

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS
September 12, 2023 – 7:00 p.m.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2023-06-13, Michael and Melinda Schneider, 39240 Ann Arbor Trail (Tabled on July 18, 2023):** seeking to construct an addition to an existing dwelling which includes an attached garage, while maintaining a detached garage and shed, resulting in excess accessory building area.
2. **APPEAL CASE NO. 2023-07-14, Italy-American Construction on behalf of Bob and Laura Borg, 18221 Laurel Drive (Tabled on August 1, 2023):** 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.
3. **APPEAL CASE NO. 2023-07-17, Ryan and Connie Gatuz 14513 Riverside:** seeking to construct an addition on the rear of an existing dwelling resulting in deficient rear yard and corner side yard setback.
4. **APPEAL CASE NO. 2023-08-18, Michael Puninske, 17124 Rougeway:** seeking to maintain a six-foot-tall wood privacy fence, erected without a permit, even with the front building line which not allowed. Privacy fences are not allowed in the side yard beyond the rear plane of the dwelling.
5. **APPEAL CASE NO. 2023-8-19, Gregory Isaacs, 37579 Sherwood Court:** seeking to construct an attached garage addition to a non-conforming dwelling resulting in deficient font yard setback and excess garage area. The existing shed is to be maintained.

*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

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

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

PUBLIC NOTICE ***August 25, 2023***

APPEAL CASE NO. 2023-06-13, 39240 Ann Arbor Trail (Tabled on July 18, 2023): an appeal was made to the Zoning Board of Appeals by Michael and Melinda Schneider, seeking to construct an addition to an existing dwelling which includes an attached garage, while maintaining a detached garage and shed, resulting in excess accessory building area. *

Accessory Building Area

Allowed: 920 sq. ft.
Proposed: 1694 sq. ft.
Excess: 774 sq. ft.

*Changes to the original proposal include reduced area of the detached garage by 346 sq ft and an increase of 74 sq ft to the attached (proposed) garage. The sheds will be removed.

This Low-Density Residential property is located on the north side of Ann Arbor Trail (39240), between Bassett and Adams, Lot. No. 122-01-0003-001, 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.

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, July 18, 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.

2023-06-13
September 12, 2023

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Address:

For consideration

Original Submission for
Consideration "Tabled" on
7/28

~~Follow-Up Proposal #1~~
~~Remove Gardening Shed.~~
~~Remove 4'x11' Attached~~
~~Storage Area From Rear of~~
~~Existing Garage~~

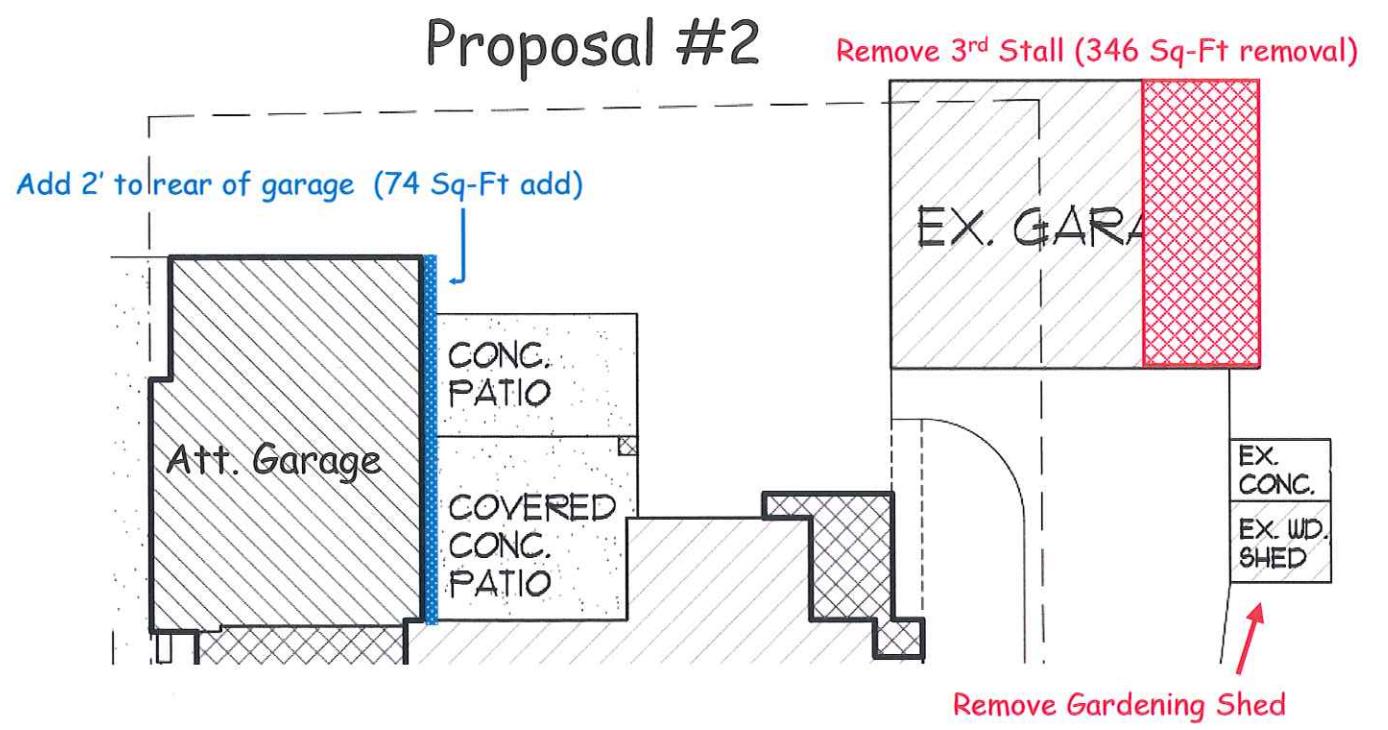
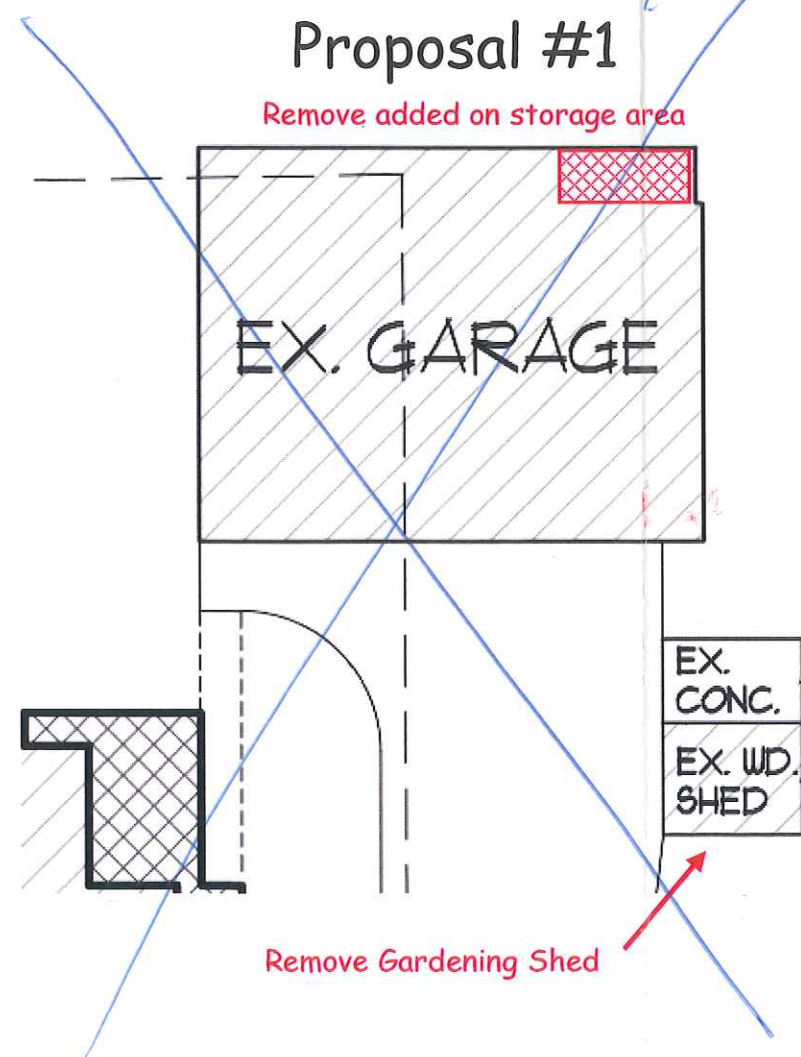
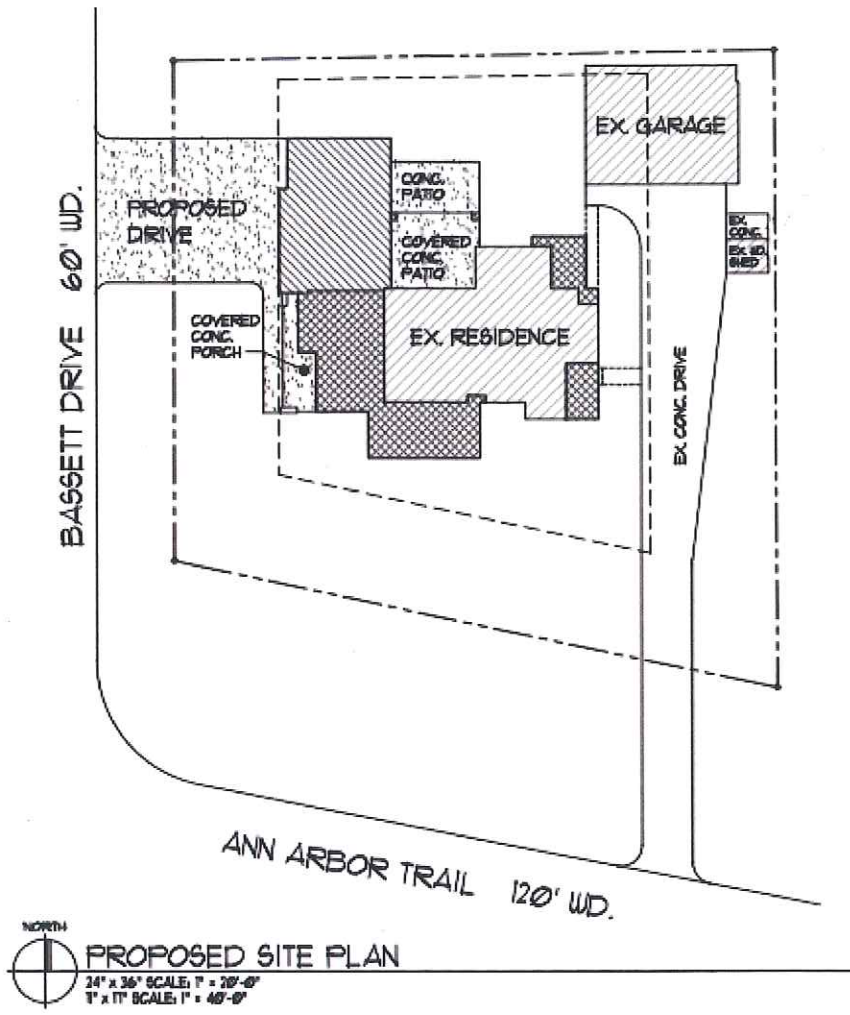
Follow-Up Proposal #2
Remove 3rd Stall From
Existing Garage. Remove
Gardening Shed. Add 2' to Rear
of Attached Garage



	SQ. FT.
Existing Garage (Detached)	1018
Proposed Garage (Attached)	948
Gardening Shed	80
Combined Area	2046

960
948
-
1908

672
1022
-
1694



Note: Removal areas in Red will be performed by Home Owner and must be permitted separately, if required, from new construction activities. If proposal #2 is selected 3rd stall concrete pad needs to remain in place due to foundation limitations. Materials removed from 3rd stall will be reused to close out new exterior wall. Roofing will be replaced only in areas required due to demolition. Timing for completion needs to be 6 months post permit close out of new construction project.



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

8/11/23 **1** REVISION TO TABLED CASE

734-707-6340

Applicant MICHAEL/MELINDA SCHNEIDER Address 39240 A.A. TRAIL, LIVONIA, MI 48150
Owner SAME AS APPLICANT Address —
Lessee — Address —
Location NORTH Side of 39240 ANN ARBOR TRAIL Street —
Between BASSETT And ADAMS
Lot No./Parcel No. 122-01-0003-001 Subdivision BASSETT FARMS
Zoning District N1 Map No. NW 31 Lot Size 19,163 SQ FT Alley —
Present Use RESIDENTIAL Proposed Use SAME
HOUSE/PORCH / SHED / DET GARAGE ATT. GARAGE / ADDITION
Present Building Size 510 S.F. / 80 S.F. / 107 S.F. Proposed Building Size 948 S.F. / 1623 S.F. **OK**
1 672 **1** 1022 S.F.
Present Height of Building ONE STORY Proposed Height ONE STORY
Allowable Lot Coverage 35% (6707 SQ FT) Proposed Lot Coverage 27% (5179 SQ FT)

Proposal SEEKING TO CONSTRUCT AN ADDITION TO AN EXISTING DWELLING WHICH INCLUDES AN ATTACHED GARAGE, WHILE MAINTAINING A DETACHED GARAGE AND SHED RESULTING IN EXCESS ACCESSORY BUILDING AREA. AND

1 REMOVE EXCESS NUMBER OF ACCESSORY BUILDINGS. ACCESSORY BUILDING AREA ALLOWED: 920 SQ FT; PROPOSED: **1** 1694 SQ FT; EXCESS: **1** 774 SQ FT.

1 REMOVE NUMBER OF ACCESSORY BUILDINGS ALLOWED: TWO; PROPOSED: THREE; EXCESS: ONE. **1** ADD "CHANGES TO THE ORIGINAL PROPOSAL INCLUDE REDUCED AREA OF THE DETACHED GARAGE BY 346 SQ FT AND AN INCREASE OF 74 SQ FT TO THE ATTACHED (PROPOSED) GARAGE. THE SHEDS WILL BE REMOVED."

Reason for Rejection LIVONIA Vision 21, SECTION 7.09, 1(A), **1** (B) **1**

Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height _____ **1** 7.09, 1(B) REMOVE
Use Prohibited _____ Deficient Parking Spaces _____ 7.09, 1(A) INCREASING NO. UNITS ONE ACC. BUILDING
Increasing Area and Bulk 1126 SQ FT

Remarks _____

Plans and Application examined by RJ Date JUNE 20, 2023

1 REVISED 8/11/23

ZONING EXAMINER

Meeting Date: July 18, 2023

4. **APPEAL CASE NO. 2023-06-13, Michael and Melinda Schneider, 39240 Ann Arbor Trail:** seeking to construct an addition to an existing dwelling which includes an attached garage, while maintaining a detached garage and shed, resulting in excess accessory building area and excess number of accessory buildings.

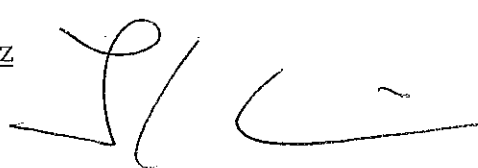
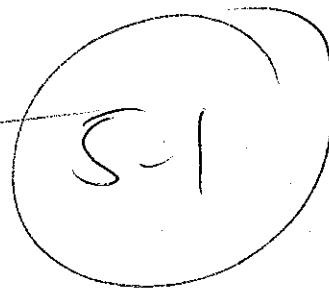
Motion To:		Comments:
Support		
Deny		
Table	X	
Other		

Motion	Support	ZBA Board Member	Yes	No	Tabled	Absent
		Greg Coppola - Chairman	X			
		Jim Baringhaus - Vice Chairman	X			
		Timothy Klisz - Secretary		X		
X		Christopher Boloven	X			
		Tamara Oliverio				X
	X	Martha Ptashnik	X			
		Michael Testa	X			

CONDITIONS

1. TO Reconsider The project.
- 2.
- 3.
- 4.

ZBA Secretary: Timothy Klisz

2023-06-13
July 18, 2023

To who it may Concern;

We do not have
an issue with
this.

ested variance for the

Thank You

Tom & Cindy
Jelfu

39000 Ann Arbor
Liv, Mi. 48150

signed or anonymous
comments will not be considered.

Signature: _____

Name: _____

(Please print)

Address: _____

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

Case No: 2023-06-13
Meeting Date: July 18, 2023

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

Michael and Melinda Schneider have always exemplified pride in ownership via their well maintained property on Ann Arbor Trail. Michael shared with us the rendering of the proposed project and it looks very nice.

We welcome their willingness to invest in our neighborhood and look forward to seeing the completed project.

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

Signature:

Edward Putman
Kristin Ingersoll

Name:

Kristin Ingersoll and Edward
(Please print) Putman

Address:

10387 Bassett St
Livonia MI
48150

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

Case No: 2023-06-13
Meeting Date: July 18, 2023

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

I have no objections to requested proposal.

Greg Reinhart

Greg Reinhart 7-12-23

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

Signature: Greg Reinhart

Name: Greg Reinhart
(Please print)

Address: 39321 Ann Arbor Trail

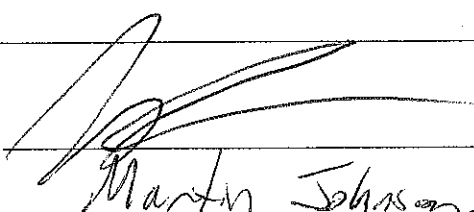
To: City of Livonia
Zoning Board of Appeals
33000 Civic Center Drive
Livonia, MI 48154

Case No: 2023-06-13
Meeting Date: July 18, 2023

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

This property is very clean and always looks nice.
I can't see any kind of an issue with them having
another building. They have a large lot and I don't
think anyone would even notice.

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

Signature: 

Name: Martin Johnson

(Please print)

Address: 39216 Orange Lane

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

Case No: 2023-06-13
Meeting Date: July 18, 2023

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

Michael has shared the blue prints of his plans to myself (Alec Jackson) & my wife (Natalie Jackson). ~~and~~ We both agree the new addition to the house and garage will bring more curb appeal to our street (Bassett). We support the Schneider's and look forward to seeing these renovations become completed.

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

Signature: Alec Jackson

Name: Alec Jackson
(Please print)

Address: 10255 Bassett St

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

Case No: 2023-06-13
Meeting Date: July 18, 2023

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

THANK YOU FOR THE NOTIFICATION. WE BELIEVE THE CITY SHOULD APPROVE THE VARIANCE REQUESTED BY THE SCHNEIDERS. THE LOT IS NOT YOUR TYPICAL 60 X 120 RESIDENTIAL LOT. THERE IS AMPLE SPACE FOR AN ADDITION WHICH INCLUDES AN ATTACHED GARAGE. THE SCHNEIDERS MAINTAIN THEIR LOT IN A PRISTINE CONDITION. I WISH OTHER RESIDENTS IN OUR AREA DID LIKEWISE. AN ADDITION WOULD INCREASE THE VALUE OF THEIR DWELLING AND AS A RESULT, IMPROVE VALUES IN OUR NEIGHBORHOOD.

WE RECOGNIZE THAT CITY ORDINANCES ARE IMPORTANT. HOWEVER, SO IS REASON. IN THIS CASE, DUE TO THE LOT SIZE, WE BELIEVE THE SCHNEIDERS ARE MAKING A REASONABLE REQUEST. THE CITY SHOULD ALSO EXERCISE REASON AND GRANT THEIR REQUEST.

THANK YOU FOR CONTACTING US AND CONSIDERING OUR COMMENTS.

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

Signature: Karl Halewicz
Mary J. Halewicz
Name: KARL (MARY) HALEWICZ
(Please print)

Address: 10417 BASSETT ST.

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

Case No: 2023-06-13
Meeting Date: July 18, 2023

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

July 3, 2023

We live immediately next door and wish
our neighbors well with their construction
project.

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

Signature: Jennifer Tregembo / Wayne S. Szpalski
Name: JENNIFER TREGEMBO / WAYNE S. SZPULSKI
(Please print)

Address: 10348 Bassett Street
Livonia, MI 48150

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

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

PUBLIC NOTICE ***June 30, 2023***

APPEAL CASE NO. 2023-06-13, 39240 Ann Arbor Trail: an appeal was made to the Zoning Board of Appeals by Michael and Melinda Schneider, seeking to construct an addition to an existing dwelling which includes an attached garage, while maintaining a detached garage and shed, resulting in excess accessory building area and excess number of accessory buildings.

Accessory Building Area

Allowed: 920 sq. ft.
Proposed: 2046 sq. ft.
Excess: 1126 sq. ft.

Number of Accessory Buildings

Allowed: 2
Proposed: 3
Excess: 1

This Low Density Residential property is located on the north side of Ann Arbor Trail (39240), between Bassett and Adams, Lot. No. 122-01-0003-001, N1, Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09, 1 (A) and 1(B), Single-Family Residential Accessory Buildings and Recreational Equipment Storage, Maximum Size, Maximum Number.

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, July 18, 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

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Case No: 2023-06-13
Meeting Date: July 18, 2023

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Signature: _____

Address:



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 MICHAEL/MELINDA SCHNEIDER Address 39240 A.A. TRAIL, LIVONIA, MI 48150 734-707-6340
Owner SAME AS APPLICANT Address _____
Lessee _____ Address _____
Location NORTH Side of 39240 ANN ARBOR TRAIL Street
Between BASSETT And ADAMS
Lot No./Parcel No. 122-01-0003-001 Subdivision BASSETT FARMS
Zoning District N1 Map No. NW 31 Lot Size 19,163 SQ FT Alley _____
Present Use RESIDENTIAL Proposed Use SAME
HOUSE/PORCH SHED DET GARAGE ATT. GARAGE ADDITION
Present Building Size 510 S.F. 80 S.F. 1018 S.F. Proposed Building Size 948 S.F. 1623 S.F.
Present Height of Building ONE STORY Proposed Height ONE STORY
Allowable Lot Coverage 35% (6707 SQ FT) Proposed Lot Coverage 27% (5179 SQ FT)
Proposal SEEKING TO CONSTRUCT AN ADDITION TO AN EXISTING DWELLING
WHICH INCLUDES AN ATTACHED GARAGE, WHILE MAINTAINING A DETACHED
GARAGE AND SHED RESULTING IN EXCESS ACCESSORY BUILDING AREA AND
EXCESS NUMBER OF ACCESSORY BUILDINGS. ACCESSORY BUILDING AREA
ALLOWED: 920 SQ FT; PROPOSED: 2046 SQ FT; EXCESS: 1126 SQ FT.
NUMBER OF ACCESSORY BUILDINGS ALLOWED: TWO; PROPOSED: THREE;
EXCESS: ONE.

Reason for Rejection LIVONIA VISION 21, SECTION 7.09, 1(A), 1(B)

Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units 7.09, 1(B) ONE ACC. BUILDING
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 7.09, 1(A) 1126 SQ FT

Remarks _____

Plans and Application examined by RJ

Date

JUNE 20, 2023

ZONING EXAMINER

RECEIVED

JUN 19 2023

Inspection Department
City of Livonia

APPLICATION FOR VARIANCE

Michael + Melinda Schneider Livonia 48150 734-707-6340
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 39240 Ann Arbor Trail

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:

Lot 3 except North 60 ft thereof, Bessett Farm Subdivision

60 ft part of the NW 1/4 of section 31, T. 15, R. 9E Livonia Twp.
(Now City of Livonia) Wayne County MI as recorded in Liber 69 at p 253

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

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

See Attached

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

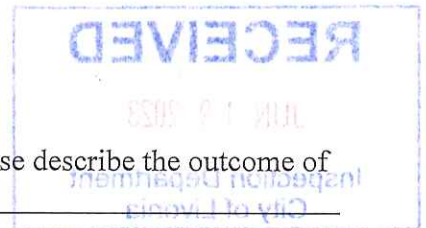
See Attached

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

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?

I was recommended to apply for a zoning 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? Recommended we seek 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: Michael Schneider

Please print name of property owner: Michael Schneider

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

Subscribed and sworn to before me this 19th day of June, 2023

Lydia Taylor
(Notary Public, Wayne County, Michigan)

My Commission expires July 23, 2029

LYDIA TAYLOR
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Jul 23, 2029
ACTING IN COUNTY OF

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated JUNE 20, 2023, which reads as follows:

LIVONIA VISION 21, SECTION 2.09, 1(B), 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.

[Signature]
(Supervisor)

Application for permit filed NO Violation Issued NO

Application for Variance (cont.)

3. This is a small 2 bdrm 1-1/2 bath home on a large corner lot with an existing detached accessory building. We are requesting permission to include as part of our home expansion and renovation an attached garage. The variance being requested is for allowance of two accessory spaces, one new attached, one existing detached.

4. This project resolves a couple pain points for us. It adds much needed square footage including a third bedroom, second full bathroom, and a place to park our daily drivers securely indoors. It also turns the front of our house from the busy Ann Arbor Trail to facing the low traffic quieter dead-end side street of Bassett. This allows us to better utilize our large corner lot and gets the driveway for our daily drivers and guests off busy Ann Arbor Trail. The positioning of the new structure also creates a much needed private space behind the new garage area out of sight from both streets.

Related to the garage variance being requested, we use the existing garage space for storage only. Our basement is unique in that it is only 375 sq. ft. The ceiling is low, there is not a floor drain, it's difficult to get items in and out of, and portions are exposed dirt. It is not well suited for storage or daily usage. It serves the purpose of space for mechanicals only. We use our garage as many would use a full basement. We have space set up for storage. A space for work out activities which contains a treadmill, exercise bike, and space for free weights and yoga. It also stores much of our property maintenance items which includes a good sized lawn tractor and all its attachments which include lawn cart, tiller, snow plow, and boom sprayer. We have a workbench and toolbox for crafts, school projects, and small repairs. One stall is taken up by a classic car, ATV, and small motorcycle. We are not able to park any of our daily driver vehicles in the existing garage due to how we must use it.

5. We feel this request is not unusual for our neighborhood. Most of the lots along this portion of Ann Arbor Trail and further east have attached garages and a second accessory building. We feel this home expansion and remodel project will fit the neighborhood well, add value, and be attractive as people enter our city from Plymouth being one of the first homes when crossing city borders. Our lot is spacious with many large mature trees that the expansion embraces and is sited such that the finished project will appear to belong and be size appropriate.

Thank you for your consideration.

Sincerely, Mike and Melinda Schneider

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

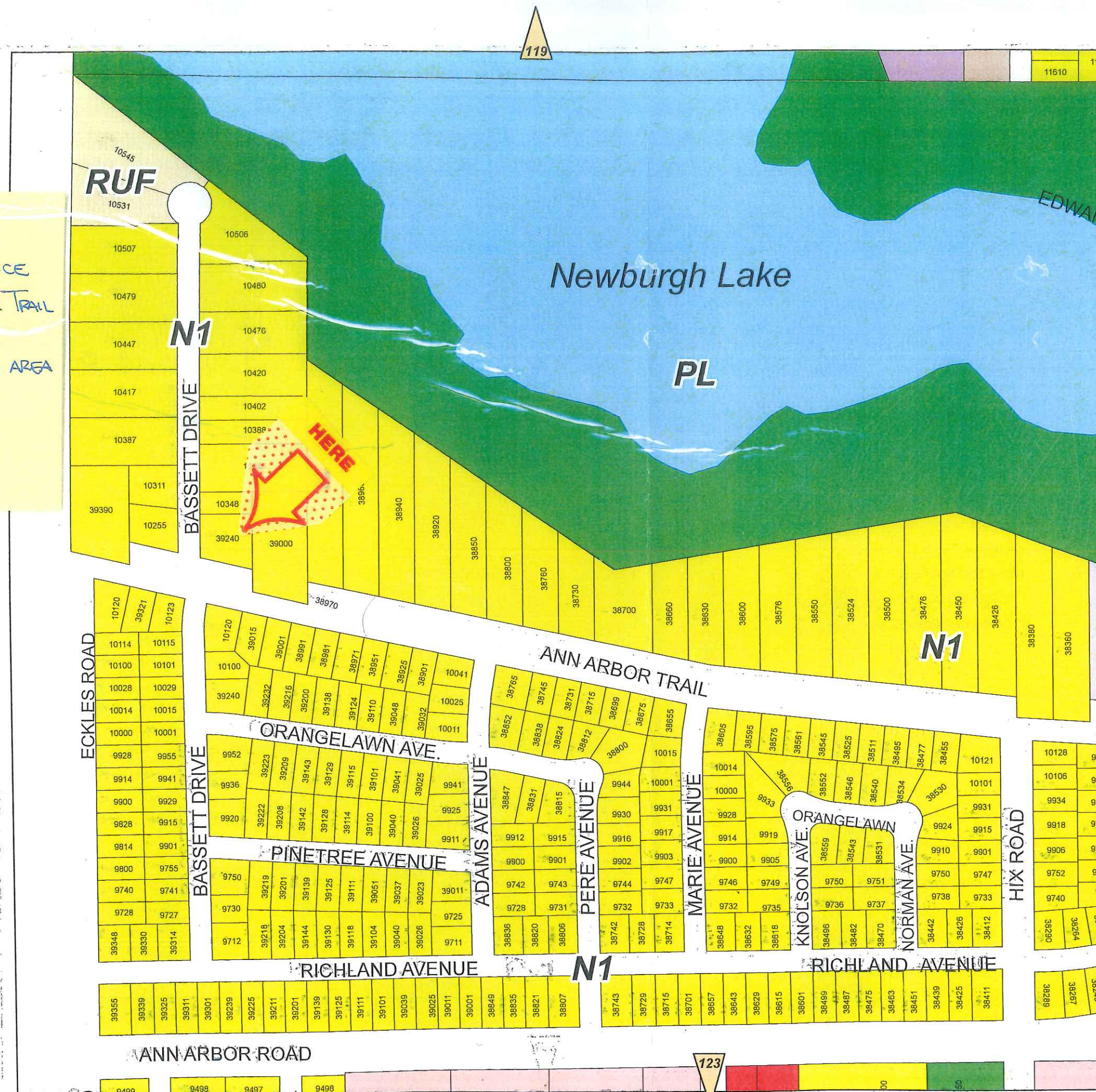
Wayne County, Michigan

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300 150 0 300 Feet

2023 -
VERLING RESIDENCE
39240 ANN ARBOR TRAIL
- ADDITION TO HOME
- EXCESS ACC. BLDG AREA



SCHNEIDER RESIDENCE - ADDITION & ALTERATIONS

39240 ANN ARBOR TRAIL

LIVONIA, MICHIGAN

ZONING SUMMARY :

REFERENCE CODE :

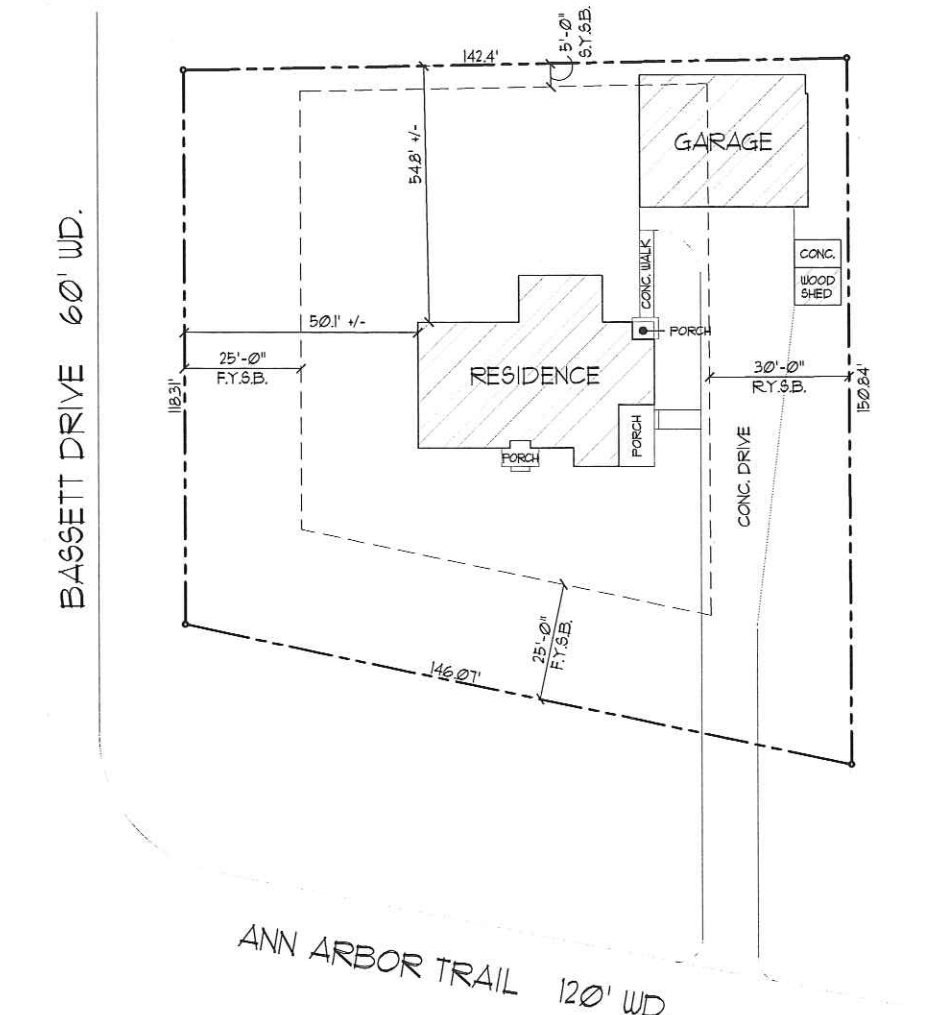
- ZONING ORDINANCE OF THE CITY OF LIVONIA
1. ZONING DISTRICT : N-1 NEIGHBORHOOD DISTRICT
2. MINIMUM SETBACKS : (Sec. 2.01, 4.02 & 7.11)
On a corner lot the shorter street line shall be considered the front lot line.
On double frontage lots, a front yard, as prescribed for the district herein established, shall be provided on both streets.
FRONT : 25 FT.
SIDE (LEAST ONE) : 5 FT.
SIDE (TOTAL OF TWO) : 14 FT.
REAR : 30 FT.
3. EXISTING SETBACKS :
FRONT (SOUTH) : 50± FT.
FRONT (WEST) : 50.1± FT.
SIDE (NORTH) : 45.2± FT.
REAR (EAST) : 41.8± FT.
4. ACCESSORY BUILDING SETBACKS & RESTRICTIONS : (Sec. 1.09)
A garage, whether attached or detached, shall be considered a residential accessory building. On lots that do not contain any detached accessory buildings, the ground floor area of an attached residential accessory building shall not exceed 120 square feet or the ground floor area of the house (excluding the area of the attached accessory building), whichever is larger, subject to a maximum size limit of 1000 square feet. On lots that do not contain attached accessory buildings, the combined ground floor area of all detached accessory buildings shall not exceed the ground floor area of the house, subject to a maximum size limit of 1000 square feet.
SIDE : 2 FT.
REAR : 2 FT.
PRINCIPAL STRUCTURE : 10 FT.
MAX. HEIGHT : 16 FT.
MAX. AREA (ATTACHED) : 120 SQ. FT.
MAX. AREA (DETACHED) : 200 SQ. FT.
MAX. COMBINED AREA (ATTACHED & DETACHED) : 320 SQ. FT.
MAX. COMBINED AREA (DETACHED) : 20 % OF REAR YARD
MAX. NO. OF ACCESSORY BUILDINGS : 2 BUILDINGS
5. EXISTING LOT SIZE :
FRONTAGE : 146.1 FT.
DEPTH (AVG.) : 131.1 FT.
LOT SIZE (FRONTAGE x DEPTH) : 20201± SQ. FT.
6. BUILDING AREAS :
EX. FIRST FLOOR : 1484 SQ. FT.
PROPOSED FIRST FLOOR ADDITION : 1106 SQ. FT.
EX. BASEMENT : 315 SQ. FT.
EX. GARAGE (DETACHED) : 1018 SQ. FT.
PROPOSED GARAGE (ATTACHED) : 948 SQ. FT.
EX. PORCH (COVERED) : 26 SQ. FT.
PROPOSED PORCH (COVERED) : 153 SQ. FT.
PROPOSED PATIO (COVERED) : 369 SQ. FT.
EX. SHED : 80 SQ. FT.
EX. CONC. SLAB : 60 SQ. FT.
7. LOT COVERAGE : (Sec. 2.01)
Lot coverage is defined as that part or percent of the lot occupied by buildings, including accessory buildings. A building is any structure, either temporary or permanent, having a roof and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind.
MAX. LOT COVERAGE : 35 %
EX. FIRST FLOOR : 1484 SQ. FT.
PROPOSED FIRST FLOOR ADDITION : 1106 SQ. FT.
EX. GARAGE (DETACHED) : 1018 SQ. FT.
PROPOSED GARAGE (ATTACHED) : 948 SQ. FT.
EX. PORCH (COVERED) : 26 SQ. FT.
PROPOSED PORCH (COVERED) : 153 SQ. FT.
PROPOSED PATIO (COVERED) : 369 SQ. FT.
TOTAL SQUARE FOOTAGE AT GRADE : 5104 SQ. FT.
5104 SQ. FT. / 20201 SQ. FT. : 25.3 %
8. ACCESSORY BUILDINGS :
EX. AREA (DETACHED) : 1018 SQ. FT.
PROPOSED AREA (ATTACHED) : 948 SQ. FT.
COMBINED AREA : 1966 SQ. FT.
NO. OF ACCESSORY BUILDINGS : 2 BUILDINGS
9. SUMMARY :
• Ex. detached garage is 1018 sq. ft.
• Proposed attached garage is 948 sq. ft.
• Combined area of existing & proposed garage areas is 1966 sq. ft.

ISSUED FOR :

06/15/23 DRAWINGS ARE ISSUED THIS DATE FOR SUBMITTAL TO THE CITY OF LIVONIA FOR ZONING BOARD OF APPEAL.

