lot to enclose side garage door.*



IMAGE #3: *Rendering of desired privacy fence extension toward front lot to enclose side garage door.*



4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
 - a. If the variance is not granted, we will lose a significant portion of our lawn when fencing the yard in. This would also make it more difficult to maintain the yard, overall, if a fence were to divide such a large portion of it. From a personal standpoint, as a corner lot we also are very exposed to all our neighbors and those passing by. We hope to gain additional privacy through these variances.
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RECEIVED

APR 27 2023

**Inspection Department
City of Livonia**

RECEIVED

APR 27 2023

Inspection Department
City of Livonia

Proposed Fence Lines for 14381 Riverside Street



14381 RIVERSIDE
OWNER: GRZYB
REF: PRIVACY FENCE

ZONING MAP

LEGEND

Zoning Districts

RUF Rural Urban Farm

N1 Neighborhood

N2 Neighborhood

NM1 Neighborhood Multifamily

NM2 Neighborhood Multifamily

NM3 Neighborhood Multifamily

P Parking

C-1 Local Business

C-2 General Business

C-3 Highway Services

C-4 High Rise Commercial

M-L Manufacturing Limited

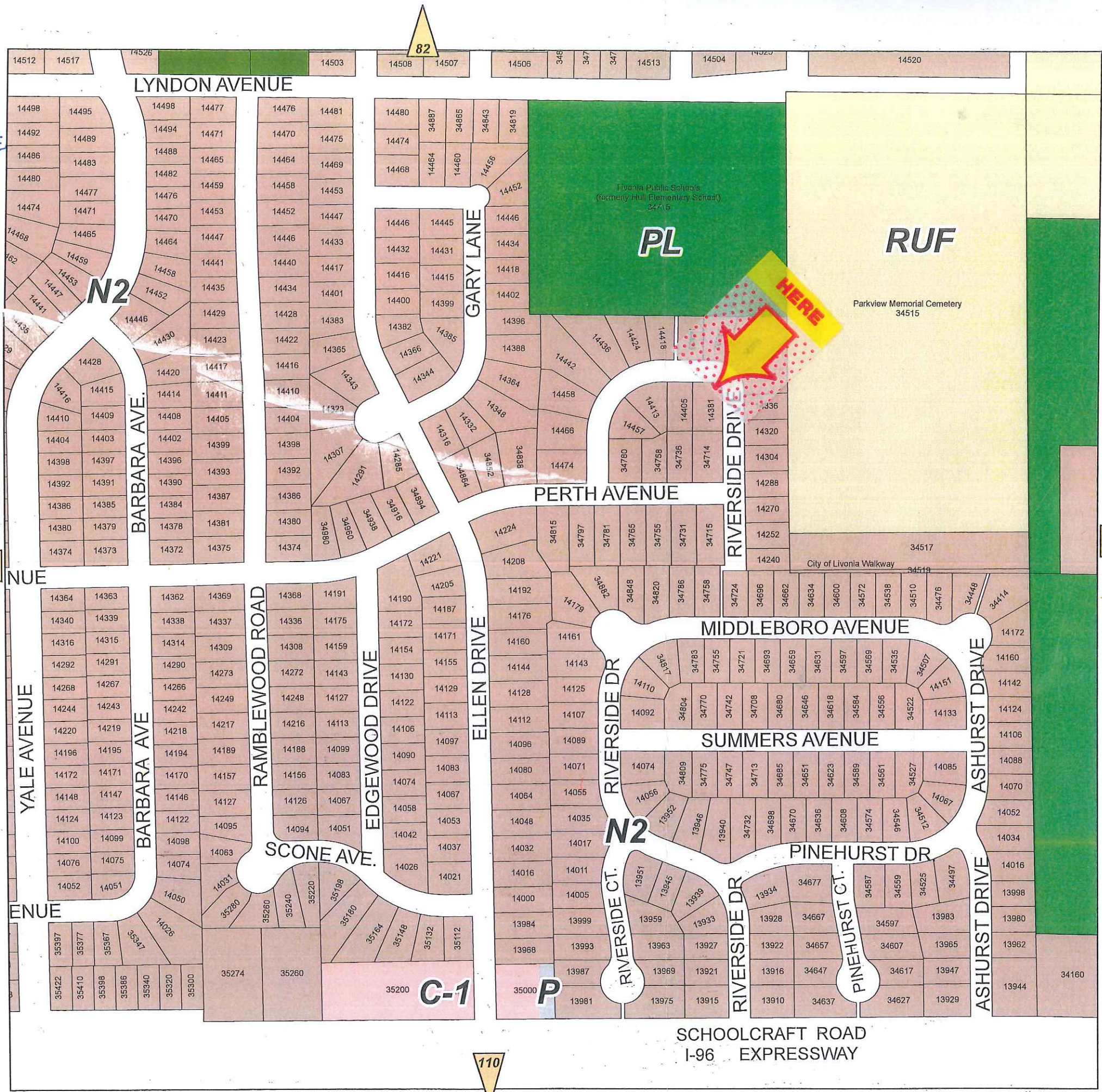
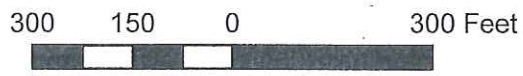
M-1 Light Manufacturing

