

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS

August 1, 2023 – 7:00 p.m.

Livonia City Hall Auditorium

33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2023-04-06, Mike Kinaia, 2500 Starbucks Westmont Circle, Sterling Heights, MI 48310, on behalf of Lessee Starbucks, 12679 Middlebelt (Tabled on May 16, 2023):** seeking to erect four menu and pre-menu signs within a drive-thru resulting in an excess number of menu board signs and total combined sign area.
2. **APPEAL CASE NO. 2023-07-14, Italy-American Construction on behalf of Bob and Laura Borg, 18221 Laurel Drive:** seeking to construct an attached garage, while maintaining a detached garage, resulting in excess accessory building area. One other existing detached garage (20'x22') is being removed.
3. **APPEAL CASE NO. 2023-07-15, Dave Gates, Dynamic Construction on behalf of Terry Dreibelbis II, 38524 Ann Arbor Trail:** seeking to construct a detached garage while maintaining an attached garage, resulting in excess detached accessory building area and total area of all accessory buildings.

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

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



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

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July 14, 2023
PUBLIC NOTICE

APPEAL CASE NO. 2023-04-06, Mike Kinaia, 2500 Westmont Circle, Sterling Heights, MI 48310, on behalf of Lessee Starbucks, 12679 Middlebelt, Livonia, MI 48150 (Tabled May 16, 2023): seeking to erect four menu and pre-menu signs within a drive-thru resulting in an excess number of menu board signs and total combined sign area.

Menu/Pre-menu signs:

Allowed: 1
Proposed: 4
Excess: 3

Menu sign area:

Allowed: 30 sq ft
Proposed: 47 sq ft
Excess: 17 sq ft

Directional sign size:

Allowed: 2 sq ft
Proposed: 2.6 sq ft
Excess: .6 sq ft

The property is located on the west side of Middlebelt (12679), between Industrial and CSX Railroad, Lot. No. 101-99-0008-015, C-2 Zoning District, Commercial. Rejected by the Inspection Department under Livonia Vision 21 Zoning Ordinance, Section 11.06 (8), Exempt Signs, Directional Signs and 11.08 (3) Zoning District Regulations, Sign Regulations in C-2, C-3 and C-4 Districts.

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the first floor of City Hall on Tuesday, August 1, 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.

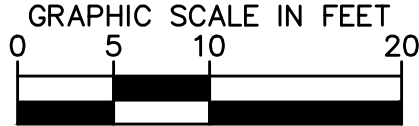
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

2023-04-06
August 1, 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.

Address:

K:\TWC_LDEV\Starbucks_L_Drive Thru Extension Program\MW FY 22 Sites\23871 Livonia MI - 2679 Middlebelt Road\3 Design\23871 Livonia MI.dwg April 18, 2023 - 8:52am
this document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn of Michigan, Inc. shall be without liability to Kimley-Horn of Michigan, Inc.



LEGEND

- ===== EXISTING CURB TO REMAIN
- EXISTING CONCRETE PAVEMENT TO REMAIN
- RED = EXISTING DRIVE-THRU EQUIPMENT
- BLACK = PROPOSED DRIVE-THRU EQUIPMENT

SCOPE OF WORK

- A REMOVE EXISTING 3 PANEL MENU BOARD & FOUNDATION
- B REMOVE, SALVAGE, AND REINSTALL EXISTING ORDER POINT CANOPY W/DIGITAL ORDER SCREEN & FOUNDATION
- C REMOVE EXISTING NON-ILLUMINATING BOLLARD & FOUNDATION
- D DISCONNECT AND ABANDON EXISTING DETECTOR LOOP IN PLACE
- E REMOVE EXISTING PRE-MENU BOARD & FOUNDATION
- F INSTALL NEW 3 PANEL MENU BOARD - SEE DETAIL 20, 24A
- G REINSTALL SALVAGED ORDER POINT CANOPY W/DIGITAL ORDER SCREEN - SEE DETAIL 2, 25
- H INSTALL NEW NON-ILLUMINATING BOLLARD - SEE DETAIL 18
- I INSTALL NEW DETECTOR LOOP
- J INSTALL NEW PRE-MENU BOARD - SEE DETAIL 3, 23
- K EXISTING CLEARANCE BAR, TO REMAIN
- L EXISTING "DRIVE THRU" SIGN, TO REMAIN

GENERAL NOTES

- EXISTING ORDER POINT TO BE REUSED, UNLESS NOTED OTHERWISE
- REFERENCE DRIVE-THRU STATIONING (OFFSET 6' FROM FACE OF CURB)
- REFERENCE DETAIL 28 FOR LOW VOLTAGE WIRING DIAGRAM. FOR PLACEMENT OF NEW ELECTRIC OR COMMUNICATION LINES, CONTRACTOR TO REPLACE EXISTING SURFACES OF DISTURBED AREAS IN KIND.
- FOUNDATIONS DESIGNED FOR MODERATE SOIL CONDITIONS. CONTRACTOR TO VERIFY FOUNDATIONS WITH A LICENSED STRUCTURAL ENGINEER.
- CONTRACTOR TO REPLACE ANY DISTURBED CURB, PAVING OR LANDSCAPE IN KIND.

PRIVATE UTILITY LOCATE NOT DEPLOYED FOR THIS SITE. CONTRACTOR TO FIELD LOCATE EXISTING UTILITIES AND POTENTIAL OBSTRUCTIONS



Kimley»Horn

of Michigan, Inc.

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1000 TOWN CENTER, SUITE 1900, SOUTHFIELD, MI 48075
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PROJECT
160924031

DATE
04/18/2023

SCALE
AS SHOWN

DESIGNED BY
MS

DRAWN BY
MS

CHECKED BY
JAR

STORE 23871
12679 MIDDLEBELT RD
PREPARED FOR
STARBUCKS

LIVONIA MI

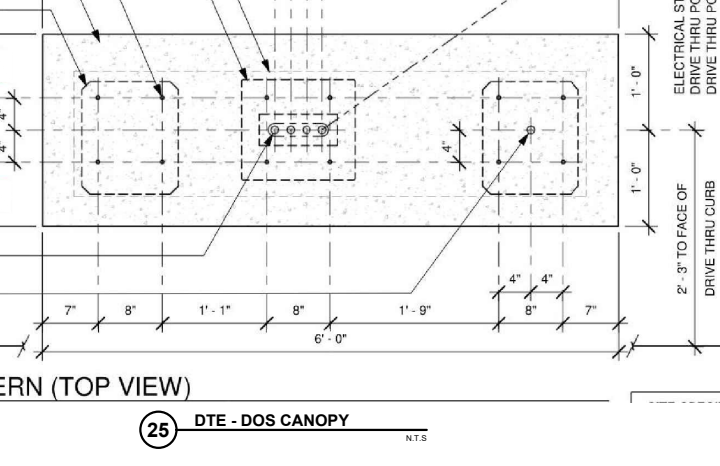
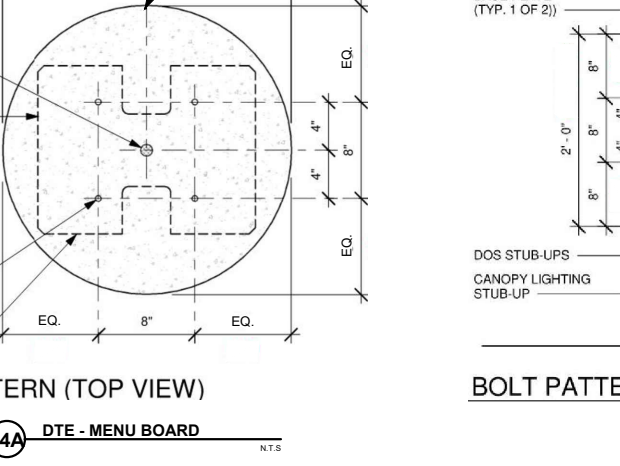
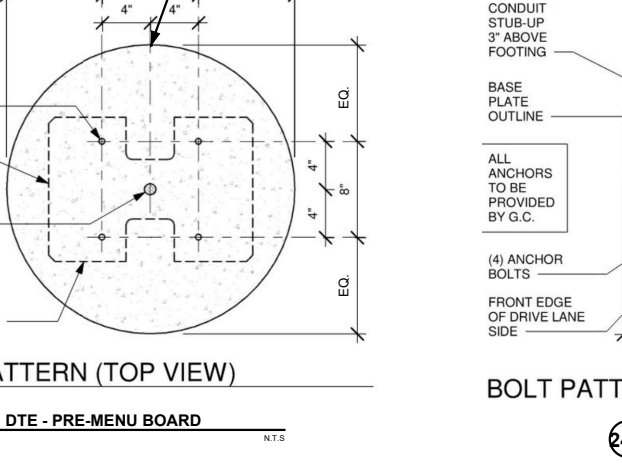
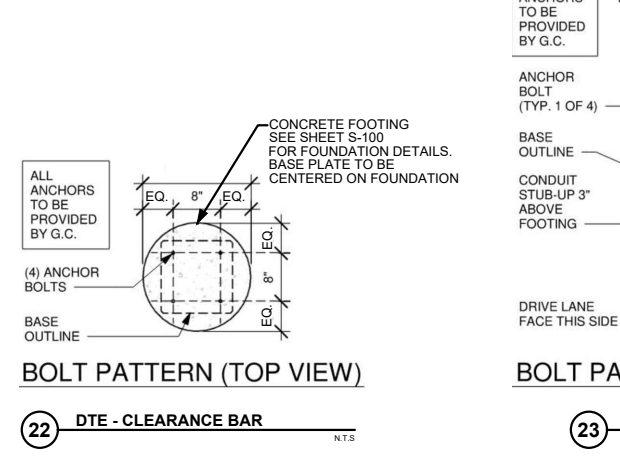
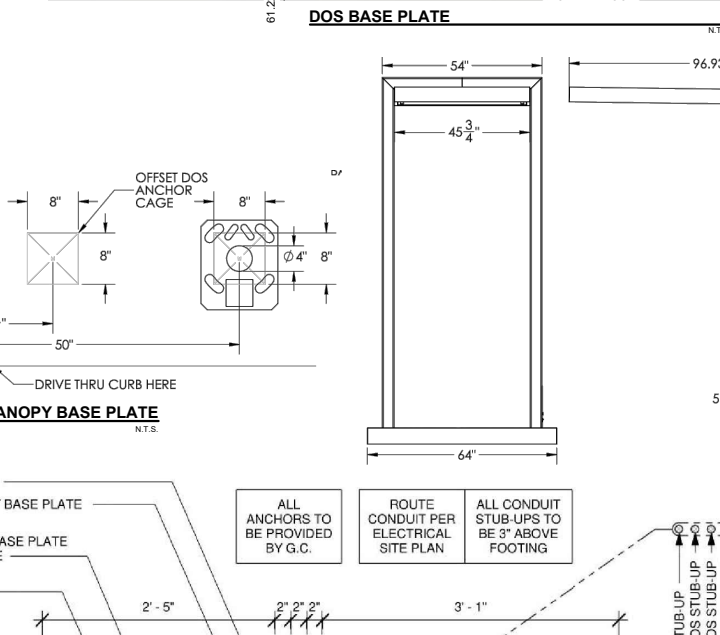
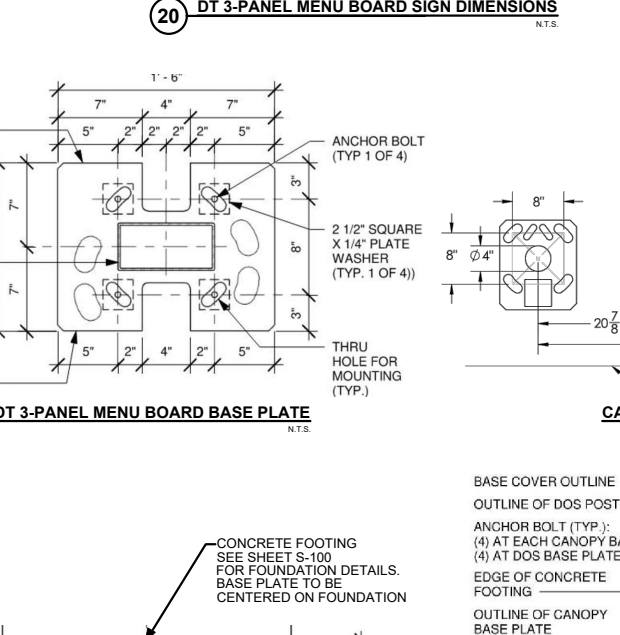
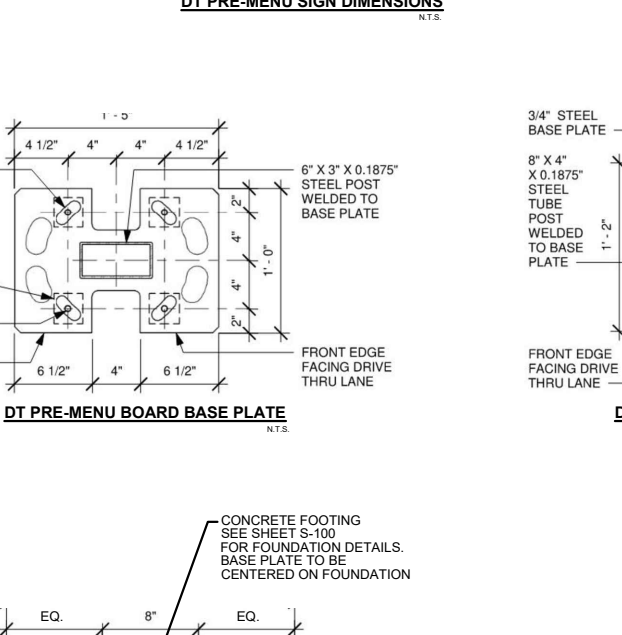
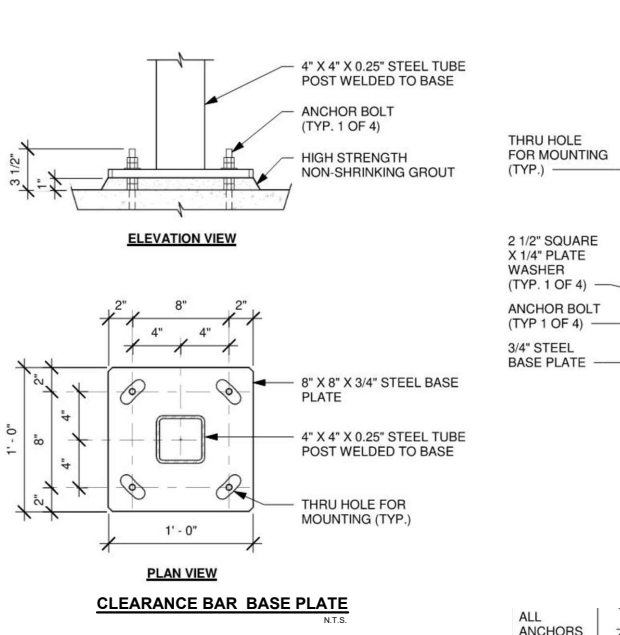
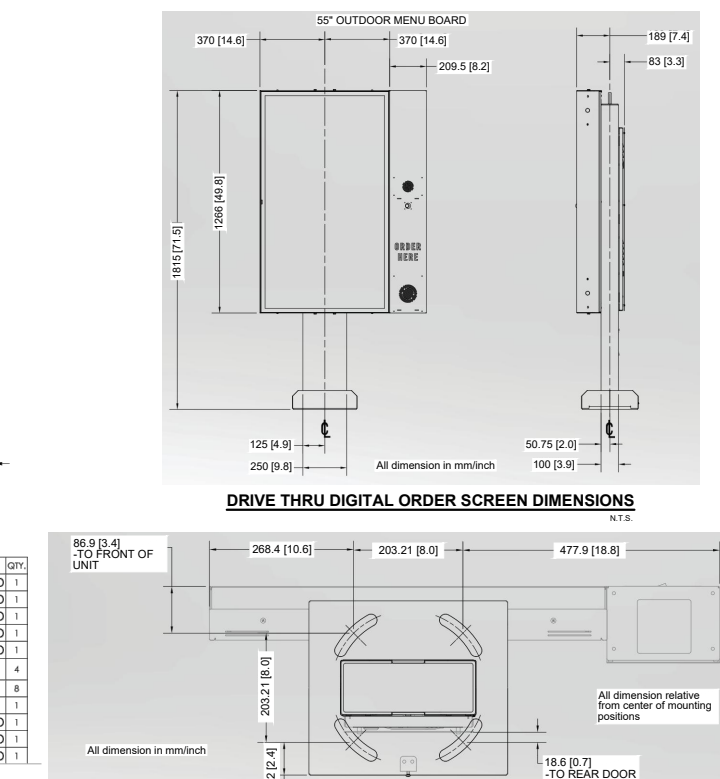
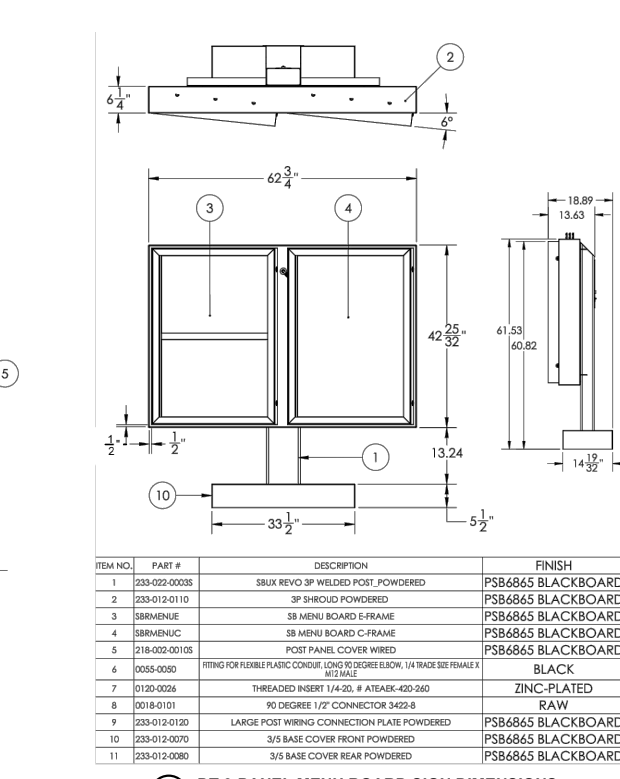
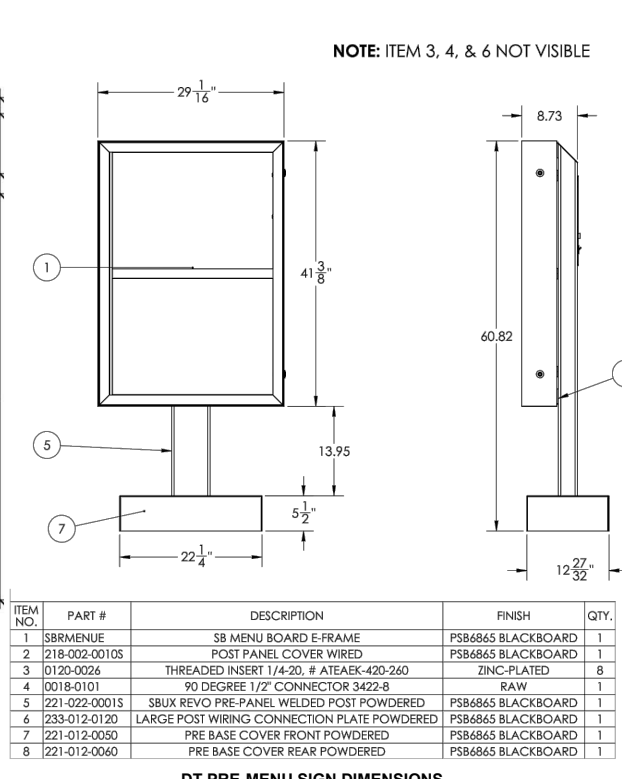
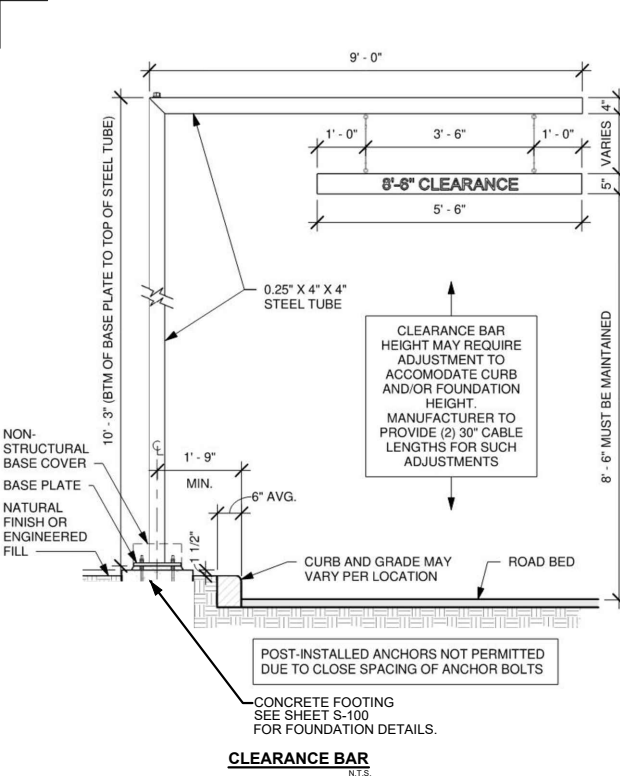
DRIVE-THROUGH
EQUIPMENT
RELOCATION PLAN

SHEET NUMBER
C100

REVISIONS

DATE

BY



22 DTE - CLEARANCE BAR
N.T.S.

23 DTE - PRE-MENU BOARD
N.T.S.

24A DTE - MENU BOARD
N.T.S.

25 DTE - DOS CANOPY
N.T.S.

ZONING BOARD OF APPEALS

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May 19, 2023

Mike Kinaia
2500 Westmont Circle
Sterling Heights, MI 48310

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held May 16, 2023, adopted the following Resolution:

APPEAL CASE NO. 2023-04-06, Mike Kinaia, 2500 Westmont Circle, Sterling Heights, MI 48310, on behalf of Lessee Starbucks, 12679 Middlebelt, Livonia, MI 48150: seeking to erect four menu and pre-menu signs within a drive-thru resulting in an excess number of menu board signs and total combined sign area.

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1. Failure to appear before the Board.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, Chairman
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April 28, 2023
PUBLIC NOTICE

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Please call 734-466-2250 if you need assistance.

Case No: 2023-04-06
Meeting Date: May 16, 2023

[illegible]

Signature: _____

Address:

APPLICATION FOR VARIANCE

Mike Kinaia	2500 Westmont Circle	Sterling Heights, MI	48310-6986	(586) 524-7040	
(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

N/A

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

PowerHouse	812 S. Crowley Rd, Suite A	Crowley, TX	76036	(770) 769-6214	
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 12679 Middlebelt 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? The property has a previous appeal with the ZBA. The case number is

2015-03-08.

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

Personal Property

(Obtained via City of Livonia's Online Property Inquiry System)

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:

This Starbucks restaurant receives a lot of customers in the drive-thru every day. Currently, customers are waiting at the pickup window for their orders because the existing distance between the order point and the pick-up window does not allow enough time for employees to produce orders.

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

In the busiest of peak-hours, the drive-thru stack sometimes butts into the private access road just north of the site, which is a shared access amongst tenants to the north and west of Starbucks.

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

This menu board relocation would increase the space between the order point and pick-up window which can allow for a longer time to produce orders and allow for customers to exit the drive-thru lane more quickly. Ultimately, this can reduce the time that the queue is long.

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

No. _____

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? This property is zoned correctly. It is desired to relocate signage rather than rezone
_____ the property.

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: Michael Kinaia

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

Subscribed and sworn to before me this 12 day of April, 2023

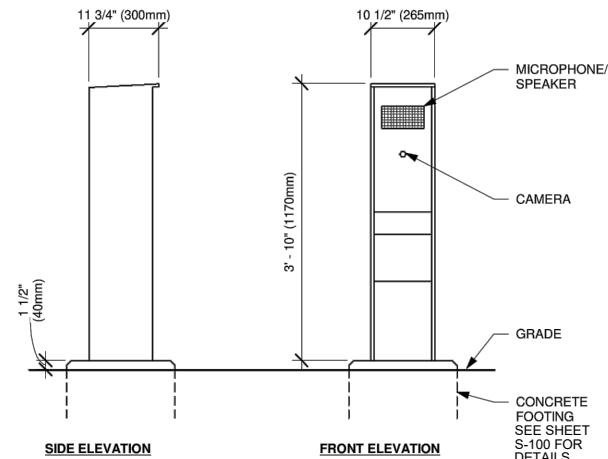
(Notary Public, Wayne County, Michigan) MACOMB
My Commission expires 1/2/2024



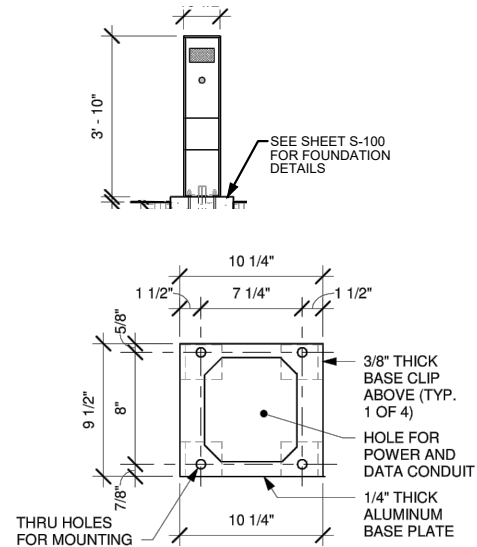
Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

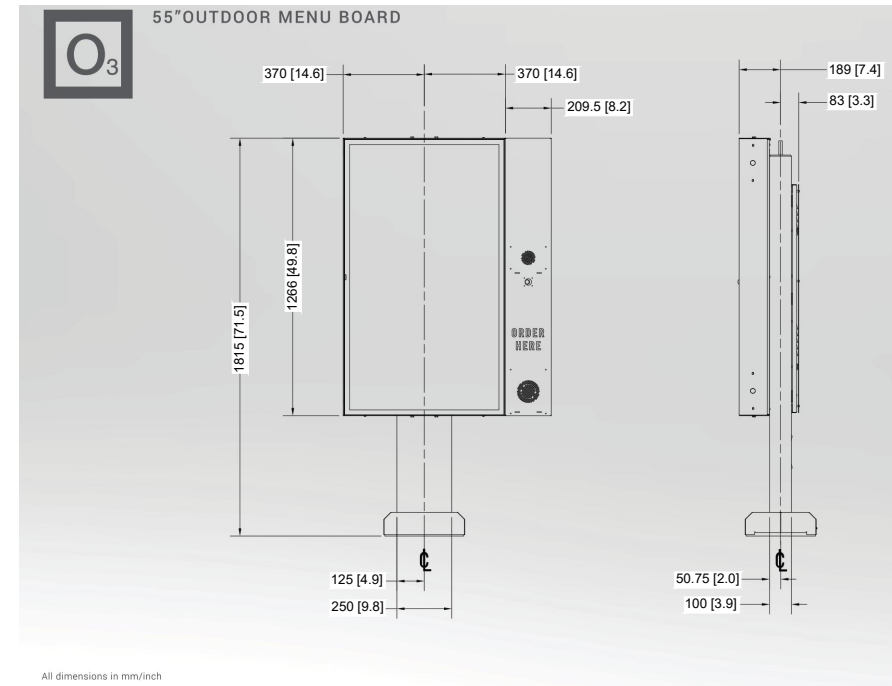
Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated _____, which reads as follows:



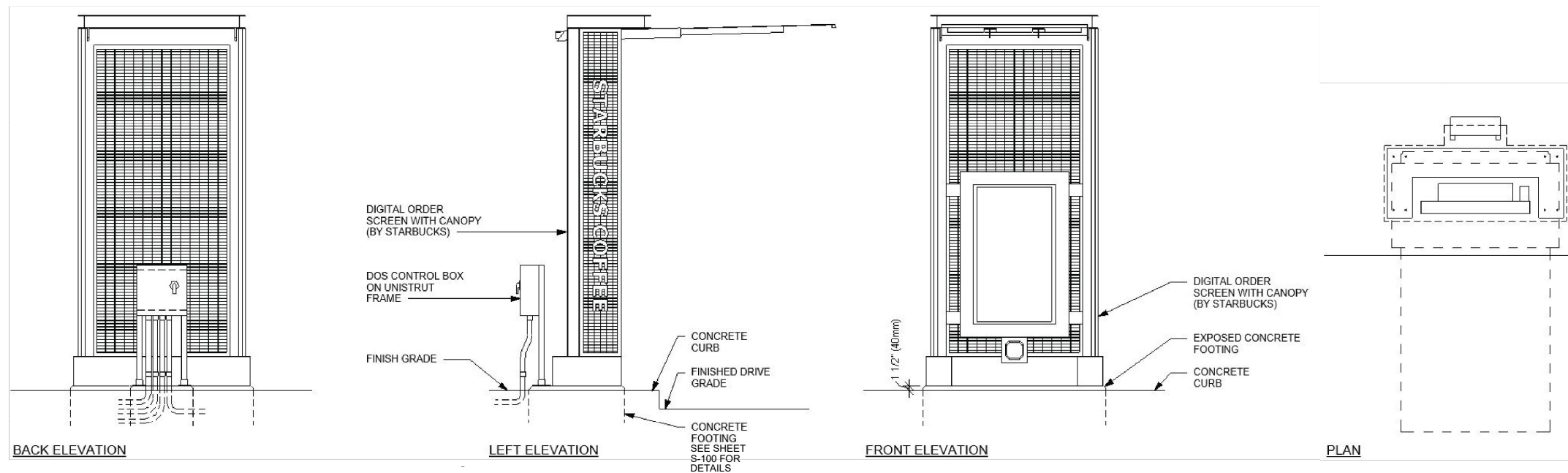
1 DRIVE THRU SPEAKER POST
N.T.S.



BASE PLATE



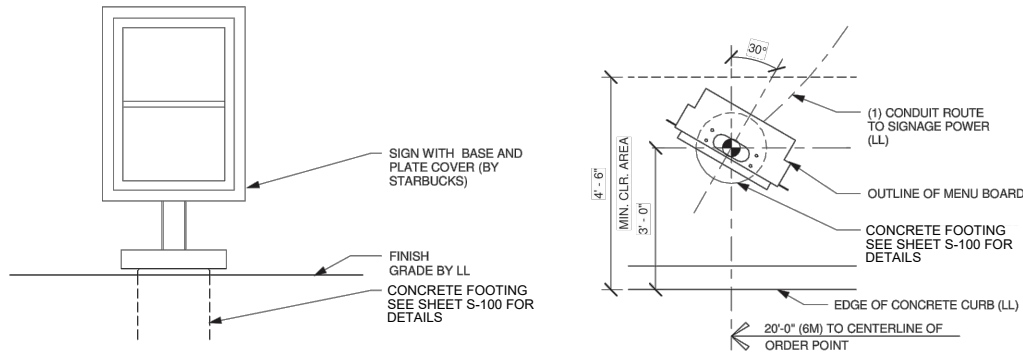
2.1 DRIVE THRU DIGITAL ORDER SCREEN
N.T.S.



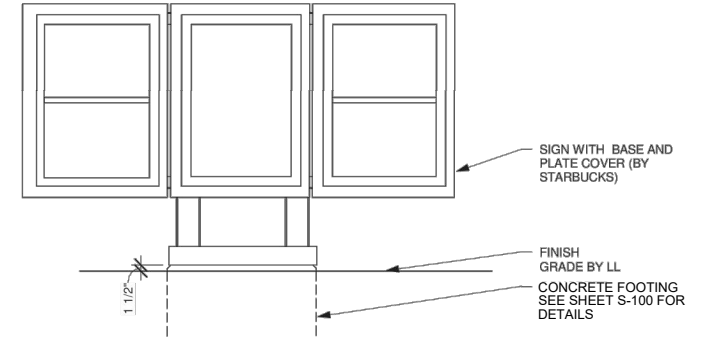
2 DIGITAL ORDER SCREEN AND CONTROL BOX W/CANOPY
N.T.S.

*CONTRACTOR TO FIELD MODIFY THIS DETAIL FOR DIGITAL ORDER SCREEN WITHOUT CANOPY

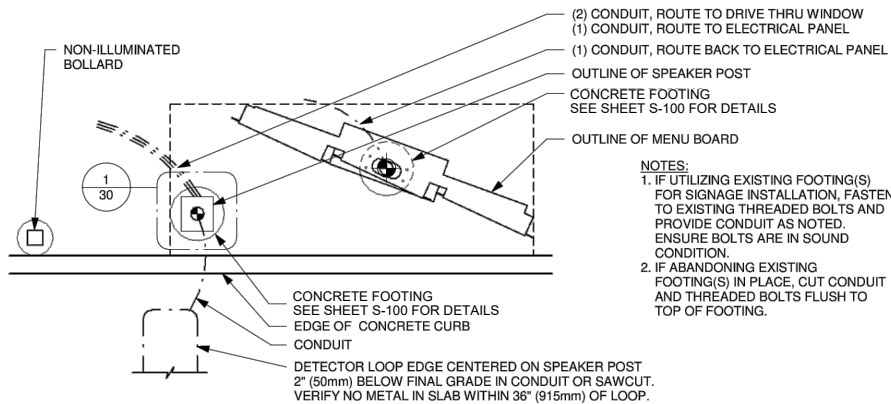




3 DTE - PRE-MENU FREESTANDING
N.T.S.

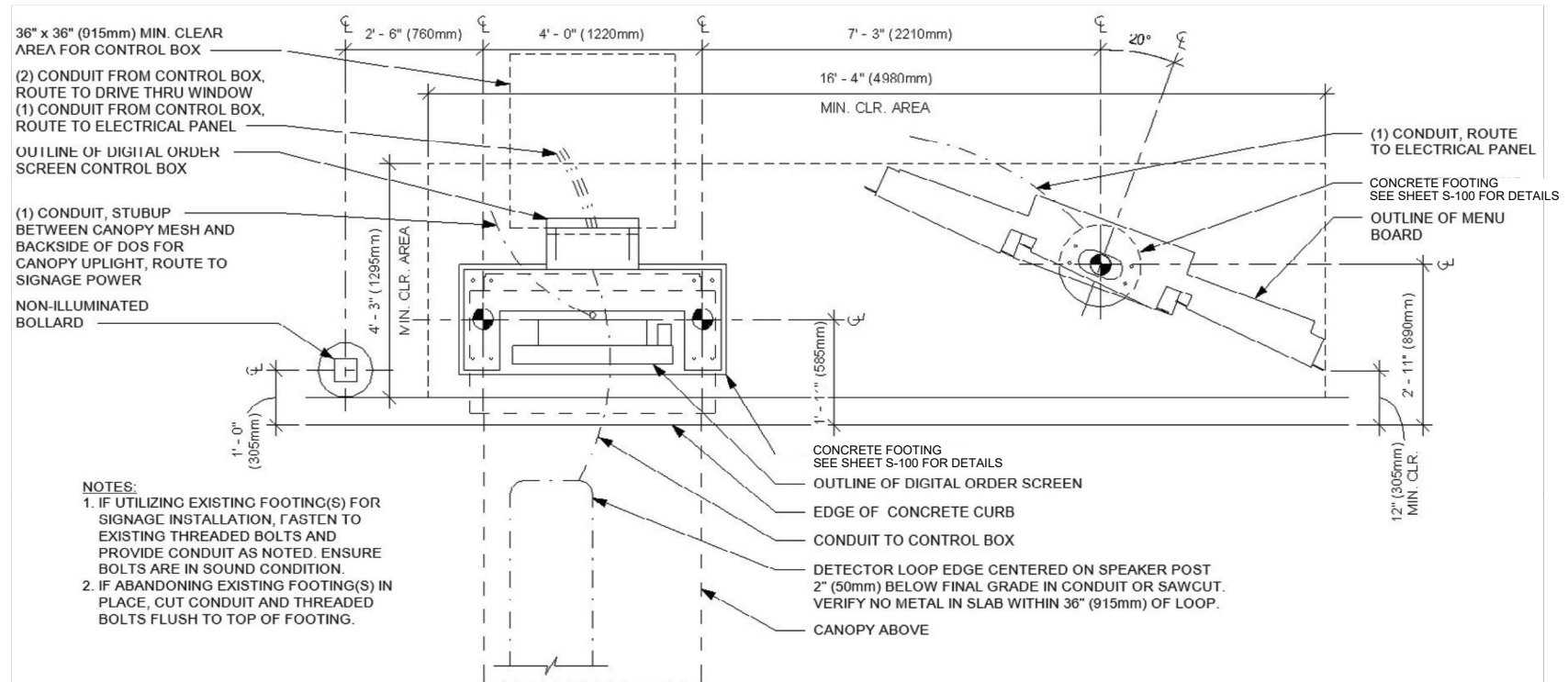


4 DTE - MENU 5 PANEL FREESTANDING
N.T.S.



CONTRACTOR TO SEE DETAIL 6 FOR EQUIPMENT ORIENTATION

5 5 PANEL 20 DEG DT MENU BOARD W/ SPEAKER POST
N.T.S.



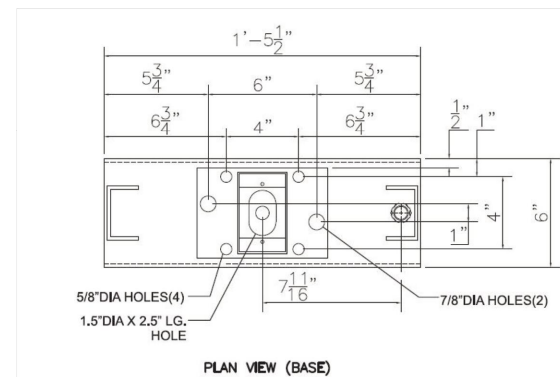
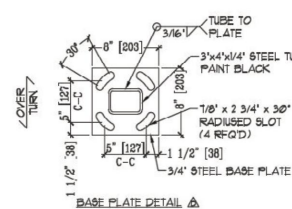
6 5-PANEL MENU BOARD & DOS W/CANOPY
N.T.S.