DRAWING SHEET INDEX :

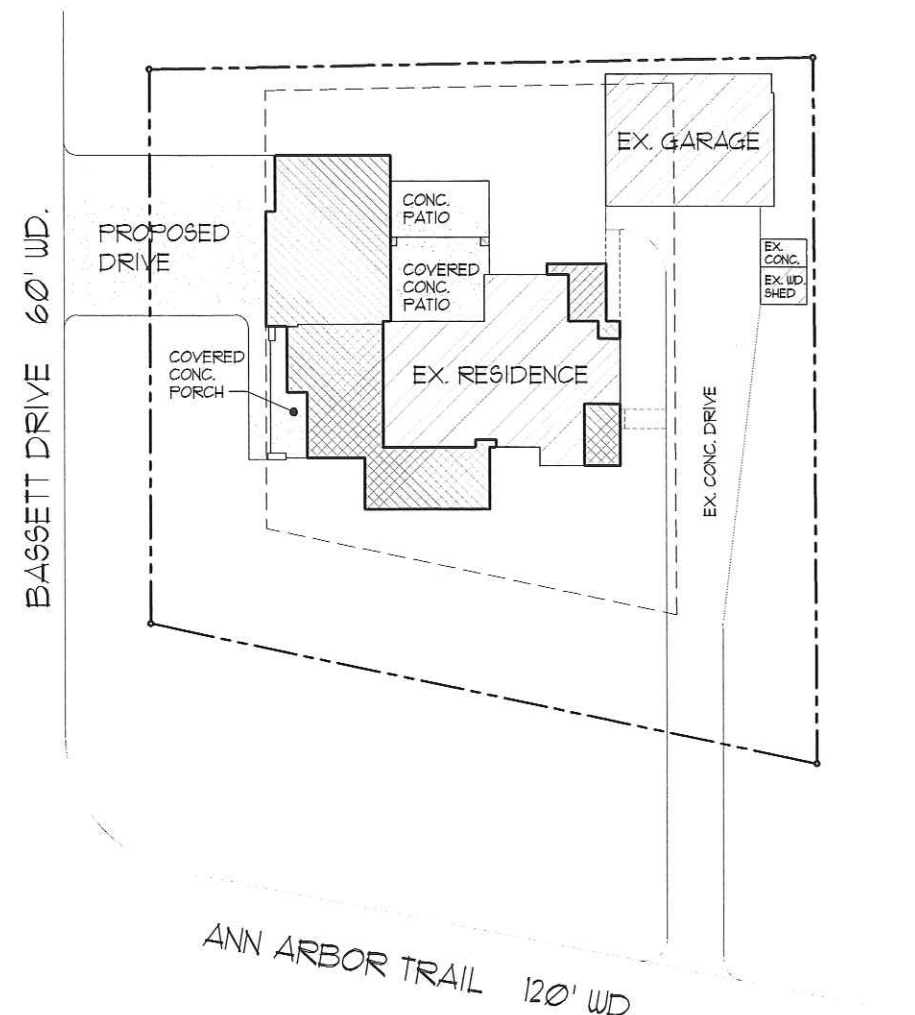
SHT. NO.	SHEET TITLE	CURRENT ISSUE
TITLE	EXISTING & PROPOSED SITE PLANS	06/15/23
P1	PROPOSED FLOOR PLANS	06/15/23
P2	PROPOSED ELEVATIONS	06/15/23
EC1	EXISTING FLOOR PLANS & ELEVATIONS	06/15/23



EXISTING SITE PLAN
24" x 36" SCALE: 1" = 20'-0"
11" x 17" SCALE: 1" = 40'-0"

SITE PLAN NOTE :
INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A MORTGAGE SURVEY BY FIRST CHICAGO NBD MORTGAGE COMPANY, DATED 11/04/1981. JOSEPH PHILIPS-ARCHITECT, LLC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, BUILDING SETBACKS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.

LEGAL DESCRIPTION NOTE :
LOT 3 EXCEPT THE NORTH 60 FEET THEREOF, BASSETT FARM SUBDIVISION, OF PART OF THE NW 1/4 OF SECTION 31, T1S, R9E, LIVONIA TWP. (NOW CITY OF LIVONIA), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 69 OF PLATS, PAGE 53 OF WAYNE COUNTY RECORDS.



PROPOSED SITE PLAN
24" x 36" SCALE: 1" = 20'-0"
11" x 17" SCALE: 1" = 40'-0"

PROPOSED RESIDENCE ADDITION
PROPOSED GARAGE

811
NOTE TO CONTRACTOR :
BEFORE YOU DIG,
CALL "MIS DIG 811"
TOLL-FREE AT 8-1-1
OR 1-800-482-1111
FOR UTILITIES LOCATION
ON THE GROUND

ZBA

JOSEPH PHILIPS
ARCHITECT, LLC

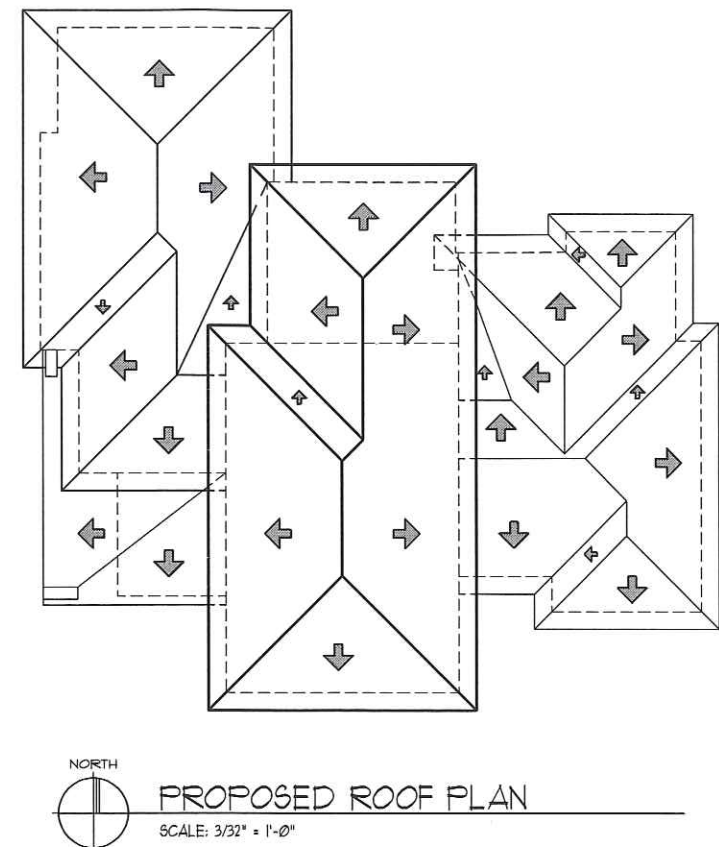
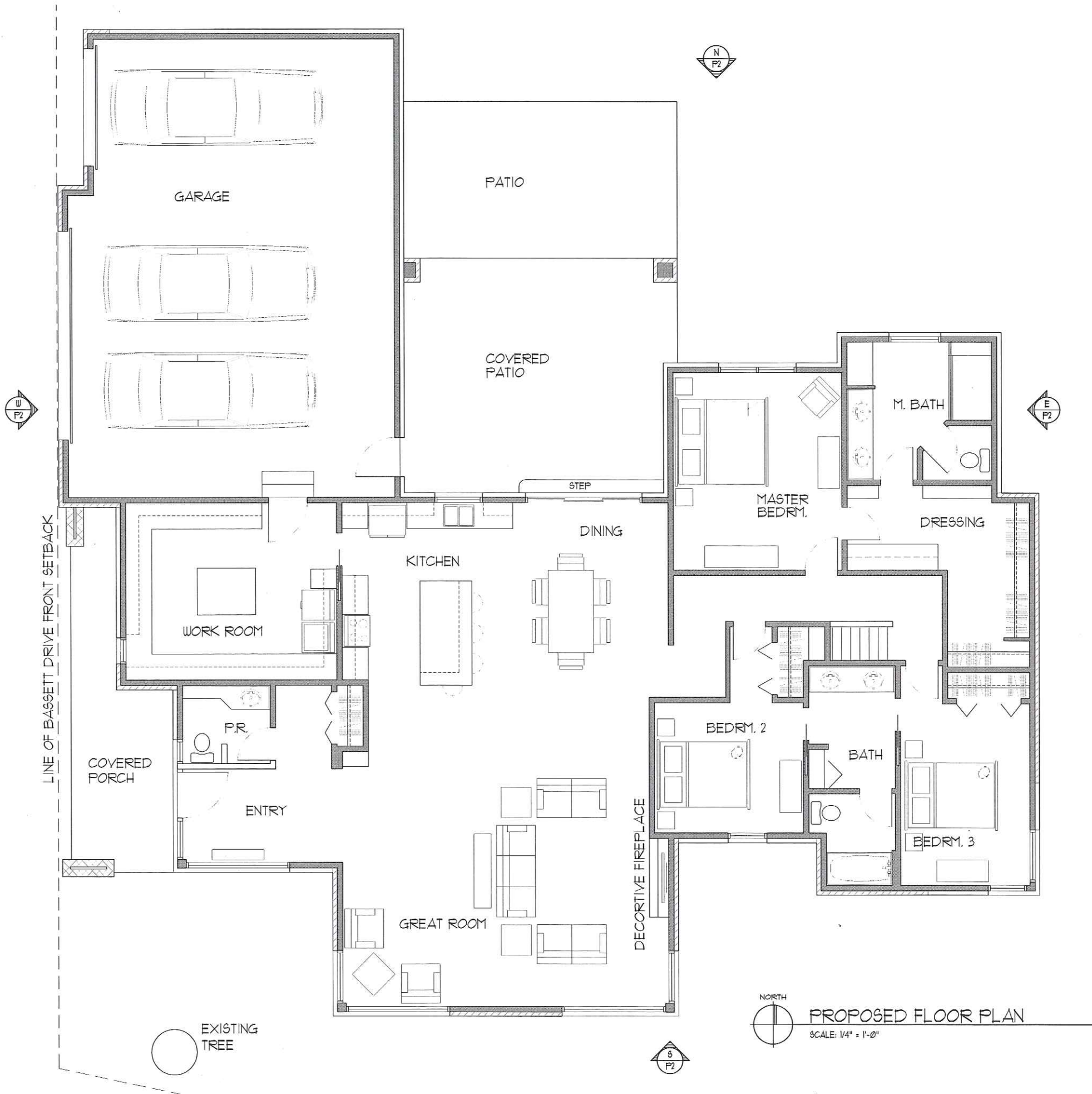
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PROJECT:
SCHNEIDER RESIDENCE - ADDITION & ALTERATIONS
LIVONIA, MICHIGAN
39240 ANN ARBOR TRAIL
TITLE SHEET

PRELIMINARY

JOB NO.: 22893
DATE: 06/15/23
SHEET NO.:
TITLE: 893_TITLE 06

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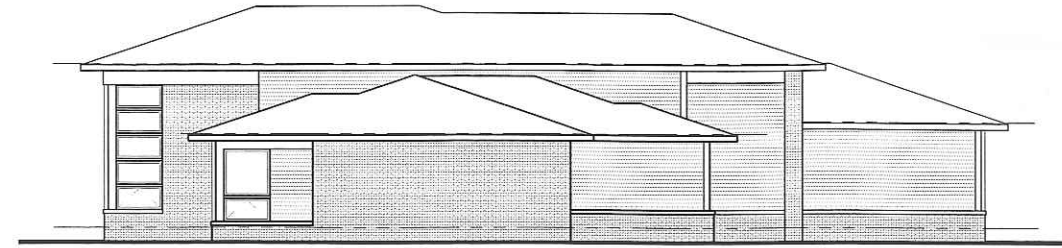
ZBA

JOB NO: 22893 SHEET NO: P1 893_PD_07	DATE: 06/15/23	PROJECT: SCHNEIDER RESIDENCE - ADDITION & ALTERATIONS 39240 ANN ARBOR TRAIL PROPOSED FLOOR PLAN	PRELIMINARY	NOT FOR CONSTRUCTION UNDER NO CIRCUMSTANCES IS THIS DRAWING TO BE USED FOR CONSTRUCTION OR OBTAINING PERMITS. © COPYRIGHT 2023	JOSEPH PHILIPS ARCHITECT, LLC
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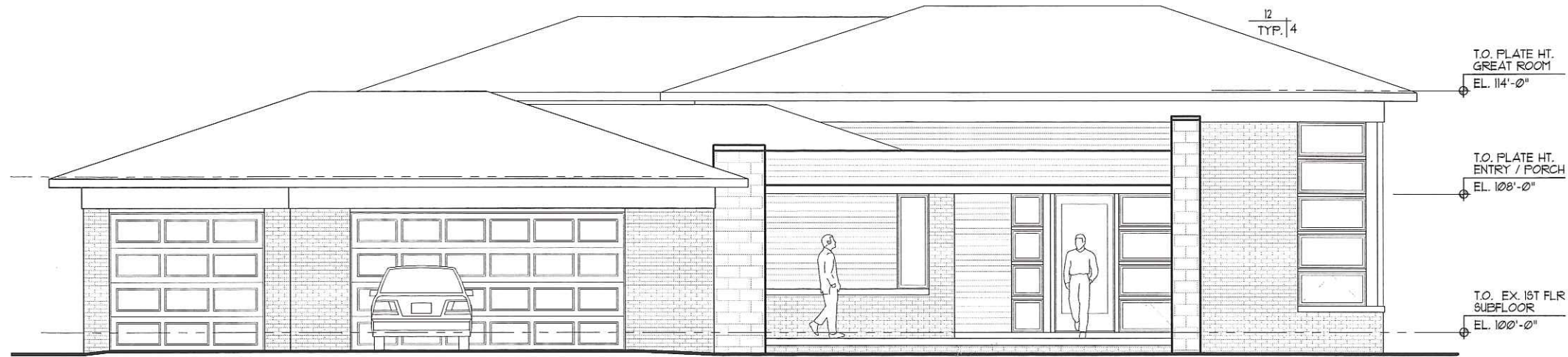
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N
PI
PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



E
PI
PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

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ARCHITECT, LLC

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LIVONIA, MICHIGAN

PROJECT:
SCHNEIDER RESIDENCE - ADDITION & ALTERATIONS
39240 ANN ARBOR TRAIL

PROPOSED EXTERIOR ELEVATIONS

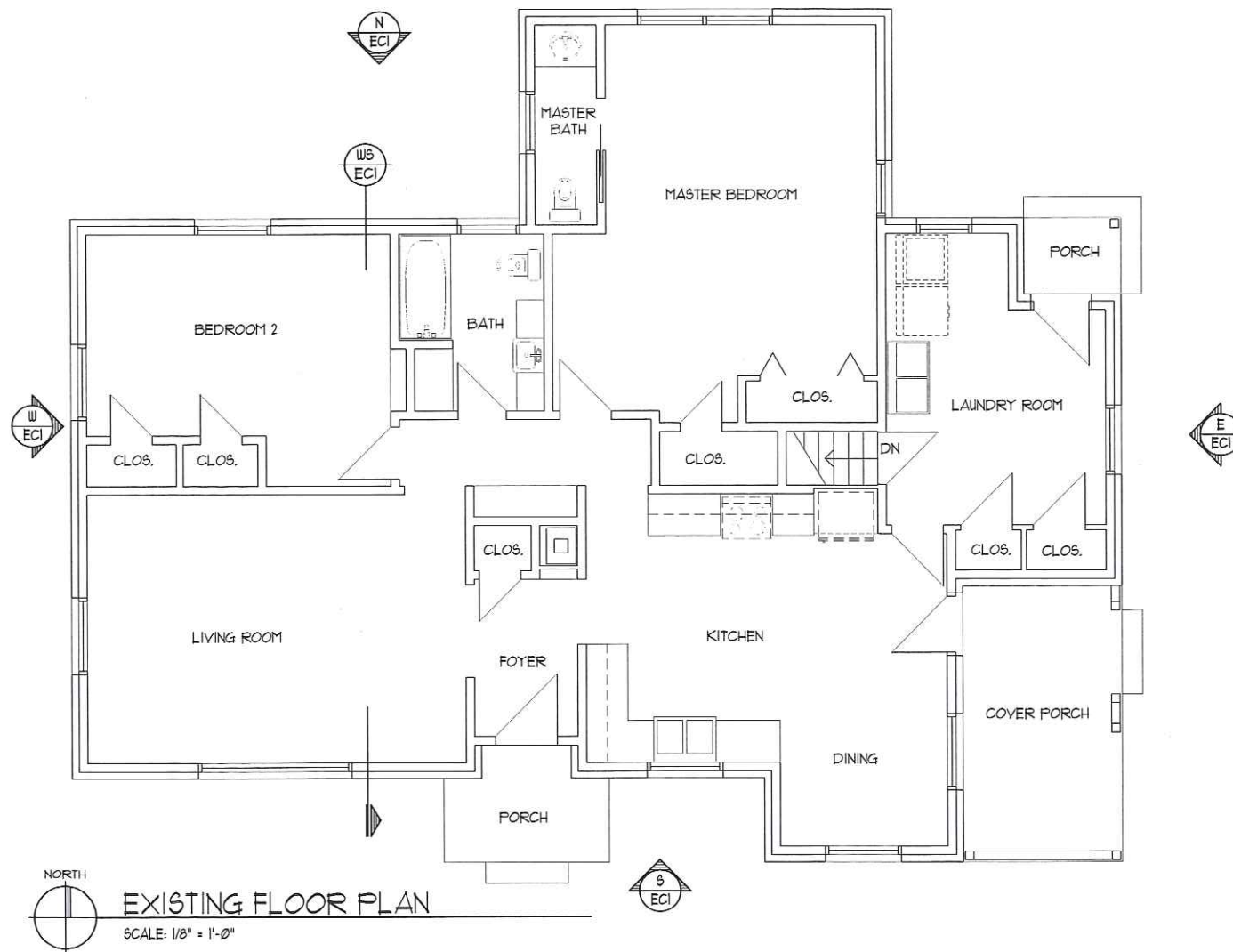
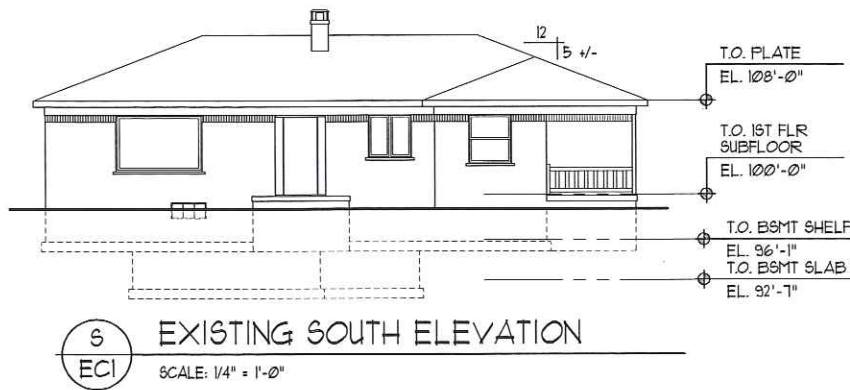
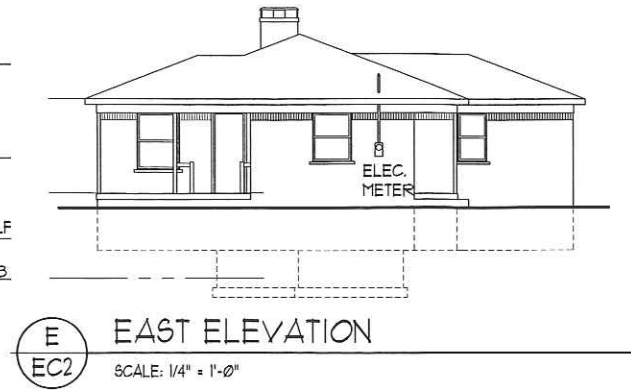
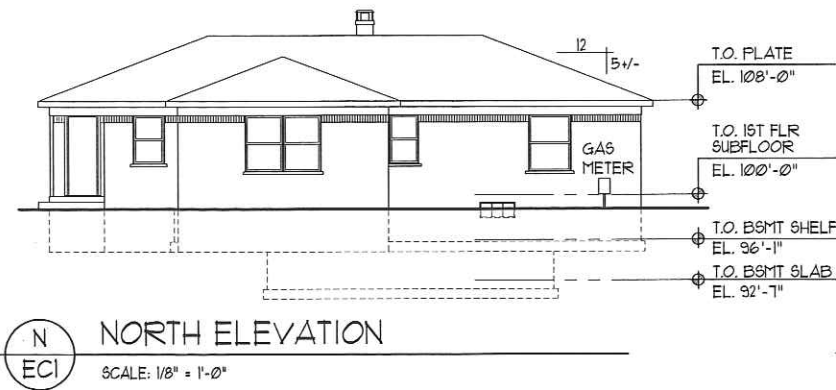
PRELIMINARY

DATE:
06/15/23

JOB NO:
22893
SHEET NO:
P2
893_PD_07

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ZBA

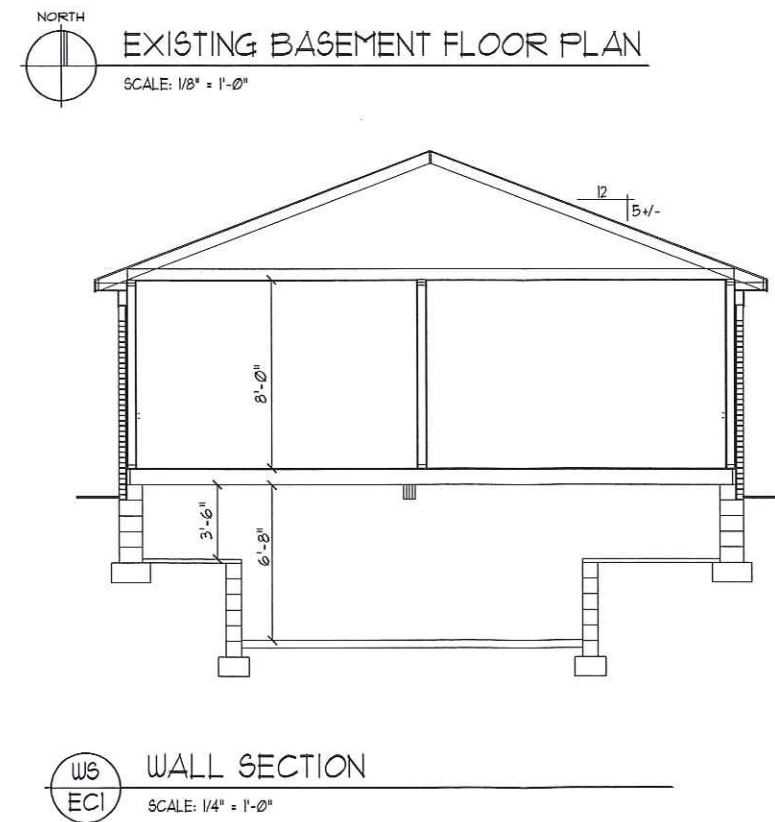
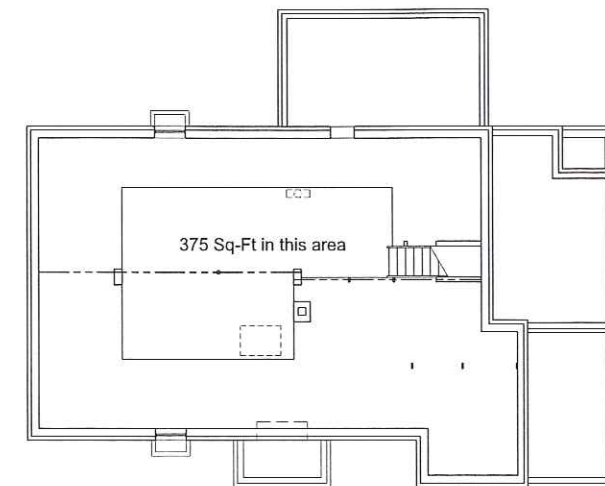


FIELD VERIFICATION NOTE :

THE GENERAL CONTRACTOR SHALL VERIFY EX. CONDITIONS, FRAMING, STRUCTURE, ETC. & CONFIRM INFORMATION INDICATED WITHIN THESE DOCUMENTS CAN BE EXECUTED AS INDICATED. THIS SHALL BE DONE AFTER SELECTIVE DEMOLITION HAS BEEN COMPLETED, BUT PRIOR TO ORDERING ANY MATERIALS OR TO START OF CONSTRUCTION. IF CONFLICTS BETWEEN PROPOSED CONSTRUCTION (AS IMPLIED WITHIN THESE DOCUMENTS) & CONDITIONS WHICH EXIST, THE GENERAL CONTRACTOR IS TO NOTIFY THE OWNER / TENANT & ARCHITECT TO DISCUSS REVISIONS NECESSARY TO ACCOMMODATE CONSTRUCTION WHICH EXISTS. THESE DRAWINGS ARE PREPARED IN GOOD FAITH TO REPRESENT CONSTRUCTION WHICH EXISTS & THAT IS ANTICIPATED. NOT ALL CONSTRUCTION / CONDITIONS WERE VISIBLE PRIOR TO SELECTIVE DEMOLITION, HOWEVER, DRAWINGS INDICATE THE FIRM'S ASSESSMENT OF PROBABLE EX. CONSTRUCTION & CONDITIONS.

SELECTIVE DEMOLITION NOTE :

REMOVE/REWORK/RELOCATE ALL EXISTING UTILITIES, CONCRETE, MASONRY, FRAMING, DOORS, WINDOWS, SIDING, SHEATHING, PARTITIONS, CHIMNEY, STAIRS, STRUCTURE, ETC. AS REQUIRED TO COMPLETE WORK NOTED. GENERAL CONTRACTOR IS EXPECTED TO EXAMINE THE DRAWINGS AND THE EXISTING BUILDING AS NECESSARY TO VERIFY EXTENT OF DEMOLITION REQUIRED TO ACCOMMODATE ALTERATIONS AND ADDITION DESCRIBED WITHIN THESE CONTRACT DOCUMENTS. SEE GENERAL NOTES/SPECIFICATIONS FOR ADDITIONAL INFORMATION.





Existing Home



Design Inspirations
Roof Lines, Windows, Entry Way, Materials....





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 MICHAEL/MELINDA SCHNEIDER Address 39240 A.A. TRAIL, LIVONIA, MI 48150 734-707-6340
Owner SAME AS APPLICANT Address _____
Lessee _____ Address _____
Location NORTH Side of 39240 ANN ARBOR TRAIL Street
Between BASSETT And ADAMS
Lot No./Parcel No. 122-01-0003-001 Subdivision BASSETT FARMS
Zoning District N1 Map No. NW 31 Lot Size 19,163 SQ FT Alley _____
Present Use RESIDENTIAL Proposed Use SAME
HOUSE/PORCH SHED DET GARAGE ATT. GARAGE ADDITION
Present Building Size 510 S.F. 80 S.F. 1018 S.F. Proposed Building Size 948 S.F. 1623 S.F.
Present Height of Building ONE STORY Proposed Height ONE STORY
Allowable Lot Coverage 35% (6707 SQ FT) Proposed Lot Coverage 27% (5179 SQ FT)
Proposal SEEKING TO CONSTRUCT AN ADDITION TO AN EXISTING DWELLING
WHICH INCLUDES AN ATTACHED GARAGE, WHILE MAINTAINING A DETACHED
GARAGE AND SHED RESULTING IN EXCESS ACCESSORY BUILDING AREA AND
EXCESS NUMBER OF ACCESSORY BUILDINGS. ACCESSORY BUILDING AREA
ALLOWED: 920 SQ FT; PROPOSED: 2046 SQ FT; EXCESS: 1126 SQ FT.
NUMBER OF ACCESSORY BUILDINGS ALLOWED: TWO; PROPOSED: THREE;
EXCESS: ONE.

Reason for Rejection LIVONIA VISION 21, SECTION 7.09, 1(A), 1(B)

Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units 7.09, 1(B) ONE ACC. BUILDING
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 7.09, 1(A) 1126 SQ FT

Remarks _____

Plans and Application examined by RJ

Date

JUNE 20, 2023

ZONING EXAMINER

RECEIVED

JUN 19 2023

Inspection Department
City of Livonia

APPLICATION FOR VARIANCE

Michael + Melinda Schneider Livonia 48150 734-707-6340
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 39240 Ann Arbor Trail

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:

Lot 3 except North 60 ft thereof, Bessett Farm Subdivision

60 ft part of the NW 1/4 of section 31, T. 15, R. 9E Livonia Twp.

(Now City of Livonia) Wayne County MI As recorded in Liber 69 at p 253

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

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

See Attached

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

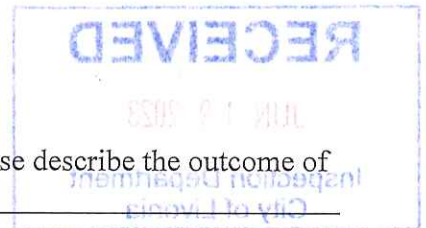
See Attached

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

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?

I was recommended to apply for a zoning 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? Recommended we seek 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: Michael Schneider

Please print name of property owner: Michael Schneider

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

Subscribed and sworn to before me this 19th day of June, 2023

Lydia Taylor
(Notary Public, Wayne County, Michigan)

My Commission expires July 23, 2029

LYDIA TAYLOR
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Jul 23, 2029
ACTING IN COUNTY OF

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated JUNE 20, 2023, which reads as follows:

LIVONIA VISION 21, SECTION 2.09, 1(B), 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.

[Signature]
(Supervisor)

Application for permit filed NO Violation Issued NO

Application for Variance (cont.)

3. This is a small 2 bdrm 1-1/2 bath home on a large corner lot with an existing detached accessory building. We are requesting permission to include as part of our home expansion and renovation an attached garage. The variance being requested is for allowance of two accessory spaces, one new attached, one existing detached.

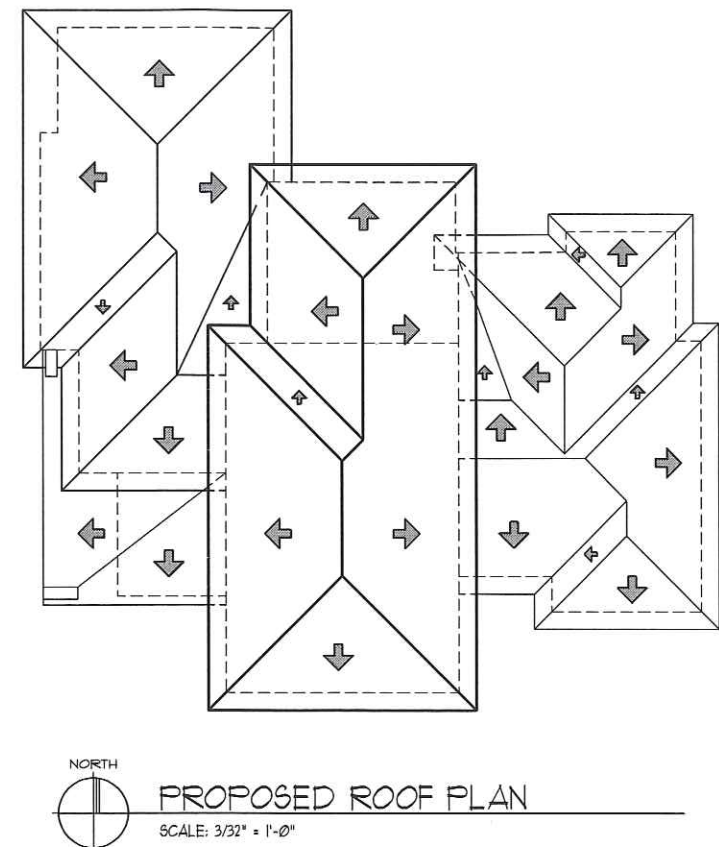
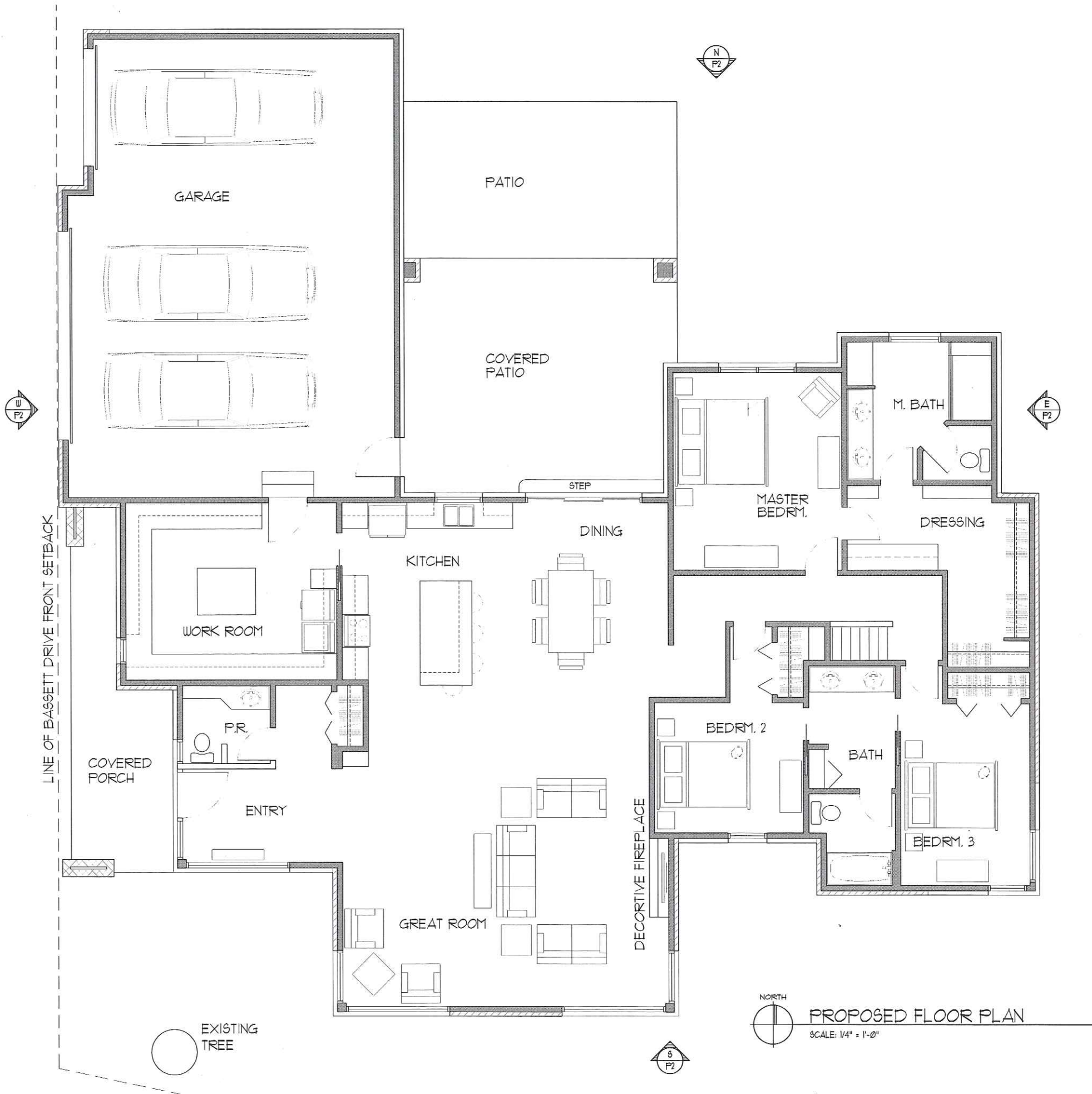
4. This project resolves a couple pain points for us. It adds much needed square footage including a third bedroom, second full bathroom, and a place to park our daily drivers securely indoors. It also turns the front of our house from the busy Ann Arbor Trail to facing the low traffic quieter dead-end side street of Bassett. This allows us to better utilize our large corner lot and gets the driveway for our daily drivers and guests off busy Ann Arbor Trail. The positioning of the new structure also creates a much needed private space behind the new garage area out of sight from both streets.

Related to the garage variance being requested, we use the existing garage space for storage only. Our basement is unique in that it is only 375 sq. ft. The ceiling is low, there is not a floor drain, it's difficult to get items in and out of, and portions are exposed dirt. It is not well suited for storage or daily usage. It serves the purpose of space for mechanicals only. We use our garage as many would use a full basement. We have space set up for storage. A space for work out activities which contains a treadmill, exercise bike, and space for free weights and yoga. It also stores much of our property maintenance items which includes a good sized lawn tractor and all its attachments which include lawn cart, tiller, snow plow, and boom sprayer. We have a workbench and toolbox for crafts, school projects, and small repairs. One stall is taken up by a classic car, ATV, and small motorcycle. We are not able to park any of our daily driver vehicles in the existing garage due to how we must use it.

5. We feel this request is not unusual for our neighborhood. Most of the lots along this portion of Ann Arbor Trail and further east have attached garages and a second accessory building. We feel this home expansion and remodel project will fit the neighborhood well, add value, and be attractive as people enter our city from Plymouth being one of the first homes when crossing city borders. Our lot is spacious with many large mature trees that the expansion embraces and is sited such that the finished project will appear to belong and be size appropriate.

Thank you for your consideration.

