

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS
September 26, 2023 – 7:00 p.m.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. APPEAL CASE NO. 2023-06-11, Torrey Neiger, 33493 Bobrich Street (Tabled on July 18, 2023): seeking to erect a six-foot-tall vinyl privacy fence upon a corner lot that does not align with the adjacent property owner's fence at 17148 Francavilla Dr.
2. APPEAL CASE NO. 2023-07-15, Dave Gates, Dynamic Construction on behalf of Terry Dreibelbis II, 38524 Ann Arbor Trail (Tabled on August 1, 2023): 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.
3. APPEAL CASE NO. 2023-08-16, Roush Holdings, LLC on behalf of Ashley Livonia South, 28200 Plymouth Rd: seeking to erect an eight-foot-tall iron picket fence and an eight-foot-tall chain link fence in the front and corner side yard, which is not allowed. Fences on industrial property cannot extend beyond the front building line toward the street.
4. APPEAL CASE NO. 2023-08-20, Adnan Halaweh, 34108 Schoolcraft Rd: seeking to construct a detached accessory building resulting in excess total building area and excess height.
5. APPEAL CASE NO. 2023-08-21, Soave Oro Construction, on behalf of James Thorne, 16147 Henry Ruff: seeking to erect a single-family dwelling with attached garage, resulting in deficient front and rear yard setbacks.

*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.

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

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

July 20th 2023

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

Re: **Zoning Waiver Request:** 2023-06-11 Torrey Neiger, 33493 Bobrich

To Whom it May Concern,

I have reviewed the fence proposed by the residents at 33493 Bobrich and have visited the location. I do not believe the fence described would pose any vision obstruction to motorists on the street based upon the provided plans.

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

Meeting Date: July 18, 2023

2. APPEAL CASE NO. 2023-06-11: Torrey Neiger, 33493 Bobrich Street: seeking to erect a six-foot-tall vinyl privacy fence upon a corner lot that does not align with the adjacent property owner's fence at 17148 Francavilla Dr.

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. Tabled For P.D to do visibility Inspection
- 2.
- 3.
- 4.

ZBA Secretary: Timothy Klisz

[Handwritten signature]

[Handwritten "5-1" inside a circle]

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

Case No: 2023-06-11
Meeting Date: July 18, 2023

Please note my
following reasons:

~~(APPROVAL)~~

(OBJECTION)

to the requested variance for the

As long as The fence is within
the city regulation. Unless Additional
information is submitted that Requires
this specified fence

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

Signature:

Kenneth K. Ahn

Name:

Kenneth K. Ahn

(Please print)

Address:

*17235 FRANCAVILLA Dr.
Livonia, MI 48152*

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

Case No: 2023-06-11
Meeting Date: July 18, 2023

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

See Attached

RECEIVED
JUL 14 2023

Inspection Department
City of Livonia

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

Signature:

Name:

DEWIS AGHUA
(Please print)

Address:

17282 Feltwell Villa

To: City of Livonia

Zoning board of Livonia

Case No 2023-06-11

This letter is to give my approval of the variance for fence installation 33493 Borich St.

I have been living at 17282 Francavilla Dr. for over a year now and have witnessed cars/trucks exceeding the speed limit on Francavilla Dr. directly passing in front of the said property asking for variance.

The Neiger Family have 2 young children that will lose half their back yard if the variance is not given, not to mention the variance approval will add to keeping them SAFE in private surroundings.

I am not sure how many neighbors will respond to this request but in talking to surrounding neighbors,

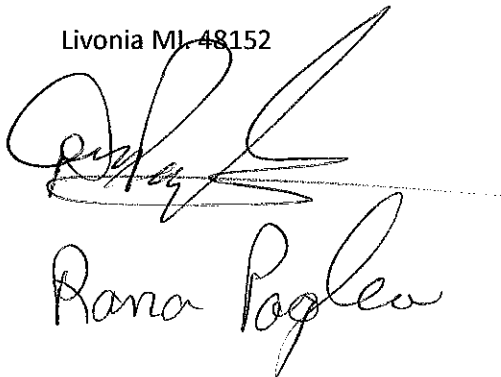
I have not come across any that would be in favor of denying the request.

Sincerely

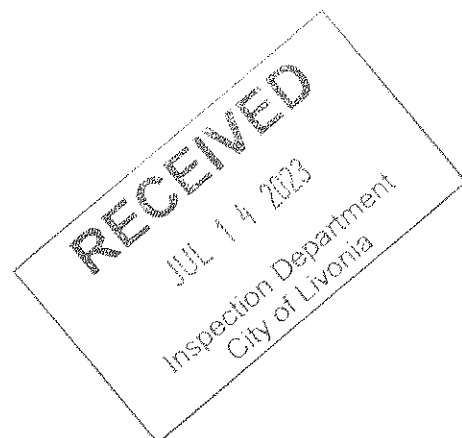
Mr. & Mrs. Denis & Rana Paglia

17282 Francavilla DR.

Livonia MI 48152



Rana Paglia



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

Case No: 2023-06-11
Meeting Date: July 18, 2023

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

I'm not opposed to the residents erecting a fence, but I am opposed to a vinyl fence that totally blocks everything. The house is on a corner lot and it will be an enormous eye-sore in our neighborhood and possibly de-value our property and the look of the neighborhood.

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

Signature: Patricia Bastine
Name: PATRICIA BASTINE
(Please print)

Address: 33461 BOBRICH

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

Case No: 2023-06-11
Meeting Date: July 18, 2023

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

To allow their children to safely
utilize their backyard.

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

Signature: Joel Reynolds
Name: Joel Reynolds
(Please print)

Address: 17209 Francavilla Dr.
Livonia, MI 48152

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

Case No:
Meeting Date:

2023-06-11
July 18, 2023

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JUL 03 2023

Inspection Department
City of Livonia

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

I approve to the requested variance because their location is set on a corner with no fence for privacy, and they also have little kids, whom a fence would be a protection for, from all the cars driving so close on the street. That is why I approve and allow the requested variance to take place!

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

Signature:



Name:

Hadeel Alkathmaoy
(Please print)

Address:

33485 Bobrick, 48152 Livonia
MI

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

Case No: 2023-06-11
Meeting Date: July 18, 2023

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

Dear Members of City of Livonia Board of Appeals,
Thank you for informing us about this fence inquiry. We have no objection to a fence being erected on the property, and we understand why the owners want the fence they have proposed. As long as drivers approaching Francavilla Dr. can see left without obstruction when proceeding into and through the intersection, we approve the request for the zoning change/exception. It would also be important for drivers on Francavilla Dr., who approach the intersection, to be able to have a clear view to the right, without obstruction of a fence. All the best to the homeowners in finding a fence they feel meets their needs as property owners.

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

Signature: Kenneth A. Wilson
Christina M. Wilson
Name: Ken and Chris Wilson
(Please print)

Address: 17321 Francavilla Dr.
Livonia, MI, 48152

FULL PRIVACY



RECEIVED

JUN 26 2023

Inspection Department
City of Livonia







ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

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

June 30, 2023
PUBLIC NOTICE

APPEAL CASE NO. 2023-06-11: An appeal has been made to the Zoning Board of Appeals by Torrey Neiger, 33493 Bobrich Street, seeking to erect a six-foot-tall vinyl privacy fence upon a corner lot that does not align with the adjacent property owner's fence at 17148 Francavilla Dr.

The property is located on the south side of Bobrich (33493), between Francavilla and McNamara, Lot. No. 036-01-0066-000, N-2 Zoning District, Neighborhood, rejected by the Inspection Department under Livonia Fence Ordinance, Section 15.44.090 (A4bi), Residential District Regulations, Fences on corner lots.

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

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

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

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.

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JUN 06 2023

APPLICATION FOR VARIANCE

Inspection Department
TERRY NEASE
City of Livonia
(Owner of Premises) 33493 Bobrich St. Livonia 48152 734-262-2121
(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 33493 Bobrich St. 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.

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:
Land situated in the City of Livonia, County of Wayne, State of Michigan to wit:

Lot 66, Francavilla Subdivision, as recorded in Liber 96, pages 77-79 of Plats, Wayne County, Michigan
Tax #: 46 036 01 0066 000 Commonly known as 33493 Bobrich St, Livonia, MI 48152

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?

We were advised by the building department
that the application for the variance were the next steps.

RECEIVED

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: NO

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? WE WERE ADVISED BY THE BUILDING DEPARTMENT THE VARIANCE APPLICATION IS THE NEXT STEPS.

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: Torrey Neiger

Please print name of property owner: Torrey Neiger

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 6th day of June, 2023

[Signature]
(Notary Public, Wayne County, Michigan)
My Commission expires _____

JEROME A. HANNA
Notary Public, State of Michigan
County of Wayne
My Commission Expires Dec. 19, 2027
Acting in the County of Wayne

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated JUNE 06, 2023, which reads as follows:

FENCE ORDINANCE, SECTION 15.44-090 A, 4(a)(b)

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 Yes Violation Issued CORRECTION MAILED

3. We have a unique situation, as our current residence is on a corner lot that tapers in the back. Unlike other corner lots on a traditional square lot or block, ours backs up on a curved street. The house behind us sits on an angle on this curve compared to the surrounding houses. There is the only house on the curved section of the street and creates a very unusual layout between our two backyards. Granting the variance would allow us to fence in our whole backyard instead of only a portion of it.

4. Because of the positioning of the back neighbors, if we used the current fence ending as a return point for our proposed fence as communicated by the building department this would effectively eliminate a very large useful portion of our backyard as the opposite side of our backyard grades down to accommodate a shared sewer drain for the surrounding backyards as well as multiple utility boxes. If we are not granted the variance, we would lose a large and the only flat portion of our backyard. Our planned fence layout follows the already established fence line of neighboring lots and allows a safe area for our children.

5. If this variance is granted, it would be fair to the neighbors as no other neighbors have a similar layout to compare to. The backyard neighbors that are the only ones to share the property line that the proposed fence would go on have already signed that they approve the proposed fence. Further, the proposed fence is far enough away from the corner or any driveways that it would not impede any sightlines and follow the already existing fence line of the surrounding properties.



ANCHOR FENCE INC

26345 Plymouth Rd. Redford, MI 48239 Phone: 313-937-0101
www.Anchorfenceonline.com Fax: 313-937-0404
E-mail: Sales@AnchorFenceOnline.com

Contract / Invoice

This Contract Supersedes Any And All Other Contracts Related To This Job. Any Changes and or Charges will Be In Written Form by our Office ONLY.

FENCE SPECIFICATIONS

C/L ☐ WOOD ☐ STEEL ☐ VINYL ☐ ALUM ☐
Style T-101 T-102 T-103 T-104 T-105 T-106 T-107 T-108 T-109 T-110 T-111 T-112 T-113 T-114 T-115 T-116 T-117 T-118 T-119 T-120
4' ☐ 5' ☐ 6' ☐ 7' ☐ 8' ☐ 10' ☐ 12' ☐
11.5 ga. ☐ 9 ga. ☐ barb wire ☐ razor ribbon ☐
Color: White ☐ Almond ☐ Khaki ☐ Gray ☐ Brown ☐
Black ☐ Bronze ☐ Green ☐
Texture Vinyl ☐
Cap Style: Cap
Cap Size: 4 x 4 ☐ 5 x 5 ☐
Top rail Yes
Line post Yes
Corner post Yes
End post Yes
Gate post Yes
Panels Yes
Pickets Yes
Walk gate Yes
Drive gate Yes
Gate hardware Yes
Clear Fence Line Yes
Tear out existing Yes
Haul away existing Yes
Concrete footings Yes
Concrete breaks Yes
Asphalt breaks Yes
Hard Digs Yes
Core Drills Yes

TOTAL FOOTAGE 400' + 600' = 1000'

AIR LEVEL ☐ GRADE LEVEL ☐

Customer Must Mark All Personal Electrical Wiring and All Sprinkler Systems

Does Miss Dig need to be called? Yes ☐ No ☐
1-800-482-7171
AUTHORIZATION #:
Staked By Date:

IS A PERMIT NEEDED? Yes ☐ No ☐

DEPOSIT AMOUNT: 400.00 DATE: 5-22-23

CHECK#: 1348 M/C ☐ VISA ☐ DIS ☐

DATE BAL. PD: AMT. CHECK #:
M/C ☐ VISA ☐ DIS ☐

Customer: J. Miller Date: 5-22-23
Address:
City & Zip:
Phone: Office: Fax:
CONTACT PERSON: Cell: 734-680-5204
Purchase Order #: Vendor #:
Email:

*CUSTOMER SIGNATURE TO START JOB:

X
*Customer Signature for Changes made by customer and for added Costs to Final Balance:
X COST TO BE ADDED \$

ANY CHANGES MUST BE MADE THROUGH THE OFFICE BEFORE MATERIAL IS ORDERED OR DELIVERED.
PVC \$ WD \$ C/L \$ STL \$ ALM \$

Side Street Name Side Street Name

CUSTOMER'S INITIALS ☐
AIR LEVEL ☐
GRADE LEVEL ☐
CUSTOMER'S INITIALS ☐
CITY OUR COST
PERMIT COST: 22.00 TO PULL: 75.00 ← THESE 2 CHARGES WILL BE ADDED TO THE BALANCE

Corner ☐ Interior ☐ SHOW DOORS on House or Bldg. ☐

WE BEAT OR MATCH ALL QUOTES

FENCE CONTRACT AND TERMS
THE SUM OF EARNEST MONEY: \$ 9,306.00

TERMS— RENDER 1/2 DOWN PRIOR TO START: \$ 4,153.00

CITY OUR COST
PERMIT COST: 22.00 TO PULL: 75.00 ← THESE 2 CHARGES WILL BE ADDED TO THE BALANCE

TOTAL FINAL BALANCE DUE ON COMPLETION: \$ 4,316.00

SALESMAN: Jeff 313-779-2525

CONTRACT TERMS ON BACK OF SHEET

X DATE COMPLETED:

CUSTOMER SIGNATURE ON COMPLETION: INSTALLER(S):

SALES@ANCHORFENCE.COM 2ND OPTION



Bobrich St

Sidewalk

Property Line

Sidewalk

Eaves Line

House

Line of Wall

Driveway

Eaves Line

Line of Wall

Deck

Property Line

Francavilla Dr

Property Line

Property Line

xxxx = Existing fence

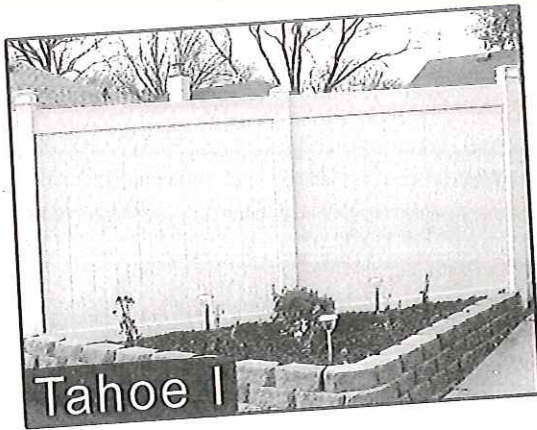
o-o = proposed fence

Land: 5532 SF

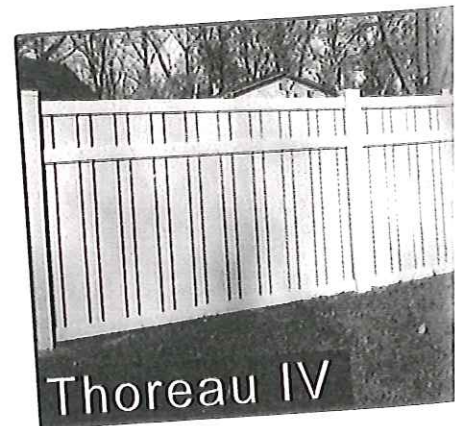
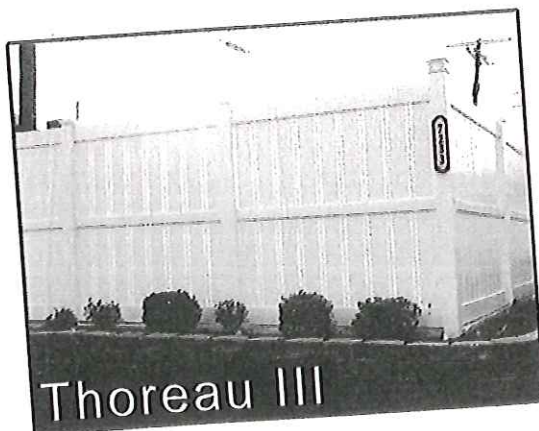
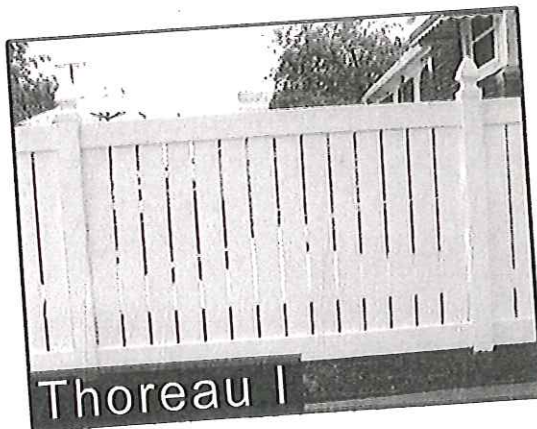
House: 2496 SF

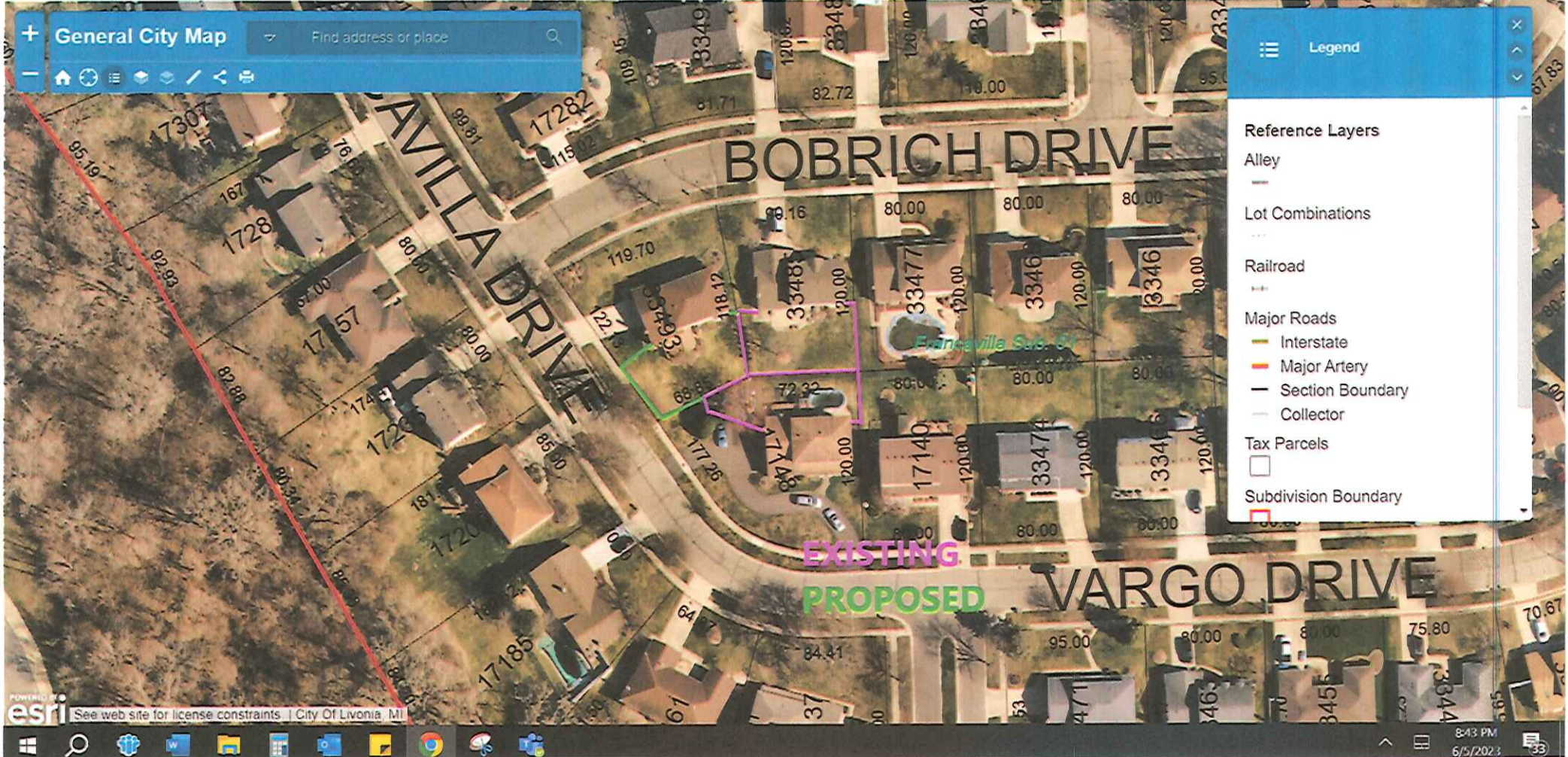
33493 Bobrich St
Livonia, MI 48152, USA
scale: 1" = 20'

FULL PRIVACY STYLES



SEMI-PRIVATE STYLES





- Reference Layers**
- Alley
 - Lot Combinations
 - Railroad
 - Major Roads
 - Interstate
 - Major Artery
 - Section Boundary
 - Collector
 - Tax Parcels
 - Subdivision Boundary

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 9

City of Livonia

T. 1 south, R. 9 east

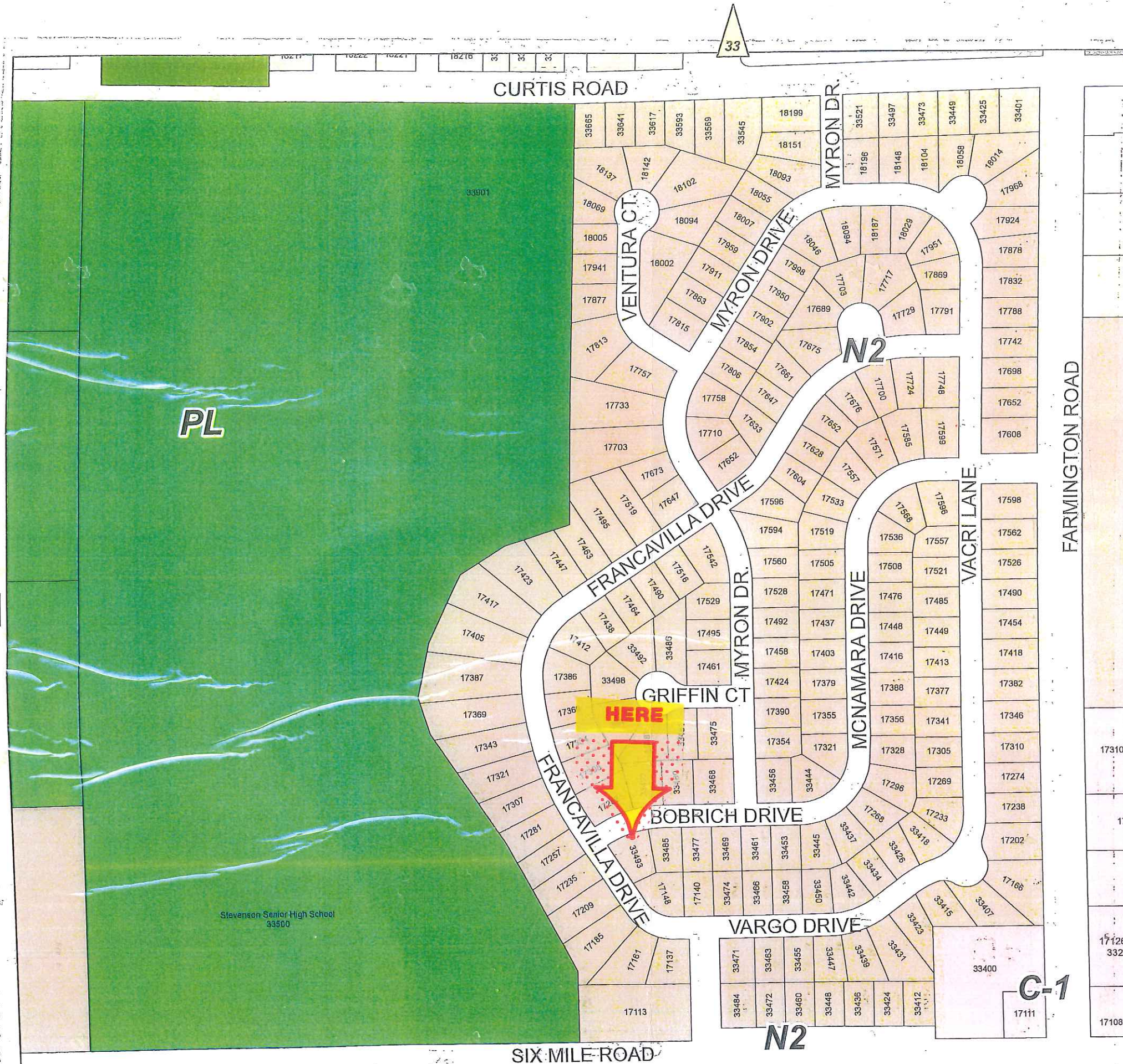
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

ZBA CASE
33493 BOBRICH
RE: FENCE ON
CORNER LOT



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JUN 06 2023

APPLICATION FOR VARIANCE

Inspection Department
TERRY NEASE 33493 Bobrich St. Livonia 48152 734-262-2121
(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 33493 Bobrich St. 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.