*CONTRACTOR TO FIELD MODIFY THIS DETAIL FOR DIGITAL ORDER SCREEN WITHOUT CANOPY



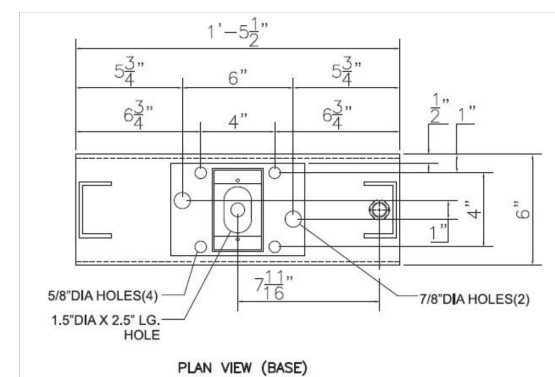


15 CLEARANCE BAR

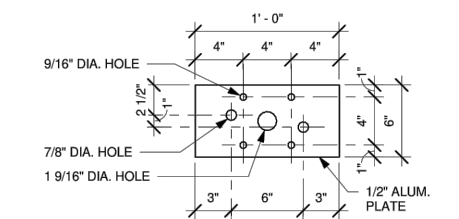


46" Thank You / Exit Only Sign, Illuminated

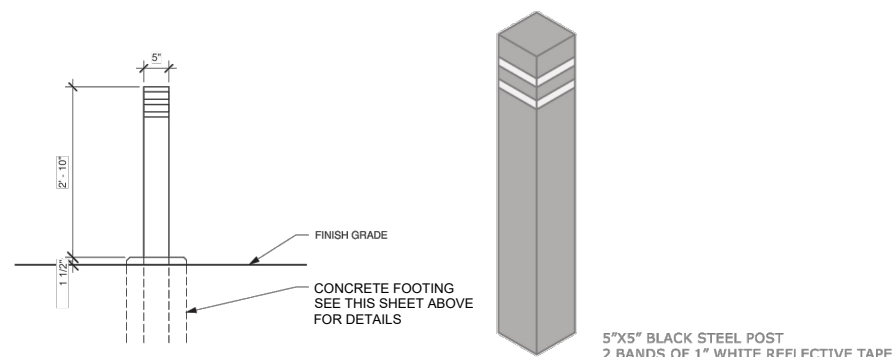
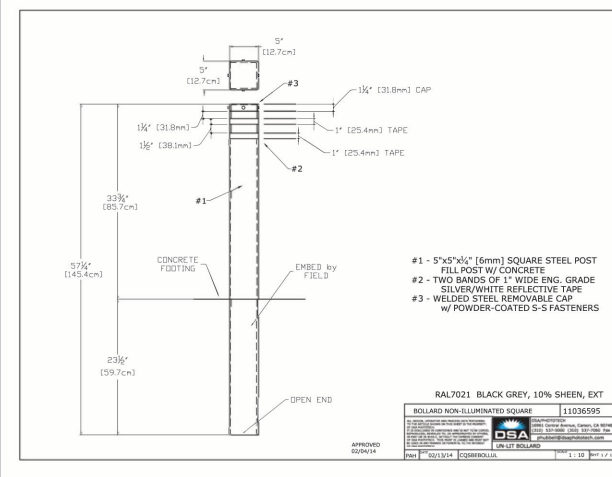
16 **THANK YOU/EXIT ONLY SIGN, ILLUMINATED**



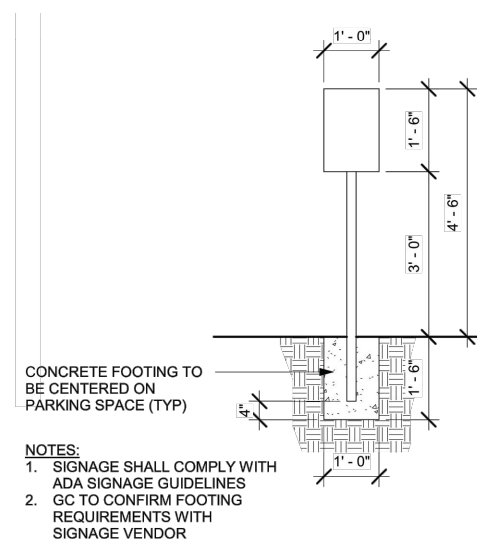
17 DIRECTIONAL ARROW W/LOGO, ILLUMINATED



BASE PLATE

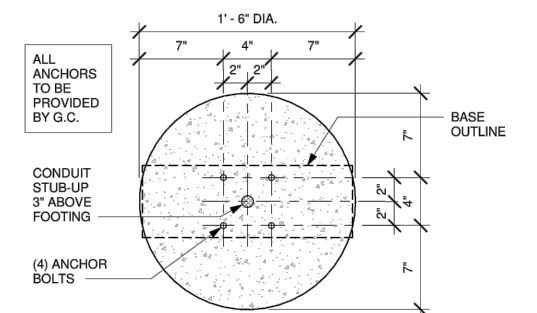


18 DTE - NON-ILLUMINATED PROTECTIVE BOLLARD



19 SIGN FOOTINGS

19 SIGN FOOTINGS



BOLT PATTERN (TOP VIEW)

FOUNDATION AND ANCHORS		
QTY.	ANCHOR TYPE	ALTERNATIVE TYPE
4	1/2" STEEL STRAIGHT ANCHOR BOLTS WITH FLAT WASHERS AND HEAVY HEX NUTS (A36)	1/2" HILTI KWIK BOLT 3 EXPANSION ANCHORS, 2 3/4" MIN. EMBEDMENT
8	#3 BAR, STEEL REBAR TIES	
6	#4 BAR, VERTICAL STEEL REBAR	
CONCRETE		
0.15 CUBIC YARDS - AUGERED FOUNDATION: 18" DIA. X 42" DEEP		

21 DTE - DIRECTIONAL SIGN FOOTING

K:\TWC_LDEV\Starbucks_L_Drive Thru Extension Program\WW FY 22 Sites\23871 Livonia MI - 2679 Middlebelt Road\3 Design\23871 Livonia MI.dwg March 07, 2023 - 4:27pm
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SCOPE OF WORK

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- B REMOVE, SALVAGE, AND REINSTALL EXISTING ORDER POINT CANOPY W/DIGITAL ORDER SCREEN & FOUNDATION
- C REMOVE EXISTING NON-ILLUMINATING BOLLARD & FOUNDATION
- D DISCONNECT AND ABANDON EXISTING DETECTOR LOOP IN PLACE
- E REMOVE EXISTING PRE-MENU BOARD & FOUNDATION
- F INSTALL NEW 3 PANEL MENU BOARD
- G REINSTALL SALVAGED ORDER POINT CANOPY W/DIGITAL ORDER SCREEN
- H INSTALL NEW NON-ILLUMINATING BOLLARD
- I INSTALL NEW DETECTOR LOOP
- J INSTALL NEW PRE-MENU BOARD
- K EXISTING CLEARANCE BAR, TO REMAIN
- L EXISTING "DRIVE THRU" SIGN, TO REMAIN

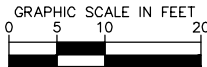
GENERAL NOTES

- EXISTING ORDER POINT TO BE REUSED, UNLESS NOTED OTHERWISE
- REFERENCE DRIVE-THRU STATIONING (OFFSET 6' FROM FACE OF CURB)
- REFERENCE DETAIL 28 FOR LOW VOLTAGE WIRING DIAGRAM. FOR PLACEMENT OF NEW ELECTRIC OR COMMUNICATION LINES, CONTRACTOR TO REPLACE EXISTING SURFACES OF DISTURBED AREAS IN KIND.
- FOUNDATIONS DESIGNED FOR MODERATE SOIL CONDITIONS, CONTRACTOR TO VERIFY FOUNDATIONS WITH A LICENSED STRUCTURAL ENGINEER.
- CONTRACTOR TO REPLACE ANY DISTURBED CURB, PAVING OR LANDSCAPE IN KIND.

PRIVATE UTILITY LOCATE NOT DEPLOYED FOR THIS SITE. CONTRACTOR TO FIELD LOCATE EXISTING UTILITIES AND POTENTIAL OBSTRUCTIONS



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SCALE AS SHOWN							
DESIGNED BY MS							
DRAWN BY MS							
CHECKED BY JAR							
STORE 23871 12679 MIDDLEBELT RD PREPARED FOR STARBUCKS				DRIVE-THROUGH EQUIPMENT RELOCATION PLAN			
LIVONIA				MI			
SHEET NUMBER C100				REVISIONS			
				No.			
				DATE			
				BY			

ZONING BOARD OF APPEALS

CITY OF LIVONIA

MINUTES OF REGULAR MEETING HELD APRIL 14, 2015

A Regular Meeting of the Zoning Board of Appeals of the City of Livonia was held in the Auditorium of the Livonia City Hall on Tuesday, April 14, 2015.

MEMBERS PRESENT: Matt Henzi, Chairman
Sam Caramagno, Secretary
Craig Pastor
Robert Bowling
Robert Sills
Gregory Coppola
Ben Schepis

MEMBERS ABSENT: None

OTHERS PRESENT: Mike Fisher, City Attorney
Dennis DeMeyer, City Inspector
Patricia C. Burklow, CER-8225

The meeting was called to order at 7:00 p.m. Chairman Henzi then 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 this evening. The Secretary then read the Agenda and Legal Notice to each appeal, and each petitioner indicated their presence. Appeals came up for hearing after due legal notice was given to all interested parties within 300 feet, petitioners and City Departments. There were 13 people present in the audience.

(7:05)

APPEAL CASE NO. 2015-03-08 (Rescheduled from March 10, 2015): An appeal has been made to the Zoning Board of Appeals by Indy-C-Kal, Inc., 2500 Westmont Circle, Sterling Heights, MI 48310, on behalf of Lessee Starbucks, 12679 Middlebelt, Livonia, MI 48150, seeking to erect an additional wall sign on the south elevation, resulting in excess number of wall signs and wall sign area.

Number of Wall Signs:

Allowed: One

Proposed: Three

(two on south elev., one on east elev.)

Excess: Two

Wall Sign Area:

Allowed: 28 sq. ft.

Proposed: 55 sq. ft.

(28 sq. ft. east elev., 27 sq. ft. combined south

Excess: 27 sq. ft.

The property is located on the west side of Middlebelt (12679), between Industrial and CSX Railroad, Lot. No. 101-99-0008-015, C-2 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50H,(b),2, "Sign Regulations in C-1, C-2, C-3 and C-4 Districts."

Henzi: Mr. DeMeyer, anything to add to that case?

DeMeyer: Not at this time, Mr. Chair.

Caramagno: Mr. Chair.

Henzi: Mr. Caramagno.

Caramagno: Do we have to remove it from the table?

Henzi: It was just rescheduled.

Caramagno: I'm sorry--I'm sorry.

Henzi: Any questions for Dennis? Hearing none, will the petitioner please come forward? Good evening.

Gesel: Hi, my name is Tracie Gesel. I am with Hilton Displays. We are the Starbuck's sign manufacturer.

Henzi: Go ahead and tell us about the request for the extra sign.

Gesel: Okay.

Henzi: After you state your address for the record if you wouldn't mind.

Gesel: It's going to be 125 Hillside Drive, its Greenville, South Carolina, 29607. And can I pass out some papers? Is that fine?

Henzi: Sure. Okay, go ahead.

Gesel: Okay. The document that has the Starbuck's logo on it, that is the proposed signage. And it also shows what is currently on the wall. They are proposing two additional signs. One is a sixty inch diameter circle with their logo. And then the other is

a drive thru wall cabinet which points traffic to the correct direction to get through the drive-thru. They currently have a set of channel letters on the front elevation which is the east elevation. Our main concern is that traffic that is going northbound is not going to be able to see the Starbucks. And what is going to happen is they are going to end up going up and having to make a U-turn at a very busy intersection or turn into one of the other businesses which also have very busy parking lots. The signage that they are proposing it's about 27 square feet and the elevation it is going on is 1680 feet. So they are proposing only two percent of that elevation to be covered in signage. The document that has the pictures, it just shows some other businesses that are within walking distance of this Starbucks that have been granted additional signage. The Applebee's for example has four signs on two elevations. Jimmy Johns, three signs on two elevations. The last document--the last photo it shows the perspective that cars see as they are driving northbound. So you can that you really--there is no way of knowing that that is a Starbucks. And that is their multi-tenant monument also in the picture and it is also very hard to see because of the size. So our main concern is that it is going to cause a little bit of disruption to traffic if cars are trying to turn around or they spot it at the last minute and then try to figure out how to make a U-turn. I believe that was everything.

Henzi: Okay. Is Starbucks going to have a presence on the monument sign?

Gesel: They currently do, it's one of those little panels under Menards.

Henzi: Okay. And then just so I am sure about the signs. There's the large circle in green, the logo?

Gesel: Yes.

Henzi: And then the smaller circle is that the identical logo but just smaller and--

Gesel: Which smaller circle?

Henzi: Toward the bottom.

Gesel: The one in the window?

Henzi: Below the drive-thru.

Gesel: That's a window sign.

Henzi: But is it the same logo?

Gesel: Yes.

Henzi: In what--in green or--

Gesel: Yes, it's the same color as the green and white.

Henzi: Okay. Then can you explain to the Board how the size for the large green logo was calculated?

Gesel: We did the area of the circle so πr^2 .

Henzi: No, I mean is it just--

Gesel: Oh.

Henzi: That I understand.

Gesel: Okay.

Henzi: Why that particular size? Why not smaller, why not bigger?

Gesel: I believe they chose that one because it's only going to calculate to two percent of that wall surface. They could go smaller there is a 48 inch option that we do make for Starbucks if you think that is more appropriate. I think they really just wanted this as a starting point and taking into consideration that it is a very small percentage of that façade.

Henzi: Thank you. Any questions for the petitioner's representative?

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: What benefit is the drive-thru sign up on the building going to do? Because it is doesn't do you any good on the ground as I am driving through?

Gesel: I'm sorry, you're talking about the drive-thru wall sign?

Pastor: Mm-hmm.

Gesel: Well it has the chevron arrows. So it instructs traffic that they need to go around the building to get into the drive-thru. They can't access it if they are coming straight in from that side street into the parking lot. Otherwise if they make an--if they make a left then they are going to end up having to U-turn somewhere to get into the drive-thru lane. If they go to the right as the arrow indicates, then they go the correct way around the building to the order screens.

Pastor: Yeah, but you have grounds signs to do that?

Gesel: We do have some, yes.

Pastor: So, once again, what good is this then?

Gesel: I think it's just for--

Pastor: If you have ground signs--

Gesel: Right.

Pastor: --that should be directing the traffic.

Gesel: Right, for the traffic that's coming northbound that can't see the ground signs it's really for their benefit.

Pastor: Thank you.

Henzi: Any other questions?

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: You are almost asking for a hundred percent signs than our ordinance allows. Can you give me good reasoning behind that?

Gesel: The main reason was visibility on that south elevation just making sure that cars coming that way can see it. And then after taking a look at some of the other businesses seeing that they have been granted signage on two or more elevations that's what really prompted Starbucks to want to attempt to get some more.

Pastor: I will say some of those other elevations were only granted that because they either have larger footprints so they are allowed more signage.

Gesel: Okay.

Pastor: I'm sure some of it was granted to them but I don't believe they were granted almost a hundred percent more signage. I could be mistaken.

Gesel: Now if you look at the Applebee's, that has--that has more than double on the side elevation. The front has the Applebee's word mark and the sign elevation has the neighborhood bar and grill tags as well.

Pastor: That's it for me.

Henzi: Any other questions?

Coppola: Mr. Chair.

Henzi: Mr. Coppola.

Coppola: May I ask Mr. DeMeyer a question please? Is that possible?

Henzi: Mm-hmm.

Coppola: I'm just trying to understand. There's another applicant here in front of us--appeal case in front of us in that same strip mall. They appear to be the same size. Are they different sized units?

DeMeyer: I believe they are different sized units.

Coppola: Okay. I was trying to understand why the signage allowed was different.

DeMeyer: Right.

Coppola: Okay.

Fisher: Well just--if I could follow up on that. The way we calculate signage is by a front foot. So if you have a long--longer street frontage as for example this Applebee's does, you have--you're entitled to more signage.

Gesel: If I may respond to that. The Jimmy Johns has roughly the same amount as Starbucks does because it is also a corner on a strip. And they have the two circular logos and their word mark.

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: Mr. DeMeyer, do you remember if we granted any more signs--any more square footage signs or and how much we did on the Jimmy Johns?

DeMeyer: I don't have that information, Craig.

Pastor: Okay, thank you.

Henzi: Any other questions?

Bowling: Mr. Chair.

Henzi: Mr. Bowling.

Bowling: Just a question regarding the proposed signage. The sign that is in the window underneath where your proposed new sign would go is that planned to stay if this new sign is granted? Are you going to have both the logo in the window and on the wall as well?

Gesel: I believe they will remove that if that's what you guys would prefer. For right now they wanted to get that in there so somebody would know on that side of the building that that was a Starbucks. If I remember correctly that is not an illuminated sign--no it's not illuminated. We have the store manager here as well and he confirmed that it's not.

Henzi: Anything else?

Caramagno: Mr. Chair.

Henzi: Mr. Caramagno.

Caramagno: Is--does anybody recall doesn't Jimmy Johns have representation on the monument sign as well? I don't remember seeing it. Do you recall it? I don't recall if they had a monument sign language as well. I just don't--I don't remember that. I don't think they do.

Henzi: Anything else. Hearing no other questions, is there anyone in the audience that wants to speak for or against the project? If so, come on up.

Baran: Hi.

Henzi: Good evening.

Baran: My name is Dan Baran. I'm at 12679 Middlebelt Road, Livonia. I'm the store manager of the Starbucks. I just wanted to say just from a store manager's perspective. We do have a significant problem with northbound traffic not seeing us. We do have a lot of phone calls from people who are passing the store on Middlebelt and then attempting to turn around either in the inlet to the Meijer and those strip malls on the east side of the road. Or turning around at the Applebee's there. Or people that are passing it entirely and then heading up north of 96. So we do get that feedback a lot. So I wanted to share that. I also wanted to address really quickly what you said earlier about just making more money. The store has since it opened in January 16th, donated over a thousand dollars' worth of product to Franklin High School. We also recently announced that we are paying for four years of college for our employees when they average 20 hours a week or more. When we staff the store we specifically set out to hire Livonia graduates. And we did hire from Franklin High School and from Stevenson. And so there are graduates from the Livonia schools who now have the opportunity to go to college for free. Should we maintain the sales trajectory that was projected by Starbucks we would be hiring twelve more people in the next year. And those twelve people we would--I

would attempt to source from Livonia and those people would have the opportunity to go to college for free. So yes, we are a for profit business but we do have a goal of furthering the community and making an impact.

Henzi: Thank you, Mr. Baran. Anybody else want to speak for or against the project come on up to the podium.

Martin: Thank you. Christopher Martin, 11037 Hubbard, Livonia, 48150. I'll speak in favor of this. One of the reasons I'm running for City Council is I want to change the sign ordinance because I feel it is old and outdated. And you can see that when you drive along Plymouth Road. All the vacant signs that are there and for sale and lease and available. That's my favorite, available. But they built a nice place over there, things are looking nice over on that Middlebelt area there, and why wouldn't you want them to be able to let customers let them know that they are there and which direction the car should be traveling. So I know that one of you in particular is against the sign ordinance and--but to force some of the people to come here and go through this--okay--I don't feel that is really business friendly. So this is an old outdated law. It's been on the books for years. Many of you know that businesses have to come in here to get a little bit more signage. To me it is a bunch of rigmarole. So I'm in favor of the sign there. I'll be speaking on behalf of the second item on the agenda for the same reason.

Henzi: Thank you. Anybody else? Mr. Baran, could you come back up? I have a couple of questions for you about the drive-thru sign.

Baran: Sure.

Henzi: So I understand from Miss Gesel the request. You want to make sure the folks know that they've got to drive along the front of the plaza and you've got to loop around right?

Baran: Correct.

Henzi: In your experience have you had problems with folks that think they can make a left? Because here is the heartburn that I have over it. I can't imagine that you've got that much of a problem with folks thinking they are going to get the driver's side door next to the drive-thru. It just seems impossible to me.

Baran: I--

Henzi: But if you tell me--if you convince me otherwise then I won't have such heartburn over it.

Baran: I don't know that that is a huge problem. And I'm not a spokesperson for Starbucks. I'm here on my own accord. But I think for the residents of Livonia and for people who work in the area or are driving through the City having drive-thru on our building significantly impacts their desire to stop and to come into the business. So from my perspective in growing the business that definitely makes an impact on whether cars are going to come in and spend more time in that part of Livonia.

Henzi: So you think it's as valuable to let folks know this is a Starbuck's drive-thru as it is to direct them where to go?

Baran: I believe that's the case.

Henzi: Okay.

Baran: In some of the social media that the store is doing on its own. Instagram for example, we specifically say Livonia's first drive-thru Starbucks because it has such an impact on people. I spent fourteen years at the Farmington Starbucks and I know that we consistently pulled in residents of Livonia so I think anything we do to keep people in that area is going to have a significant impact on that. And the drive-thru sign is what in customer's minds that's what they want. That's why we open drive-thrus.

Henzi: Thank you. Okay.

Schepis: Mr. Chairman.

Henzi: Mr. Schepis.

Schepis: I've got one question and I am sorry if you've answered it already. As far as the drive-thru sign or I guess the drive-thru itself, how much of a problem is--you know--people missing the turn for it. I know the Chairman asked a similar question but are there a lot of people turning around--

Baran: And circling back? Yes. And I don't have pictures. If you are driving north on Middlebelt it--when you get to where the Office Depot is, just south of the McDonald's on the east side of Middlebelt, you can see the Del Taco sign that is facing southbound. If you--you can see it over the train tracks that are elevated over Middlebelt. But our building is set back from Middlebelt so you can't see it at that point. And then Middlebelt goes down to pass under the train tracks. You can't see it there. And then when you get past the train tracks you have the huge--the landscaping hill there on the west side of Middlebelt so you can't see us there either. It's not until you are maybe fifty feet out from where you actually need to turn left into--to turn into our strip mall that you can actually see the sign. And it's only if you're turning your head ninety degrees to see our name facing--facing the building or if you look ahead to the Menard's monument sign. But if you're in--traveling in the right hand of Middlebelt you do need to suddenly get over into not only the left lane of Middlebelt but also into the left turn lane. And so cars that don't catch it soon enough go down and are turning around somewhere or calling us from a neighborhood north of I-96 and are trying to figure out where we are.

Schepis: Thank you.

Baran: We do hear from quite a few customers. I took three phone calls this morning alone from customers who were in the area and could not find us. So it is a legitimate concern of mine.

Henzi: Thank you.

Caramagno: Mr. Chair.

Henzi: Mr. Caramagno.

Caramagno: I have a question. What is it they see? Do they see your Starbuck's sign on the east elevation or do they see the monument sign? What is it they are seeing first?

Baran: Travelling--

Caramagno: As they are driving by. Are they seeing--

Baran: --northbound or southbound or just in general?

Caramagno: Traveling northbound.

Baran: I'm sorry.

Caramagno: Traveling northbound. When they come under the viaduct what are they seeing first? When you are saying they've got to drive by you, what are they seeing first? The sign on the--the Starbuck's sign--

Baran: They would--they would see the monument sign first because the sign--I don't know the technical name--the sign that is in the front of our building is parallel to Middlebelt.

Caramagno: Sure.

Baran: So you can't see that sign at all unless you are right in front of the store and you're doing this which is not--

Caramagno: You've already seen the store and you're looking at it now?

Baran: Right, so they would see the monument sign. And I do--there is a picture and I believe you have it.

Caramagno: Yes.

Baran: But again, it is hard to see that monument sign with the hill being the way it is and by the fact our name is much smaller than Menards. So--

Caramagno: I heard mentioned earlier there is a smaller Starbuck sign available--smaller round available for that south side of the building. And it sounds like that is something that may be available. And to me it caught my ear because you have a monument sign, and you've got another sign facing the same direction that is round and up on your building. So you have two signs grabbing traffic that is northbound. Is that smaller sign an option for you?

Baran: I believe anything that would help to gather people's attention further down on Middlebelt would be advantageous to the business and to the traffic conditions on Middlebelt Road, yes.

Caramagno: Thank you.

Henzi: Is there anybody else that wants to speak for or against the project? I see no one else coming forward. Are there letters?

Caramagno: No letters.

Henzi: Mr. Baran or Miss Gesel, you have the opportunity to make a closing statement. Is there anything you would like to say?

Gesel: Just that the 48 inch diameter is the next size down as far as the logos go. So that is something we do manufacture for Starbucks and have put up at other stores.

Henzi: Thank you very much.

Gesel: Mm-hmm.

Henzi: I'll close the public portion of the case and begin the Board's comments with Mr. Bowling.

Bowling: I think the--I think it is a good sign package. I think the only heartburn I have--in fact the rest of the Board members is it is kind of doubling what they are allowed. I would probably be in favor of something that is a little smaller on the northern elevation. But I kind of agree that it makes sense to have that as an additional way for traffic to catch the building coming north.

Henzi: Mr. Schepis.

Schepis: I would echo that. I think I would agree you need to have some signage on that side. I would agree with a smaller sign if that was the consensus of the Board. But I do agree that there could be something there.

Henzi: Mr. Pastor.

Pastor: Yes, I can agree that a smaller--the smaller logo sign would be advantageous to them. But some of these pictures I find to be a little disingenuous only because they took them from the parking lots and not the streets showing if you are coming off the street you have a different angle and you can see the front sign. But I can approve the smaller logo. I do not want to see the drive-thru it does nothing for them. They have directional signs in their parking lot directing traffic toward the drive-thru so I don't see the benefit in that.

Henzi: Mr. Caramagno.

Caramagno: I would be in favor in a reduction in size of the signs myself especially the signs I mentioned a few moments ago.

Henzi: Mr. Coppola.

Coppola: Not to be overly repetitive but, I would be in support of a smaller sign. I think when you take a look at the building when you are coming north it actually looks vacant without any signage on it. I think it would be very helpful to have something there. I'm struggling with the drive-thru sign. I'm the kind of person that may go to a Starbucks with a drive-thru and doesn't exactly like to get out of his car, although it looks pretty obvious to me that there is a drive-thru and you have a window and such here. So I am struggling with the drive-thru and even more with the chevrons. I've been in that parking lot, you're not going to make a mistake and go the wrong way it is pretty obvious which way you have to go. So if there was a revised proposal with a smaller--little bit--the 48 inch logo I think that would probably meet your needs and I would be in support of that.

Henzi: Mr. Sills.

Sills: I would tend to table this petition so we--the petitioner could go along and see if he could cut some of these sizes down. I don't find any problem with the petition itself. I think it is reasonable. I think our sign ordinance is quite stringent. It is probably the

toughest sign ordinance in the entire community. So I think we could go back to the Council and see if we couldn't get that resolved too. But I would like to table it--table the motion to give the petitioner a chance to resolve some of these problems.

Henzi: And I would approve with the smaller round sign at 48 inch diameter. I think the petitioner demonstrated a hardship a couple of ways. Northbound traffic simply isn't going to see the sign. Like Mr. Coppola said I think it will just look better with a sign on the north (sic) elevation. Secondly, there are many businesses new to the area that have signs on two walls. Lastly, I was convinced by Mr. Baran that the drive-thru is necessary to the business because not all Starbucks have a drive-thru and it is important in that busy intersection for folks to know it exists. So, I would approve with that condition and the floor is open for a motion.

Caramagno: Mr. Chair.

Henzi: Mr. Caramagno.

Upon Motion by Caramagno supported by Coppola, it was:

RESOLVED, APPEAL CASE NO. 2015-03-08 (Rescheduled from March 10, 2015): An appeal has been made to the Zoning Board of Appeals by Indy-C-Kal, Inc., 2500 Westmont Circle, Sterling Heights, MI 48310, on behalf of Lessee Starbucks, 12679 Middlebelt, Livonia, MI 48150, seeking to erect an additional wall sign on the south elevation, resulting in excess number of wall signs and wall sign area.

Number of Wall Signs:

Allowed: One

Proposed: Three

(two on south elev., one on east elev.)

Excess: Two

Wall Sign Area:

Allowed: 28 sq. ft.

Proposed: 46.5 sq. ft.

(28 sq. ft. east elev., 27 sq. ft. combined south elev.)

Excess: 27 sq. ft.

As revised by the Board at the meeting:

Number of Wall Signs:

Allowed: One

Proposed: Three

(two on south elev., one on east elev.)

Excess: Two

Wall Sign Area:

Allowed: 28 sq. ft.

Proposed: 55 sq. ft.

(28 sq. ft. east elev., 18.5 sq. ft. combined south elev.)

Excess: 18.5 sq. ft.

The property is located on the west side of Middlebelt (12679), between Industrial and CSX Railroad, Lot. No. 101-99-0008-015, C-2 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50H,(b),2, "Sign Regulations in C-1, C-2, C-3 and C-4 Districts," **be granted in part and denied in part for the following reasons and findings of fact:**

1. The uniqueness requirement is met because this is a new business in the area, sharing frontage with buildings having multiple signs, and northbound traffic cannot identify the building.
2. Denial of the variance would have severe consequences for the Petitioner because the petitioner would not be allowed to inform customers of their business location and direct drive-thru traffic.
3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance because neighboring businesses have multiple signs approved by this Board.
4. The Board received no letters of approval and no objection letters from neighboring property owners.
5. The property is classified as "industrial" in the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, This variance is granted with the following conditions:

1. That the signs be constructed as presented to the Board verbally and in writing, except that the circular sign on the south side of the building shall be reduced to 48" in circumference.
2. That the area of the directional sign on the south elevation be reduced twenty (20%) percent from what was proposed.
3. That the window sign on the south elevation be removed.

ROLL CALL VOTE:

AYES: Caramagno, Coppola, Sills, Bowling, Schepis, Henzi

NAYS: Pastor

ABSENT: None

Henzi: The variance was granted with those two conditions. You've got to build it as presented but with the 48 inch green circle sign and then a twenty percent reduction in what was presented on the drive-thru.

Gesel: Okay.

Coppola: And the removal of the window sign.

Henzi: And the removal of the window sign.

Gesel: Okay, thank you.

Henzi: Good luck.

Baran: Thank you.

APPEAL CASE 2015-01-02 (Tabled on March 10, 2015): An appeal has been made to the Zoning Board of Appeals by **Indy-C-Kal, Inc.**, 2500 Westmont Circle, Sterling Heights, MI 48310, on behalf of Lessee The Vitamin Shoppe, 12687 Middlebelt, Livonia, MI 48150, seeking to erect an additional wall sign on the north elevation, resulting in excess number of wall signs and wall sign area.

Number of Wall Signs:

Allowed: One
Proposed: Two
Excess: One

Wall Sign Area:

Allowed: 38 sq. ft.
Proposed: 54 sq. ft.
(38 sq. ft. existing; 16 sq. ft. proposed)
Excess: 16 sq. ft.

The property is located on the west side of Middlebelt, (12687), between Industrial and CSX Railroad, Lot No. 101-99-0008-015, C-2 Zoning District. Rejected by the Inspection Department under Zoning Ordinance No. 543, Section 18.50H,(b),2, "Sign Regulations in C-1, C-2, C-3 and C-4 Districts."

Caramagno: I make a motion to remove this from the table.

Pastor: support.

Henzi: There's a motion to remove from the table and supported. All in favor please say aye.

Board members: Aye.

Henzi: This is removed, thank you. Mr. DeMeyer, anything to add to this case?

DeMeyer: Not at this time, Mr. Chair.

Henzi: Any questions for Dennis? Hearing none, will the petitioner's representative please come to the podium? Good evening.

Redner: Good evening.

Henzi: Will you tell us your name and address, please?

Redner: Craig Redner, 101 East Walton Blvd., Pontiac, Michigan.

Henzi: Sir, I know you were here before can you tell us what is different with this proposal?

Redner: It is cut less than half of the existing sign. So we have gone down to actually about 18 square feet and the other one is 47 square feet. The new one is 18.59 square feet.

Henzi: The same exact sign, just shrunk down based on conversation at prior--

Redner: Just shrunk it down based on the conversation--

Henzi: meetings?

Redner: --at the last two meetings, yes.

Henzi: Okay. Anything else you want to say?

Redner: No.

Henzi: Okay. Any questions for Mr. Redner? Hearing none, is there anyone in the audience that wants to speak for or against the project? Come on up to the podium.

Martin: Thank you again. Christopher Martin, 11307 Hubbard, Livonia, 48150. In favor of this as I was with the first one. And you know I had been told a number of years ago down in the inspection department when I put my paperwork here quite a number of years ago, is to ask for double for more than what you want because they are going to cut the baby in half. And I am witnessing that. But at some point the signs get so small they become ineffective. So keep that in mind later on.

Henzi: Anybody else? I see no one else coming forward. Are there letters?

Caramagno: No letters.

Henzi: Sir, is there anything you want to say in closing?

Redner: No, sir.

Henzi: Thank you. I'll close the public portion of the case and begin the Board's comments with Mr. Schepis.

Schepis: He did exactly what we discussed at the meeting when this was tabled. I would support it.

Henzi: Mr. Pastor.

Pastor: I can also support.

Henzi: Mr. Caramagno.

Caramagno: I like what you've done. I think this is very effective.

Redner: Thank you, sir.

Henzi: Mr. Coppola.

Coppola: It looks really good. Thank you. I'll support it.

Redner: Thank you.

Henzi: Mr. Sills.

Sills: I agree with my colleagues, I will go along with. Thank you.

Redner: Thank you.

Henzi: Mr. Bowling.

Bowling: I'm in agreement. It looks great.

Henzi: I too will approve. Thank you very much Mr. Redner.

Redner: Thank you.

Henzi: The floor is open for a motion.

Schepis: Mr. Chairman.

Henzi: Mr. Schepis.

Upon Motion by Schepis supported by Pastor, it was:

RESOLVED, APPEAL CASE 2015-01-02 (Tabled on March 10, 2015): An appeal has been made to the Zoning Board of Appeals by **Indy-C-Kal, Inc.**, 2500 Westmont Circle, Sterling Heights, MI 48310, on behalf of Lessee The Vitamin Shoppe, 12687 Middlebelt, Livonia, MI 48150, seeking to erect an additional wall sign on the north elevation, resulting in excess number of wall signs and wall sign area.

Number of Wall Signs:

Allowed: One
Proposed: Two
Excess: One

Wall Sign Area:

Allowed: 38 sq. ft.
Proposed: 54 sq. ft.
(38 sq. ft. existing; 16 sq. ft. proposed)
Excess: 16 sq. ft.

The property is located on the west side of Middlebelt, (12687), between Industrial and CSX Railroad, Lot No. 101-99-0008-015, C-2 Zoning District. Rejected by the Inspection Department under Zoning Ordinance No. 543, Section 18.50H,(b),2, "Sign Regulations in C-1, C-2, C-3 and C-4 Districts," **be granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met because this is a new business in the area on a corner with need for additional signage.
2. Denial of the variance would have severe consequences for the Petitioner because the petitioner would not be allowed to inform customers of their business location and it would affect the ability to safely navigate the area.
3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance because neighboring businesses have multiple signs approved by this Board.
4. The Board received no letters of approval and no objection letters from neighboring property owners.
5. The property is classified as "industrial" in the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, This variance is granted with the following conditions:

1. That the signs be constructed as presented to the Board verbally and in writing.

ROLL CALL VOTE:

AYES: Schepis, Pastor, Sills, Bowling, Coppola, Caramagno, Henzi

NAYS: None

ABSENT: None

Henzi: Your variance is granted with that one condition. Good luck to you.

Redner: Thank you.

APPEAL CASE NO. 2015-04-10: An appeal has been made to the Zoning Board of Appeals by Chene Garbacik, 14307 Brentwood, Livonia, MI 48154, seeking to construct a detached garage addition, resulting in excess garage area.

Detached Garage Area:

Allowed: 660 sq. ft.
Proposed: 836 sq. ft.
(528 sq. ft. existing)
Excess: 176 sq. ft.

The property is located on the west side of Brentwood (14307), between Jacquelyn and Meadowlark, Lot. No. 095-02-0072-000, R-1A Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 2.10(5), "Definition of Miscellaneous Terms; Garage, Private."

Henzi: Mr. DeMeyer, anything to add to this case?

DeMeyer: Not at this time, Mr. Chair.

Henzi: Any questions for the Inspection Department? Hearing none, will the petitioner please come to the podium? Good evening.

Garbacik: Good evening.

Henzi: Will you state your names and addresses?

Garbacik: Chene Garbacik, 14307 Brentwood, Livonia, Michigan.

Henry: William Henry, 14307 Brentwood, Livonia, Michigan. Chene and I share the house.

Henzi: Go ahead and tell us about the proposed new garage.

Henry: Okay, the new garage that we are going to--it will be 22 by 38 foot which comes up to 836 square feet. The house is with the back ground--pardon me let me get my paperwork straight here--with the porch is 1721 square feet. We're going to go 22 foot wide which the existing garage is now by 22. The garage was built in 1958. There is a side door wall which is a real problem. The roof is basically half collapsing in. The concrete is all buckled up. Our proposal is to tear down the existing garage completely, take all the concrete out, put all new concrete footings and build a new structure with engineered trusses. And we will be using a contractor who is licensed, bonded and insured and has his building permit.

Henzi: Can you tell us about the building materials?

Henry: It's going to be OSB board on the outside. We're going to run half inch, put vinyl siding. We're going to match the house in color. There is existing brick on the front of the garage right now. I'm going to--actually chip that out and save it so that I can re-brick the front to match it as it is now. And we're going to go with asphalt shingles up on the

roof. We will match the house the best that we can. And we are going to vinyl trim it or aluminum trim out all the overhangs to make it maintenance free.

Henzi: I just have one or two questions about the front elevation. So right now you've got a standard 16 foot door and then brick on each--

Henry: The door will remain the same.

Henzi: --right?

Henry: It will remain the same with the 16 foot door. It will look exactly the same from the street as it looks now except that we are just going back.

Henzi: I don't know if you said this. What about the shed? What are you going to do with the shed?

Henry: The shed is going to go. That is just a temporary structure so when we do start tearing down the garage--we have the lawn mower stuff, barbecue and all that that we can put in there. And as soon as the garage is complete the shed will be taken down. It is only a temporary plastic structure.

Henzi: Thanks. Any questions for the petitioners?

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: What do you plan on storing in this garage?

Henry: Chene has a 1949 Chevy truck. I have a 1965 Mustang. We have a side by side. He also has a Raptor. So we're presently paying \$152.00 a month for a storage unit as it is so we would just keep the vehicles. Plus we have a very short driveway so during snow emergencies and that with the extra vehicles we can't park on the street. And I've already had one window taken out of one of my cars on Meadowlark. It's a main drive through there and it is a very busy street. So this way we can put everything into the garage and into the driveway so nothing is exposed on the street creating a hazard or any kind of safety issues.

Pastor: So why do you need 220 power in this garage?

Henry: 220?

Pastor: Yes.

Henry: For a compressor. Most of your compressors now--we have a larger compressor 220.

Pastor: What do you need such a large compressor for? The questions are pointed are you doing work out of this garage?

Henry: No we are not going to work professional or anything else. We just had the large compressor. We have a 220 compressor and that. And then it is easier to run the 220 into the garage and break it down from there for the 110. We do plan to put some eight footers in there. Yes, there will be a work bench in there. I have a very large tool box and that. We're just--no professional work whatsoever just on our own personal vehicles

and that lawn mowers and everything else. I have a place up north so we bring a side by side that I have to maintainize (sic) every year. A couple of four wheelers that will come down, we'll work on them. I have a cabin that is about three quarters of a mile back in the woods so this way we will have a place to store it in the winter because I do not have a building up there to put anything in. It is just a small cabin we have back in the woods. We deer hunt and--

Pastor: I'm a little concerned about the size of the garage in comparison to the size of the lot. The lot is not a very large lot.

Henry: Nine thousand thirty something on the total square footage here, exactly right. I know that we are pressing it but we will still have an area and we will maintain fourteen foot between the fence lines. We still have the ten foot easement on the side. We will be within all zoning and you know footage as far as that.

Pastor: Are there other garages in this area that are quite this large?

Henry: Not that I am familiar with or that I've seen. I know that we are asking for quite a bit. But it will add value. The garage that is there now is quite a wreck. It's got to come down one way or the other because you know--like I say it was built in '58 and it's just--the floor is totally gone in it.

Pastor: Okay, thank you.

Henzi: Any other questions?

Coppola: Mr. Chair.

Henzi: Mr. Coppola.

Coppola: Do you plan on heating this?

Garbacik: Yes.

Henry: What's that?

Coppola: Do you plan on heating the garage?

Henry: No. The 220 like I say it's for the compressor and break it up and we are going to drywall, I'm going to insulate and stuff like that just to do it. As far as make the garage look nice. A couple of the gentlemen have come by and they looked at the garage. Sam did--Mr. Caramagno, and it's like I said it's quite a wreck. It's pretty dingy and it's--like I say it was built in '58 and there wasn't much maintenance. And we intend on fixing the rest of the house up and everything else. Redoing the whole lawn, putting all new landscaping bricks in. We are going to bring the house up to where it should be for the City of Livonia and as nice as the area is.

Bowling: Mr. Chair.

Henry: Chene also has M.S. and it makes--in about another ten years with his debilitating disease he cannot get up and down the stairs so it would also be storage because the stairs are very difficult for him to manipulate and that.

Henzi: Mr. Bowling.

Bowling: The folks that are directly north of you guys, have you talked to them about this addition?

Henry: Yes, they are--we spoke with all the neighbors and nobody has no objections whatsoever. Actually it's a very nice older couple--older couple on the other side and we spoke to them and they have no objections whatsoever, sir.

Bowling: Okay.

Henzi: I have one. The two trucks that are parked in the driveway, are those your daily drivers?

Henry: Yes, that is my F350. I have a four wheel drive diesel and he has a--the blue Ford that he drives every day.

Henzi: Okay, but how long are they?

Henry: Well that F350 I'm right from sidewalk to garage door. Actually I hang in to the sidewalk some. That is why I'd like to put that truck in the garage. Because if I don't back all the way to the door which he bent part of the garage door trying to get back, people--we would obstruct the sidewalk for getting in and that. You know for people to come by. It's a city ordinance that you cannot block a sidewalk and that's another reason why we would like to do this because we should be able to put everything inside the garage then.

Henzi: That's kind of where I was going. So when you talked about you want a 38 foot deep garage, it's because you need to park those trucks and then what behind it you'll have the classic cars?

Henry: Exactly, sir. We can slide it in sideways for the Ford and put the other Mustang there and then park both of them in and we should be able to meet that footage. That's why we are pressing for the 38 foot.

Henzi: Okay. Any other questions?

Sills: Are we--

Henzi: Mr. Sills.

Sills: Are we infringing on the lot coverage right now?

Henzi: No, it says thirty percent allowed and they are at 24.2. Dennis is that a four?

DeMeyer: Pardon?

Henzi: does that look like a four to you, 24 or is it 29?

Pastor: 29.

DeMeyer: 29.

Henzi: 29? Yes, we are pressing.

Sills: I thought we were.

Henzi: Anything else?

DeMeyer: No that's a 24 I believe. Proposed is 24, allowable is 29.

Henzi: You mean if the lot is 9000 square feet than--

Henry: It's 9000---

Henzi: --that makes sense.

DeMeyer: I thought it was 9,822 square feet?

Henry: Exactly, yes I have that figure here.

Henzi: Than that is right, 24? Got that Mr. Sills?

Sills: Thank you.

Henzi: Anything else? Is there anyone in the audience that wants to speak for or against the project? If so, come on up to the podium. I see no one coming forward are there letters?

Caramagno: Letters of approval from Craig Head, 14322 Brentwood (letter read) and Tracy Boon, 14382 Sunbury (letter read).

Henzi: Gentlemen, is there anything you would like to say in closing?

Henry: No thank you. I just moved in the city of Livonia. I've been here about a year and a half now and really enjoy it and plan on spending many--many more years here.

Henzi: Thank you. I'll close the public portion of the case and begin the Board's comments with Mr. Pastor.

Pastor: Well, you do definitely need a new garage but the lot size I don't think warrants this large of a garage. So at this particular proposal I cannot approve. I could probably approve something smaller. But there--as the applicant said there are no other garages even in the subdivision that he knows of that are this large. So at this particular moment I cannot be in approval.