M-2 General Manufacturing

P-L Public Lands

NP Nature Preserves

S.W. 1/4 Section 21
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia



**AGENDA DATE: June 6, 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**

1. **APPEAL CASE NO. 2023-03-04, Jason and Katie Kozak, 9760 Wayne Rd. (Tabled on April 11, 2023):**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. Petitioner does not need a 24'x32' building to house the new truck.
2. **APPEAL CASE NO. 2023-04-09: Douglas and Mary Geersens, 29407 Lyndon:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the existing nonconforming fence was erected without a permit.
3. **APPEAL CASE NO. 2023-04-10: Eric and Katie Grzyb, 14381 Riverside:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, proposed variance would violate the City policy against dividing residential districts into a series of small, walled enclosures. FURTHER, the Petitioner has not demonstrated a reason for extending the fence all the way to the sidewalk.

FUTURE LAND USE PLAN

**CITY OF LIVONIA
ZONING BOARD OF APPEALS
June 6, 2023 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI**

1. **APPEAL CASE NO. 2023-03-04: 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.

FUTURE LAND USE PLAN (FLUP)

“LOW DENSITY RESIDENTIAL”

2. **APPEAL CASE NO. 2023-04-09: Douglas and Mary Geersens, 29407 Lyndon:** seeking to replace an existing non-conforming fence with a six-foot-tall vinyl privacy fence at the same location on the property, resulting in a privacy fence extending beyond the rear building line to the front plane of the dwelling, which is not allowed.

FUTURE LAND USE PLAN (FLUP)

“LOW DENSITY RESIDENTIAL”

3. **APPEAL CASE NO. 2023-04-10: Eric and Katie Grzyb, 14381 Riverside:** seeking to erect a six-foot-tall vinyl privacy fence upon a corner lot which will not align with the existing fence on the adjacent property of 34214 Perth.

FUTURE LAND USE PLAN (FLUP)

“LOW DENSITY RESIDENTIAL”

ZBA Meetings/Deadlines

June 6, 2023

July 18, 2023	<i>Auditorium Dave Popp, Inspector</i>	Deadline: Monday June 19
August 1, 2023	<i>Auditorium Larry O'Neal, Inspector</i>	Deadline: Monday July 3
September 12, 2023	<i>Auditorium Matt Stierna, Inspector</i>	Deadline: Monday August 14
October 10, 2023	<i>Auditorium Jim Albus, Inspector</i>	Deadline: Monday Sept 11

Minutes to vote on: May 16, 2023

July 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 PETITIONER DEADLINE FOR AUGUST 1 MTG	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18 ZBA AUDITORIUM	19	20	21	22
23	24	25	26	27	28	29
30	31					