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:
Land situated in the City of Livonia, County of Wayne, State of Michigan to wit:

Lot 66, Francavilla Subdivision, as recorded in Liber 96, pages 77-79 of Plats, Wayne County, Michigan
Tax #: 46 036 01 0066 000 Commonly known as 33493 Bobrich St, Livonia, MI 48152

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

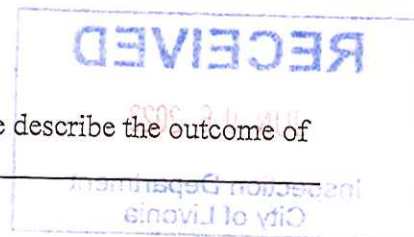
5. Explain why you think this variance would be fair to the neighbors and others who might be affected. see attached

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?

We were advised by the building department
that the application for the variance were the next steps.

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? WE WERE ADVISED BY THE BUILDING DEPARTMENT THE VARIANCE APPLICATION IS THE NEXT STEPS.

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: Torrey Neiger

Please print name of property owner: Torrey Neiger

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 6th day of June, 2023

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

My Commission expires _____

JEROME A. HANNA
Notary Public, State of Michigan
County of Wayne
My Commission Expires Dec. 19, 2027
Acting in the County of Wayne

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated JUNE 06, 2023, which reads as follows:

FENCE ORDINANCE, SECTION 15.44-090 A, 4(a)(b)

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 YES

Violation Issued CORRECTION MAILED

3. We have a unique situation, as our current residence is on a corner lot that tapers in the back. Unlike other corner lots on a traditional square lot or block, ours backs up on a curved street. The house behind us sits on an angle on this curve compared to the surrounding houses. There is the only house on the curved section of the street and creates a very unusual layout between our two backyards. Granting the variance would allow us to fence in our whole backyard instead of only a portion of it.

4. Because of the positioning of the back neighbors, if we used the current fence ending as a return point for our proposed fence as communicated by the building department this would effectively eliminate a very large useful portion of our backyard as the opposite side of our backyard grades down to accommodate a shared sewer drain for the surrounding backyards as well as multiple utility boxes. If we are not granted the variance, we would lose a large and the only flat portion of our backyard. Our planned fence layout follows the already established fence line of neighboring lots and allows a safe area for our children.

5. If this variance is granted, it would be fair to the neighbors as no other neighbors have a similar layout to compare to. The backyard neighbors that are the only ones to share the property line that the proposed fence would go on have already signed that they approve the proposed fence. Further, the proposed fence is far enough away from the corner or any driveways that it would not impede any sightlines and follow the already existing fence line of the surrounding properties.



ANCHOR FENCE INC

26345 Plymouth Rd. Redford, MI 48239 Phone: 313-937-0101
www.Anchorfenceonline.com Fax: 313-937-0404
E-mail: Sales@AnchorFenceOnline.com

Contract / Invoice

This Contract Supersedes Any And All Other Contracts Related To This Job. Any Changes and or Charges will Be In Written Form by our Office ONLY.

FENCE SPECIFICATIONS

C/L ☐ WOOD ☐ STEEL ☐ VINYL ☐ ALUM ☐
Style T-101 T-102 T-103 T-104 T-105 T-106 T-107 T-108 T-109 T-110 T-111 T-112 T-113 T-114 T-115 T-116 T-117 T-118 T-119 T-120
4' ☐ 5' ☐ 6' ☐ 7' ☐ 8' ☐ 10' ☐ 12' ☐
11.5 ga. ☐ 9 ga. ☐ barb wire ☐ razor ribbon ☐
Color: White ☐ Almond ☐ Khaki ☐ Gray ☐ Brown ☐
Black ☐ Bronze ☐ Green ☐
Texture Vinyl ☐
Cap Style: Cap
Cap Size: 4 x 4 ☐ 5 x 5 ☐
Top rail Yes
Line post Yes
Corner post Yes
End post Yes
Gate post Yes
Panels 10
Pickets 10
Walk gate 10
Drive gate 10
Gate hardware Yes
Clear Fence Line Yes
Tear out existing Yes
Haul away existing Yes
Concrete footings Yes
Concrete breaks Yes
Asphalt breaks Yes
Hard Digs Yes
Core Drills Yes

TOTAL FOOTAGE 100

AIR LEVEL ☐ GRADE LEVEL ☐

Customer Must Mark All Personal Electrical Wiring and All Sprinkler Systems

Does Miss Dig need to be called? Yes ☐ No ☐
1-800-482-7171
AUTHORIZATION #:
Staked By Date:

IS A PERMIT NEEDED? Yes ☐ No ☐

DEPOSIT AMOUNT: 400.00 DATE: 5-22-23

CHECK#: 1348 M/C ☐ VISA ☐ DIS ☐

DATE BAL. PD: AMT. CHECK #:

M/C ☐ VISA ☐ DIS ☐

Customer: J. Miller Date: 5-22-23
Address:
City & Zip:
Phone: Office: Fax:
CONTACT PERSON: Cell: 734-680-5204
Purchase Order #: Vendor #:
Email:

*CUSTOMER SIGNATURE TO START JOB:

X

*Customer Signature for Changes made by customer and for added Costs to Final Balance:

X COST TO BE ADDED \$

ANY CHANGES MUST BE MADE THROUGH THE OFFICE BEFORE MATERIAL IS ORDERED OR DELIVERED.

PVC \$ WD \$ C/L \$ STL \$ ALM \$

Side Street Name

CUSTOMER INITIALS

AIR LEVEL ☐ GRADE LEVEL ☐

CUSTOMER INITIALS

Corner ☐ Interior ☐

CUSTOMER'S STREET

SHOW DOORS on House or Bldg.

WE BEAT OR MATCH ALL QUOTES

FENCE CONTRACT AND TERMS

THE SUM OF EARNEST MONEY: \$ 9,306.00

TERMS— RENDER 1/2 DOWN PRIOR TO START: \$ 4,153.00

CITY OUR COST

PERMIT COST: 22.00 TO PULL: 75.00 ← THESE 2 CHARGES WILL BE ADDED TO THE BALANCE

TOTAL FINAL BALANCE DUE ON COMPLETION: \$ 4,316.00

SALESMAN: Jeff 313-779-2525

CONTRACT TERMS ON BACK OF SHEET

X

DATE COMPLETED:

INSTALLER(S):

CUSTOMER SIGNATURE ON COMPLETION:

SALES@ANCHORFENCE.COM

2ND OPTION



2023 - 06 - 11

CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

BASED ON NONCONFORMITY TO ORDINANCE LIVONIA VISION 21

Applicant SAME AS OWNER Address 734-262-2121
Owner TORREY NEIGER Address 33493 BOBRICH, LIVONIA, MI 48152
Lessee --- Address ---
Location SOUTH Side of 33493 BOBRICH Street ---
Between FRANCAVILLA And McNAMARA
Lot No./Parcel No. 036-01-0066-000 Subdivision FRANCAVILLA
Zoning District N2 Map No. SE09 Lot Size --- Alley ---
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size N/A Proposed Building Size NONE PROPOSED
Present Height of Building N/A Proposed Height " "
Allowable Lot Coverage N/A Proposed Lot Coverage N/A

Proposal SEEKING TO ERECT A SIX FOOT TALL PRIVACY FENCE UPON
A CORNER LOT THAT DOES NOT ALIGN WITH THE FENCE AT 17148
FRANCAVILLA, THE ADJACENT PROPERTY OWNER.

Reason for Rejection FENCE ORDINANCE, SECTION 15.44.090A.4(a),(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 ---
~~Prohibited~~ FENCE NOT ALIGNING Deficient Parking Spaces --- Increasing Area and Bulk ---
WITH NEIGHBORS

Remarks ---

Plans and Application examined by Ry Date JUNE 07 2023

ZONING EXAMINER



Bobrich St

Sidewalk

Property Line

Sidewalk

Eaves Line

House

Line of Wall

Driveway

Eaves Line

Line of Wall

Deck

Property Line

Francavilla Dr

Property Line

Property Line

xxxx = Existing fence

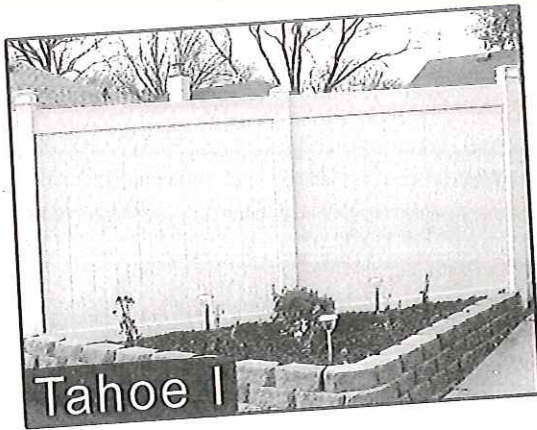
o-o = proposed fence

Land: 5532 SF

House: 2496 SF

33493 Bobrich St
Livonia, MI 48152, USA
scale: 1" = 20'

FULL PRIVACY STYLES



Tahoe I



Tahoe II

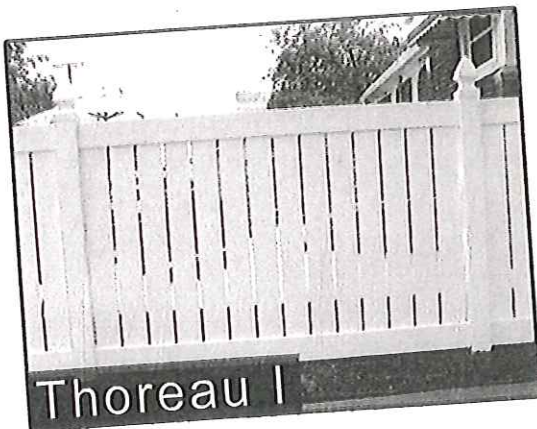


Tahoe III



Tahoe IV

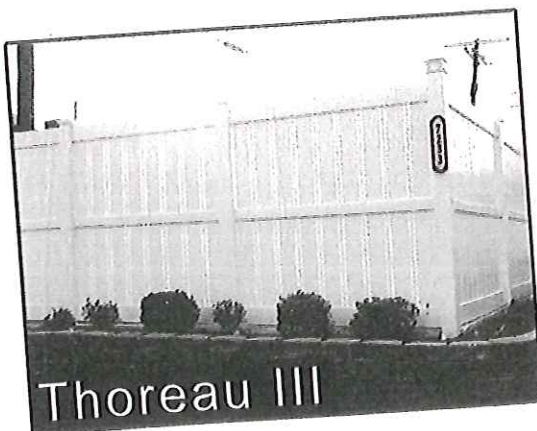
SEMI-PRIVATE STYLES



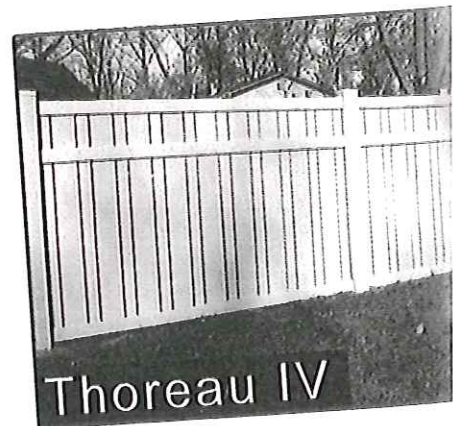
Thoreau I



Thoreau II



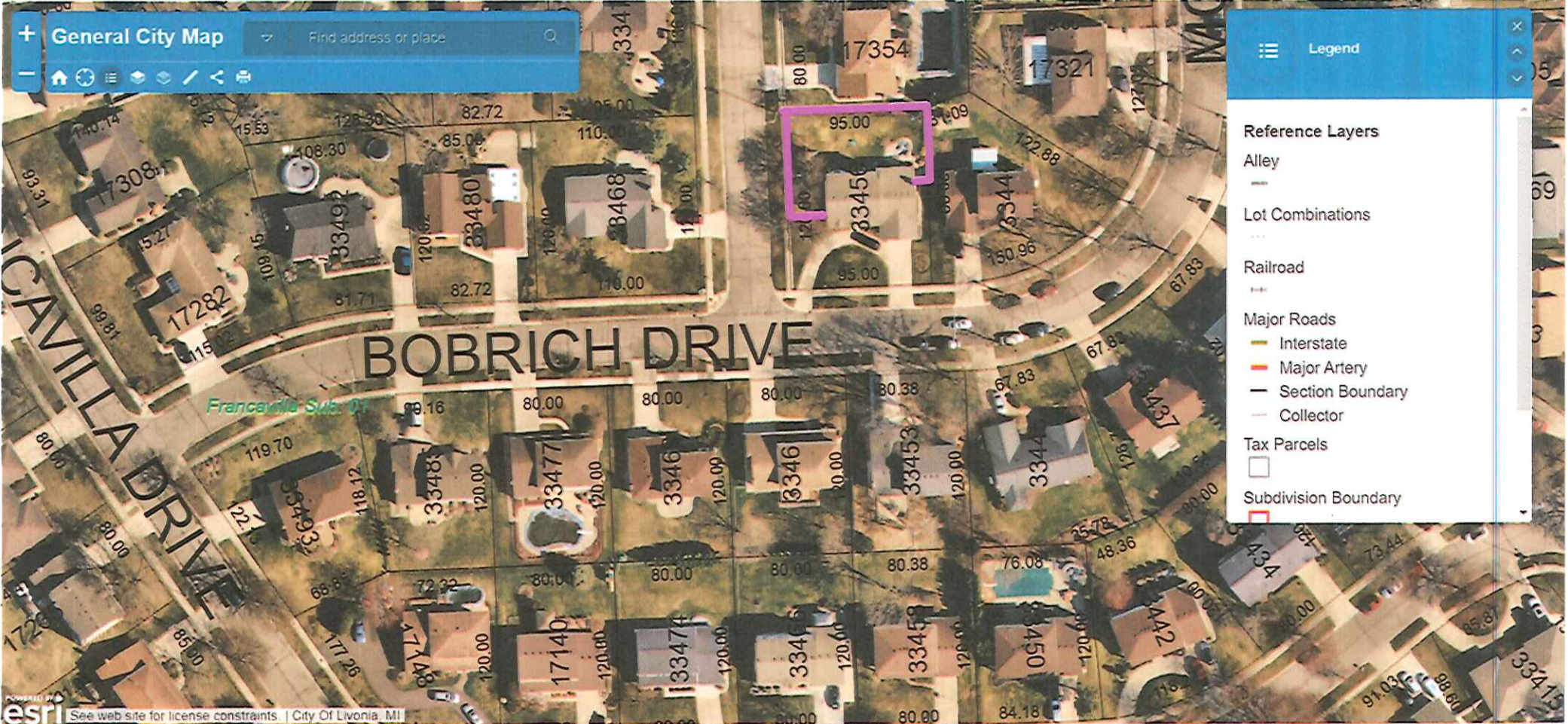
Thoreau III



Thoreau IV

Subdivision Boundary

VARGO DRIVE



Similar but different scenario
in subdivision. (closest example)

(Existing fence outlined)

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 9

City of Livonia

T. 1 south, R. 9 east

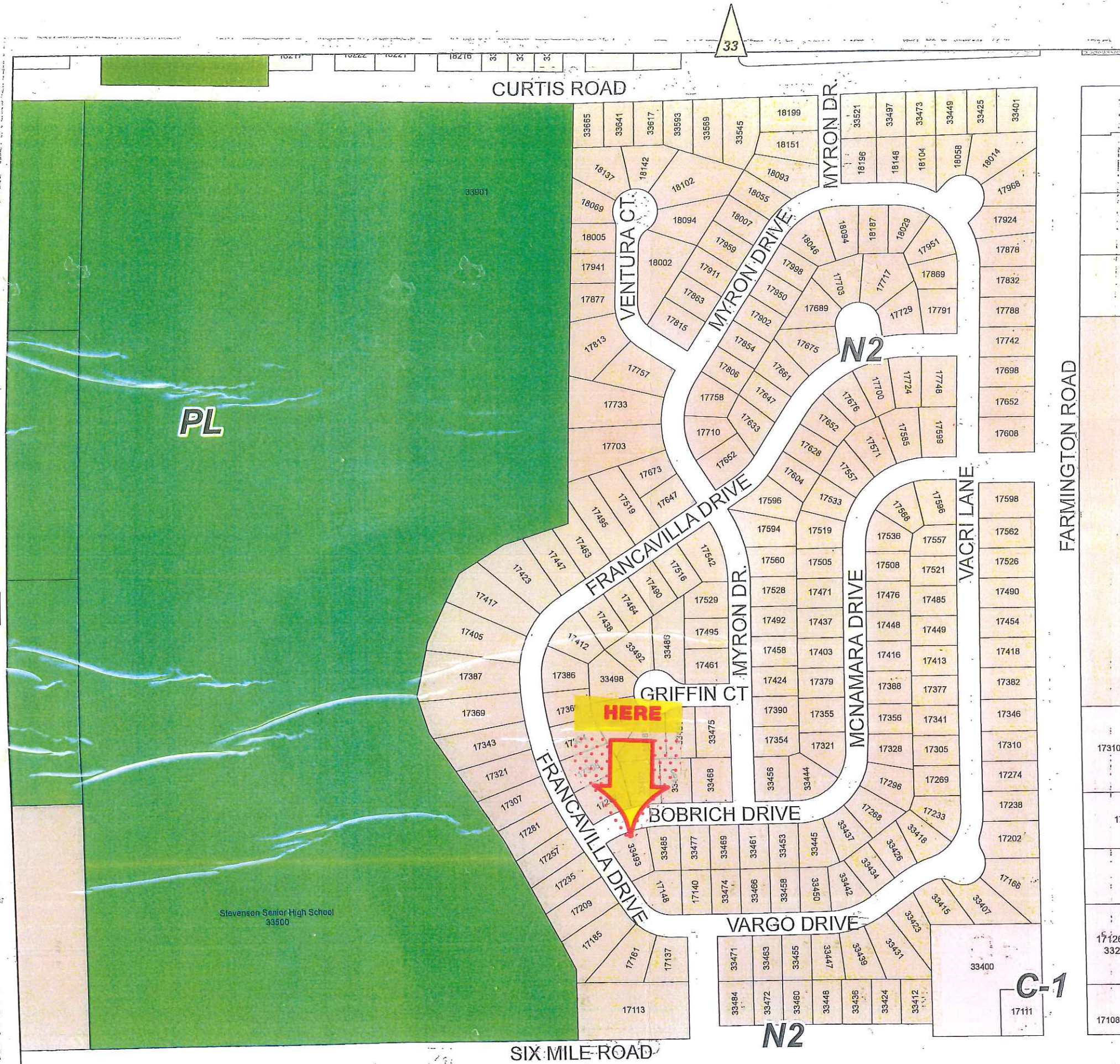
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

ZBA CASE
33493 BOBRICH
RE: FENCE ON
CORNER LOT



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 **September 8, 2023**

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

Detached Accessory Building Area

Allowed: 200 sq. ft.

Proposed: previously 1500 sq ft, now to 720 sq. ft.

Revised Excess: 1300 sq ft to 520 sq. ft.

Total Accessory Building Area

Allowed: 920 sq. ft.

Proposed: previously 2052 sq ft, now 1272 sq. ft

Revised Excess: 1132 sq ft to 352 sq. ft.

This Low-Density Residential property is located on the north side of Ann Arbor Trail (38524), between Bassett and Ann Arbor Road, Lot. No. 122-02-0013-000, N1, Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09, 1 (A), Single-Family Residential Accessory Buildings and Recreational Equipment Storage, Maximum Size.

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the first floor of City Hall on Tuesday, September 26, 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.