Henzi: Mr. Caramagno.

Caramagno: Well I did drive around and looked in the neighborhood a bit and I stopped by yesterday and caught you outdoors.

Henry: Yes, sir.

Caramagno: And we were able to walk and look at this project because I had a little bit of concern about the size of it which you explained to me what you want to do. Much like you did here tonight and it sounded reasonable to me for what your needs are. The things that hit me right now is there no opposition to this from the immediate neighbors. And that was one of the questions I asked you yesterday and you talked about have you heard from them. Sometime those oppositions show up tonight in the form of written letters. There are none. The other two things that impressed me about this is that you are going to replace the brick on the front of the garage and really improve this building. It just doesn't look nice with the door wall on the side of it. It looks like a second living house there in some ways. The last thing I'll say is because you are going back and staying narrow it doesn't have a visual impact that an 800 and some square foot garage from the street or any street for that matter. So although it is a little big I--it's hard to tell how big

some other those other garages are that are in the neighborhood because they are detached in the backyard. I'd seen some that I think are a pretty good size.

Henry: Yes, sir.

Caramagno: It's hard to say because you are looking up a driveway through some cars. I'll be in support of this garage as presented. That's what I've got to say.

Henzi: Mr. Coppola.

Coppola: I'm a little concerned about coverage on the lot but generally I think I echo the previous comments. I think it's narrow so you won't be able to see it from the street. Your neighbors haven't objected to it. It's going to be tougher for a future family coming in and wanting it because there is no backyard you're going to have a garage. But that's your economic decision. It's something you will have to deal with at the time if you happen to sell it. But generally I have no significant objections to this.

Henry: Thank you very much.

Coppola: So I'll be in support.

Henzi: Mr. Sills.

Sills: When I drove by there I got kind afraid. I said where in the world is he going to extend his garage. And I thought he was going to put it between the existing garage and the house.

Henry: No, sir, no.

Sills: I said geez the trees in the way--

Henry: No--no--no.

Sills: I said that will really be crowded. I guess my main concern was the lot coverage. I think you are getting pretty close to the maximum.

Henry: Yes, sir we are a corner lot too so we are a little bit larger than--

Sills: That's the only thing I really questioned. I can understand why you want the larger garage and the existing garage is in rather poor shape.

Henry: Very, thank you.

Sills: I can go along with this.

Henzi: Mr. Bowling?

Bowling: I can be in support. I don't need to echo the other members' comments. I think you've presented a good plan and it makes good sense to me.

Henry: Thank you very much.

Henzi: Mr. Schepis.

Schepis: I agree with that. I think you've made a couple of good points for why you need this extra space. And based on the renderings that you've brought here today I think that this will look good. So I will support it.

Henzi: I too will support it. I have no problems with the lot coverage and I'll tell you why. If the petitioner constructed a brand new 660 square foot garage and put in a 200 square foot shed he'd be at 860. This is a proposal for 836 and he is getting rid of the shed. I'd rather see the nice garage.

Henry: Yes, sir.

Henzi: I think that the petitioner has made a very nice plan. I'd like to see conditions about all of the materials to match, etcetera. And I'll defer to the other Board members as to whether it is reasonable to have a 220 volt compressor. That's just something I'm not familiar with. But I will leave it up to the Board members. The floor is open for a motion.

Caramagno: Mr. Chair.

Henzi: Mr. Caramagno.

Upon Motion by Caramagno supported by Sills, it was:

RESOLVED, APPEAL CASE NO. 2015-04-10: An appeal has been made to the Zoning Board of Appeals by Chene Garbacik, 14307 Brentwood, Livonia, MI 48154, seeking to construct a detached garage addition, resulting in excess garage area.

Detached Garage Area:

Allowed:	660 sq. ft.
Proposed:	836 sq. ft. (528 sq. ft. existing)
Excess:	176 sq. ft.

The property is located on the west side of Brentwood (14307), between Jacquelyn and Meadowlark, Lot. No. 095-02-0072-000, R-1A Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 2.10(5), "Definition of Miscellaneous Terms; Garage, Private," **be granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met because the current garage is in poor condition and in need of replacement.
2. Denial of the variance would have severe consequences for the Petitioner because the petitioner would not be able to store his personal and recreational vehicles in the garage and the short driveway means that vehicles parked outside the garage can block the sidewalk.
3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance because the garage will not appear as large due to the garage being constructed deep into the yard in lieu of across the yard.
4. The Board received two letters of approval and no objection letters from neighboring property owners.

5. The property is classified as “low density residential” in the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, This variance is granted with the following conditions:

1. That the garage be constructed as presented to the Board verbally and in writing including vinyl siding and shingles to match the house, a 16 foot garage door, brick face, and new concrete.
2. That the shed be removed upon completion of the garage.
3. No additional outbuildings will be allowed on the property.
4. That the garage be completed by September 30, 2015.

ROLL CALL VOTE:

AYES: Caramagno, Sills, Bowling, Schepis, Coppola, Henzi

NAYS: Pastor

ABSENT: None

Henzi: The variance is granted with all the conditions that you heard us read. You just go to the ZBA office to apply for the permit--or to the Inspection Department I should say.

Henry: Okay, very good.

Henzi: Good luck to you.

Henry: Thank you very much, I greatly appreciate it.

Garbacik: Thank you.

APPEAL CASE NO. 2015-04-11: An appeal has been made to the Zoning Board of Appeals by Holly and David Bagley, 28020 Norfolk, Livonia, MI 48152, seeking to erect a six foot tall vinyl privacy fence on a corner lot, resulting in the fence being within the side and front yard and excess in height. Privacy fencing cannot be located within the side or front yards.

Fence Height:

Allowed:	5 ft.
Proposed	6 ft.
Excess:	1 ft.

The property is located on the north side of Norfolk (28020), between Gillman and Floral, Lot. No. 001-04-0432-000, R-1 Zoning District. Rejected by the Inspection Department under City of Livonia Fence Ordinance, Section 15.44.090A,4(bii) and B, "Residential District Regulations."

Henzi: Mr. DeMeyer, anything to add to this case?

DeMeyer: I have nothing to add at this time, Mr. Chair.

Henzi: Any questions for the Inspection Department?

Sills: Yes, I do.

Henzi: Mr. Sills.

Sills: Are we looking at a double fencing situation on this particular case?

DeMeyer: I don't believe so, no. They are looking for a fence in the front yard and side yard and if it was approved the other fence would have to come down. You are only allowed one fence on the property.

Sills: Okay.

Henzi: Anything else?

Sills: And the shed that's--that's pictured on this sketch is gone already?

DeMeyer: Yes, when I did my drive by and site visit I saw that the shed was missing also.

Sills: Thank you.

DeMeyer: And new concrete was poured.

Henzi: Anything else? Hearing none, will the petitioners please come to the podium?
Good evening.

David Bagley: David Bagley, 28020 Norfolk, Livonia, Michigan, 48152.

Holly Conley-Bagley: Holly Conley Bagley, 28020 Norfolk Street, Livonia, Michigan, 48152.

Henzi: Go ahead and tell us why you want to construct the vinyl fence.

Bagley: Our main concern is we have two dogs. We have a Siberian Husky and a Blue Heeler. Siberian Huskies are known as little Houdini's they like to jump over--I mean a five foot fence they would jump over with no problem. She can jump up to my shoulders standing up so she would have no problem jumping over a five foot fence. And we also want the privacy because we are on a corner lot and five foot--I'm six foot one so my head would be floating around the yard and people would be able to see me out there. I'd like to have a little bit of privacy and also you know in the future when we have kids we like to have privacy for our kids. I don't want anybody--someone could walk up to the fence at five feet and look over our fence and see you know what our kids are doing or what our dogs are doing. So--

Conley-Bagley: And as of right now our house is very unique because we don't have like a true backyard. Our house is all the way to like the side so we really don't have a backyard that we can use. And our side yard is really the only yard that we have. And we haven't really been able to utilize it. And as a kid I would spend the summers with my grandparents and kids would always be riding their bikes through my grandparents' yard, throwing trash in the yard and it is something that I still see now when it gets nice out. So it would be nice to kind of claim the yard down there to kind of deter people from using it. Because right now it doesn't look like anyone owns it. I mean we keep it up and mowed and everything but it just looks bare.

Bagley: And I do have the pictures of the fence we are wanting to put up which is a vinyl fence. It just looks like wood material. And I believe I drew it sketch on the survey of what we are proposing. And the shed is gone. It was an eyesore. The thing--her dad put it up many--many years ago and it was rusted so we took that down. And we did pour an addition to our driveway. And I also have sets of pictures here of another house that is on Fargo and Inkster on the Livonia side that have a six foot privacy fence on the corner lot with the house positioned just like ours is. And I also have another letter from a neighbor that send it before I came.

Henzi: Can you talk about the handouts once everyone has them?

Bagley: Yeah, sure.

Henzi: Just give them a second. So starting with the fence, that handout. The fence shown in the picture at the top that's the one that you want to erect?

Bagley: Yes, the mocha walnut is the one that we are wanting to put up. We did check with the fencing company and it is a new product that is available. So we can get it so.

Henzi: And then the next handout is the survey?

Bagley: Correct, yeah. I made copies of--

Henzi: What are pointing to?

Bagley: I'm sorry?

Henzi: What is the purpose of the survey?

Bagley: I just wanted--because I just wanted to show where the lines are, where the fence is at. Because I know the one I submitted with the application I did on the computer and I don't think it turned out right. I did it with a paint program.

Henzi: But it is the same, right?

Conley-Bagley: Yes.

Bagley: Correct.

Henzi: Okay. And then lastly you've got a picture of--that's the house at Fargo and Inkster.

Bagley: Right, correct.

Henzi: All from different angles?

Bagley: Mm-hmm.

Henzi: Okay. Anything else you wanted to say before we ask questions?

Bagley: The one thing I want to say is if you drive through the neighborhood it is an older neighborhood. Our house was built in '42. Her grandparents moved in 1960. We moved here in November of '13 to take care of her grandfather who was sick and he passed away in June. And one thing they always wanted to do was fence in the yard but they never could. Because back--I think back they had even stricter fencing laws that they never went to the trouble to do it. But we want to be part of the neighborhood to help revitalize it. There are new house being built, house being redone. And we want to continue that and have nice curb appeal so when people drive through and house shop they can see that people are keeping up their yards, keeping up their houses and they want to move in too.

Henzi: Okay. I have a couple questions maybe from Mrs. Bagley. So I met you outside and we talked about the fact that the house was built in '42. And I think that you thought the neighboring house that is actually the Gilman Street address is about that old too, is that right?

Conley-Bagley: Yeah, I think it may be a few years older than our house.

Henzi: Since you've been going to your grandparents' house has it always been configured the way that it is?

Conley-Bagley: Yeah.

Henzi: With the backyard is really the side yard?

Conley-Bagley: Mm-hmm, that is correct. And they always used to put a garden behind the garage and kind of make like a makeshift wire fence to keep animals out and stuff. But yeah ever since I can remember the side yard is like their main yard.

Henzi: And no additions to the house it was always in that specific configuration?

Conley-Bagley: The house was remodeled in 1965 to add more footage to the first floor. And then in 1979 they added the upstairs.

Henzi: Okay. And then you talked about the fact that it's' been a vacant--it looks like a vacant--

Conley-Bagley: It looks like a vacant lot.

Henzi: --lot?

Conley-Bagley: Yes.

Henzi: For as long as you can remember have you had problems with people cutting through as they are walking on Brentwood?

Conley-Bagley: Just some times like kids will hang out on the corner sometimes and just sort of chill there.

Bagley: Yeah, there will be times I will see kids riding their bikes through the lot or cutting through just because the see it's an open lot they can cut through.

Conley-Bagley: Like our biggest concern is like if someone were to get hurt while riding through our yard. And then we would be liable for that.

Henzi: Thanks. And I misspoke, it was Norfolk, Brentwood was the last one.

Conley-Bagley: Yeah, Norfolk.

Henzi: Okay, any questions?

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: I'm comparing these two surveys that you gave us and it looks like you moved some things around. The gate between the existing garage and the house--

Bagley: Correct.

Pastor: --you moved up to the front garage. You shortened the fencing from fourteen feet to twelve feet. You have not given us the dimensions from the sidewalk or the property line to the new fence. And it also looks like you lengthened your yard or shrunk the 25 foot offset that you were talking about on Floral Street.

Bagley: On the Norfolk side the sidewalk we want to put it five feet back from the sidewalk. And then from the Floral Street I believe its thirty feet from where the existing fence post is right now. And that's where we are willing to go through and corner it out.

Pastor: You have 25 feet on your original?

Bagley: Right, I--I mean--I--I mean--I--I--

Pastor: I'm just asking--I'm just asking what--

Bagley: Right, no, we were--because we--because when I looked at the survey I tried to measure it on the piece of paper when I did it on the computer which didn't come out exactly correct. But then when I drew it--printed it out and did it myself it came out to be about 30 feet. So we want to go where that existing fence post is at right now. Where

the fence--where the current chain link fence ends at that's where we are wanting the fence to go to and then cut across the yard.

Conley-Bagley: But that chain link fence that is there now will be taken down.

Bagley: Yeah.

Pastor: That makes it clearer to me.

Bagley: Sorry.

Pastor: That's all right. And you're saying that's approximately 30 feet?

Bagley: Correct, I believe so.

Pastor: Okay.

Bagley: And also we move--we brought the gate up from the back of the garage to the front simply because if we cut the fence in front of the driveway it makes it flush with it.

Pastor: I agree, I'm just--you said they were similar so I wanted to make sure of that. Where are you putting the fence on the--what direction is this--opposite side of Floral? You've got that one--the original one at the back corner, but the new one does not show where you are putting the fence.

Bagley: Yeah, the--the one behind the house where you have--where we have three feet between our house and the property line, we are going to keep that fence there. We spoke with the owner on the Gilman Street. He just put a fence in on the Norfolk and the fence actually sits on his property so we--I told him that it wouldn't be good to remove the fence and then he has a gap in the corner there and that would allow people to walk into his yard. So we told him whenever he is ready to expand it out a little bit to let us know and then we will finish it off.

Pastor: So you are proposing to have two fences on the side yard there?

Bagley: No it will be only one fence. We are moving the chain link fence along the longest part of the yard.

Pastor: What about the short side of the yard where it shows the fence?

Bagley: The short side of the yard we're not putting--we're leaving that chain link fence there and we're not--we're not putting a fence up.

Pastor: You're not putting your privacy fence in?

Bagley: No, not on that side, no.

Pastor: Okay, because it is highlighted on this--

Bagley: Right, because we submitted that after we--and then we talked to the owner of that lot and we told him that it would create a gap in the corner there. And so we told him it would be best if we just wait until he decides to change it--you know expand his fence there on his property.

Bowling: That's on the west side of your property?

Bagley: Correct.

Bowling: Okay.

Bagley: Yeah on the--yeah.

Pastor: Okay, thank you.

Henzi: Any other questions?

Bowling: Mr. Chair.

Henzi: Mr. Bowling.

Bowling: And just a question here, your neighbors who are directly to the north of you, that fence will kind of impact them. Are they in support of it?

Bagley: Yeah, the one there--the one that is part of their yard?

Bowling: Yeah.

Bagley: It's a rental and we spoke to the landlord and he said whatever you want to do because I don't care, just let me know I'll sign the waiver.

Bowling: Okay.

Bagley: So--

Henzi: Do we have anything else?

Bowling: Actually a question for Mr. DeMeyer. Usually a lot of these corner fences go through Sergeant Boitos who is the traffic department that takes a look at accessibility, view, street view, those kind of things. Has this gone through?

DeMeyer: We did send a letter to the police department but they did not respond and that is unusual for him. So yeah, we didn't get any response from him.

Bagley: I do know there is a 25 foot clearance on the corner which I did draw the line on that one I just gave to you guys. And I believe that should be the 25 foot triangle area from the point of intersection.

Henzi: Maybe a question for Mr. Fisher. Then what do we do with the fact that Sergeant Boitos didn't respond?

Fisher: Well, ordinarily we would not have put this on the agenda tonight without a response from Sergeant Boitos. That was just a snafu on our part. So the Board is--you can do your pleasure here. If you think this is not a bad enough sight line that you can go ahead and approve it. If you have questions about it then we can certainly reschedule or table it--reschedule it for Sergeant Boitos' response.

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: How critical is it that you do this fence immediately?

Bagley: It's been a priority for us. I mean our dogs they need out of the house, they need a yard. I mean as the Chairman drove by I had the dog outside and that's how we take our dogs out. They don't--they can't enjoy being outside. So it is kind of difficult. I mean we can't do--I mean we can't keep the house nice without having the dogs tearing something up. So they need to be outside. So it is very--I mean it is very important to us to have that up as soon as possible. I mean it is a big project. We are putting a lot of money into and we're not--I mean we are ready to go. So--

Pastor: Okay.

Henzi: Anything else? Is there anyone in the audience who wants to speak for or against the project? If so, come on up to the podium.

Martin: Thank you. Christopher Martin, 12275 Inkster Road, Livonia, 48150. Privacy fences on the corner side yard are one of my favorite topics. And a number of years ago there was a--I had pictures of 75 of them and hoping to get it on the agenda to have that changed at City Council. It never happened. It's hard to have privacy with something smaller in height than a six foot fence in a corner side yard where you have no neighbor. So, I'm in favor of this. The--it's an improvement. The issue with the dogs is important. There are a lot of people that are afraid of them no matter what size the dog is. This couple has larger ones. And another thing too it is kind of unusual is that I am pretty familiar with the State law on the Zoning Board. And the chairman sets the agenda. But this evening I almost took as our City Attorney is setting the agenda. Because the Sergeant didn't submit an answer to the letter. I think that is unusual, I think the chairman sets the agenda. Thank you.

Henzi: Any letters?

Caramagno: Letter of approval from Cheryl Bolender, 20208 Floral (letter read), a letter of objection from Betty Mott, 20117 Floral (letter read), letters of approval from Greg Lavigne, 20160 Angling (letter read), Jeffrey Barnes, 20249 Gilman (letter read), Janet O'Boyle, 20134 Floral (letter read), and Kim Ankiel, 20135 Floral (letter read).

Henzi: What is that first address?

Caramagno: On Floral? 20208.

Henzi: Thank you. Mr. and Mrs. Bagley, is there anything you would like to say in closing?

Bagley: The only thing I would like to say is the house has been--you know my wife's--you know my wife's family her dad grew up in the house. They've lived there since 1960. So we are wanting to continue the tradition of living in this neighborhood and we want to just live comfortably and have the privacy and have the--you know--have our dogs outside. I think they deserve that and I think our future kids deserve to have the privacy. And you know--the area can really need some improvements. If you go down a couple of blocks to the east as you get closer to Redford the neighborhood it looks a little rough. So we need more people to come into the neighborhood and I just think that with strict laws like a fence it would hinder them from making improvements to their house. You know later this year we want to add new gutters to the house. And next summer we will be residing the house. So we are here to stay and we are not going anywhere.

Henzi: Thank you.

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: I've got one final question. Where do you plan on ending this fence at the corner of your house? I don't see anything unless I am missing it.

Bagley: Are you talking about the back end of the house there?

Pastor: Yes.

Bagley: The back end will be at the back end of the house to the longest lot line there. And then there is a little--there should be line there.

Pastor: Well it is kind of a non-descript line that is why I missed it.

Bagley: Yeah, it's about ten feet--it's a ten foot fence there. From the back of the house to the line.

Pastor: Are you talking this side or down here?

Bagley: I'm talking about down where the house is. It will be on the west side of the house--

Pastor: Closer to your garage or closer to the--

Bagley: To the house.

Pastor: Okay.

Bagley: On the west--it will be the west side there.

Pastor: Yep, so you're coming all the way to the west side on that.

Bagley: It will be from the--

Pastor: Corner of your house--back corner of the house.

Conley-Bagley: Yes.

Bagley: Corner of the house to the north side of the--well the north side is the longest part of the fence.

Pastor: Right, okay. Thank you.

Coppola: Mr. Chair.

Henzi: Mr. Coppola.

Coppola: Just a couple of questions looking at this, it is a challenging lot. But two things. On the south side so it will be the Norfolk side. You've got a five foot setback from the sidewalk. Would you be opposed to a little deeper setback to make it look a little bit better, at least from my perspective?

Bagley: At the five foot back actually matches the house across the street. They are about five feet back from the sidewalk as well.

Coppola: I understand that, but my question was would you be open to a further setback?

Bagley: Yeah, I would be open to that. I mean as long as we get a six foot fence and that's one of the main concerns is that we want a six foot fence. And just a decent amount of yard for our dogs and for our future kids.

Coppola: And then my second question is in regards to the styling--at least again on that south side the people will see a lot of. A solid panel compared to some of these other options where you at least have an open top. It looks a little less--you know--kind of stockadeish (sic) in a sense at least along that wall. I know it is a little bit more expensive but at least proportionate it will look a little bit better for the neighbors and the neighborhood.

Bagley: Well the neighbors I've talked to that have seen the fence, they love it, they want it. And I think having two different type fences there actually wouldn't look that great. I think it would look better if everything was all uniform. And we do plan on landscaping on the outside of the property too. We are not just going to ignore the outside of the fence. We will landscape it. As when Mr. Caramagno was out there--I'm sorry if I didn't pronounce it right. We were planting flowers on the side of the driveway and we plan on getting an edger to edge the sidewalks to clean it up and plant flowers on the other side of the fence too.

Henzi: Okay, I'll close the public portion of the case and begin the Board's comments with Mr. Caramagno.

Caramagno: When I stopped by yesterday I really--I was real confused when I first walked up. I didn't understand before I got there--I didn't understand--you just have no backyard at all.

Bagley: Right.

Caramagno: Your backyard is that side yard. Your choice is nothing but to make this side yard your area to enjoy your property. So as I drove around on the way there and after I left, I was looking and you want to put a vinyl fence up and the area is so beat down to the east of you there. The fences are falling apart. So I am very impressed that you want to put a vinyl fence up. I think that is incredible because what you see in your neighborhood is just a good example of why wooden fences are just not cool. They just fall apart and look like hell. You've got a unique lot, I've already mentioned. And your safety issue that you brought up is real to me. I can see where without any patrolling at all kids play football in your yard. I like your plan. I think it is good. The fact that the police have not looked at the it just -- when I look at it here and when I was there I can see there is plenty of sight clearance at least in my mind. But I like your plan and I will be in support as it is.

Bagley: Thank you.

Henzi: Mr. Coppola.

Coppola: First of all, welcome to the community. Number two, thanks for making an investment in the community and making the neighborhood much better, I appreciate that. I understand you've got a challenging lot here, how you make it kind of work for yourself

and your family. Little bit struggling with the south side as I asked those questions. You know I think maybe a further setback. The one picture you provided us here they had their fence setback a little bit further and it actually to me kind of creates a little bit of a front yard also. Also, the stockade issue with the fence, I mean I've got a little bit of an issue. I can--again I didn't get a chance to get by there. I'm sure whatever you decide put up, anything would be better than what is in the neighborhood these days. It will be a significant improvement. I generally am in support of what you want to do. I struggle a little but with how tight it is against the south side and would suggest moving it back just a little bit to make it look a little better. But generally I am in support of your proposal.

Henzi: Mr. Sills.

Sills: I think your planning is good. The six foot fence is required because of the size of your dogs. I just hope that the neighborhood catches on to what you are doing and improves all the way around you.

Bagley: That's our goal.

Sills: The problem is when you throw a bad apple into a bushel of good ones, what happens?

Bagley: It only takes one bad apple.

Sills: That's right. But I'll--welcome to Livonia and I hope you enjoy your property. It is well planned out and I will support it a hundred percent. I will say one thing about the comment that Mr. Caramagno made about wooden fences. Wooden fences are fine when they are first put up but after a year they look like they've been there ten. And after five years you've got to tear them down.

Bagley: My thing with wood fences they are dying the day you put it up.

Sills: So I am glad you are going with the vinyl fence.

Henzi: Mr. Bowling.

Bowling: Welcome to Livonia. It sounds like your neighbors love you and you guys have a great plan here. I can see you have a hardship with the dogs and just the uniqueness of your lot and I think it is a great plan.

Bagley: Thank you.

Bowling: I'm glad to see you guys improving the neighborhood.

Henzi: Mr. Schepis.

Schepis: Yeah, I like what you are doing here. And I appreciate you've gone out of your way to talk to your neighbors and get their support. I think that is great. And I will support this.

Bagley: Thank you.

Henzi: Mr. Pastor.

Pastor: I will definitely support this. Thank you for talking to your neighbors. A lot of people don't talk to their neighbors and you would be surprised. We've actually asked

people to talk to their neighbors and they won't. So I appreciate you talking to your neighbors. Welcome to Livonia. It looks like you are improving the property and I believe that is what Livonia needs is young people improving their property. So I will be in support.

Henzi: I too will support. I think it is a great plan. I echo all the comments made by the other Board members. We've given lots of six foot privacy fences to what I call the standard side yard layout and this is anything but. I don't remember ever seeing a layout like this where there is absolutely no backyard or opposite side yard. I saw you out there with your dog this evening. I can tell you need something quick because it is a chore to get them out and they want exercise. I wouldn't have any problem going with Mr. Coppola's suggestion, that seemed fair to me. Even if we didn't I don't have any problem approving without Sergeant Boitos' opinion because all he would be concerned about would be that section when you are backing out of the garage and I think there is sufficient room to see oncoming child on a bicycle or somebody else driving a car. So the floor is open for a motion.

Bowling: Mr. Chair.

Mr. Henzi: Mr. Bowling.

Upon Motion by Bowling supported by Pastor, it was:

RESOLVED, APPEAL CASE NO. 2015-04-11: An appeal has been made to the Zoning Board of Appeals by Holly and David Bagley, 28020 Norfolk, Livonia, MI 48152, seeking to erect a six foot tall vinyl privacy fence on a corner lot, resulting in the fence being within the side and front yard and excess in height. Privacy fencing cannot be located within the side or front yards.

Fence Height:

Allowed:	5 ft.
Proposed	6 ft.
Excess:	1 ft.

The property is located on the north side of Norfolk (28020), between Gillman and Floral, Lot. No. 001-04-0432-000, R-1 Zoning District. Rejected by the Inspection Department under City of Livonia Fence Ordinance, Section 15.44.090A,4(bii) and B, "Residential District Regulations," **be granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met because the lot is unique due to the lack of a backyard and need to secure side yard for privacy and security of the pets.
2. Denial of the variance would have severe consequences for the Petitioner because the petitioner would not be allowed to protect his home and belongings and secure his pets.

3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance because the neighbors are in support of the petition and it is an improvement to the neighborhood.
4. The Board received five letters of approval and one objection letter from neighboring property owners.
5. The property is classified as “low density residential” in the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, This variance is granted with the following conditions:

1. That it be constructed as presented to the Board verbally and in writing.
2. That the project be completed within six (6) months.
3. That the setback from the Norfolk right-of-way be expanded from five feet to eight feet.
4. That the fence material be Mocha Walnut vinyl as presented to the Board.

ROLL CALL VOTE:

AYES: Bowling, Pastor, Sills, Schepis, Coppola, Caramagno, Henzi

NAYS: None

ABSENT: None

Henzi: The variance is approved with those three conditions.

Bagley: Okay, and you said the eight foot from the sidewalk?

Coppola: Right, east of--from the garage east towards Floral, that section would be eight feet.

Bagley: So from the Floral sidewalk to the--okay.

Coppola: No, the Norfolk sidewalk.

Bagley: Norfolk, okay.

Coppola: So instead of a five foot setback, it will be an eight foot setback.

Bagley: Okay.

Coppola: Just another three feet.

Bagley: Okay.

Henzi: Got it?

Bagley: Sounds good.

Henzi: Okay, good luck.

Bagley: Thank you.

Conley-Bagley: Thank you.

Pastor: I think we have minutes, don't we?

Henzi: Yeah, March 10th.

DeMeyer: What are the three conditions again? I'm sorry.

Henzi: The south side portion that was presented as a five foot setback has to be eight. It has to have the mocha walnut. And then the timing.

Bowling: Six months.

Henzi: Six months to complete.

DeMeyer: Thank you.

Pastor: I make a motion to approve the March 10th minutes.

Henzi: Is there support?

Coppola: Support.

Henzi: And we will note we will have three abstentions, Schepis, Sills, and Henzi?

Burklow: Pardon?

Henzi: We were all absent so we are abstaining.

Henzi: All in favor say aye.

Board Members: Aye.

Henzi: Minutes are approved.

Pastor: I make a motion to adjourn.

Henzi: Is there support?

Schepis: Support.

Henzi: Support by Schepis.

Henzi: All in favor say aye.

Board Members: Aye.

Henzi: We're adjourned.

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.

Matt Henzi, Chairman

Sam Caramagno, Secretary

/pcb

2023-04-06



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 BELOW Address SAME AS BELOW
 Owner MIKE KINAIA Address 2500 WESTMONT CIRCLE, STERLING HTS, MI 48310-6986
 Lessee --- Address ---
 Location WEST Side of 12679 MIDDLEBOLT Street
 Between INDUSTRIAL And CSX RAILROAD
 Lot No./Parcel No. 101-99-0008-015 Subdivision ---
 Zoning District C-2 Map No. NE26 Lot Size 1.26 ACRES Alley ---
 Present Use COMMERCIAL / RETAIL Proposed Use SAME
 Present Building Size N/A Proposed Building Size NONE PROPOSED
 Present Height of Building ONE STORY Proposed Height " "
 Allowable Lot Coverage N/A Proposed Lot Coverage N/A

Proposal SEEKING TO ERECT FOUR MENU AND PRE-MENU SIGNS WITHIN A DRIVE THRU RESULTING IN EXCESS NUMBER OF MENU BOARD SIGNS AND TOTAL COMBINED SIGN AREA. NUMBER OF MENU/PRE-MENU SIGNS ALLOWED: ONE; PROPOSED: 4; EXCESS: 3. MENU SIGN AREA ALLOWED: 30 sq ft; PROPOSED: 47 sq ft; EXCESS: 17 sq ft. THE DIRECTIONAL SIGNS ARE PROPOSED EQUAL IN SIZE AT 2.6 sq ft, WHERE TWO SQUARE FEET IS ALLOWED, AN EXCESS OF 0.6 SQUARE FEET.

Reason for Rejection LIVONIA VISION 21, SECTION 11.06(8) AND 11.08(3)

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 11.06(8) 3 SIGNS
 Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 11.06(8), 11.08(3) 17 S.F. / DIRECTIONAL 0.6 S.F.

Remarks _____

Plans and Application examined by Ryo

Date

APRIL 18, 2023

ZONING EXAMINER

EXISTING CURB TO REMAIN

EXISTING CONCRETE PAVEMENT TO REMAIN

RED = EXISTING DRIVE-THRU EQUIPMENT
BLACK = PROPOSED DRIVE-THRU EQUIPMENT

SCOPE OF WORK

- REMOVE EXISTING 3 PANEL MENU BOARD & FOUNDATION
- REMOVE, SALVAGE, AND REINSTALL EXISTING ORDER POINT CANOPY W/DIGITAL ORDER SCREEN & FOUNDATION
- REMOVE EXISTING NON-ILLUMINATING BOLLARD & FOUNDATION
- DISCONNECT AND ABANDON EXISTING DETECTOR LOOP IN PLACE
- REMOVE EXISTING PRE-MENU BOARD & FOUNDATION
- INSTALL NEW 3 PANEL MENU BOARD - SEE DETAIL 20, 24A
- REINSTALL SALVAGED ORDER POINT CANOPY W/DIGITAL ORDER SCREEN - SEE DETAIL 2, 25
- INSTALL NEW NON-ILLUMINATING BOLLARD - SEE DETAIL 18
- INSTALL NEW DETECTOR LOOP
- INSTALL NEW PRE-MENU BOARD - SEE DETAIL 3, 23
- EXISTING CLEARANCE BAR, TO REMAIN
- EXISTING "DRIVE THRU" SIGN, TO REMAIN

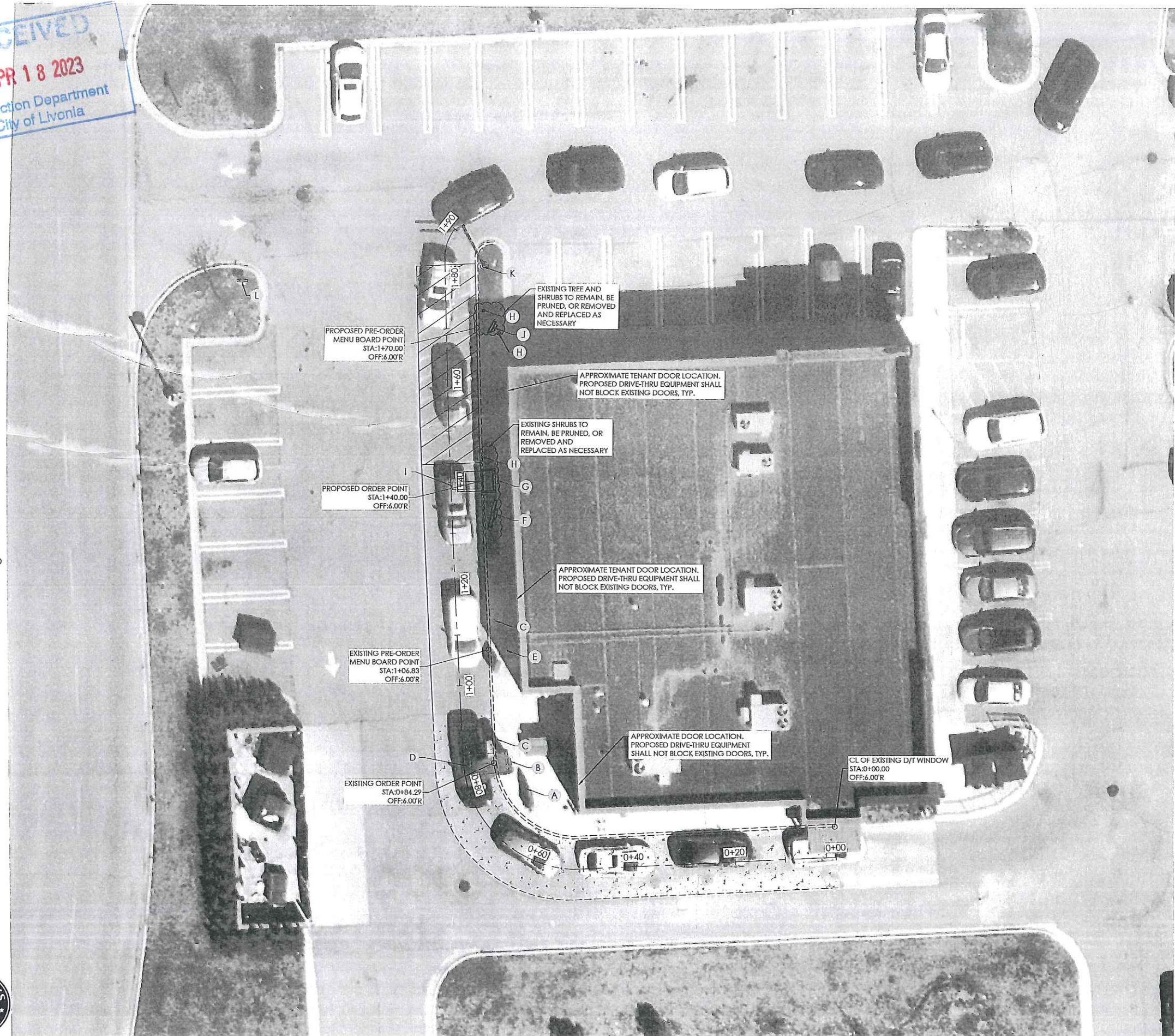
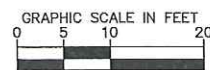
GENERAL NOTES

1. EXISTING ORDER POINT TO BE REUSED, UNLESS NOTED OTHERWISE
2. REFERENCE DRIVE-THRU STATIONING (OFFSET 6' FROM FACE OF CURB)
3. REFERENCE DETAIL 28 FOR LOW VOLTAGE WIRING DIAGRAM. FOR PLACEMENT OF NEW ELECTRIC OR COMMUNICATION LINES, CONTRACTOR TO REPLACE EXISTING SURFACES OF DISTURBED AREAS IN KIND.
4. FOUNDATIONS DESIGNED FOR MODERATE SOIL CONDITIONS, CONTRACTOR TO VERIFY FOUNDATIONS WITH A LICENSED STRUCTURAL ENGINEER.
5. CONTRACTOR TO REPLACE ANY DISTURBED CURB, PAVING OR LANDSCAPE IN KIND.

PRIVATE UTILITY LOCATE NOT DEPLOYED
FOR THIS SITE. CONTRACTOR TO FIELD
LOCATE EXISTING UTILITIES AND POTENTIAL
OBSTRUCTIONS

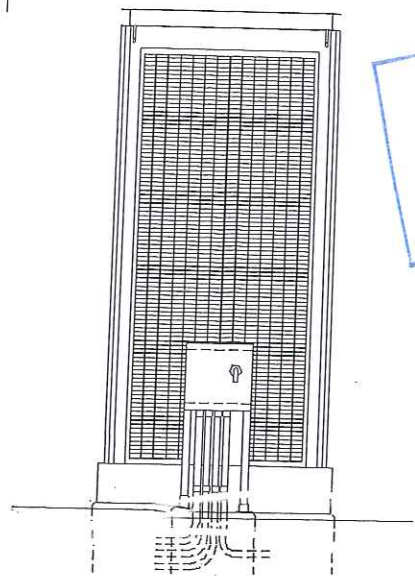


Know what's **below**.
Call before you dig.