Sincerely, Mike and Melinda Schneider



ZBA

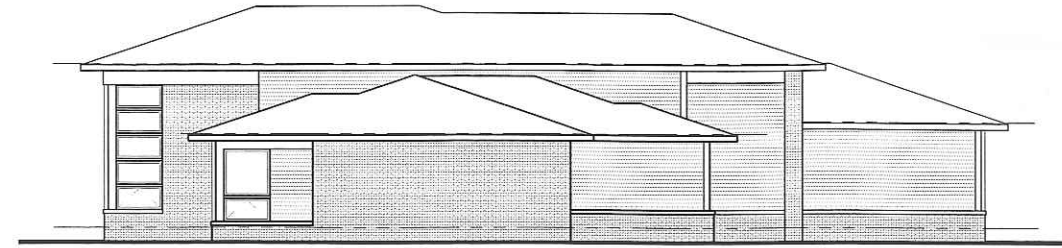
JOB NO: 22893 SHEET NO: P1 893_PD_07	DATE: 06/15/23	PROJECT: SCHNEIDER RESIDENCE - ADDITION & ALTERATIONS 39240 ANN ARBOR TRAIL PROPOSED FLOOR PLAN	LIVONIA, MICHIGAN	NOT FOR CONSTRUCTION UNDER NO CIRCUMSTANCES IS THIS DRAWING TO BE USED FOR CONSTRUCTION OR OBTAINING PERMITS. © COPYRIGHT 2023
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ARCHITECT, LLC

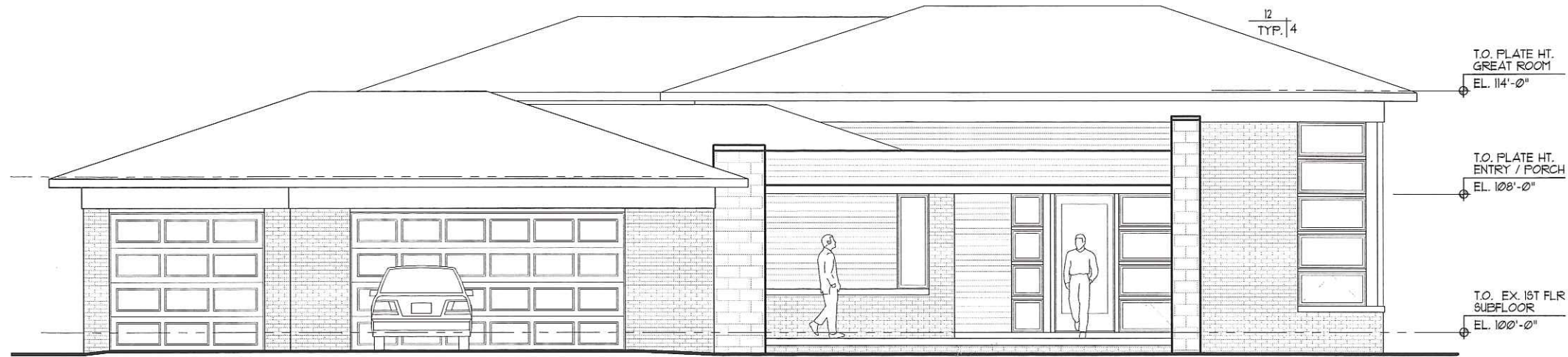
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N
PI
PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



E
PI
PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

JOSEPH PHILIPS
ARCHITECT, LLC

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LIVONIA, MICHIGAN

PROJECT:
SCHNEIDER RESIDENCE - ADDITION & ALTERATIONS
39240 ANN ARBOR TRAIL

PROPOSED EXTERIOR ELEVATIONS

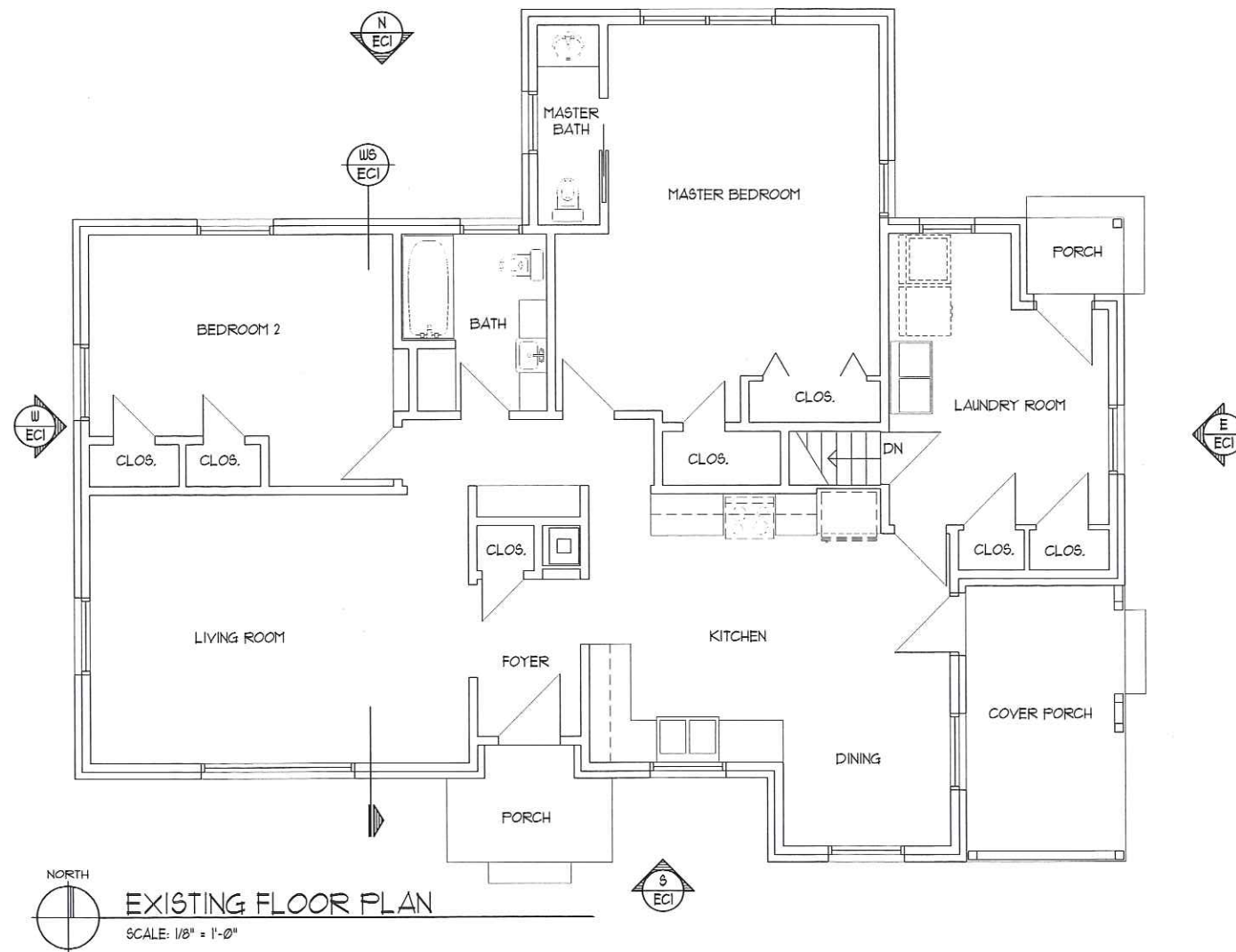
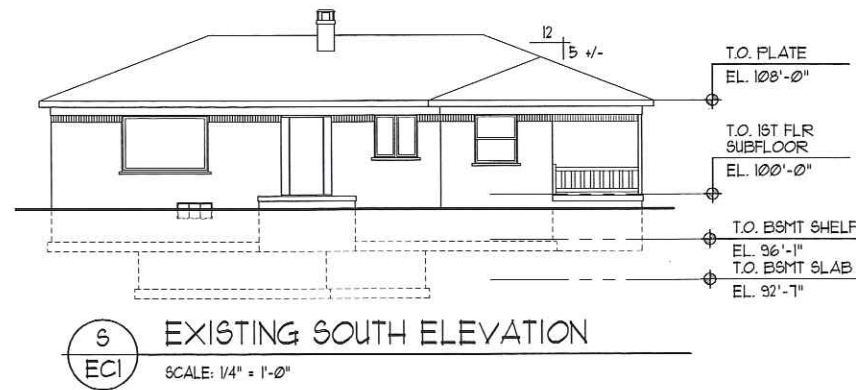
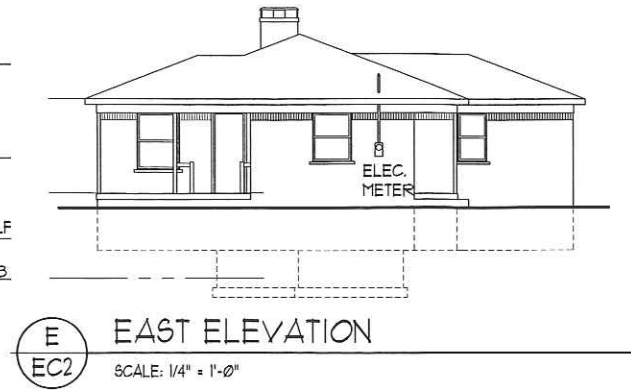
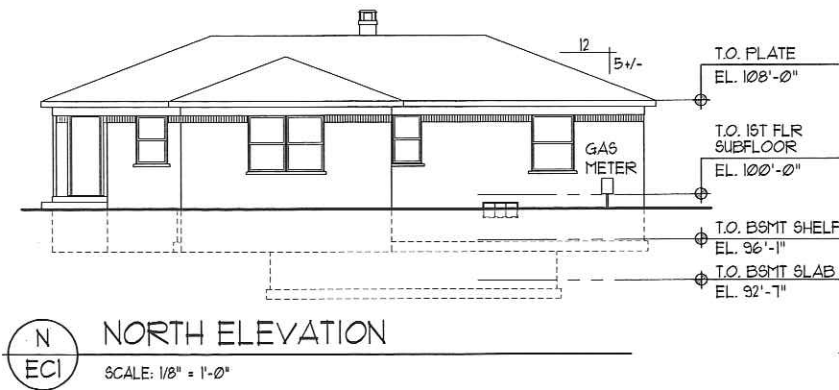
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ZBA

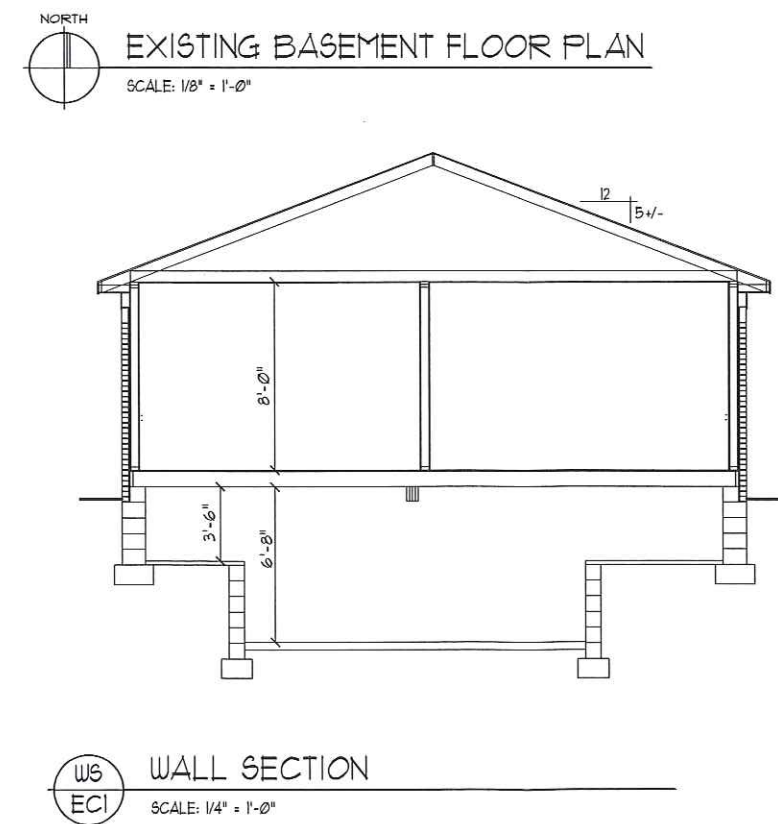
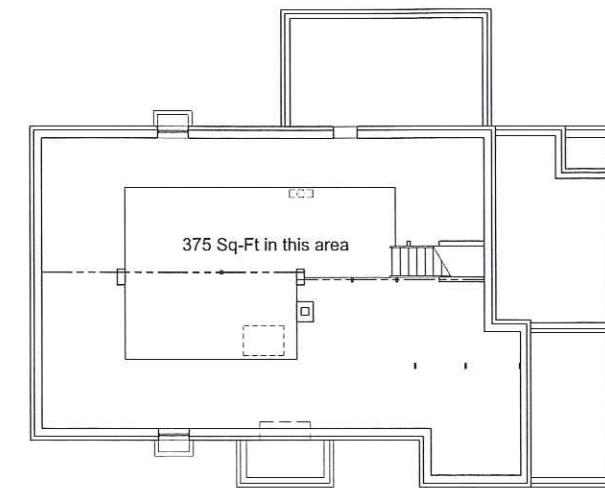


FIELD VERIFICATION NOTE :

THE GENERAL CONTRACTOR SHALL VERIFY EX. CONDITIONS, FRAMING, STRUCTURE, ETC. & CONFIRM INFORMATION INDICATED WITHIN THESE DOCUMENTS CAN BE EXECUTED AS INDICATED. THIS SHALL BE DONE AFTER SELECTIVE DEMOLITION HAS BEEN COMPLETED, BUT PRIOR TO ORDERING ANY MATERIALS OR TO START OF CONSTRUCTION. IF CONFLICTS BETWEEN PROPOSED CONSTRUCTION (AS IMPLIED WITHIN THESE DOCUMENTS) & CONDITIONS WHICH EXIST, THE GENERAL CONTRACTOR IS TO NOTIFY THE OWNER / TENANT & ARCHITECT TO DISCUSS REVISIONS NECESSARY TO ACCOMMODATE CONSTRUCTION WHICH EXISTS. THESE DRAWINGS ARE PREPARED IN GOOD FAITH TO REPRESENT CONSTRUCTION WHICH EXISTS & THAT IS ANTICIPATED. NOT ALL CONSTRUCTION / CONDITIONS WERE VISIBLE PRIOR TO SELECTIVE DEMOLITION, HOWEVER, DRAWINGS INDICATE THE FIRM'S ASSESSMENT OF PROBABLE EX. CONSTRUCTION & CONDITIONS.

SELECTIVE DEMOLITION NOTE :

REMOVE/REWORK/RELOCATE ALL EXISTING UTILITIES, CONCRETE, MASONRY, FRAMING, DOORS, WINDOWS, SIDING, SHEATHING, PARTITIONS, CHIMNEY, STAIRS, STRUCTURE, ETC. AS REQUIRED TO COMPLETE WORK NOTED. GENERAL CONTRACTOR IS EXPECTED TO EXAMINE THE DRAWINGS AND THE EXISTING BUILDING AS NECESSARY TO VERIFY EXTENT OF DEMOLITION REQUIRED TO ACCOMMODATE ALTERATIONS AND ADDITION DESCRIBED WITHIN THESE CONTRACT DOCUMENTS. SEE GENERAL NOTES/SPECIFICATIONS FOR ADDITIONAL INFORMATION.



JOSEPH PHILIPS
ARCHITECT, LLC

NOT FOR CONSTRUCTION
UNDER NO CIRCUMSTANCES IS THIS DOCUMENT TO BE USED FOR CONSTRUCTION OR OBTAINING PERMITS.
© COPYRIGHT 2023

PROJECT:
SCHNEIDER RESIDENCE - ADDITION & ALTERATIONS
LIVONIA, MICHIGAN

PRELIMINARY
EXISTING CONDITIONS

JOB NO: 22893
DATE: 06/15/23
SHEET NO: EC1
893_EC1.02

ZBA

THE DESIGN CONCEPTS, IDEAS AND WRITTEN MATERIAL EXPRESSED OR IMPLIED ON THIS SHEET ARE THE ORIGINAL INTELLECTUAL PROPERTY OF THE FIRM OF JOSEPH PHILIPS - ARCHITECT, LLC AND MAY NOT UNDER ANY CIRCUMSTANCES BE USED, DUPLICATED OR SUBMITTED FOR ANY REASON WHATSOEVER, WITHOUT WRITTEN CONSENT FROM THE FIRM.



Existing Home



Design Inspirations
Roof Lines, Windows, Entry Way, Materials....



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

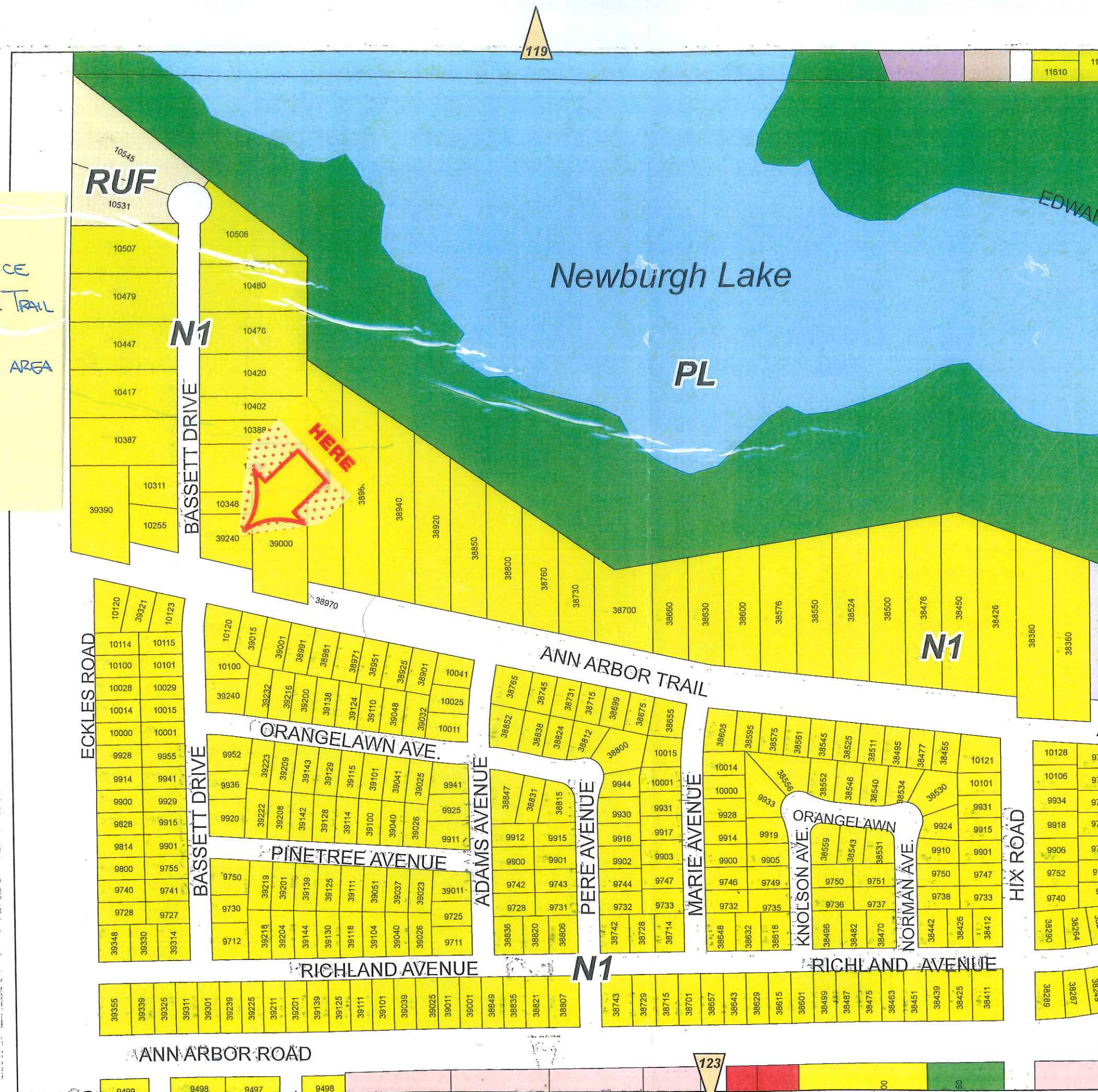
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

2023 -
VERLING RESIDENCE
39240 ANN ARBOR TRAIL
- ADDITION TO HOME
- EXCESS ACC. BLDG AREA



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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KATHLEEN E. MCINTYRE
SCOTT MORGAN

PUBLIC NOTICE **August 25, 2023**

1. **APPEAL CASE NO. 2023-07-14, 18221 Laurel Dr. (Tabled on August 1, 2023):** 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, September 12, 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.

2023-07-14
September 12, 2023

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Address:



ITALY AMERICAN
CONSTRUCTION CO., INC.

8401 N. TELEGRAPH RD.
DEARBORN HEIGHTS, MI. 48127
(313) 278 – 7500
FAX: (313) 278 – 7501

August 14th, 2023

City of Livonia
Zoning Board of Appeals
33000 Civic Center Dr.
Livonia, MI. 48152

RE: Variance Request
Borg Residence
18221 Laurel
Livonia, MI. 48152

To Whom It May Concern:

We have reviewed the following questions brought to our attention by the attorney and have provided responses from Michael Mastroianni and Mr. Borg.

Attorney Questions:

1. We've been advised that you intend to use a portion of the proposed addition for storage of items related to your business. What is the business? What items related to the business would you be storing in the building?
2. How large an area (in square feet) will be used for this business storage? Please provide a drawing of the building footprint showing where these items will be stored.
3. How will the stored business items be delivered to and from the business storage area? Will there be delivery trucks? What size and type of trucks will be needed? What hours of the day/night will deliveries and shipments take place?
4. Will employees or customers come to this location? If so, approximately how many of each will come to this location on a typical day?

Response from Michael Mastroianni, Italy American Construction Representative:

- No at home business exists or would be performed from this client's project. I did not explain myself properly at the meeting when they asked me because they twisted my words around. The owners indicated to me that he and his wife sometimes work from home and would use that space for an at home office. The auto portion of the request is that the owners have (4) vehicles and need the space for the cars to be stored plus room in the garage that pertains to the car accessories. Please make sure the attorney knows this and that he is aware that no at home business is being run by clients.

Response from Mr. Borg:

Hi Mike, below are additional items I would like to present to the board regarding the 30 x 40 (1200 sq. ft.) attached garage. Requesting a variance of the 300 sq ft. (15x20).

- I have 4 classic cars I would like to park in the garage. I have owned the cars from 7 to 45 years. This is a hobby. Approximate space needed 800 sq ft of the 1,200 sq ft.
- I would like my wife to park her daily vehicle in the garage. Approximate space needed 200 sq ft of the 1,200 sq ft.
- I would like to have an area (mud room) to drop shoes, Coats / Jackets, hockey bags, additional refrigerator, Christmas decoration, toolbox, bench etc. Approximate space needed 200 sq ft of the 1,200 sq ft.
- The current structure in the back lot will store Lawn equipment, Tractor, Snow equipment for tractor, Kids dirt bike, additional sport equipment and any additional items you would keep in the basement.
- I would like to keep items stored inside rather than outside with sheds, tarps, tents, or other makeshift housing which will also invite animals / rodents during cold climate months.
- House on property does not have a basement.
- I have 2.4 Acres of land - 1 of 6 left on the block the remainder of the properties have been split into 2 some into 4 with residential houses built on them.
- Approximately 1.2 acres of 2.4 acres of my property is wooded –compliments the adjacent area – Harry Tatigian Park.
- The proposal for the structure is to be the same height as the house, the front of the garage facing the street would look like your typical 3 car garage. The difference would be in the back of the house that would actually extend less than the current 2 car garage that will be removed.

Thank you,
Deanna Fries
Italy American Construction
(313) 278-7500

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, Chairman
JAMES M. BARINGHAUS, Vice Chairman
TIMOTHY J. KLISZ, Secretary
CHRISTOPHER N. BOLOVEN
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33000 CIVIC CENTER DRIVE
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KATHLEEN E. MCINTYRE
SCOTT MORGAN

August 2, 2023

Bob and Laura Borg
18221 Laurel Dr
Livonia, MI 48152

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held August 1, 2023, adopted the following Resolution:

RESOLVED: 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, be tabled for the following reasons:

1. To allow the Petitioner to appear before the Board in person and consider the feedback from the Board in potentially formulating a new plan.

ZONING BOARD OF APPEALS,

A handwritten signature in black ink, appearing to read "TK", is written over a horizontal line.

Timothy Klisz, Secretary

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, Chairman
JAMES M. BARINGHAUS, Vice Chairman
TIMOTHY J. KLISZ, Secretary
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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

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the first floor of City Hall on Tuesday, August 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 7.09 (1) A ATT. GAR. / TOTAL
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 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

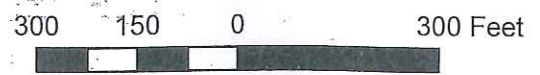
M-1 Light Manufacturing

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

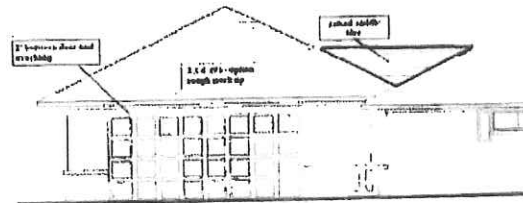
JOB #

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
- New garage will be attached to house as shown on plan -- (2x4 9's) for walls with triple top plates
- 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

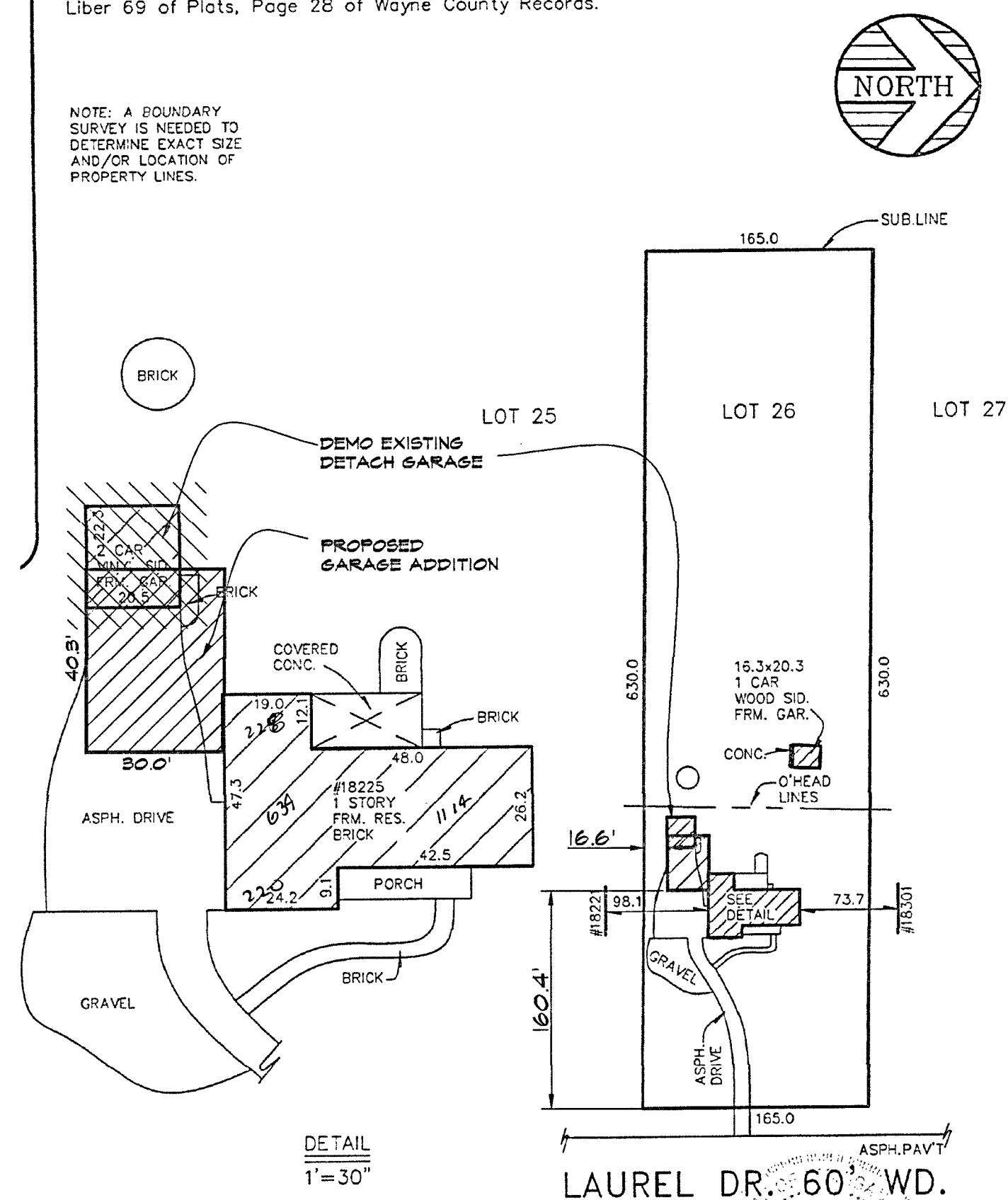
WALL LEGEND	
EXISTING WALL	—————
DEMOLITION WALL	- - - - -
NEW WALL	—————
BRICK	—————
MASONRY BLOCK	—————

REVIEWED UNDER:
2015 MICHIGAN RESIDENTIAL CODE
NOTES:

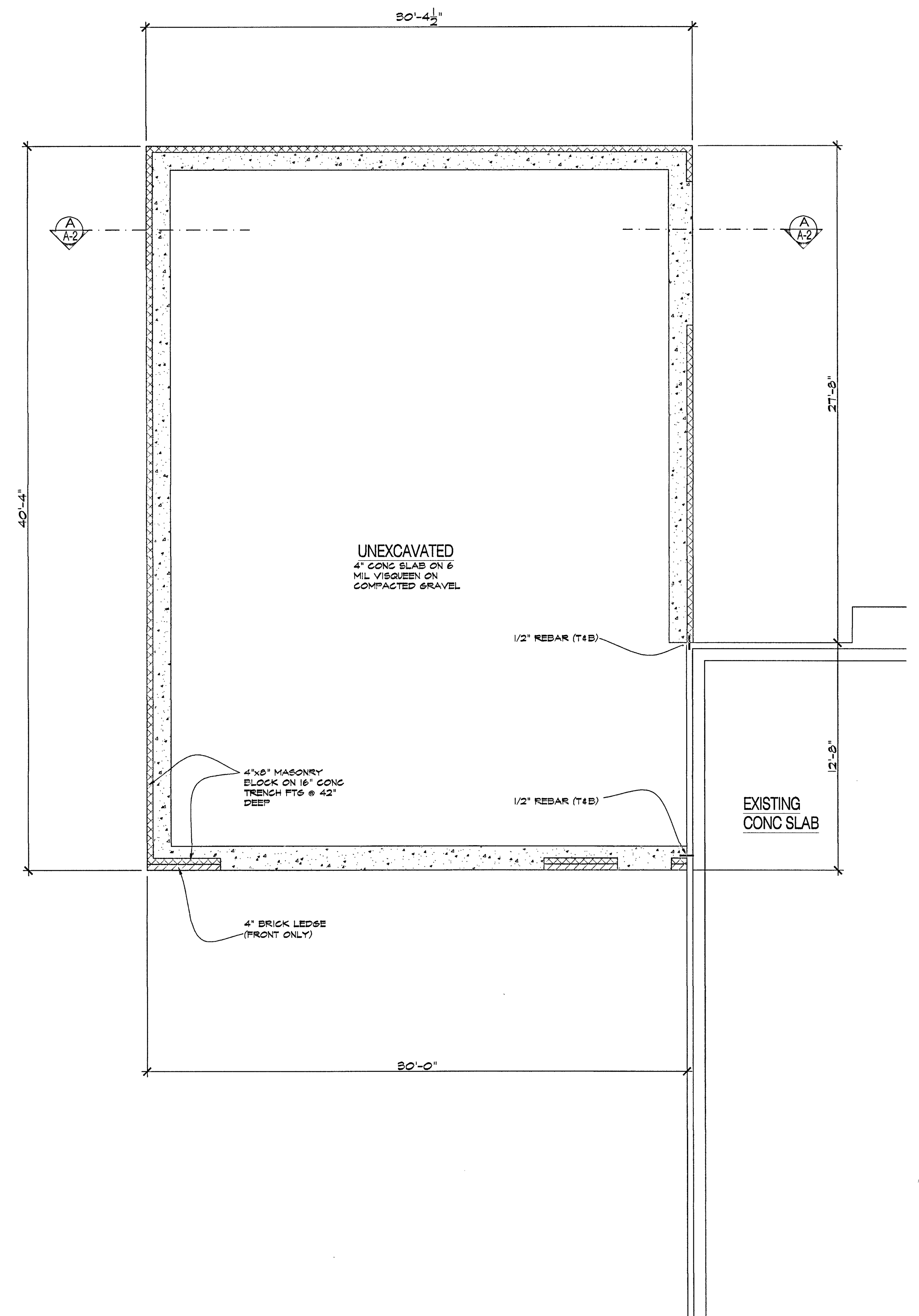
1. ELECTRICAL TO CODE
2. DEMO EXISTING DETACHED GARAGE.

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

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

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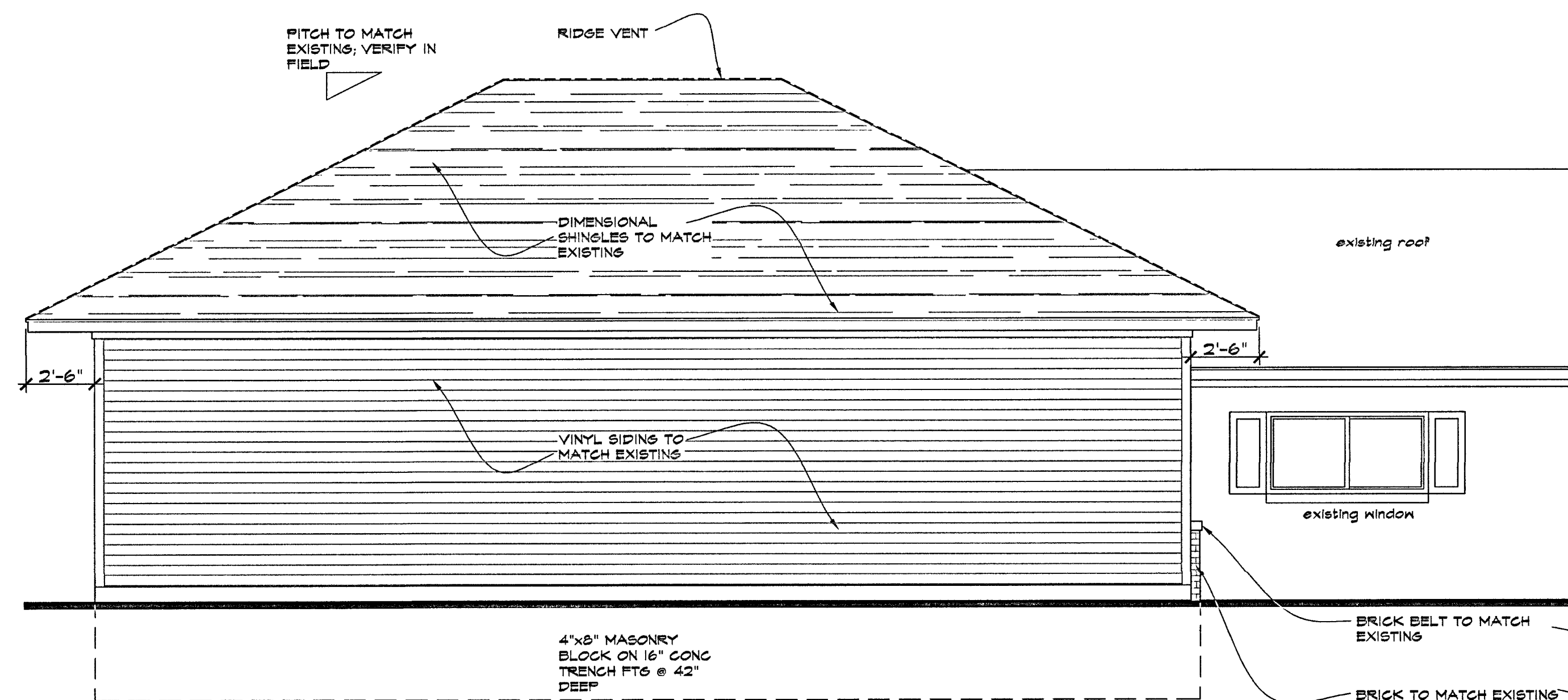
SHEET TITLE
**SITE PLAN
FOUNDATION PLAN**