2023-07-15
September 26, 2023

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

Address:

NEW 24x30x

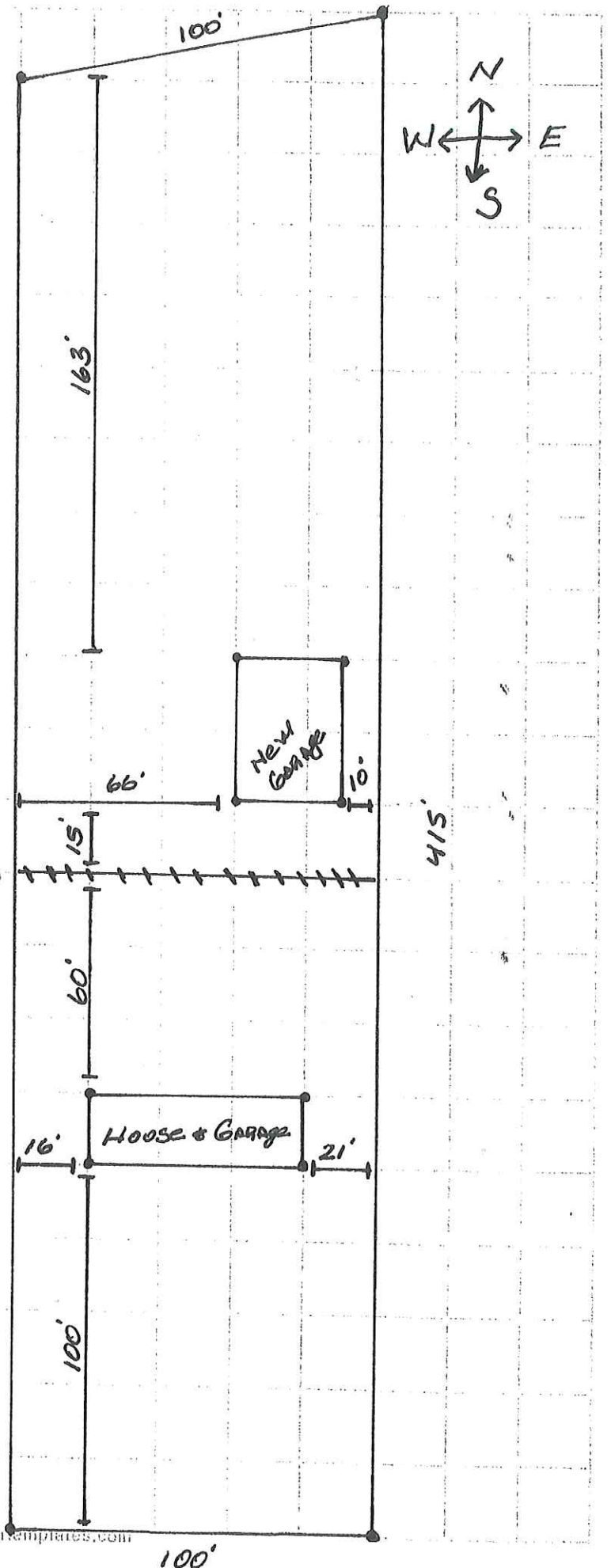
10' OFF EAST PL
222' OFF SOUTH PL
66' OFF WEST PL
163' OFF NORTH PL

720 SF GARAGE

Debbie
734-636-3736
dynamicdebbie2995@outlook.com



Overhead Power Lines



Parcel # 461-220-200-13-0000

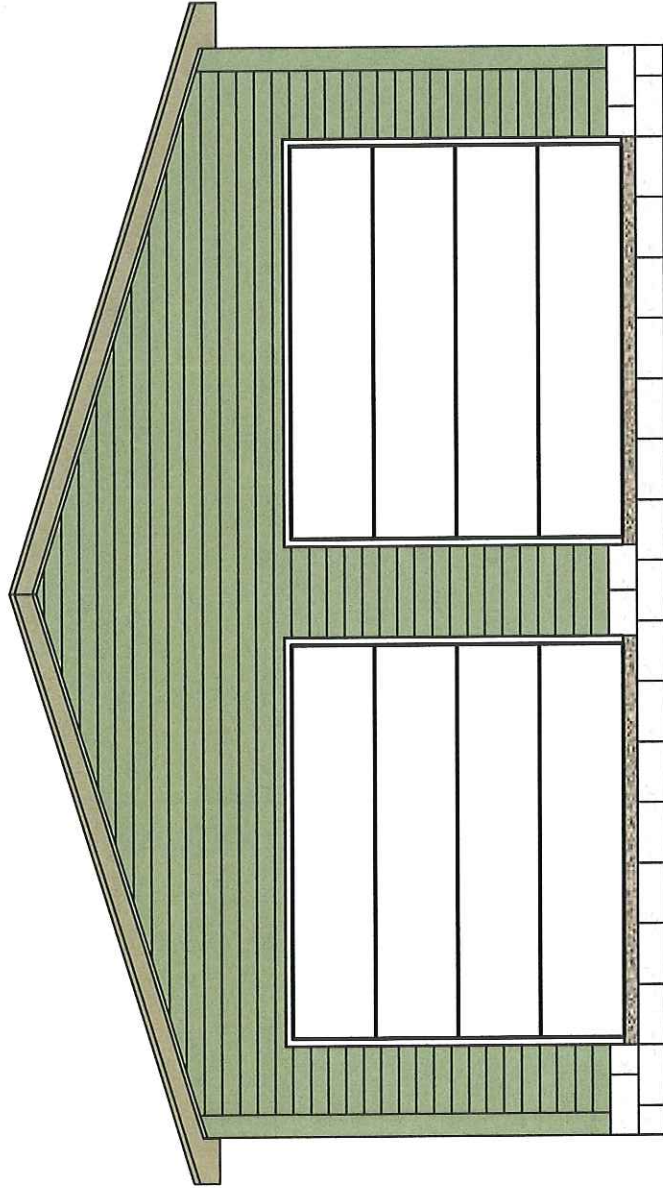
MR. DREIBELBIS • 92 ACRES

38524 ANN ARBOR Trail

LIVONIA, MI 48150

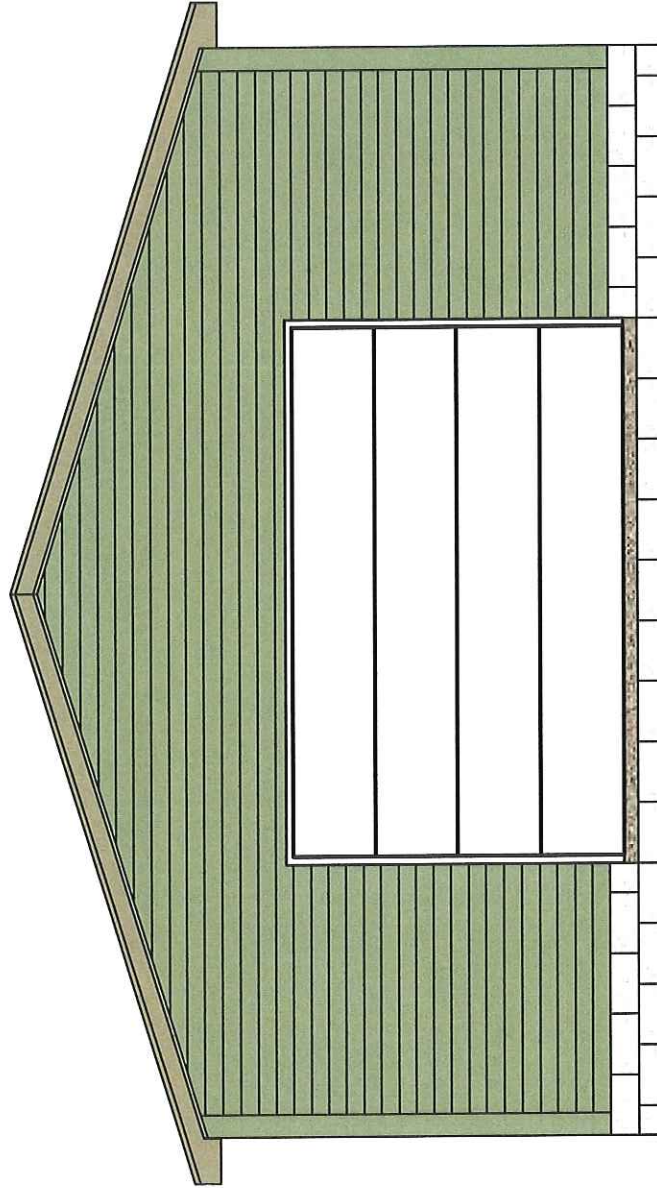
YOUR LOGO

SOUTH SIDE-GABLE SIDE 1 ELEVATION



YOUR LOGO

NORTH SIDE-GABLE SIDE 2 ELEVATION



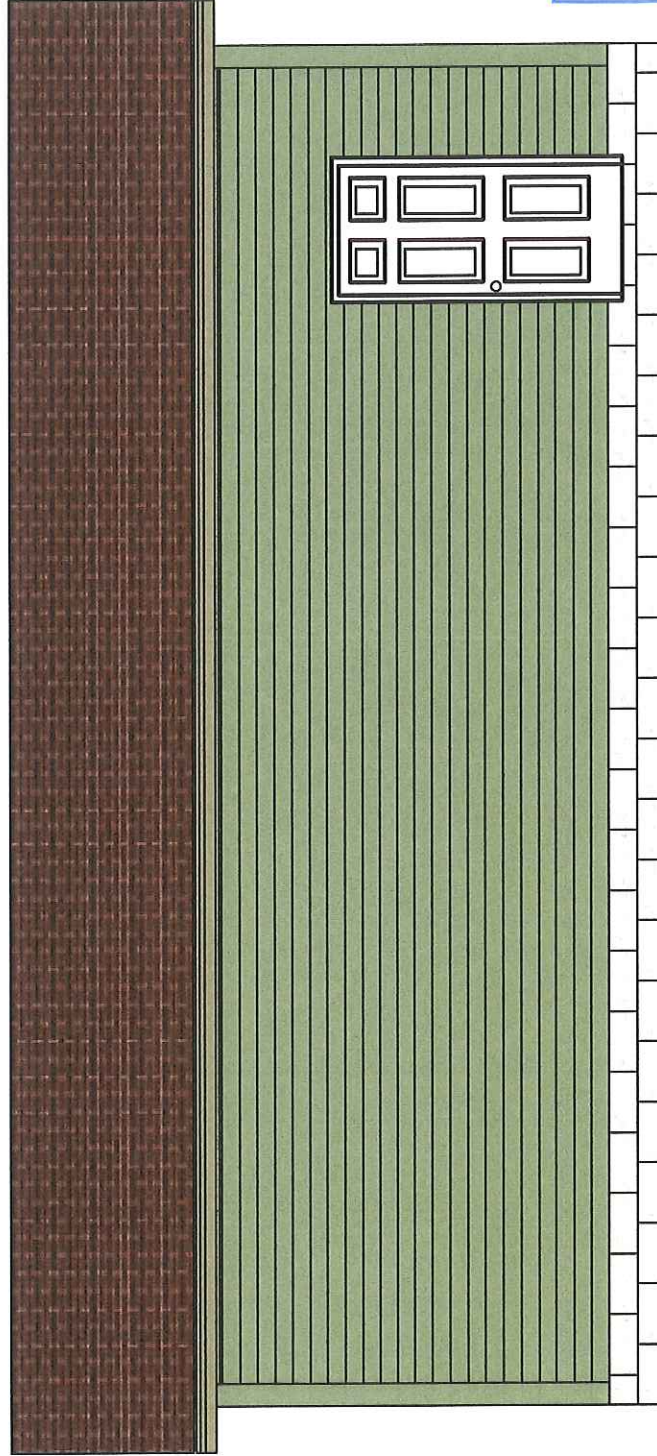
RECEIVED

AUG 23 2023

Inspection Department
City of Livonia

WEST SIDE-EAVE SIDE 1 ELEVATION

YOUR LOGO



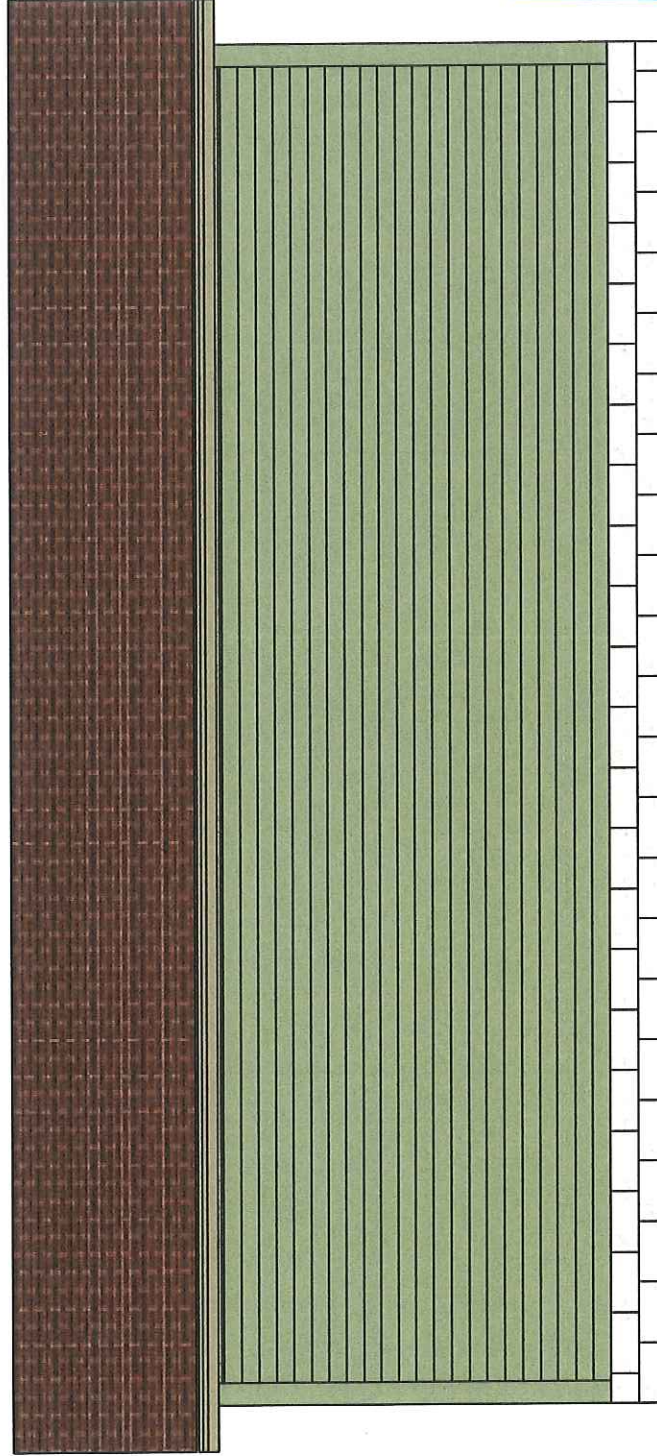
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AUG 23 2023

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City of Livonia

YOUR LOGO

EAST SIDE-EAVE SIDE 2 ELEVATION

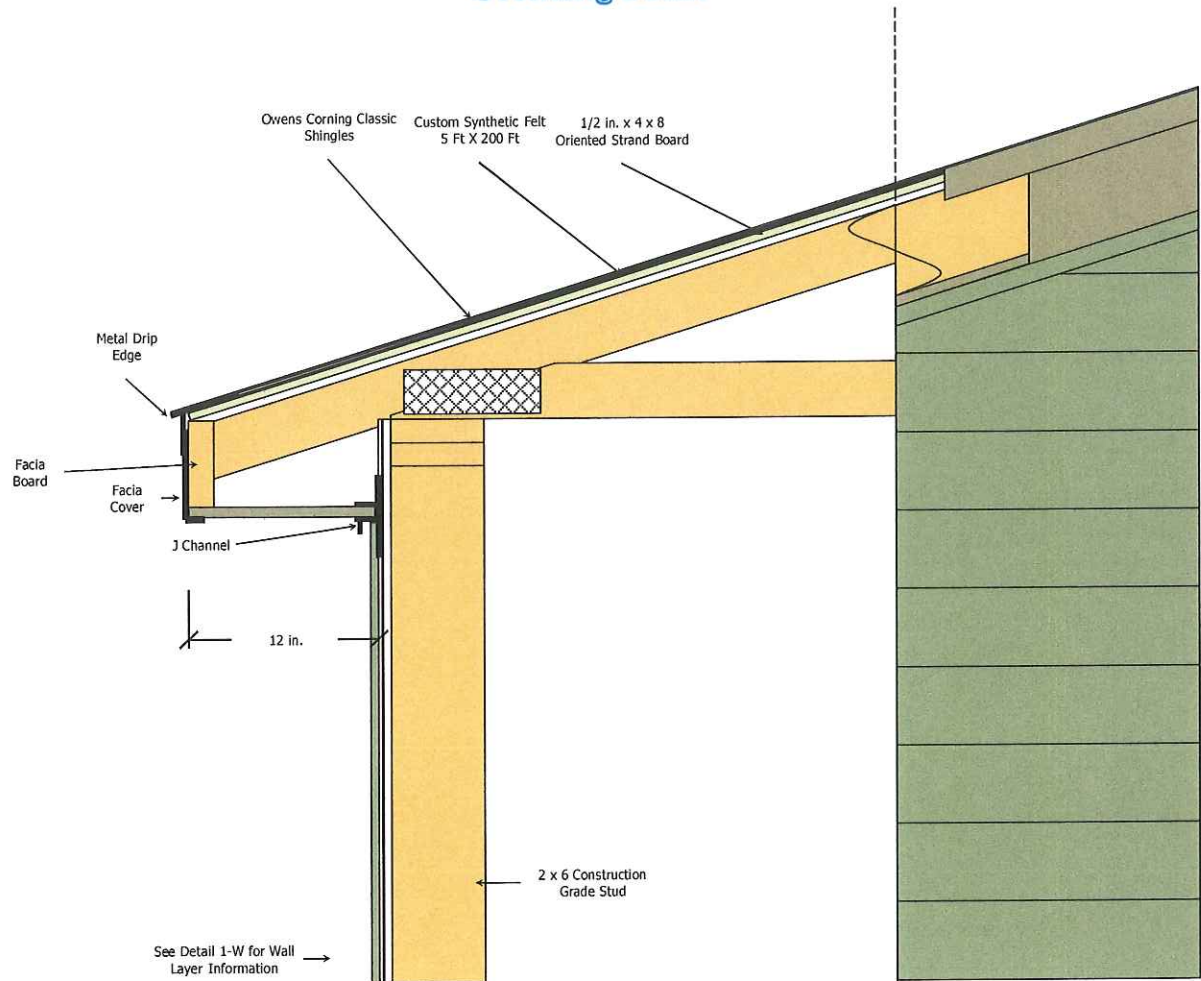


RECEIVED

AUG 23 2023

Inspection Department
City of Livonia

Overhang Detail



RECEIVED

AUG 23 2023

Inspection Department
City of Livonia

GABLE1 CROSS SECTION

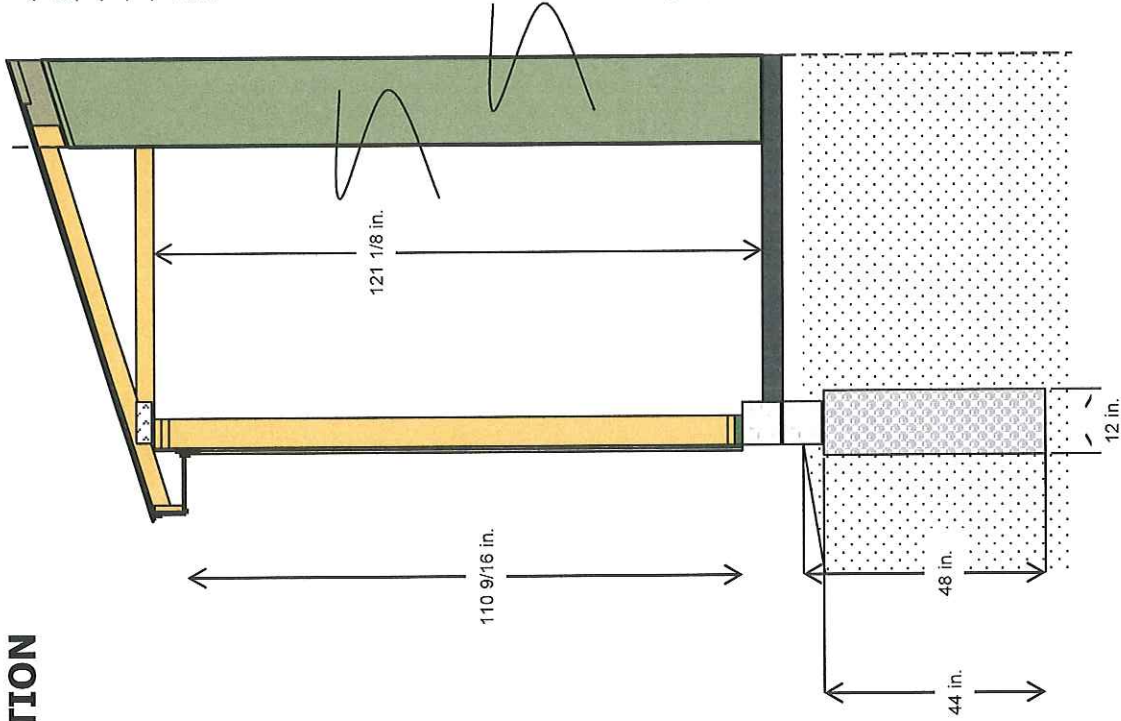
ROOF LAYER 1: 1/2 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD
 ROOF LAYER 2: CUSTOM SYNTHETIC FELT 5 FT X 200 FT
 ROOF LAYER 3: OWENS CORNING CLASSIC BROWNWOOD SHINGLES

SUB FACIA: 2 X 6 CONSTRUCTION GRADE
 DRIP FLASHING: QUALITY ALUMINUM PRODUCTS
 NATURAL CLAY 10 FT STYLE D 1 5/8" OVERHANG DRIP EDGE
 FACIA COVERING: QUALITY ALUMINUM PRODUCTS
 NATURAL CLAY 6 IN X 12 FT ALUMINUM FACIA
 UNDEREAVE: QUALITY ALUMINUM PRODUCTS
 NATURAL CLAY 12 IN X 12 FT ALUMINUM SOLID SOFFIT

FRAMING: CONSTRUCTION GRADE 2 X 6 16 IN. O.C. STUDS
 BOTTOM PLATE: CONSTRUCTION GRADE 2 X 6
 WALL LAYER 1: 7/16 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD
 WALL LAYER 2: TYVEK HOUSE WRAP
 WALL LAYER 3: ROLLEX SPECTRUM CLAY DOUBLE 5 VINYL SIDING

4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
 (HEEL HEIGHT: 0-3-15 OR 4 IN.)
 TRUSS SPACING: 24 IN. O.C.
 TRUSS LOADING INFORMATION:
 TCDL/TCDL/BCDL/BCDL 47-7-0-10
 TOTAL TRUSS LOADING = 64 P.S.F.
 BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 4 IN. BELOW THE TOP OF THE FOUNDATION
 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.
 UNDISTURBED SOIL OR COMPACTED SAND FILL

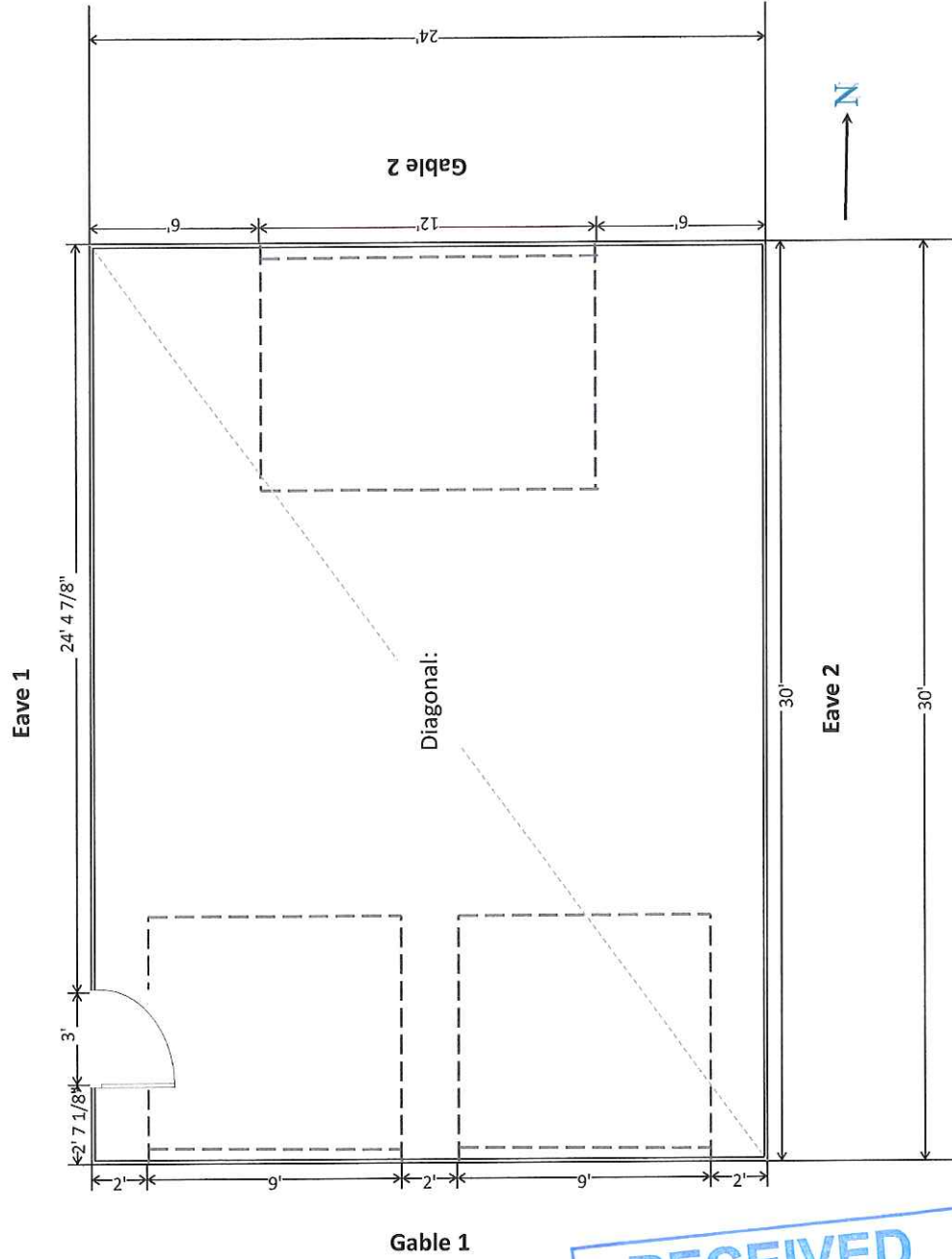


"Terry Dreibelbis
 Estimate Number: 113
 8/23/2023"

GARAGE FLOOR PLAN

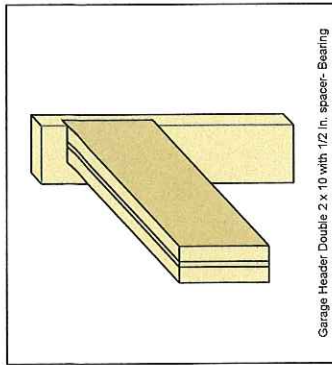
720 sq. ft.