SHEET NUMBER C100	STORE 23871 12679 MIDDLEBELT RD PREPARED FOR STARBUCKS	LIVONIA MI	DRIVE-THROUGH EQUIPMENT RELOCATION PLAN	KHA PROJECT 160924031 DATE 04/19/2023 SCALE AS SHOWN		Kimley»»Horn of Michigan, Inc. © 2022 KIMLEY-HORN OF MICHIGAN, INC. 1000 TOWN CENTER, SUITE 1900, SOUTHFIELD, MI 48075 PHONE 661-464-4197 WWW.KIMLEY-HORN.COM	No.	REVISIONS	BY DATE
				DESIGNED BY MS DRAWN BY MS CHECKED BY JAR					

RECEIVED
APR 18 2023
 Inspection Department
 City of Livonia



BACK ELEVATION

DIGITAL ORDER
 SCREEN WITH CANOPY
 (BY STARBUCKS)

DOS CONTROL BOX
 ON UNISTRUT
 FRAME

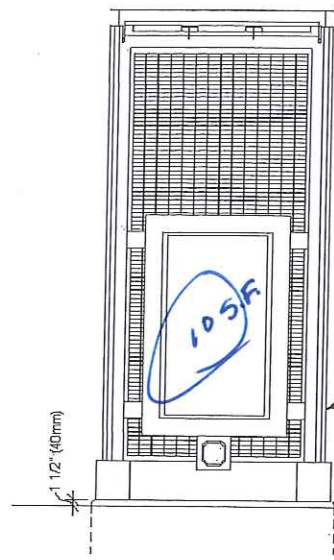
FINISH GRADE

LEFT ELEVATION

CONCRETE
 CURB

FINISHED DRIVE
 GRADE

CONCRETE
 FOOTING
 SEE SHEET
 S-100 FOR
 DETAILS



FRONT ELEVATION

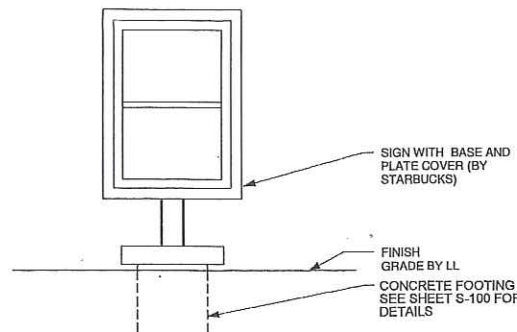
DIGITAL ORDER
 SCREEN WITH CANOPY
 (BY STARBUCKS)

EXPOSED CONCRETE
 FOOTING

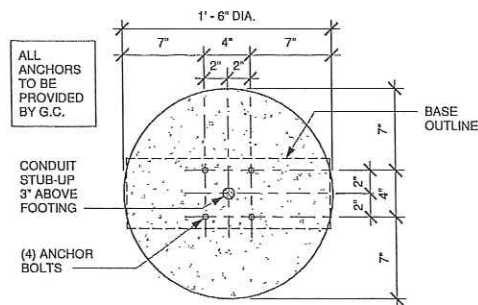
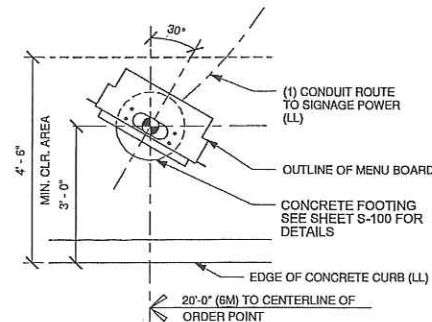
CONCRETE
 CURB

PLAN

2 DIGITAL ORDER SCREEN AND CONTROL BOX W/CANOPY
 N.T.S.

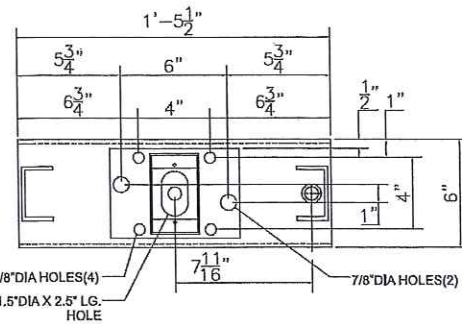
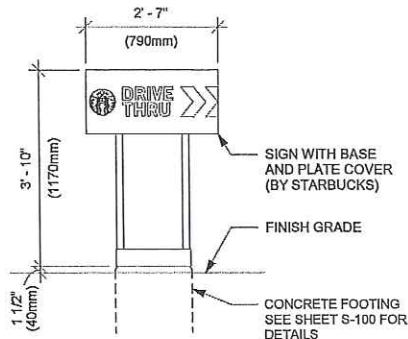


3 DTE - PRE-MENU FREESTANDING
 N.T.S.



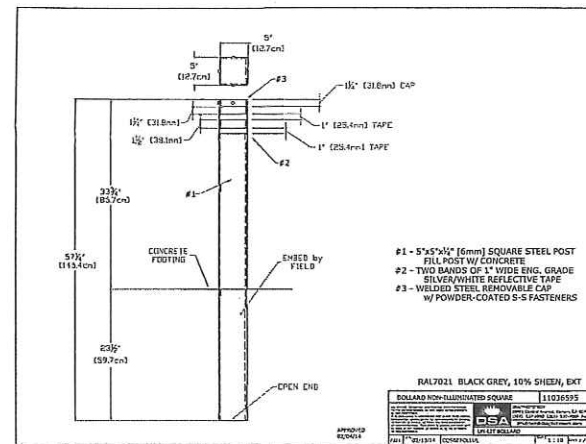
BOLT PATTERN (TOP VIEW)

FOUNDATION AND ANCHORS		
QTY.	ANCHOR TYPE	ALTERNATIVE TYPE
4	1/2" STEEL STRAIGHT ANCHOR BOLTS WITH FLAT WASHERS AND HEAVY HEX NUTS (A36)	1/2" HILTI KWIK BOLT 3 EXPANSION ANCHORS, 2 3/4" MIN. EMBEDMENT
8	#3 BAR, STEEL REBAR TIES	
6	#4 BAR, VERTICAL STEEL REBAR	
CONCRETE		
0.15 CUBIC YARDS - AUGERED FOUNDATION: 18" DIA. X 42" DEEP		



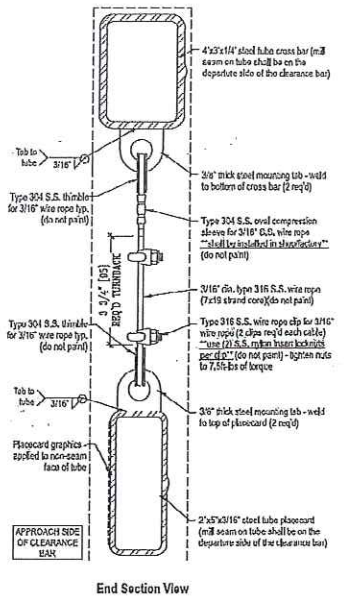
PLAN VIEW (BASE)

17 DIRECTIONAL ARROW W/LOGO, ILLUMINATED
 N.T.S.

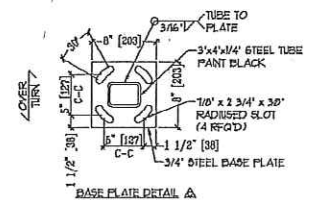


8'-6" Clearance Bar

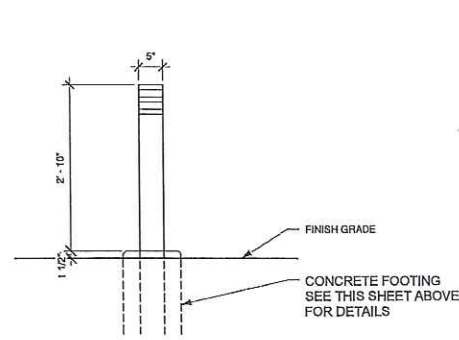
15 CLEARANCE BAR
 N.T.S.



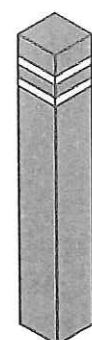
End Section View



BASE PLATE DETAIL



18 DTE - NON-ILLUMINATED PROTECTIVE BOLLARD
 N.T.S.



5"X5" BLACK STEEL POST
 2 BANDS OF 1" WHITE REFLECTIVE TAPE.

21 DTE - DIRECTIONAL SIGN FOOTING
 N.T.S.

Kimley»Horn

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 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114

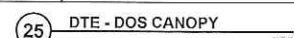
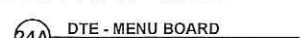
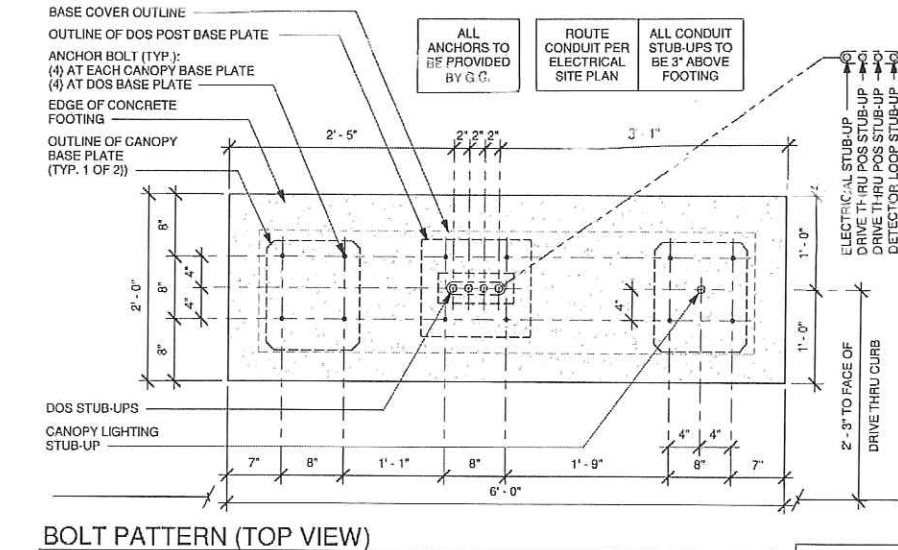
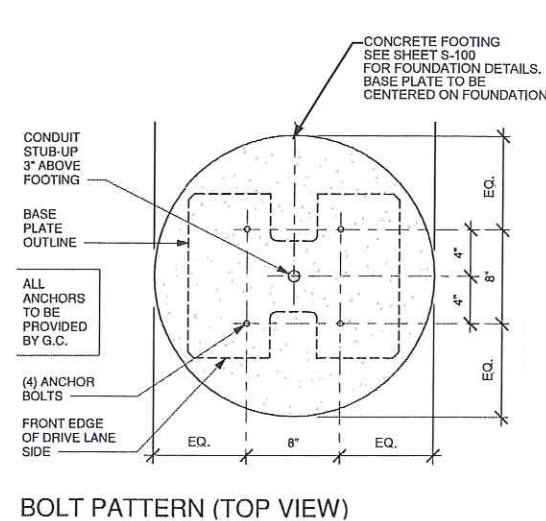
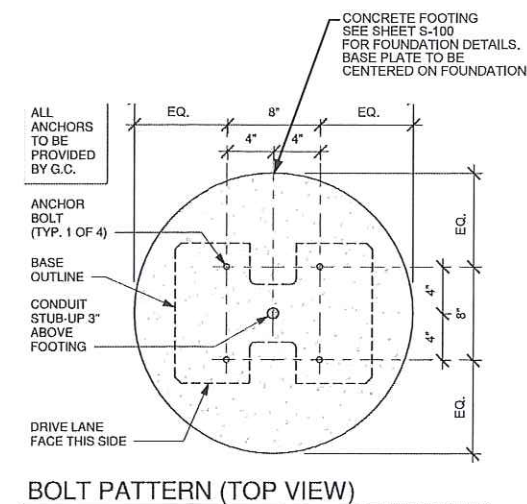
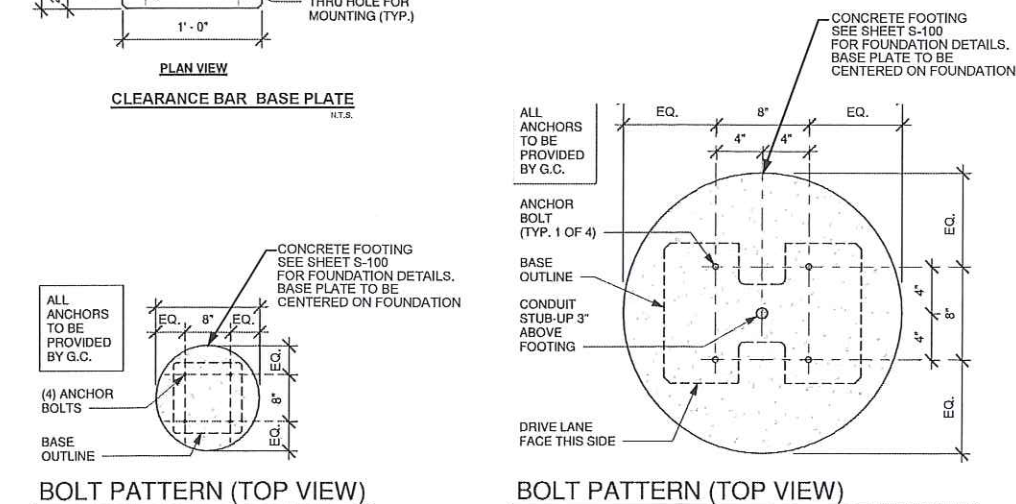
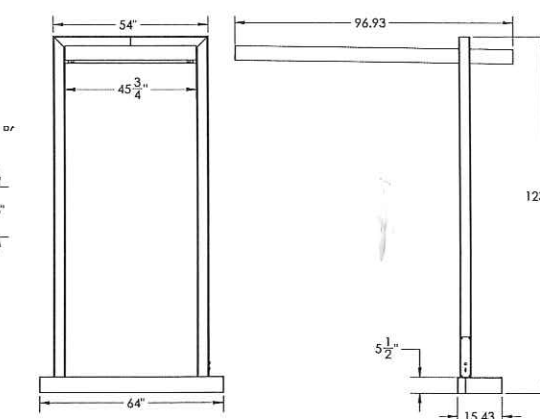
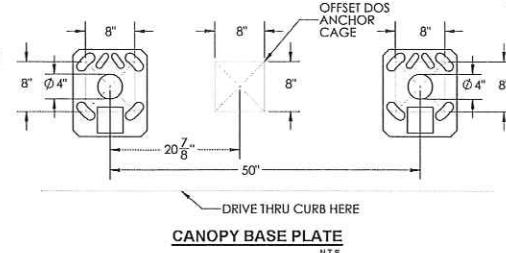
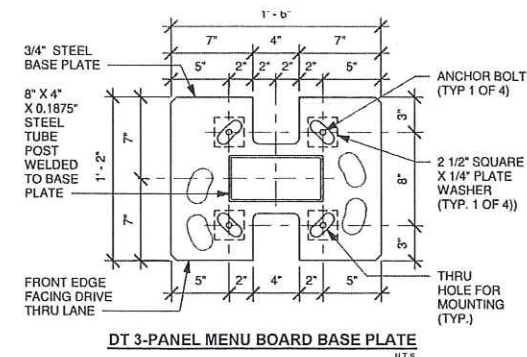
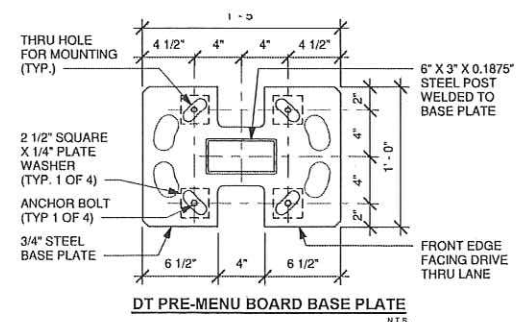
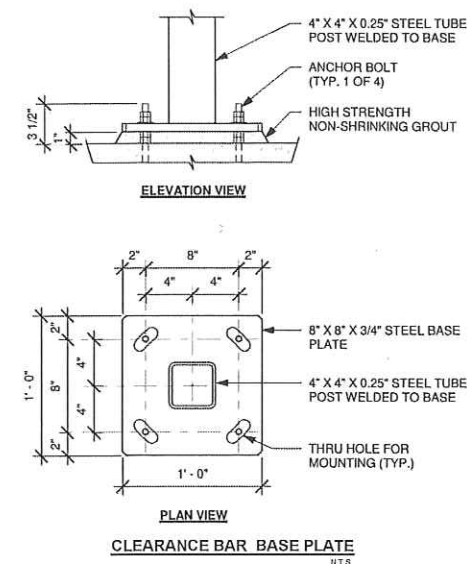
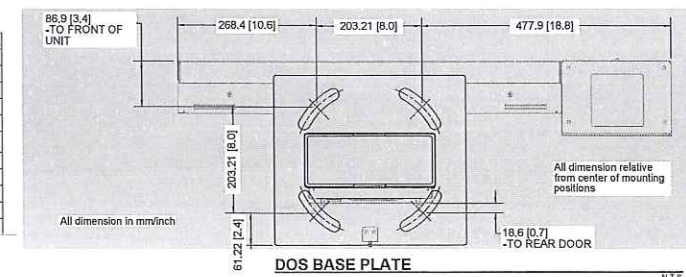
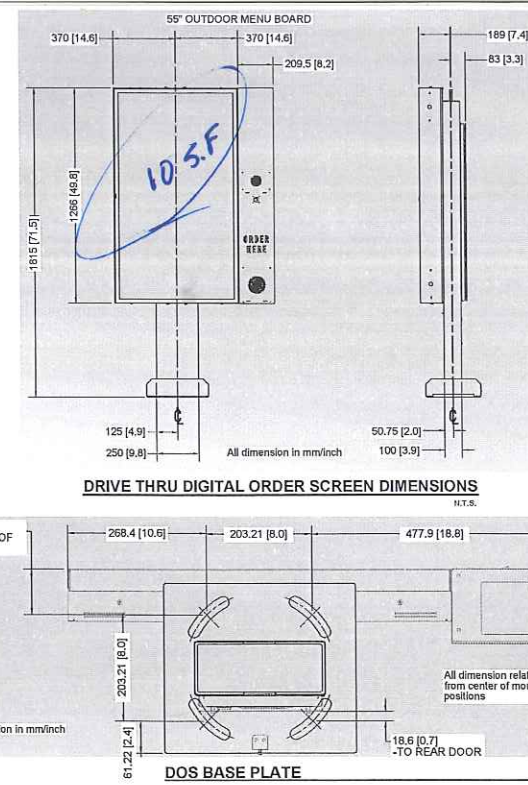
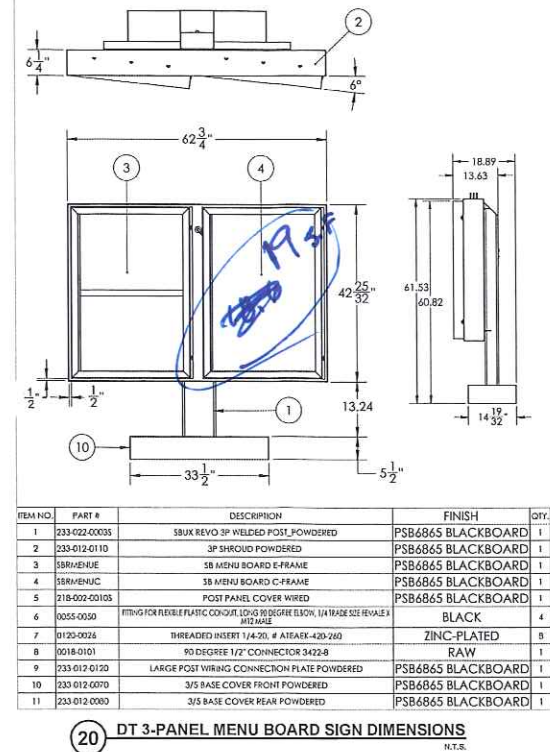
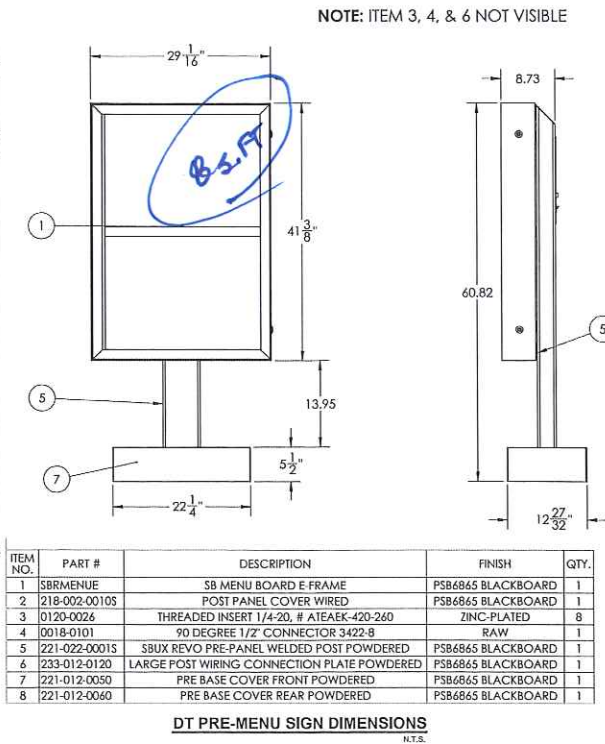
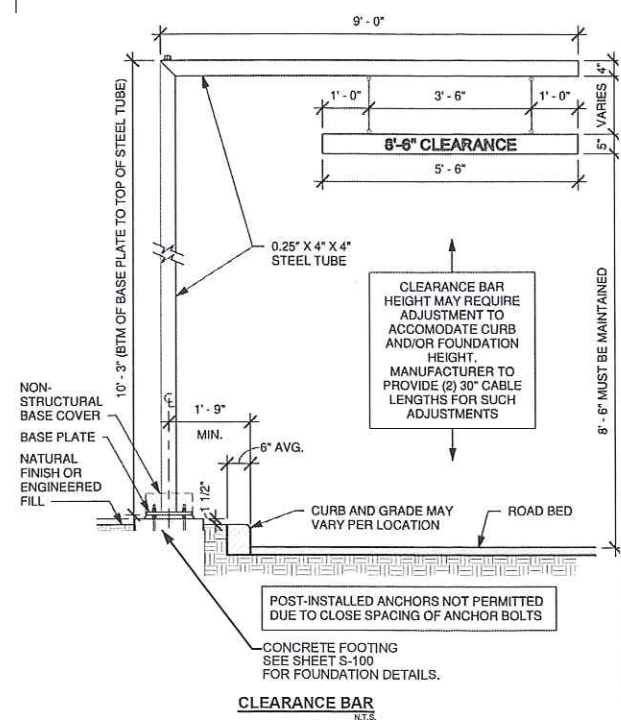


ORDER SCREEN, MENU BOARDS, AND SIGNS

DRIVE-THROUGH EQUIPMENT RELOCATION DETAILS

CD01

4/18/2023



FOOTINGS

DRIVE-THROUGH EQUIPMENT RELOCATION DETAILS

4/18/2023

CD02

Kimley»»Horn
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114

PROJECT GENERAL NARRATIVE AND REQUIREMENTS:

1. THESE CONSTRUCTION DOCUMENTS ARE SPECIFICALLY APPLICABLE TO FOUNDATIONS SUPPORTING THE COMPONENTS LISTED BELOW:

COMPONENT NAME	COMPONENT DIMENSIONS (WxHxD, FT)	COMPONENT WEIGHT (LBS)
PRE-MENU BOARD	2'-5 1/8" x 5'-1 3/8" x 8 3/4"	141.37
3-PANEL MENU BOARD	5'-2 3/4" x 5'-1 1/8" x 1'-6 7/8"	277.10
5-PANEL MENU BOARD	7'-10 1/2" x 5'-1 1/8" x 1'-6 7/8"	360
DIGITAL ORDER SCREEN	3'-1 1/8" x 4'-1 3/4" x 9 3/8"	391
DIRECTIONAL SIGN	2'-7" x 3'-10" x 5 1/4"	65
SPEAKER POST	10 3/4" x 3'-10" x 10 3/4"	32
CANOPY	10'-3 3/8" x 4'-6" x 8'-7 1/8"	602
DIGITAL ORDER SCREEN WITH CANOPY	10'-3 3/8" x 4'-6" x 8'-7 1/8"	993
CLEARANCE BAR	9'-0" x 10'-3" x 0'-4"	350

2. FOUNDATION DESIGN IS BASED ON THE DESIGN CRITERIA.

3. IF GROUND SNOW LOAD IN PROJECT LOCATION EXCEEDS THAT LISTED IN THE DESIGN CRITERIA, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY. THE AUTHORITY HAVING JURISDICTION IS TO APPROVE THAT THE SNOW LOAD IS ACCEPTABLE WITH THEIR LOCALLY ADOPTED CODES AND STANDARDS.

4. IF THE PROJECT IS LOCATED IN AN AREA CLASSIFIED AS SITE CLASS E OR F, A SITE-SPECIFIC GEOTECHNICAL ANALYSIS IS REQUIRED AND THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY.

5. THE CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE ALL COORDINATION, MATERIALS, LABOR, AND OVERHEAD NECESSARY FOR COMPLETION OF THE FOLLOWING:

- ALL STRUCTURES ARE DESIGNED TO ACT AS A STRUCTURAL UNIT UPON COMPLETION. CONTRACTOR SHALL DESIGN AND PROVIDE NECESSARY BRACING, TEMPORARY SUPPORTS, AND SHORING TO RESIST FORCES ON THE STRUCTURE DURING CONSTRUCTION.
- VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO STARTING WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING WORK.
- CONTRACTOR MUST EXERCISE EXTREME CARE DURING THE EXCAVATION AND CONSTRUCTION FOR NEW STRUCTURE TO AVOID DAMAGE TO EXISTING STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MEANS AND METHODS REQUIRED TO FACILITATE CONSTRUCTION OF THE WORK AND ENSURING THE SAFETY, STABILITY AND INTEGRITY OF ADJACENT STRUCTURES AND FACILITIES.
- CONTRACTOR MUST ENGAGE A GEOTECHNICAL ENGINEER TO FIELD VERIFY SOIL PARAMETERS NOTED IN THE FOUNDATION NOTES AND CONCRETE CLASS NOTED UNDER CONCRETE NOTES.

DESIGN CRITERIA:

- DESIGN CRITERIA IS BASED ON THE CONTROLLING GEOGRAPHICAL LOADINGS CONSIDERING CLIENT-PROVIDED PROJECT LOCATIONS IN THE UNITED STATES.
- THE DESIGN CRITERIA PERTAINING TO EACH SPECIFIC SITE WILL DIFFER FROM THE DESIGN CRITERIA LISTED BELOW. THE DESIGN CRITERIA LISTED BELOW IS CONSERVATIVE RELATIVE TO THE SITE SPECIFIC DESIGN WITH THE CONSIDERATION OF PROJECT GENERAL NARRATIVE AND REQUIREMENTS NOTE 4, ABOVE.
- BUILDING CODE: DESIGNED IN ACCORDANCE WITH 2015, 2018 AND 2021 INTERNATIONAL BUILDING CODES.
- DESIGN LOADS
RISK CATEGORY = II
DEAD LOAD:
SELF WEIGHT OF MATERIAL
WIND:
DESIGN WIND SPEED (3 SEC. GUST) = 169 MPH (ULTIMATE)
WIND EXPOSURE = D
SNOW:
GROUND SNOW LOAD, PG = 100 PSF
SEISMIC:
SEISMIC IMPORTANCE FACTOR, IE = 1.0
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS:
S_s = 2.432g
S₁ = 0.853g
SITE CLASS = D
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS:
S_{DS} = 1.622g
S₁ = 0.853g
SEISMIC DESIGN CATEGORY = E
RESPONSE MODIFICATION COEFFICIENT (R_a) = 3.0

**NOTE: PRIOR TO CONSTRUCTION, SITE-SPECIFIC VALUES SHOULD BE DETERMINED FOR EACH PROPOSED PROJECT LOCATION. SHOULD SITE-SPECIFIC VALUES EXCEED THOSE NOTED ABOVE, THE ENGINEER OF RECORD SHALL BE CONTACTED IMMEDIATELY.

FOUNDATIONS:

- FOUNDATIONS ARE DESIGNED USING PRESUMPTIVE SOIL VALUES IN ACCORDANCE WITH THE BUILDING CODE.
- ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- IBC PRESUMPTIVE VERTICAL BEARING CAPACITY: 1,500 PSF
- IBC PRESUMPTIVE LATERAL BEARING CAPACITY: 100 PCF
- MINIMUM DEPTH OF ALL FOUNDATIONS SHALL BE 6 INCHES BELOW THE FROST DEPTH OR THE EMBEDMENT NOTED IN THE DRILLED SHAFT FOUNDATION PROPERTY TABLE, WHICHEVER IS GREATER.
- ASCE PRESUMPTIVE WATER SUBMERGED SOIL WEIGHT = 48 PCF.

CONCRETE:

- READY-MIX CONCRETE WORK SHALL CONFORM TO ASTM C94.
- STRUCTURAL CONCRETE MATERIALS SHALL CONFORM TO THE FOLLOWING:

- TYPE V PORTLAND CEMENT - ASTM C150
- AGGREGATES (3/4" MAX.) - ASTM C33
- AIR ENTRAINING (6% ± 1.5%)
- WATER REDUCING - ASTM C494
- FLY ASH (MAX 25% BY WEIGHT), TYPE F - ASTM C618
- WATER - CLEAN AND POTABLE
- REINFORCING STEEL: ASTM A615 GRADE 60
- GROUT SHALL BE NON-SHRINK, NON-METALLIC
- USE OF CALCIUM CHLORIDE IS NOT PERMITTED

3. STRUCTURAL CONCRETE MIX SHALL CONFORM TO THE FOLLOWING:

- CONCRETE MIXES AND EXPOSURE CLASS ACCORDING TO ACI 318-14 AND ACI 318-19

FOUNDATIONS	F ¹ C PSI	CLASS	MAX WATER-TO-CEMENT RATIO
	4,500	S1/F2	0.45

CONCRETE EXPOSURE CLASS S1 IS ADEQUATE FOR SOILS WITH A C₃A CONTENT UP TO 8.0%.

4. REQUIRED SLUMP: 2" TO 4" (BEFORE ADDITION OF SUPERPLASTICIZER)

5. ALL CONCRETE MATERIALS, PLACING, AND HANDLING SHALL BE IN ACCORDANCE WITH THE LATEST CODE-ADOPTED EDITION OF ACI 318 AND ACI 301 IN EACH PROJECT LOCATION. CONCRETE WORK SHALL CONFORM TO THE LATEST CODE-ADOPTED VERSION OF ACI 318 IN EACH PROJECT LOCATION.

6. CONCRETE COVER FOR REINFORCEMENT BARS SHALL CONFORM TO THE FOLLOWING, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
- CONCRETE EXPOSED TO EARTH/WEATHER (NO. 6 - NO. 18 BARS): 2 INCHES
- CONCRETE EXPOSED TO EARTH/WEATHER (NO. 5 AND SMALLER): 1 1/2 INCHES

7. DETAILING OF REBAR SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ACI DETAILING MANUAL AND CONCRETE REINFORCING INSTITUTE'S LATEST EDITION OF "MANUAL OF STANDARD PRACTICE".

8. ALL DIMENSIONS PERTAINING TO LOCATION OF REINFORCING BARS ARE TO CENTERLINE OF BARS EXCEPT WHERE THE CLEAR DIMENSION IS SHOWN TO FACE OF REINFORCING BAR.

9. REINFORCEMENT DETAIL DIMENSIONS SHALL BE OUT-TO-OUT OF BARS.

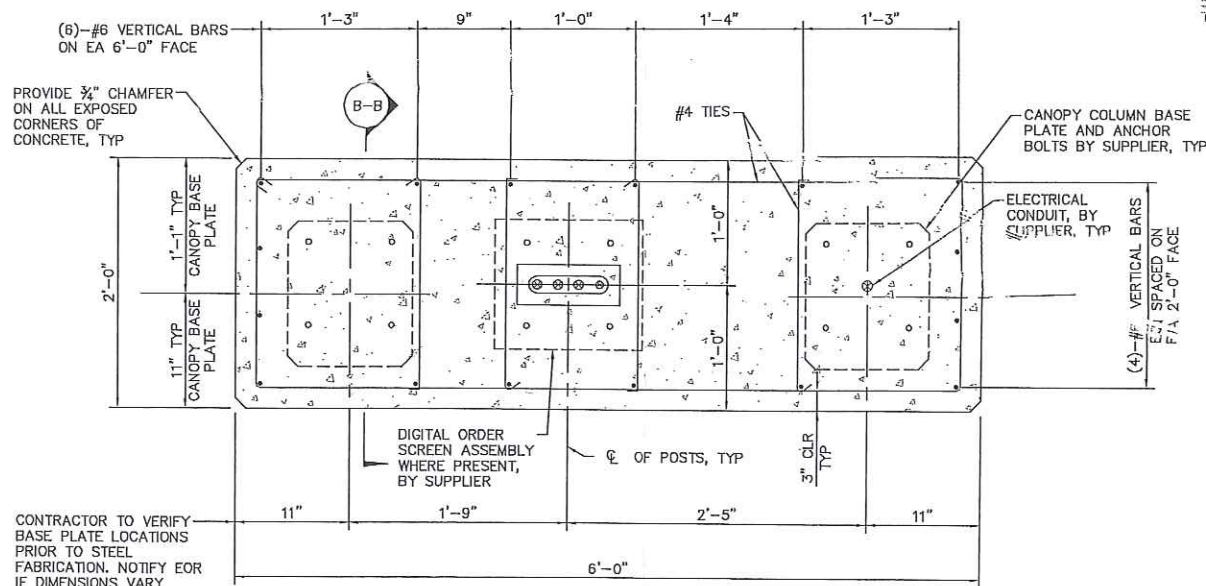
10. ACI STANDARD HOOKS SHALL BE USED UNLESS OTHERWISE NOTED.

11. ALL CONTINUOUS BARS SHALL HAVE CLASS "B" TENSION LAP SPLICES.

12. BARS SHALL BE FIELD TIED. WELDING IS NOT PERMITTED. FIELD HEATING TO BEND IS NOT PERMITTED.

13. SUPPORT REINFORCEMENT IN ITS PROPER LOCATION FROM THE FORMWORK DURING CONCRETE OPERATION.

14. FORM TIES AND REINFORCING BAR SUPPORTS SHALL BE OF NON-CORROSIVE MATERIAL INCLUDING, BUT NOT LIMITED TO, FIBERGLASS, PLASTIC, AND/OR CONCRETE BLOCK.

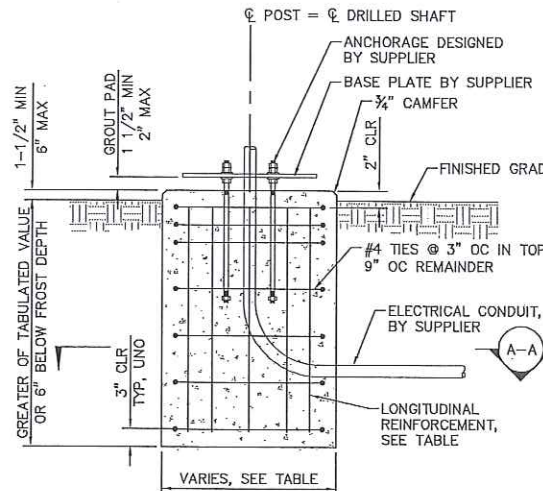


CANOPY FOUNDATION PLAN VIEW

SCALE: 1" = 1'-6"

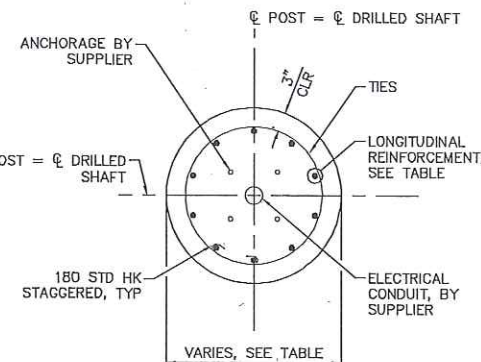
DRILLED SHAFT FOUNDATION PROPERTIES			
COMPONENT NAME	DRILLED SHAFT DIAMETER*	EMBEDMENT DEPTH	LONGITUDINAL REINFORCEMENT
PRE-MENU BOARD	2'-6"	5'-0"	(9)-#6
3-PANEL MENU BOARD	2'-6"	6'-6"	(9)-#6
5-PANEL MENU BOARD	2'-6"	7'-0"	(9)-#6
DIGITAL ORDER SCREEN	2'-6"	5'-6"	(9)-#6
DIRECTIONAL SIGN	2'-0"	5'-0"	(6)-#6
SPEAKER POST	2'-0"	5'-0"	(6)-#6
CLEARANCE BAR	2'-0"	6'-6"	(6)-#6

*CONTRACTOR TO COORDINATE BASE PLATE AND ANCHOR CONFIGURATION W/ SHAFT GEOMETRY PRIOR TO STEEL FABRICATION.



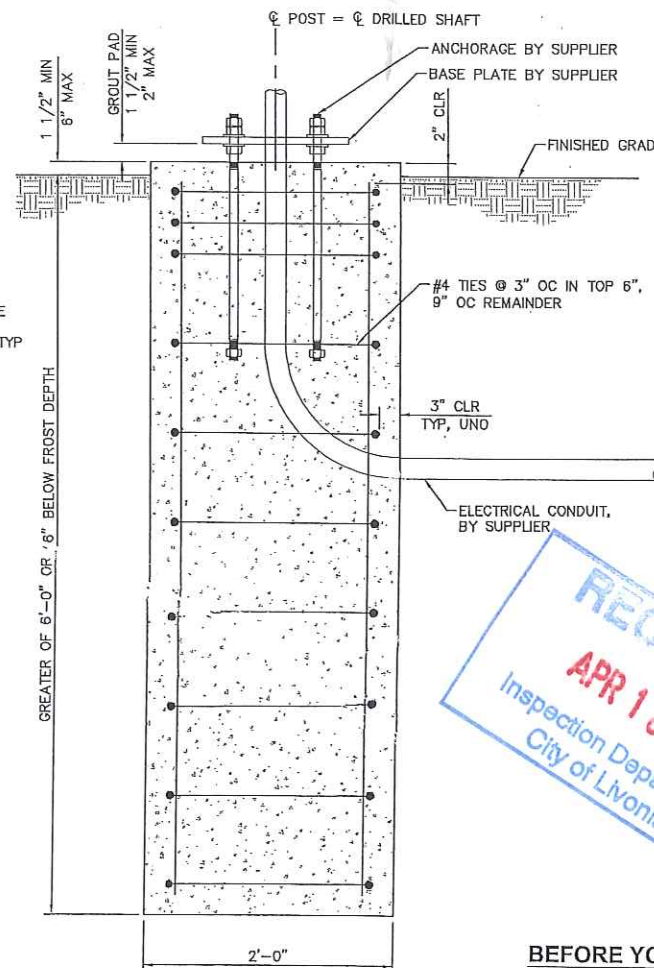
DRILLED SHAFT FOUNDATION ELEVATION

SCALE: NOT TO SCALE



DRILLED SHAFT FOUNDATION SECTION A-A

SCALE: NOT TO SCALE



CANOPY FOUNDATION SECTION B-B

SCALE: 1" = 1'-6"

BEFORE YOU DIG, CALL



KHA PROJECT	093868001
DATE	7/28/2022
SCALE	AS SHOWN
DESIGNED BY	JML
DRAWN BY	JML
CHECKED BY	CHN

STRUCTURAL
NOTES AND
DRIVE THRU
FOUNDATION
DETAILS

PREPARED FOR:
STARBUCKS
CORPORATION



SHEET NUMBER
S-100

VARIES, MULTIPLE SITES

ZBA CASE

2023-04-06

12679 MIDDLEBELT

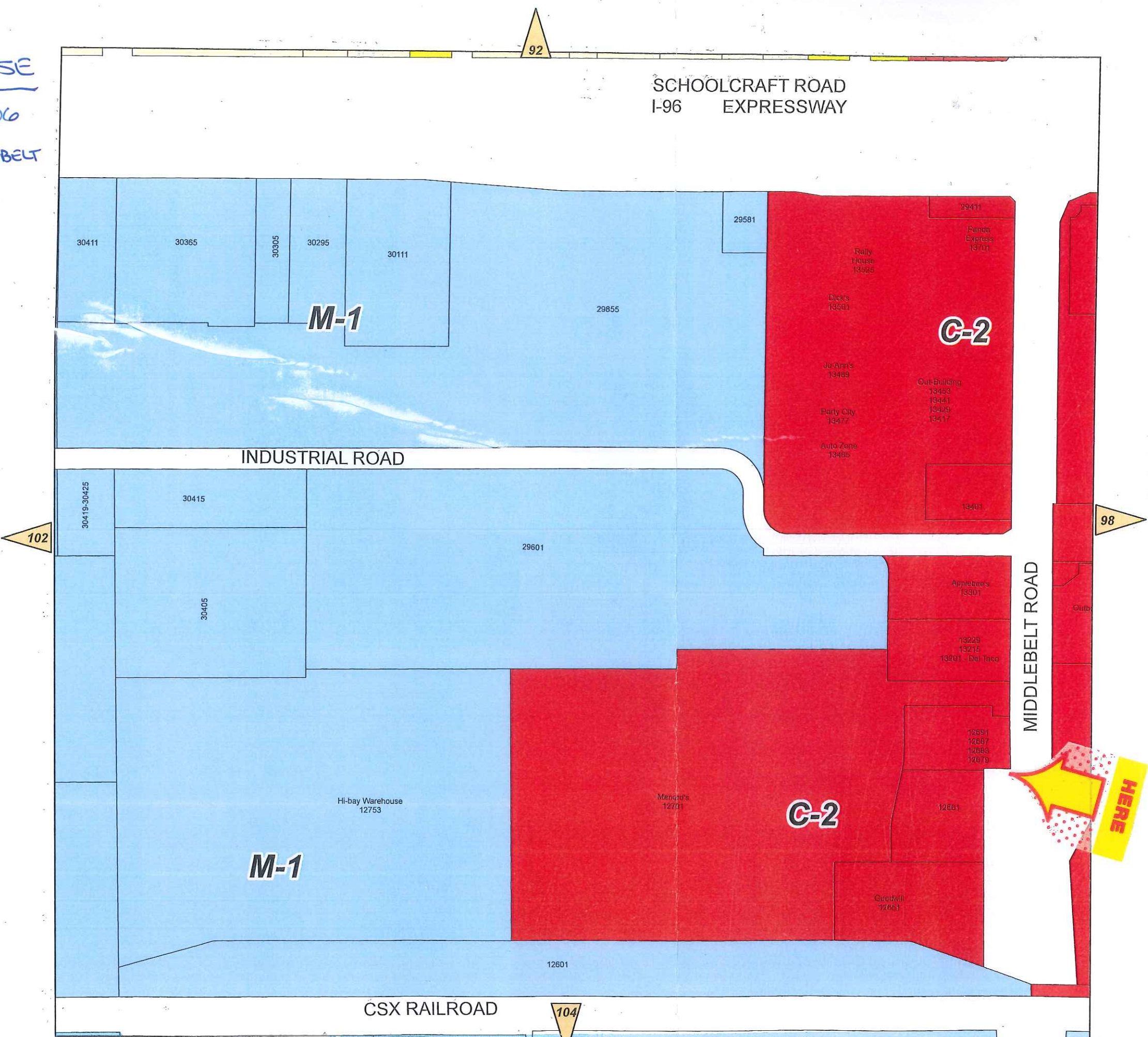
REF: SIGNAGE

ZONING MAP

LEGEND

Zoning Districts

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



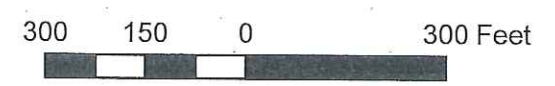
N.E. 1/4 Section 26

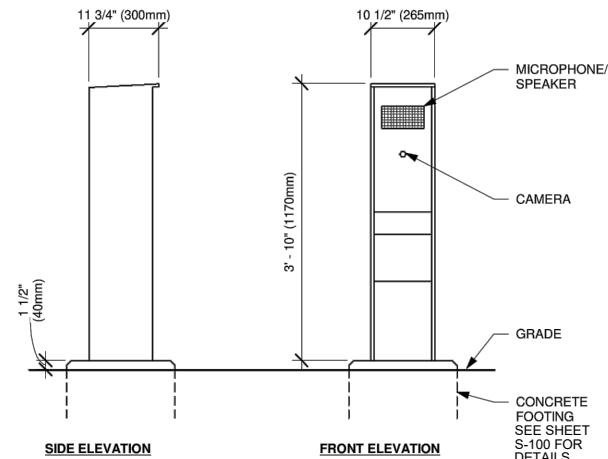
City of Livonia

T. 1 south, R. 9 east

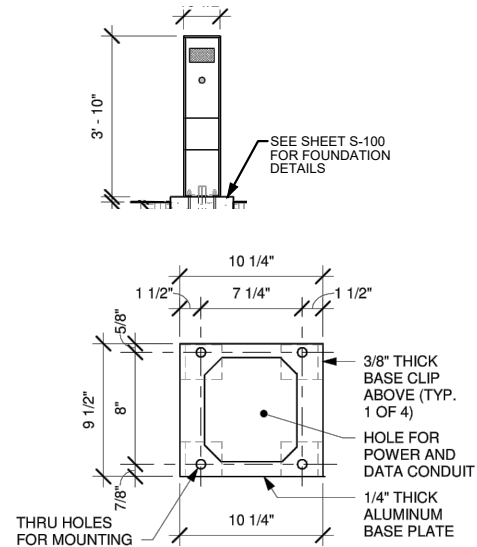
Wayne County, Michigan

Copyright 2001, City of Livonia

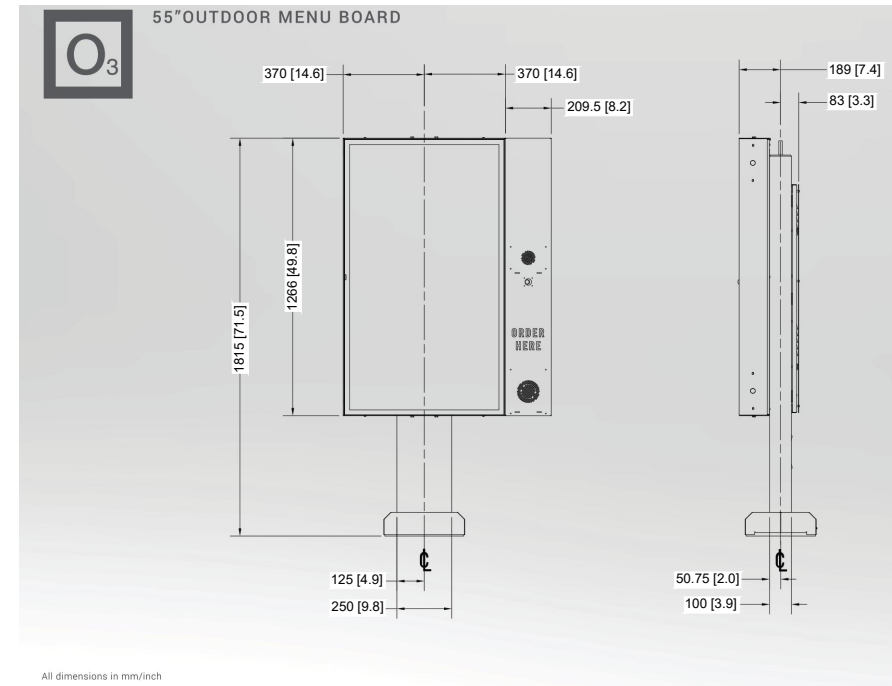




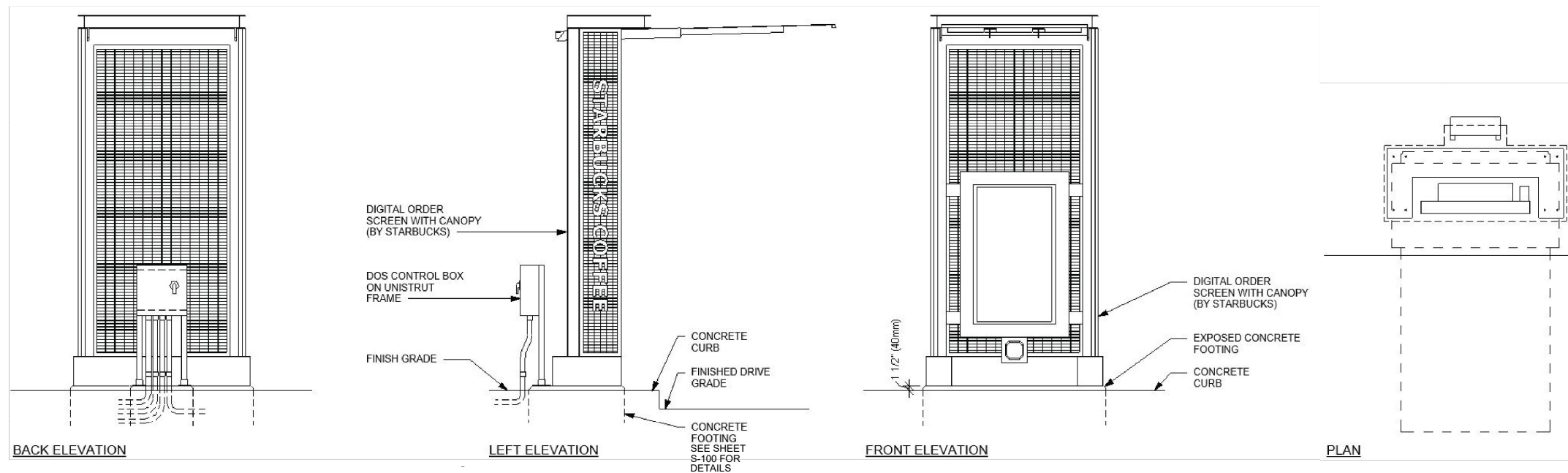
1 DRIVE THRU SPEAKER POST
N.T.S.