SHEET SCALE
AS NOTED

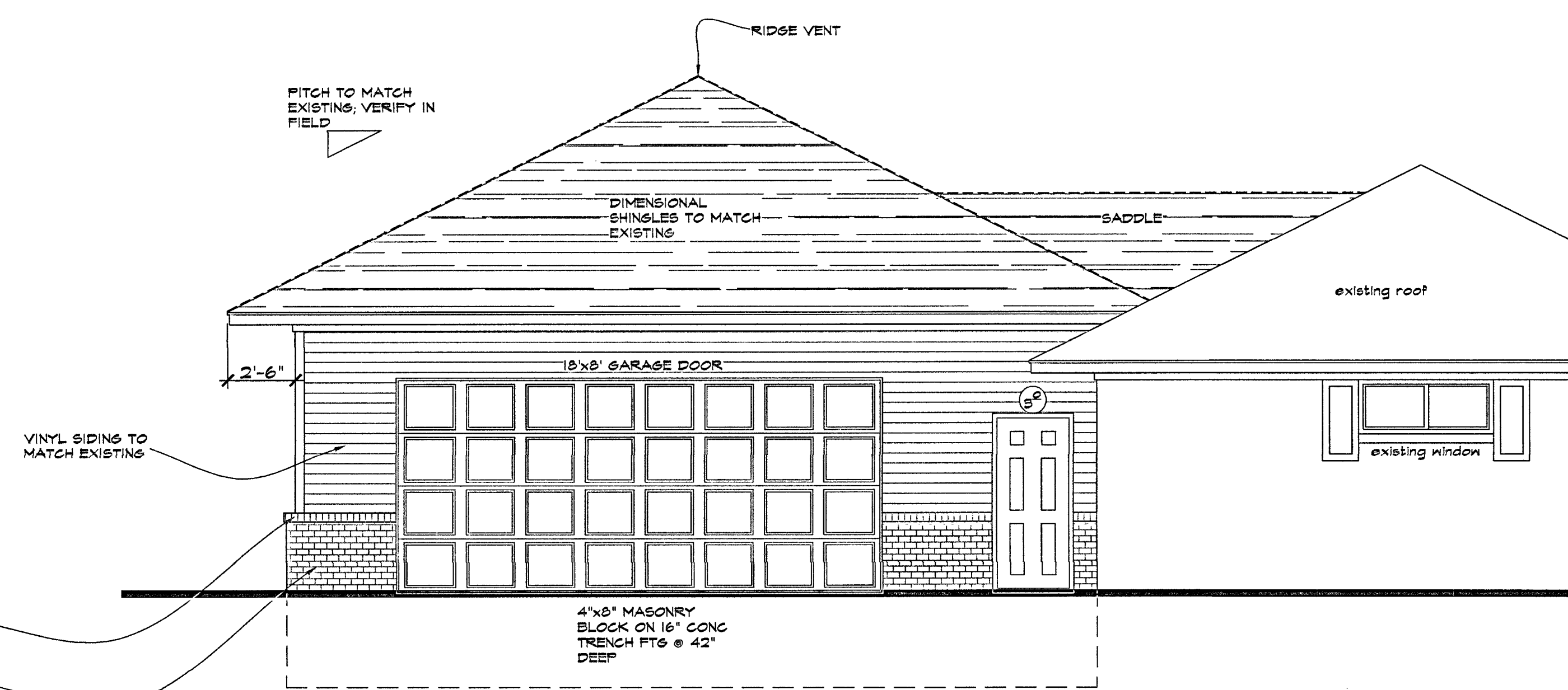
PROJECT NO.
23-068

DATE
05.30.23

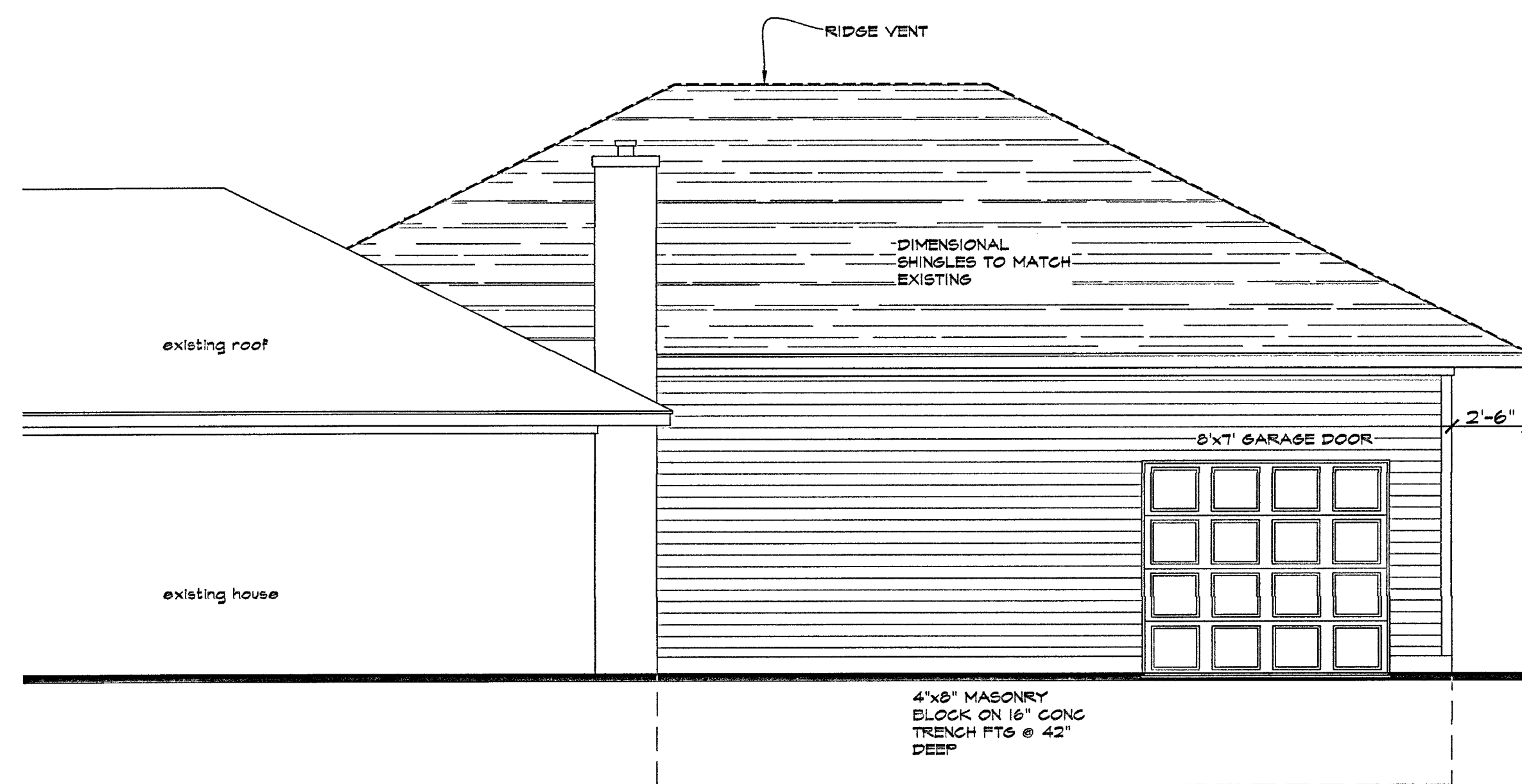
SHEET NUMBER
A-1



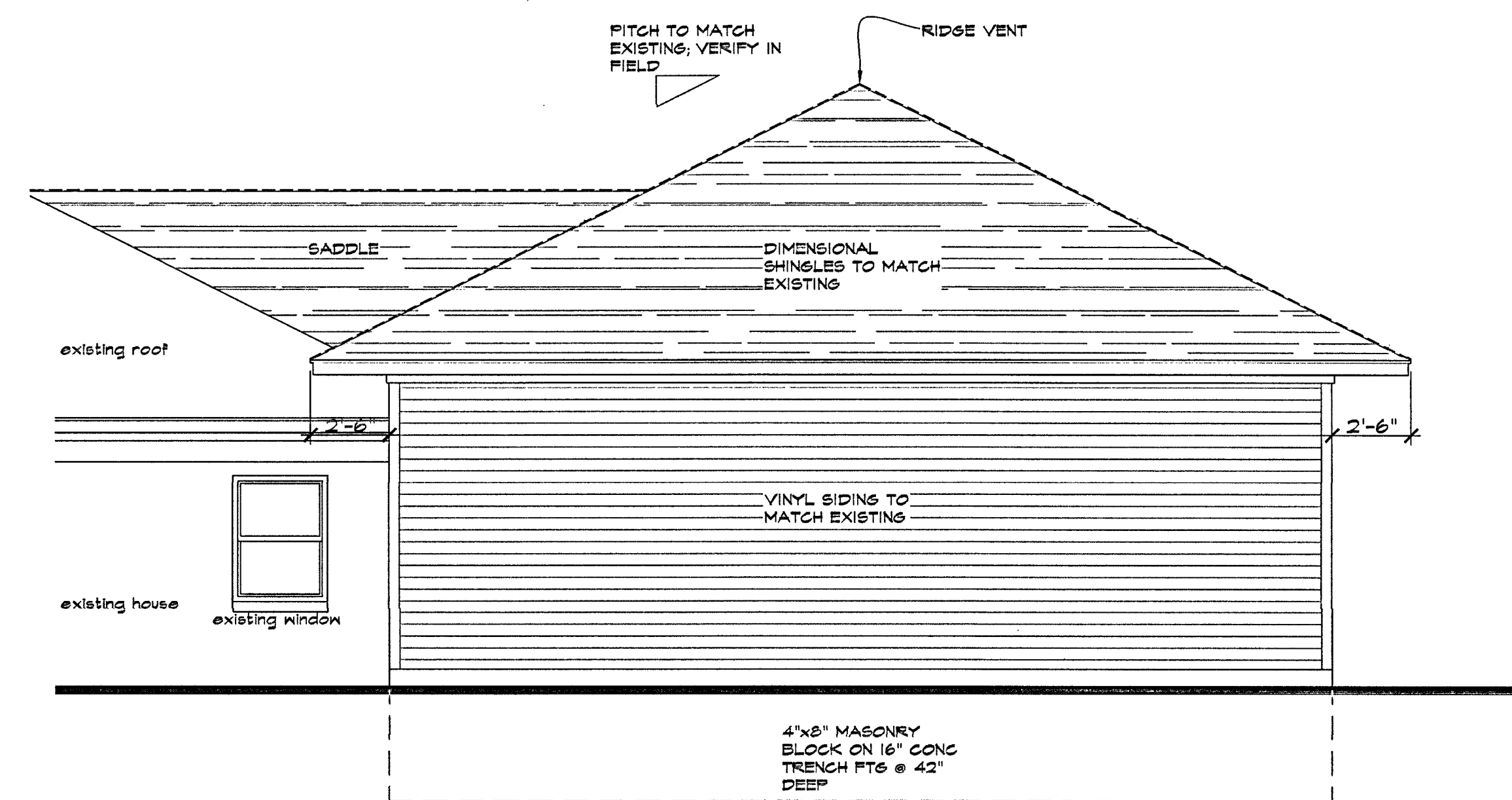
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



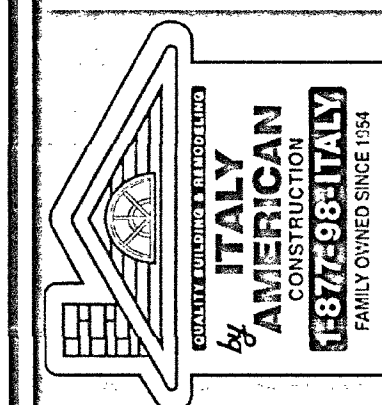
EAST (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



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
www.zoarchitecture.com
info@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 _____
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

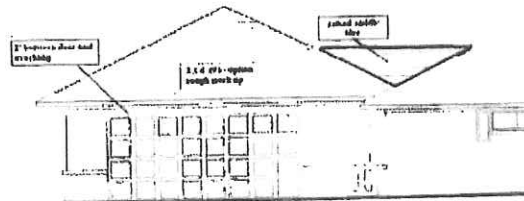
JOB #

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
- New garage will be attached to house as shown on plan -- (2x4 9's) for walls with triple top plates
- 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



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

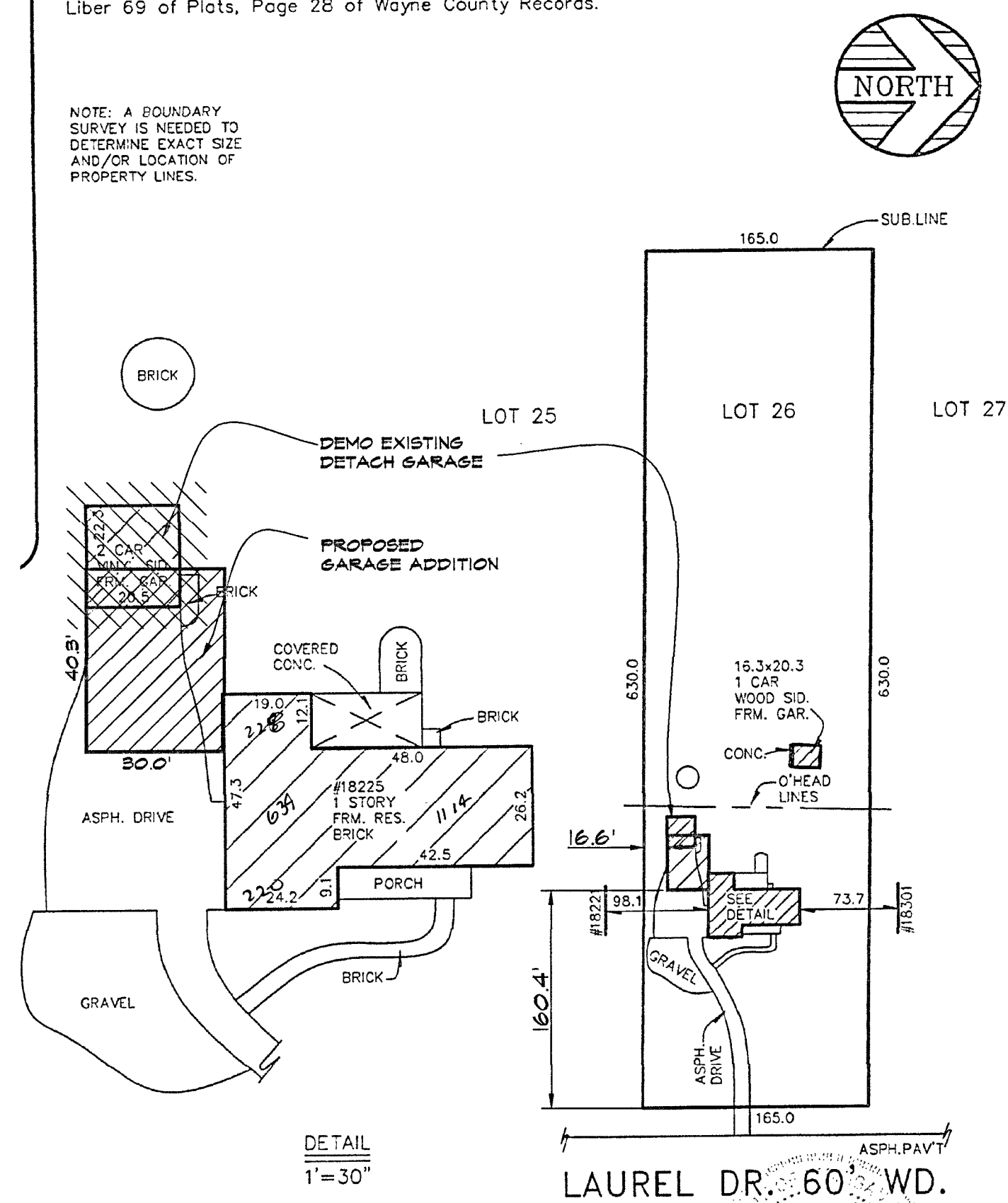
WALL LEGEND	
EXISTING WALL	—————
DEMOLITION WALL	- - - - -
NEW WALL	—————
BRICK	—————
MASONRY BLOCK	—————

REVIEWED UNDER:
2015 MICHIGAN RESIDENTIAL CODE
NOTES:

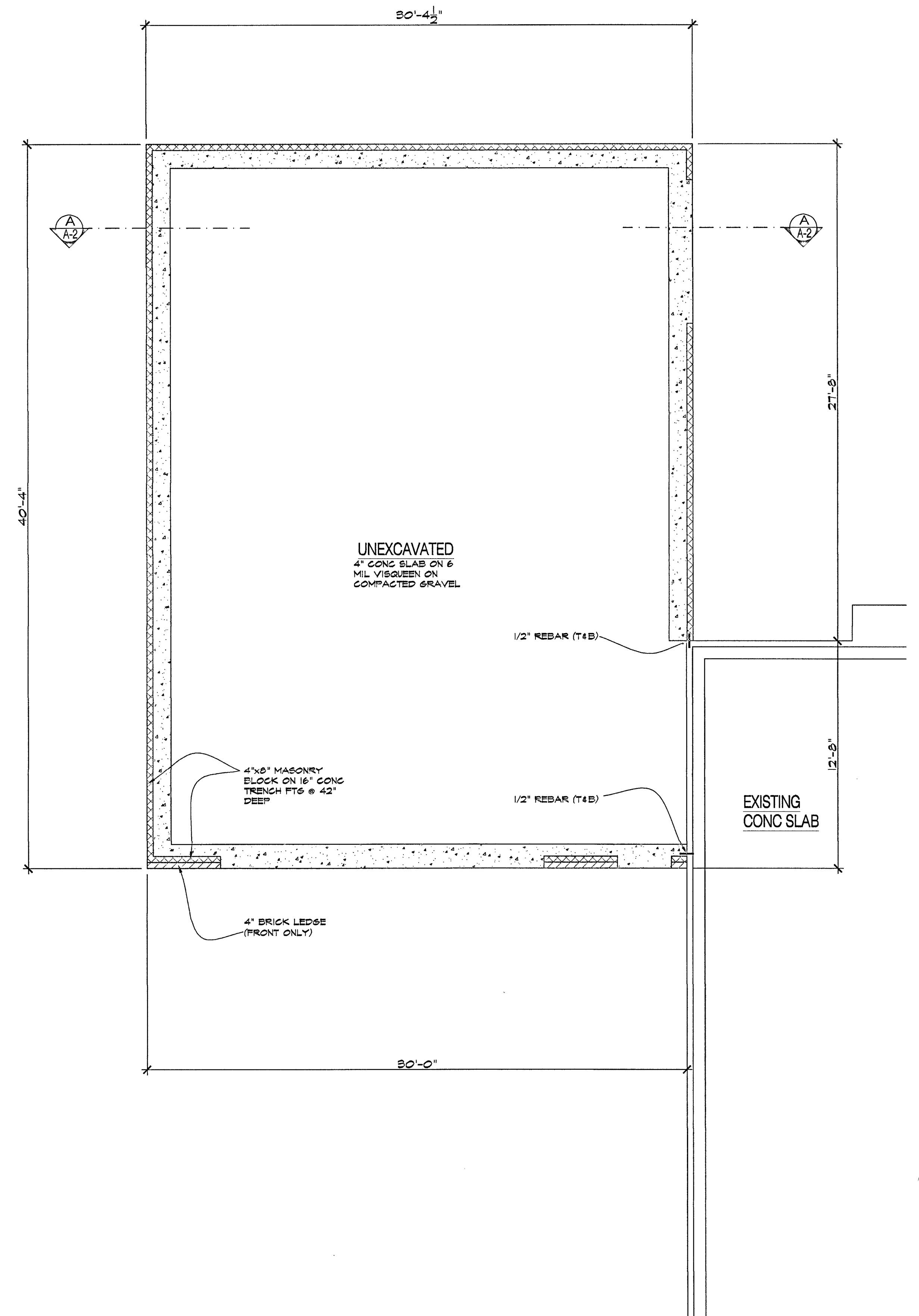
1. ELECTRICAL TO CODE
2. DEMO EXISTING DETACHED GARAGE.

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

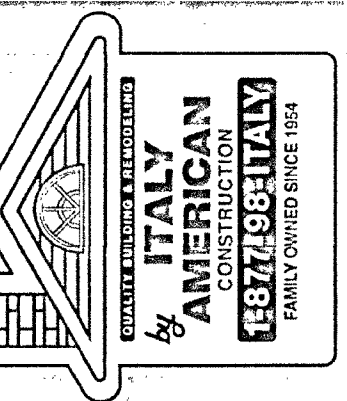


PROPOSED SITE PLAN
 SCALE: 1"=30'-0"



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 AIA
 web: www.zoaarchitecture.com
 email: zack@zoaarchitecture.com
 PH. 248.425.4190

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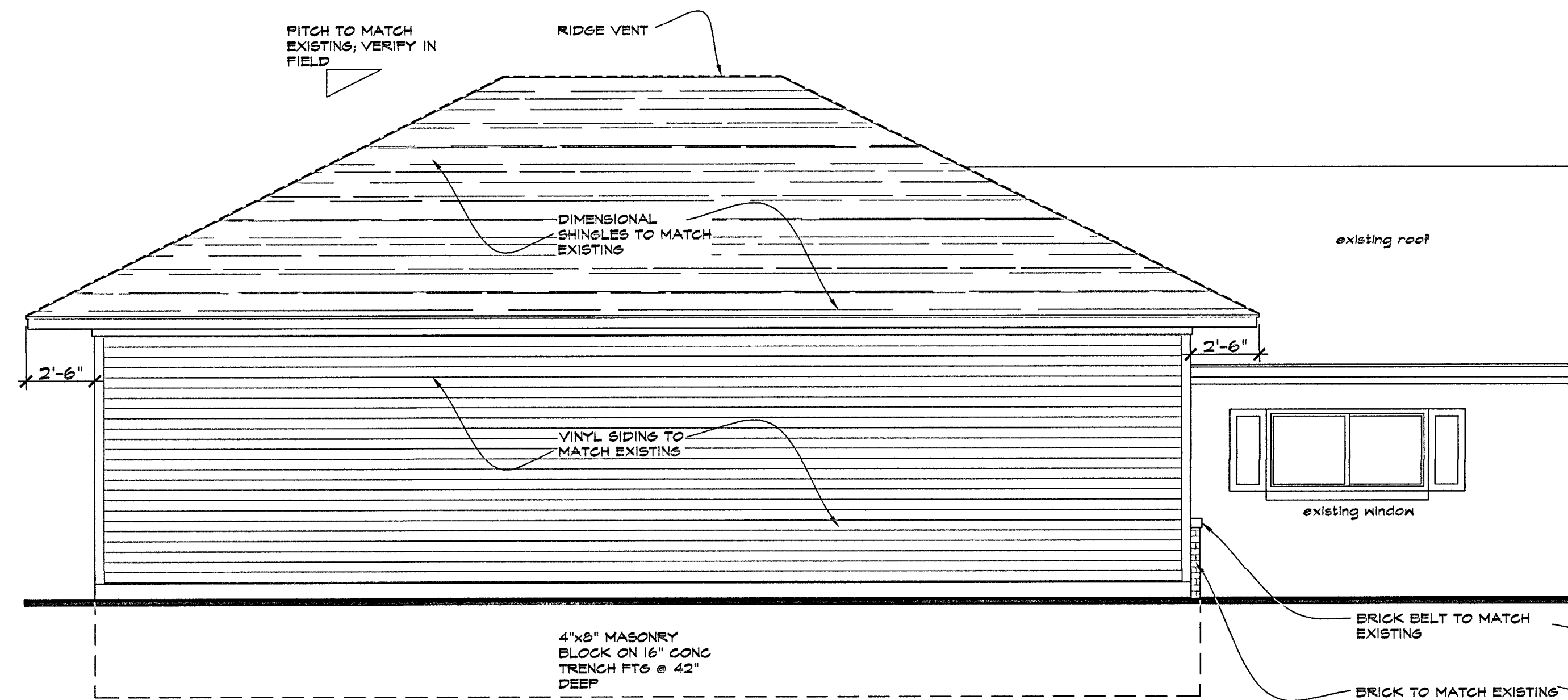
SHEET TITLE
SITE PLAN
FOUNDATION PLAN

SHEET SCALE
AS NOTED

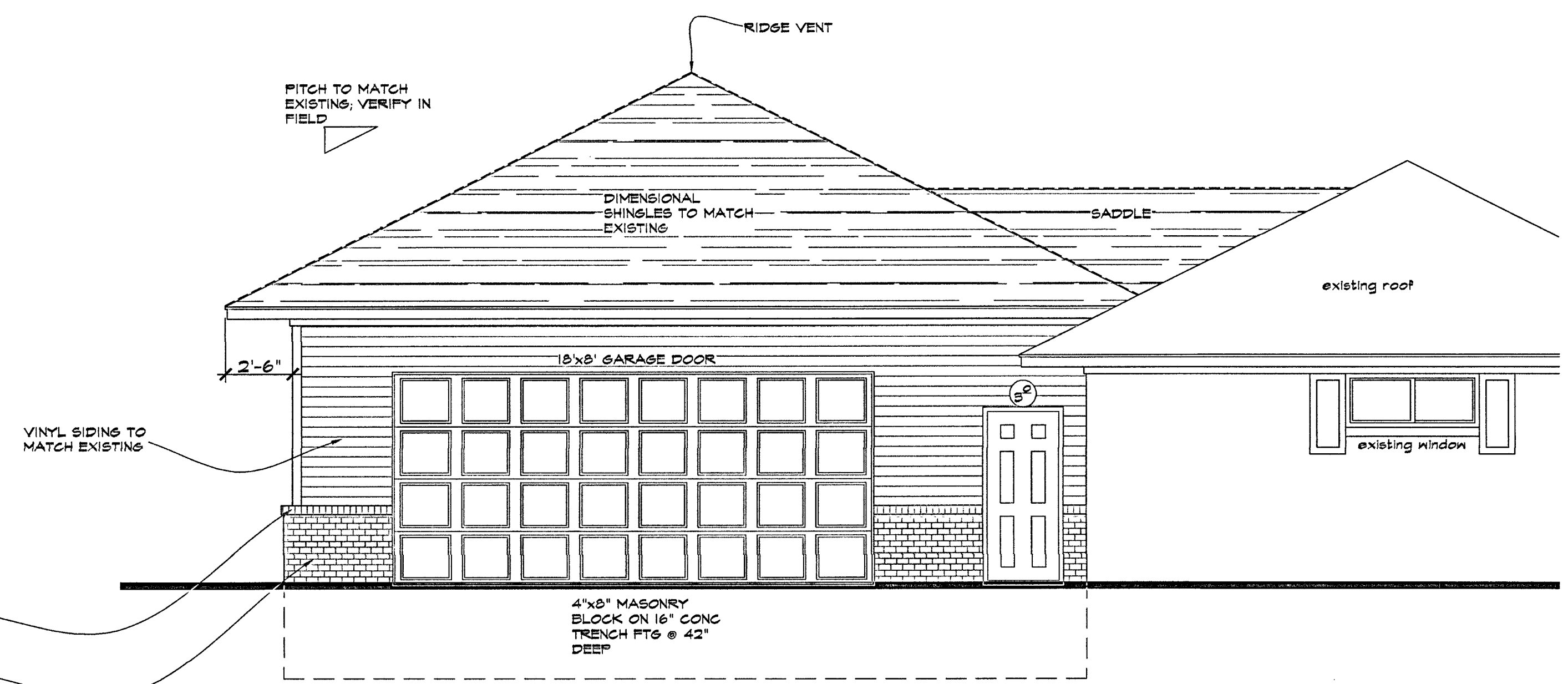
PROJECT NO.
23-068

DATE
05.30.23

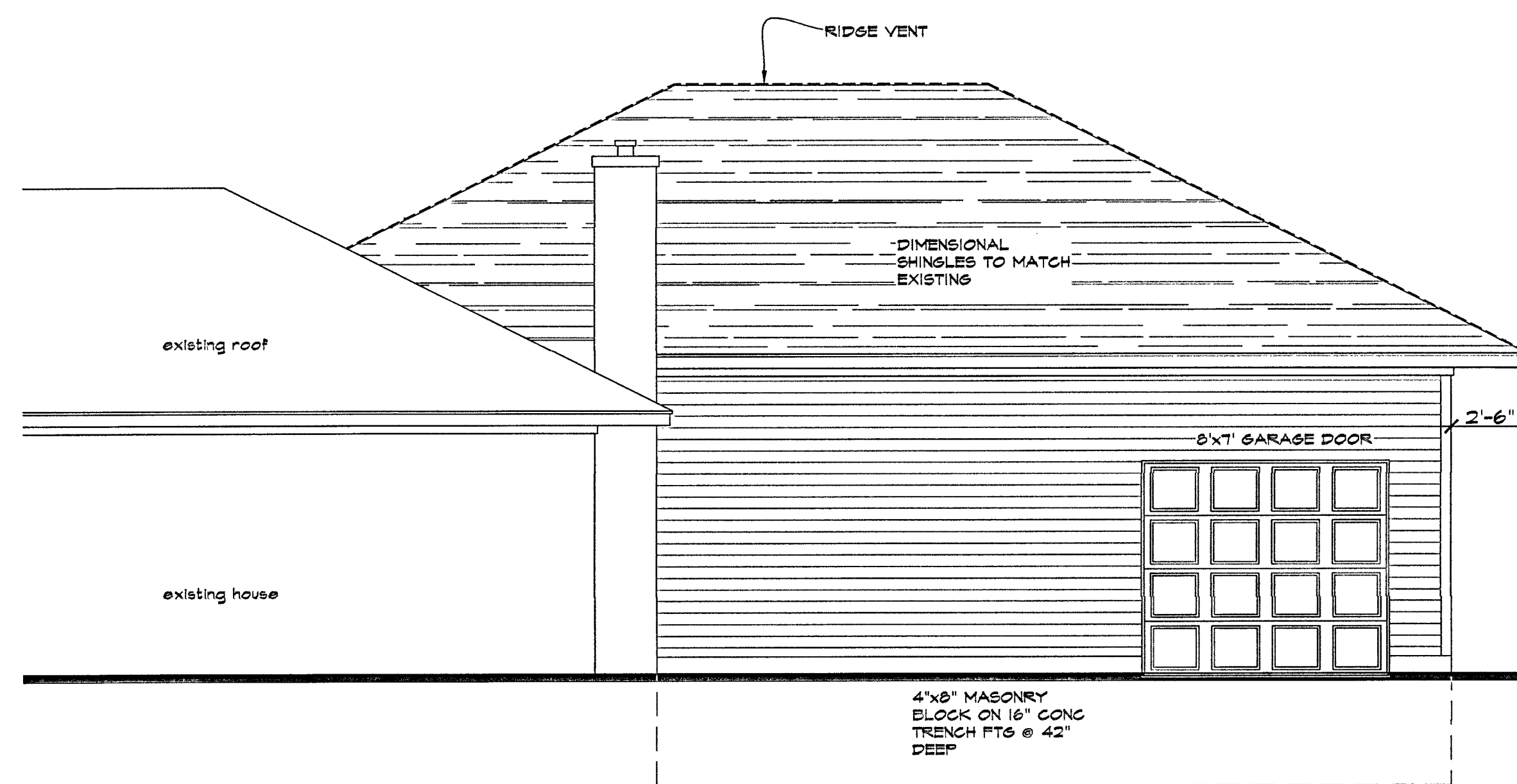
SHEET NUMBER
A-1



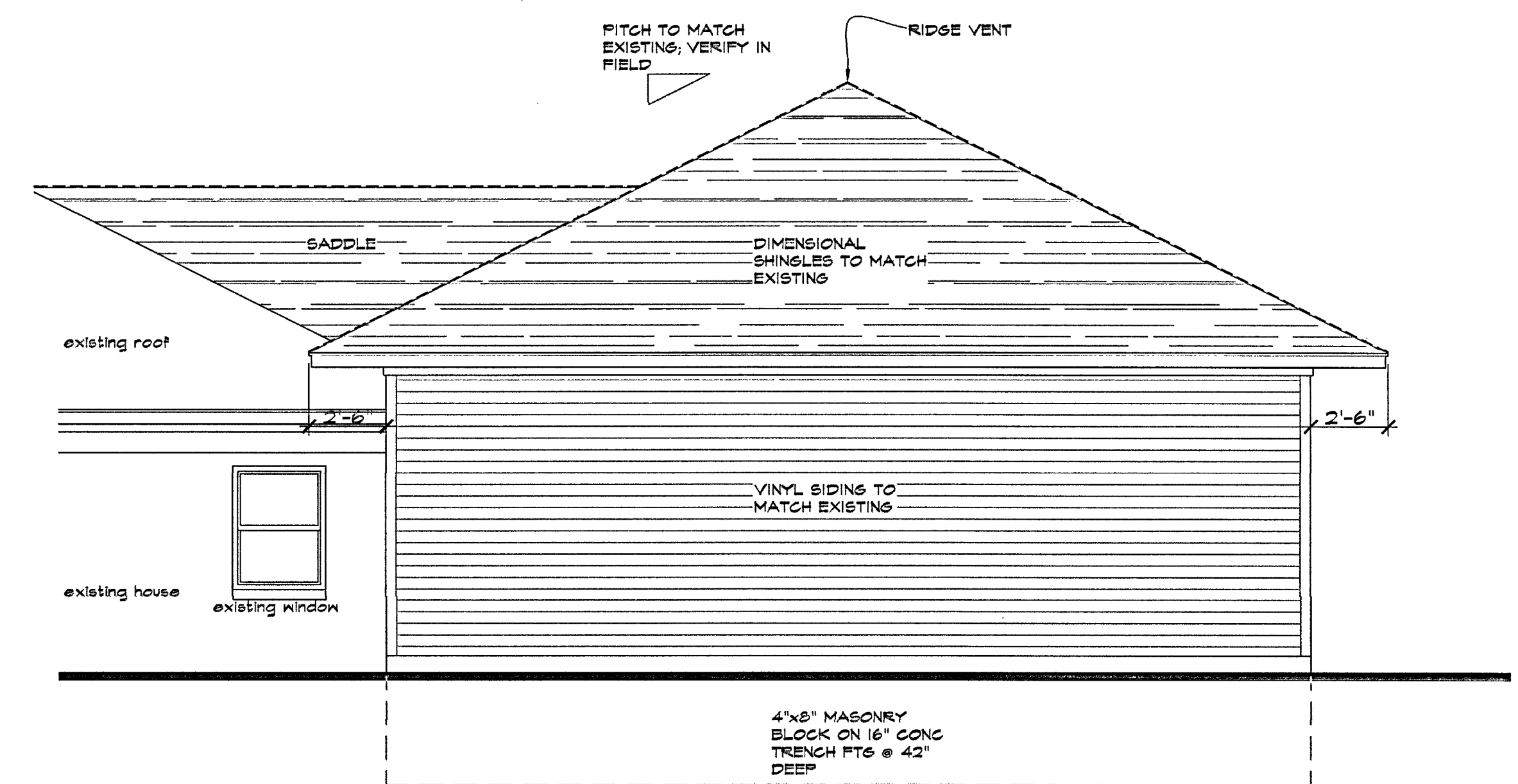
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



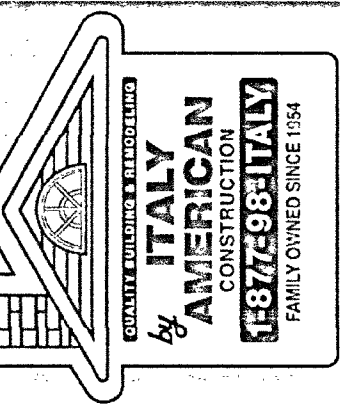
EAST (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



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
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web: www.zoarchitecture.com
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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET SCALE
AS NOTED

PROJECT NO.
23-068

DATE
05.30.23

SHEET NUMBER
A-3

15

N2

Zoning Districts

- 33

--	--	--	--	--

F.I.U.P.: "Low Density Residential"

N2

ASPEN DRIVE

VANDERHAVEN LN

GARY LANE

LAUREL ROAD

RUF

HERE

N2

LANCASHIRE RD

CURTIS ROAD

3



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

Applicant SAME AS OWNER Address 734-837-6188
Owner RYAN AND CONNIE GATUZ Address 14513 RIVERSIDE, LIVONIA, MI 48154
Lessee — Address —
Location WEST Side of 14513 RIVERSIDE Street
Between LYNDON And HENRY
Lot No./Parcel No. 082-06-0042-000 Subdivision WILDWOOD FOREST
Zoning District N2 Map No. NW21 Lot Size ± 85.2' x 120' (10,211 SQ FT) Alley —
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size HOUSE/GARAGE: 2280 SQ FT Proposed Building Size 17' x 25.5' (434 SQ FT)
Present Height of Building ONE STORY Proposed Height SAME
Allowable Lot Coverage 35% (3574 SQ FT) Proposed Lot Coverage OK ≤ 35%

Proposal SEEKING TO CONSTRUCT AN ADDITION ON THE REAR OF AN EXISTING DWELLING RESULTING IN DEFICIENT REAR YARD AND CORNER SIDE YARD SETBACK. REAR YARD SETBACK REQUIRED: 30 FEET; PROPOSED: 25.5 FEET; DEFICIENT: 4.5 FEET. CORNER SIDE YARD SETBACK REQUIRED: 25 FEET; PROPOSED: 19.6 FEET; DEFICIENT: 5.4 FEET.

Reason for Rejection ZONING ORDINANCE, SECTION 4.02
Deficient Side Yard 4.02 5.4 FEET Deficient Front Yard 4.02 Deficient Rear Yard 4.5 FEET

Deficient Lot Area — Deficient Lot Area per Room — Encroachment —

Excessive Lot Coverage — Excessive Height — Increasing No. Units —

Use Prohibited — Deficient Parking Spaces — Increasing Area and Bulk —

Remarks —

Plans and Application examined by Ry Date 7/31/23

ZONING EXAMINER

APPLICATION FOR VARIANCE



Ryan Gatz and
Connie Tingson-Gatz

14513 Riverside Livonia 48154 734-837-6188
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 14513 Riverside Livonia, MI 48154

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

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? No

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

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:
Our home is situated on a corner lot with one neighbor to the left of our house and the other neighbor adjacent to our backyard.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
My parents are 88 years old and 86 years old and they live in another home in the city of Livonia (13979 Sunset). For their safety and well-being, we would like them to live with us.

The home addition would provide them with 1st floor access, due to limited mobility.
5. Explain why you think this variance would be fair to the neighbors and others who might be affected. We have spoken directly to our neighbors (Slifco and Kish) who share a property line on both sides of our home (side and backyard) and they support our request for the home addition.

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?
Our family circumstances are somewhat unique. We haven't had this need in the past.

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 need for consideration has only arisen recently due to my parents health issues.

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: Ryan Gatz and Connie Tingson-Gatz

Please print name of property owner: Ryan Gatz and Connie Tingson-Gatz

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. 7/26/2023

Subscribed and sworn to before me this 1ST day of August, 2023

Karen D. Thompson
(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 31, 2023, which reads as follows:

ZONING ORDINANCE, SECTION 4.02

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

Ry

(Supervisor)

Application for permit filed NO

Violation Issued NO

ZBA CASE/GATUZ RESD.
 - 14513 RIVERSIDE
 RE: BUILDING ADDITION,
 DEFICIENT SET BACKS
 F.L.U.P. - "Low
 Density Residential"

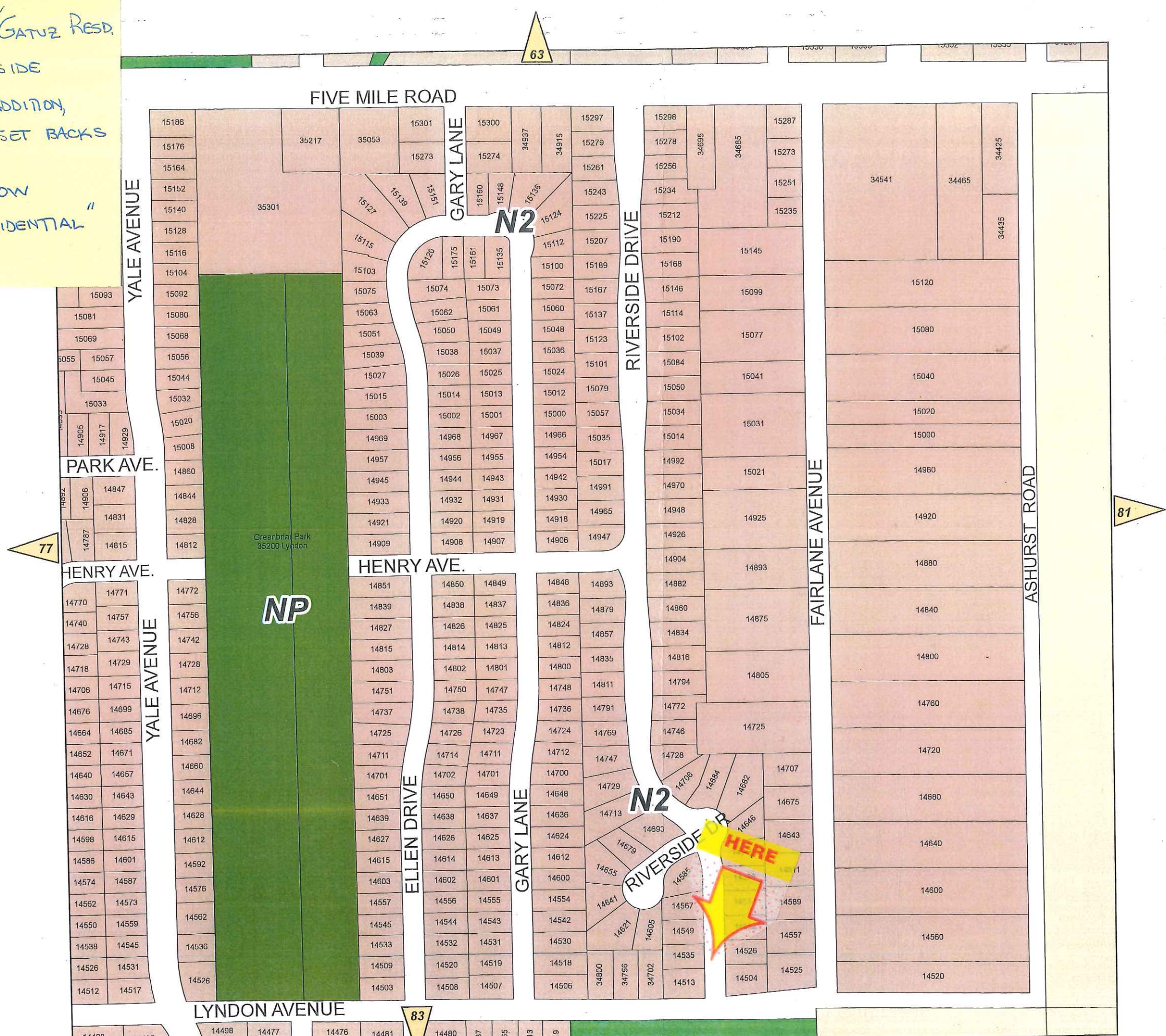
ZONING MAP

LEGEND

Zoning Districts

- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
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- C-1 Local Business
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- 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 21
City of Livonia
 T..1 south, R. 9 east
 Wayne County, Michigan
 Copyright 2001, City of Livonia

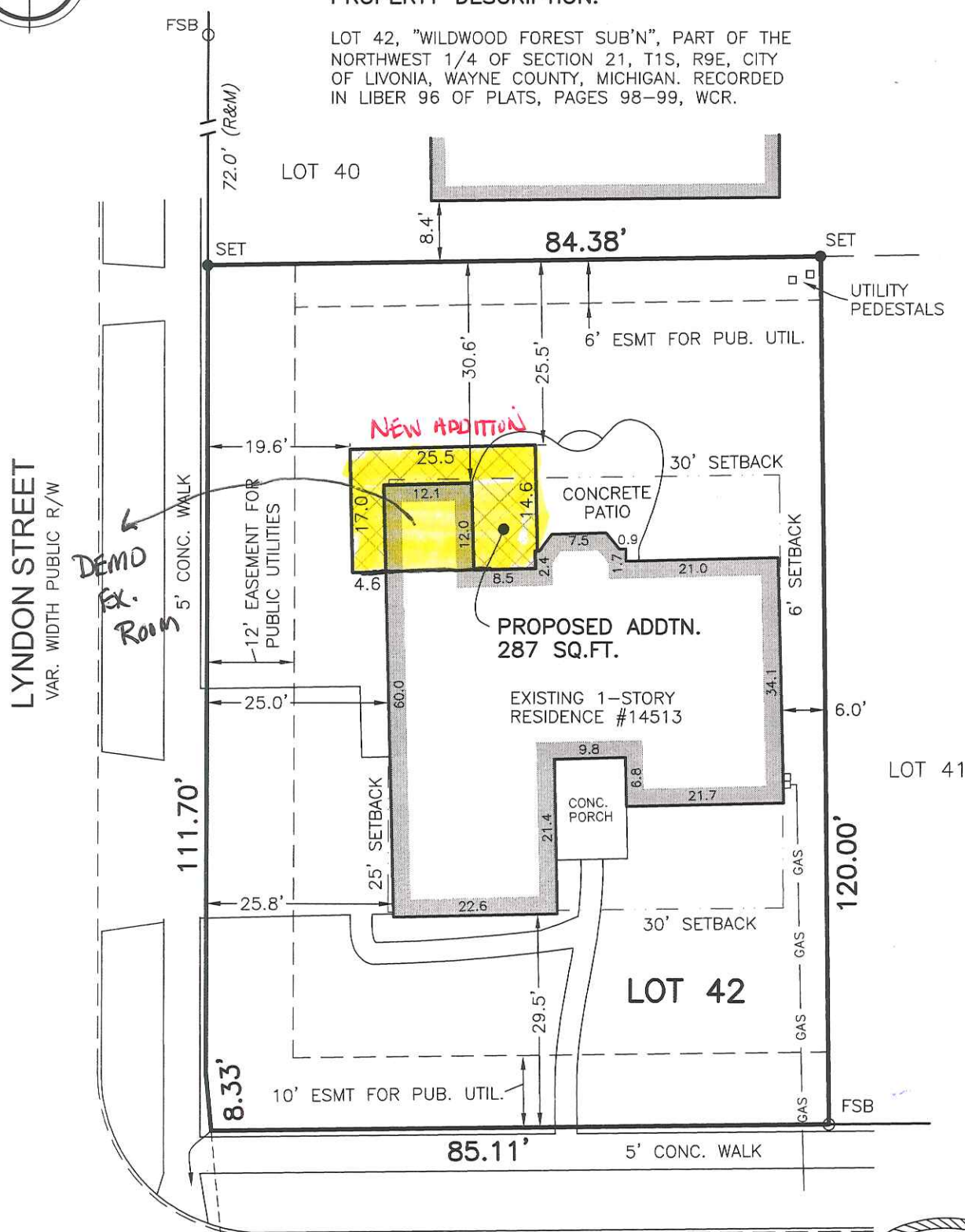


RESIDENTIAL SITE PLAN

082-06-0042-000 / 14513 RIVERSIDE

PROPERTY DESCRIPTION:

LOT 42, "WILDWOOD FOREST SUB'N", PART OF THE NORTHWEST 1/4 OF SECTION 21, T1S, R9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN. RECORDED IN LIBER 96 OF PLATS, PAGES 98-99, WCR.