YOUR LOGO

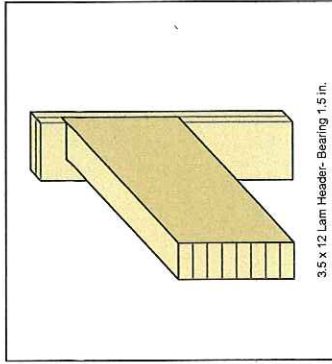


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City of Livonia

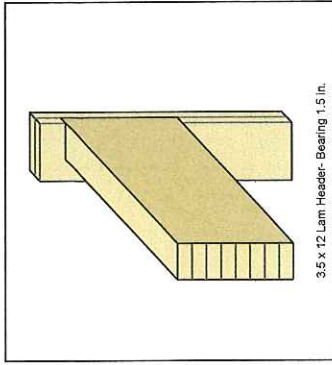
Header Details



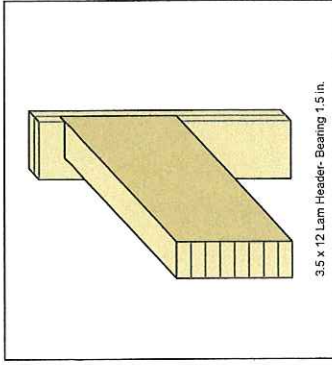
Header Detail for Service Door # 1 on Eave1



Header Detail for Overhead Door # 1 on Gable1



Header Detail for Overhead Door # 1 on Gable2



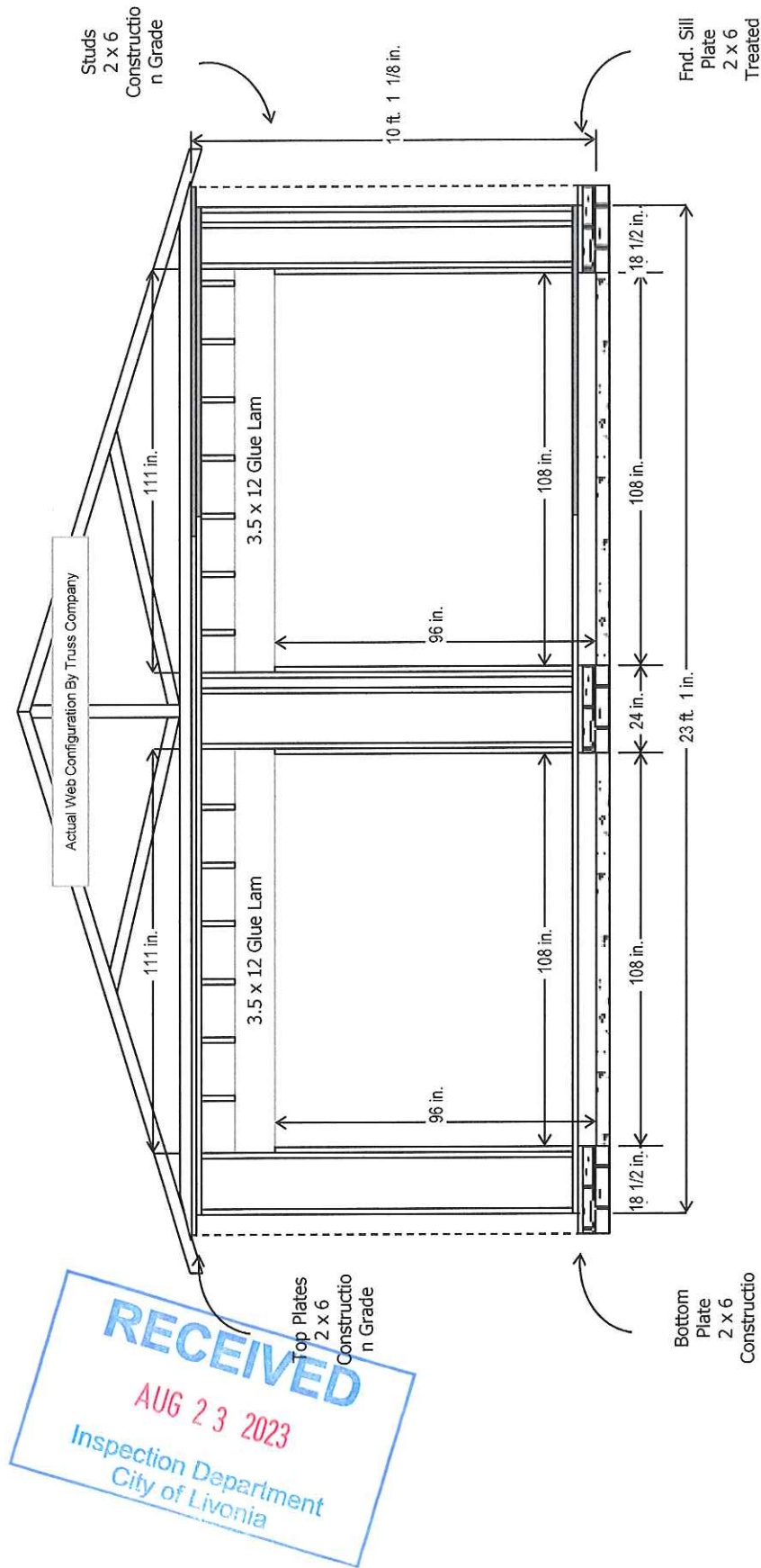
Header Detail for Overhead Door # 2 on Gable1



YOUR LOGO

STUD WALL FRAMING PLAN

South Side-Gable Side 1 Wall
Vertical Stud Size: 2 x 6 x 10 Cut To 9' 3 1/8"
Top of Foundation to Finished Floor: 4 in
Dashed line is outside perimeter of building

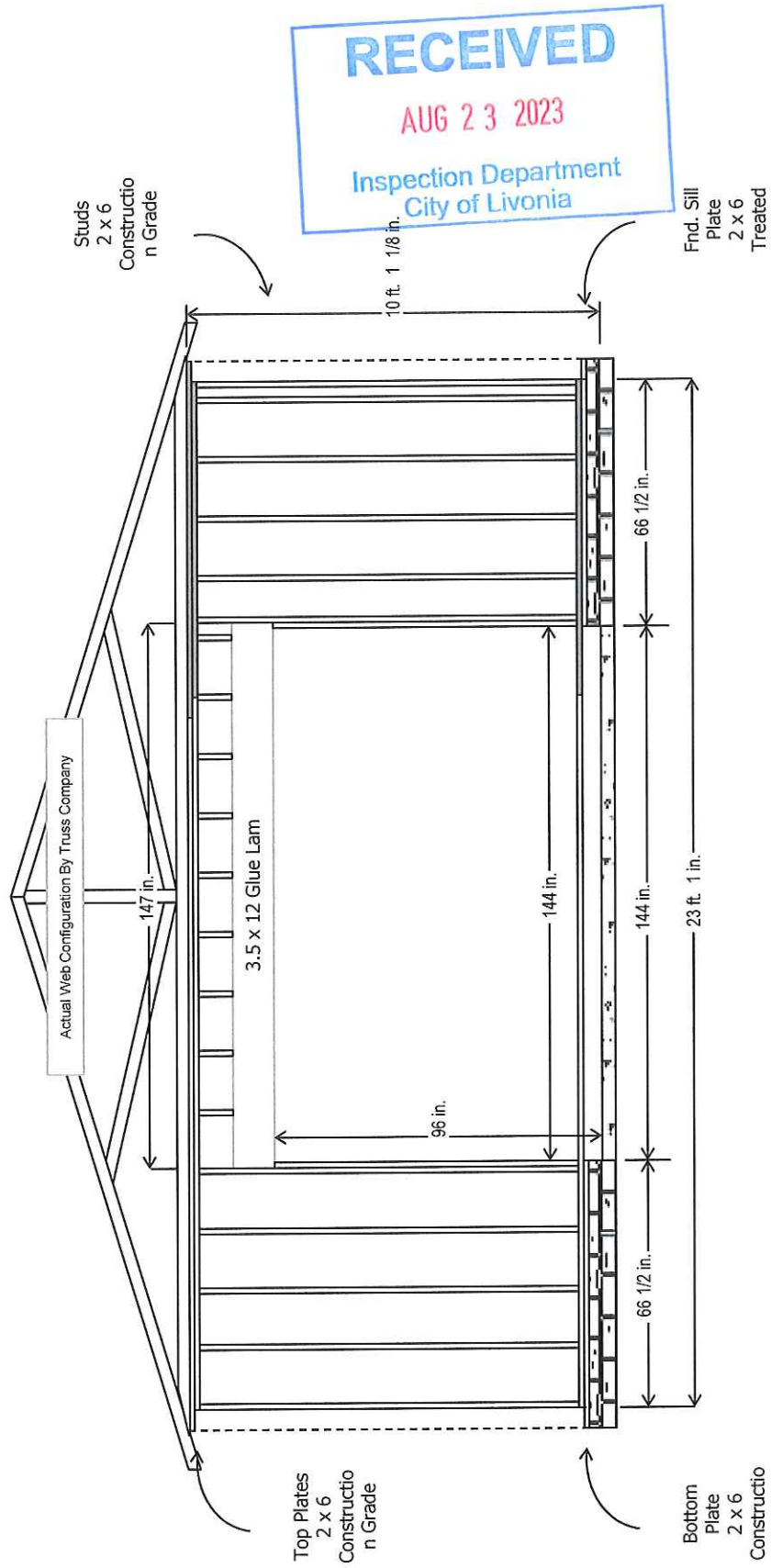


"Terry Dreibelis
Estimate Number: 113
8/23/2023"

YOUR LOGO

STUD WALL FRAMING PLAN

North Side-Gable Side 2 Wall
Vertical Stud Size: 2 x 6 x 10 Cut To 9' 3 1/8"
Top of Foundation to Finished Floor: 4 in
Dashed line is outside perimeter of building

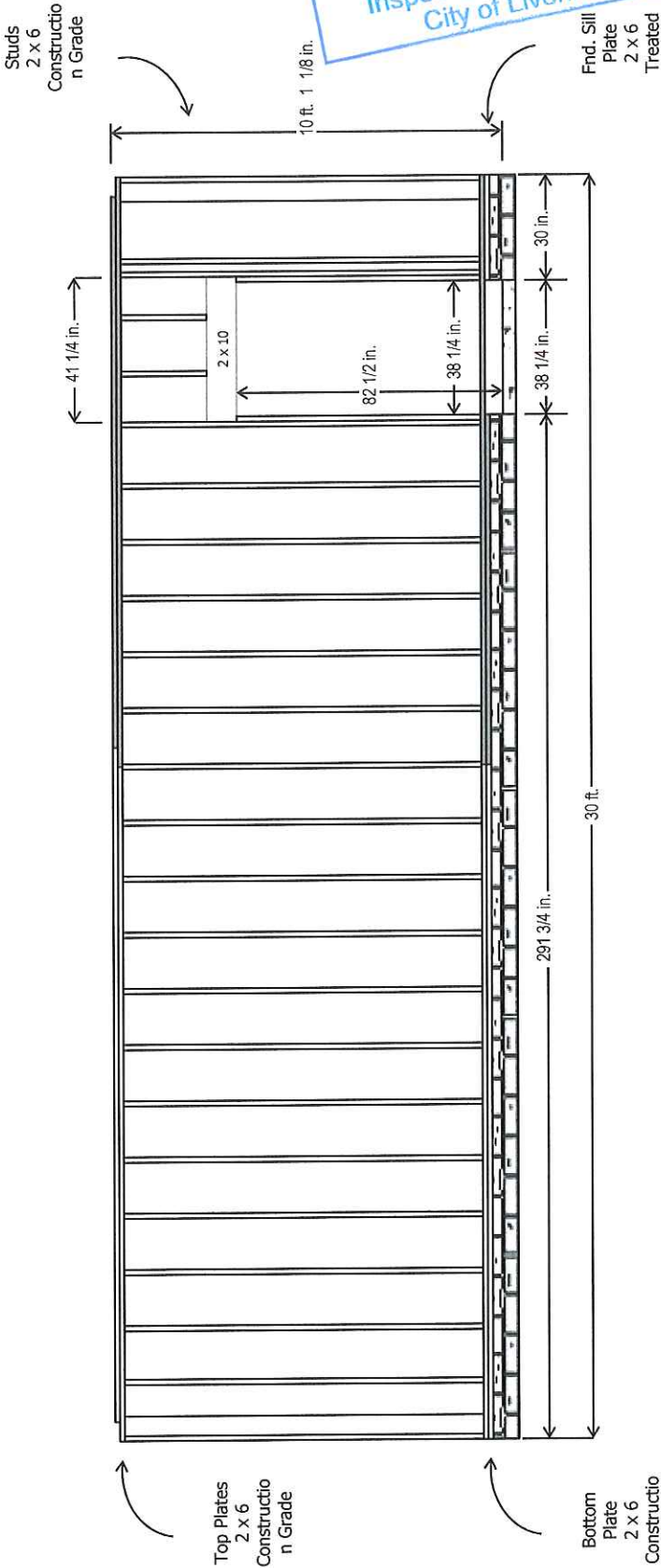


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AUG 23 2023
Inspection Department
City of Livonia

YOUR LOGO

STUD WALL FRAMING PLAN

West Side-Eave Side 1 Wall
Vertical Stud Size: 2 x 6 x 10 Cut To 9' 3 1/8"
Top of Foundation to Finished Floor: 4 in

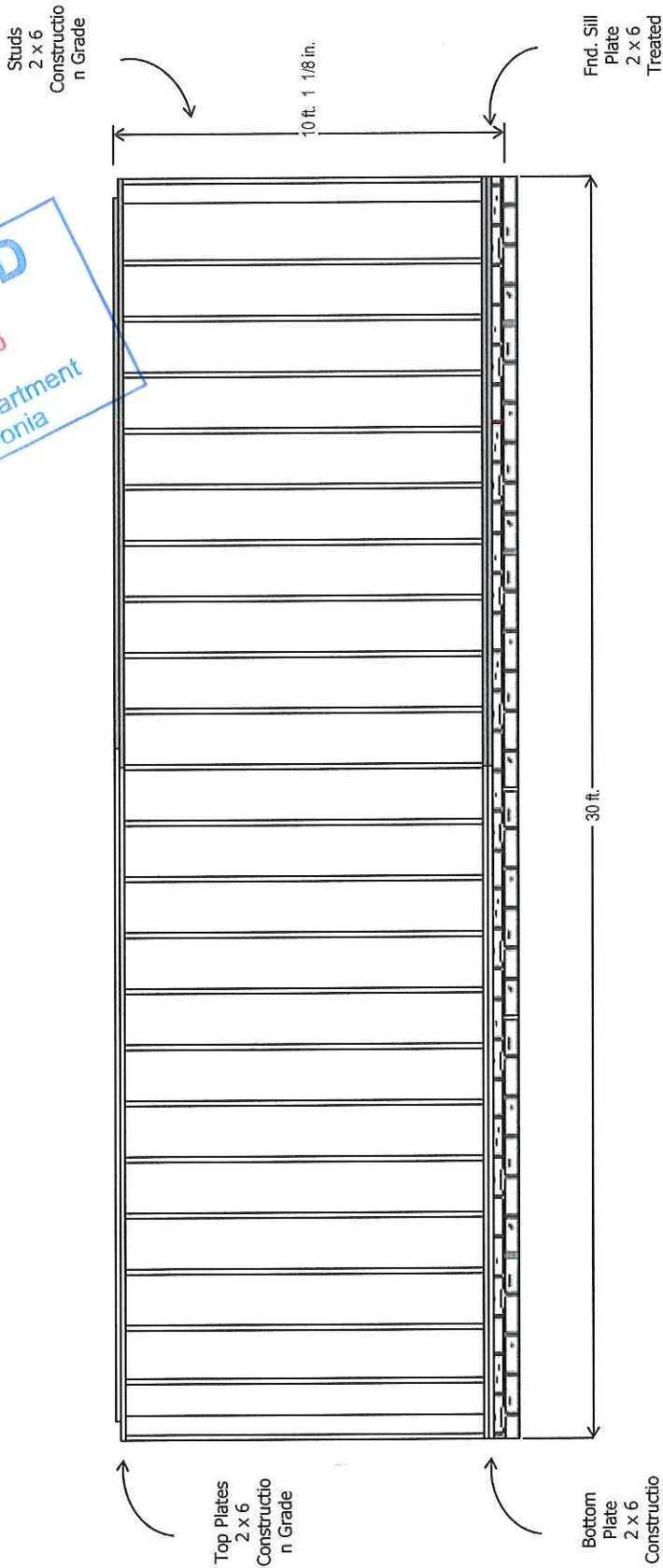


YOUR LOGO

STUD WALL FRAMING PLAN

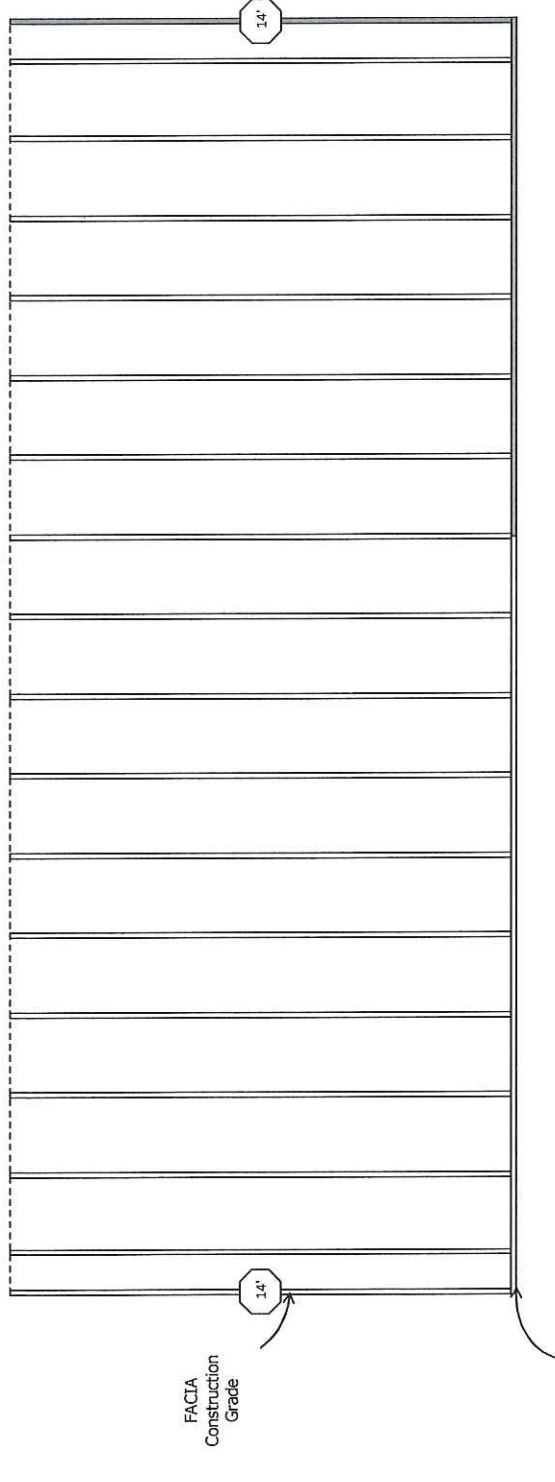
East Side-Eave Side 2 Wall
Vertical Stud Size: 2 x 6 x 10 Cut To 9' 3 1/8"
Top of Foundation to Finished Floor: 4 in