BASE PLATE



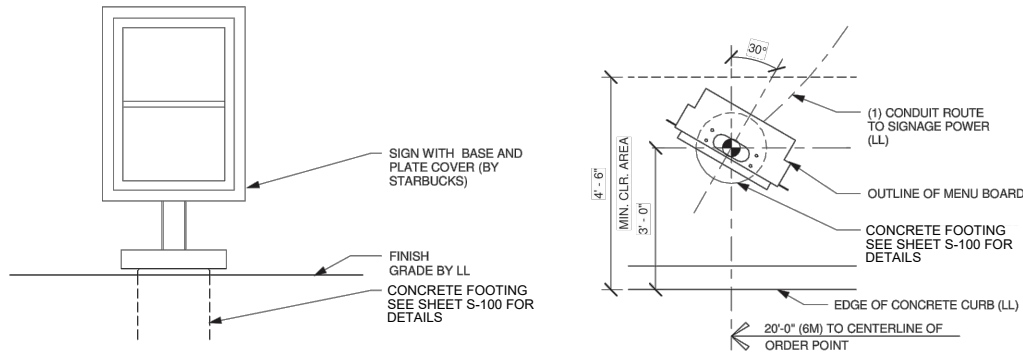
2.1 DRIVE THRU DIGITAL ORDER SCREEN
N.T.S.



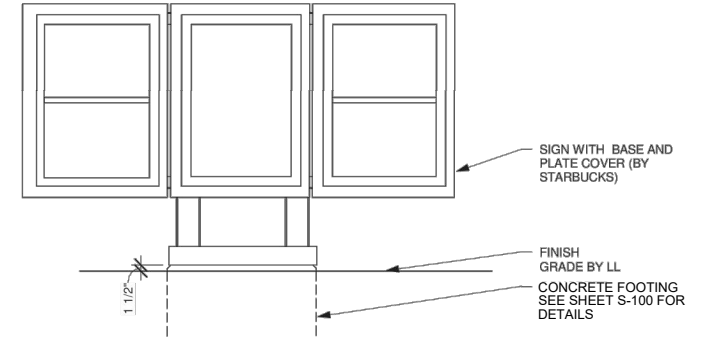
2 DIGITAL ORDER SCREEN AND CONTROL BOX W/CANOPY
N.T.S.

***CONTRACTOR TO FIELD MODIFY THIS DETAIL FOR DIGITAL ORDER SCREEN WITHOUT CANOPY**

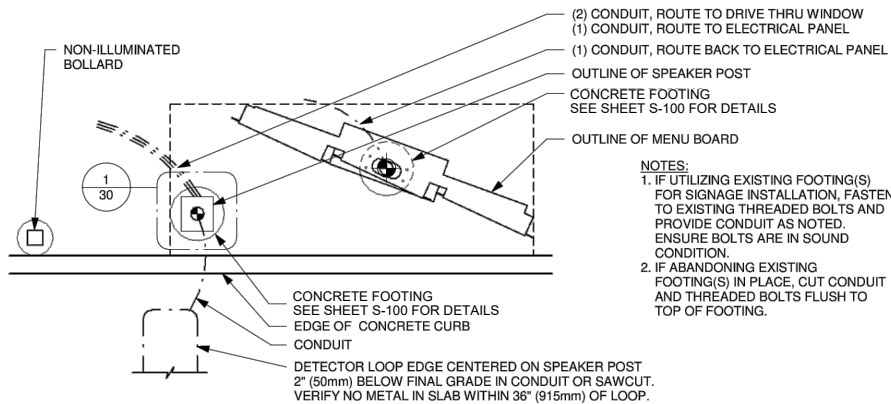




3 DTE - PRE-MENU FREESTANDING
N.T.S.

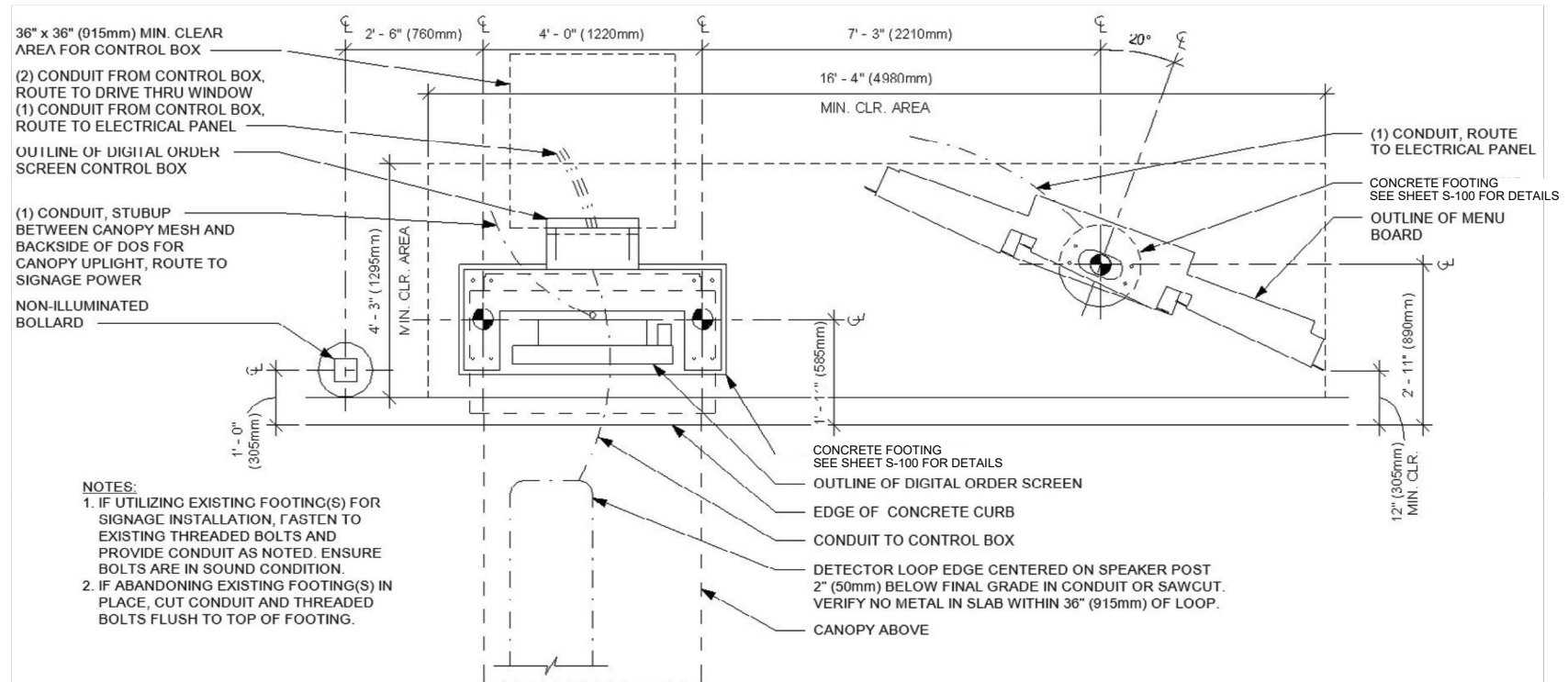


4 DTE - MENU 5 PANEL FREESTANDING
N.T.S.



CONTRACTOR TO SEE DETAIL 6 FOR EQUIPMENT ORIENTATION

5 5 PANEL 20 DEG DT MENU BOARD W/ SPEAKER POST
N.T.S.



6 5-PANEL MENU BOARD & DOS W/CANOPY
N.T.S.

*CONTRACTOR TO FIELD MODIFY THIS DETAIL FOR DIGITAL ORDER SCREEN WITHOUT CANOPY

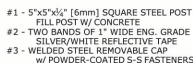




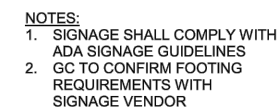
N.T.S.



N.T.S.



N.T.S.



N.T.



0.15 CUBIC YARDS - AUGERED FOUNDATION: 18" DIA. X 42" DEEP

NTS

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

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ROB GJONAJ DONOVIC
BRANDON MCCULLOUGH
KATHLEEN E. MCINTYRE
SCOTT MORGAN

PUBLIC NOTICE

July 14, 2023

1. **APPEAL CASE NO. 2023-07-14, 18221 Laurel Dr.**: an appeal was made to the Zoning Board of Appeals by Italy-American Construction on behalf of Bob and Laura Borg, seeking to construct an attached garage, while maintaining a detached garage, resulting in excess accessory building area. One other existing detached garage (20' x 22') is being removed.

Attached Garage Area

Allowed: 720 sq. ft.
Proposed: 1224 sq. ft.
Excess: 504 sq. ft.

Total Accessory Building Area

Allowed: 920 sq. ft.
Proposed: 1555 sq. ft.
Excess: 635 sq. ft.

This Low Density Residential property is located on the west side of Laurel Dr. (18221), between Curtis and Seven Mile Rds., Lot. No. 034-01-0026-000, RUF/N2, Rural Urban Farm/Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09, 1 (A), Single-Family Residential Accessory Buildings and Recreational Equipment Storage, 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, August 1, 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.



CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

38000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

BASED ON NONCONFORMITY TO ORDINANCE LIVONIA VISION 21

BOB BORG - 734-634-1644
FRANK (ITALY-AM) - 313-790-3384

Applicant ITALY - AMERICAN Address 8401 N. TELEGRAPH, DEARBORN HTS, MI 48127
 Owner BOB AND LAURA BORG Address 18221 LAUREL, LIVONIA, MI 48152
 Lessee _____ Address _____
 Location WEST Side of 18221 LAUREL Street
 Between CURTIS And SEVEN MILE
 Lot No./Parcel No. 034-01-0026-000 Subdivision WINFIELD ESTATES
 Zoning District RUF/N2 Map No. NW09 Lot Size 165' x 630' (103,950 sq ft) Alley _____
 Present Use RESIDENTIAL Proposed Use SAME
HOUSE DET ACC BLDG.
 Present Building Size 2484 sq ft / 331 sq ft Proposed Building Size 30.3' x 40.4' = 1224 sq ft
 Present Height of Building ONE STORY Proposed Height 18.5 FEET
 Allowable Lot Coverage 35% (36,383 sq ft) Proposed Lot Coverage 3.8% (4039 sq ft)

Proposal SEEKING TO CONSTRUCT AN ATTACHED GARAGE, WHILE MAINTAINING A DETACHED GARAGE RESULTING IN EXCESS ACCESSORY BUILDING AREA. ONE OTHER EXISTING DETACHED GARAGE (20' x 22') IS BEING REMOVED. ATTACHED GARAGE AREA ALLOWED: 720 sq ft; PROPOSED: 1224 sq ft; EXCESS: 504 sq ft. TOTAL ACCESSORY BUILDING AREA ALLOWED: 920 sq ft; PROPOSED: 1555 sq ft; EXCESS: 635 sq ft.

Reason for Rejection ZONING ORDINANCE, SECTION 7.09 (1), A

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 ATT. GAR. / TOTAL
7.09 (1) A 504 sq ft / 635 sq ft

Remarks _____

Plans and Application examined by Rx

Date July 3, 2023

ZONING EXAMINER

ZONING MAP

LEGEND

Zoning Districts

RUF Rural Urban Farm

N1 Neighborhood

N2 Neighborhood

NM1 Neighborhood Multifamily

NM2 Neighborhood Multifamily

NM3 Neighborhood Multifamily

P Parking

C-1 Local Business

C-2 General Business

C-3 Highway Services

C-4 High Rise Commercial

M-L Manufacturing Limited

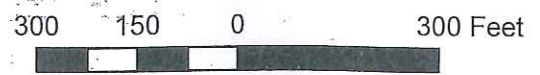
M-1 Light Manufacturing

M-2 General Manufacturing

P-L Public Lands

NP Nature Preserves

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



~ ZBA CASE ~
BORG RESIDENCE
18221 LAUREL
REF: ATTACHED GARAGE
F.L.U.P.!! Low DENSITY
RESIDENTIAL !!



Bob Borg! 734-634-1644 (H.O.)

FRANK
(ITALY
AMERICAN) 313-790-3384

APPLICATION FOR VARIANCE

Bob & Laura Borg	18221 Laurel Dr	Livonia	48152	(734) 634-1644	
(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
N/A					
(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
Italy American Construction	8401 N. Telegraph	Dearborn Hgts	48127	(313) 278-7500	
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 18221 Laurel Dr.

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

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

No

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

09B26 WINFIELD ESTATES T1S R9E L69 P28 WCR LOT 26

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:

This property does not have a basement, so the homeowners have been using their 330 sqft barn as storage. One of the homeowners also works from home and needs more storage and work space. An attached garage would greatly help them out for this reason.

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

18221 Laurel is a single story ranch with no basement and only a two car detached garage. Many of the other houses on Laurel are two stories and have attached garages. The Borg's need the space in order to enjoy their home and property to it's fullest.

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

The garage isn't being placed in a spot that would encroach on any required set backs, so the neighbors will still be able to enjoy their own properties. 18728 Laurel (2 story with attached garage) received two variances from the ZBA to build a 2nd 910 sqft detached garage that is taller then what the ordinance allows. 18601 Laurel has a huge detached garage that appears to be over 1000 sqft and a 200 sqft shed.

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

No

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

We received a "Plan Review Correction Sheet" and spoke to Matt Stierna, who told us we'd need to go to the ZBA to ask for a variance.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: _____
No _____
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? _____
The homeowner would like to try for a variance. _____

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: _____

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 3rd day of July, 2023.

(Notary Public, Wayne County, Michigan)

My Commission expires 9/1/2028

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated July 3, 2023, which reads as follows:

ZONING ORDINANCE, SECTION 7.09(1), A

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

(Supervisor)

Application for permit filed NO

Violation Issued NO



ITALY AMERICAN CONSTRUCTION CO., INC.

8401 N. Telegraph
Dearborn Heights, MI 48127
(313) 278-7500
(313) 278-7501 Fax
1-877-98-ITALY Toll-Free
www.italyamerican.com

RESIDENTIAL & COMMERCIAL
COMPLETE MODERNIZATION & CUSTOM GARAGE BUILDERS
SPECIFICATIONS AND CONTRACT

LICENSED, BONDED & INSURED
STATE LICENSE NO. 48313

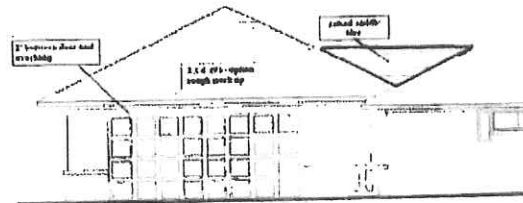
JOB #

Date 5/15/2023 Lot No. _____
Home Phone (784) 624-1644 Lot Size _____
Email _____ Sub _____
Side of Street West Liber. Keep
City Livonia County Wayne Zip 48152 Page one
Directions 7 mile / from Livonia Between Sts. _____
This Agreement made this 17th day of May, 20 23 by and between Bob and Laura Berg
of 18221 Laurel Dr hereinafter called Owner, and Italy American Construction Co., Inc. of 8401 N. Telegraph Rd.,
Dearborn Heights, MI 48127, hereinafter called Contractor. Owner and Contractor for the considerations hereinafter named agree as follows:

SCOPE OF WORK: Unless otherwise specified herein the Contractor shall perform all of the work hereinafter set forth:

Summary: Attached Garage and Floor/Foundation (30'x40'): 1200 sq/ft

- Once the garage permit is obtained, we will contact you to schedule the start (4 to 6 weeks average)
- We will demo old garage and remove old concrete floor; owner will empty out old garage
- We will form new concrete floor for attached garage per plan (see architectural)
- New concrete footing is (8"x42"), new garage floor (4") thick, base prep, and block liner
- Floor has wire mesh in garage and moisture barrier and is sectioned with expansion/cuts
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- The garage design includes (36") steel entry door on front and (2) overhead garage doors
- Overhead doors will be (18'x8) insulated and (8'x7') insulated -- Short panel (White)
- Garage will have vinyl siding, (1/4) brick front, vented soffit, and aluminum trim
- Garage will also have seamless gutters and downspouts
- Owner will handle garage electrical package and door openers themselves
- Owner will handle overhead lines with dte if they wish to raise or bury
- Install (1) 36"x80" entry door into hallway, (1) 12' firewall in garage, and build/drywall (1) hallway wall
- Colors: Roof Dimensional (Resawn Shake), Siding D4 (Desert Tan), Trim and Soffit (White)
- Owners will handle finish paint of interior wall for hallway



PAYMENT: I/We, the Owner(s) Bob and Laura Berg will pay the Contractor for the performance

****NOTE: Contract price pending City plan review and approval. Any changes could result in a change of original contract price.**

THE AGREEMENT: This Agreement constitutes the entire understanding and agreement of the parties, and no other understanding, warranties, or representations, collateral or otherwise, shall be binding unless in writing and signed by both of the parties. Unless work and materials therefor are specified herein, the same is excluded and Contractor is not to perform or provide same. Contractor is not bound by any oral expression or representation by its agents purporting to act on its behalf, or by any commitment or arrangement not specified in this Agreement. All prior discussions, quotations and negotiations are merged on this Agreement.

OWNER'S RIGHT TO CANCEL: IF THIS AGREEMENT WAS SOLICITED AT YOUR RESIDENCE AND YOU DO NOT WANT THE GOODS OR SERVICES, YOU MAY CANCEL THIS AGREEMENT BY MAILING A NOTICE TO THE CONTRACTOR. THE NOTICE MUST SAY THAT YOU DO NOT WANT THE GOODS OR SERVICES AND MUST BE MAILED BEFORE MIDNIGHT ON THE THIRD BUSINESS DAY AFTER YOU SIGN THIS AGREEMENT. THE NOTICE MUST BE MAILED TO: ITALY AMERICAN CONSTRUCTION CO., INC., 8401 N. TELEGRAPH RD., DEARBORN HTS., MI 48127.

CANCELLATION: If Owner cancels this Contract at any time before Contractor begins work, except as expressly permitted by law, he agrees to pay Contractor an amount equal to its loss of profit forthwith as damages which the parties agree is fair and reasonable compensation, plus any costs actually expended by Contractor in connection with this Agreement.

CONTRACT BECOMES EFFECTIVE: This Agreement shall become binding and effective either: (a) When actual performance of work has been commenced; or (b) When this Agreement has been accepted by the Contractor at its office by a duly authorized officer. Contractor will deliver its acceptance to Owner or send notice of acceptance to Owner by regular mail. However actual receipt of such notice is waived by Owner.

OWNER'S ACKNOWLEDGEMENTS: Owner hereby acknowledges receipt of a duly executed duplicate copy of this Agreement at the time of its execution with all the blank spaces filled in to the extent applicable to this project.

By the execution of this Agreement on the day and year first above written Owner acknowledges that he has read this Agreement, including specifications and drawings, if any, included herein, before signing and hereby further acknowledges that he understands all covenants and conditions herein.

THE TERMS AND CONDITIONS ON THE REVERSE SIDE AND ALL SUBSEQUENT PAGES, INCLUDING ANY ATTACHED DRAWINGS, AND THEIR REVERSE CONSTITUTE A PART OF THIS AGREEMENT AND ARE SPECIFICALLY INCORPORATED HEREIN BY REFERENCE.

ACCEPTED (date)

20

ITALY AMERICAN CONSTRUCTION CO., INC.

By

Representative

Contractor

Bob Berg
Purchase
Contractor

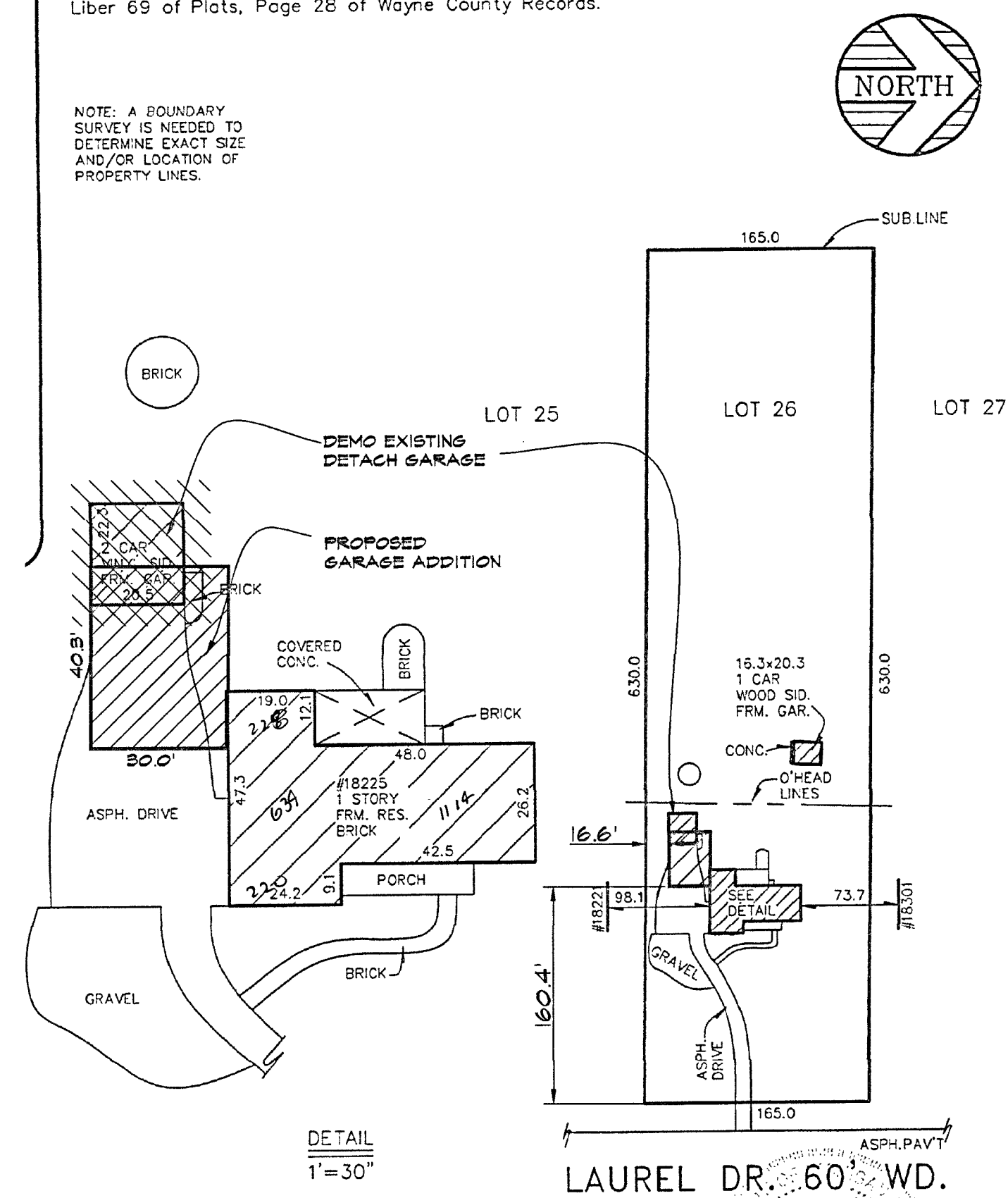
WALL LEGEND	
EXISTING WALL	—————
DEMOLITION WALL	- - - - -
NEW WALL	—————
BRICK	—————
MASONRY BLOCK	—————

REVIEWED UNDER:
2015 MICHIGAN RESIDENTIAL CODE
NOTES:

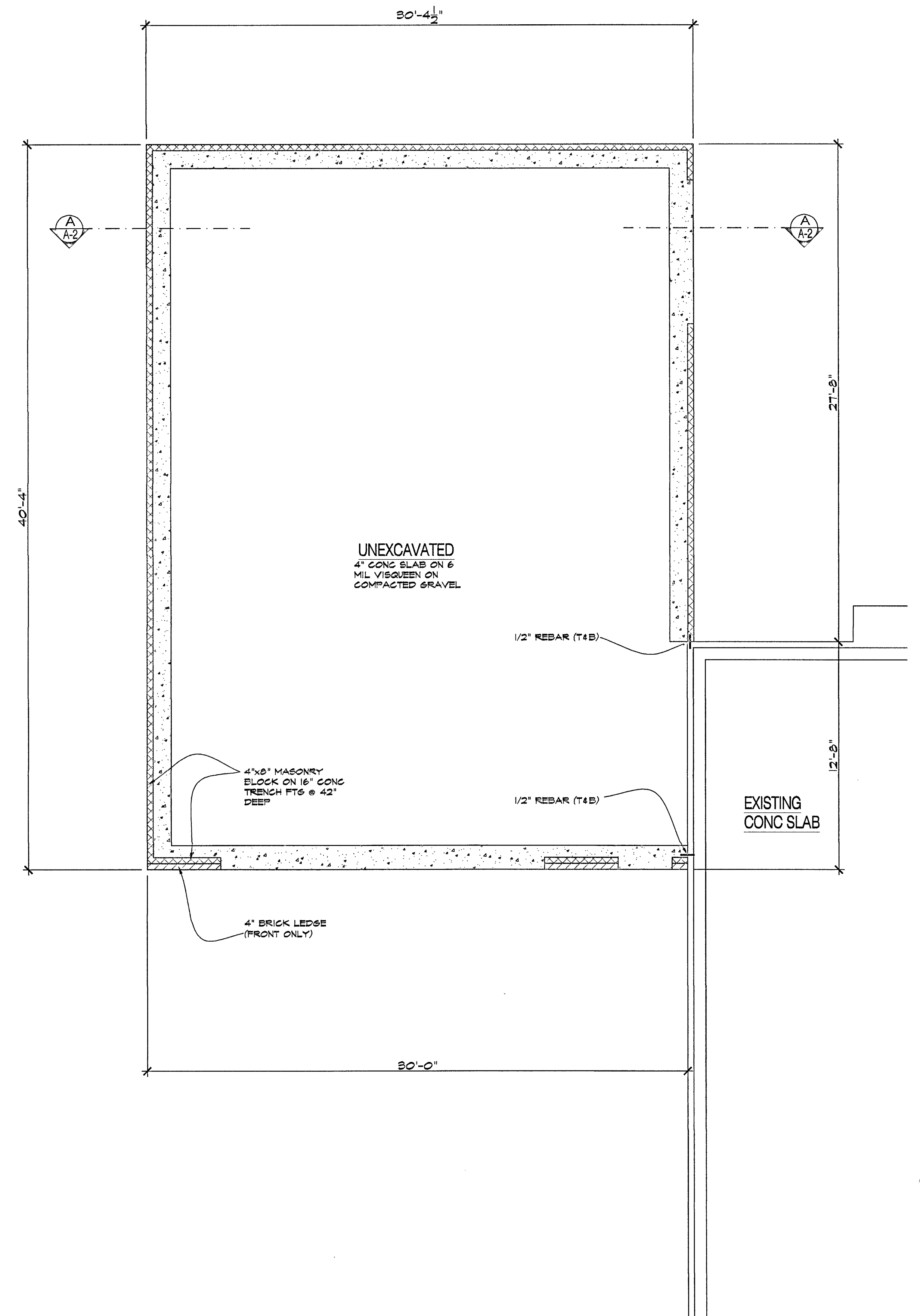
1. ELECTRICAL TO CODE
2. DEMO EXISTING DETACHED GARAGE.

Lot 26: WINFIELD ESTATES SUBDIVISION, of the Northwest 1/4 of Section 9, T.1 S., R.9 E., Livonia Township (now City of Livonia), Wayne County, Michigan, as recorded in Liber 69 of Plots, Page 28 of Wayne County Records.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

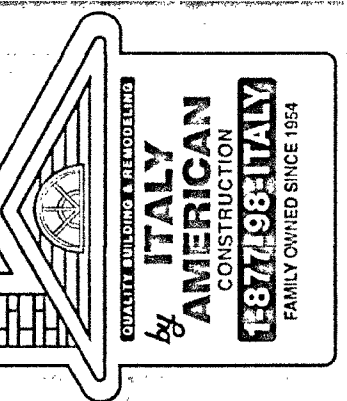


PROPOSED SITE PLAN
SCALE: 1"=30'-0"



NOTE: CONTRACTOR TO VERIFY EXACT NUMBER OF COURSES OF BRICK & MASONRY BLOCK IN FIELD

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



REVISIONS		
#	DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION FOR:
BORG RESIDENCE
18221 LAUREL DRIVE
LIVONIA, MICHIGAN 48152
734-634-1644

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER
MEMBER
A I B D
web: www.zoaarchitecture.com
email: zack@zoaarchitecture.com
PH. 248.425.4190

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

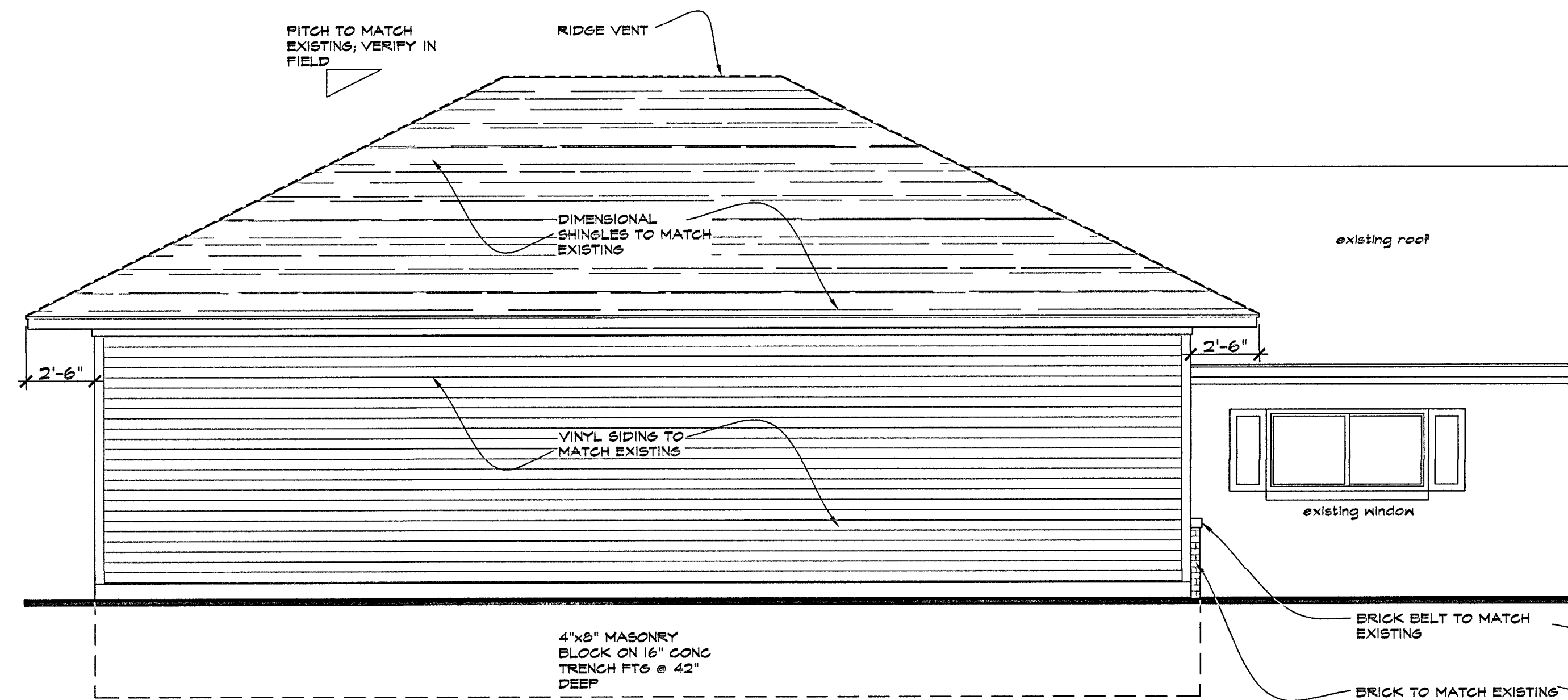
SHEET TITLE
**SITE PLAN
FOUNDATION PLAN**