RIVERSIDE DRIVE

60' WIDE PUBLIC R/W

ZONING INFORMATION (ZONED N2):

SETBACKS:

FRONT = 30 FT

SIDE = 6 FT MIN./16 FT. TOTAL

REAR YARD ABUTTING SIDE YARD:

SIDE YARD ABUTTING STREET = 25 FT

REAR YARD = 30 FT

EXISTING LOT AREA: 10,211 SQ.FT.

MAX COVERAGE: 35% (3574 SQ.FT.)

EXIST. COVERAGE: 22% (2281 SQ.FT.)

PROP. COVERAGE: 25% (2568 SQ.FT.)



0 20 40

SCALE: 1 INCH = 20 FEET

REVISÉ 4/2/23

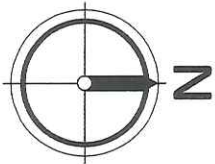
REVISÉ 3/3/23

PREPARED FOR:
BONGERO
CONSTRUCTION



David White Land Surveying, PLLC
Boundary · Topographic · Construction · ALTA
44 DENNISON STREET, OXFORD, MI 48371
734.353.0135 dwsurveying@gmail.com
Professional Land Surveyor

JOB NO.: 221212
DATE: 12/15/22
FIELD: 12/11/22
DRAWN: DPW
SHEET: 1 OF 1



RESIDENTIAL SITE PLAN

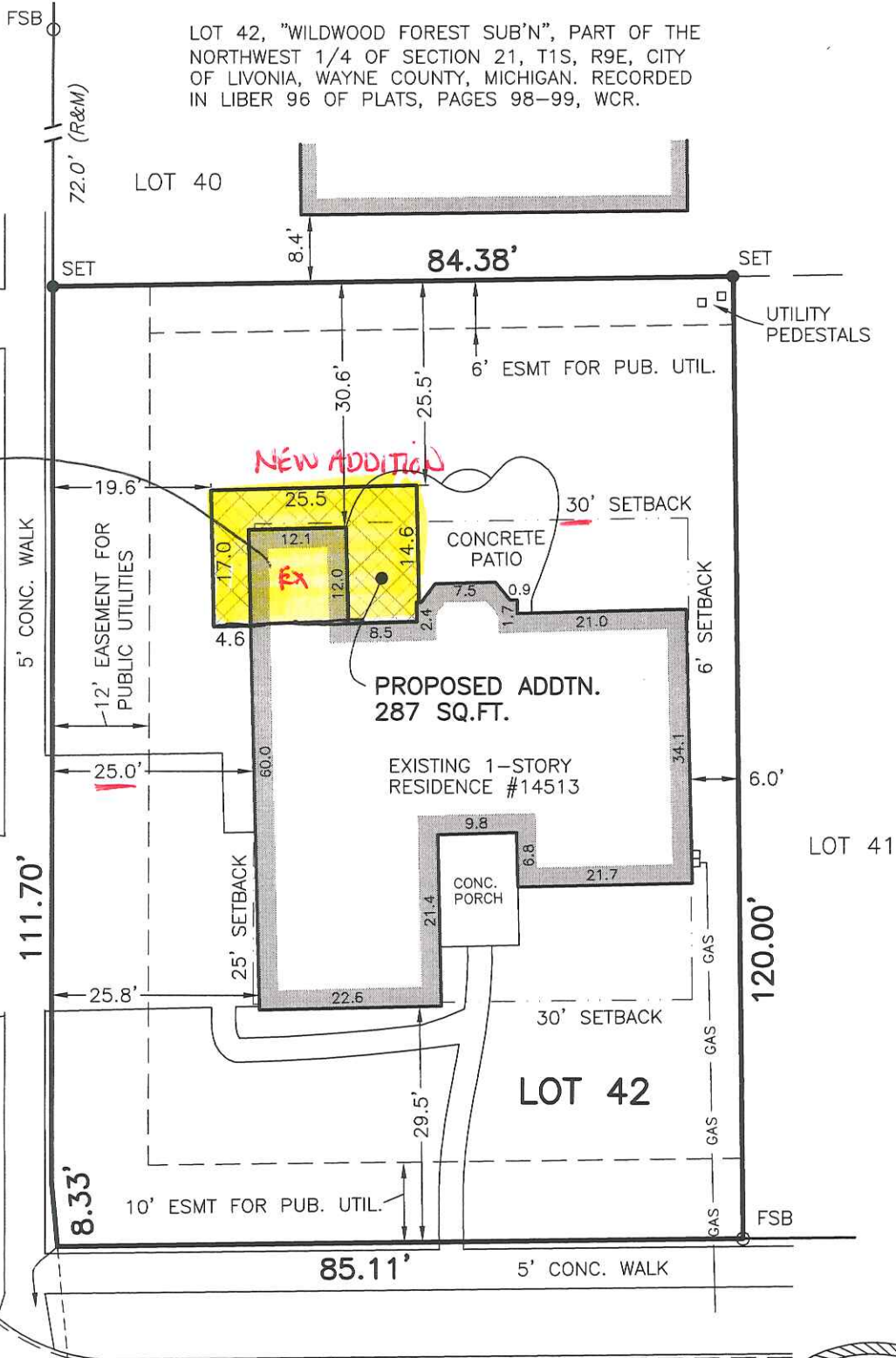
082-06-0042-000 / 14513 RIVERSIDE

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LYNDON STREET
VAR. WIDTH PUBLIC R/W

Demol
Exist.
Room



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REVISED 4/2/23

REVISED 3/3/23

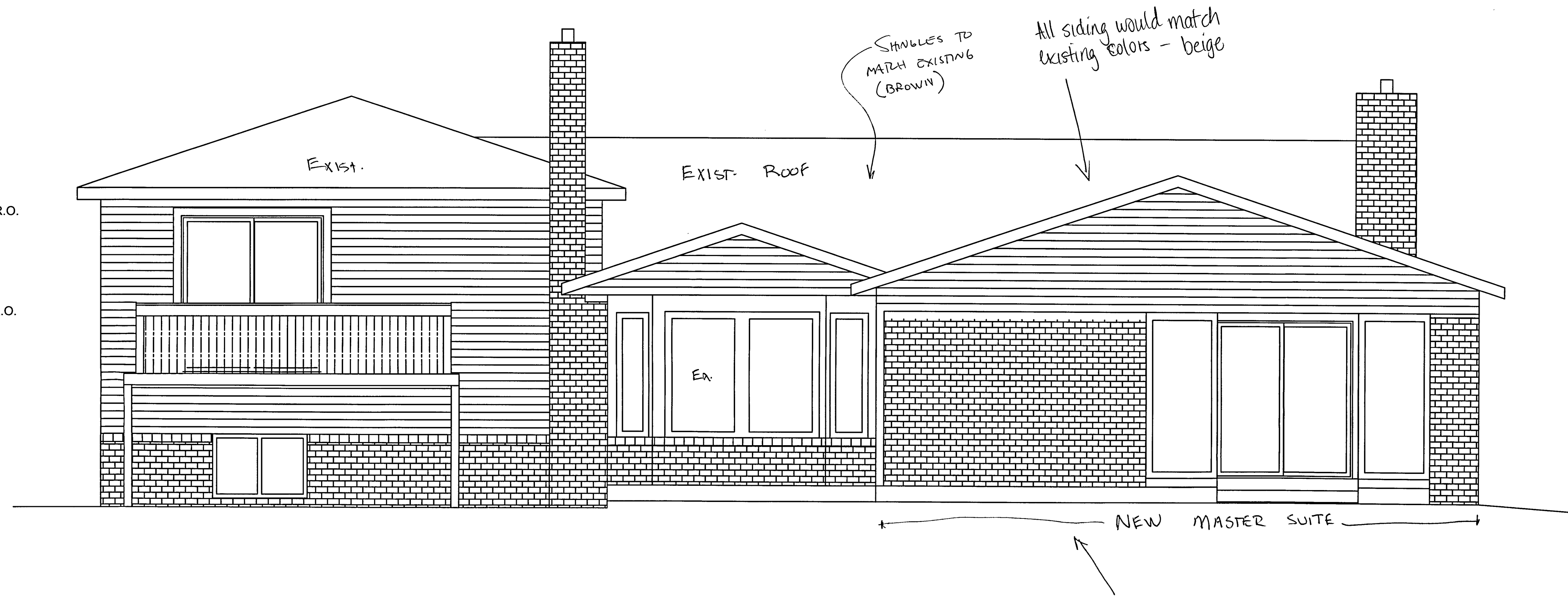
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- ⊕ 2ND FLR. PLATE HGT.
8'-0"
- ⊕ T.O. 2ND FLR WINDOW R.O.
6'-7"
- ⊕ 1ST FLR. PLATE HGT.
8'-0"
- ⊕ T.O. 1ST FLR WINDOW R.O.
6'-7"
- ⊕ T.O. SECOND FLOOR
4'-3.5"
- ⊕ T.O. BRICKLEDGE
1'-10"
- ⊕ T.O. FIRST FLOOR
0'-0"
- ⊕ T.O. FDN. WALL
-1'-4"
- ⊕ T.O. SLAB
-4'-6"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

2ND FLR. PLATE HGT.
8'-0"
T.O. 2ND FLR WINDOW R.O.
6'-7"

1ST FLR. PLATE HGT.
8'-0"
T.O. 1ST FLR WINDOW R.O.
6'-7"

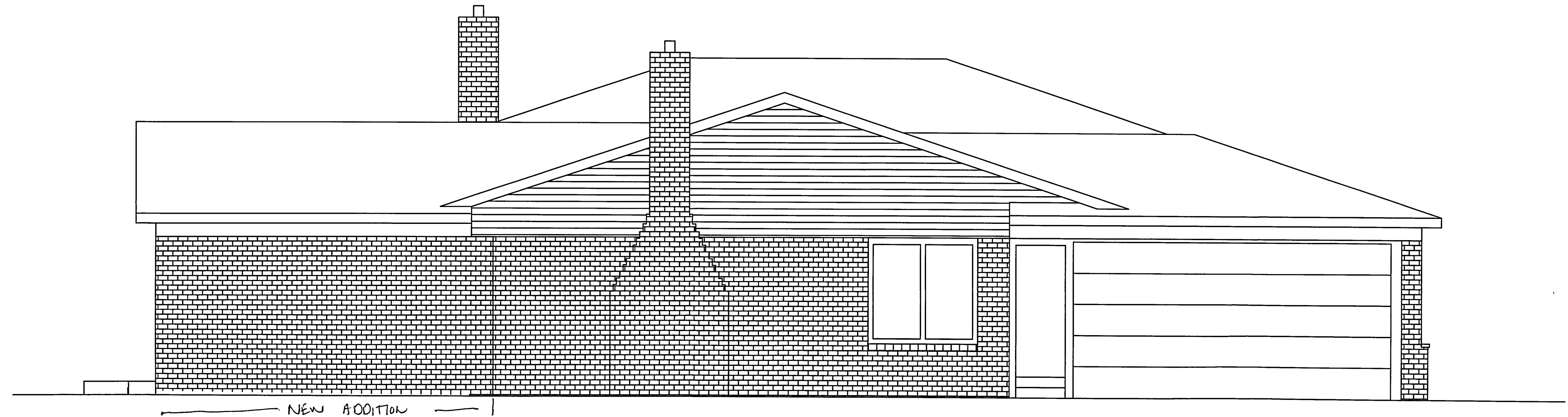
T.O SECOND FLOOR
4'-3.5"

T.O. BRICKLEDGE
1'-10"

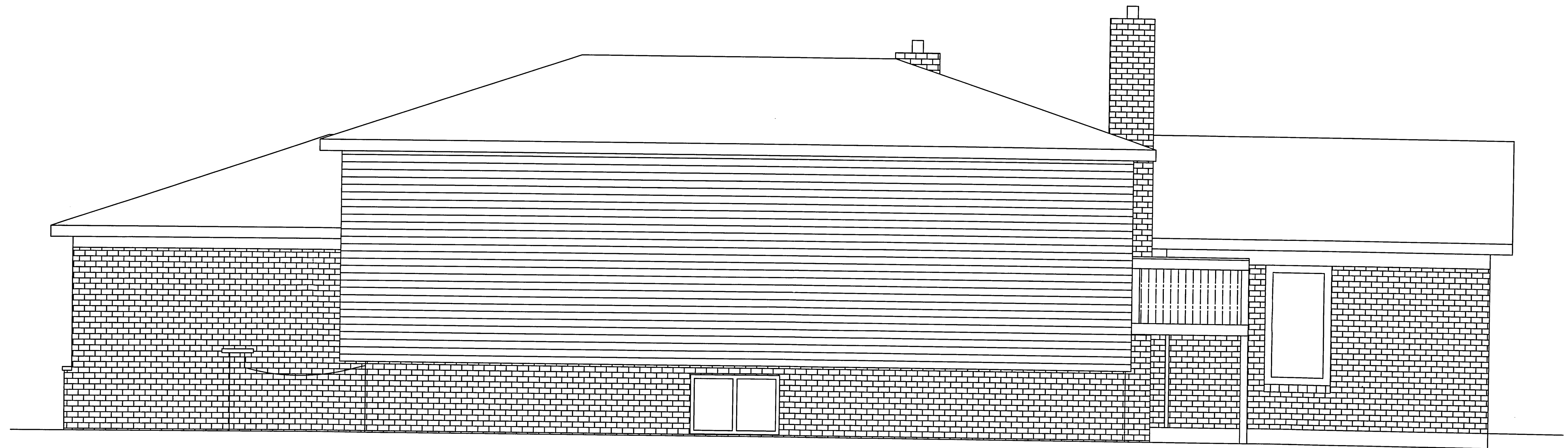
T.O. FIRST FLOOR
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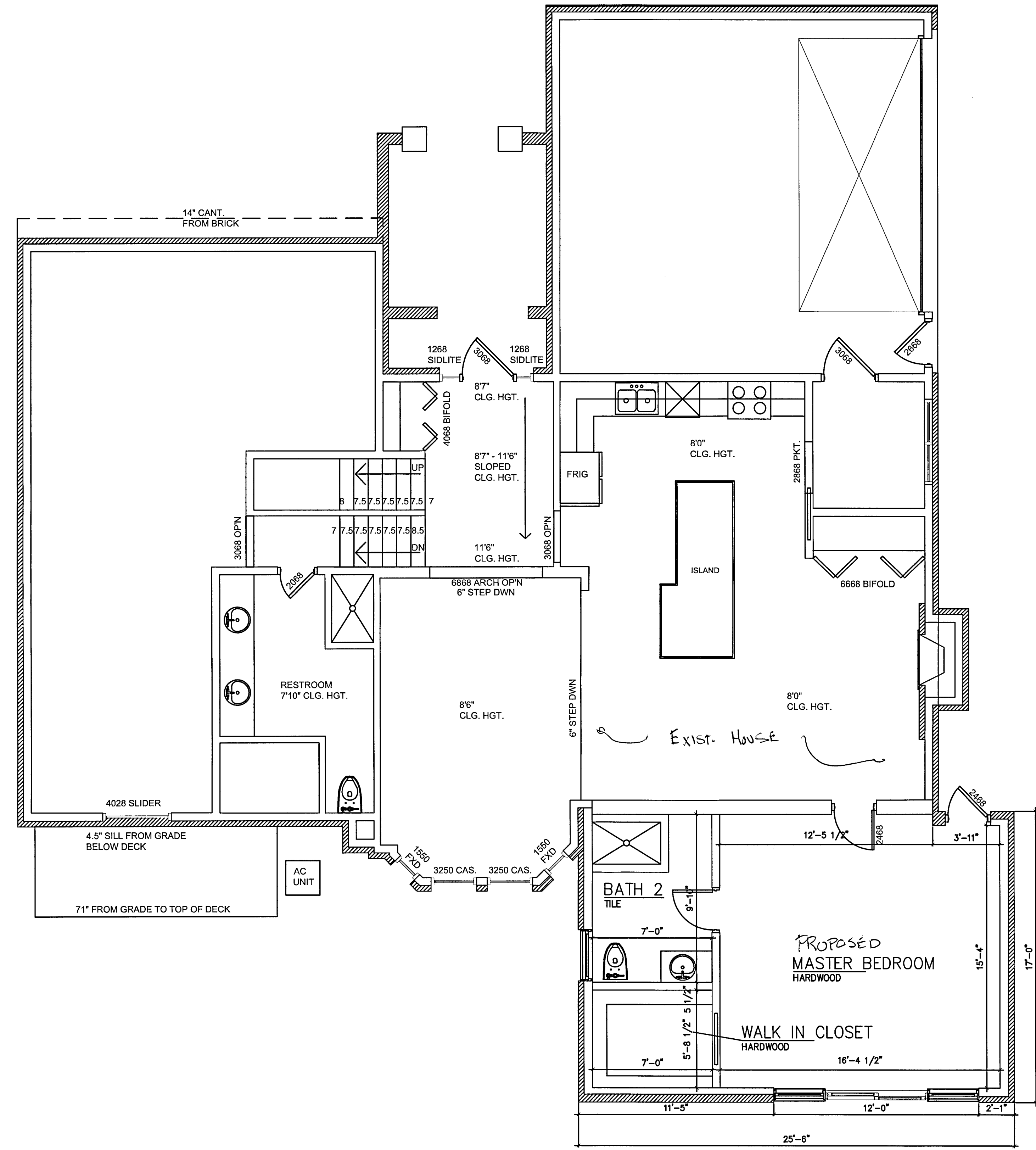
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

RECEIVED
JUL 31 2023
Inspection Department
City of Livonia



14513 RIVERSIDE

APPLICATION FOR VARIANCE



Ryan Gatz and
Connie Tingson-Gatz

14513 Riverside

Livonia

48154

734-837-6188

(Owner of Premises)

(Street Address)

(City)

(Zip Code)

(Telephone)

(Fax)

(Lessee)

(Street Address)

(City)

(Zip Code)

(Telephone)

(Fax)

(Contractor)

(Street Address)

(City)

(Zip Code)

(Telephone)

(Fax)

The property address is 14513 Riverside Livonia, MI 48154

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

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? No

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

~~Deed~~ attached document

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:

Our home is situated on a corner lot with one neighbor to the left of our house and the other neighbor adjacent to our backyard.

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

My parents are 88 years old and 86 years old and they live in another home in the city of Livonia (13979 Sunset). For their safety and well-being, we would like them to live with us.

The home addition would provide them with 1st floor access, due to limited mobility.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. We have spoken directly to our neighbors (Slifco and Kish) who

share a property line on both sides of our home (side and backyard)

and they support our request for the home addition.

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?

Our family circumstances are somewhat unique. We haven't had this need in the past.

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 need for consideration has only arisen recently due to my parents health issues.

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.

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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: Ryan Gatz and Connie Tingson-Gatz

Please print name of property owner: Ryan Gatz and Connie Tingson-Gatz

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. 7/26/2023

Subscribed and sworn to before me this 1ST day of August, 2023

Karen D. Thompson
(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 31, 2023, which reads as follows:

ZONING ORDINANCE, SECTION 4.02

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

Ry
(Supervisor)

Application for permit filed NO

Violation Issued NO



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

Applicant SAME AS OWNER Address 734-837-6188
Owner RYAN AND CONNIE GATUZ Address 14513 RIVERSIDE, LIVONIA, MI 48154
Lessee — Address —
Location WEST Side of 14513 RIVERSIDE Street
Between LYNDON And HENRY
Lot No./Parcel No. 082-06-0042-000 Subdivision WILDWOOD FOREST
Zoning District N2 Map No. NW21 Lot Size ± 85.2' x 120' (10,211 SQ FT) Alley —
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size HOUSE/GARAGE: 2280 SQ FT Proposed Building Size 17' x 25.5' (434 SQ FT)
Present Height of Building ONE STORY Proposed Height SAME
Allowable Lot Coverage 35% (3574 SQ FT) Proposed Lot Coverage OK ≤ 35%

Proposal SEEKING TO CONSTRUCT AN ADDITION ON THE REAR OF AN EXISTING DWELLING RESULTING IN DEFICIENT REAR YARD AND CORNER SIDE YARD SETBACK. REAR YARD SETBACK REQUIRED: 30 FEET; PROPOSED: 25.5 FEET; DEFICIENT: 4.5 FEET. CORNER SIDE YARD SETBACK REQUIRED: 25 FEET; PROPOSED: 19.6 FEET; DEFICIENT: 5.4 FEET.

Reason for Rejection ZONING ORDINANCE, SECTION 4.02

Deficient Side Yard 4.02 5.4 FEET Deficient Front Yard 4.02 Deficient Rear Yard 4.5 FEET

Deficient Lot Area — Deficient Lot Area per Room — Encroachment —

Excessive Lot Coverage — Excessive Height — Increasing No. Units —

Use Prohibited — Deficient Parking Spaces — Increasing Area and Bulk —

Remarks —

Plans and Application examined by Ry Date 7/31/23

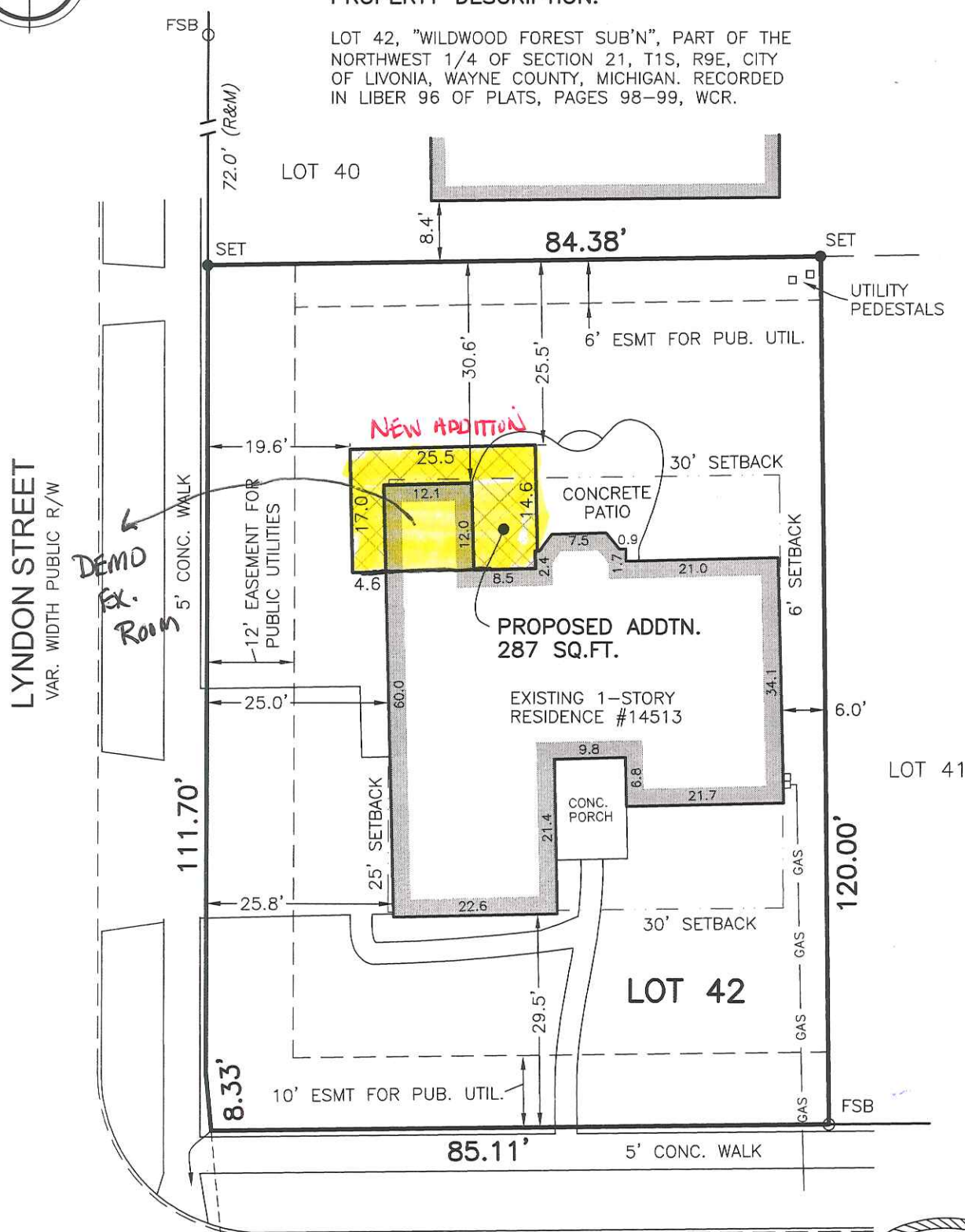
ZONING EXAMINER

RESIDENTIAL SITE PLAN

082-06-0042-000 / 14513 RIVERSIDE

PROPERTY DESCRIPTION:

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RIVERSIDE DRIVE

60' WIDE PUBLIC R/W

ZONING INFORMATION (ZONED N2):

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SIDE = 6 FT MIN./16 FT. TOTAL

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PROP. COVERAGE: 25% (2568 SQ.FT.)



0 20 40

SCALE: 1 INCH = 20 FEET

REVISÉ 4/2/23

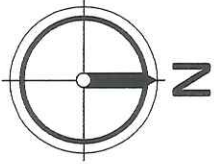
REVISÉ 3/3/23

PREPARED FOR:
BONGERO
CONSTRUCTION



David White Land Surveying, PLLC
Boundary · Topographic · Construction · ALTA
44 DENNISON STREET, OXFORD, MI 48371
734.353.0135 dwsurveying@gmail.com
Professional Land Surveyor

JOB NO.: 221212
DATE: 12/15/22
FIELD: 12/11/22
DRAWN: DPW
SHEET: 1 OF 1



RESIDENTIAL SITE PLAN

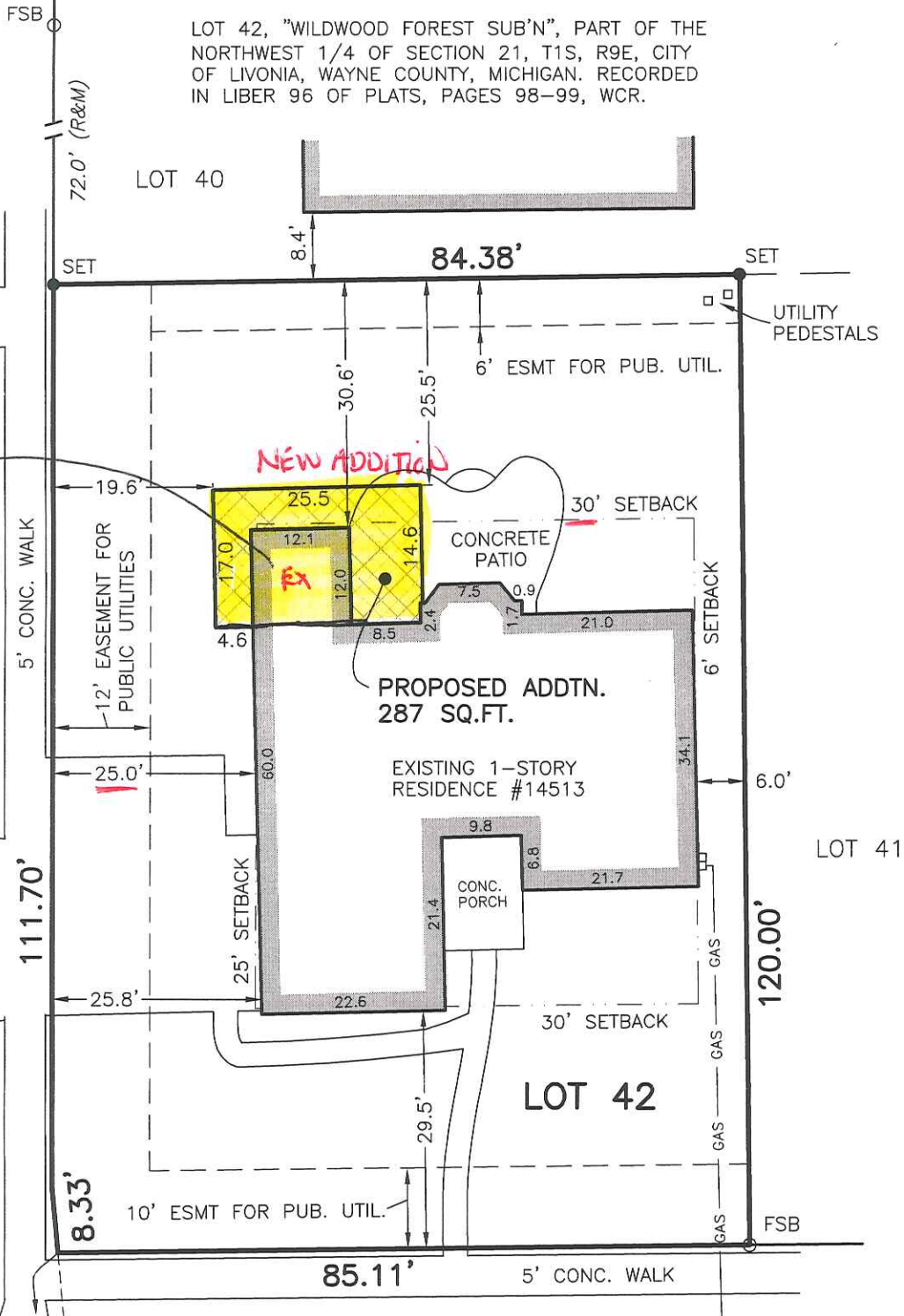
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LYNDON STREET
VAR. WIDTH PUBLIC R/W

Demol
Exist.
Room



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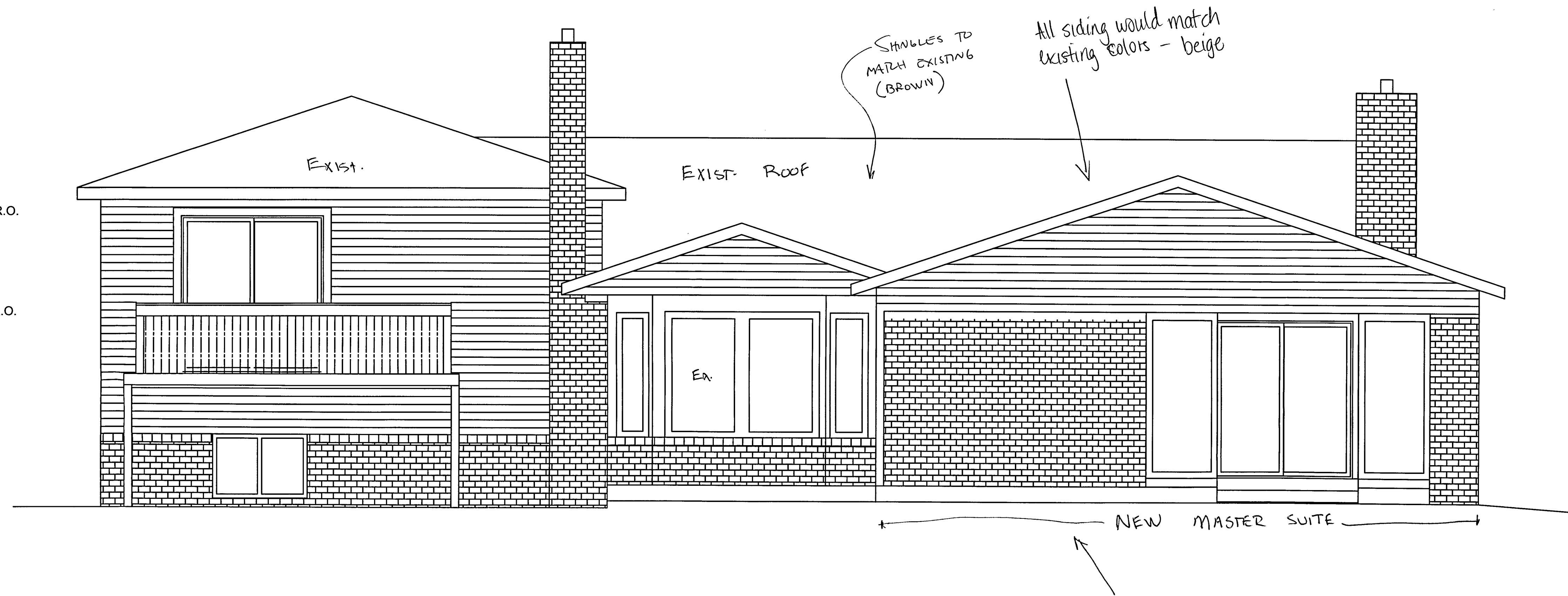
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SCALE: 1/8" = 1'-0"

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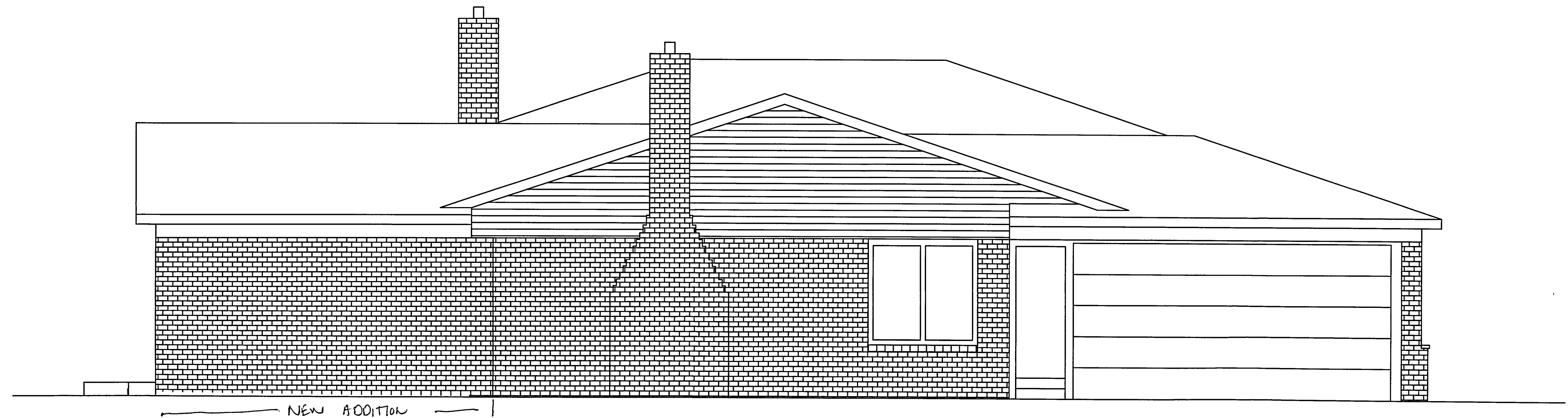
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4'-3.5"

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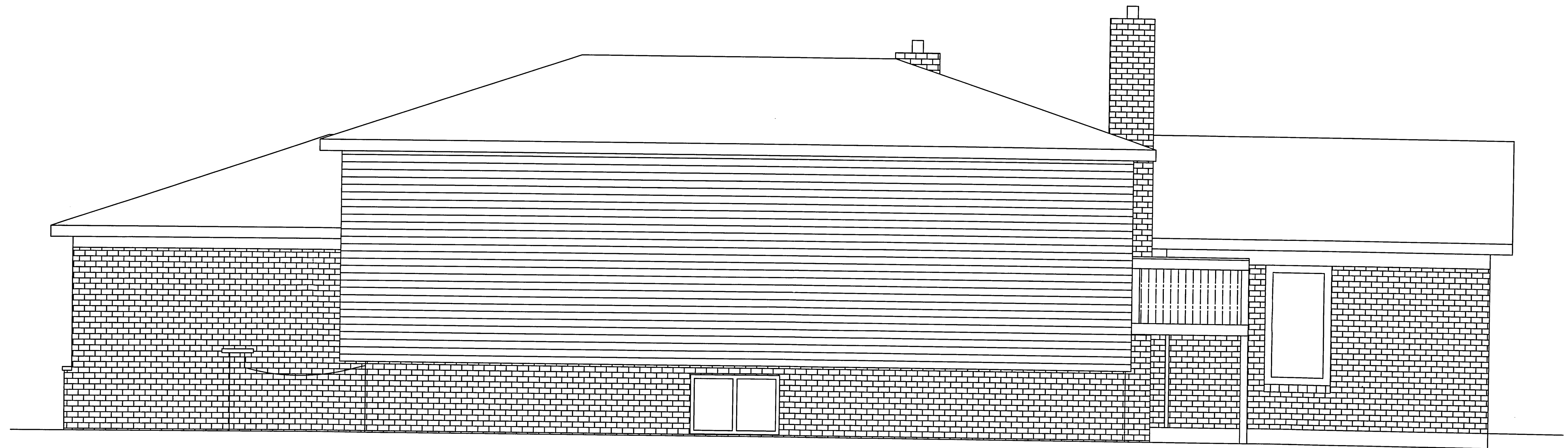
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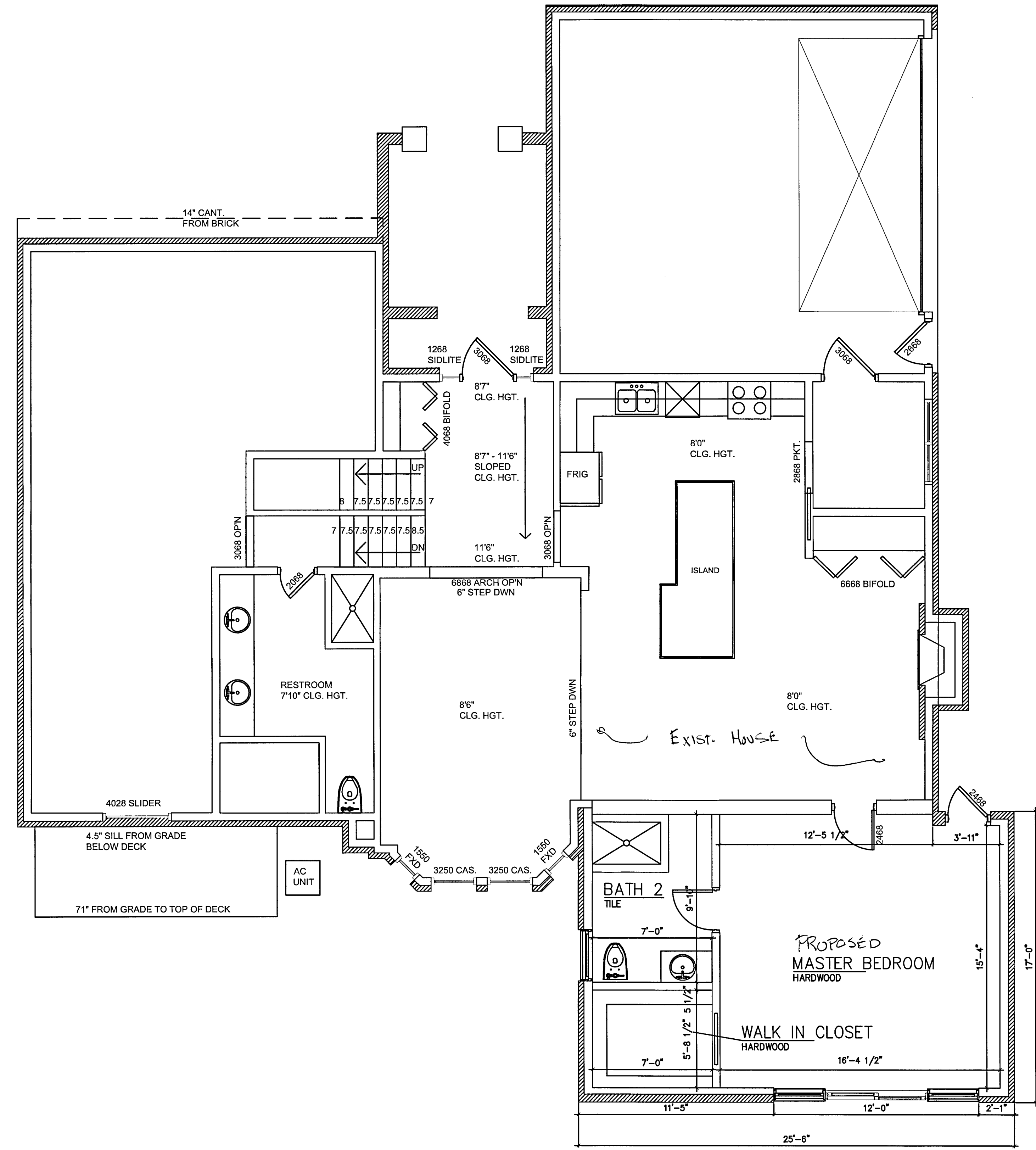
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

RECEIVED
JUL 31 2023
Inspection Department
City of Livonia



14513 RIVERSIDE

RYAN AND CONNIE GATUZ, 14513 RIVERSIDE REF: ADDITION

LOW DENSITY RESIDENTIAL

Page 82

ZONING MAP

LEGEND

Zoning Districts

- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
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- 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 21

City of Livonia

T..1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

ZBA CASE/GATUZ RESD.