RECEIVED
AUG 23 2023
Inspection Department
City of Livonia



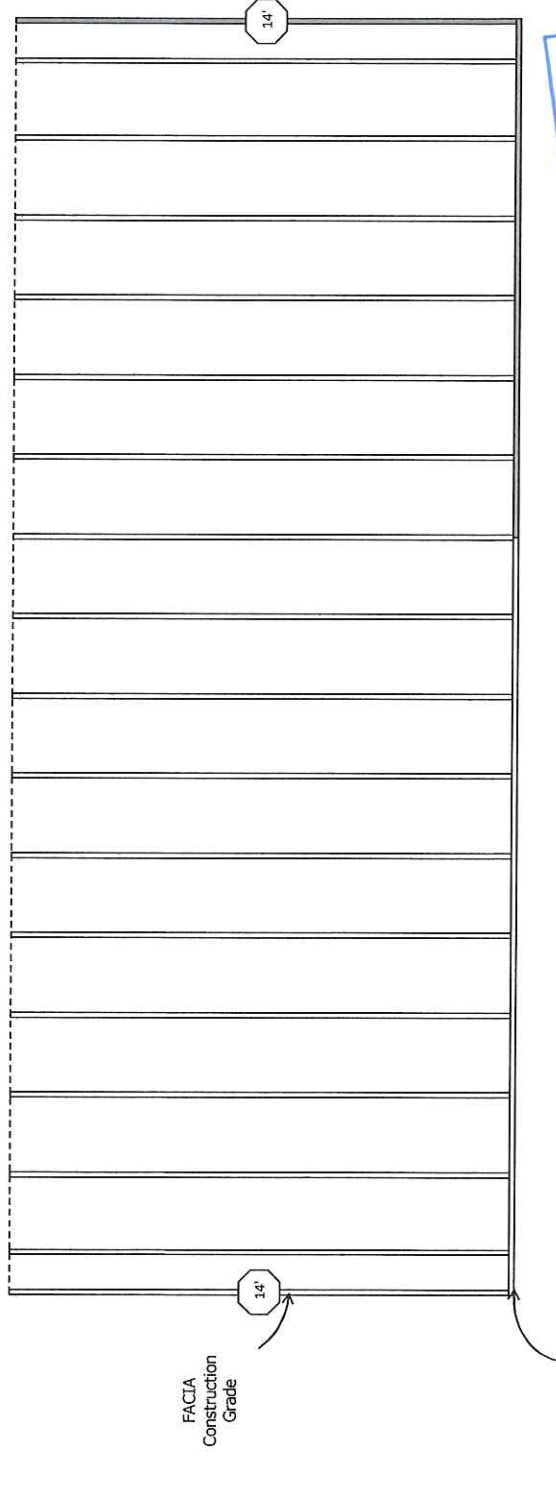
EAST SIDE-EAVE SIDE 2 TRUSS AND PURLIN LAYOUT

YOUR LOGO



WEST SIDE-EAVE SIDE 1 TRUSS AND PURLIN LAYOUT

YOUR LOGO



WEST SIDE-EAVE SIDE 1 ROOF PLYWOOD LAYOUT

YOUR LOGO

17 3/8 in. X 5	17 3/8 in. X 8	17 3/8 in. X 8	17 3/8 in. X 8	17 3/8 in. X 8	17 3/8 in. X 5
4 X 5	4 X 8	4 X 8	4 X 8	4 X 8	4 X 3
4 X 3	4 X 8	4 X 8	4 X 8	4 X 8	4 X 5
4 X 5	4 X 8	4 X 8	4 X 8	4 X 8	4 X 3



Top row of plywood is 17 3/8 in. wide

15 sheets

YOUR LOGO

EAST SIDE-EAVE SIDE 2 ROOF PLYWOOD LAYOUT

17 3/8 in. X 5	17 3/8 in. X 8	17 3/8 in. X 8	17 3/8 in. X 8	17 3/8 in. X 5
4 X 5	4 X 8	4 X 8	4 X 8	4 X 3
4 X 3	4 X 8	4 X 8	4 X 8	4 X 5
4 X 5	4 X 8	4 X 8	4 X 8	4 X 3

RECEIVED
 AUG 23 2023
 Inspection Department
 City of Livonia

Top row of plywood is 17 3/8 in. wide

15 sheets



2023 - 07 - 15

CITY OF LIVONIA

1 REVISED 8/23/23

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000BASED ON NONCONFORMITY TO LIVONIA ORDINANCE
TERRY DREIBELBIS II - 734.386.6603

Applicant DAVE GATES / DYNAMIC CONSTRUCTION Address 22106 OTTER DR, BELLEVUE, MI 48111
Owner TERRY DREIBELBIS II Address 38524 ANN ARBOR TR, LIVONIA, MI 48150
Lessee _____ Address _____
Location NORTH Side of 38524 ANN ARBOR TRAIL Street
Between BASSETT And ANN ARBOR ROAD
Lot No/Parcel No. 122-02-0013-000 Subdivision CANDACE
Zoning District N1 Map No. NW 31 Lot Size 0.92 ACRES (40,075 sq ft) Alley _____
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size HOUSE 1490 sq ft / ATT GARAGE 552 sq ft Proposed Building Size 24' x 30' (720 sq ft)
Present Height of Building TWO STORY Proposed Height < 16 FEET
Allowable Lot Coverage 35% (14,026 sq ft) Proposed Lot Coverage 8.8% (3542 sq ft) OK
Proposal SEEKING TO ERECT A DETACHED GARAGE WHILE MAINTAINING AN ATTACHED GARAGE RESULTING IN EXCESS DETACHED ACCESSORY BUILDING AREA AND TOTAL AREA OF ALL ACCESSORY BUILDINGS.
DETACHED ACCESSORY BUILDING AREA ALLOWED: 200 sq ft;
PROPOSED: 720 sq ft; EXCESS: 520 sq ft. TOTAL ACCESSORY BUILDING AREA ALLOWED: 920 sq ft; PROPOSED: 1272 sq ft; EXCESS: 352 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 <u>7.09(1)A</u>
Use Prohibited _____	Deficient Parking Spaces _____	Increasing Area and Bulk <u>DET ACC / TOTAL (sq ft)</u> <u>1300 / 1132</u> <u>520 352</u>

Remarks _____

Plans and Application examined by _____

Date

July 5, 2023

ZONING EXAMINER

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

Case No:
Meeting Date:

2023-07-15
August 1, 2023

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

We I am not opposed to our neighbor building a structure, however, the size he is wanting seems a bit big for this neighborhood. It's bigger than the houses across the street from us. If I lived right next door, I would not like it. I did speak to him and his plan to remove the smaller structures and improve his outdoor living space is appealing and commendable.

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

Signature:

Jodi Caruso

Name:

Jodi Caruso

& Barry Caruso
(Please print)

Address:

38576 Ann Arbor Trl
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

August 2, 2023

Dave Gates, Dynamic Construction
On behalf of Terry Dreibelbis II (38524 Ann Arbor Trail)
22106 Otter Drive
Belleville, MI 48111

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

Detached Accessory Building Area

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

Total Accessory Building Area

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

This Low Density Residential property is located on the north side of Ann Arbor Trail (38524), between Bassett and Ann Arbor Road, Lot. No. 122-02-0013-000, N1, Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09, 1 (A), Single-Family Residential Accessory Buildings and Recreational Equipment Storage, Maximum Size, **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.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

Case No:
Meeting Date:

2023-07-15
August 1, 2023

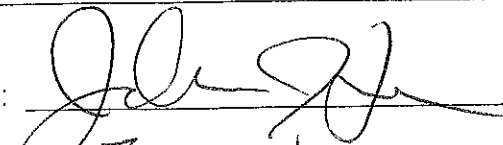
Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

This is a residential zone not a
warehouse zone.

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

Signature:

Name:


John Horn
(Please print)

Address:

38561 Ann Arbor Trail
Livonia MI.

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

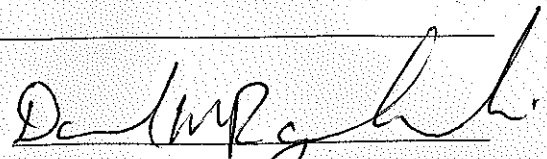
Case No: 2023-07-15
Meeting Date: August 1, 2023

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

1500 sq Foot:
That's Just To much I Think
I Just cant see Being your neighbors
Looking at that Every Day
plus you already have a 2/2 car
garage plus 3 other Sted's, Sorry
But I have to say NO

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

Signature:



Name:

Daniel N. Paszkowski
(Please print)

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

Case No:
Meeting Date:

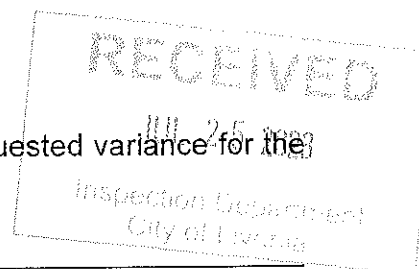
2023-07-15
August 1, 2023

Please note my
following reasons:

(APPROVAL)

(OBJECTION)

to the requested variance for the



I object to our neighbor building a 1,500 ft² detached garage when the allowable size is 200 ft². IF the neighbor was requesting a variance of 100 or 150 sq. ft I would say that was reasonable and more in line with barns and storage sheds in the area. It's my opinion that building a 1,500 sq ft structure that excessively exceeds the 200 sq ft zone code would negatively impact all the neighbor's property value. The sight and size would not fit into the current community landscape which resembles and aligns with current Livonia zoning code. Lastly, I would request that the petitioner of this variance re-evaluate the size of the proposed barn and come back with a more reasonable variance request.

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

Signature:

Name:

Robert Provalenko
(Please print)

Address:

38600 Ann Arbor tr
Livonia

that is not excessively over the 200 sq ft guidelines.

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

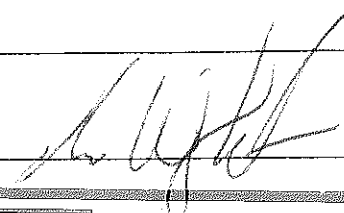
Case No: 2023-07-15
Meeting Date: August 1, 2023

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

I DO NOT HAVE A PROBLEM
WITH THE CONSTRUCTION OF A
SECOND GARAGE.

NOTE - I WILL NOT SEE IT
FROM MY HOME.

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

Signature: 

Name:



Ms. Norine Wright
38455 Ann Arbor Trl
Livonia, MI 48150-2458

Address:

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



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SCOTT MORGAN

PUBLIC NOTICE

July 14, 2023

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

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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 Appeals' Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.

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

2023 - -



CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

BASED ON NONCONFORMITY TO LIVONIA ORDINANCE
TERRY DREIBELBIS II - 734.386.6603

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

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

Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units 7.09(1)A
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk DET ACC / TOTAL (SF) 1300 / 1132

Remarks _____

Plans and Application examined by _____

Date JULY 5,

2023

ZONING EXAMINER

2023 - -



APPLICATION FOR VARIANCE

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

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

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

The property address is 38524 ANN ARBOR TRAIL, LIVONIA MI

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

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

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

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

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

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

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

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

It Will Add Value to My House

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

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

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

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

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

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

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

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner:

Please print name of property owner:

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

Subscribed and sworn to before me this 5TH day of July, 2023

(Notary Public, Wayne County, Michigan)

My Commission expires 8-25-2028

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

NOT TO BE COMPLETED BY APPLICANT

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

ZONING ORDINANCE, SECTION 7.09(1)A

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

(Supervisor)

Application for permit filed NO

Violation Issued NO

Property Owner: Terry Dreibelbis
Property Address: 38524 Ann Arbor Trail, Livonia, MI 48150
Owner's Phone Number: (734) 386-6603

Contractor: Dave Gates (Dynamic Construction)
Contractor Address: 22106 Otter Rd., Belleville, MI 48111
Contractor Phone Number: (734) 636-3736



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

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

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

Parcel Number: 122 02 0013 000



Item 1 of 2

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

> Residential Building Summary

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

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

> Property Tax information found

> 8 Building Department records found

Owner and Taxpayer Information**Owner**

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

Taxpayer

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

General Information for Tax Year 2023

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

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

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

Previous Year Information

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

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

Land Information

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

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

Legal Description

31F13 CANDACE SUB T1S R9E L72 P28 WCR LOT 13

Land Division Act Information

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

Sale History

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

Building Information - 2133 sq ft 2.00 STORY (Residential)

General

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

Area Detail - Basic Building Areas

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

Exterior Information

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

Basement Finish

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

Plumbing Information

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

Fireplace Information

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

Garage Information

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

Porch Information

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

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

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Q540951

GRETCHEN WHITMER
Governor

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

DAVID GATES
22106 OTTER RD
BELLEVILLE, MI 48111

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.
2101107413

Expiration Date:
05/31/2026

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



CERTIFICATE OF LIABILITY INSURANCE

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

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

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

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

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

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

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

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

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

ACORD 25 (2016/03)

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13035 MAXWELL RD

CARLETON, MI 48117

ljdynamicconstructionmi@gmail.com

Phone: [734-636-3736]

LARRY JABTECKI JR.

QUOTE

DATE 6/1/2023

Invoice D - 38524

CUSTOMER ID D - 38524

CUSTOMER

MR. TERRY DREIBELBIS

38524 ANN ARBOR TRAIL

LIVONIA, MI 48150

(734) 386 - 6603

BUILD (1) 30 X 50 X 10' GARAGE

(1) 3/0 ENTRY DOOR

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

NO WINDOWS

42" FOOTER, BLOCKS @ 4" FLOOR

TKDREIBELBIS72@GMAIL.COM

STONE COST & PERMIT COST WILL BE ADDITIONAL

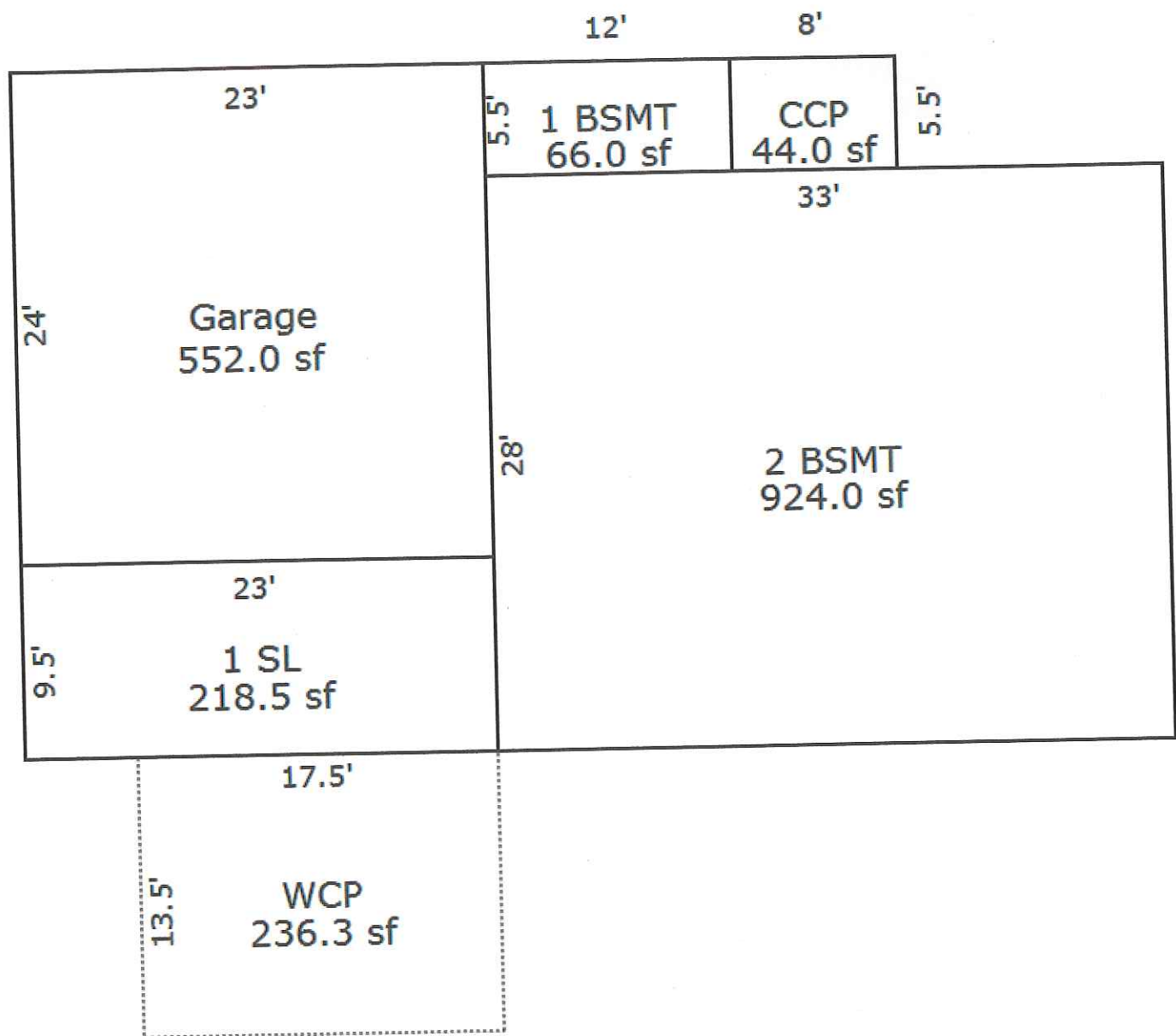
Qty	Description	AMOUNT
1	BUILD (1) 30 X 50 X 10' STICK FRAME GARAGE	\$56,600.00
	42" FOOTERS W/ (2) ROWS OF BLOCK & 4" CONCRETE FLOOR	
	(1) ROW TREATED 2 X 6 BOTTOM PLATE - BOLTED WITH SILL SEAL	
	2 X 6 WALLS @ 16" OC WITH (1) B. PLATE & (D) T. PLATE	
	1/2" OSB WALL SHEETING WITH TYVEK	
	30' SPEC TRUSSES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

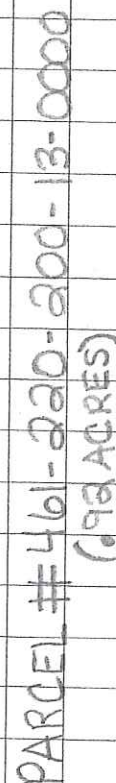
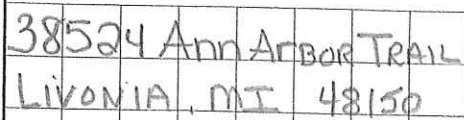
Customer Acceptance (sign below):

x _____ 6-1-23

Print Name:

Thank You For Your Business!



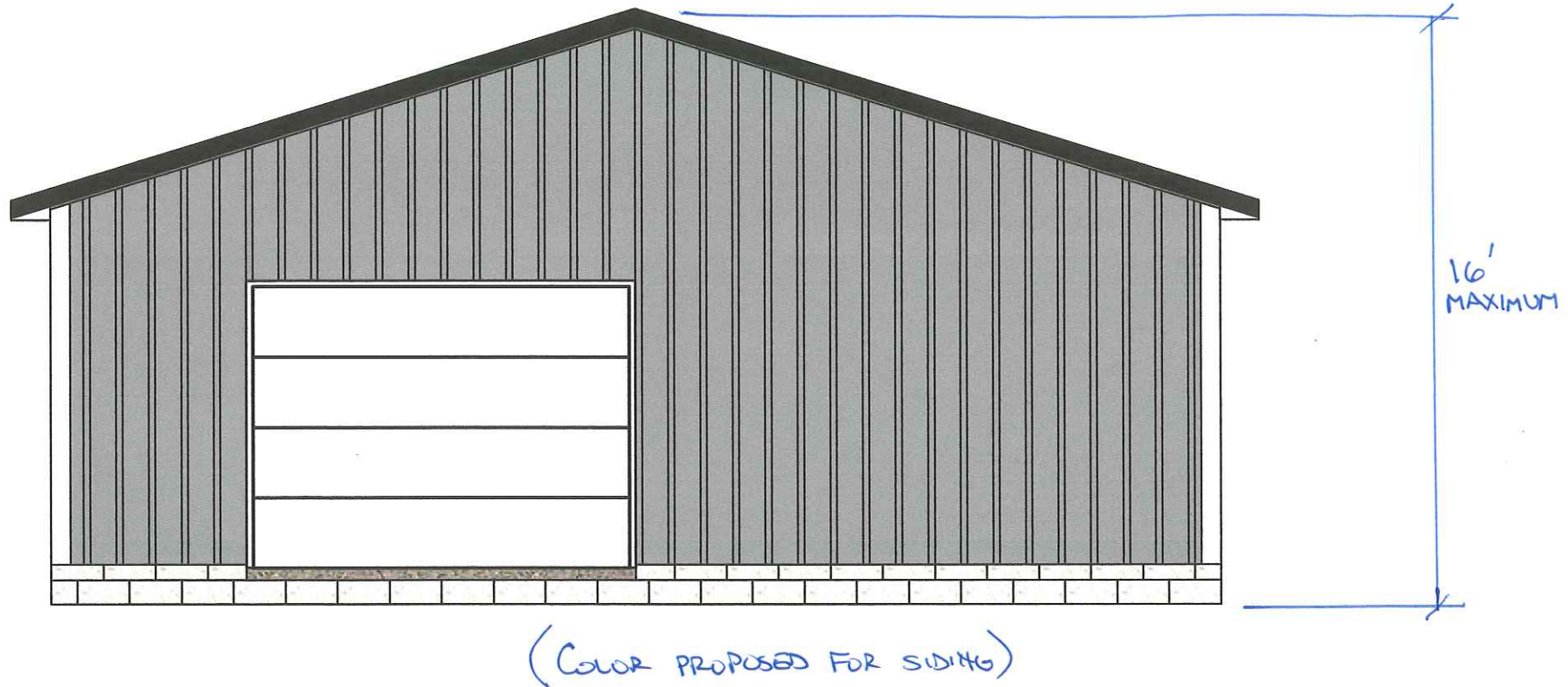


NEW CONSTRUCTION

**YOUR LOGO
HERE**

SOUTH SIDE-GABLE SIDE 1 ELEVATION

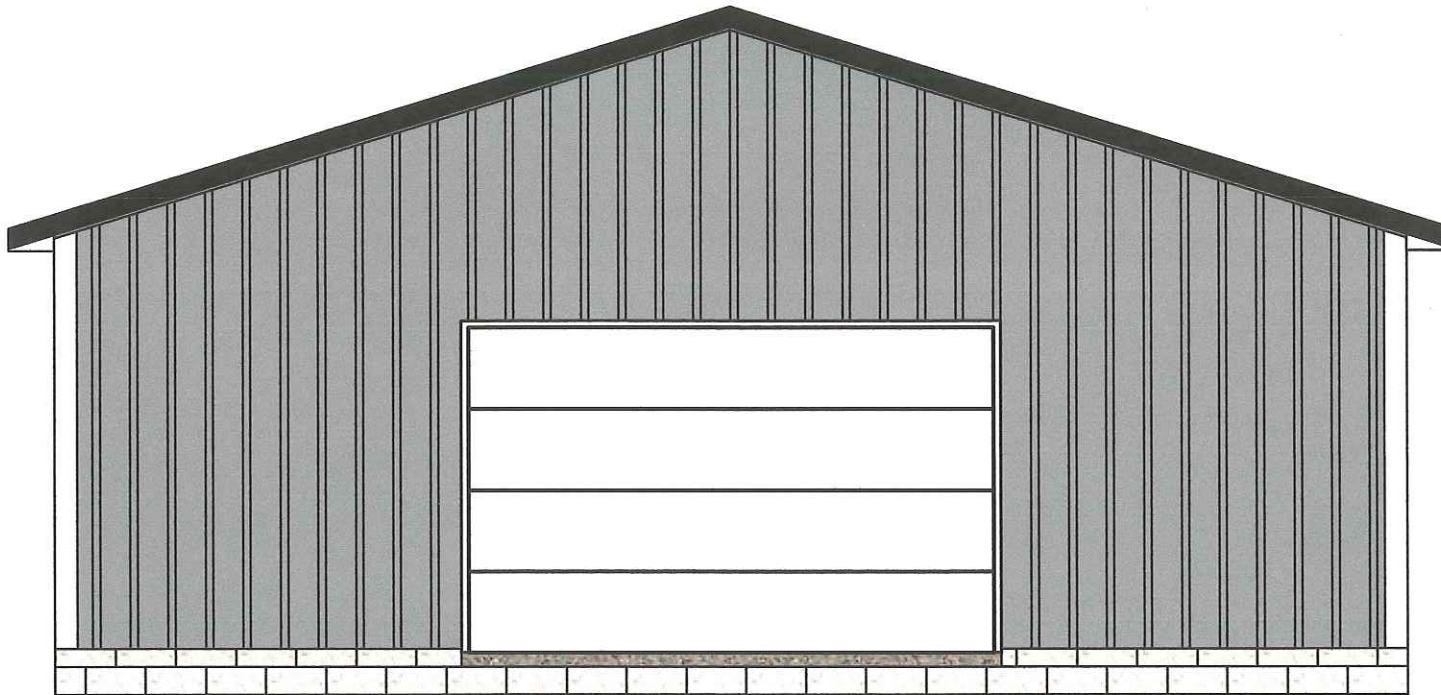
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Pole Barns, Garages & Decks