SHEET SCALE
AS NOTED

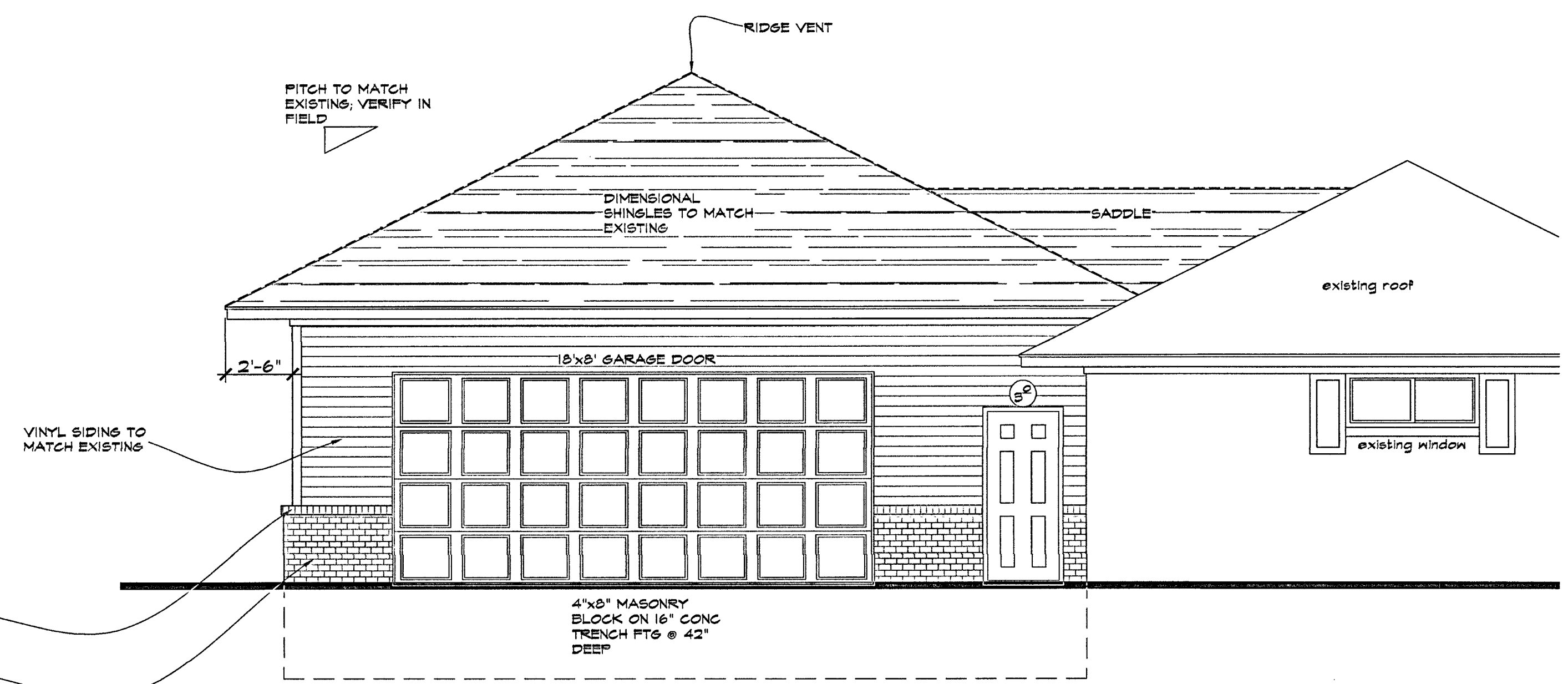
PROJECT NO.
23-068

DATE
05.30.23

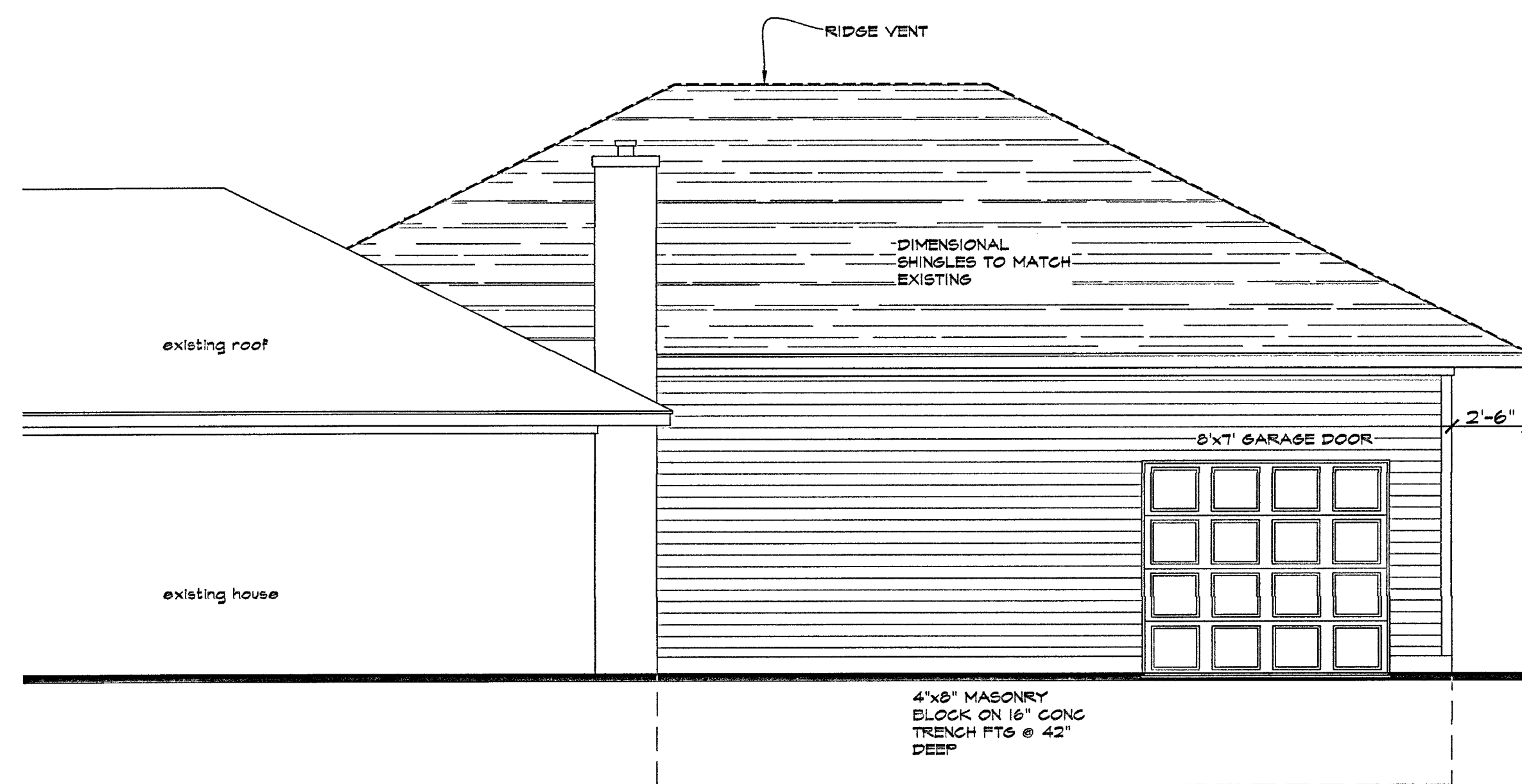
SHEET NUMBER
A-1



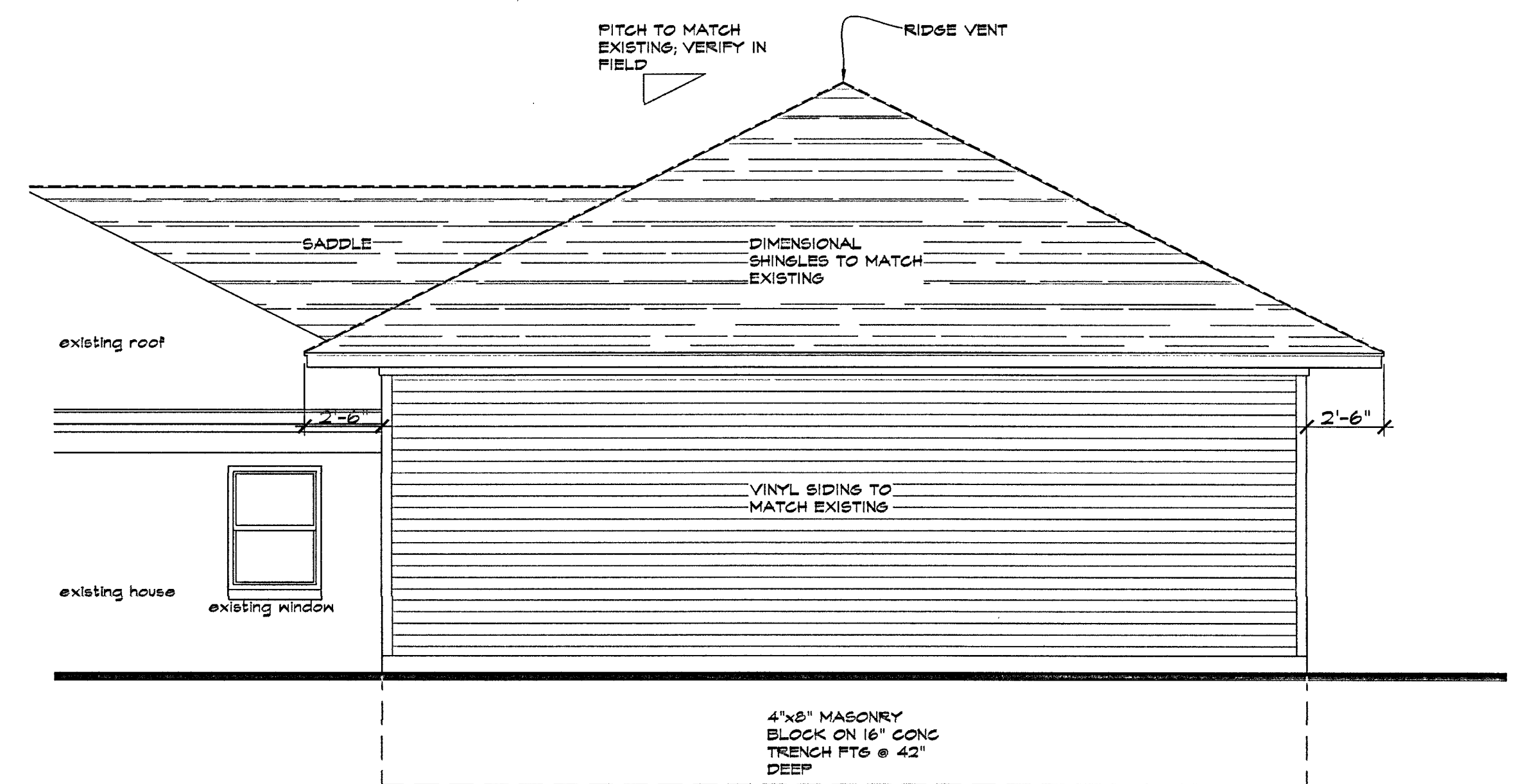
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



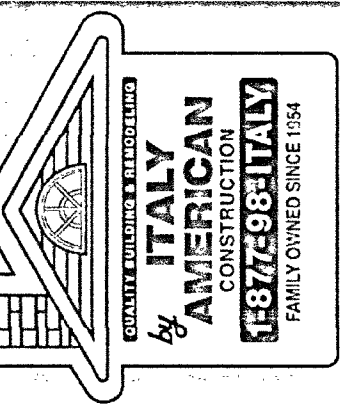
EAST (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



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



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



REVISIONS

DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION FOR:
BORG RESIDENCE
18221 LAUREL DRIVE
LIVONIA, MICHIGAN 48152

ZACK M. OSTROFF & ASSOCIATES
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER
MEMBER
AIA
BD
web: www.zoarchitecture.com
email: zo@zoarchitecture.com
PH: 248-425-4180

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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET SCALE
AS NOTED

PROJECT NO.
23-068

DATE
05.30.23

SHEET NUMBER
A-3

Bob Borg! 734-634-1644 (H.O.)

FRANK (ITALY AMERICAN) 313-790-3384

APPLICATION FOR VARIANCE

Bob & Laura Borg	18221 Laurel Dr	Livonia	48152	(734) 634-1644	
(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
N/A					
(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
Italy American Construction	8401 N. Telegraph	Dearborn Hgts	48127	(313) 278-7500	
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 18221 Laurel Dr.

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

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

No

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

09B26 WINFIELD ESTATES T1S R9E L69 P28 WCR LOT 26

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:

This property does not have a basement, so the homeowners have been using their 330 sqft barn as storage. One of the homeowners also works from home and needs more storage and work space. An attached garage would greatly help them out for this reason.

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

18221 Laurel is a single story ranch with no basement and only a two car detached garage. Many of the other houses on Laurel are two stories and have attached garages. The Borg's need the space in order to enjoy their home and property to it's fullest.

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

The garage isn't being placed in a spot that would encroach on any required set backs, so the neighbors will still be able to enjoy their own properties. 18728 Laurel (2 story with attached garage) received two variances from the ZBA to build a 2nd 910 sqft detached garage that is taller then what the ordinance allows. 18601 Laurel has a huge detached garage that appears to be over 1000 sqft and a 200 sqft shed.

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

No

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

We received a "Plan Review Correction Sheet" and spoke to Matt Stierna, who told us we'd need to go to the ZBA to ask for a variance.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: _____
No _____
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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 3rd day of July, 2023.

(Notary Public, Wayne County, Michigan)

My Commission expires 9/1/2028

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated July 3, 2023, which reads as follows:

ZONING ORDINANCE, SECTION 7.09(1), A

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

(Supervisor)

Application for permit filed NO

Violation Issued NO



ITALY AMERICAN CONSTRUCTION CO., INC.

8401 N. Telegraph
Dearborn Heights, MI 48127
(313) 278-7500
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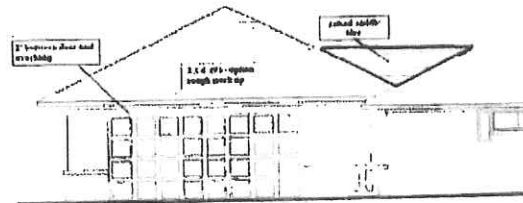
JOB #

Date 5/15/2023 Lot No. _____
Home Phone (784) 624-1644 Lot Size _____
Email _____ Sub _____
Side of Street West Libr. Keep
City Livonia County Wayne Zip 48152 Page one
Directions 7 mile / from Livonia Between Sts. Survey
This Agreement made this 17th day of May, 20 23 by and between Bob and Laura Berg
of 18221 Laurel Dr hereinafter called Owner, and Italy American Construction Co., Inc. of 8401 N. Telegraph Rd.,
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Summary: Attached Garage and Floor/Foundation (30'x40'): 1200 sq/ft

- Once the garage permit is obtained, we will contact you to schedule the start (4 to 6 weeks average)
- We will demo old garage and remove old concrete floor; owner will empty out old garage
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****NOTE: Contract price pending City plan review and approval. Any changes could result in a change of original contract price.**

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ACCEPTED (date)

20

ITALY AMERICAN CONSTRUCTION CO., INC.

By

Representative

Contractor

Bob Berg
Purchase
Contractor



CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

38000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

BASED ON NONCONFORMITY TO ORDINANCE LIVONIA VISION 21

BOB BORG - 734-634-1644
FRANK (ITALY-AM) - 313-790-3384

Applicant ITALY - AMERICAN Address 8401 N. TELEGRAPH, DEARBORN HTS, MI 48127
Owner BOB AND LAURA BORG Address 18221 LAUREL, LIVONIA, MI 48152
Lessee _____ Address _____
Location WEST Side of 18221 LAUREL Street
Between CURTIS And SEVEN MILE
Lot No./Parcel No. 034-01-0026-000 Subdivision WINFIELD ESTATES
Zoning District RUF/N2 Map No. NW09 Lot Size 165' x 630' (103,950 sq ft) Alley _____
Present Use RESIDENTIAL Proposed Use SAME
HOUSE DET ACC BLDG.
Present Building Size 2484 sq ft / 331 sq ft Proposed Building Size 30.3' x 40.4' = 1224 sq ft
Present Height of Building ONE STORY Proposed Height 18.5 FEET
Allowable Lot Coverage 35% (36,383 sq ft) Proposed Lot Coverage 3.8% (4039 sq ft)

Proposal SEEKING TO CONSTRUCT AN ATTACHED GARAGE, WHILE MAINTAINING A DETACHED GARAGE RESULTING IN EXCESS ACCESSORY BUILDING AREA. ONE OTHER EXISTING DETACHED GARAGE (20' x 22') IS BEING REMOVED. ATTACHED GARAGE AREA ALLOWED: 720 sq ft; PROPOSED: 1224 sq ft; EXCESS: 504 sq ft. TOTAL ACCESSORY BUILDING AREA ALLOWED: 920 sq ft; PROPOSED: 1555 sq ft; EXCESS: 635 sq ft.

Reason for Rejection ZONING ORDINANCE, SECTION 7.09 (1), A

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 ATT. GAR. / TOTAL
7.09 (1) A 504 sq ft / 635 sq ft

Remarks _____

Plans and Application examined by Rx

Date July 3, 2023

ZONING EXAMINER

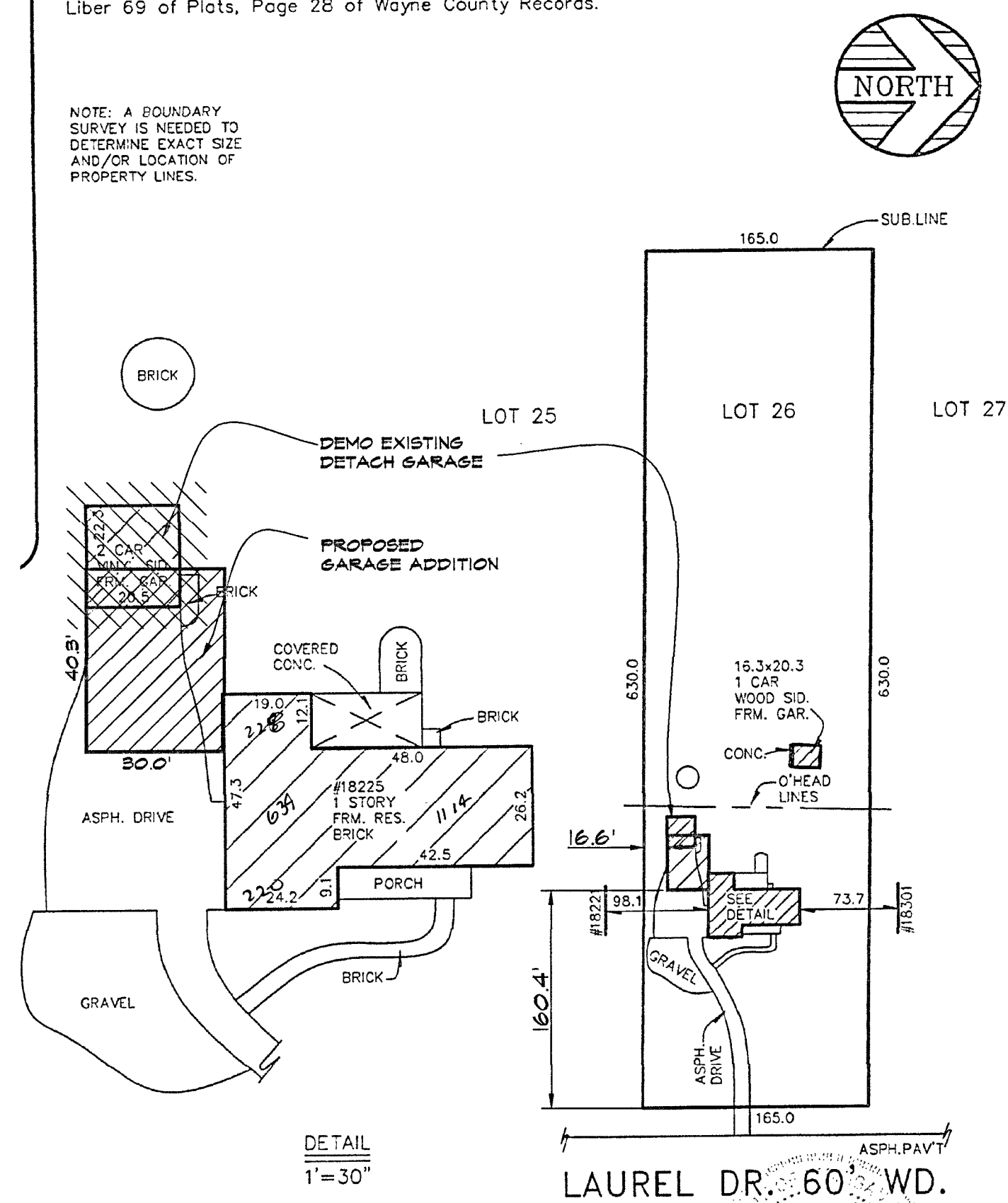
WALL LEGEND	
EXISTING WALL	—————
DEMOLITION WALL	- - - - -
NEW WALL	—————
BRICK	—————
MASONRY BLOCK	—————

REVIEWED UNDER:
2015 MICHIGAN RESIDENTIAL CODE
NOTES:

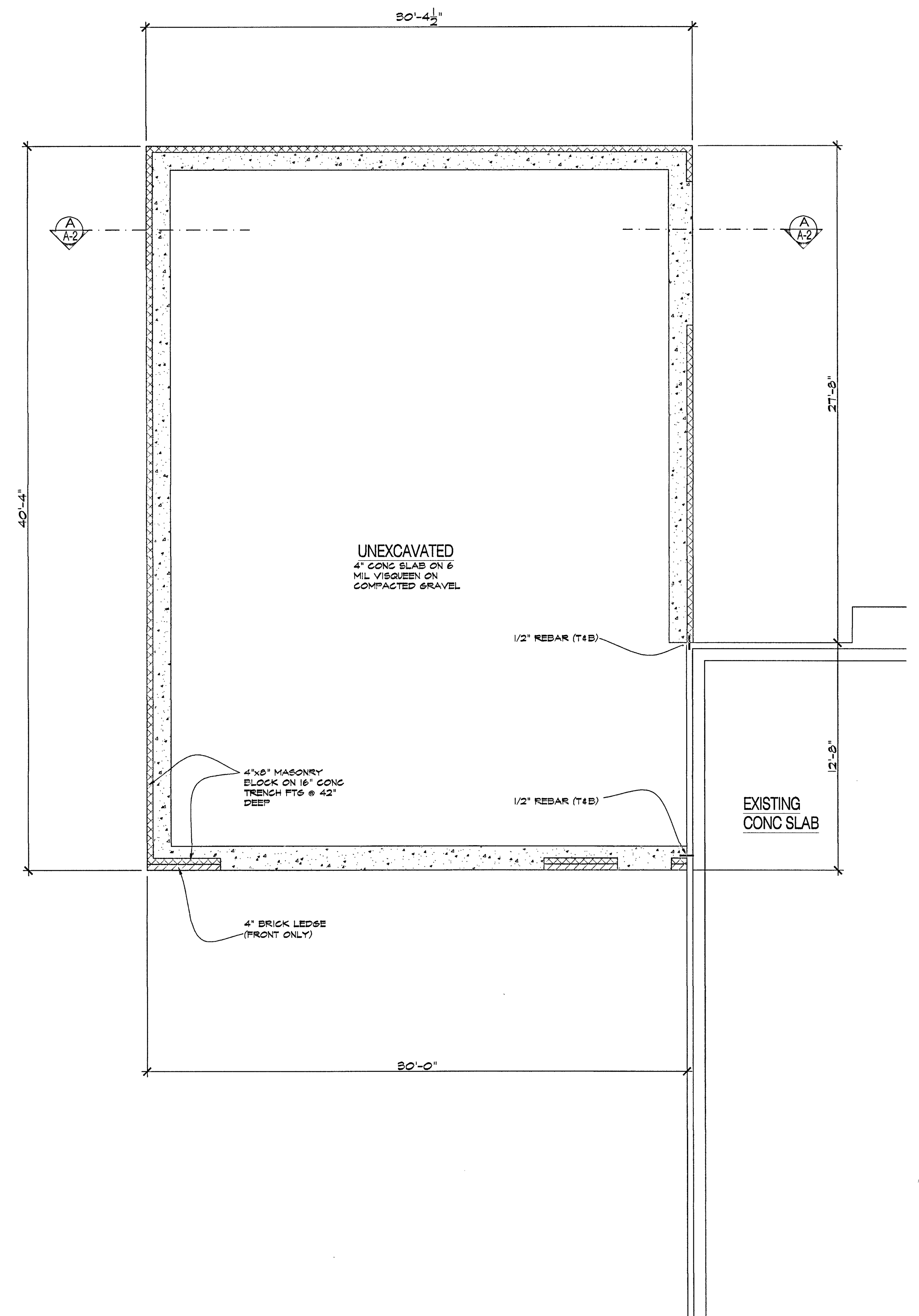
1. ELECTRICAL TO CODE
2. DEMO EXISTING DETACHED GARAGE.

Lot 26: WINFIELD ESTATES SUBDIVISION, of the Northwest 1/4 of Section 9, T.1 S., R.9 E., Livonia Township (now City of Livonia), Wayne County, Michigan, as recorded in Liber 69 of Plots, Page 28 of Wayne County Records.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.



PROPOSED SITE PLAN
SCALE: 1"=30'-0"



NOTE: CONTRACTOR TO VERIFY EXACT NUMBER OF COURSES OF BRICK & MASONRY BLOCK IN FIELD

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



REVISIONS		
#	DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION FOR:
BORG RESIDENCE
18221 LAUREL DRIVE
LIVONIA, MICHIGAN 48152

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER
MEMBER
A I B D
web: www.zoaarchitecture.com
email: zack@zoaarchitecture.com
PH. 248.425.4190

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE
**SITE PLAN
FOUNDATION PLAN**

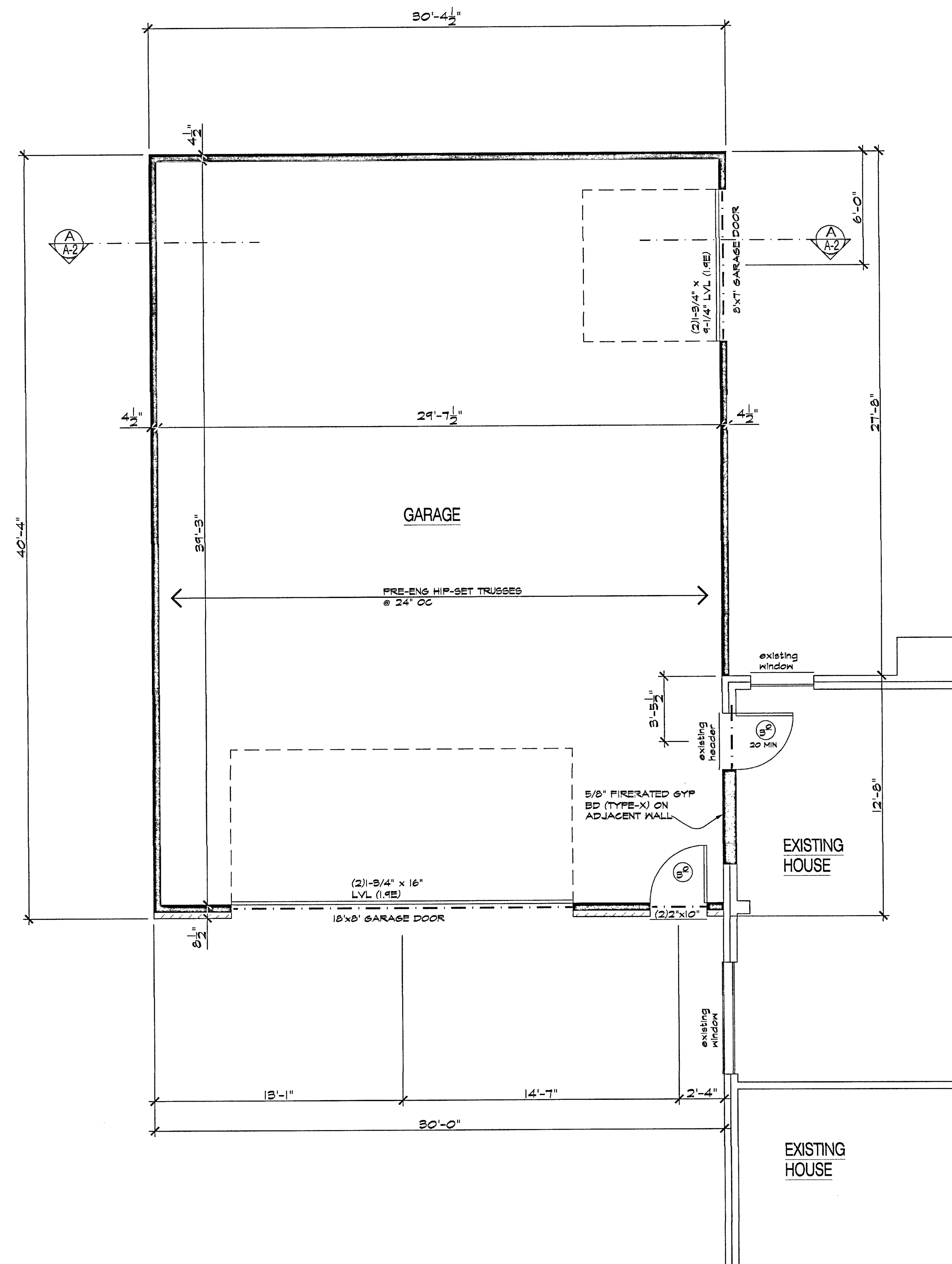
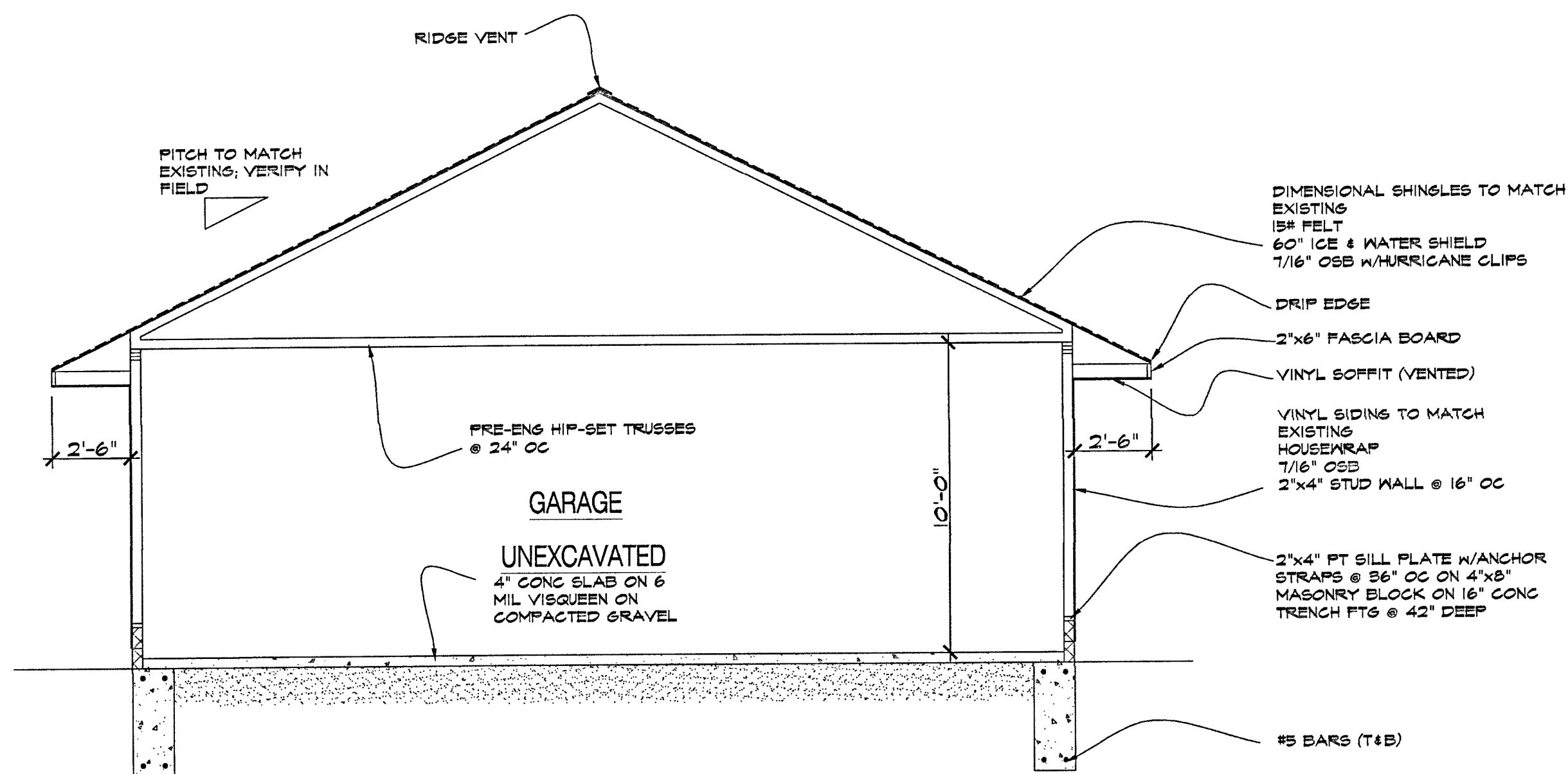
SHEET SCALE
AS NOTED

PROJECT NO.
23-068

DATE
05.30.23

SHEET NUMBER
A-1

WALL LEGEND	
EXISTING WALL	---
DEMOLITION WALL	- - - -
NEW WALL	=====
BRICK	=====
MASONRY BLOCK	XXXXXX



REVISIONS	
DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION FOR:
BORG RESIDENCE
18221 LAUREL DRIVE
LIVONIA, MICHIGAN 48152

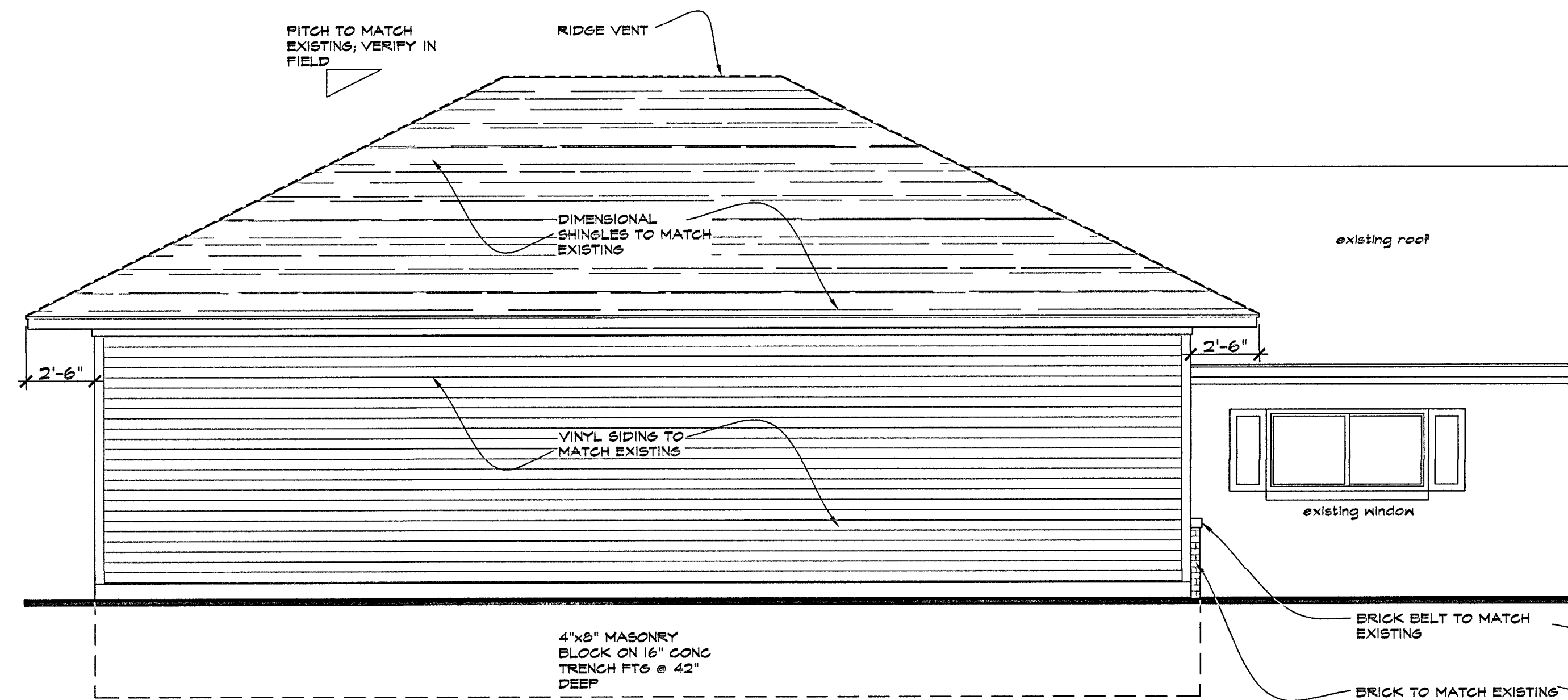
ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER
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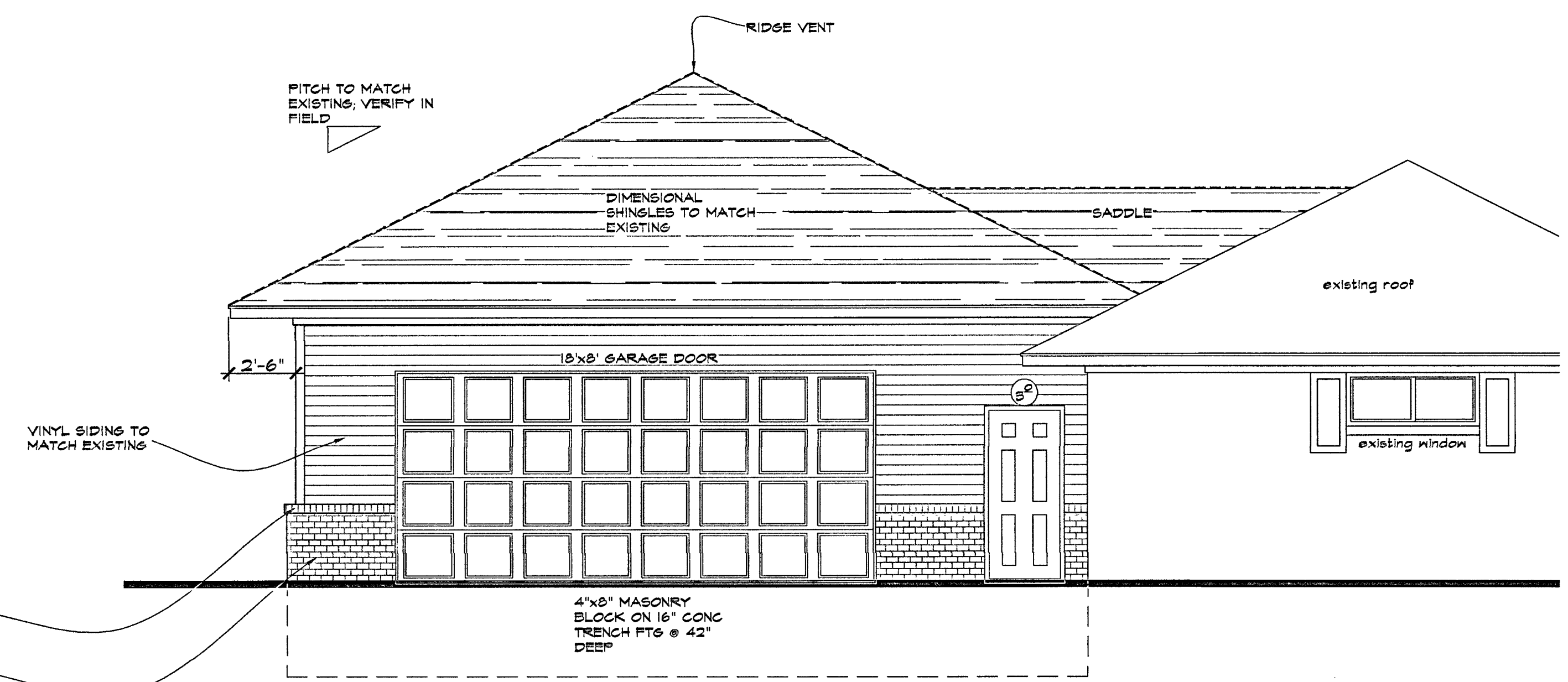
SHEET TITLE
**FLOOR PLAN
CROSS SECTION**

SHEET SCALE
AS NOTED
PROJECT NO.
23-068
DATE
05.30.23
SHEET NUMBER

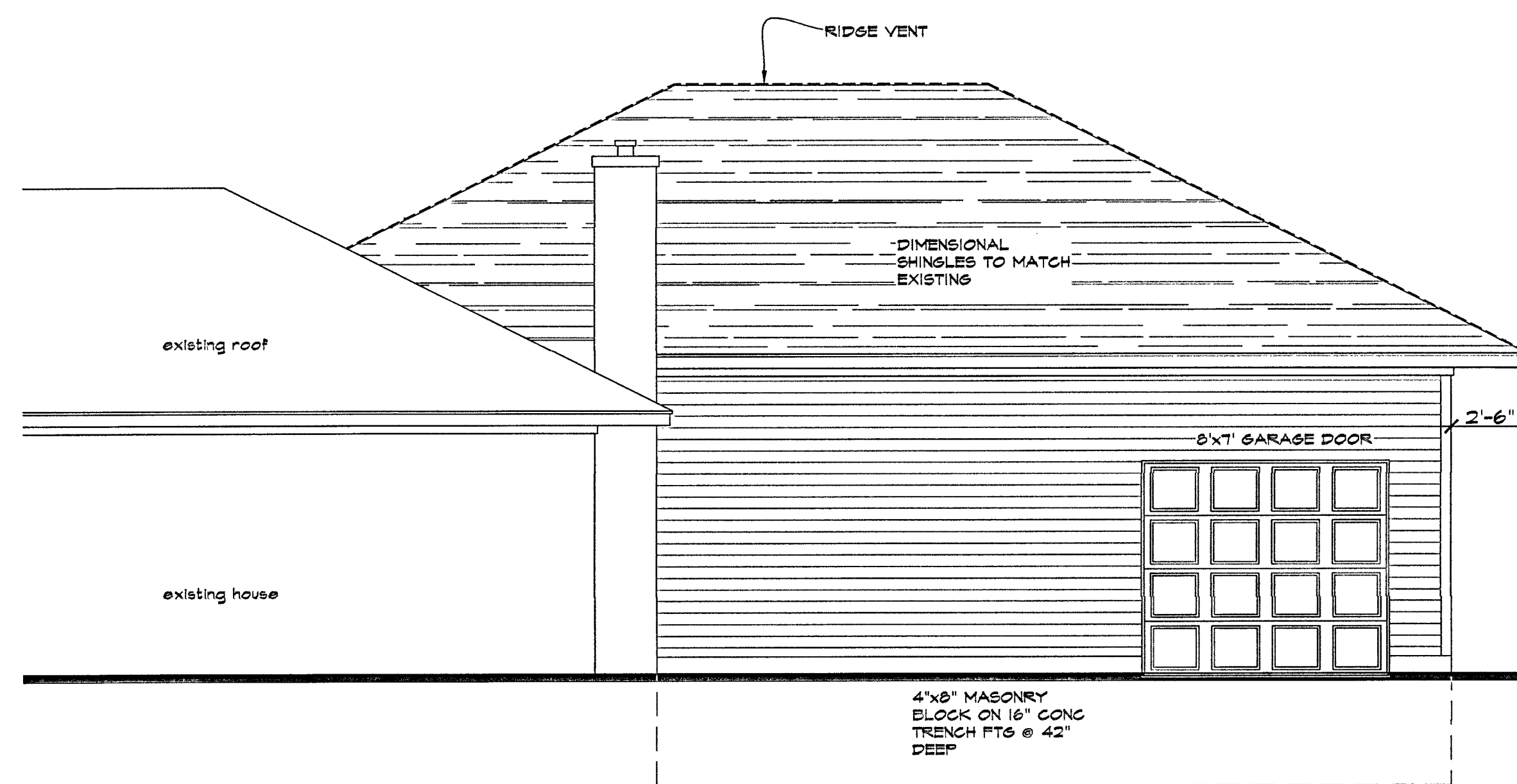
A-2



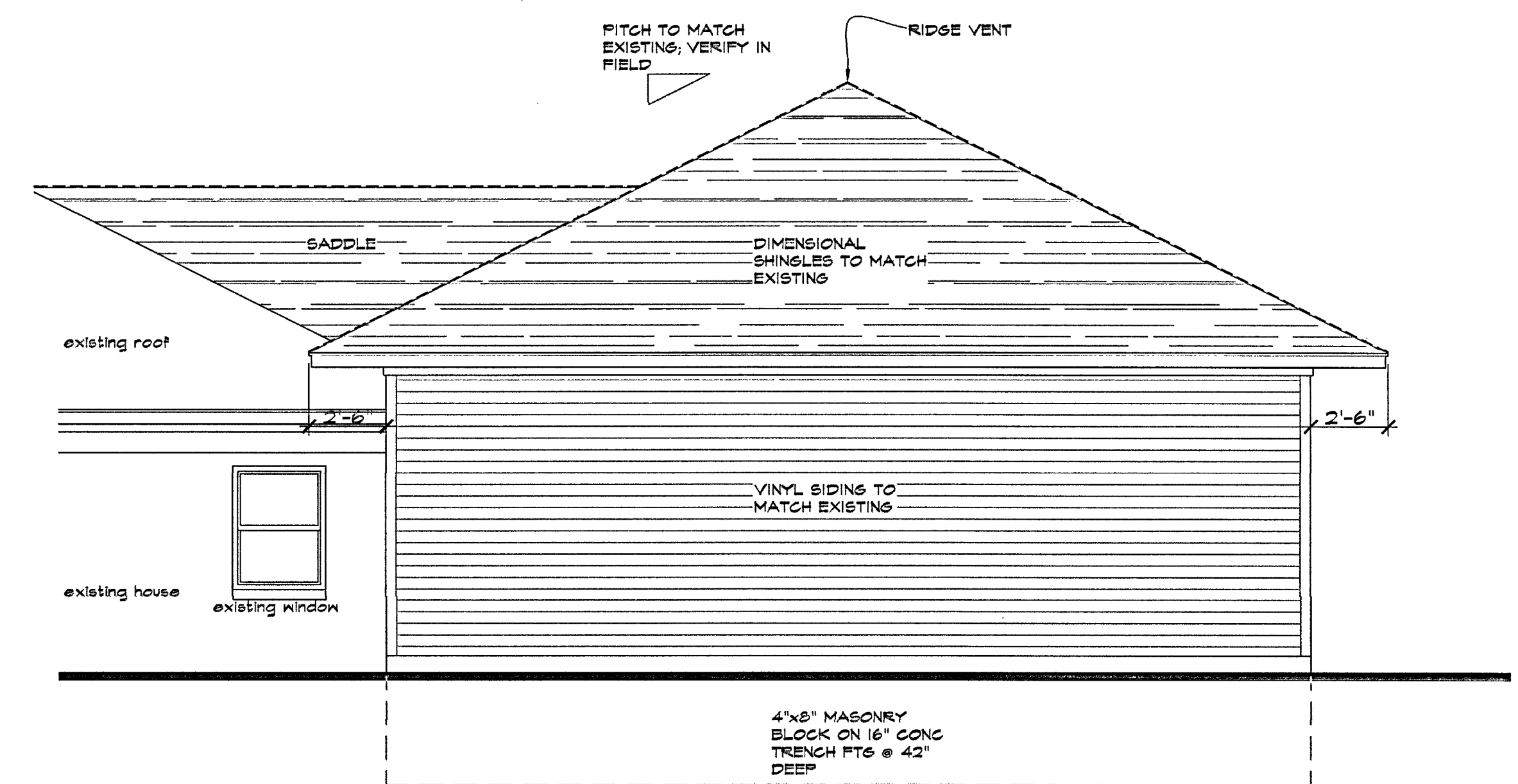
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