- 14513 RIVERSIDE

RE: BUILDING ADDITION,
DEFICIENT SET BACKS

F.L.U.P. - "Low
Density Residential"



MICHAEL PUNINSKE, 17124 ROUGEWAY REF: PRIVACY FENCE
LOW DENSITY RESIDENTIAL

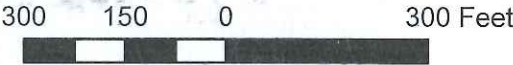
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- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

S.E. 1/4 Section 12
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia



ZONING BOARD OF APPEALS
17124 ROUGEWAY
REF: PRIVACY FENCE
OWNERS: PUNINSKE RESID.
F.L.U.P.: "Low
Density Residential"

Laura Toy

My name is Mike Puninske, and I am writing to you because I am having a bit of an issue with Livonia Building Department and a new cedar privacy fence project that me and my neighbor are trying to complete. Within the Variance Document, it indicates that I think it's a bad law I should first write the City Council. I will try to keep this explanation as short as possible.

Last Fall we hired a concrete contractor to replace our driveway. Me and my neighbor to the North have driveways that butt up to each other. They are separated with hedges that are very old and becoming unmanageable. During the demolition of the driveway the concrete contractor offered to remove the overgrown hedges and install 5 new treated wood posts so me and my neighbor, Brian Wludyka, could install a new fence between the driveways. Brian and I decided on a cedar fence panel with lattice at the top. Also, the four panels would fit between the posts and look good on both sides. I indicated to Brian that I would need to apply for a permit.

Before the wood fence panels were permanently put into place, I received a Letter from the inspection Department in September indicating that I need a permit for the fence installation. I prepared some drawings and photos and went to the inspection to pay for a permit.

I showed my documents to a gentleman at the counter. After a very brief review, he said he was not going to approve the permit. He indicated that I cannot replace hedges with a fence. He said I would have to pay \$450 and fill out a variance form and indicated that my chances were slim for approval. I took the form and walked out disappointed.

After another notice in October, I removed the 4 panels temporarily and set the panels to the side until I could figure out how to proceed. I was scheduled for neck surgery in November and did not have the energy to challenge the issue.

I then received another Notice of Violation in December indicating that I need to remove the posts from the driveway. I made a call to the inspector, Jamie Gaston-Ealom, and told her that the removal would destroy my new \$20,000 concrete driveway. I also indicated that I just had neck surgery and couldn't write a letter to the City Council until Spring. I asked her if she could come out and explain to me where it says that I can't install the fence and why this is a bad idea. She denied my request. I then called the building department supervisor, Jerome Hannah, and left messages on two different days with no return phone call.

After storing the 4 cedar fence panels outside all winter, I noticed that panels were being damaged by sitting on the ground and exposed to sunlight on one panel and turning gray. On Fathers of this year, my sons helped me temporarily place the panels between the post to access the damage.

I just received another Notice of Violation on July 14th indicating that must remove the fence or a court complaint will be filed against me.

My neighbor and I would really like to keep the fence in place. My mistake was assuming it was ok to install a new fence in lieu of old overgrown hedges and should have applied for a permit before proceeding. The concrete contractor was doing me a favor and I just did not have time to pull the permit beforehand.

Me and my wife are both disabled and are just asking for some help.

I have attached photos for reference.

I was hoping you could help me or at least point me in the right direction on how to proceed. I would also like to speak with you so I can fill in some of the blanks.

Respectfully,

Mike Puninske
734-776-7026
17124 Rougeway





17123 Rouge way St

Livonia, Michigan

Google Street View

Jul 2018

See more dates

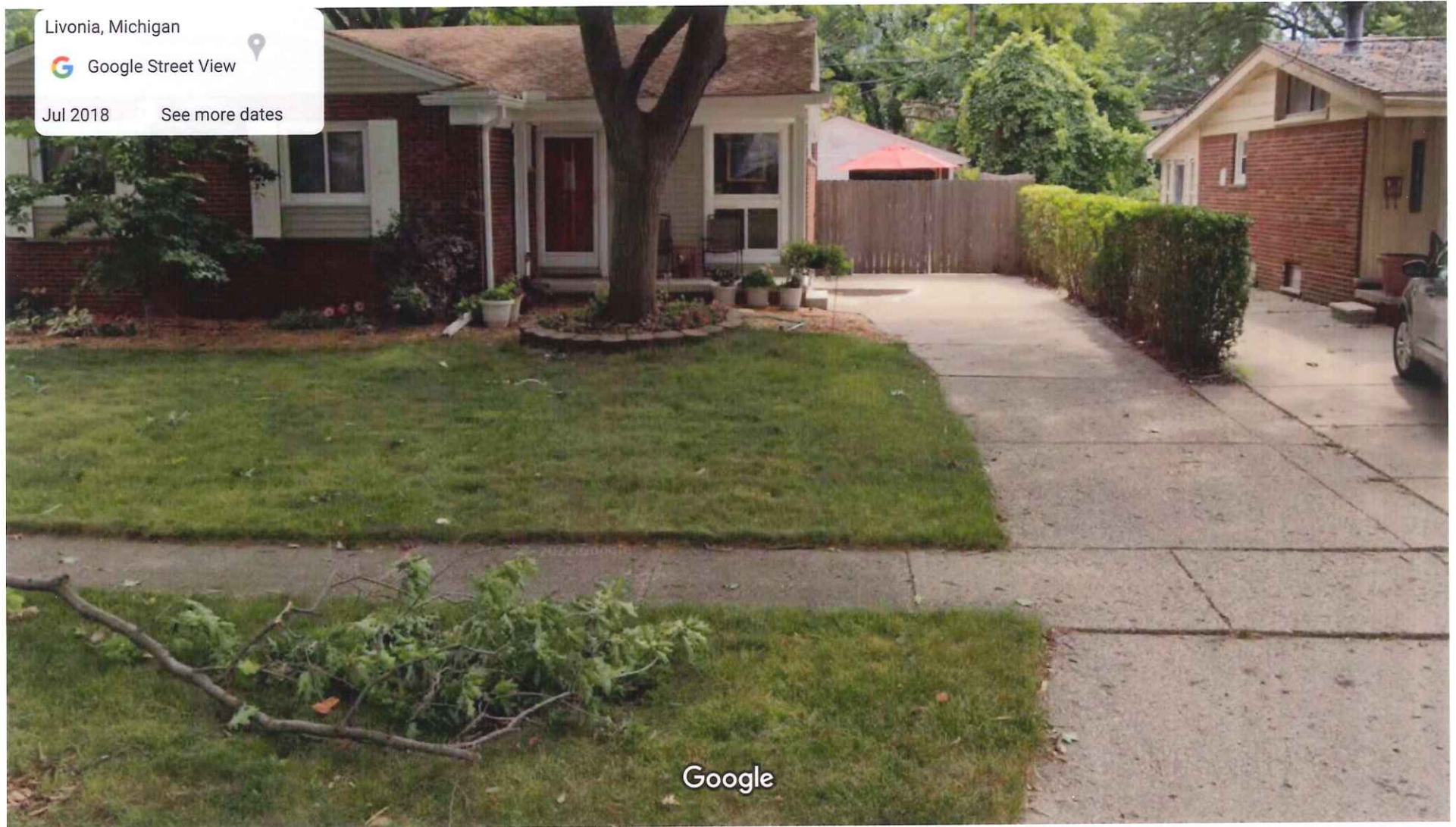


Image capture: Jul 2018 © 2023 Google

CITY OF LIVONIA
BUILDING INSPECTION DEPARTMENT
734-466-2580

PRIVACY and/or CHAIN LINK FENCE ACKNOWLEDGEMENT and AUTHORIZATION

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

Date: 7-4-2023

Fence Installation Address: 17124 ROUGEWAY I have seen or had
explained to me, the proposal made by MIKE PUNINSKE (Name)
at 17124 ROUGEWAY to erect a CEDAR WOOD FENCE
(Address) (Description)

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

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

_____ have the finished side facing my property.

_____ have the finished side facing the fence owner.

✓ Brian Wludyka be good on both sides.
(Please sign next to the option agreed upon and also as indicated below)

BRIAN WLUDYKA

313-231-4351

EXISTING
GARAGE

EXISTING WOOD FENCE

NEW WOOD GATE

MIKE PUNINSKE
17124 ROUGEWAY

BRIAN WLUDYKA
313 231 4351
17112 ROUGEWAY

- AGREES WITH
TYPE AND PLACEMENT
OF NEW CEDAR FENCE

8'

NEW
CONCRETE
DRIVE

EXISTING HEDGES 7'
REMOVED

5 NEW TREATED 4x4 POSTS

- 42" DEEP

- WRAPPED IN RUBBER

- TAPE WHERE POST MEETS
CONCRETE

4 RED CEDAR LATITUDE

SCREEN WALL PANELS

- 2" ABOVE GROUND

- GOOD BOTH SIDES

ROUGEWAY

APPLICATION FOR VARIANCE

RECEIVED

AUG 01 2023

MICHAEL RUNINSKE 17124 ROUGEWAY LIV MI 48152 734 776 7024
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 17124 ROUGEWAY LIVONIA MI 48152

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

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? NONE

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

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

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

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

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

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

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

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: _____
9. If you have not attempted to have the property rezoned, why has n'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: Michael Puninski

Please print name of property owner: Michael Puninski

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

Subscribed and sworn to before me this 1st day of August, 2023

Karen D. Thompson
(Notary Public, Wayne County, Michigan)
My Commission expires 8.25.2029

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 6, 2023, which reads as follows:

DISMANTLE AND REMOVE THE ILLEGALLY ERRECTED FENCE FROM THE DRIVEWAY...

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

[Signature]
(Supervisor)

Application for permit filed No

Violation Issued YES, EN22-3057 & EN23-2146

APPLICATION FOR VARIANCE



1. No deed restrictions.
2. 17124 Rougeway, Livonia, MI 48152
3. Having a common driveway is rare in the subdivision that I live in. When the houses were built around 50 ago, a row of hedges were planted between the driveways of my house and my neighbor's house to the north. Me and my neighbor both agreed that the hedges were in rough shape, overgrown and becoming difficult to maintain.

I was starting a project where I was going to replace my entire driveway. When my concrete contractor was removing the existing driveway, he offered to remove the hedges as well. I met with my neighbor, Brian Wludyka, and we both agreed it was a good idea. We also agreed that we should replace them with an expensive cedar fence that looks good on both sides. The concrete contractor indicated that he could help set the wood fence posts before the new concrete was poured. After the new driveway was completed and the treated posts were set, we temporarily set the four new fence panels in place when I received a Notice of Violation indicating that I need to pay for a permit. Shortly after that I filled out the permit application along with photos and some drawings and went to pay for the permit. When I met with a gentleman at the permit office, he indicated that he could not give me a permit because it was against the rules. He said I would have to fill out an application for a variance and pay \$450. I left that office and decided to temporarily remove the fence panels so I could figure out where it says in the guidelines that indicate I can't install the fence. The language is confusing, so I decided to remove the fence panels and set them to the side for the winter because I had major neck surgery and shoulder replacement surgery scheduled soon.

In June of 2023, I decided to temporarily set the fence temporarily set the panels back in place because they were getting damaged through the winter. Within a few days, I received another Notice of Violation to remove the fence, or a court complaint would be filed against me.

4. The Fence panels could be removed with some effort. Removing the treated wood posts would damage my new \$20,000 concrete driveway.
5. Both me and my neighbor agreed that putting this fence in place would give us each a little privacy. We also think it looks good so it should increase the value of our homes. I have lived in this house for over 35 years and all my closest neighbors also agree the this was a good idea.
6. I wrote to the City Council, Laura Toy, and explained the whole story. She passed it along to the building department, which in turn told me to complete application for a variance.
7. I wrote a letter to City Council (See Attached)
8. No, I did not think it was necessary to get the property rezoned for a small divider fence.

I made a mistake for not applying for a permit before the fence was installed. I really did not think that replacing old hedges with a new cedar divided fence was going to create such a problem. When the concrete contractor volunteered to help remove the hedges and install the posts, I did not have much time to decide. Both me and my wife are disabled and retired and were trying to make good decisions to increase the value of our home.

I hope you understand this situation and allow me and my neighbor to keep the fence in place. If you decide against me installing the fence, I would appreciate any alternative suggestions.

Respectfully

Michael Puninske



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

Applicant SAME AS OWNER Address SAME AS OWNER
Owner MICHAEL PODINSKE Address 17124 ROUGEWAY, LIVONIA, MI 48152
Lessee — Address (734) 776-7026
Location EAST Side of 17124 ROUGEWAY Street
Between SIX MILE RD. And BOBRICH AVE.
Lot No./Parcel No. 048-02-0046-000 Subdivision LIVONIA MEADOWS #2
Zoning District N-1 Map No. SE 12 Lot Size — Alley —
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size N/A Proposed Building Size N/A
Present Height of Building N/A Proposed Height N/A
Allowable Lot Coverage N/A Proposed Lot Coverage N/A

Proposal SEEKING TO MAINTAIN A SIX FOOT TALL WOOD PRIVACY FENCE, ERECTED WITHOUT A PERMIT, EVEN WITH THE FRONT BUILDING LINE, WHICH IS NOT ALLOWED. PRIVACY FENCES ARE NOT ALLOWED IN THE SIDE YARD BEYOND THE REAR PLANE OF THE DWELLING.

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

Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
15.44.090 (B) PRIVACY FENCE Use Prohibited IN SIDE YARD Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by [Signature] Date Aug 2, 2023

ZONING EXAMINER



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

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Zoning District N-1 Map No. SE 12 Lot Size — Alley —
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size N/A Proposed Building Size N/A
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Remarks _____

Plans and Application examined by [Signature] Date Aug 2, 2023

ZONING EXAMINER

APPLICATION FOR VARIANCE

RECEIVED

AUG 01 2023

MICHAEL RUNINSKE 17124 ROUGEWAY LIV MI 48152 734 776 7024
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 17124 ROUGEWAY LIVONIA MI 48152

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

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? NONE

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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: Michael Puninski

Please print name of property owner: Michael Puninski

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.

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(Notary Public, Wayne County, Michigan)
My Commission expires 8.25.2029

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[Signature]
(Supervisor)

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Violation Issued YES, EN22-3057 & EN23-2146

APPLICATION FOR VARIANCE



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Respectfully

Michael Puninske

EXISTING
GARAGE

EXISTING WOOD FENCE

NEW WOOD GATE

MIKE PUNINSKE
17124 ROUGEWAY

BRIAN WLUDYKA
313 231 4351
17112 ROUGEWAY

- AGREES WITH
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OF NEW CEDAR FENCE

8'

NEW
CONCRETE
DRIVE

EXISTING HEDGES 7'
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- WRAPPED IN RUBBER

- TAPE WHERE POST MEETS
CONCRETE

4 RED CEDAR LATITUDE

SCREEN WALL PANELS

- 2" ABOVE GROUND

- GOOD BOTH SIDES

ROUGEWAY

CITY OF LIVONIA
BUILDING INSPECTION DEPARTMENT
734-466-2580

PRIVACY and/or CHAIN LINK FENCE ACKNOWLEDGEMENT and AUTHORIZATION

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

Date: 7-4-2023

Fence Installation Address: 17124 ROUGEWAY I have seen or had
explained to me, the proposal made by MIKE PUNINSKE (Name)
at 17124 ROUGEWAY to erect a CEDAR WOOD FENCE
(Address) (Description)

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

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

_____ have the finished side facing my property.

_____ have the finished side facing the fence owner.

✓ Brian Wludyka be good on both sides.
(Please sign next to the option agreed upon and also as indicated below)

BRIAN WLUDYKA

313-231-4351





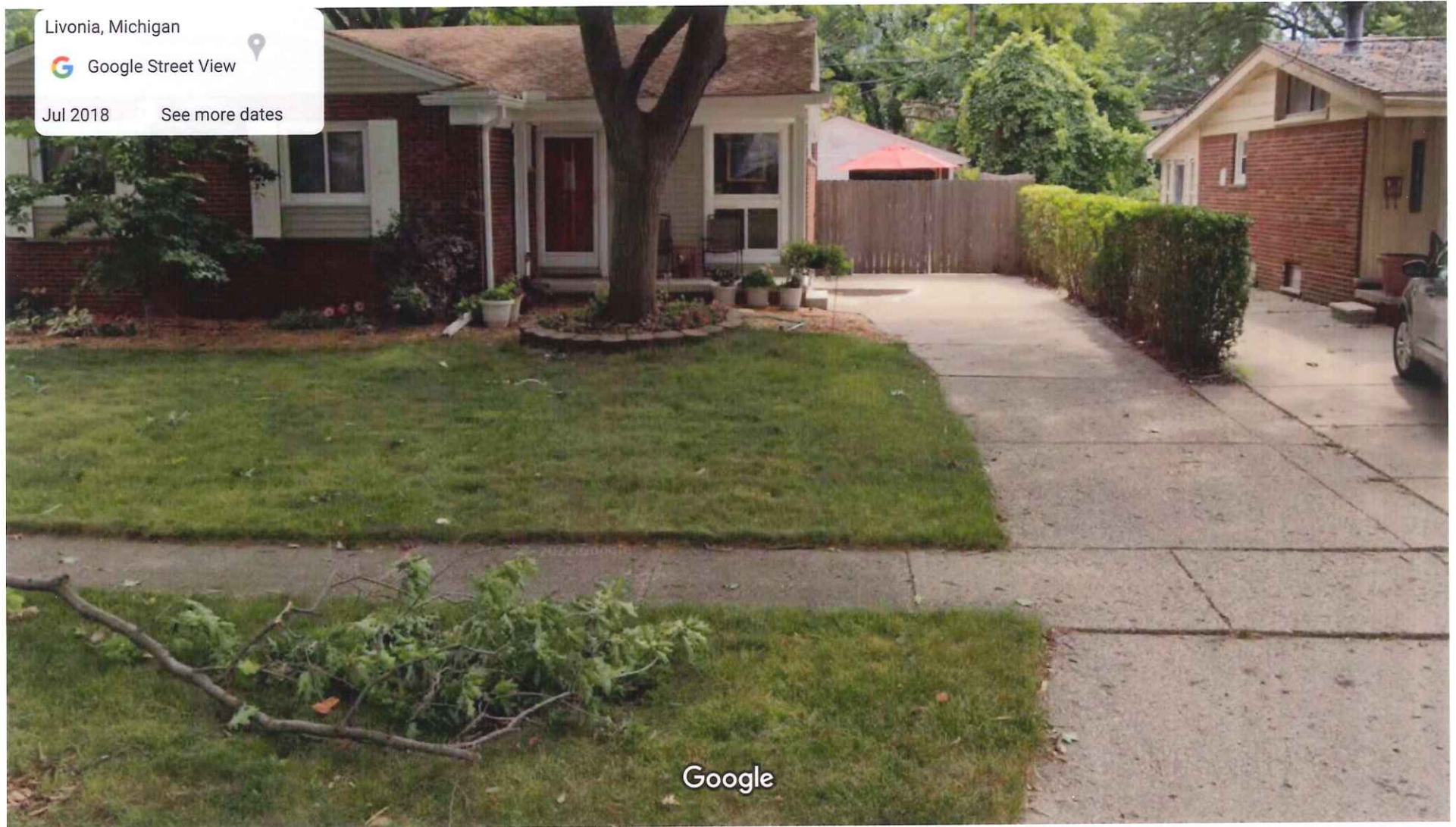
17123 Rouge way St

Livonia, Michigan

Google Street View

Jul 2018

See more dates



Google

Image capture: Jul 2018 © 2023 Google

Laura Toy

My name is Mike Puninske, and I am writing to you because I am having a bit of an issue with Livonia Building Department and a new cedar privacy fence project that me and my neighbor are trying to complete. Within the Variance Document, it indicates that I think it's a bad law I should first write the City Council. I will try to keep this explanation as short as possible.

Last Fall we hired a concrete contractor to replace our driveway. Me and my neighbor to the North have driveways that butt up to each other. They are separated with hedges that are very old and becoming unmanageable. During the demolition of the driveway the concrete contractor offered to remove the overgrown hedges and install 5 new treated wood posts so me and my neighbor, Brian Wludyka, could install a new fence between the driveways. Brian and I decided on a cedar fence panel with lattice at the top. Also, the four panels would fit between the posts and look good on both sides. I indicated to Brian that I would need to apply for a permit.

Before the wood fence panels were permanently put into place, I received a Letter from the inspection Department in September indicating that I need a permit for the fence installation. I prepared some drawings and photos and went to the inspection to pay for a permit.

I showed my documents to a gentleman at the counter. After a very brief review, he said he was not going to approve the permit. He indicated that I cannot replace hedges with a fence. He said I would have to pay \$450 and fill out a variance form and indicated that my chances were slim for approval. I took the form and walked out disappointed.

After another notice in October, I removed the 4 panels temporarily and set the panels to the side until I could figure out how to proceed. I was scheduled for neck surgery in November and did not have the energy to challenge the issue.

I then received another Notice of Violation in December indicating that I need to remove the posts from the driveway. I made a call to the inspector, Jamie Gaston-Ealom, and told her that the removal would destroy my new \$20,000 concrete driveway. I also indicated that I just had neck surgery and couldn't write a letter to the City Council until Spring. I asked her if she could come out and explain to me where it says that I can't install the fence and why this is a bad idea. She denied my request. I then called the building department supervisor, Jerome Hannah, and left messages on two different days with no return phone call.

After storing the 4 cedar fence panels outside all winter, I noticed that panels were being damaged by sitting on the ground and exposed to sunlight on one panel and turning gray. On Fathers of this year, my sons helped me temporarily place the panels between the post to access the damage.

I just received another Notice of Violation on July 14th indicating that must remove the fence or a court complaint will be filed against me.

My neighbor and I would really like to keep the fence in place. My mistake was assuming it was ok to install a new fence in lieu of old overgrown hedges and should have applied for a permit before proceeding. The concrete contractor was doing me a favor and I just did not have time to pull the permit beforehand.

Me and my wife are both disabled and are just asking for some help.

I have attached photos for reference.

I was hoping you could help me or at least point me in the right direction on how to proceed. I would also like to speak with you so I can fill in some of the blanks.

Respectfully,

Mike Puninske
734-776-7026
17124 Rougeway



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

Applicant SAME AS OWNER Address (734-536-1560) 48154
Owner GREGORY SAACS Address 37579 SHORWOOD CT, LIVONIA, MI
Lessee --- Address ---
Location SOUTH Side of 37579 SHORWOOD Street
Between NEWBURGH And CUL-DE-SAC
Lot No./Parcel No. 072-02-0118-000 Subdivision NEWBURGH HEIGHTS #2
Zoning District N2 Map No. SE18 Lot Size 11,115 SQ FT Alley ---
Present Use RESIDENTIAL HOUSE Proposed Use SAME
Present Building Size 1029 S.F. ATT. GAR 441 S.F. SHED 80 S.F. Proposed Building Size ± 22.5' x 24' (542 SQ FT)
Present Height of Building TWO STORY Proposed Height ONE STORY (± 13 FEET)
Allowable Lot Coverage 35% (3890 SQ FT) Proposed Lot Coverage 18.8% (2092 SQ FT)

Proposal SEEKING TO CONSTRUCT AN ATTACHED GARAGE ADDITION TO A NONCONFORMING DWELLING RESULTING IN DEFICIENT FRONT YARD SET BACK AND EXCESS GARAGE AREA. THE EXISTING SHED IS TO BE MAINTAINED. FRONT YARD SET BACK REQUIRED: 30 FEET; PROPOSED: 25 FEET; DEFICIENT: 5 FEET. GARAGE AREA ALLOWED: 720 SQ FT; PROPOSED: 983 SQ FT; EXCESS: 263 SQ FT.

NONCONFORMANCE IS BASED ON THE EXISTING FRONT YARD SET BACK OF 25 FEET WHERE 30 FEET IS REQUIRED.

Reason for Rejection ORDINANCE - ZONING - SECTION 4.02 AND 7.09.

Deficient Side Yard 4.02 Deficient Front Yard 5 FEET Deficient Rear Yard ---
Deficient Lot Area --- Deficient Lot Area per Room --- Encroachment ---
Excessive Lot Coverage --- Excessive Height --- Increasing No. Units ---
Use Prohibited --- Deficient Parking Spaces --- Increasing Area and Bulk 7.09 263 SQ FT

Remarks ---

Plans and Application examined by Ry

Date August 09,

2023

ZONING EXAMINER

APPLICATION FOR VARIANCE

RECEIVED

AUG 09 2023

Inspection Department

GREGORY ISAACS 37579 N. SHERWOOD CT LIVONIA MI 48154 734-386-1560
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 37579 N. SHERWOOD CT LIVONIA, MI 48154

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

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

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

SEE ATTACHED

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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:

YES, SEE ATTACHED

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: _____

NO

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

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: Gregory Isaacs

Please print name of property owner: GREGORY A. ISAACS

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 9th day of August, 2023

[Signature]
(Notary Public, Wayne County, Michigan)

My Commission expires 10/23/2028

SARA DANIELLE-CHMIELEWSKI MAISEL
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 23, 2028
ACTING IN COUNTY OF Wayne

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated August 09, 2023, which reads as follows:

ZONING ORDINANCE SECTION 4.02 AND 7.09

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

[Signature]
(Supervisor)

Application for permit filed NO

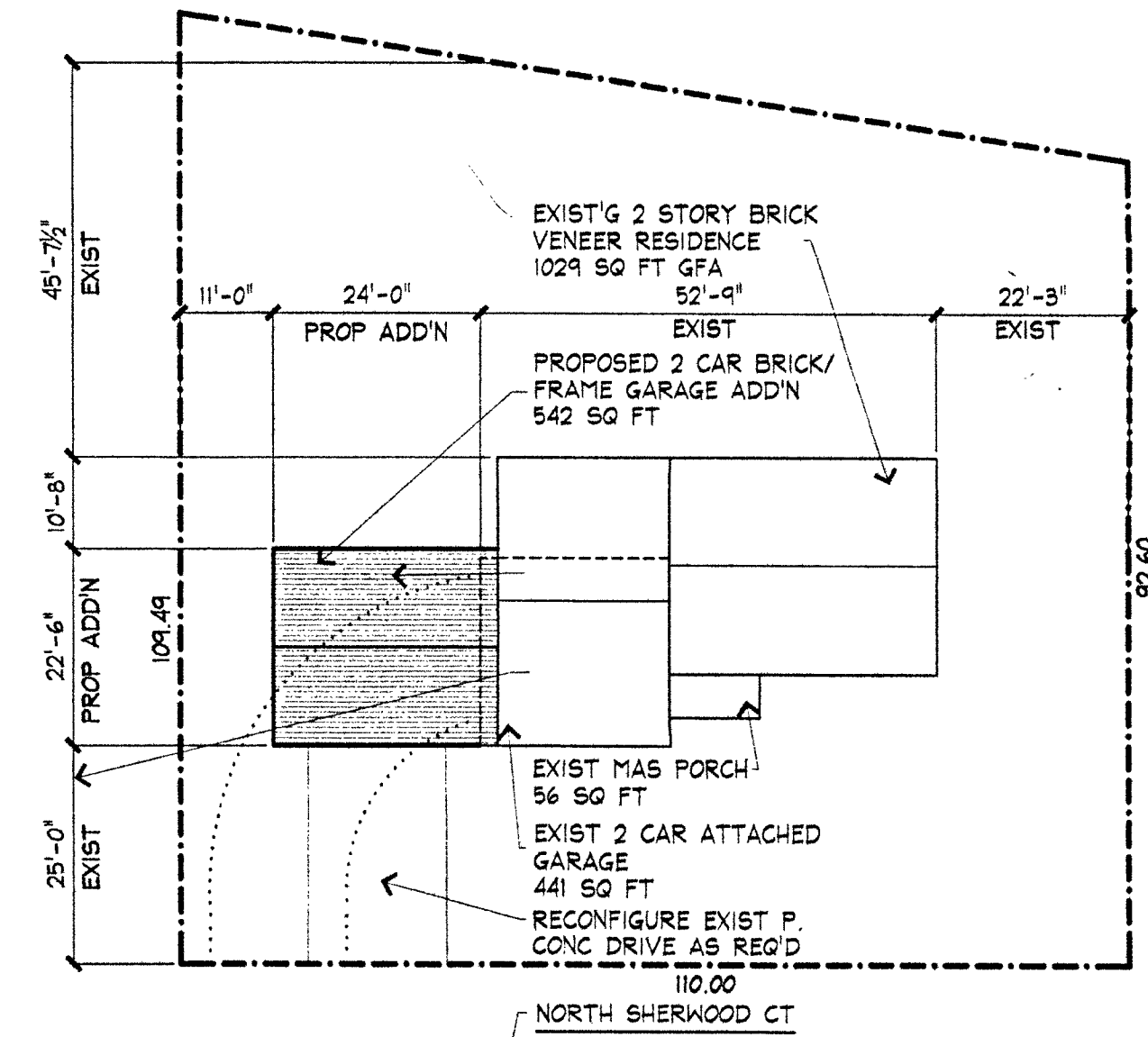
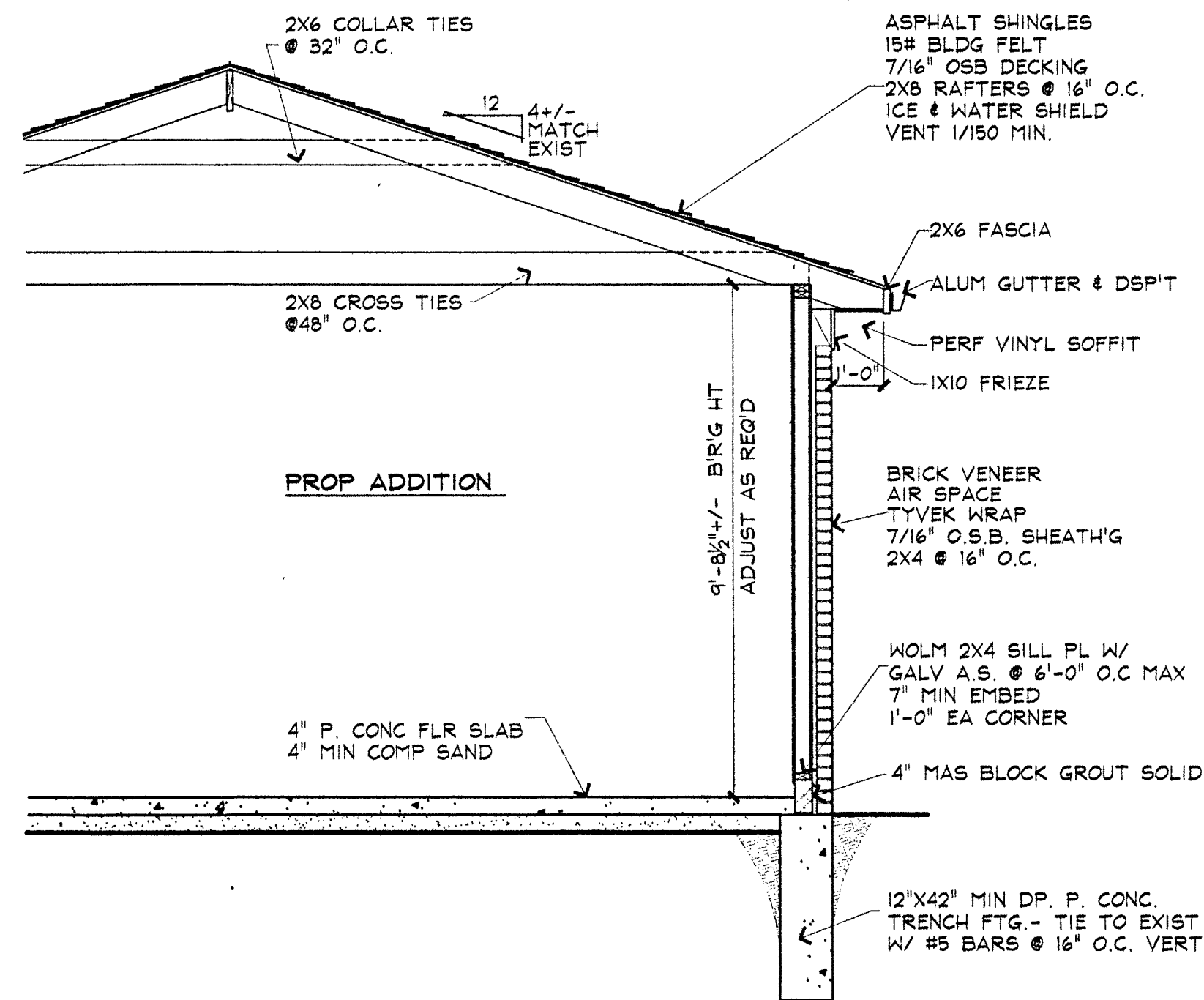
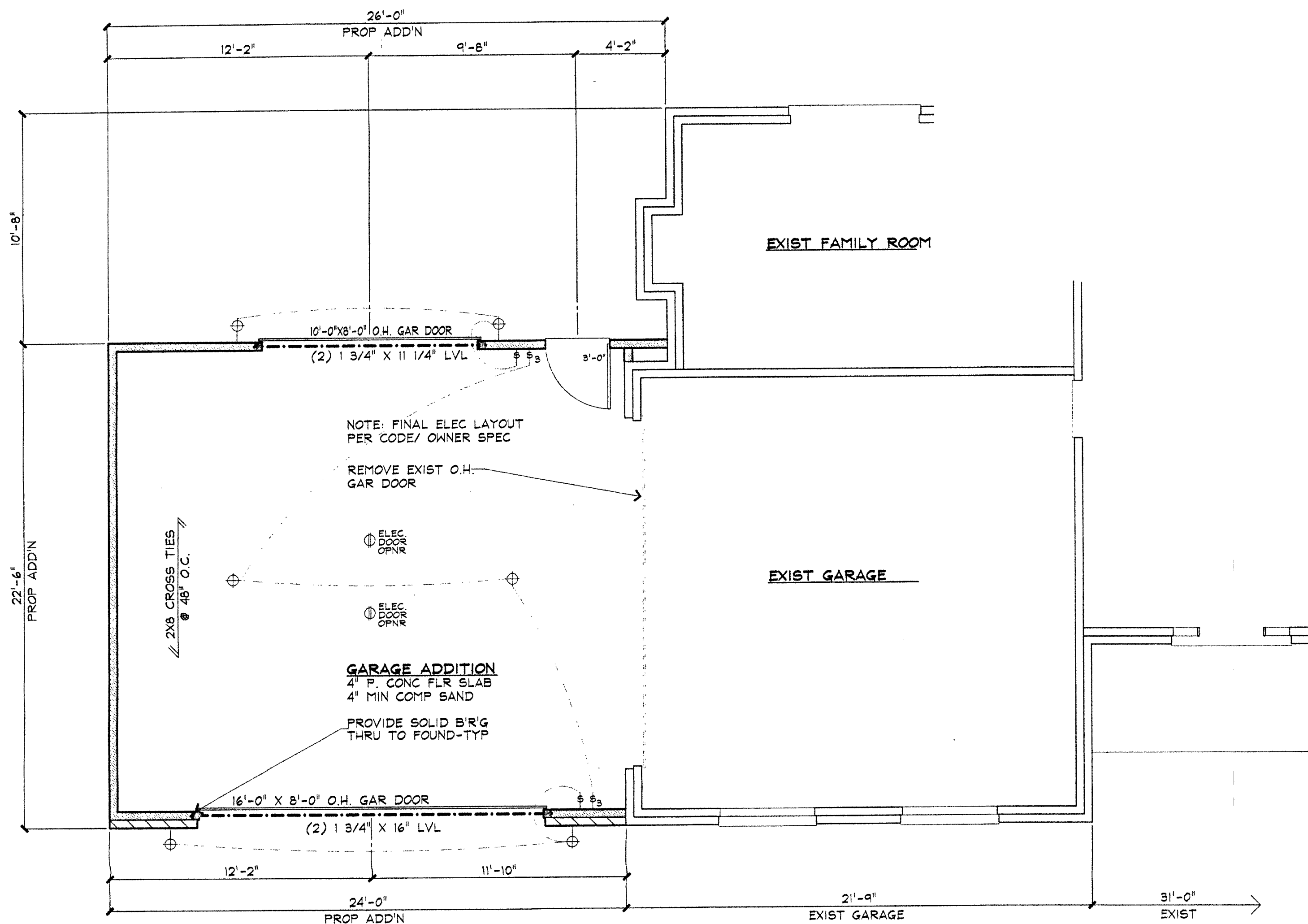
Violation Issued NO

3. We need to add a new attached garage to our dwelling, with a revision of the specifications that our existing attached garage has. We will then be able to park our vehicles inside. At a later date, the existing garage could then be converted to additional living space. Without a variance, we would be required to forfeit our existing detached accessory building in the rear yard. If we are unable to retain that building, the contents will have to be relocated to the new garage, and will consume the space required for our vehicles.