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HERE**

NORTH SIDE-GABLE SIDE 2 ELEVATION

Construction
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Pole Barns, Garages & Decks

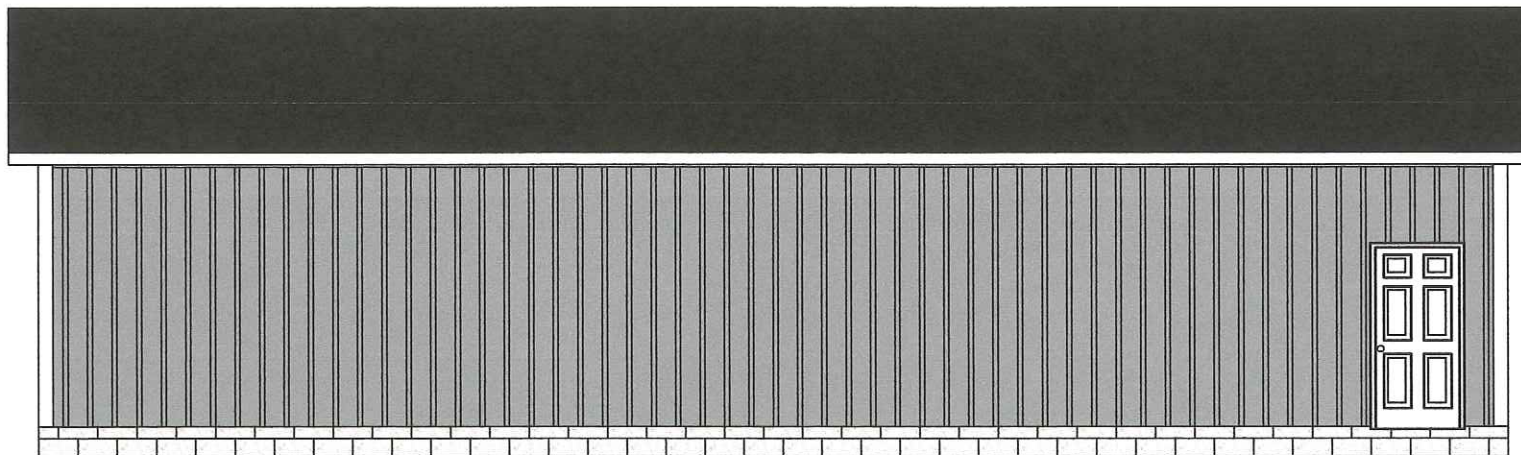


"Terry Dreibelbis
Estimate Number: 778
6/23/2023"

**YOUR LOGO
HERE**

WEST SIDE-EAVE SIDE 1 ELEVATION

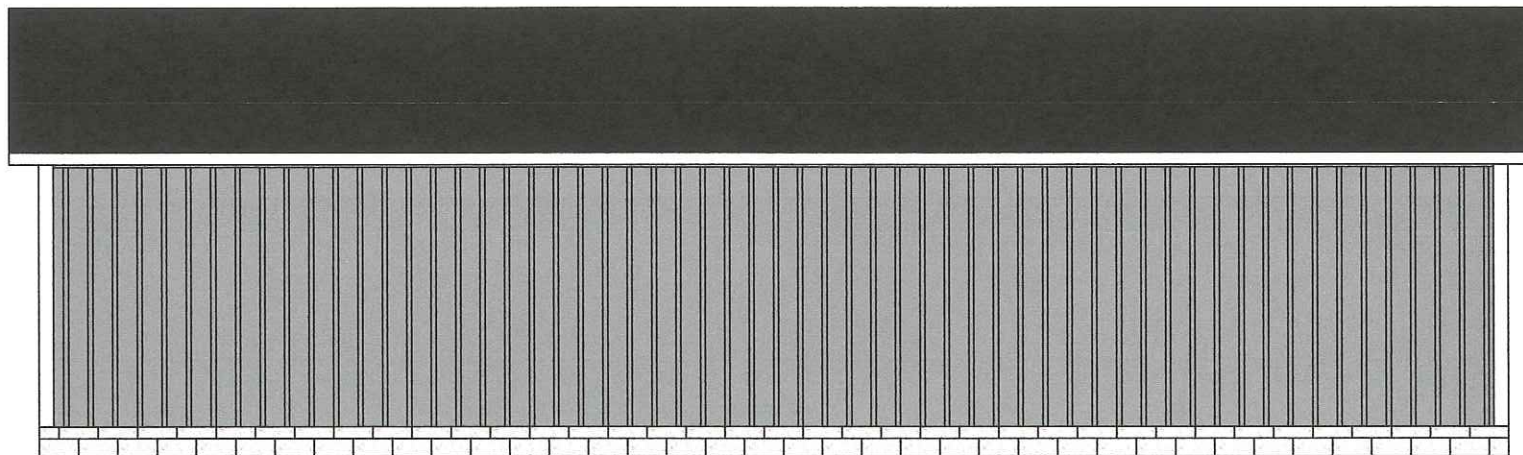
**Construction
Maestro®**
Estimating Software
Pole Barns, Garages & Decks



**YOUR LOGO
HERE**

EAST SIDE-EAVE SIDE 2 ELEVATION

Construction
Maestro®
Estimating Software
Pole Barns, Garages & Docks



ZONING MAP

LEGEND
Zoning Districts

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

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



N.W. 1/4 Section 31
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia

300 150 0 300 Feet

2023 - -



CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

BASED ON NONCONFORMITY TO LIVONIA ORDINANCE
TERRY DREIBELBIS II - 734.386.6603

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

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

Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units 7.09(1)A
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk DET ACC / TOTAL (SF) 1300 / 1132

Remarks _____

Plans and Application examined by _____

Date JULY 5,

2023

ZONING EXAMINER

2023 - -



APPLICATION FOR VARIANCE

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

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

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

The property address is 38524 ANN ARBOR TRAIL, LIVONIA MI

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

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

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

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

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

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

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

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

It Will Add Value to My House

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

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

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

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

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

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

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

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner:

Please print name of property owner:

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

Subscribed and sworn to before me this 5TH day of July, 2023

(Notary Public, Wayne County, Michigan)

My Commission expires 8.25.2028

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

NOT TO BE COMPLETED BY APPLICANT

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

ZONING ORDINANCE, SECTION 7.09(1)A

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

(Supervisor)

Application for permit filed NO

Violation Issued NO

Property Owner: Terry Dreibelbis
Property Address: 38524 Ann Arbor Trail, Livonia, MI 48150
Owner's Phone Number: (734) 386-6603

Contractor: Dave Gates (Dynamic Construction)
Contractor Address: 22106 Otter Rd., Belleville, MI 48111
Contractor Phone Number: (734) 636-3736



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

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

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

Parcel Number: 122 02 0013 000



Item 1 of 2

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

> Residential Building Summary

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

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

> Property Tax information found

> 8 Building Department records found

Owner and Taxpayer Information**Owner**

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

Taxpayer

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

General Information for Tax Year 2023

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

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

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

Previous Year Information

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

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

Land Information

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

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

Legal Description

31F13 CANDACE SUB T1S R9E L72 P28 WCR LOT 13

Land Division Act Information

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

Sale History

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

Building Information - 2133 sq ft 2.00 STORY (Residential)

General

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

Area Detail - Basic Building Areas

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

Exterior Information

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

Basement Finish

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

Plumbing Information

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

Fireplace Information

Exterior 1 Story	1
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Garage Information

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

Porch Information

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

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Q540951

GRETCHEN WHITMER
Governor

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

DAVID GATES
22106 OTTER RD
BELLEVILLE, MI 48111

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.
2101107413

Expiration Date:
05/31/2026

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



CERTIFICATE OF LIABILITY INSURANCE

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

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

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

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

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

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

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

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

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

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CUSTOMER ID D - 38524

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

Customer Acceptance (sign below):

x _____ 6-1-23

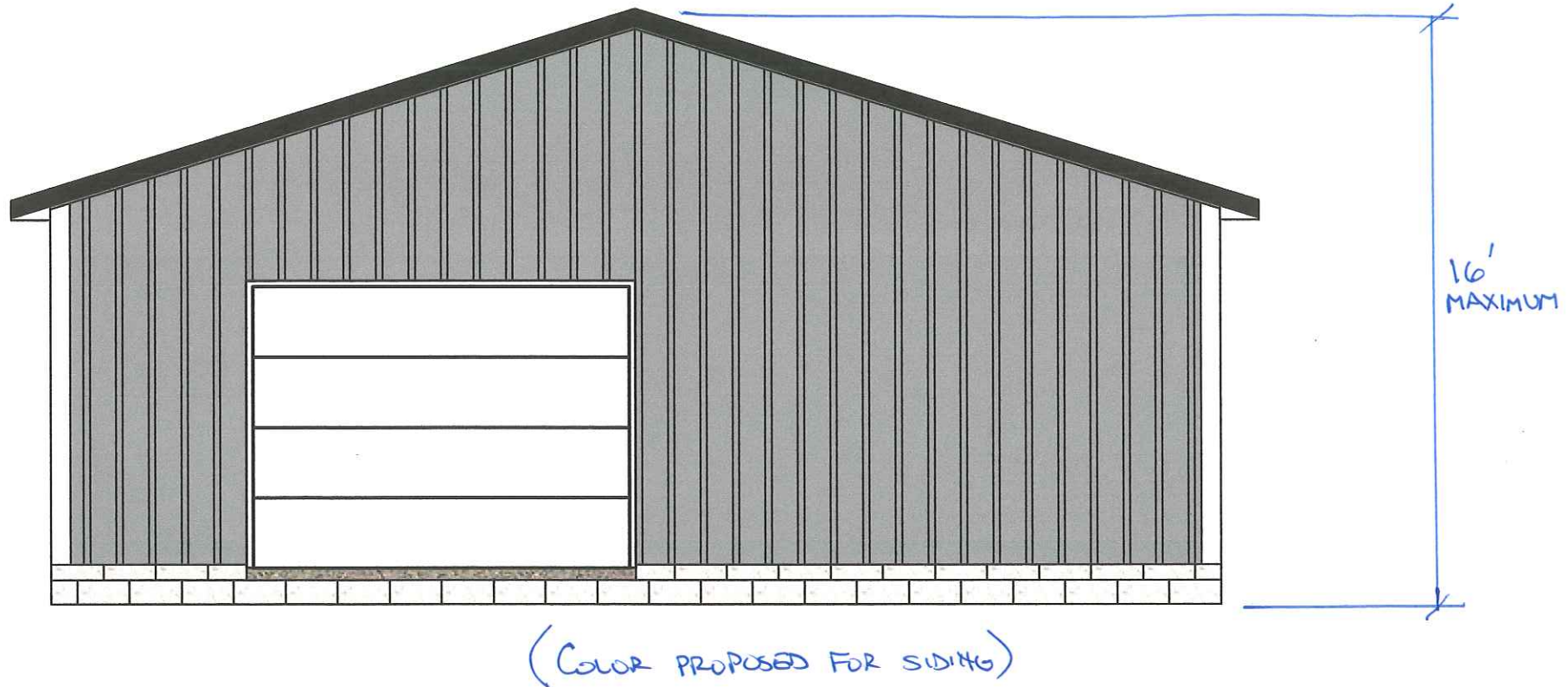
Print Name:

Thank You For Your Business!

**YOUR LOGO
HERE**

SOUTH SIDE-GABLE SIDE 1 ELEVATION

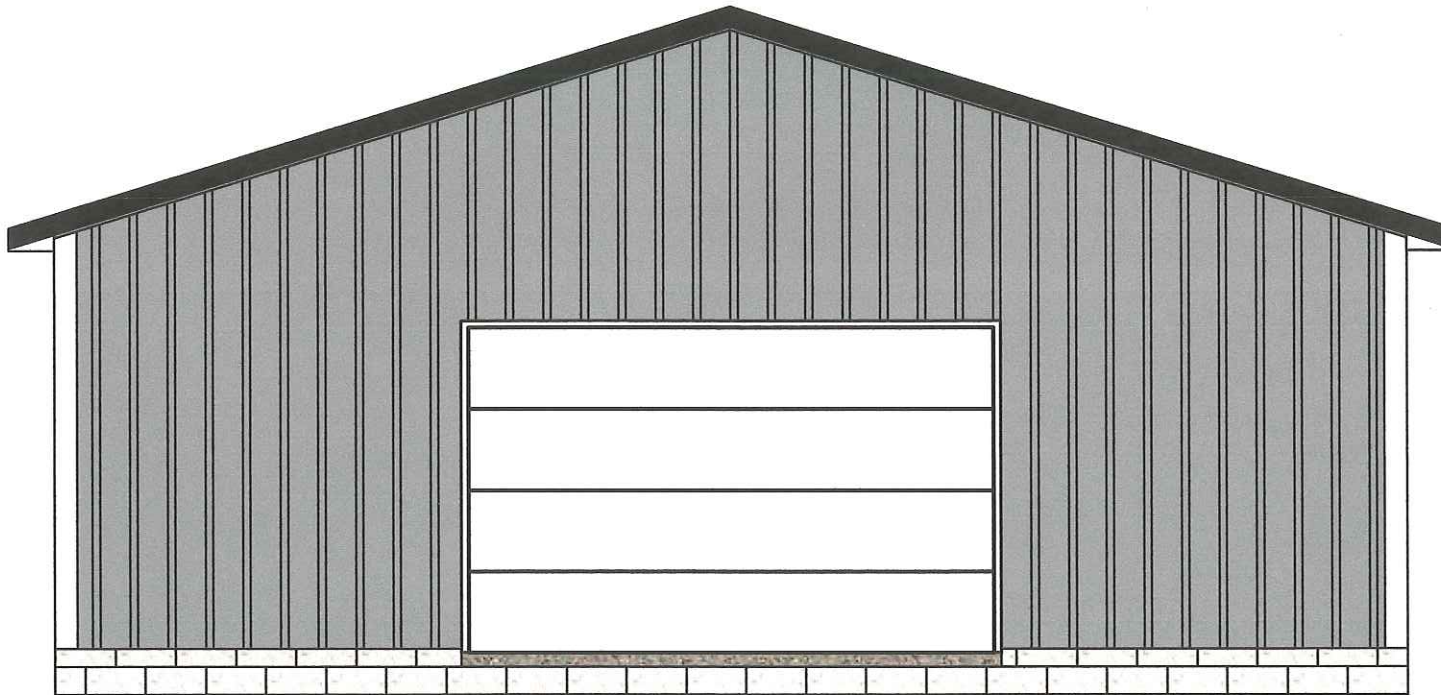
Construction
Maestro[®]
Estimating Software
Pole Barns, Garages & Decks



**YOUR LOGO
HERE**

NORTH SIDE-GABLE SIDE 2 ELEVATION

Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks

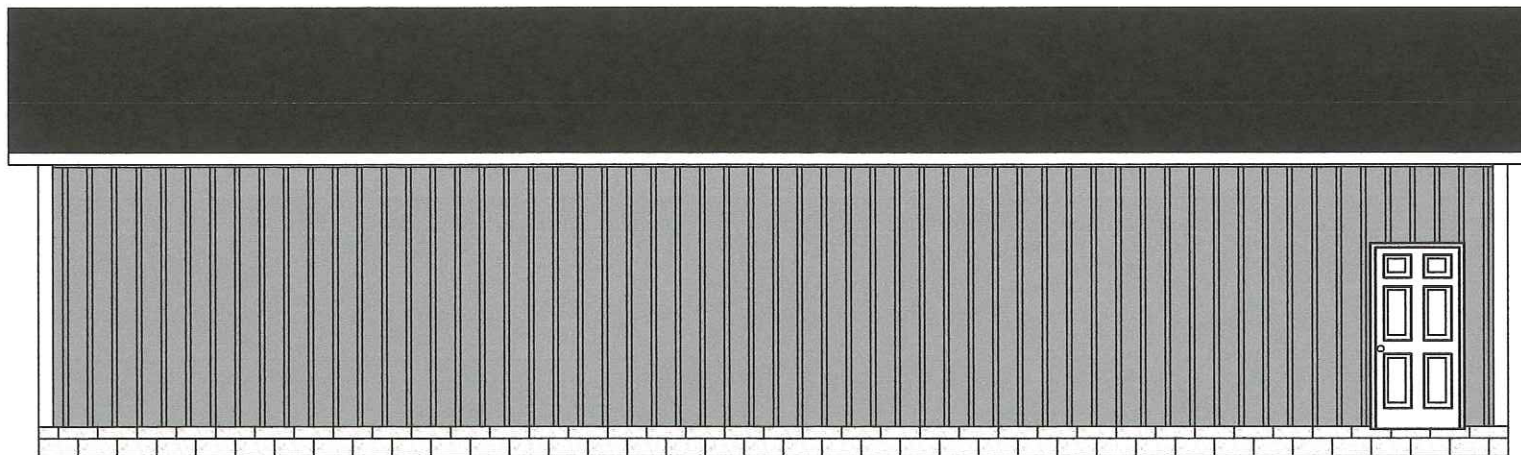


"Terry Dreibelbis
Estimate Number: 778
6/23/2023"

**YOUR LOGO
HERE**

WEST SIDE-EAVE SIDE 1 ELEVATION

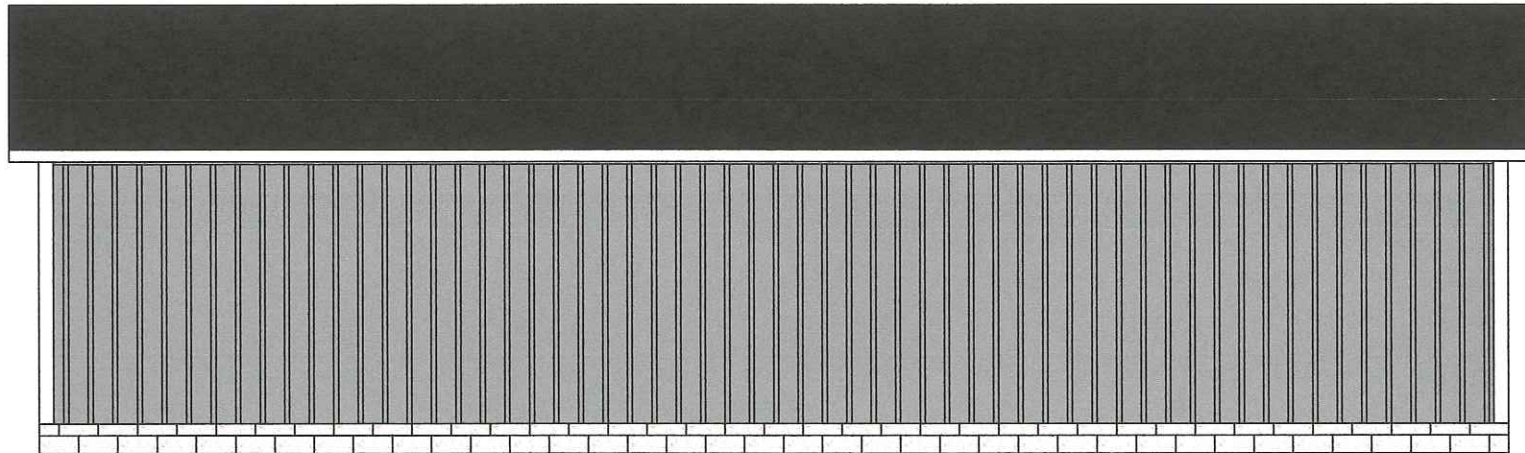
**Construction
Maestro®**
Estimating Software
Pole Barns, Garages & Decks