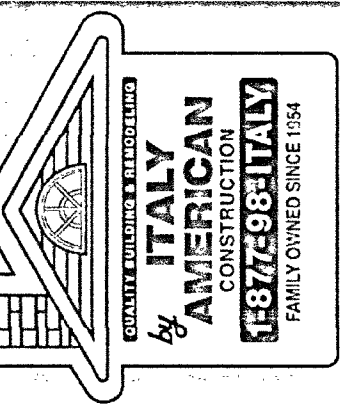
EAST (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



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



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



REVISIONS

DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION FOR:
BORG RESIDENCE
18221 LAUREL DRIVE
LIVONIA, MICHIGAN 48152

ZACK M. OSTROFF & ASSOCIATES
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER
MEMBER
AIA
BD
web: www.zoarchitecture.com
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PH: 248-425-4180

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET SCALE
AS NOTED

PROJECT NO.
23-068

DATE
05.30.23

SHEET NUMBER
A-3

BOB AND LAURA BORG, 18221 LAUREL DRIVE, REF: ATTACHED GARAGE

LOW DENSITY RESIDENTIAL

Page 34

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 9

City of Livonia

T. 1 south, R. 9 east

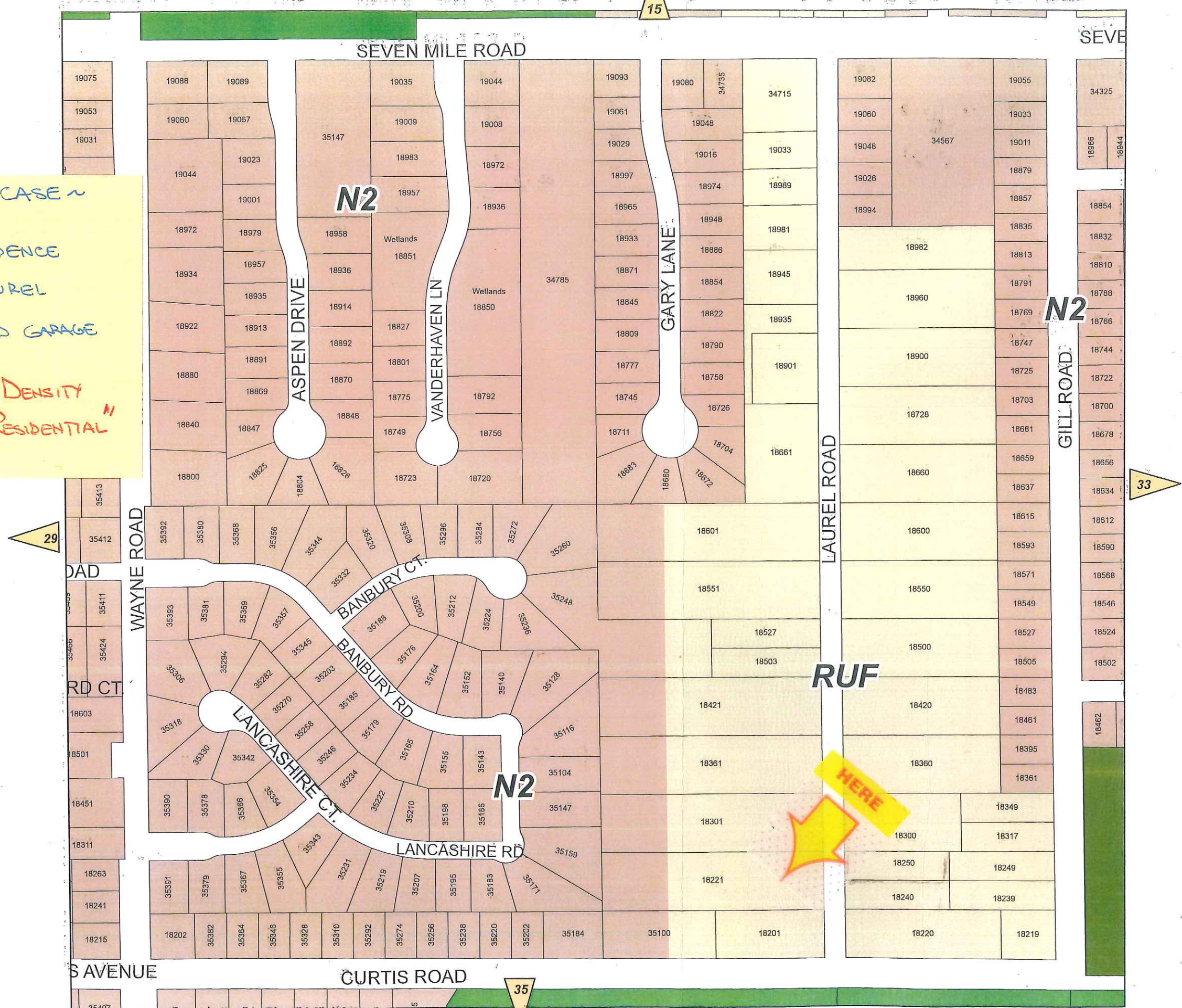
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

~ ZBA CASE ~
BORG RESIDENCE
18221 LAUREL
REF: ATTACHED GARAGE
F.L.U.P.!! Low Density Residential!!



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

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SCOTT MORGAN

PUBLIC NOTICE

July 14, 2023

1. **APPEAL CASE NO. 2023-07-15, 38524 Ann Arbor Trail**: an appeal was made to the Zoning Board of Appeals by Dave Gates, Dynamic Construction on behalf of Terry Dreibelbis II, seeking to construct a detached garage while maintaining an attached garage, resulting in excess detached accessory building area and total area of all accessory buildings.

Detached Accessory Building Area

Allowed: 200 sq. ft.
Proposed: 1500 sq. ft.
Excess: 1300 sq. ft.

Total Accessory Building Area

Allowed: 920 sq. ft.
Proposed: 2052 sq. ft.
Excess: 1132 sq. ft.

This Low Density Residential property is located on the north side of Ann Arbor Trail (38524), between Bassett and Ann Arbor Road, Lot. No. 122-02-0013-000, N1, Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09, 1 (A), Single-Family Residential Accessory Buildings and Recreational Equipment Storage, 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, August 1, 2023, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeals' Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.

Please call 734-466-2250 if you need assistance.

2023 - -



CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

BASED ON NONCONFORMITY TO LIVONIA ORDINANCE
TERRY DREIBELBIS II - 734.386.6603

Applicant DANE GATES / DYNAMIC CONSTRUCTION Address 22106 OTTER DR, BELLEVILLE, MI 48111
Owner TERRY DREIBELBIS II Address 38524 ANN ARBOR TR, LIVONIA, MI 48150
Lessee --- Address ---
Location NORTH Side of 38524 ANN ARBOR TRAIL Street
Between BASSETT And ANN ARBOR ROAD
Lot No./Parcel No. 122-02-0013-000 Subdivision CANDACE
Zoning District N1 Map No. NW31 Lot Size 0.92 ACRES (40,075 SQ FT) Alley ---
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size 1490 SQ FT / ATT GARAGE 552 SQ FT Proposed Building Size 30' x 50' (1500 SQ FT)
Present Height of Building TWO STORY Proposed Height < 16 FEET
Allowable Lot Coverage 35% (14,026 SQ FT) Proposed Lot Coverage 8.8% (3542 SQ FT)
Proposal SEEKING TO ERECT A DETACHED GARAGE WHILE MAINTAINING AN ATTACHED GARAGE RESULTING IN EXCESS DETACHED ACCESSORY BUILDING AREA AND TOTAL AREA OF ALL ACCESSORY BUILDINGS. DETACHED ACCESSORY BUILDING AREA ALLOWED: 200 SQ FT; PROPOSED: 1500; EXCESS: 1300 SQ FT. TOTAL ACCESSORY BUILDING AREA ALLOWED: 920 SQ FT; PROPOSED: 2052 SQ FT; EXCESS: 1132 SQ FT

Reason for Rejection ZONING ORDINANCE, SECTION 7.09(1)A

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 7.09(1)A
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk DET ACC / TOTAL (SF) 1300 / 1132

Remarks _____

Plans and Application examined by _____

Date JULY 5,

2023

ZONING EXAMINER

2023 - -



APPLICATION FOR VARIANCE

Mr. Terry Dreibeis 38524 Ann Arbor Trail Livonia MI
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

734-396-6603
 (Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

DAVE GATES - DYNAMIC CONSTRUCTION MI 22106 OTTER RD Bellville MI
 (Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax) 734 636 3136

The property address is 38524 ANN ARBOR TRAIL, LIVONIA MI

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

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

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

Parcel # 461-220-200-13-0000 • 92 Acres

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:

• 92 Acres - We Need More Space to Get the Vehicles & Mowers Covered - Small Attached Garage

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

It Will Add Value to My House

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

It Will Keep My Yard Clean & Clear From Blight. We Can Keep Vehicles & Mowers Out of Sight

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 tried, Building Official was too busy to deal with us. Told us we need a Variance

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 5TH day of July, 2023

(Notary Public, Wayne County, Michigan)

My Commission expires 8-25-2028

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated July 05, 2023, which reads as follows:

ZONING ORDINANCE, SECTION 7.09(1)A

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

(Supervisor)

Application for permit filed NO

Violation Issued NO

Property Owner: Terry Dreibelbis
Property Address: 38524 Ann Arbor Trail, Livonia, MI 48150
Owner's Phone Number: (734) 386-6603
Contractor: Dave Gates (Dynamic Construction)
Contractor Address: 22106 Otter Rd., Belleville, MI 48111
Contractor Phone Number: (734) 636-3736



The property address is 38524 Ann Arbor Trail, Livonia, MI 48150

- 1) There are no deed restriction or subdivision rules on the property.
- 2) Legal description of the property: Parcel #461-220-13-000 (.92 Acres)
- 3) There is no practical difficulty. We simply want to build a bigger garage than we are allowed.
- 4) If we can build the garage that we desire, it will be very nice, it will increase the property value and it will generate more taxable value to the city of Livonia.
- 5) If we can build the garage that we desire, the homeowner will be able to keep his and his childrens vehicles, toys, lawn equipment, etc. out of the yard and store such things in the garage. There are currently two (2) old sheds that are worn, need to be torn down, and removed from the property. If we are permitted to build the desired garage, we will also be removing said sheds from the property.
- 6) We were not given the fair opportunity to seek an amendment, nor was this ever described or discussed with us as an option. Nothing against the building official with whom we met. We understand that he is extremely busy and doing the job of two or three people due to the size of the city and the demand for improvements. Sometimes other projects/permits need to be handled first and we can respect that.
- 7) We have not sought a zoning variance amendment. This is the first time that we have heard about this. We tried to turn in the original application with garage drawings and a proper site plan. We were told that we would need to apply for a variance and our site plan wasn't acceptable, by the standard of the building official. He gave me a variance package and that was it.
- 8) We have not attempted to have the property rezoned. Once again, we were not made aware of our options. We were told that we would need to apply for a variance.
- 9) See response to question no. 8.

38524 ANN ARBOR TR LIVONIA, MI 48150 (Property Address)

Parcel Number: 122 02 0013 000



Item 1 of 2

[1 Image / 1 Sketch](#)**Property Owner: DREIBELBIS II TERRY KARL****Summary Information**

> Residential Building Summary

- Year Built: 1961
- Full Baths: 1
- Sq. Feet: 2,133
- Bedrooms: 0
- Half Baths: 1
- Acres: 0.962

> Assessed Value: \$144,600 | Taxable Value: \$143,220

> Property Tax information found

> 8 Building Department records found

Owner and Taxpayer Information**Owner**

DREIBELBIS II TERRY KARL
38524 ANN ARBOR TR
LIVONIA, MI 48150

Taxpayer

DREIBELBIS II TERRY KARL
38524 ANN ARBOR TR
LIVONIA, MI 48150

General Information for Tax Year 2023

Property Class	401 RESIDENTIAL-IMPROVED	Unit	46 CITY OF LIVONIA
School District	LIVONIA PUBLIC SCHOOLS	Assessed Value	\$144,600
YR BLT/SQ FT	1961 990 924	Taxable Value	\$143,220
PP FILE CODE	0	State Equalized Value	\$144,600
CURRENT USE	No Data to Display	Date of Last Name Change	12/08/2020
MISC	Not Available	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
STATUS	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 12/03/2020

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$136,400	\$136,400	\$136,400
2021	\$136,400	\$136,400	\$136,400
2020	\$132,200	\$132,200	\$112,771
2019	\$131,000	\$131,000	\$110,669
2018	\$124,300	\$124,300	\$108,076
2017	\$121,700	\$121,700	\$105,854
2016	\$119,500	\$119,500	\$104,910
2015	\$111,510	\$111,510	\$100,940
2014	\$99,360	\$99,360	\$99,360
2013	\$100,650	\$100,650	\$100,360
2012	\$98,010	\$98,010	\$98,010
2011	\$121,790	\$121,790	\$100,060
2010	\$130,260	\$130,260	\$98,390
2009	\$147,350	\$147,350	\$98,690
2008	\$165,560	\$165,560	\$94,540
2007	\$174,270	\$174,270	\$92,420
2006	\$174,270	\$174,270	\$89,130
		\$158,430	\$86,290
		\$152,340	\$84,350

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Year	MBOR Assessed	Final SEV	Final Taxable
2003	\$147,900	\$147,900	\$82,460
2002	\$143,590	\$143,590	\$81,250
2001	\$125,960	\$125,960	\$78,740
2000	\$106,750	\$106,750	\$76,300
1999	\$106,750	\$106,750	\$74,880
1998	\$97,040	\$97,040	\$73,710
1997	\$88,660	\$88,660	\$71,780

Land Information

Zoning Code		Total Acres	0.962
Land Value	\$65,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	401 119 THRU 123	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	100.00 ft	419.06 ft
Total Frontage: 100.00 ft		Average Depth: 419.06 ft

Legal Description

31F13 CANDACE SUB T1S R9E L72 P28 WCR LOT 13

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	Not Available
Date Created	01/01/0001	Unallocated Div.s Transferred	Not Available
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/03/2020	\$230,000.00	PTA	RAFFERTY FREDERICK L	DREIBELBIS II TERRY KARL	03-ARM'S LENGTH		

Building Information - 2133 sq ft 2.00 STORY (Residential)

General

Floor Area	2,133 sq ft	Estimated TCV	Not Available
Garage Area	552 sq ft	Basement Area	990 sq ft
Foundation Size	1,209 sq ft		
Year Built	1961	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C +10
Effective Age	44 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	No Data to Display
1st Floor Rooms	3	Sewer	No Data to Display
2nd Floor Rooms	4	Style	2.00 STORY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Brick	924 sq ft	2 Story
		Brick	66 sq ft	1 Story
		ing	219 sq ft	1 Story

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
--------------	---------	--------------	---------

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1	2 Fixture Bath	1
Ceramic Tile Floor	2	Ceramic Tile Wainscoat	2

Fireplace Information

Exterior 1 Story	1
------------------	---

Garage Information

Area	552 sq ft	Exterior	Brick
Foundation	42 Inch	Common Wall	2 Wall
Year Built	No Data to Display	Finished	Yes
Auto Doors	0	Mech Doors	1

Porch Information

CCP (1 Story)	44 sq ft	Foundation	Standard
WCP (1 Story)	236 sq ft	Foundation	Standard

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Q540951

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Individual Builder License

DAVID GATES
22106 OTTER RD
BELLEVILLE, MI 48111

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.
2101107413

Expiration Date:
05/31/2026

This document is duly
issued under the laws of the
State of Michigan



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/25/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER JOSEPH MOCZYDLOWSKY AGENT NUMBER 4828 21647 ALLEN RD WOODHAVEN MI 48183		CONTACT NAME: JC MUZZY PHONE (A/C, No, Ext): 734-692-1545 FAX (A/C, No): 734-692-1719 E-MAIL ADDRESS: 4828STAFF@FBINSMI.COM	
INSURED DYNAMIC DUMPSTER INC DBA DYNAMIC CONSTRUCTION MI INC 13035 MAXWELL RD CARLETON MI 48117		INSURER(S) AFFORDING COVERAGE INSURER A: FARM BUREAU INSURANCE INSURER B: TRAVELERS INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 484110	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		S-2969018	10/31/2022	10/31/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 FIRE LEGAL \$ 50,000 EACH
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		BAP-2966944	10/09/2022	10/09/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	5R81711AUB	04/02/2023	04/02/2024

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER THE CITY OF TRENTON 2800 THIRD ST TRENTON MI 48183	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>JOSEPH MOCZYDLOWSKY</i>
---	---

ACORD 25 (2016/03)

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13035 MAXWELL RD

CARLETON, MI 48117

Ljdynamicconstructionmi@gmail.com

Phone: [734-636-3736]

LARRY JABTECKI JR.

CUSTOMER

MR. TERRY DREIBELBIS

38524 ANN ARBOR TRAIL

LIVONIA, MI 48150

(734) 386 - 6603

BUILD (1) 30 X 50 X 10' GARAGE

(1) 3/0 ENTRY DOOR

(1) 10 X 8 & (1) 12 X 8 INSULATED OVERHEAD DOOR

NO WINDOWS

42" FOOTER, BLOCKS @ 4" FLOOR

TKDREIBELBIS72@GMAIL.COM

STONE COST & PERMIT COST WILL BE ADDITIONAL

QUOTE

DATE 6/1/2023

Invoice D - 38524

CUSTOMER ID D - 38524

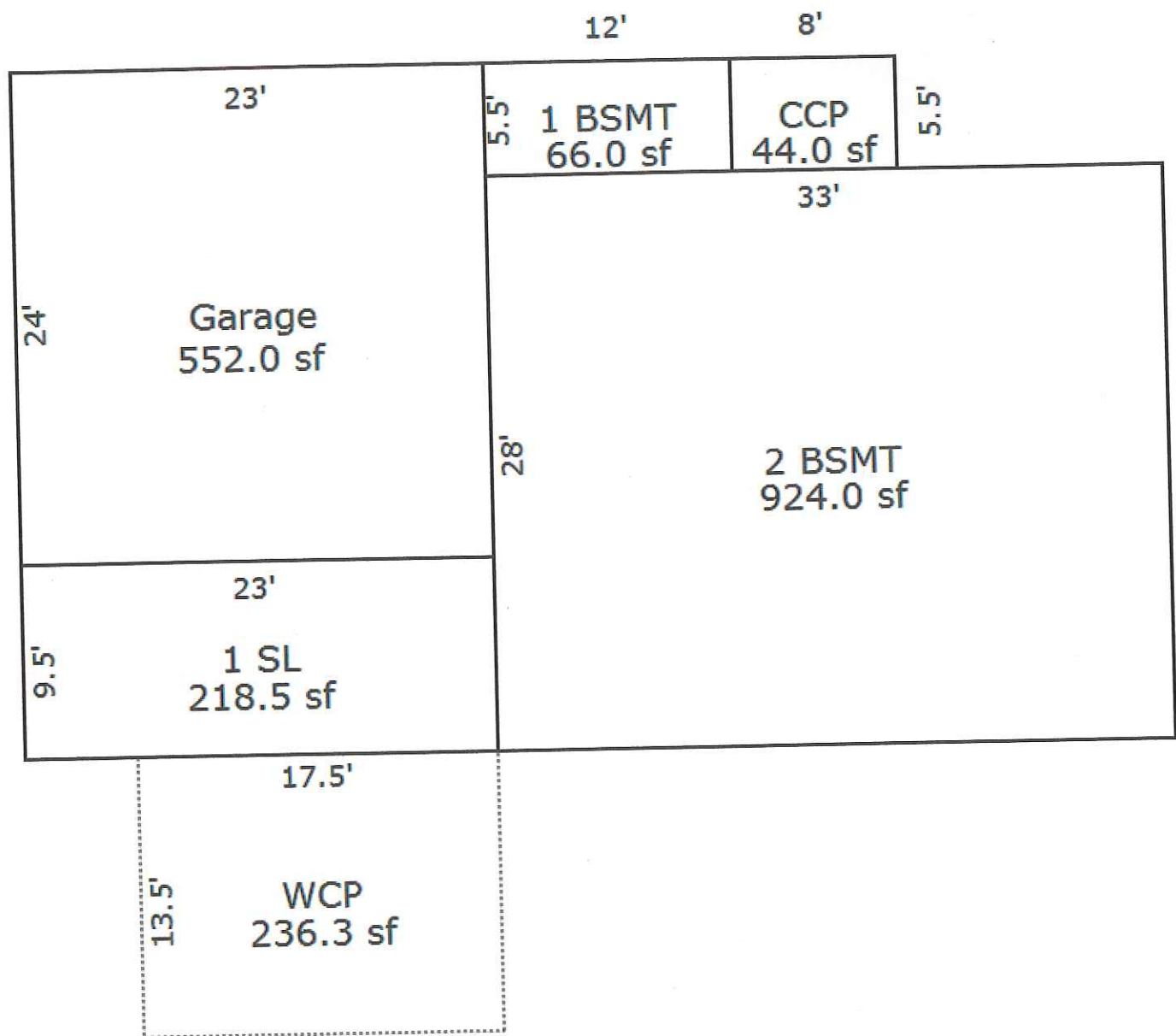
Qty	Description	AMOUNT
1	BUILD (1) 30 X 50 X 10' STICK FRAME GARAGE	\$56,600.00
	42" FOOTERS W/ (2) ROWS OF BLOCK & 4" CONCRETE FLOOR	
	(1) ROW TREATED 2 X 6 BOTTOM PLATE - BOLTED WITH SILL SEAL	
	2 X 6 WALLS @ 16" OC WITH (1) B. PLATE & (D) T. PLATE	
	1/2" OSB WALL SHEETING WITH TYVEK	
	30' SPEC TRUSSES 4/12 PITCH 4' OC W/ 1' OH - SEE TRUSS SPECS	
	2 X 4 ROOF PURLINS @ 24" OC & 2 X 6 FASCIA (OVERHANGS)	
	INSTALL 29 GAUGE STEEL WALL & ROOF PANELS	
	INSTALL 29 GAUGE STEEL SOFFIT - SOLID & GABLES & VENTED & EAVES	
	INSTALL FOAM RIDGE VENT & 14" STEEL RIDGE CAP	
1	SUPPLY & INSTALL (1) 3/0 6 PANEL ENTRY DOOR	INCLUDED
1	SUPPLY & INSTALL (1) 10 X 8 & (1) 12 X 8 INSULATED OVERHEAD GARAGE DOOR	INCLUDED
NOTE	GARAGE DOOR OPENERS ARE NOT INCLUDED IN THIS QUOTE	NOTE
1	6" CONCRETE FLOOR OPTION - IF CUSTOMER WANTS 6" INSTEAD OF 4"	OPTION \$1,500.00
NOTE	1 WEEK FOR FOOTERS, BLOCK & FLOOR TO BE COMPLETED	
NOTE	3-4 DAYS TO BUILD GARAGE & INSTALL ROOFING, SIDING & TRIM	
NOTE	OVERHEAD DOORS WILL BE INSTALLED WHEN GARAGE IS COMPLETED	
	10 YEAR WORKMANSHIP ON GARAGE, ROOFING & SIDING	
	45 YEAR WARRANTY ON STEEL - MANUFACTURES WARRANTY	
NOTE	CUSTOMER PAID \$450.00 CK#1101 FOR VARIANCE MEETING ON 06-16-23	
TERMS AND CONDITIONS - CUSTOMER TO SUPPLY DYNAMIC WITH PROPER SITE PLAN		PERMIT / STONE T.B.D.
(1) DRIVEWAY SAFE DUMPSTER & PORTA POTTY INCLUDED - ON-SITE DURING CONSTRUCTION		TOTAL
Dynamic Construction Mi will Pull Building Permit - Customer to Reimburse Costs		

Customer Acceptance (sign below):

x _____ 6-1-23

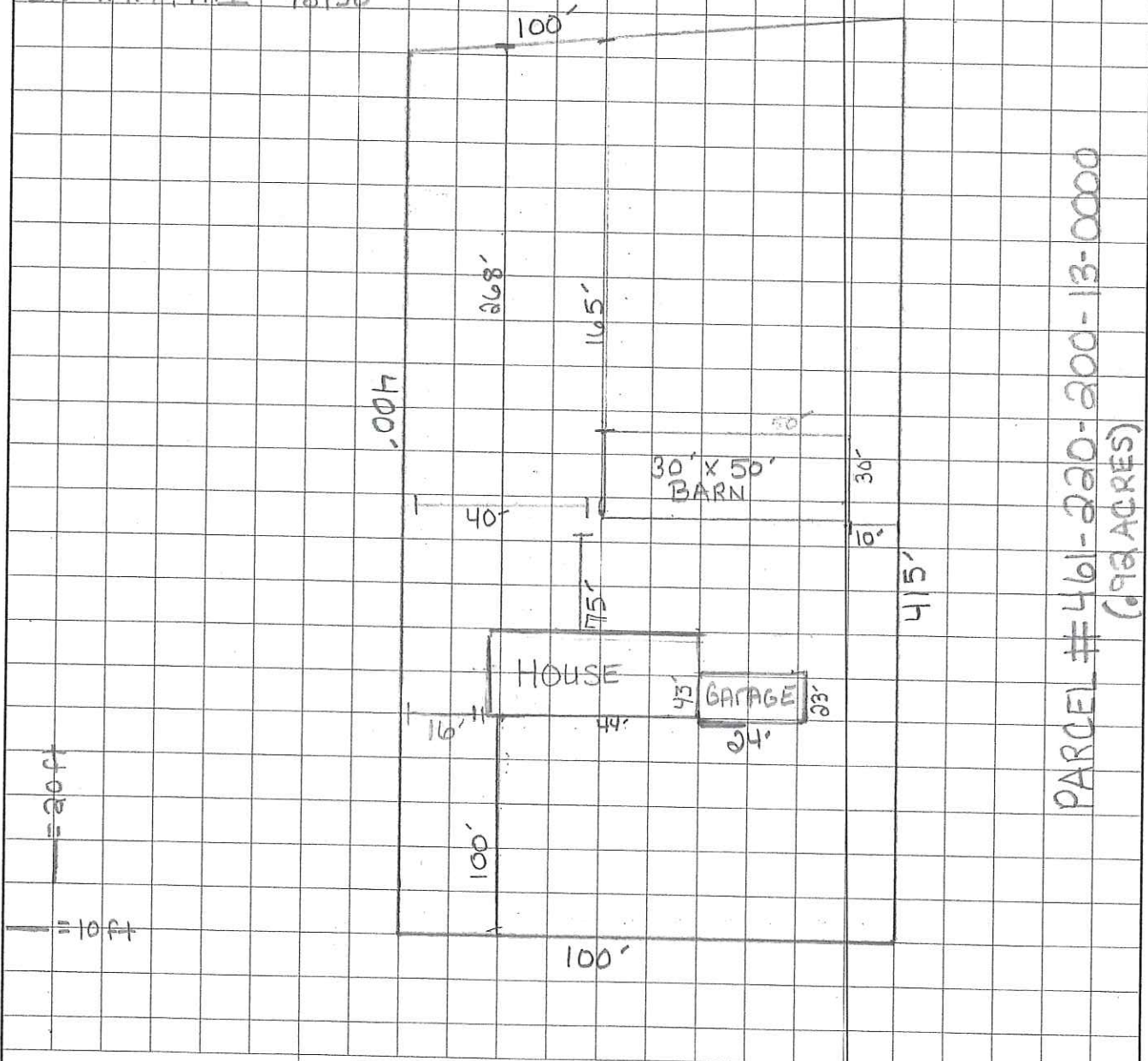
Print Name:

Thank You For Your Business!





38524 Ann Arbor Trail
Livonia, MI 48150



PARCEL # 461-220-200-13-0000
(.98 ACRES)

DYNAMIC
CONSTRUCTION

CARELTON, MI

(734) 636-3736

ROOFING

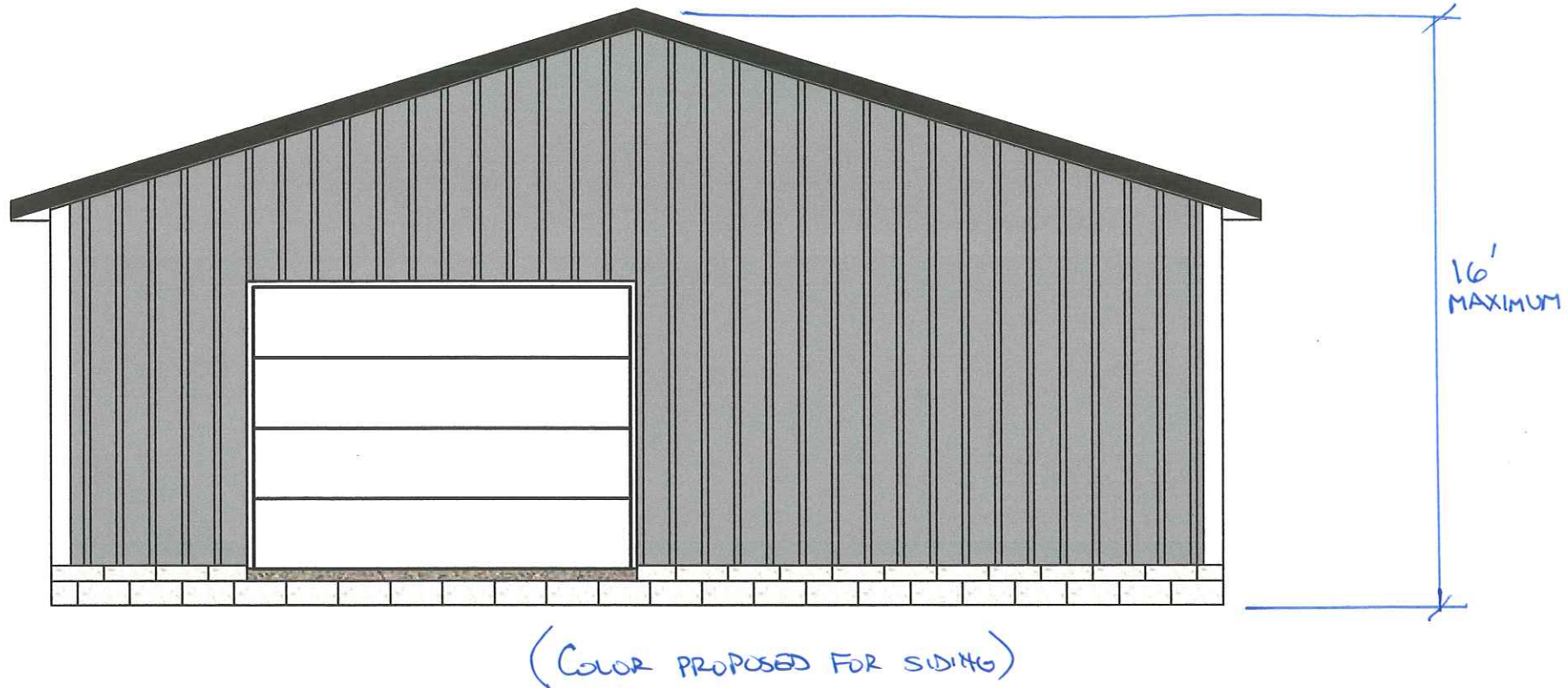
POLE BARNs

NEW CONSTRUCTION

**YOUR LOGO
HERE**

SOUTH SIDE-GABLE SIDE 1 ELEVATION

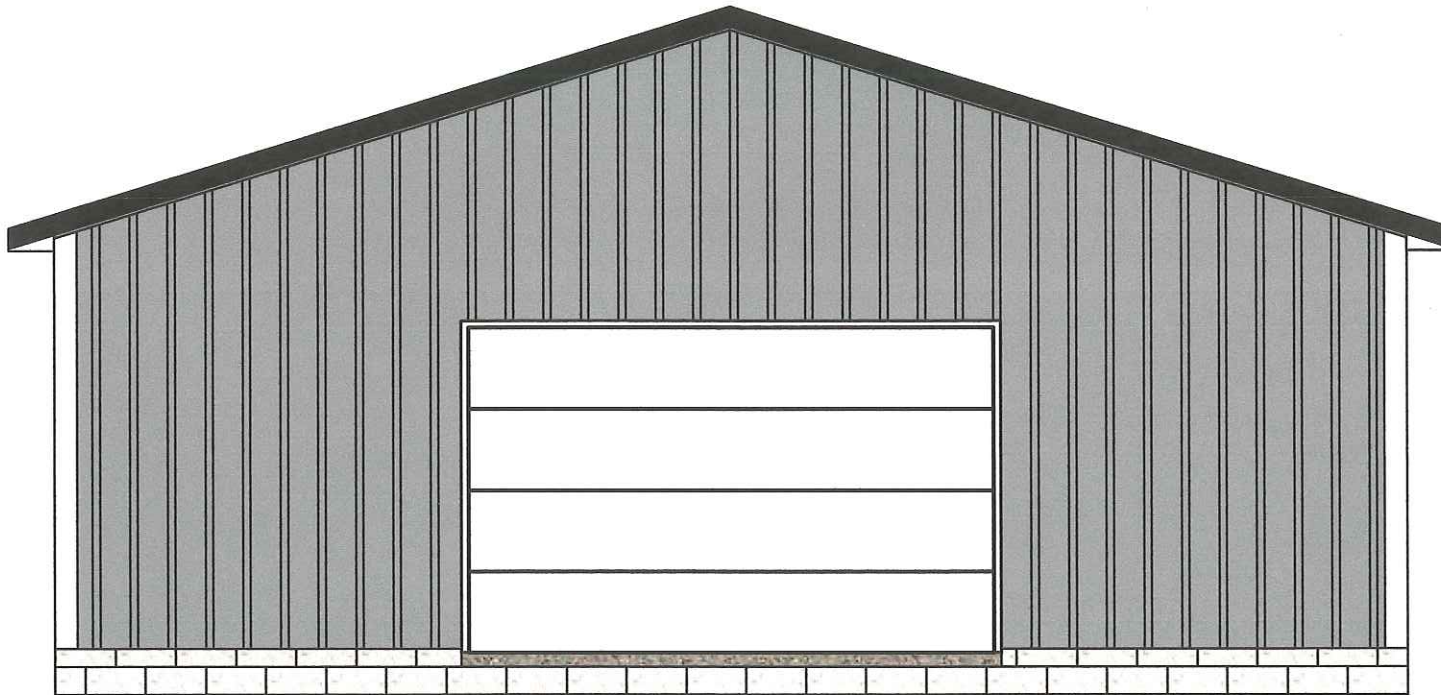
Construction
Maestro[®]
Estimating Software
Pole Barns, Garages & Decks



**YOUR LOGO
HERE**

NORTH SIDE-GABLE SIDE 2 ELEVATION

Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks

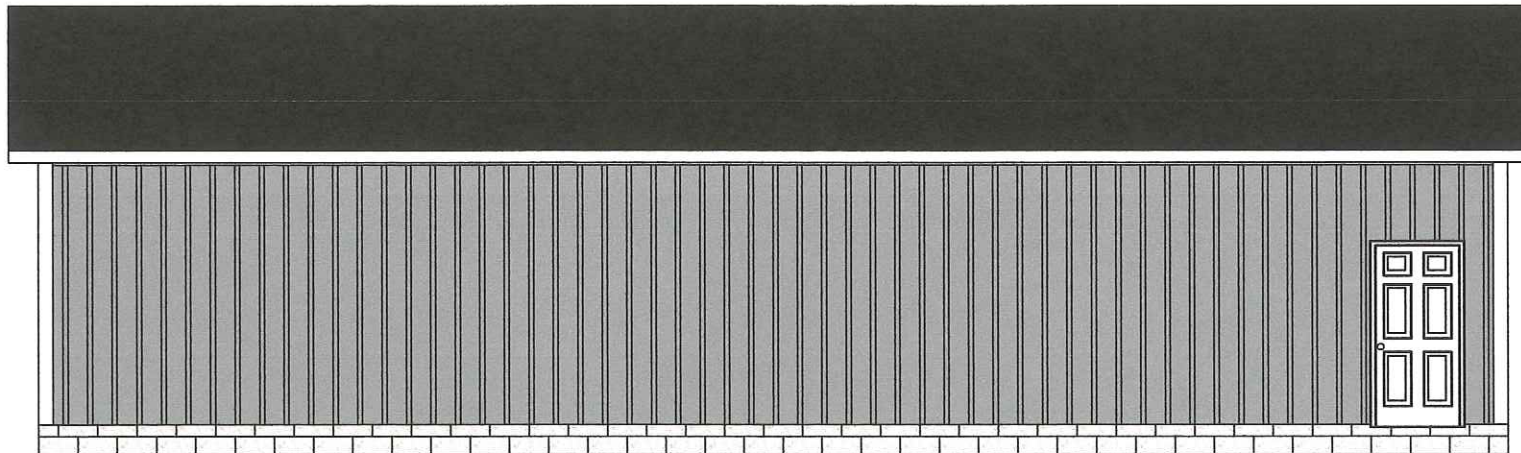


"Terry Dreibelbis
Estimate Number: 778
6/23/2023"

**YOUR LOGO
HERE**

WEST SIDE-EAVE SIDE 1 ELEVATION

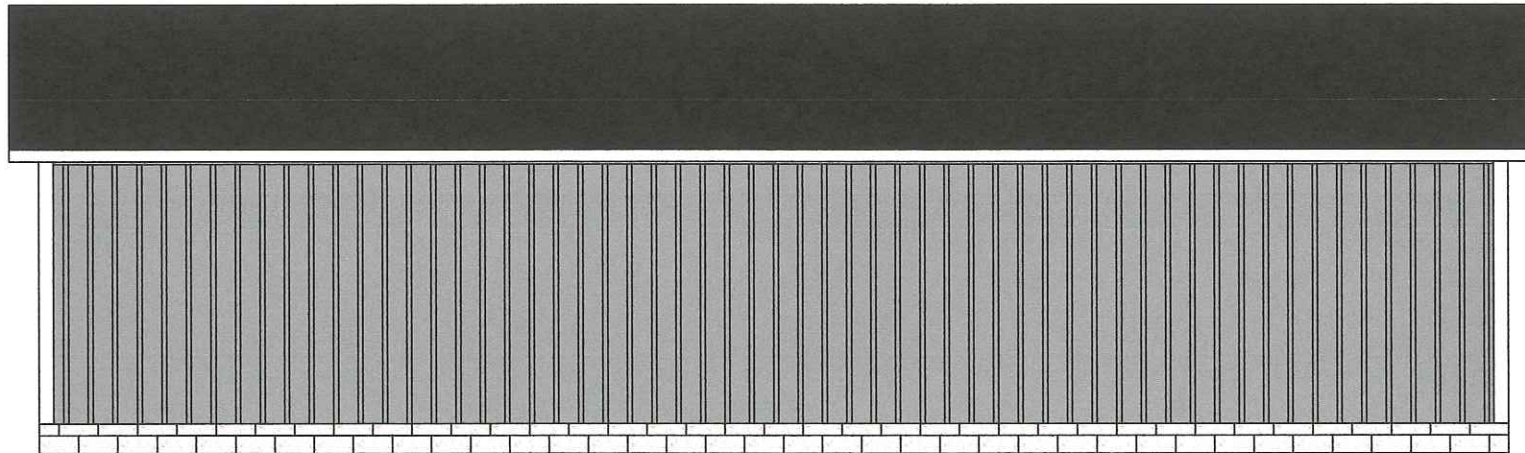
Construction
Maestro[®]
Estimating Software
Pole Barns, Garages & Decks



**YOUR LOGO
HERE**

EAST SIDE-EAVE SIDE 2 ELEVATION

Construction
Maestro®
Estimating Software
Pole Barns, Garages & Docks



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

2023 - -
38524 ANN ARBOR TRAIL
DREIBERIS RESIDENCE
REF: DETACHED GARAGE
FLUP: "Low Density Residential"



N.W. 1/4 Section 31

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia

300 150 0 300 Feet

2023 - -



CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

BASED ON NONCONFORMITY TO LIVONIA ORDINANCE
TERRY DREIBELBIS II - 734.386.6603

Applicant DANE GATES / DYNAMIC CONSTRUCTION Address 22106 OTTER DR, BELLEVILLE, MI 48111
Owner TERRY DREIBELBIS II Address 38524 ANN ARBOR TR, LIVONIA, MI 48150
Lessee --- Address ---
Location NORTH Side of 38524 ANN ARBOR TRAIL Street
Between BASSETT And ANN ARBOR ROAD
Lot No./Parcel No. 122-02-0013-000 Subdivision CANDACE
Zoning District N1 Map No. NW31 Lot Size 0.92 ACRES (40,075 SQ FT) Alley ---
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size 1490 SQ FT / ATT GARAGE 552 SQ FT Proposed Building Size 30' x 50' (1500 SQ FT)
Present Height of Building TWO STORY Proposed Height < 10 FEET
Allowable Lot Coverage 35% (14,026 SQ FT) Proposed Lot Coverage 8.8% (3542 SQ FT)
Proposal SEEKING TO ERECT A DETACHED GARAGE WHILE MAINTAINING AN ATTACHED GARAGE RESULTING IN EXCESS DETACHED ACCESSORY BUILDING AREA AND TOTAL AREA OF ALL ACCESSORY BUILDINGS. DETACHED ACCESSORY BUILDING AREA ALLOWED: 200 SQ FT; PROPOSED: 1500; EXCESS: 1300 SQ FT. TOTAL ACCESSORY BUILDING AREA ALLOWED: 920 SQ FT; PROPOSED: 2052 SQ FT; EXCESS: 1132 SQ FT

Reason for Rejection ZONING ORDINANCE, SECTION 7.09(1)A

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 7.09(1)A
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk DET ACC / TOTAL (SF) 1300 / 1132

Remarks _____

Plans and Application examined by _____

Date JULY 5,

2023

ZONING EXAMINER

2023 - -



APPLICATION FOR VARIANCE

Mr. Terry Dreibeis 38524 Ann Arbor Trail Livonia MI
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

734-396-6603
 (Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

DAVE GATES - DYNAMIC CONSTRUCTION MI 22106 OTTER RD Bellville MI
 (Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax) 734 636 3136

The property address is 38524 ANN ARBOR TRAIL, LIVONIA MI

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

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

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

Parcel # 461-220-200-13-0000 • 92 Acres

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:

• 92 Acres - We Need More Space to Get the Vehicles & Mowers Covered - Small Attached Garage

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

It Will Add Value to My House

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

It Will Keep My Yard Clean & Clear From Blight. We Can Keep Vehicles & Mowers Out of Sight

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 tried, Building Official was too busy to deal with us. Told us we need a Variance

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 5TH day of July, 2023

(Notary Public, Wayne County, Michigan)

My Commission expires 8-25-2028

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated July 05, 2023, which reads as follows:

ZONING ORDINANCE, SECTION 7.09(1)A

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

(Supervisor)

Application for permit filed NO

Violation Issued NO

Property Owner: Terry Dreibelbis
Property Address: 38524 Ann Arbor Trail, Livonia, MI 48150
Owner's Phone Number: (734) 386-6603
Contractor: Dave Gates (Dynamic Construction)
Contractor Address: 22106 Otter Rd., Belleville, MI 48111
Contractor Phone Number: (734) 636-3736



The property address is 38524 Ann Arbor Trail, Livonia, MI 48150

- 1) There are no deed restriction or subdivision rules on the property.
- 2) Legal description of the property: Parcel #461-220-13-000 (.92 Acres)
- 3) There is no practical difficulty. We simply want to build a bigger garage than we are allowed.
- 4) If we can build the garage that we desire, it will be very nice, it will increase the property value and it will generate more taxable value to the city of Livonia.
- 5) If we can build the garage that we desire, the homeowner will be able to keep his and his childrens vehicles, toys, lawn equipment, etc. out of the yard and store such things in the garage. There are currently two (2) old sheds that are worn, need to be torn down, and removed from the property. If we are permitted to build the desired garage, we will also be removing said sheds from the property.
- 6) We were not given the fair opportunity to seek an amendment, nor was this ever described or discussed with us as an option. Nothing against the building official with whom we met. We understand that he is extremely busy and doing the job of two or three people due to the size of the city and the demand for improvements. Sometimes other projects/permits need to be handled first and we can respect that.
- 7) We have not sought a zoning variance amendment. This is the first time that we have heard about this. We tried to turn in the original application with garage drawings and a proper site plan. We were told that we would need to apply for a variance and our site plan wasn't acceptable, by the standard of the building official. He gave me a variance package and that was it.
- 8) We have not attempted to have the property rezoned. Once again, we were not made aware of our options. We were told that we would need to apply for a variance.
- 9) See response to question no. 8.