4. The difficulty arises with having our vehicles sitting out exposed to the elements and made susceptible to vandalism. Also, very large trees tower above our parking spaces. Pine pitch and sticky pine needles coat our vehicles paint and are difficult to remove. Falling limbs have damaged our property on three occasions and we are concerned that our vehicles could also sustain damage. The homeowners on two of the adjacent properties, prefer a wild, more natural habitat style of landscaping that tends to attract small animals that like to nest in engine compartments. We have had a car damaged by them. If we could please keep our shed, we could surely get our vehicles into our new garage. It would mean a great deal to us to keep the shed that we built together as a family project. It would be a shame to send our well constructed shed to the landfill.

5. We think this variance will be fair to the neighbors, because the shed has already been in place for seventeen years now and nothing will change from their prospective. The rear yard will remain the same. We will continue to maintain the appearance of the shed so that it does not become unattractive. Even though the garage will be expanded, the existing garage with it's windows and shutters will just appear to be part of the house. The lot size, and dwelling placement will still accommodate the shed without appearing to be overcrowded.

6. We have written to the city council members expressing our opinion that the current ordinance, as it applies to accessory buildings, is too rigid and lacks accommodations for reasonable exceptions. We have requested considerations. As of this date, we have not had any response.



GENERAL NOTES

ALL IMPROVEMENTS PER CITY CODE

ASSUMED SOIL BEARING CAPACITY IS 3000 PSF. THE TYPE OF SOIL SUPPORTING FOUNDATIONS SHALL BE IN ACCORDANCE WITH TABLE 1601.1 (1) (2) (3) (4) AS APPLICABLE FOR CONCRETE & MASONRY FOUNDATIONS.

PROVIDE A MINIMUM OF 6" FOR BRICK, ALL V.L. & OTHER TRUSS BODIES, UNLESS OTHERWISE SPECIFIED BY ENGINEER. TRUSS MANUFACTURER'S SPECIFICATIONS SHALL APPLY.

TRUSS MANUFACTURER'S SPECIFICATIONS SHALL BE SUBJECT TO WIND UPLIFT PRESSURES OF 30 PSF OR GREATER. TRUSS MANUFACTURER'S SPECIFICATIONS SHALL BE SUBJECT TO WIND UPLIFT PRESSURES OF 30 PSF OR GREATER. TRUSS MANUFACTURER'S SPECIFICATIONS SHALL BE SUBJECT TO WIND UPLIFT PRESSURES OF 30 PSF OR GREATER.

CONCRETE WORK & REINFORCEMENT SHALL CONFORM TO THE LATEST SPECIFICATIONS OF C.I.A. & A.S.T.

ALL REINFORCING BARS, DOWELS, & TIES SHALL CONFORM TO A.S.T. A618, AND GRADE 60.

ALL STEEL TO CONFORM TO THE LATEST A.S.T. SPECIFICATIONS, AND 4 TO A.S.T. SUPPLEMENTARY PROVISIONS GOVERNING THE USE OF A618 STEEL.

MASONRY BLOCK SHALL BE OF TYPE N - PORTLAND SHALL BE OF TYPE S.

PROVIDE A MINIMUM OF (2) COURSES OF SOLID MASONRY AT ALL BEARING CONDITIONS. PROVIDE SOLID MASONRY OR GROUT FILLED UNITS AT ALL BEARING GRADE CONDITIONS.

STEEL LINTELS SUPPORTING BRICK OR STONE VENEER OVER DOOR & WINDOW OPENINGS SHALL COMPLY WITH TABLE 1601.1.3.

ALL FRAMING LUMBER TO BE NEW F.R. #2 OR BETTER.

PROVIDE DOUBLE JOINTS ON BOTH SIDES OF LADDERS BELOW ALL BEARING WALLS.

PROVIDE (2) 2X12 WITH 1/2" PLYWOOD BETWEEN OVER ALL OPENINGS, U.N.O.

INSTALL DRAFTSTOPPING & FIREBLOCKING IN COMPLIANCE WITH SECTIONS 9002.2 & 9002.3.

HOLDS OR NOTCHES BORED OR CUT IN TO FRAMING MEMBERS SHALL BE IN COMPLIANCE WITH SECTIONS 9002.2, 9002.3, & 9002.7.

LAMINATED VENEER BEAMS (LVB) SHALL HAVE A MINIMUM FIB OF 3000 PSI.

PROVIDE A MINIMUM OF 6" FOR BRICK, ALL V.L. & OTHER TRUSS BODIES, UNLESS OTHERWISE SPECIFIED BY ENGINEER. TRUSS MANUFACTURER'S SPECIFICATIONS SHALL APPLY.

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FLOOR TRUSSES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION, INCLUDING ANY ADDITIONAL BRACING, BRACING OR JOINTS.

FLASHING SHALL BE INSTALLED AT THE BOTTOM & SIDES OF ALL WINDOWS NOT CONSIDERED SELF FLASHING, & AT THE TOP OF ALL EXTERIOR DOORS.

CONTRACTOR TO PROVIDE FOR SEVENTH-PORTING, & SHOWN AS NECESSARY, & LOCATE ELEVATIONS, OPENINGS, & SCHEDULED ITEMS REQUIRED BY OTHER TRADES PRIOR TO POURING CONCRETE.

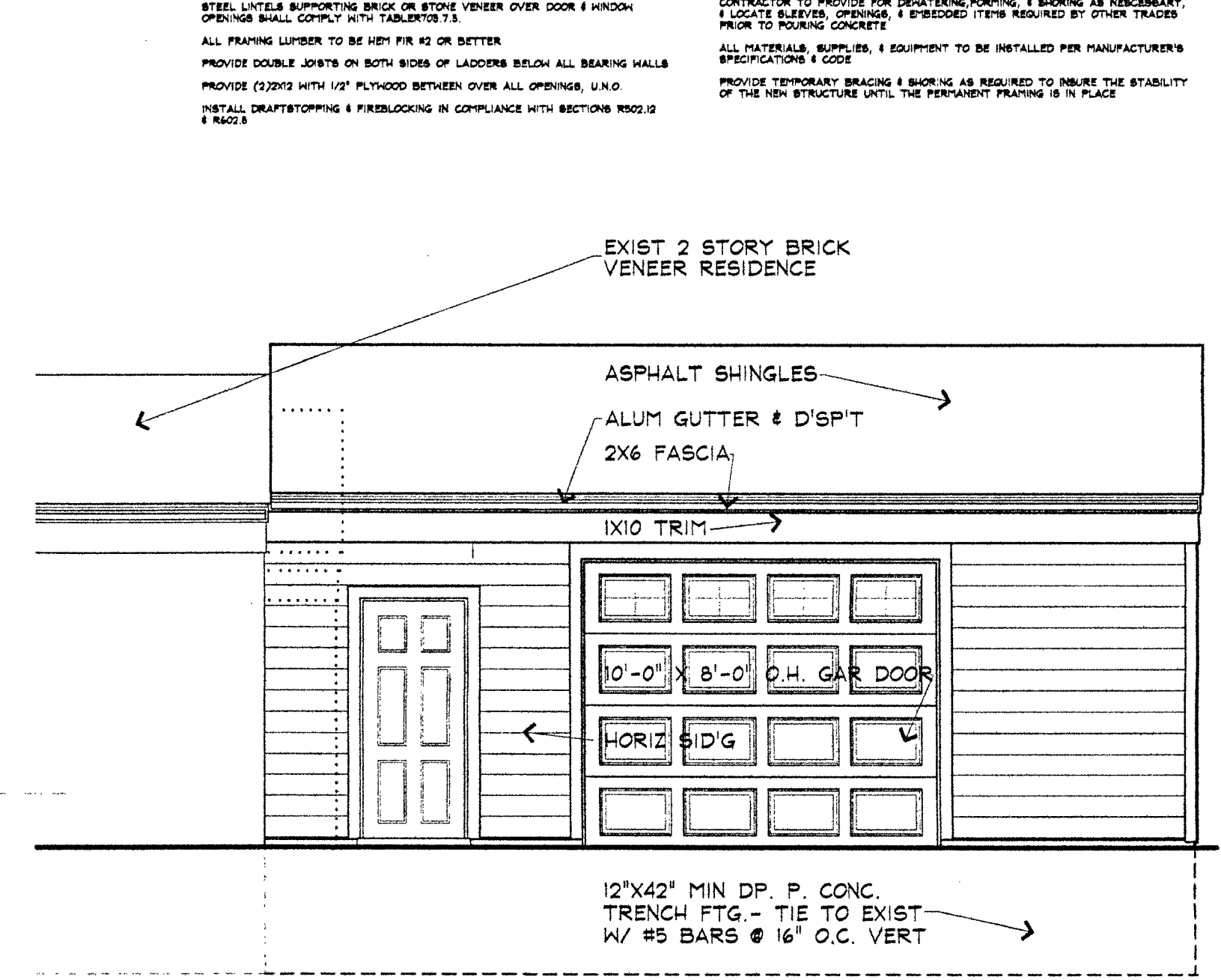
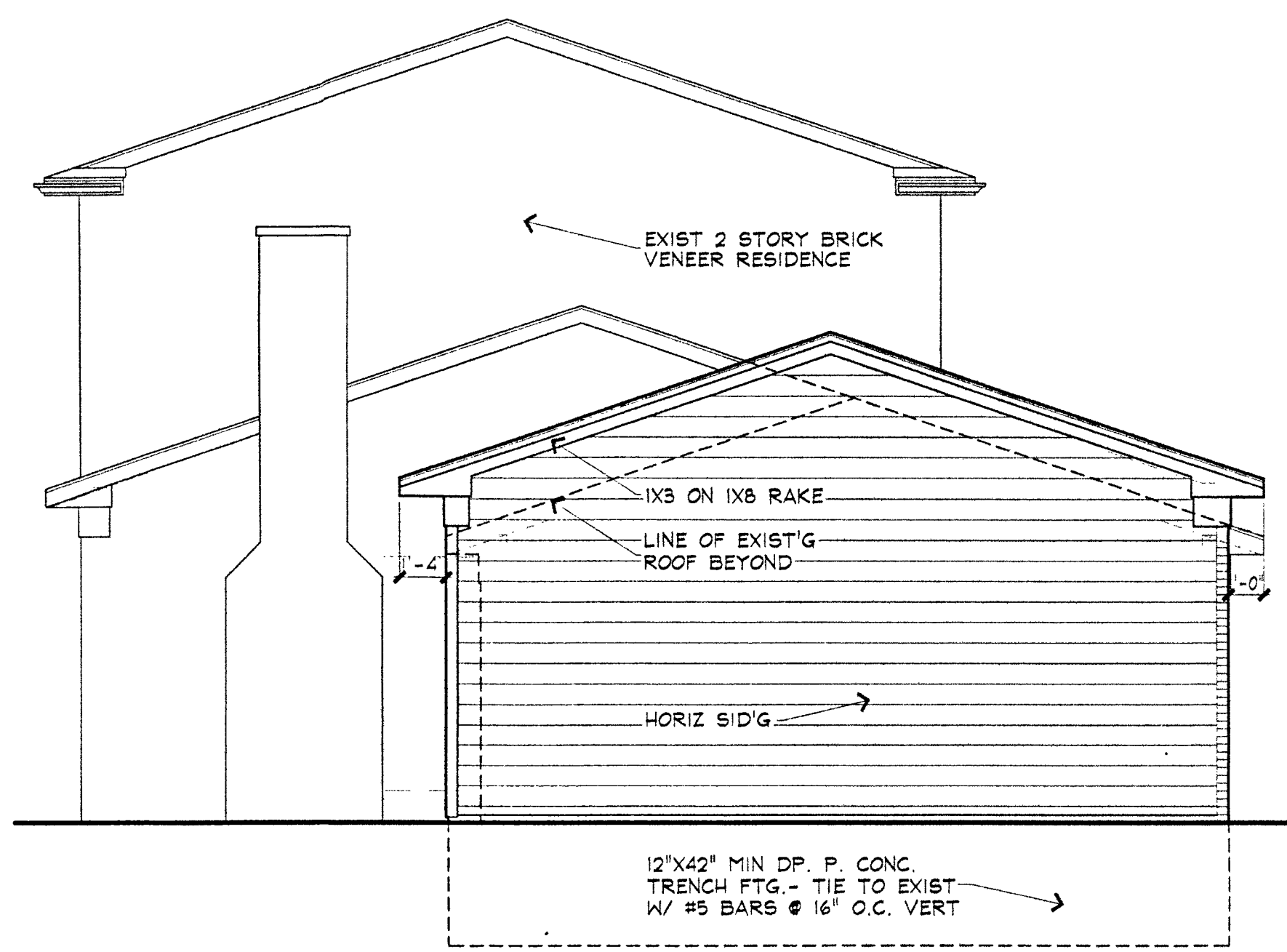
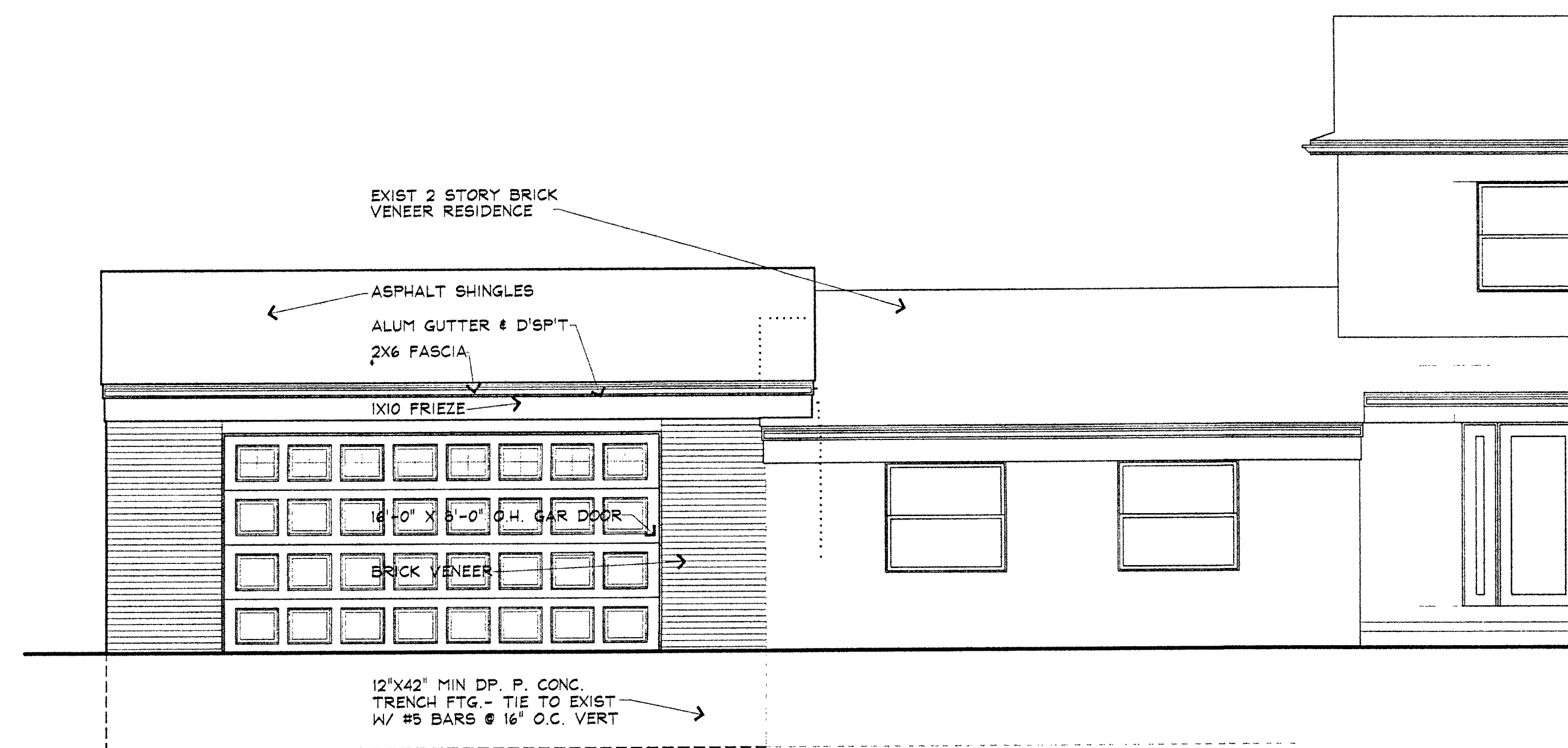
ALL MATERIALS, SUPPLIES, & EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS & CODES.

PROVIDE TEMPORARY BRACING & SHOWN AS REQUIRED TO MAINTAIN THE STABILITY OF THE NEW STRUCTURE UNTIL THE PERMANENT FRAMING IS IN PLACE.

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

SECTION SCALE: 3/8" = 1'-0"

PLOT PLAN SCALE: 1" = 20'-0"



NOTES:
CONFORM TO ALL CITY, STATE & FEDERAL REQUIREMENTS AND EXISTING CONDITIONS AND ADJUST AS REQUIRED

ISSUED
7-7-23
CONSTRUCTION

DRAWN
R.O.
CHECKED
R.O.

TITLE
FLOOR PLAN
SECTION
PLAN
ELEVATIONS

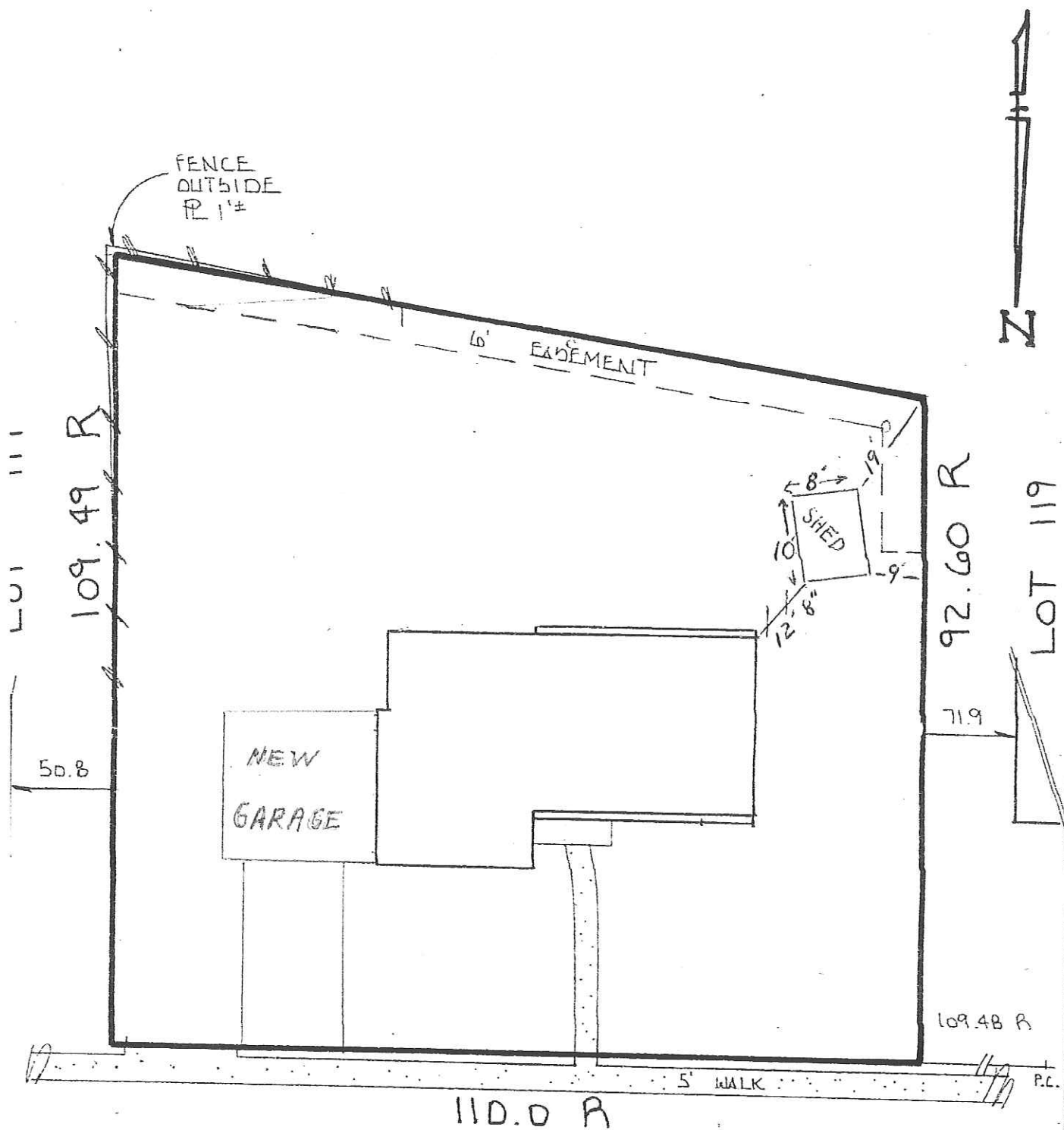
PROJECT
PROPOSED GARAGE ADDITION
ISAACS RESIDENCE
5715 NORTH SHERWOOD COURT
LYONIA, ILLINOIS

ROB OELKERS
RESIDENTIAL DESIGN
313.562.5414
CUSTOM HOMES, ADDITIONS, RENOVATIONS

JOB NO.
23025

SHEET NO.
1 OF 1

Description Lot 118, NEWBURGH HEIGHTS SUBDIVISION NO. 2, part of the Southeast $\frac{1}{4}$ of Section 18, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan. Rec'd Liber 87 Page 38 Plats, W.C.R.



SHERWOOD COURT NORTH
60' WD.
31' CONC.

37579 SHERWOOD

ISAAC'S RESID.

EXIST FAMILY ROOM

• TO USE EXIST INSULATION & DRY WALL

10'-0" X 8'-0" O.H. GAR DOOR

(2) 1 3/4" X 11 1/4" LVL

\$ \$ 3

3'-0"

NOTE: FINAL ELEC LAYOUT
PER CODE/ OWNER SPEC

REMOVE EXIST O.H.
GAR DOOR

ELEC.
DOOR
OPNR

ELEC.
DOOR
OPNR

GARAGE ADDITION

4" P. CONC FLR SLAB
4" MIN COMP SAND

PROVIDE SOLID B'R'G
THRU TO FOUND-TYP

16'-0" X 8'-0" O.H. GAR DOOR

(2) 1 3/4" X 16" LVL

\$ \$ 3

PROP MUDROOM/BONUS ROOM
W/ CABINETS AND SHELVING

STORAGE

EXIST GARAGE

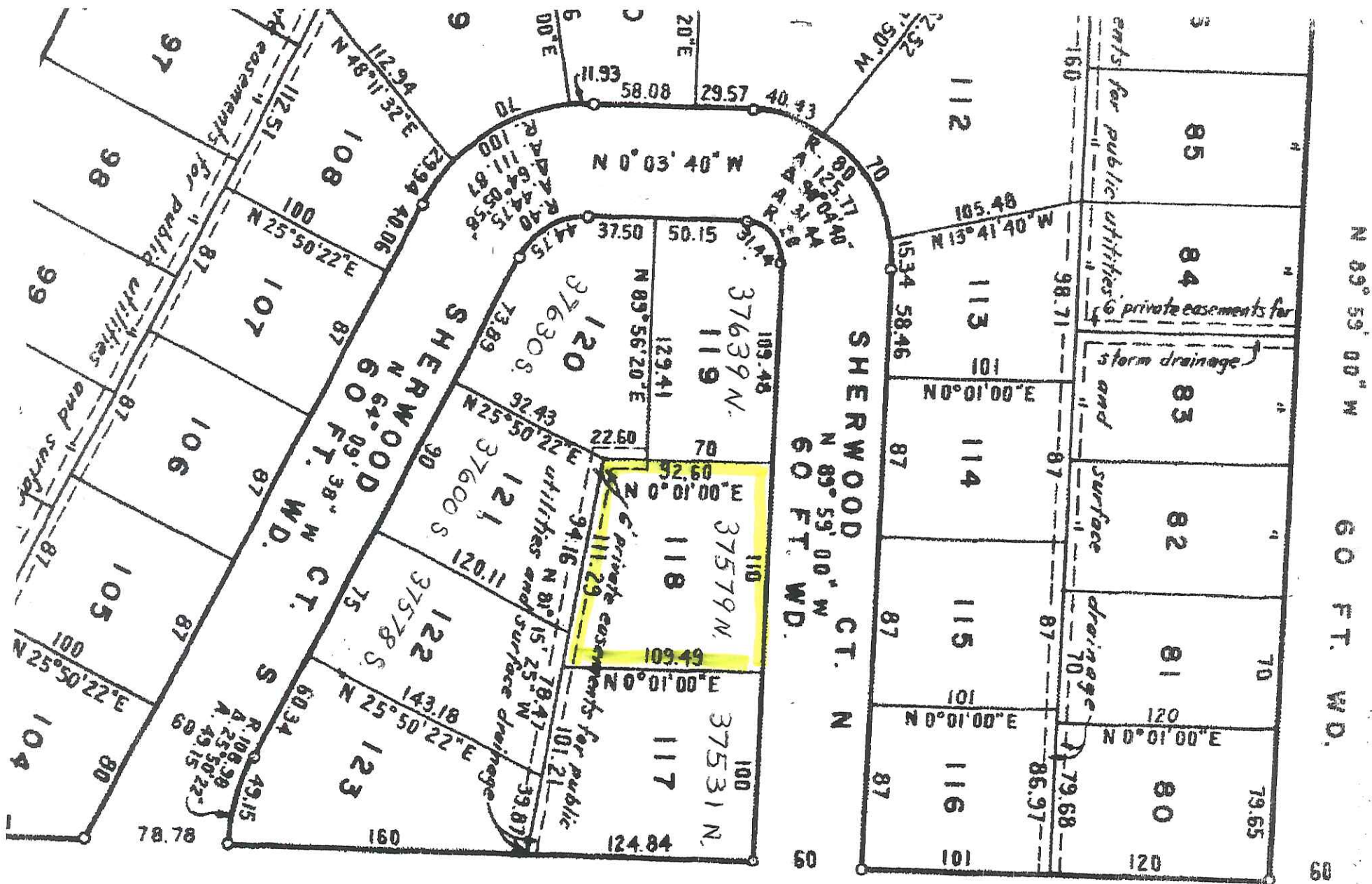
20' X 20'

STORAGE

- NEW INSULATED OUTER WALL
WITH ENTRY "DOOR" FIRE RATED
- TYPE X 5/8" DRY WALL
- FLOORING, CEILING,
- ELECTRICAL, HVAC
TO CODE
- EXIST WINDOW TO REMAIN

STORAGE

@ 48" O.C.



ROAD

DUE SOUTH

E. line of Sec. 18

1314.32



ZONING MAP

LEGEND

Zoning Districts

RUF Rural Urban Farm

N1 Neighborhood

N2 Neighborhood

NM1 Neighborhood Multifamily

NM2 Neighborhood Multifamily

NM3 Neighborhood Multifamily

P Parking

C-1 Local Business

C-2 General Business

C-3 Highway Services

C-4 High Rise Commercial

M-L Manufacturing Limited

M-1 Light Manufacturing

M-2 General Manufacturing

P-L Public Lands

NP Nature Preserves

S.E. 1/4 Section 18

City of Livonia

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

Copyright 2001, City of Livonia



ZBA CASE
37579 SHERWOOD CT
ISAAC'S RESIDENCE
RE: ACCESSORY BUILDING;
EXCESS AREA
FUTURE LAND USE PLAN:
"LOW DENSITY RESIDENTIAL"

APPLICATION FOR VARIANCE

RECEIVED

AUG 09 2023

Inspection Department

GREGORY ISAACS 37579 N. SHERWOOD CT LIVONIA MI 48154 734-386-1560
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 37579 N. SHERWOOD CT LIVONIA, MI 48154

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

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

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

SEE ATTACHED

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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:

YES, SEE ATTACHED

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: _____

NO

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

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: Gregory Isaacs

Please print name of property owner: GREGORY A. ISAACS

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 9th day of August, 2023

[Signature]
(Notary Public, Wayne County, Michigan)

My Commission expires 10/23/2028

SARA DANIELLE-CHMIELEWSKI MAISEL
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 23, 2028
ACTING IN COUNTY OF Wayne

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated August 09, 2023, which reads as follows:

ZONING ORDINANCE SECTION 4.02 AND 7.09

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

[Signature]
(Supervisor)

Application for permit filed NO

Violation Issued NO

3. We need to add a new attached garage to our dwelling, with a revision of the specifications that our existing attached garage has. We will then be able to park our vehicles inside. At a later date, the existing garage could then be converted to additional living space. Without a variance, we would be required to forfeit our existing detached accessory building in the rear yard. If we are unable to retain that building, the contents will have to be relocated to the new garage, and will consume the space required for our vehicles.

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5. We think this variance will be fair to the neighbors, because the shed has already been in place for seventeen years now and nothing will change from their prospective. The rear yard will remain the same. We will continue to maintain the appearance of the shed so that it does not become unattractive. Even though the garage will be expanded, the existing garage with it's windows and shutters will just appear to be part of the house. The lot size, and dwelling placement will still accommodate the shed without appearing to be overcrowded.

6. We have written to the city council members expressing our opinion that the current ordinance, as it applies to accessory buildings, is too rigid and lacks accommodations for reasonable exceptions. We have requested considerations. As of this date, we have not had any response.



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

Applicant SAME AS OWNER Address (734-536-1560)
Owner GREGORY SAACS Address 37579 SHORWOOD CT, LIVONIA, MI 48154
Lessee --- Address ---
Location SOUTH Side of 37579 SHORWOOD Street
Between NEWBURGH And CUL-DE-SAC
Lot No./Parcel No. 072-02-0118-000 Subdivision NEWBURGH HEIGHTS #2
Zoning District N2 Map No. SE18 Lot Size 11,115 SQ FT Alley ---
Present Use RESIDENTIAL HOUSE Proposed Use SAME
Present Building Size 1029 S.F. / ATT. GAR 441 S.F. / SHED 80 S.F. Proposed Building Size ± 22.5' x 24' (542 SQ FT)
Present Height of Building TWO STORY Proposed Height ONE STORY (± 13 FEET)
Allowable Lot Coverage 35% (3890 SQ FT) Proposed Lot Coverage 18.8% (2092 SQ FT)

Proposal SEEKING TO CONSTRUCT AN ATTACHED GARAGE ADDITION TO A NONCONFORMING DWELLING RESULTING IN DEFICIENT FRONT YARD SET BACK AND EXCESS GARAGE AREA. THE EXISTING SHED IS TO BE MAINTAINED. FRONT YARD SET BACK REQUIRED: 30 FEET; PROPOSED: 25 FEET; DEFICIENT: 5 FEET. GARAGE AREA ALLOWED: 720 SQ FT; PROPOSED: 983 SQ FT; EXCESS: 263 SQ FT.

NONCONFORMANCE IS BASED ON THE EXISTING FRONT YARD SET BACK OF 25 FEET WHERE 30 FEET IS REQUIRED.

Reason for Rejection ORDINANCE - ZONING - SECTION 4.02 AND 7.09.