**YOUR LOGO
HERE**

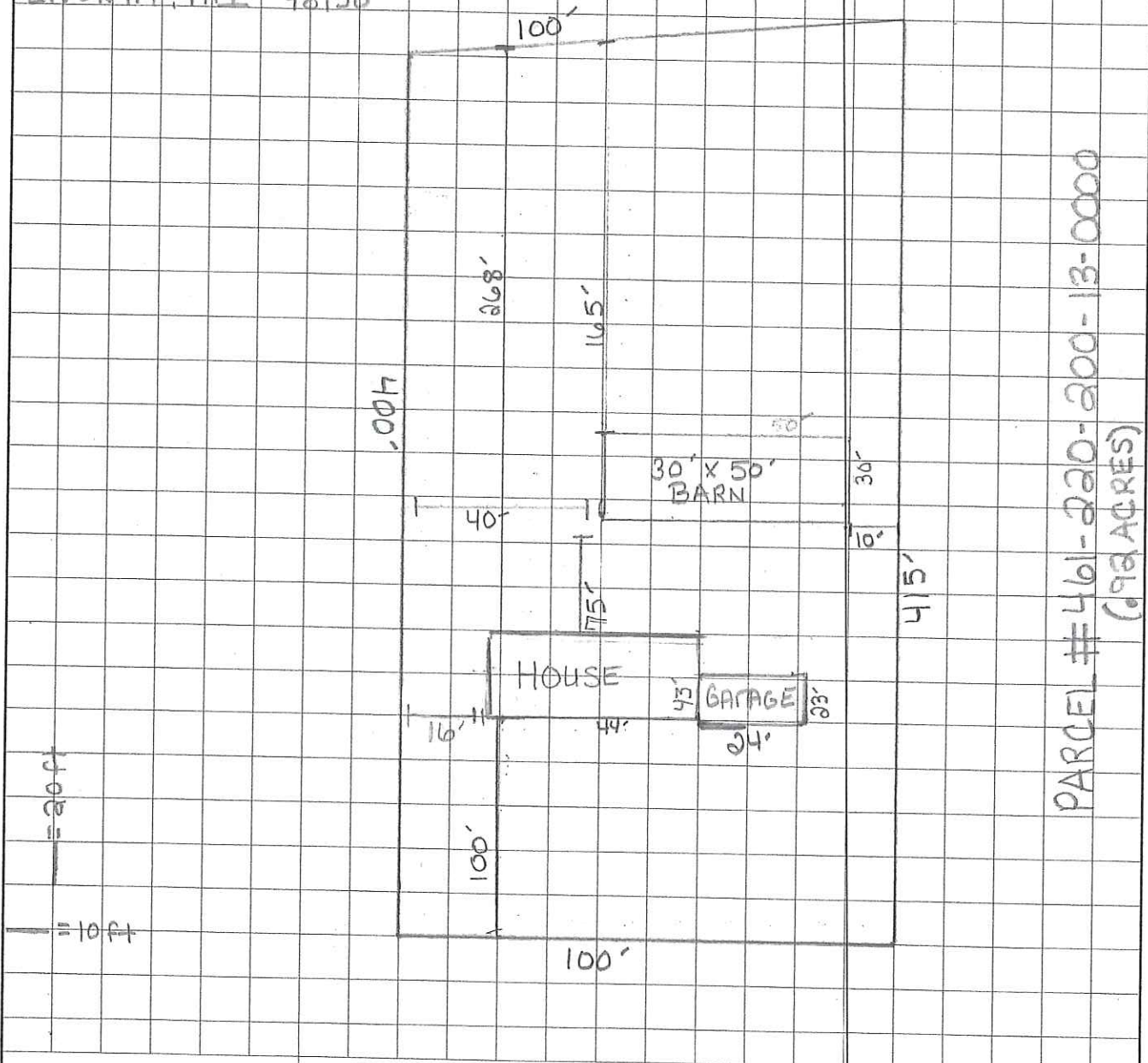
EAST SIDE-EAVE SIDE 2 ELEVATION

Construction
Maestro®
Estimating Software
Pole Barns, Garages & Docks





38524 Ann Arbor Trail
Livonia, MI 48150



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

DYNAMIC
CONSTRUCTION

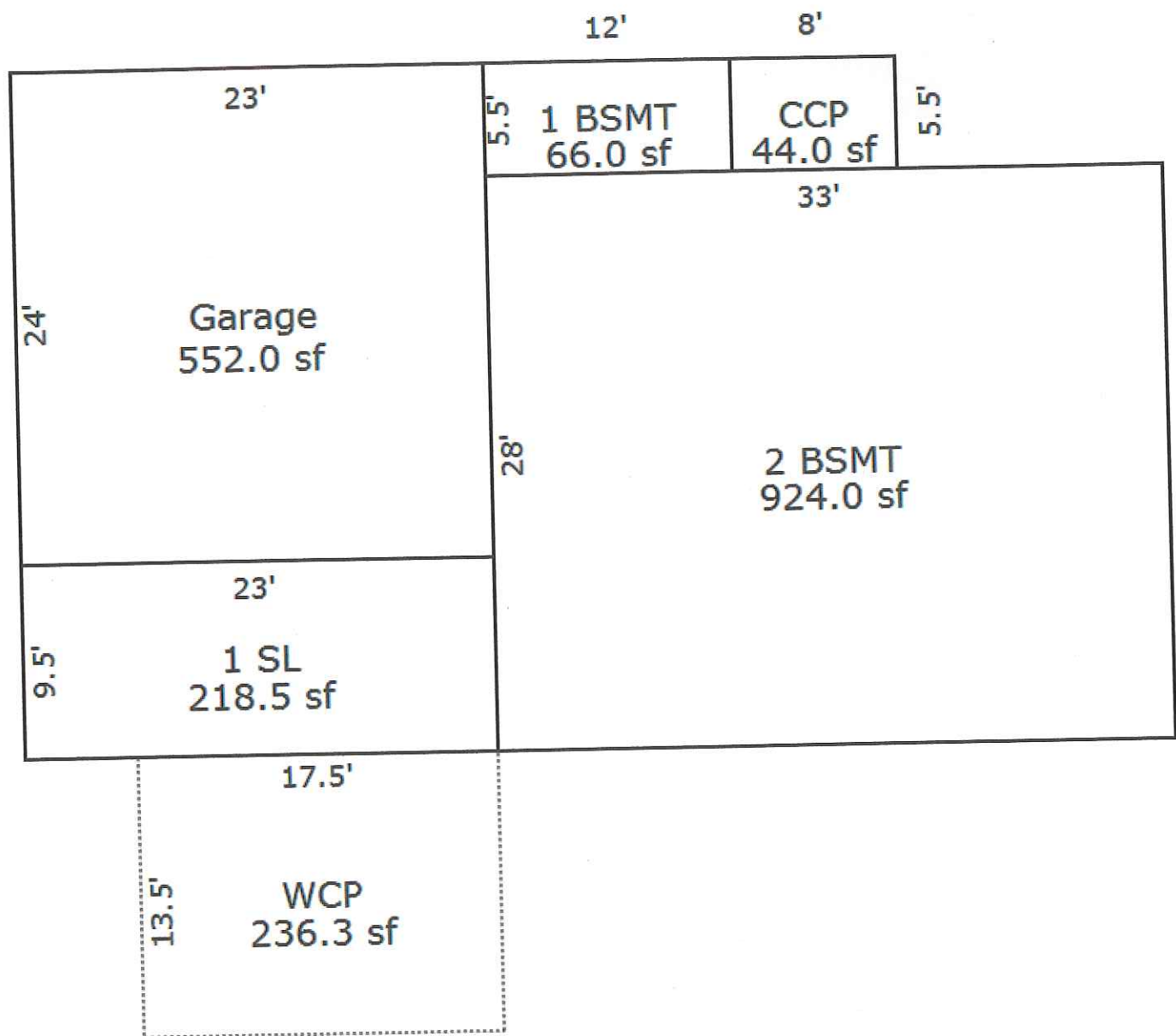
CARELTON, MI

(734) 636-3736

ROOFING

POLE BARN

NEW CONSTRUCTION



TERRY DREIBELBIS II, REF: DETACHED GARAGE LOW DENSITY RESIDENTIAL

Page 122

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

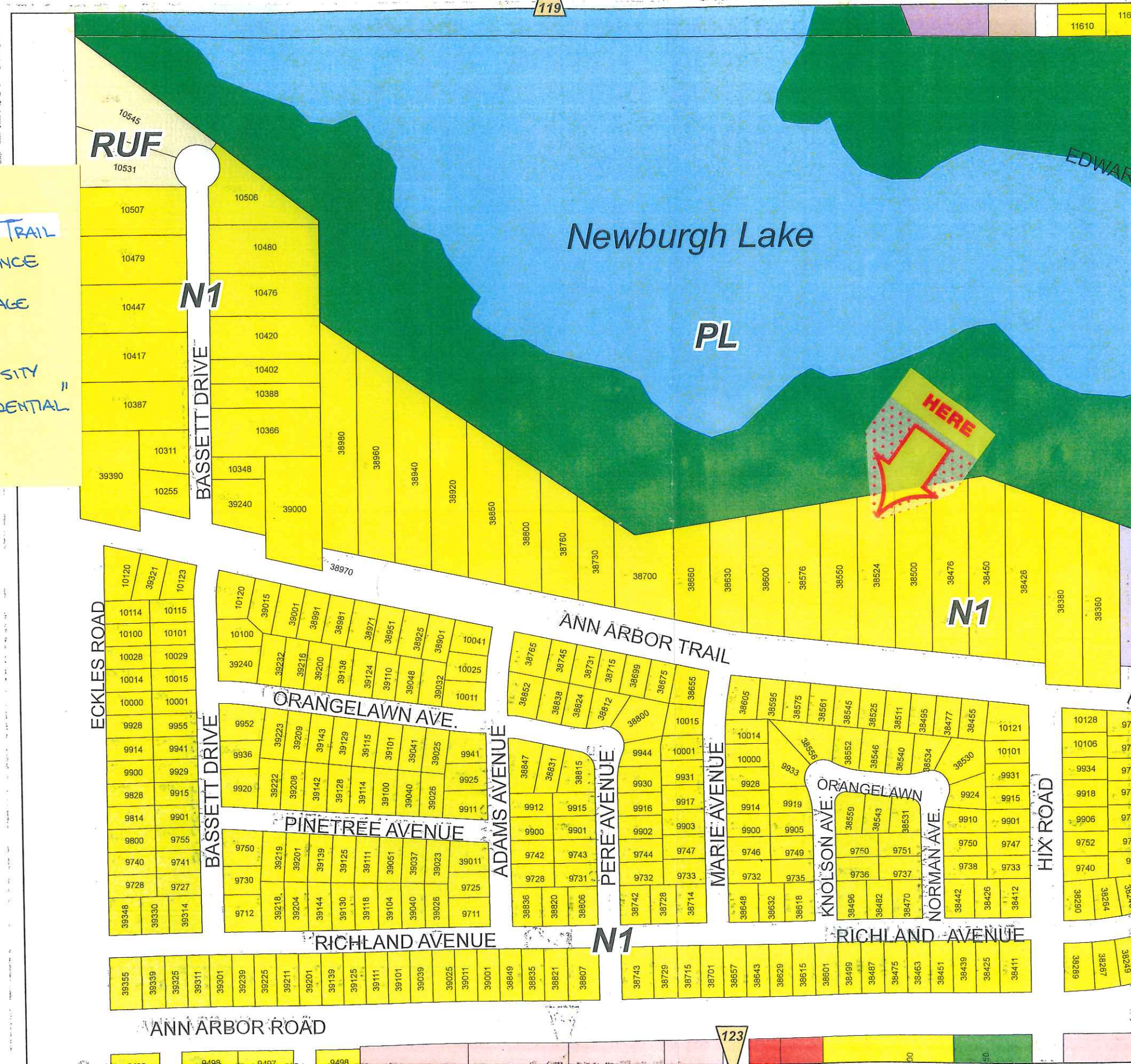
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

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



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

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KATHLEEN E. MCINTYRE
SCOTT MORGAN

PUBLIC NOTICE SEPTEMBER 8, 2023

APPEAL CASE NO. 2023-08-16, 28200 Plymouth Rd: an appeal was made to the Zoning Board of Appeals by Roush Holdings, LLC on behalf of Ashley Livonia South, seeking to erect an eight-foot-tall iron picket fence and an eight-foot-tall chain link fence in the front and corner side yard, which is not allowed. Fences on industrial property can not extend beyond the front building line toward the street.

This Tech and Manufacturing property is located on the north side of Plymouth (28200), between Deering and Hartel Streets, Lot. No. 099-99-0151-003, M2, General Manufacturing District, rejected by the Inspection Department under Livonia Zoning Code of Ordinance, Section 15.44.100 (A)(B), 15.44.030(C) and Zoning Ordinance Section 4.03(0)(i).

Corner Street Side Yard Setback

Required: 200 ft.
Proposed: 0 ft.
Deficient: 200 ft.

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 26, 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.

2023-08-16
September 26, 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:



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 ROUGH HOLDINGS, LLC Address 12447 LEVAN, LIVONIA, MI 48150
Owner ASHLEY LIVONIA SOUTH Address 9810 S. DORCHESTER AVE, CHICAGO, IL 60628
Lessee _____ Address _____
Location NORTH Side of 28200 PLYMOUTH Street
Between DORING And HARTEL
Lot No./Parcel No. 099-99-0151-003 Subdivision _____
Zoning District M-2 Map No. SW25 Lot Size ACREAGE Alley _____
Present Use INDUSTRIAL Proposed Use SAME
Present Building Size N/A Proposed Building Size NONE PROPOSED
Present Height of Building N/A Proposed Height " "
Allowable Lot Coverage N/A Proposed Lot Coverage N/A
Proposal SEEKING TO ERECT AN EIGHT FOOT TALL IRON PICKET AND EIGHT FOOT TALL CHAIN LINK FENCE WHICH IS IN THE FRONT AND CORNER SIDE YARD SET BACK WHICH IS NOT ALLOWED.

Reason for Rejection FENCE ORDINANCE, SECTION 15.44.100 (A)(B)
15.44.100(B) FENCE 15.44.100(A) FENCE
Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by RX Date AUGUST 11, 2023

ZONING EXAMINER

APPLICATION FOR VARIANCE

Ashley Livonia South, LLC 9810 South Dorchester Avenue Chicago, IL 60628
Agent: Ashley Capital LLC

(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
Roush Holdings LLC	12447 Levan	Livonia MI	48150		

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

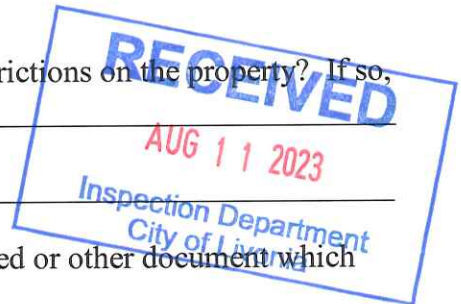
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 28200 Plymouth Road Livonia MI 48150

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? None

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:
Because of the large lot size and the special nature of the property and its tenant businesses, it functions in many ways like a commercial, rather than an industrial site.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
The current need for parking is not to serve large numbers of workers commuting to the site, but instead for the storage of vehicles in the course of work being done on them. Inability to secure the parking area creates an attractive nuisance leading to vandalism, damage, and theft from vehicles which are being stored on site.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. There is already a fence along the street (Hartel Avenue) which helps separate the property from adjacent residential neighbors. The existing fence extends nearly to the front property line.
If the property was commercial, rather than light industrial, the limitation for the fence would not apply. Because the property is along Plymouth Road, which is already a commercial corridor, the impact of this variance would be very limited.

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?
The quickly evolving requirement for this would seem to be more expedient, and less complicated than addressing the issue for fences for industrial zoning more broadly.

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? Roush is only one of a number of tenants using the property. The current zoning is broadly appropriate as it currently stands.

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: _____

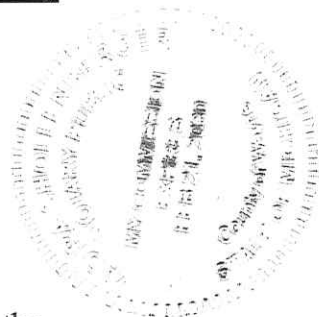
Please print name of property owner: _____

Philip Proefrock
FACILITIES STAFF ARCHITECT

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 August day of 9, 2023

Yardi Shuk
(Notary Public, Wayne County, Michigan)
My Commission expires 2/21/2030



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 11, 2023, which reads as follows:

FENCE ORDINANCE, SECTION 15.44.100(A)(B)

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.

By

(Supervisor)

Application for permit filed NO

Violation Issued NO

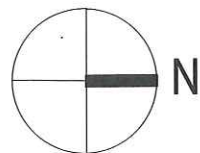
EXISTING
DECORATIVE
FENCE AND PIERS

PROPOSED NEW
FENCE

SK-1
A100

EXISTING
PLYMOUTH ROAD
TECHNICAL
CENTER BUILDING

PLYMOUTH ROAD

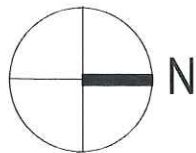
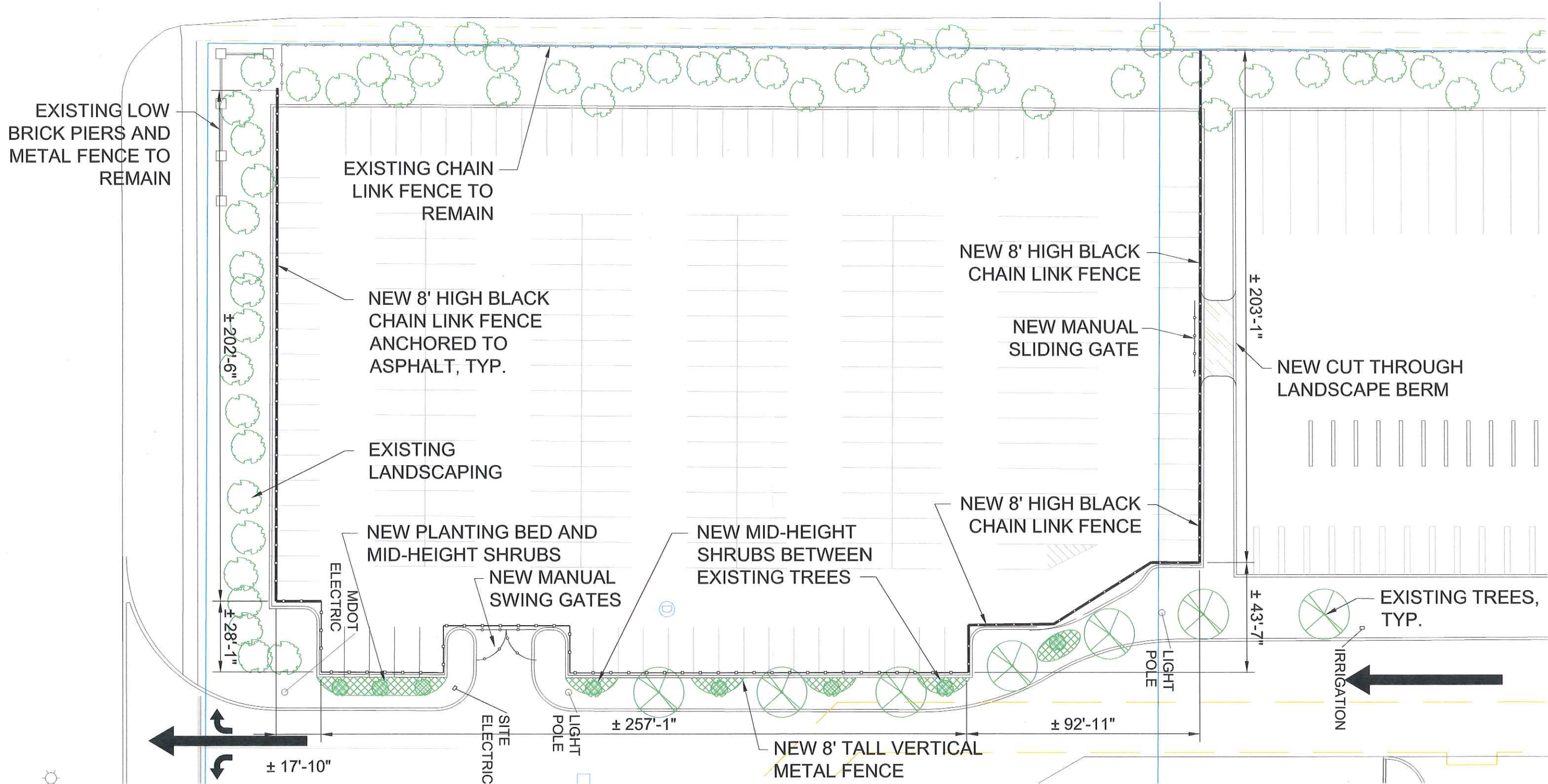


B50 SITE PLAN

SCALE: 1" = 250'-0"

DATE:	ISSUED FOR:	ROUSH FACILITIES DEPARTMENT 11916 MARKET STREET LIVONIA, MI 48150 PH. 734-779-7128 THIS DRAWING IS CONDITIONALLY ISSUED AND REPRODUCTION OR USE OF ITS CONTENT IS FORBIDDEN WITHOUT SPECIFIC WRITTEN PERMISSION OF ROUSH INDUSTRIES	BUILDING DESIGNATION:	SHEET SIZE:	11X17	PLOT DATE & TIME:
6/21/23	REVISED		B50	DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.		8/8/2023
7/17/23	LANDSCAPE REV		BUILDING ADDRESS:	PLOT STYLE:	Roush1.ctb	DRAWN DATE:
			28200 PLYMOUTH ROAD LIVONIA MI 48150	DRAWN:	psp	6/09/2023
			DRAWING TITLE:	CHECKED:		PROJECT NUMBER:
			SOUTHWEST LOT FENCE LAYOUT			SHEET NUMBER:
						SK - 02

J:\Corporate\Facilities\New FACILITIES\FACILITIES\DRAW\Proposals\2023\B50\B50 west parking lot\B50_Site Plan-West Parking Lot-july2023.dwg



B50 PARTIAL SITE PLAN - WEST PARKING LOT

SCALE: 1" = 40'-0"



DATE: 6/21/23 7/17/23	ISSUED FOR: REVISED LANDSCAPE REV	ROUSH FACILITIES DEPARTMENT 11916 MARKET STREET LIVONIA, MI 48150 PH. 734-779-7128 THIS DRAWING IS CONDITIONALLY ISSUED AND REPRODUCTION OR USE OF ITS CONTENT IS FORBIDDEN WITHOUT SPECIFIC WRITTEN PERMISSION OF ROUSH INDUSTRIES	BUILDING DESIGNATION: B50 BUILDING ADDRESS: 28200 PLYMOUTH ROAD LIVONIA MI 48150 DRAWING TITLE: SOUTHWEST LOT FENCE LAYOUT	SHEET SIZE: 11X17 DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY. PLOT STYLE: Roush1.cib DRAWN: psp CHECKED:	PLOT DATE & TIME: 8/8/2023 DRAWN DATE: 6/09/2023 PROJECT NUMBER: SHEET NUMBER: SK - 01
-----------------------------	---	--	---	--	--



P01 SOUTH WEST CORNER
NOT TO SCALE

EXISTING FENCE ALONG WEST PROPERTY LINE IS WELL SCREENED BY EXISTING TREES. EXISTING BRICK PIERS AND LOW DECORATIVE FENCE AT CORNER OF LOT



P02 SOUTH PROPERTY LINE
NOT TO SCALE

VIEW ALONG SOUTH PROPERTY LINE AT PLYMOUTH ROAD. EXISTING TREES WOULD MINIMIZE THE VISUAL APPEARANCE OF PROPOSED BLACK-CLAD FENCING



P03 SOUTH PROPERTY LINE
NOT TO SCALE

MIDDLE SECTION PORTION OF THE SOUTH PROPERTY LINE AND EXISTING TREES ALONG PLYMOUTH ROAD



P04 WEST SITE ENTRANCE
NOT TO SCALE

VIEW AT TRAFFIC LIGHTS AT WEST ENTRANCE TO SITE. EXISTING TREES EXTEND TO CORNER TO SCREEN PROPOSED FENCE



P05 EXISTING CORNER DETAIL
NOT TO SCALE

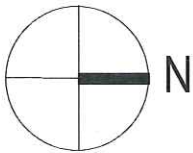
ENLARGED VIEW OF EXISTING CORNER AND DECORATIVE FENCE