38524 ANN ARBOR TR LIVONIA, MI 48150 (Property Address)

Parcel Number: 122 02 0013 000



Item 1 of 2

[1 Image / 1 Sketch](#)**Property Owner: DREIBELBIS II TERRY KARL****Summary Information**

> Residential Building Summary

- Year Built: 1961
- Full Baths: 1
- Sq. Feet: 2,133
- Bedrooms: 0
- Half Baths: 1
- Acres: 0.962

> Assessed Value: \$144,600 | Taxable Value: \$143,220

> Property Tax information found

> 8 Building Department records found

Owner and Taxpayer Information**Owner**

DREIBELBIS II TERRY KARL
38524 ANN ARBOR TR
LIVONIA, MI 48150

Taxpayer

DREIBELBIS II TERRY KARL
38524 ANN ARBOR TR
LIVONIA, MI 48150

General Information for Tax Year 2023

Property Class	401 RESIDENTIAL-IMPROVED	Unit	46 CITY OF LIVONIA
School District	LIVONIA PUBLIC SCHOOLS	Assessed Value	\$144,600
YR BLT/SQ FT	1961 990 924	Taxable Value	\$143,220
PP FILE CODE	0	State Equalized Value	\$144,600
CURRENT USE	No Data to Display	Date of Last Name Change	12/08/2020
MISC	Not Available	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
STATUS	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 12/03/2020

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$136,400	\$136,400	\$136,400
2021	\$136,400	\$136,400	\$136,400
2020	\$132,200	\$132,200	\$112,771
2019	\$131,000	\$131,000	\$110,669
2018	\$124,300	\$124,300	\$108,076
2017	\$121,700	\$121,700	\$105,854
2016	\$119,500	\$119,500	\$104,910
2015	\$111,510	\$111,510	\$100,940
2014	\$99,360	\$99,360	\$99,360
2013	\$100,650	\$100,650	\$100,360
2012	\$98,010	\$98,010	\$98,010
2011	\$121,790	\$121,790	\$100,060
2010	\$130,260	\$130,260	\$98,390
2009	\$147,350	\$147,350	\$98,690
2008	\$165,560	\$165,560	\$94,540
2007	\$174,270	\$174,270	\$92,420
2006	\$174,270	\$174,270	\$89,130
		\$158,430	\$86,290
		\$152,340	\$84,350

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Year	MBOR Assessed	Final SEV	Final Taxable
2003	\$147,900	\$147,900	\$82,460
2002	\$143,590	\$143,590	\$81,250
2001	\$125,960	\$125,960	\$78,740
2000	\$106,750	\$106,750	\$76,300
1999	\$106,750	\$106,750	\$74,880
1998	\$97,040	\$97,040	\$73,710
1997	\$88,660	\$88,660	\$71,780

Land Information

Zoning Code		Total Acres	0.962
Land Value	\$65,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	401 119 THRU 123	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	100.00 ft	419.06 ft
Total Frontage: 100.00 ft		Average Depth: 419.06 ft

Legal Description

31F13 CANDACE SUB T1S R9E L72 P28 WCR LOT 13

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	Not Available
Date Created	01/01/0001	Unallocated Div.s Transferred	Not Available
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
12/03/2020	\$230,000.00	PTA	RAFFERTY FREDERICK L	DREIBELBIS II TERRY KARL	03-ARM'S LENGTH		

Building Information - 2133 sq ft 2.00 STORY (Residential)

General

Floor Area	2,133 sq ft	Estimated TCV	Not Available
Garage Area	552 sq ft	Basement Area	990 sq ft
Foundation Size	1,209 sq ft		
Year Built	1961	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C +10
Effective Age	44 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	No Data to Display
1st Floor Rooms	3	Sewer	No Data to Display
2nd Floor Rooms	4	Style	2.00 STORY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Brick	924 sq ft	2 Story
		Brick	66 sq ft	1 Story
		ing	219 sq ft	1 Story

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
--------------	---------	--------------	---------

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1	2 Fixture Bath	1
Ceramic Tile Floor	2	Ceramic Tile Wainscoat	2

Fireplace Information

Exterior 1 Story	1
------------------	---

Garage Information

Area	552 sq ft	Exterior	Brick
Foundation	42 Inch	Common Wall	2 Wall
Year Built	No Data to Display	Finished	Yes
Auto Doors	0	Mech Doors	1

Porch Information

CCP (1 Story)	44 sq ft	Foundation	Standard
WCP (1 Story)	236 sq ft	Foundation	Standard

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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Q540951

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Individual Builder License

DAVID GATES
22106 OTTER RD
BELLEVILLE, MI 48111

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.
2101107413

Expiration Date:
05/31/2026

This document is duly
issued under the laws of the
State of Michigan



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/25/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER JOSEPH MOCZYDLOWSKY AGENT NUMBER 4828 21647 ALLEN RD WOODHAVEN MI 48183		CONTACT NAME: JC MUZZY PHONE (A/C, No, Ext): 734-692-1545 FAX (A/C, No): 734-692-1719 E-MAIL ADDRESS: 4828STAFF@FBINSMI.COM	
INSURED DYNAMIC DUMPSTER INC DBA DYNAMIC CONSTRUCTION MI INC 13035 MAXWELL RD CARLETON MI 48117		INSURER(S) AFFORDING COVERAGE INSURER A: FARM BUREAU INSURANCE INSURER B: TRAVELERS INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 484110	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		S-2969018	10/31/2022	10/31/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 FIRE LEGAL \$ 50,000 EACH
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		BAP-2966944	10/09/2022	10/09/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ OCCUR CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	5R81711AUB	04/02/2023	04/02/2024

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER THE CITY OF TRENTON 2800 THIRD ST TRENTON MI 48183	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>JOSEPH MOCZYDLOWSKY</i>
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ACORD 25 (2016/03)

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13035 MAXWELL RD

CARLETON, MI 48117

ljdynamicconstructionmi@gmail.com

Phone: [734-636-3736]

LARRY JABTECKI JR.

CUSTOMER

MR. TERRY DREIBELBIS

38524 ANN ARBOR TRAIL

LIVONIA, MI 48150

(734) 386 - 6603

BUILD (1) 30 X 50 X 10' GARAGE

(1) 3/0 ENTRY DOOR

(1) 10 X 8 & (1) 12 X 8 INSULATED OVERHEAD DOOR

NO WINDOWS

42" FOOTER, BLOCKS @ 4" FLOOR

TKDREIBELBIS72@GMAIL.COM

STONE COST & PERMIT COST WILL BE ADDITIONAL

QUOTE

DATE 6/1/2023

Invoice D - 38524

CUSTOMER ID D - 38524

Qty	Description	AMOUNT
1	BUILD (1) 30 X 50 X 10' STICK FRAME GARAGE	\$56,600.00
	42" FOOTERS W/ (2) ROWS OF BLOCK & 4" CONCRETE FLOOR	
	(1) ROW TREATED 2 X 6 BOTTOM PLATE - BOLTED WITH SILL SEAL	
	2 X 6 WALLS @ 16" OC WITH (1) B. PLATE & (D) T. PLATE	
	1/2" OSB WALL SHEETING WITH TYVEK	
	30' SPEC TRUSSES 4/12 PITCH 4' OC W/ 1' OH - SEE TRUSS SPECS	
	2 X 4 ROOF PURLINS @ 24" OC & 2 X 6 FASCIA (OVERHANGS)	
	INSTALL 29 GAUGE STEEL WALL & ROOF PANELS	
	INSTALL 29 GAUGE STEEL SOFFIT - SOLID & GABLES & VENTED & EAVES	
	INSTALL FOAM RIDGE VENT & 14" STEEL RIDGE CAP	
1	SUPPLY & INSTALL (1) 3/0 6 PANEL ENTRY DOOR	INCLUDED
1	SUPPLY & INSTALL (1) 10 X 8 & (1) 12 X 8 INSULATED OVERHEAD GARAGE DOOR	INCLUDED
NOTE	GARAGE DOOR OPENERS ARE NOT INCLUDED IN THIS QUOTE	NOTE
1	6" CONCRETE FLOOR OPTION - IF CUSTOMER WANTS 6" INSTEAD OF 4"	OPTION \$1,500.00
NOTE	1 WEEK FOR FOOTERS, BLOCK & FLOOR TO BE COMPLETED	
NOTE	3-4 DAYS TO BUILD GARAGE & INSTALL ROOFING, SIDING & TRIM	
NOTE	OVERHEAD DOORS WILL BE INSTALLED WHEN GARAGE IS COMPLETED	
	10 YEAR WORKMANSHIP ON GARAGE, ROOFING & SIDING	
	45 YEAR WARRANTY ON STEEL - MANUFACTURES WARRANTY	
NOTE	CUSTOMER PAID \$450.00 CK#1101 FOR VARIANCE MEETING ON 06-16-23	
TERMS AND CONDITIONS - CUSTOMER TO SUPPLY DYNAMIC WITH PROPER SITE PLAN		PERMIT / STONE T.B.D.
(1) DRIVEWAY SAFE DUMPSTER & PORTA POTTY INCLUDED - ON-SITE DURING CONSTRUCTION		TOTAL
Dynamic Construction Mi will Pull Building Permit - Customer to Reimburse Costs		

Customer Acceptance (sign below):

x _____ 6-1-23

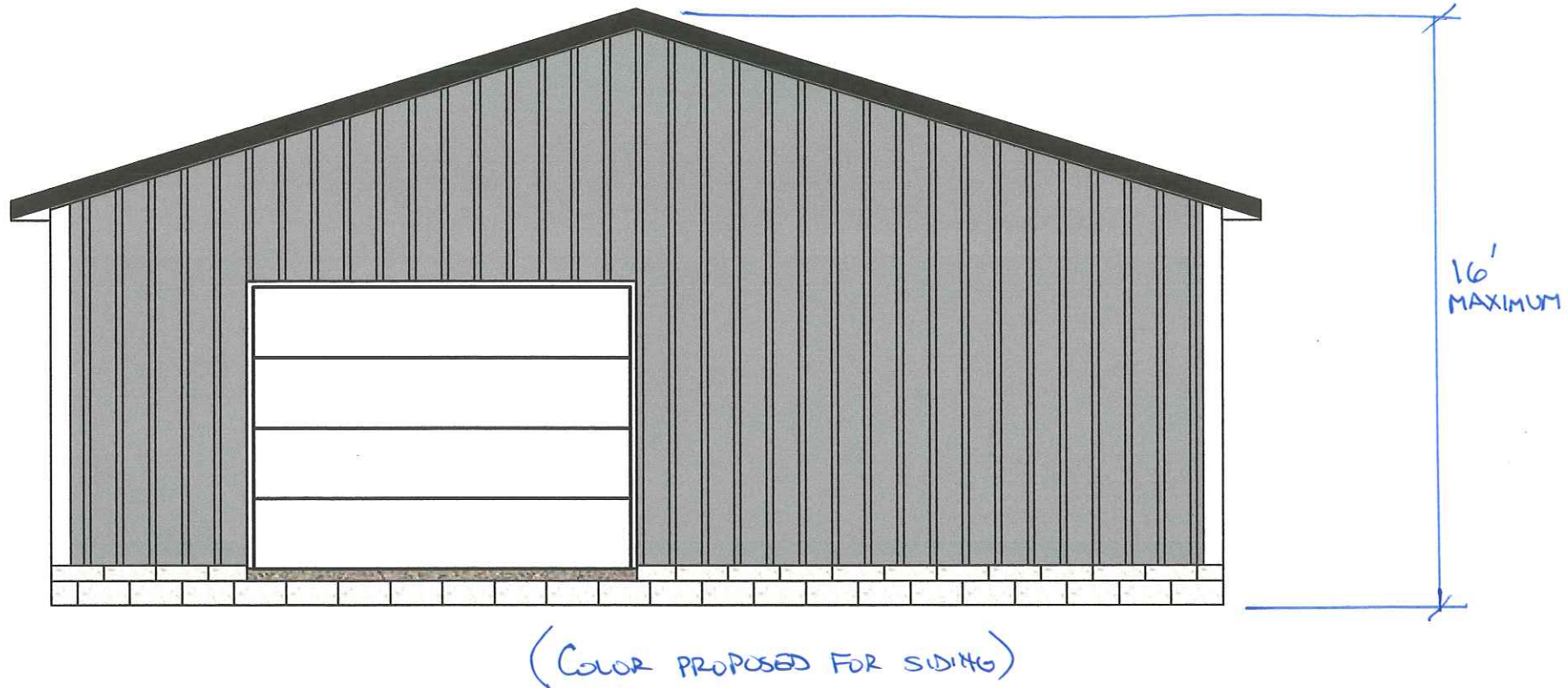
Print Name:

Thank You For Your Business!

**YOUR LOGO
HERE**

SOUTH SIDE-GABLE SIDE 1 ELEVATION

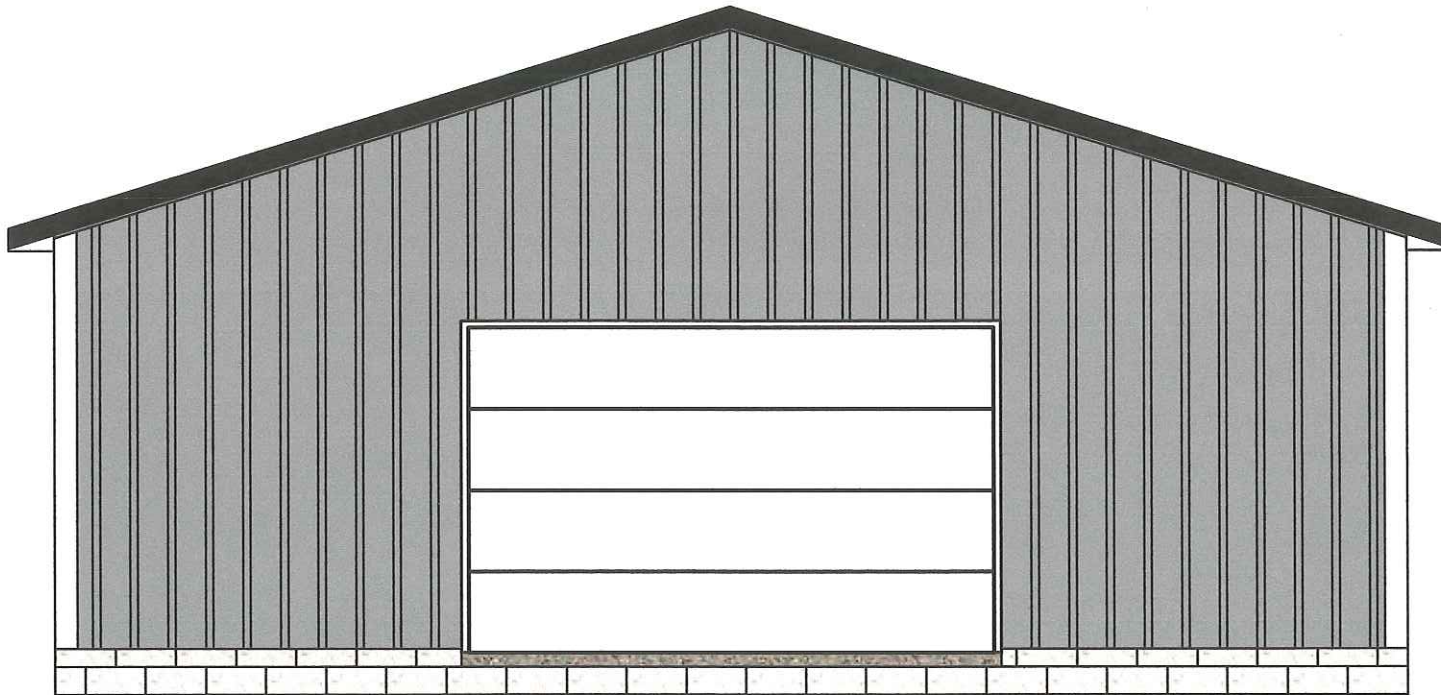
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NORTH SIDE-GABLE SIDE 2 ELEVATION

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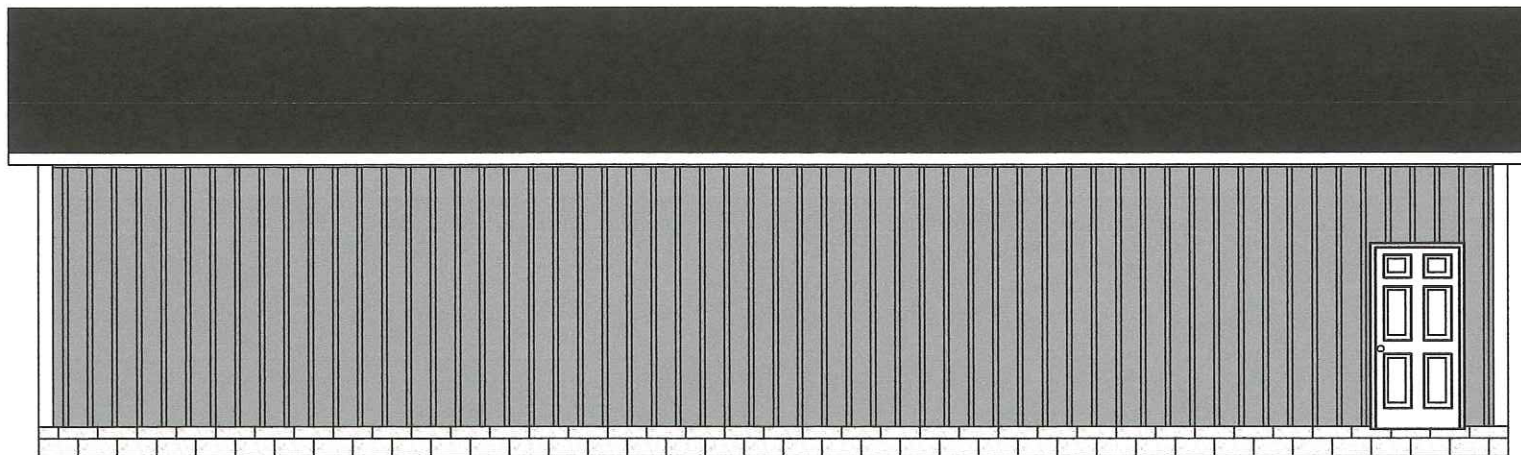


"Terry Dreibelbis
Estimate Number: 778
6/23/2023"

**YOUR LOGO
HERE**

WEST SIDE-EAVE SIDE 1 ELEVATION

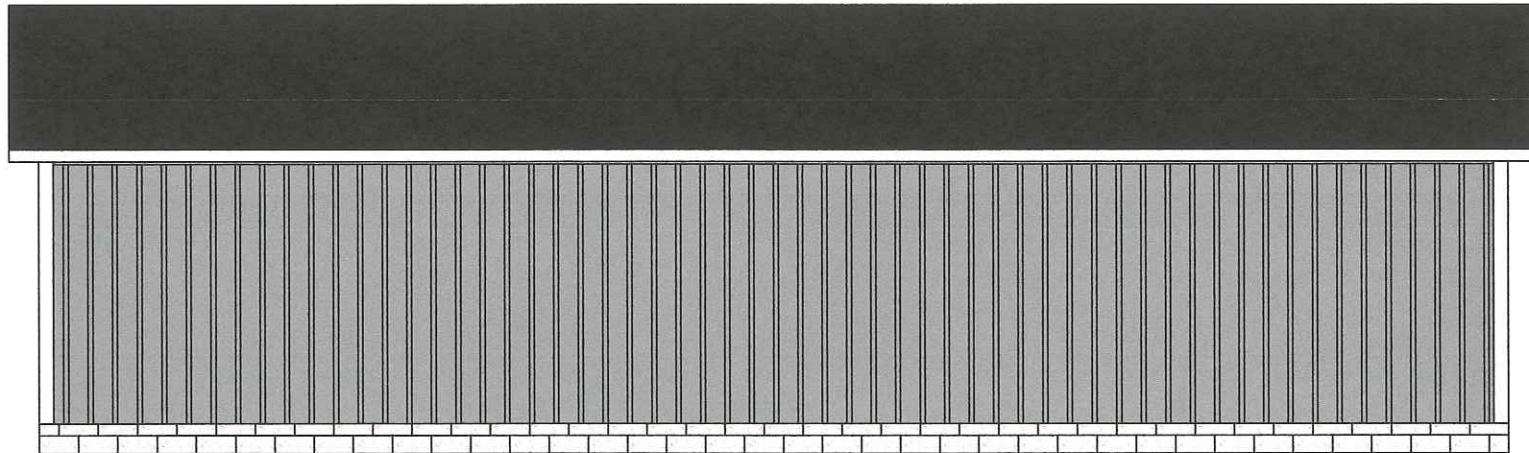
**Construction
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Pole Barns, Garages & Decks



**YOUR LOGO
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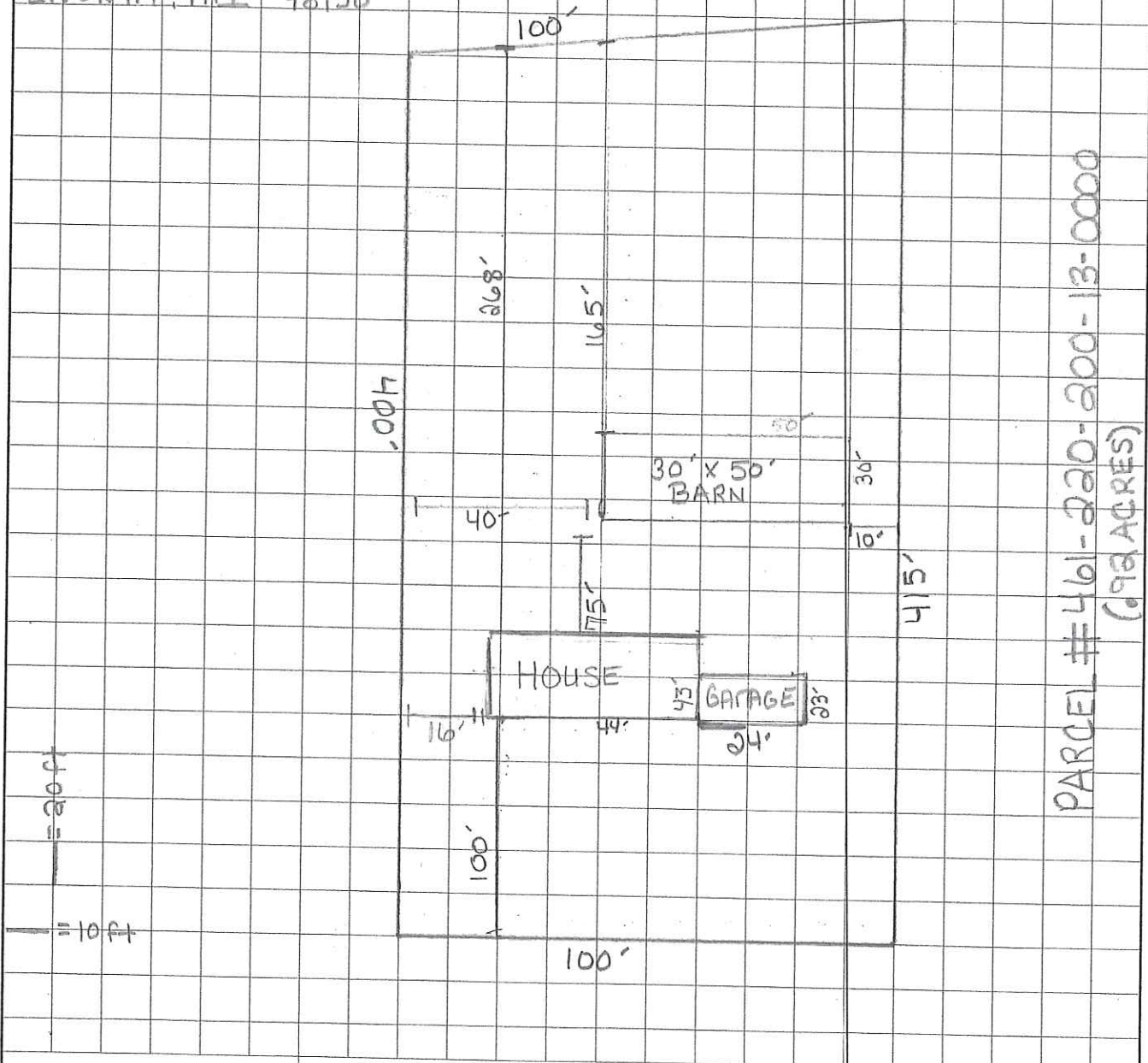
EAST SIDE-EAVE SIDE 2 ELEVATION

Construction
Maestro®
Estimating Software
Pole Barns, Garages & Docks





38524 Ann Arbor Trail
Livonia, MI 48150



PARCEL # 461-220-200-13-0000
(.98 ACRES)

DYNAMIC
CONSTRUCTION

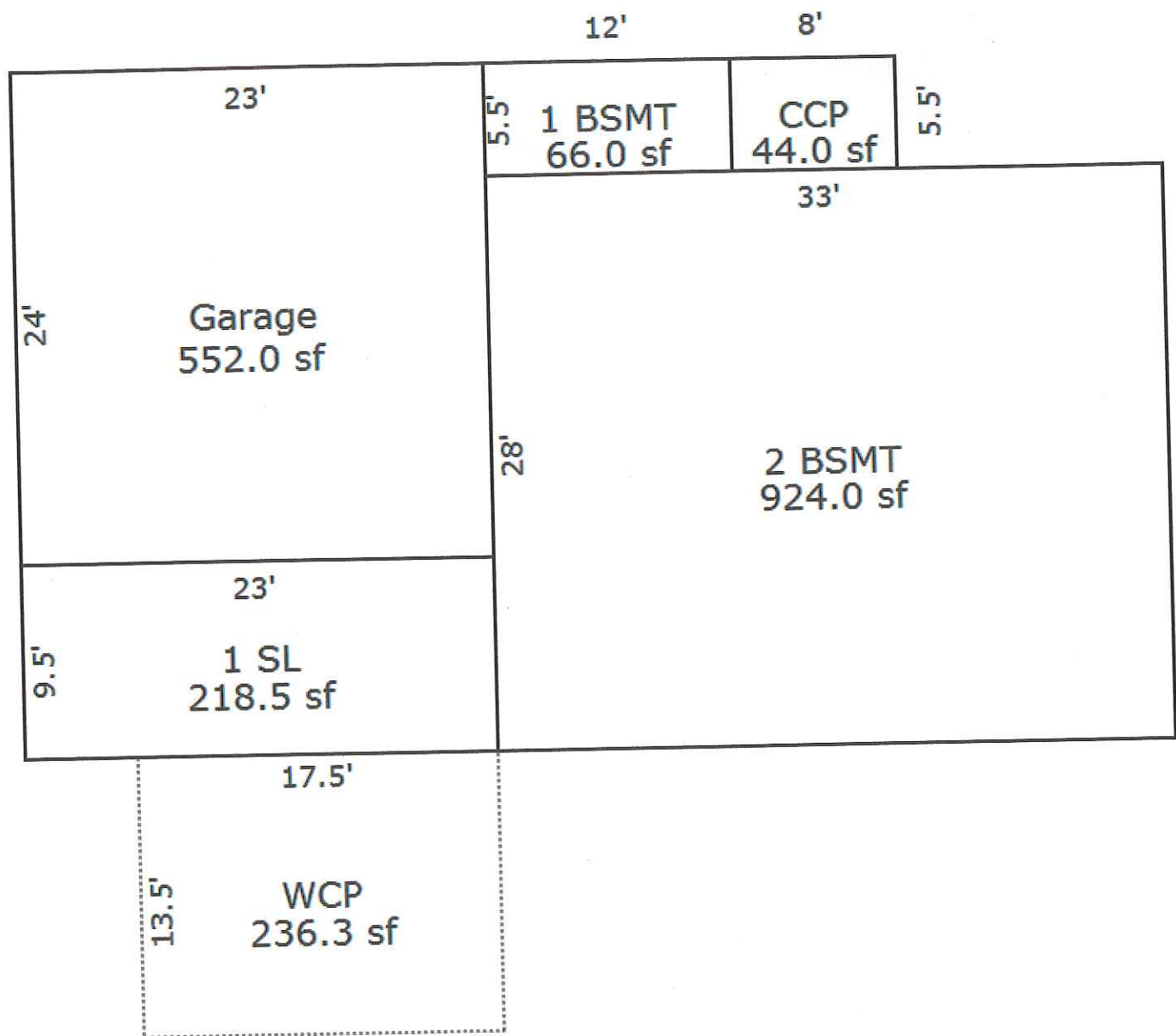
CARELTON, MI

(734) 636-3736

ROOFING

POLE BARNs

NEW CONSTRUCTION



TERRY DREIBELBIS II, REF: DETACHED GARAGE LOW DENSITY RESIDENTIAL

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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 31

City of Livonia

T. 1 south, R. 9 east

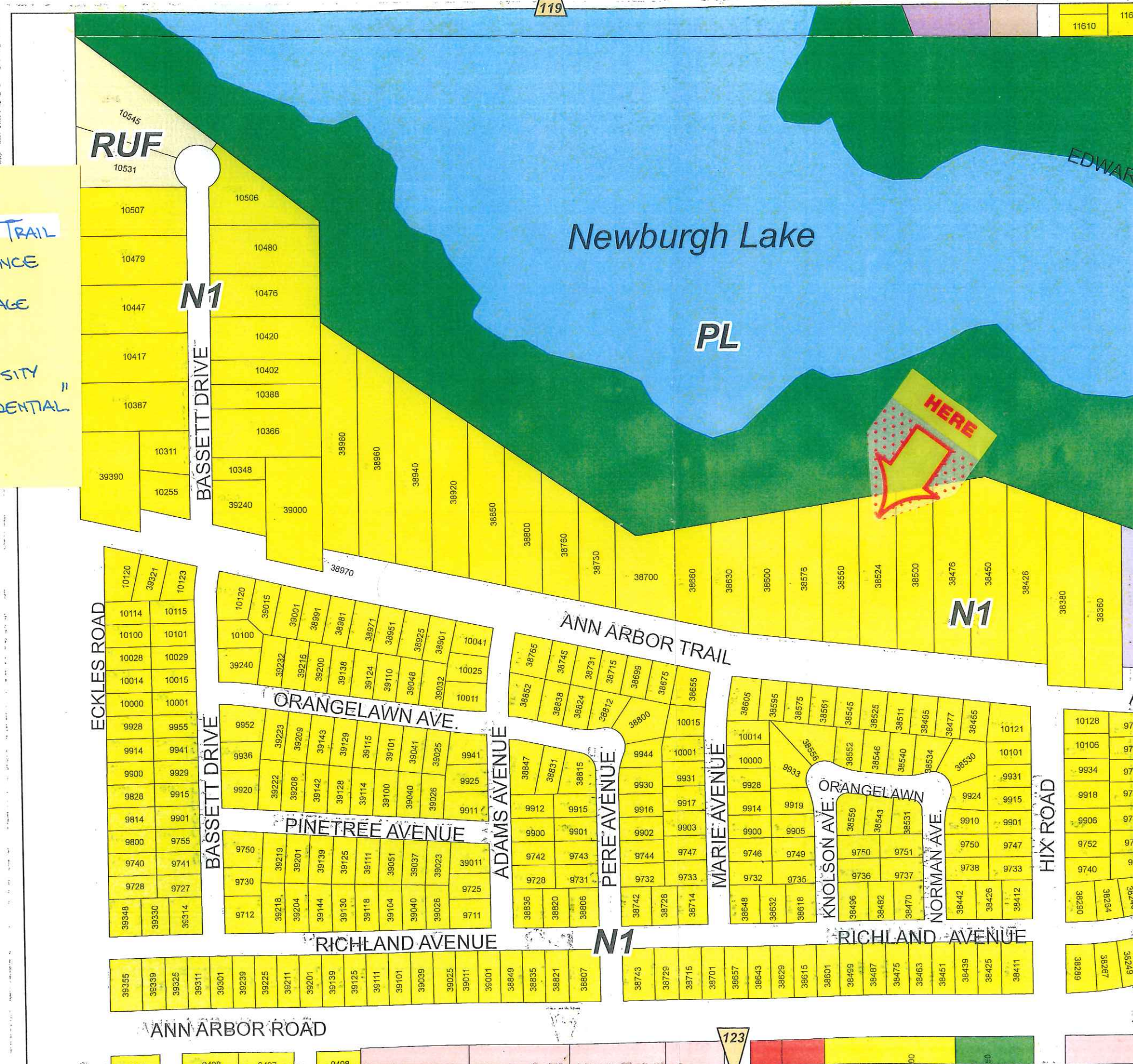
Wayne County, Michigan

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300 150 0 300 Feet

2023 - -
38524 ANN ARBOR TRAIL
DREIBELBIS RESIDENCE
REF: DETACHED GARAGE
FLUP: "Low Density
Residential"



AGENDA DATE: August 1, 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. 2023-04-06: Mike Kinaia, Starbucks, 2500 Westmont Circle, Sterling Heights, MI 48310, on behalf of Lessee Starbucks, 12679 Middlebelt:**
Should be denied because the alleged practical difficulty does not entail more than mere inability to earn a higher financial return. FURTHER, Petitioner has not demonstrated that four signs are necessary to increase the space between the order point and the pick-up window.
2. **APPEAL CASE NO. 2023-07-14, Bob and Laura Borg, 18221 Laurel Drive:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
3. **APPEAL CASE NO. 2023-07-15, Dave Gates, Dynamic Construction on behalf of Terry Dreibelbis II, 38524 Ann Arbor Trail:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the proposed pole barn would exceed the size of the home on the site, violating the policy expressed in Zoning Ordinance Section 7.09(1)(A).

FUTURE LAND USE PLAN

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

1. **APPEAL CASE NO. 2023-04-06, Mike Kinaia, 2500 Starbucks Westmont Circle, Sterling Heights, MI 48310, on behalf of Lessee Starbucks, 12679 Middlebelt (Tabled on May 16, 2023)**: seeking to erect four menu and pre-menu signs within a drive-thru resulting in an excess number of menu board signs and total combined sign area.

FUTURE LAND USE PLAN (FLUP) “REGIONAL COMMERCIAL”

2. **APPEAL CASE NO. 2023-07-14, Italy-American Construction on behalf of Bob and Laura Borg, 18221 Laurel Drive**: seeking to construct an attached garage, while maintaining a detached garage, resulting in excess accessory building area. One other existing detached garage (20'x22') is being removed.

FUTURE LAND USE PLAN (FLUP) “LOW DENSITY RESIDENTIAL”

3. **APPEAL CASE NO. 2023-07-15, Dave Gates, Dynamic Construction on behalf of Terry Dreibelbis II, 38524 Ann Arbor Trail**: seeking to construct a detached garage while maintaining an attached garage, resulting in excess detached accessory building area and total area of all accessory buildings.

FUTURE LAND USE PLAN (FLUP) “LOW DENSITY RESIDENTIAL”

ZBA Meetings/Deadlines

August 1, 2023

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
November 14, 2023	<i>Gallery Harry Ramsden, Inspector</i>	Deadline: Monday, Oct 23
December 12, 2023	<i>Auditorium Frank Hershey, Inspector</i>	Deadline: Monday, Nov 13

Minutes to vote on: July 18, 2023

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