Deficient Side Yard 4.02 Deficient Front Yard 5 FEET Deficient Rear Yard ---
Deficient Lot Area --- Deficient Lot Area per Room --- Encroachment ---
Excessive Lot Coverage --- Excessive Height --- Increasing No. Units ---
Use Prohibited --- Deficient Parking Spaces --- Increasing Area and Bulk 7.09 263 SQ FT

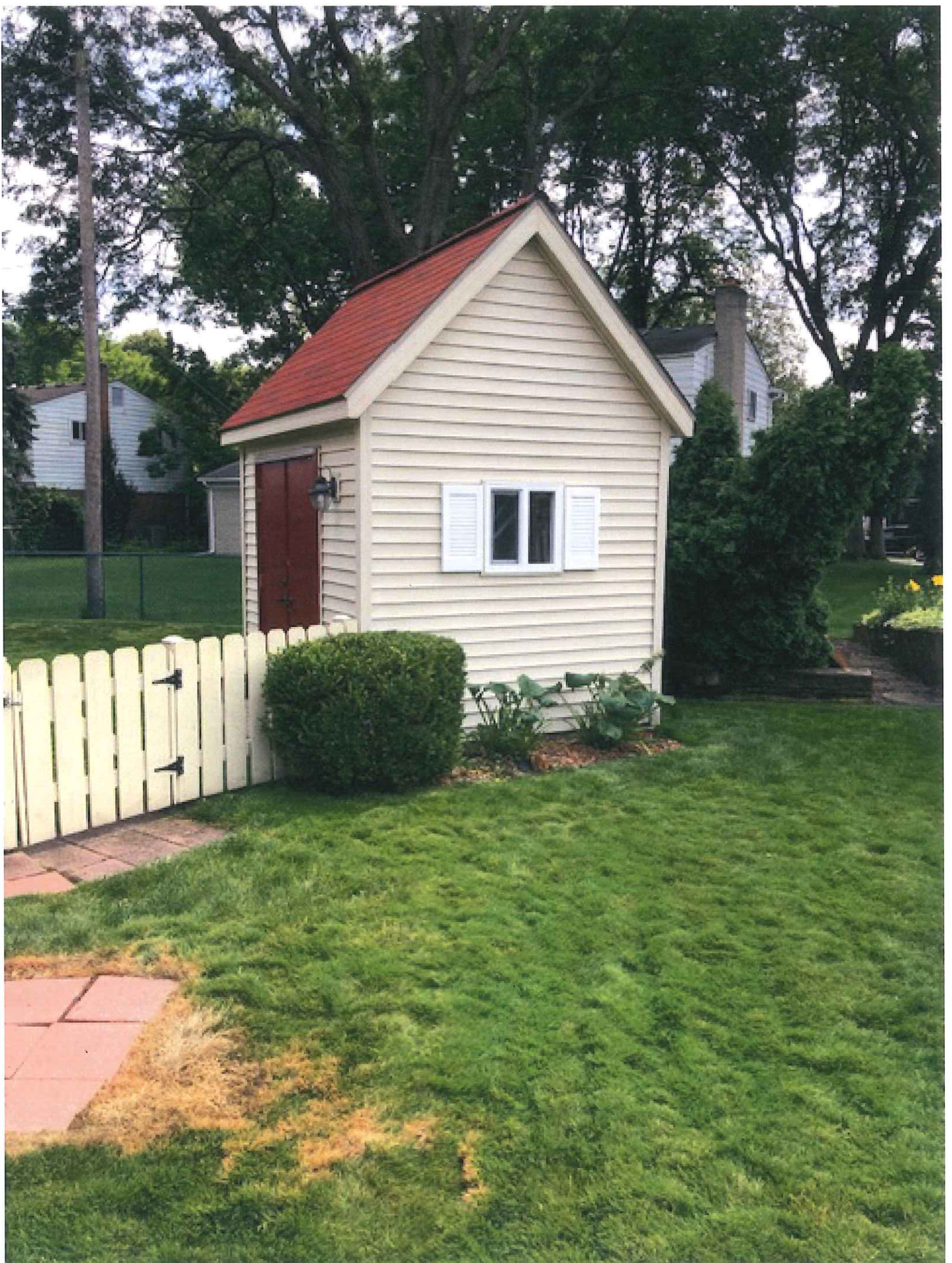
Remarks ---

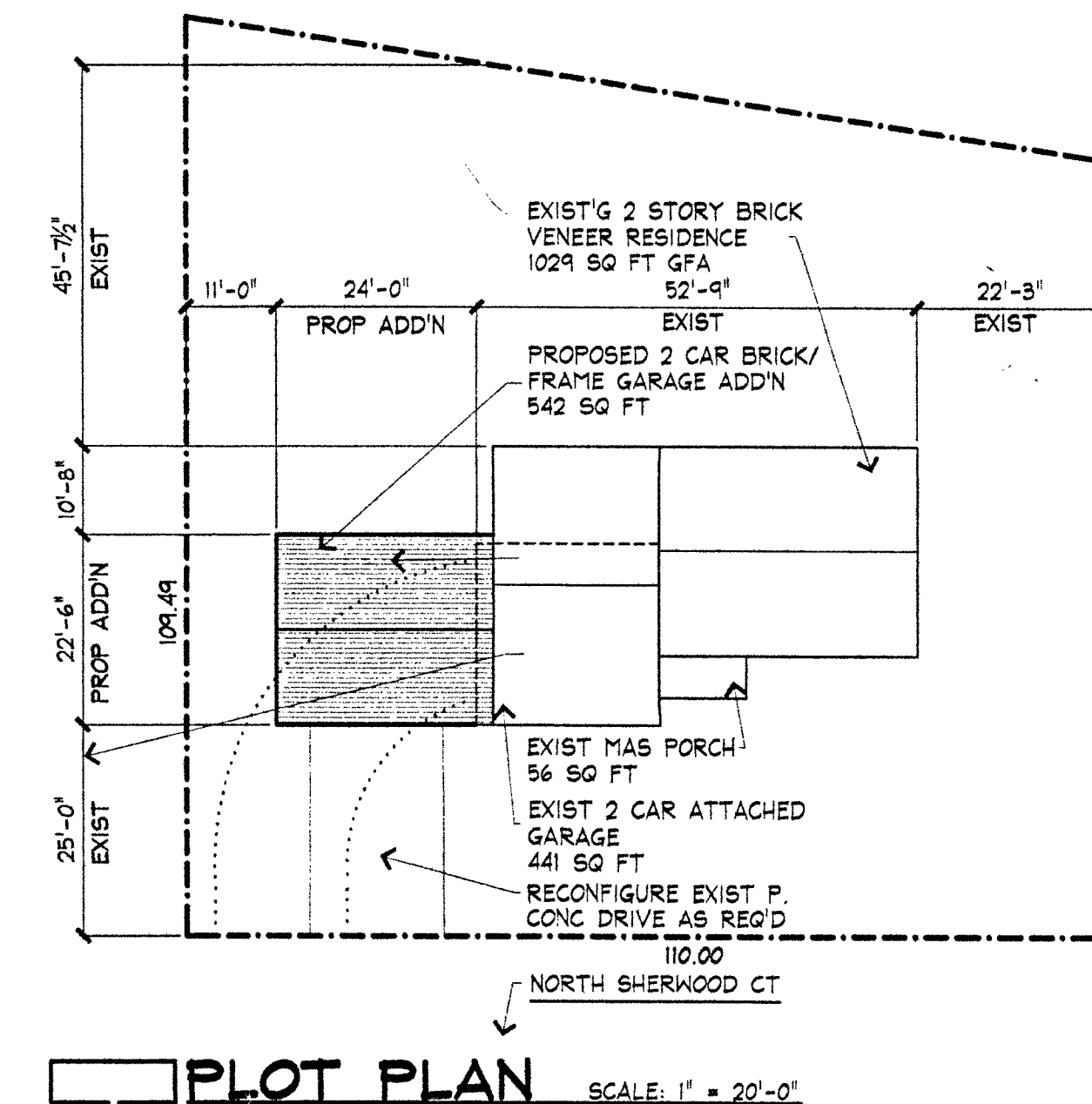
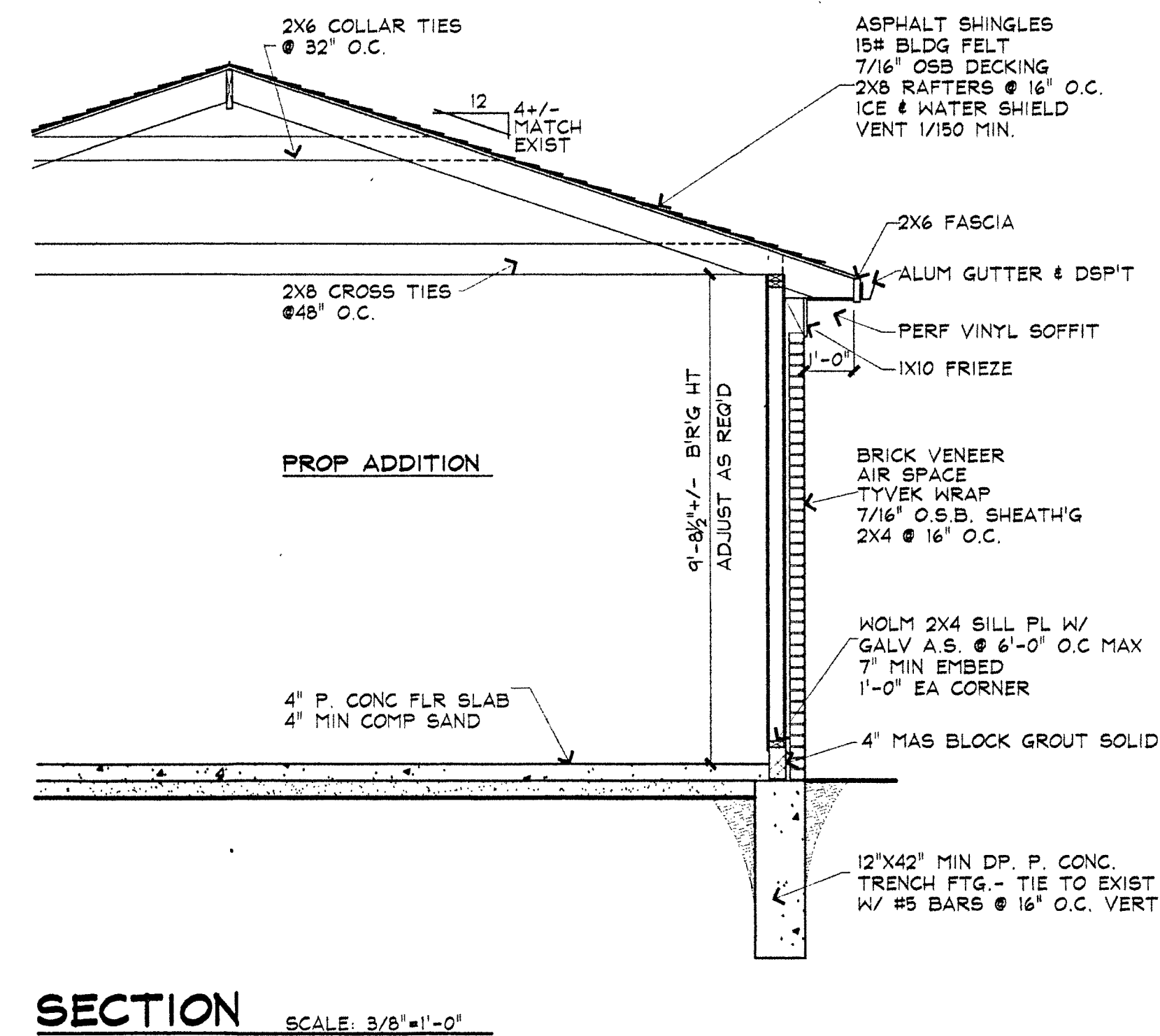
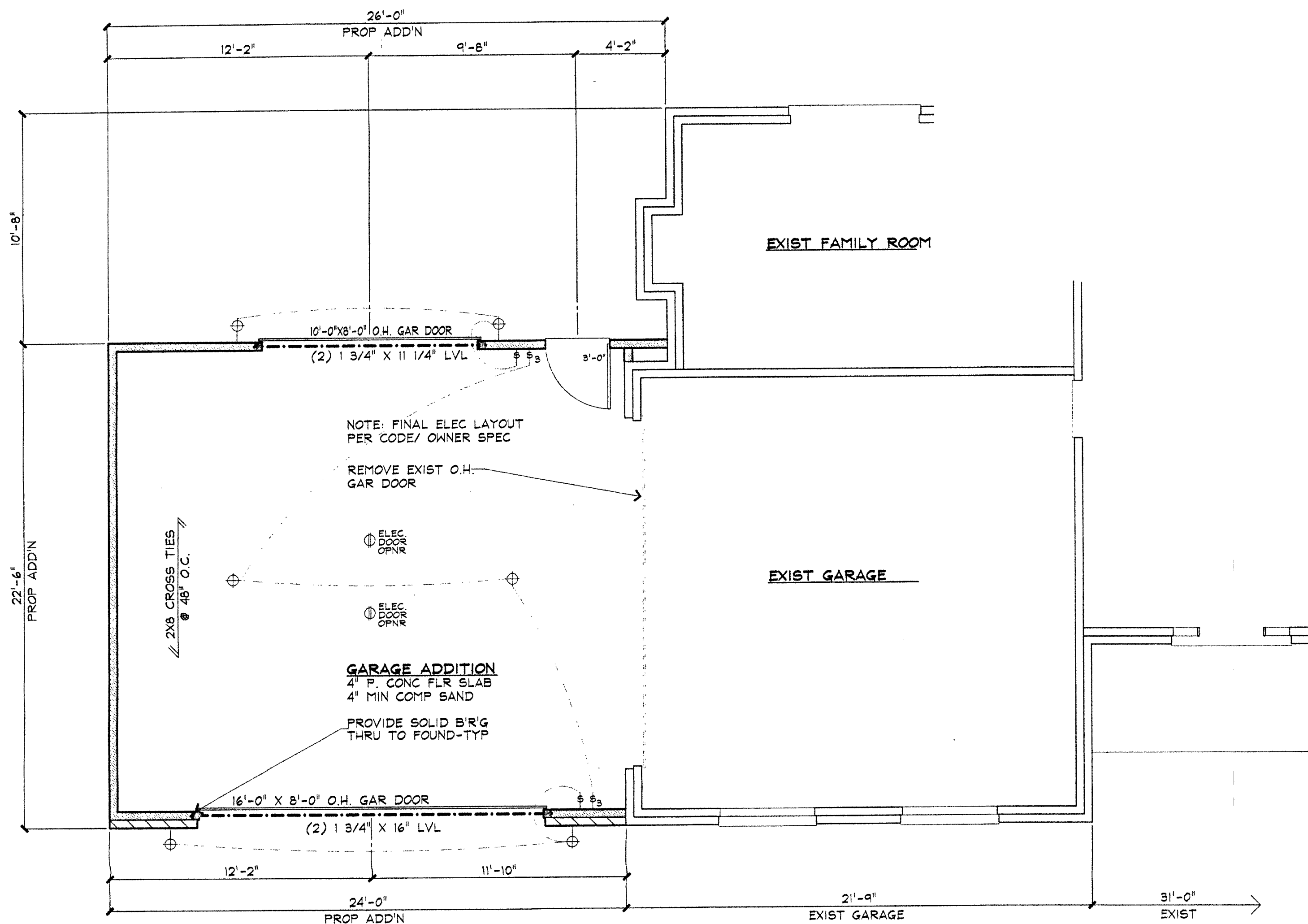
Plans and Application examined by Ry

Date August 09,

2023

ZONING EXAMINER





GENERAL NOTES

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ASSUMED SOIL BEARING CAPACITY IS 3000 PSF. THE TYPE OF SOIL SUPPORTING FOUNDATIONS SHALL BE IN ACCORDANCE WITH TABLE 1601.1 (1) (2) (3) (4) AS APPLICABLE FOR CONCRETE & MASONRY FOUNDATIONS.

PROVIDE A MINIMUM OF 6" FOR BRICK VENEER TRIM OVER TRIM BOARD. UNLESS OTHERWISE SPECIFIED BY MANUFACTURER'S SPECIFICATIONS.

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3000 PSI AT 28 DAYS. PROVIDE CONCRETE COMPRESSIVE STRENGTH & AIR ENTRAINING FOR VARIOUS LOCATIONS & WEATHERING POTENTIAL AS PER TABLE A2.3.

CONCRETE WORK & REINFORCEMENT SHALL CONFORM TO THE LATEST SPECIFICATIONS OF C.I.A. & A.S.T.

ALL REINFORCING BARS, DOCKS, & TIES SHALL CONFORM TO A.S.T. A101 & GRADE 60.

ALL STEEL TO CONFORM TO THE LATEST A.S.T. A36. SPECIAL DESIGNATION A36 & 4 TO A.S.C. SUPPLEMENTARY PROVISIONS GOVERNING THE USE OF A36 STEEL.

MASONRY BLOCK SHALL BE OF TYPE N - PORTLAND SHALL BE OF TYPE S.

PROVIDE A MINIMUM OF (2) COURSES OF SOLID MASONRY AT ALL BEARING CONDITIONS. PROVIDE SOLID MASONRY OR GROUT FILLED UNITS AT ALL BEARING GRADE CONDITIONS.

STEEL LINTELS SUPPORTING BRICK OR STONE VENEER OVER DOOR & WINDOW OPENINGS SHALL COMPLY WITH TABLE 17.1.

ALL FRAMING LUMBER TO BE NEW F16 OR BETTER.

PROVIDE DOUBLE JOINTS ON BOTH SIDES OF LADDERS BELOW ALL BEARING WALLS.

PROVIDE (2) 2X12 WITH 1/2" PLYWOOD BETWEEN OVER ALL OPENINGS, U.N.O.

INSTALL DRAFTSTOPPING & FIREBLOCKING IN COMPLIANCE WITH SECTIONS 9002.2 & 9002.3.

HOLDS OR NOTICES BORED OR CUT IN TO FRAMING MEMBERS SHALL BE IN COMPLIANCE WITH SECTIONS 9002.2, 9002.3, & 9002.7.

LAMINATED VENEER BEAMS (LVB) SHALL HAVE A MINIMUM PS OF 3000 PSI.

PROVIDE A MINIMUM OF 6" FOR BRICK VENEER TRIM OVER TRIM BOARD. UNLESS OTHERWISE SPECIFIED BY MANUFACTURER'S SPECIFICATIONS.

ROOF ASSEMBLIES WHICH ARE SUBJECT TO WIND UPLIFT PRESSURES OF 30 PSF OR GREATER SHALL HAVE ROOF RAFTERS OR TRUSSES ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF PRODUCING THE RESISTANCE REQUIRED BY TABLE 1601.1. PROVIDE MECHANICAL FASTENERS FROM ROOF TRUSSES TO BRICK VENEER WALLS IN COMPLIANCE WITH SECTION 9002.3.

TRUSS MANUFACTURER TO PROVIDE ADDITIONAL STRUCTURAL DATA AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE TRUSS LAYOUT, INCLUDING ANY ADDITIONAL LVB BEAMS & LOCATIONS NECESSARY TO CARRY ROOF & FLOOR LOADS.

FLOOR TRUSSES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION, INCLUDING ANY ADDITIONAL BRACING, BRACING OR JOINTS.

FLASHING SHALL BE INSTALLED AT THE BOTTOM & SIDES OF ALL WINDOWS NOT CONSIDERED SELF FLASHING, & AT THE TOP OF ALL EXTERIOR DOORS.

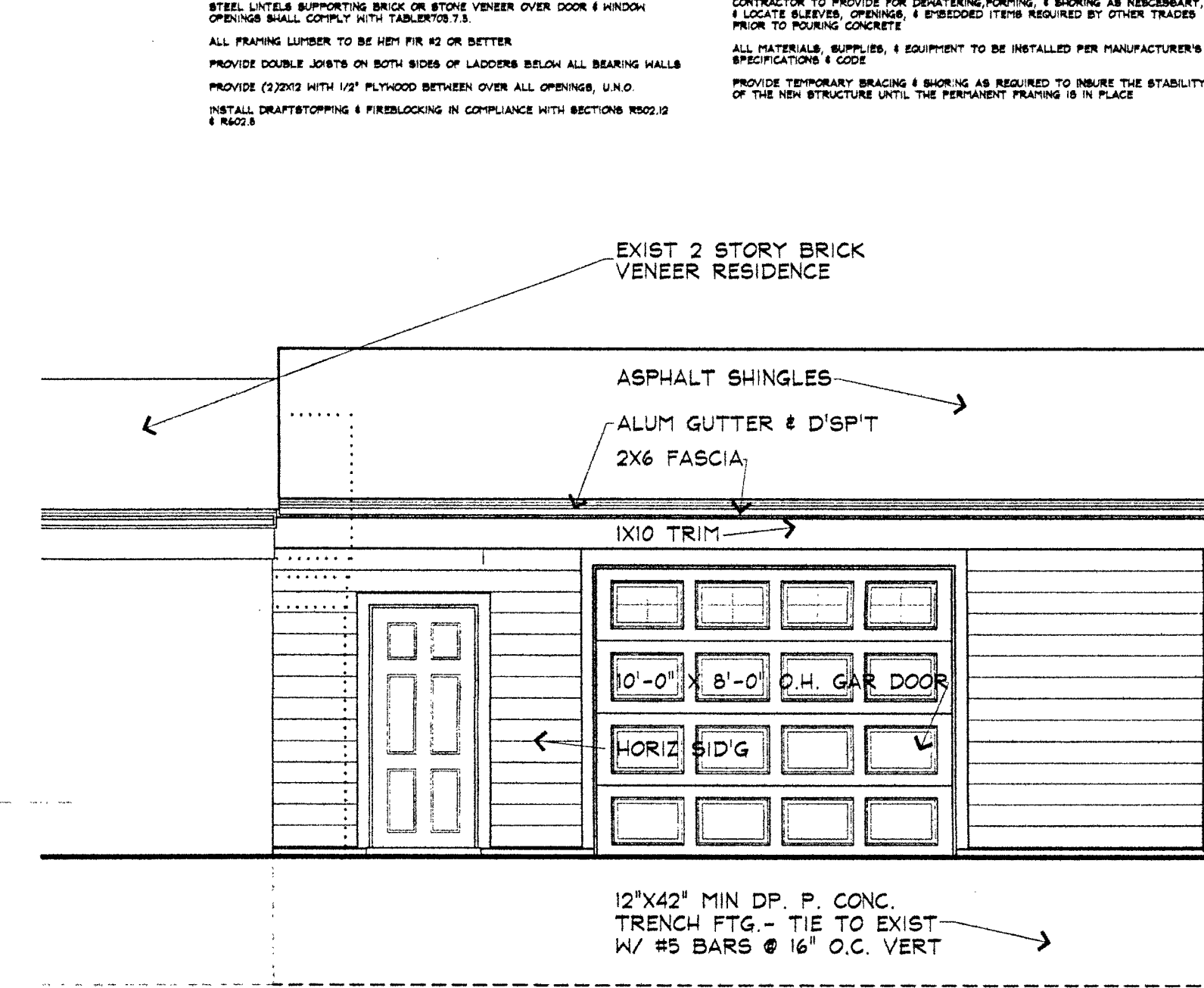
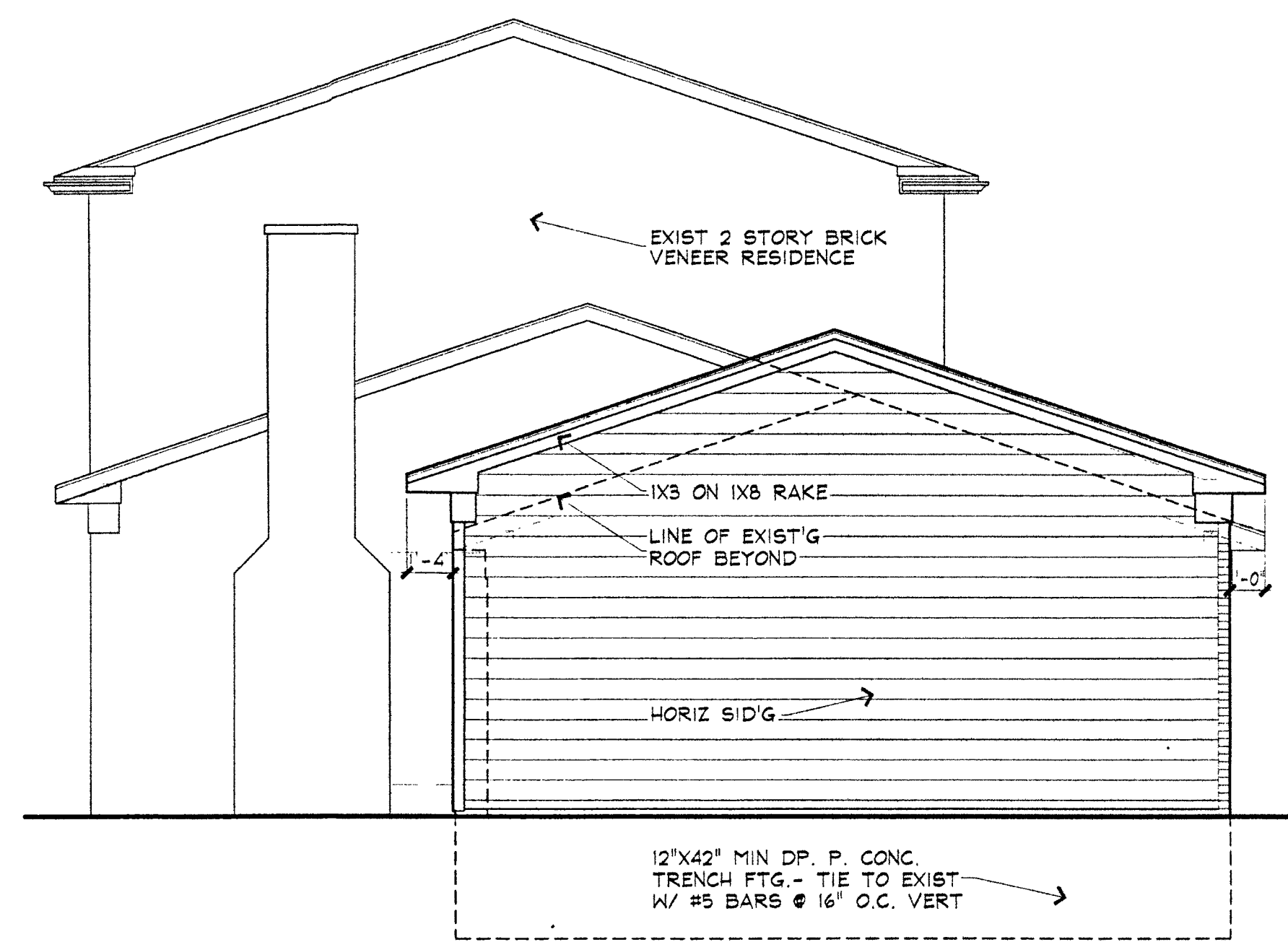
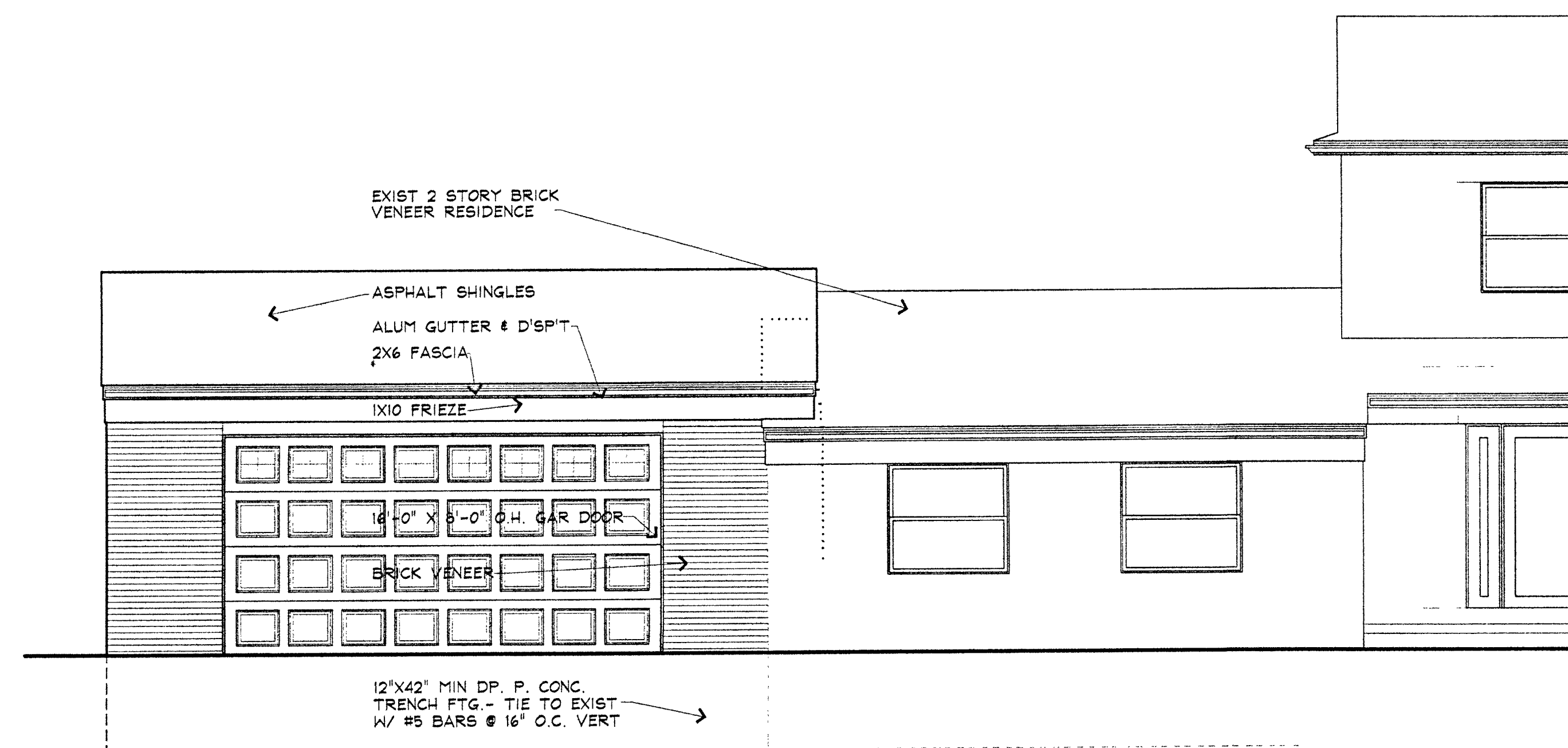
CONTRACTOR TO PROVIDE FOR DETERMINING PORTING & SHORING AS NECESSARY. LOCATE ELEVATOR, OPENINGS, & SCHEDULED ITEMS REQUIRED BY OTHER TRADES PRIOR TO POURING CONCRETE.

ALL MATERIALS, SUPPLIES, & EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS & CODES.

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

SECTION SCALE: 3/8" = 1'-0"

PLOT PLAN SCALE: 1" = 20'-0"



NOTES:
CONFORM TO ALL CITY, STATE & FEDERAL REQUIREMENTS AND EXISTING CONDITIONS AND ADJUST AS REQUIRED

ISSUED
7-7-23
CONSTRUCTION

DRAWN
R.O.
CHECKED
R.O.

TITLE
FLOOR PLAN
SECTION
PLAN
ELEVATIONS

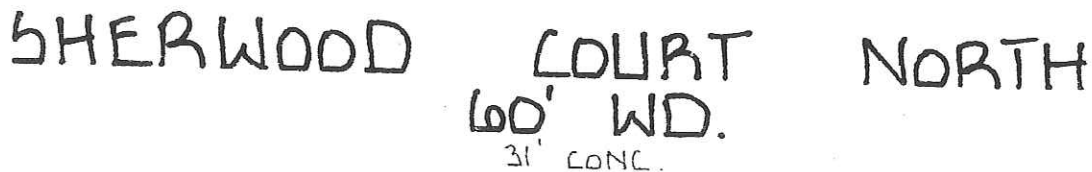
PROJECT
PROPOSED GARAGE ADDITION
ISAACS RESIDENCE
5715 NORTH SHERWOOD COURT
LYONIA, MICHIGAN

ROB OELKERS
RESIDENTIAL DESIGN
313.562.5414
CUSTOM HOMES, ADDITIONS, RENOVATIONS

JOB NO.
23025

SHEET NO.
1 OF 1

11



37579 SHERWOOD

ISAAC'S RESID.

EXIST FAMILY ROOM

• TO USE EXIST INSULATION & DRY WALL

10'-0" X 8'-0" O.H. GAR DOOR

(2) 1 3/4" X 11 1/4" LVL

\$ \$ 3

3'-0"

NOTE: FINAL ELEC LAYOUT
PER CODE/ OWNER SPEC

REMOVE EXIST O.H.
GAR DOOR

ELEC.
DOOR
OPNR

ELEC.
DOOR
OPNR

GARAGE ADDITION

4" P. CONC FLR SLAB
4" MIN COMP SAND

PROVIDE SOLID B'R'G
THRU TO FOUND-TYP

16'-0" X 8'-0" O.H. GAR DOOR

(2) 1 3/4" X 16" LVL

\$ \$ 3

PROP MUDROOM/BONUS ROOM
W/ CABINETS AND SHELVING

STORAGE

EXIST GARAGE

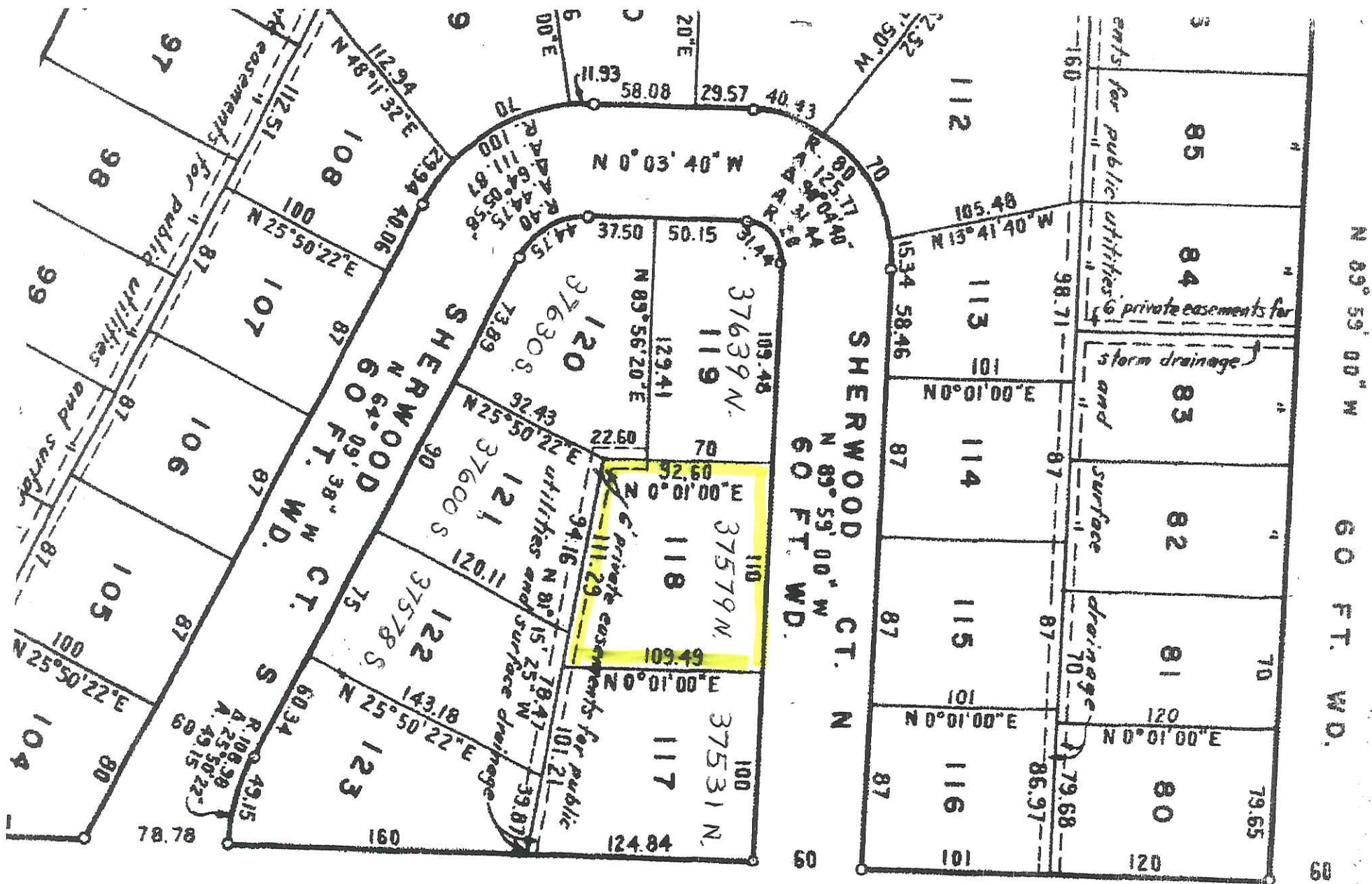
20' X 20'

STORAGE

- NEW INSULATED OUTER WALL
WITH ENTRY "DOOR" FIRE RATED
- TYPE X 5/8" DRY WALL
- FLOORING, CEILING,
- ELECTRICAL, HVAC
TO CODE
- EXIST WINDOW TO REMAIN

STORAGE

@ 48" O.C.



ROAD

DUE SOUTH

E. line of Sec. 18

1314.32

GREGORY ISAAC, 37579 SHERWOOD CT REF: ACCESSORY BUILDING

LOW DENSITY RESIDENTIAL

ZONING MAP

LEGEND

Zoning Districts

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

S.E. 1/4 Section 18

City of Livonia

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

Copyright 2001, City of Livonia



ZBA CASE
37579 SHERWOOD CT
ISAAC'S RESIDENCE

RE: ACCESSORY BUILDING;
EXCESS AREA

FUTURE LAND USE PLAN:
"LOW DENSITY RESIDENTIAL"

ZONING BOARD OF APPEALS
CITY OF LIVONIA
MINUTES OF MEETING HELD TUESDAY, AUGUST 1, 2023

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, July 18, 2023.

MEMBERS PRESENT: Gregory G. Coppola, Chairman
Christopher Boloven
Tamara Oliverio
Martha Ptashnik
Michael Testa

MEMBERS ABSENT: James Baringhaus, Vice Chairman
Timothy Klisz, Secretary

OTHERS PRESENT: Mike Fisher, Assistant City Attorney
Larry O'Neal, Building Inspector

* Due to technical difficulties with the recording capabilities, the following minutes summarize the proceedings of the City of Livonia Zoning Board of Appeals meeting of August 1, 2023.

The meeting was called to order at seven p.m. Chairman Coppola explained the Rules of Procedure to those interested parties. Each petitioner must give their name and address and declare hardship for appeal. Appeals of the Zoning Board's decisions are made to the Wayne County Circuit Court. The Chairman advised the audience that appeals can be filed within 21 days of the date tonight's minutes are approved. The decision of the Zoning Board shall become final within five (5) calendar days following the hearing and the applicant shall be mailed a copy of the decision. There are four decisions the Board can make: To deny, to grant, to grant as modified by the Board, or to table for further information. Each petitioner may ask to be heard by a full seven (7) member Board. Five (5) members were present. Acting Secretary, Christopher Boloven, 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 ten (10) people present in the audience.

(7:00)

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2. <u>APPEAL CASE NO. 2023-07-14</u> Italy-American Construction on behalf of Bob and Laura Borg 18221 Laurel Dr	5
3. <u>APPEAL CASE NO. 2023-07-15</u> Dave Gates, Dynamic Construction on behalf of Terry Dreibelbis II 38524 Ann Arbor Trail	6
ADMINISTRATIVE TASKS	7

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.

On a motion by Boloven, support by Testa, it was:

RESOLVED: 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.

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1. The Uniqueness requirement is met due to the location of the property and the current sign setup.
2. Denial of the variance would have severe consequences for its effects on customers needing direction.
3. The variance is fair in light of its effect on neighboring properties and is in the spirit of the zoning ordinance because of the lack of objections to the signs and similar approvals in the area.
4. The property is classified as "Commercial" under the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, that the variance be granted with the following condition:

1. The menu signs are to be built as presented.

ROLL CALL VOTE

AYES: 5

NAYS: 0

ABSENT: 2

PASS/FAIL: PASS

APPEAL CASE NO. 2023-07-14, 18221 Laurel Dr, 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.

On a motion by Testa, support by Ptashnik, it was:

RESOLVED: APPEAL CASE NO. 2023-07-14, 18221 Laurel Dr, 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.

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1. To allow the Petitioner to appear before the Board in person and consider the feedback from the Board in potentially formulating a new plan.

ROLL CALL VOTE

AYES: 5
NAYS: 0
ABSENT: 2
PASS/FAIL/TABLED: TABLED

APPEAL CASE NO. 2023-07-15, 38524 Ann Arbor Trail, 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.

On a motion by Boloven, support by Testa, it was:

RESOLVED: APPEAL CASE NO. 2023-07-15, 38524 Ann Arbor Trail, 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.
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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, **be tabled for the following reasons:**

1. To allow Petitioner to heed the Board's recommendation for a smaller proposal.
2. To return with a clearer site plan, showing a smaller garage per the Board's recommendation.

ROLL CALL VOTE

AYES: 5
NAYS: 0
ABSENT: 2
PASS/FAIL/TABLED: TABLED

ADMINISTRATIVE TASKS

The meeting minutes of July 18, 2023 were approved.

There being no further business to come before the Board, the meeting was adjourned at 8:26 p.m.

Gregory G. Coppola, Chairman

Timothy Klisz, Secretary

**AGENDA DATE: September 12, 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. 2023-06-13, Michael and Melinda Schneider, 39420 Ann Arbor Trail (Tabled on July 18, 2023):**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience; FURTHER, the petition seeks more than 200 % of the maximum accessory building area permitted by law.
2. **APPEAL CASE NO. 2023-07-14, Italy-American Construction on behalf of Bob and Laura Borg, 18221 Laurel Drive (Tabled on August 1, 2023):**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
3. **APPEAL CASE NO. 2023-07-17, Ryan and Connie Gatuz 14513 Riverside:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
4. **APPEAL CASE NO. 2023-08-18: Michael Puninske, 17124 Rougeway:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
5. **APPEAL CASE NO. 2023-08-19, Gregory Isaacs, 37579 Sherwood Court:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.

FUTURE LAND USE PLAN

**CITY OF LIVONIA
ZONING BOARD OF APPEALS
September 12, 2023 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI**

1. **APPEAL CASE NO. 2023-06-13: Michael and Melinda Schneider, 39240 Ann Arbor Trail (Tabled on July 18, 2023)**, seeking to construct an addition to an existing dwelling which includes an attached garage, while maintaining a detached garage and shed, resulting in excess accessory building area and excess number of accessory buildings.

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

2. **APPEAL CASE NO. 2023-07-14, Italy-American Construction on behalf of Bob and Laura Borg, 18221 Laurel Drive (Tabled on August 1, 2023)**: 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.

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

3. **APPEAL CASE NO. 2023-07-17, Ryan and Connie Gatuz 14513 Riverside**: seeking to construct an addition on the rear of an existing dwelling resulting in deficient rear yard and corner side yard setback.

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

4. **APPEAL CASE NO. 2023-08-18: Michael Puninske, 17124 Rougeway**: seeking to maintain a six-foot-tall wood privacy fence, erected without a permit, even with the front building line which not allowed. Privacy fences are not allowed in the side yard beyond the rear plane of the dwelling.

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

5. **APPEAL CASE NO. 2023-08-19, Gregory Isaacs, 37579 Sherwood Court**: seeking to construct an attached garage addition to a non-conforming dwelling resulting in deficient front yard setback and excess garage area. The existing shed is to be maintained.

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

ZBA Meetings/Deadlines

September 12, 2023

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: August 1, 2023

October 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10 ZBA Meeting Auditorium	11	12	13	14
15	16	17	18	19	20	21
22	23 November 14 Deadline	24	25	26	27	28
29	30	31				