P06 SOUTH PROPERTY LINE
NOT TO SCALE

SIMULATED APPEARANCE OF FENCE ALONG INTERIOR DRIVE

DATE:	ISSUED FOR:	ROUSH	BUILDING DESIGNATION: B50	SHEET SIZE: 11X17	PLOT DATE & TIME: 8/8/2023
6/21/23	REVISED				
7/17/23	LANDSCAPE REV				
7/23/23	SITE PHOTOS				
		FACILITIES DEPARTMENT 11916 MARKET STREET LIVONIA, MI 48150 PH. 734-779-7128	BUILDING ADDRESS: 28200 PLYMOUTH ROAD LIVONIA MI 48150	DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.	DRAWN DATE: 6/09/2023
		THIS DRAWING IS CONDITIONALLY ISSUED AND REPRODUCTION OR USE OF ITS CONTENT IS FORBIDDEN WITHOUT SPECIFIC WRITTEN PERMISSION OF ROUSH INDUSTRIES	DRAWING TITLE: SOUTHWEST LOT SITE PHOTOS	PLOT STYLE: Roush1.ctb	PROJECT NUMBER:
				DRAWN: psp	SHEET NUMBER: SK - 03
				CHECKED:	



PRTC SITE AND ADJACENT PROPERTIES

SCALE: NONE

DATE: 6/21/23 7/17/23 7/23/23	ISSUED FOR: REVISED LANDSCAPE REV SITE PHOTOS	ROUSH FACILITIES DEPARTMENT 11916 MARKET STREET LIVONIA, MI 48150 PH. 734-779-7128 THIS DRAWING IS CONDITIONALLY ISSUED AND REPRODUCTION OR USE OF ITS CONTENT IS FORBIDDEN WITHOUT SPECIFIC WRITTEN PERMISSION OF ROUSH INDUSTRIES	BUILDING DESIGNATION: B50	SHEET SIZE: 11X17	PLOT DATE & TIME: 8/8/2023 DRAWN DATE : 6/09/2023 PROJECT NUMBER: SHEET NUMBER: SK - 04
			BUILDING ADDRESS: 28200 PLYMOUTH ROAD LIVONIA MI 48150	DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.	
			DRAWING TITLE: SOUTHWEST LOT SITE PHOTOS	PLOT STYLE: Roush1.ctb	
				DRAWN: psp	
				CHECKED:	

ZONING BOARD OF APPEALS
28200 PLYMOUTH
RE: FENCE IN FRONT YARD

FUTURE LAND USE PLAN:
"TECH AND MANUFACTURING"

ZONING MAP

LEGEND

Zoning Districts

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

S.W. 1/4 Section 25

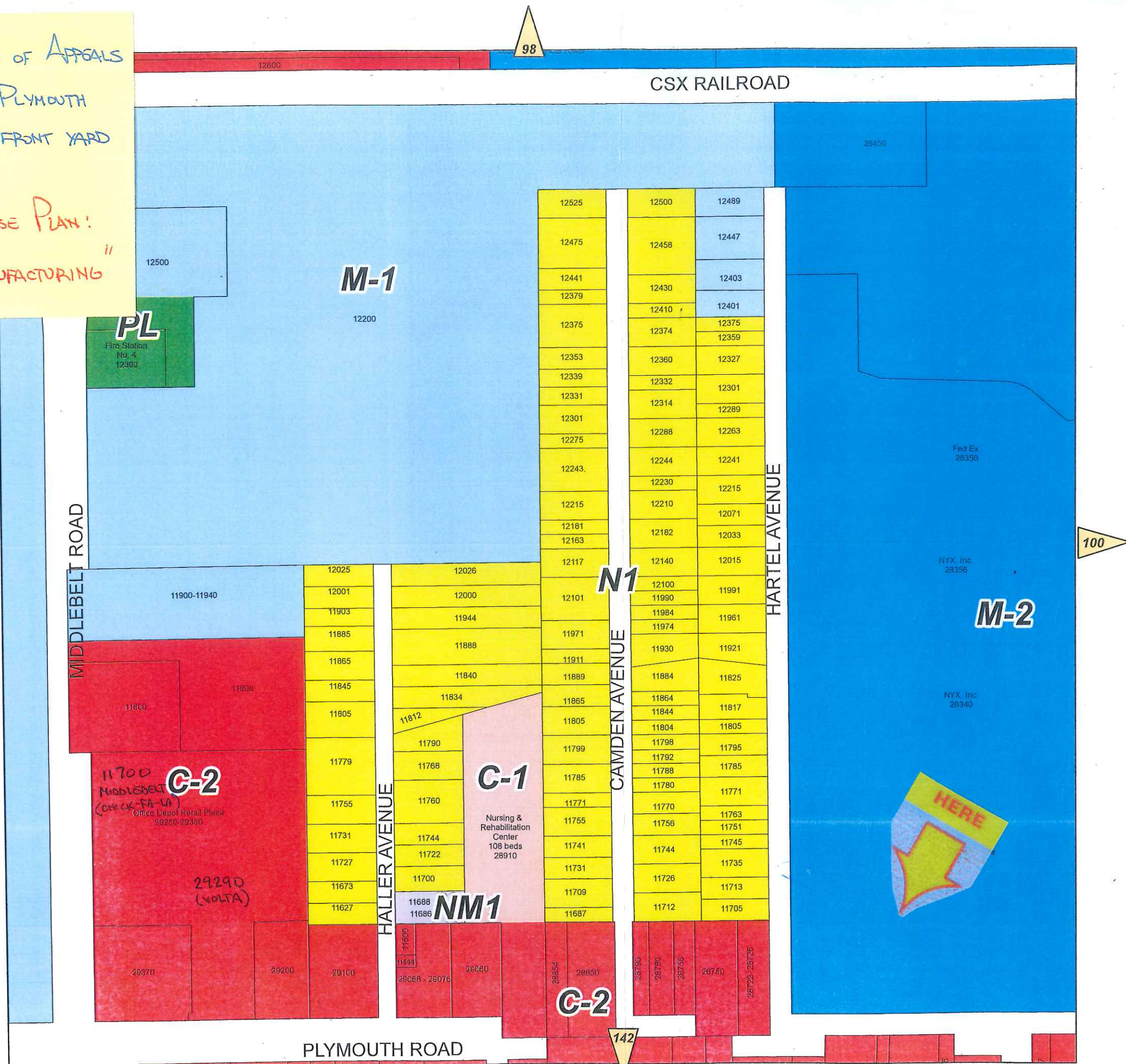
City of Livonia

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

Copyright 2001, City of Livonia



300 150 0 300 Feet



August 7, 2023

Roush Enterprises (B50)
Attn: Liz Strebbling
28158 Plymouth Rd.
Livonia, MI 48150

RE: PERMISSION FOR THE MODIFICATIONS TO THE SOUTHWEST PARKING LOT PER THE ROUSH DRAWING
LABELED SK-01, SOUTHWEST LOT FENCE LAYOUT

Dear Liz:

Please accept this letter as written permission from the Ashley Livonia South, LLC ("Landlord") to Roush Enterprises ("Roush") for the modifications to the southwest parking lot per the information provided in the above referenced drawing, attached hereto as Exhibit A.

Approval is given under the following conditions:

1. Ashley will require that the fence and all associated parts be removed at the time of your Lease termination and all affected areas returned to their original condition.
2. The fence will be a black wrought iron fence along the roadway (west face) and a black vinyl dipped chain link fence on the north and south end of lot.
3. To avoid causing traffic delays, Roush will not use the entrance to the lot from the main roadway and will not interfere with any truck traffic in the trailer staging lot at the north end of their southwest exclusive lot.
4. Property Management shall review and have final approval for the plantings to be used along the east roadway.
5. Roush will install mulch on the east and north side of the lot for easy maintenance and will be required to resod at Lease termination.
6. The green belt area at the cut through will need to have a curb installed on the north and Ashley will require that this area be returned to its original condition at Lease termination.
7. Roush will be responsible for any irrigation alterations that may be necessary for the installation of the fence and cut through.
8. Roush will use World Class Grounds and Maintenance for all landscaping and irrigation work.
9. Roush is solely responsible to maintain the fence in good condition.
10. Snow removal, salting and trash removal in the southwest parking lot will be Roush's responsibility and will be at Roush's sole expense.
11. All applicable permits will be pulled, and construction will be performed to all municipal codes.

Please call if you have any questions or if we can further assist you in any way.

Best regards,



Sharane A. Funk, CPM®, RPA
Senior Property Manager

EXHIBIT A
LEGAL DESCRIPTION:

Plymouth Road Technical Center
Ashley Livonia South, LLC, Owner

THAT PART OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 9 EAST, THE CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE A BEARING OF SOUTH 89° 41' 00" EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 2017.95 FEET; THENCE A BEARING OF NORTH 00° 21' 50" EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE A BEARING OF NORTH 00° 21' 50" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF HARTELL STREET (60 FEET WIDE) A DISTANCE OF 2057.03 FEET; THENCE A BEARING OF SOUTH 90° 00' 00" EAST A DISTANCE OF 199.79 FEET; THENCE A BEARING OF SOUTH 00° 00' 00" WEST A DISTANCE OF 270.43 FEET; THENCE A BEARING OF SOUTH 71° 26' 14" EAST A DISTANCE OF 65.06 FEET; THENCE A BEARING OF SOUTH 87° 50' 25" EAST A DISTANCE OF 352.81 FEET TO A CURVE OF RADIUS 134.00 FEET AND A CENTRAL ANGLE OF 36° 16' 41"; THENCE ALONG THE ARC OF SAID CURVE A CURVE LENGTH 84.85 FEET; SAID CURVE HAVING A CHORD BEARING AND LENGTH OF SOUTH 66° 55' 53" EAST AND 83.43 FEET; THENCE A BEARING OF SOUTH 48° 47' 16" EAST A DISTANCE OF 119.71 FEET; THENCE A BEARING OF SOUTH 90° 00' 00" EAST A DISTANCE OF 899.50 FEET; THENCE A BEARING OF SOUTH 00° 15' 15" EAST A DISTANCE OF 21.00 FEET; THENCE A BEARING OF SOUTH 00° 00' 00" WEST A DISTANCE OF 18.80 FEET; THENCE A BEARING OF SOUTH 90° 00' 00" EAST A DISTANCE OF 240.61 FEET; THENCE A BEARING OF SOUTH 00° 13' 20" WEST A DISTANCE OF 1611.16 FEET TO THE NORTH LINE OF PLYMOUTH ROAD (TOTAL RIGHT-OF-WAY VARIES); THENCE A BEARING OF NORTH 89° 42' 51" WEST A DISTANCE OF 1295.28 FEET; THENCE A BEARING OF NORTH 89° 41' 00" WEST A DISTANCE OF 632.61 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER

099 99 0151 003

APPLICATION FOR VARIANCE

Ashley Livonia South, LLC 9810 South Dorchester Avenue Chicago, IL 60628
Agent: Ashley Capital LLC

(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
Roush Holdings LLC	12447 Levan	Livonia MI	48150		

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

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

The property address is 28200 Plymouth Road Livonia MI 48150

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? None

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:
Because of the large lot size and the special nature of the property and its tenant businesses, it functions in many ways like a commercial, rather than an industrial site.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
The current need for parking is not to serve large numbers of workers commuting to the site, but instead for the storage of vehicles in the course of work being done on them. Inability to secure the parking area creates an attractive nuisance leading to vandalism, damage, and theft from vehicles which are being stored on site.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. There is already a fence along the street (Hartel Avenue) which helps separate the property from adjacent residential neighbors. The existing fence extends nearly to the front property line.
If the property was commercial, rather than light industrial, the limitation for the fence would not apply. Because the property is along Plymouth Road, which is already a commercial corridor, the impact of this variance would be very limited.

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?
The quickly evolving requirement for this would seem to be more expedient, and less complicated than addressing the issue for fences for industrial zoning more broadly.

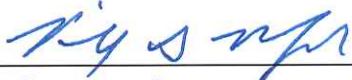
8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: No
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? Roush is only one of a number of tenants using the property. The current zoning is broadly appropriate as it currently stands.

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)

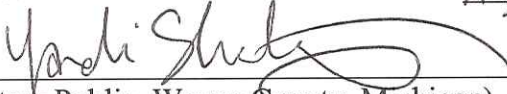
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property 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: PHILIP PROEFROCK
FACILITIES STAFF ARCHITECT

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 August day of 9, 2023


(Notary Public, Wayne County, Michigan)
My Commission expires 2/21/2030

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 11, 2023, which reads as follows:

FENCE ORDINANCE, SECTION 15.44.100(A)(B)

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



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 ROUGH HOLDINGS, LLC Address 12447 LEVAN, LIVONIA, MI 48150
Owner ASHLEY LIVONIA SOUTH Address 9810 S. DORCHESTER AVE, CHICAGO, IL 60628
Lessee _____ Address _____
Location NORTH Side of 28200 PLYMOUTH Street
Between DORING And HARTEL
Lot No./Parcel No. 099-99-0151-003 Subdivision _____
Zoning District M-2 Map No. SW25 Lot Size ACREAGE Alley _____
Present Use INDUSTRIAL Proposed Use SAME
Present Building Size N/A Proposed Building Size NONE PROPOSED
Present Height of Building N/A Proposed Height " "
Allowable Lot Coverage N/A Proposed Lot Coverage N/A
Proposal SEEKING TO ERECT AN EIGHT FOOT TALL IRON PICKET AND EIGHT FOOT TALL CHAIN LINK FENCE WHICH IS IN THE FRONT AND CORNER SIDE YARD SET BACK WHICH IS NOT ALLOWED.

Reason for Rejection FENCE ORDINANCE, SECTION 15.44.100 (A)(B)
15.44.100(B) FENCE 15.44.100(A) FENCE
Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by RX Date AUGUST 11, 2023

ZONING EXAMINER

August 7, 2023

Roush Enterprises (B50)
Attn: Liz Strebbling
28158 Plymouth Rd.
Livonia, MI 48150

RE: PERMISSION FOR THE MODIFICATIONS TO THE SOUTHWEST PARKING LOT PER THE ROUSH DRAWING
LABELED SK-01, SOUTHWEST LOT FENCE LAYOUT

Dear Liz:

Please accept this letter as written permission from the Ashley Livonia South, LLC ("Landlord") to Roush Enterprises ("Roush") for the modifications to the southwest parking lot per the information provided in the above referenced drawing, attached hereto as Exhibit A.

Approval is given under the following conditions:

1. Ashley will require that the fence and all associated parts be removed at the time of your Lease termination and all affected areas returned to their original condition.
2. The fence will be a black wrought iron fence along the roadway (west face) and a black vinyl dipped chain link fence on the north and south end of lot.
3. To avoid causing traffic delays, Roush will not use the entrance to the lot from the main roadway and will not interfere with any truck traffic in the trailer staging lot at the north end of their southwest exclusive lot.
4. Property Management shall review and have final approval for the plantings to be used along the east roadway.
5. Roush will install mulch on the east and north side of the lot for easy maintenance and will be required to resod at Lease termination.
6. The green belt area at the cut through will need to have a curb installed on the north and Ashley will require that this area be returned to its original condition at Lease termination.
7. Roush will be responsible for any irrigation alterations that may be necessary for the installation of the fence and cut through.
8. Roush will use World Class Grounds and Maintenance for all landscaping and irrigation work.
9. Roush is solely responsible to maintain the fence in good condition.
10. Snow removal, salting and trash removal in the southwest parking lot will be Roush's responsibility and will be at Roush's sole expense.
11. All applicable permits will be pulled, and construction will be performed to all municipal codes.

Please call if you have any questions or if we can further assist you in any way.

Best regards,



Sharane A. Funk, CPM®, RPA
Senior Property Manager

EXHIBIT A
LEGAL DESCRIPTION:

Plymouth Road Technical Center
Ashley Livonia South, LLC, Owner

THAT PART OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 9 EAST, THE CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE A BEARING OF SOUTH 89° 41' 00" EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 2017.95 FEET; THENCE A BEARING OF NORTH 00° 21' 50" EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE A BEARING OF NORTH 00° 21' 50" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF HARTELL STREET (60 FEET WIDE) A DISTANCE OF 2057.03 FEET; THENCE A BEARING OF SOUTH 90° 00' 00" EAST A DISTANCE OF 199.79 FEET; THENCE A BEARING OF SOUTH 00° 00' 00" WEST A DISTANCE OF 270.43 FEET; THENCE A BEARING OF SOUTH 71° 26' 14" EAST A DISTANCE OF 65.06 FEET; THENCE A BEARING OF SOUTH 87° 50' 25" EAST A DISTANCE OF 352.81 FEET TO A CURVE OF RADIUS 134.00 FEET AND A CENTRAL ANGLE OF 36° 16' 41"; THENCE ALONG THE ARC OF SAID CURVE A CURVE LENGTH 84.85 FEET; SAID CURVE HAVING A CHORD BEARING AND LENGTH OF SOUTH 66° 55' 53" EAST AND 83.43 FEET; THENCE A BEARING OF SOUTH 48° 47' 16" EAST A DISTANCE OF 119.71 FEET; THENCE A BEARING OF SOUTH 90° 00' 00" EAST A DISTANCE OF 899.50 FEET; THENCE A BEARING OF SOUTH 00° 15' 15" EAST A DISTANCE OF 21.00 FEET; THENCE A BEARING OF SOUTH 00° 00' 00" WEST A DISTANCE OF 18.80 FEET; THENCE A BEARING OF SOUTH 90° 00' 00" EAST A DISTANCE OF 240.61 FEET; THENCE A BEARING OF SOUTH 00° 13' 20" WEST A DISTANCE OF 1611.16 FEET TO THE NORTH LINE OF PLYMOUTH ROAD (TOTAL RIGHT-OF-WAY VARIES); THENCE A BEARING OF NORTH 89° 42' 51" WEST A DISTANCE OF 1295.28 FEET; THENCE A BEARING OF NORTH 89° 41' 00" WEST A DISTANCE OF 632.61 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER

099 99 0151 003

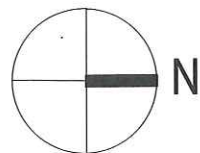
EXISTING
DECORATIVE
FENCE AND PIERS

PROPOSED NEW
FENCE

SK-1
A100

EXISTING
PLYMOUTH ROAD
TECHNICAL
CENTER BUILDING

PLYMOUTH ROAD



B50 SITE PLAN

SCALE: 1" = 250'-0"

DATE:	ISSUED FOR:
6/21/23	REVISED
7/17/23	LANDSCAPE REV

ROUSH

FACILITIES DEPARTMENT
11916 MARKET STREET
LIVONIA, MI 48150
PH. 734-779-7128

THIS DRAWING IS CONDITIONALLY ISSUED AND
REPRODUCTION OR USE OF ITS CONTENT IS
FORBIDDEN WITHOUT SPECIFIC WRITTEN
PERMISSION OF ROUSH INDUSTRIES

BUILDING DESIGNATION:
B50

BUILDING ADDRESS:
28200 PLYMOUTH ROAD
LIVONIA MI 48150

DRAWING TITLE:
**SOUTHWEST LOT
FENCE LAYOUT**

SHEET SIZE: 11X17

DO NOT SCALE THIS PRINT.
USE FIGURED DIMENSIONS
ONLY.

PLOT STYLE: Roush1.ctb

DRAWN: psp

CHECKED:

PLOT DATE & TIME:
8/8/2023

DRAWN DATE:
6/09/2023

PROJECT NUMBER:

SHEET NUMBER:

SK - 02

EXISTING CHAIN
LINK FENCE TO
REMAIN

NEW 8' HIGH BLACK
CHAIN LINK FENCE
ANCHORED TO
ASPHALT, TYP.

EXISTING LANDSCAPING

NEW PLANTING BED AND
MID-HEIGHT SHRUBS

NEW MANUAL SWING GATES

NEW MID-HEIGHT SHRUBS BETWEEN EXISTING TREES —

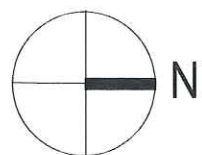
NEW 8' HIGH BLACK CHAIN LINK FENCE

NEW MANUAL SLIDING GATE

NEW CUT THROUGH
LANDSCAPE BERM

EXISTING TREES,
TYP.

NEW 8' TALL VERTICAL
METAL FENCE



B50 PARTIAL SITE PLAN - WEST PARKING LOT

SCALE: 1" = 40'-0"



DATE:	ISSUED FOR:	ROUSH FACILITIES DEPARTMENT 1916 MARKET STREET LIVONIA, MI 48150 PH. 734-779-7128 THIS DRAWING IS CONDITIONALLY ISSUED AND REPRODUCTION OR USE OF ITS CONTENT IS FORBIDDEN WITHOUT SPECIFIC WRITTEN PERMISSION OF ROUSH INDUSTRIES	BUILDING DESIGNATION:	SHEET SIZE:	11X17	
6/21/23	REVISED		B50	BUILDING ADDRESS:	DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.	PLOT DATE & TIME: 8/8/2023
7/17/23	LANDSCAPE REV			28200 PLYMOUTH ROAD LIVONIA MI 48150	PLOT STYLE:	DRAWN DATE : 6/09/2023
				DRAWING TITLE:	Roush1.ctb	PROJECT NUMBER:
			SOUTHWEST LOT FENCE LAYOUT	DRAWN:	psp	SHEET NUMBER:
				CHECKED:		SK - 01



P01 SOUTH WEST CORNER
NOT TO SCALE

EXISTING FENCE ALONG WEST PROPERTY LINE IS WELL SCREENED BY EXISTING TREES. EXISTING BRICK PIERS AND LOW DECORATIVE FENCE AT CORNER OF LOT



P02 SOUTH PROPERTY LINE
NOT TO SCALE

VIEW ALONG SOUTH PROPERTY LINE AT PLYMOUTH ROAD. EXISTING TREES WOULD MINIMIZE THE VISUAL APPEARANCE OF PROPOSED BLACK-CLAD FENCING



P03 SOUTH PROPERTY LINE
NOT TO SCALE

MIDDLE SECTION PORTION OF THE SOUTH PROPERTY LINE AND EXISTING TREES ALONG PLYMOUTH ROAD



P04 WEST SITE ENTRANCE
NOT TO SCALE

VIEW AT TRAFFIC LIGHTS AT WEST ENTRANCE TO SITE. EXISTING TREES EXTEND TO CORNER TO SCREEN PROPOSED FENCE



P05 EXISTING CORNER DETAIL
NOT TO SCALE

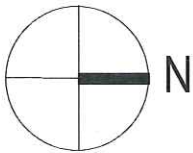
ENLARGED VIEW OF EXISTING CORNER AND DECORATIVE FENCE



P06 SOUTH PROPERTY LINE
NOT TO SCALE

SIMULATED APPEARANCE OF FENCE ALONG INTERIOR DRIVE

DATE:	ISSUED FOR:	ROUSH	BUILDING DESIGNATION: B50	SHEET SIZE: 11X17	PLOT DATE & TIME: 8/8/2023
6/21/23	REVISED				
7/17/23	LANDSCAPE REV				
7/23/23	SITE PHOTOS				
		FACILITIES DEPARTMENT 11916 MARKET STREET LIVONIA, MI 48150 PH. 734-779-7128	BUILDING ADDRESS: 28200 PLYMOUTH ROAD LIVONIA MI 48150	DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.	DRAWN DATE: 6/09/2023
		THIS DRAWING IS CONDITIONALLY ISSUED AND REPRODUCTION OR USE OF ITS CONTENT IS FORBIDDEN WITHOUT SPECIFIC WRITTEN PERMISSION OF ROUSH INDUSTRIES	DRAWING TITLE: SOUTHWEST LOT SITE PHOTOS	PLOT STYLE: Roush1.ctb	PROJECT NUMBER:
				DRAWN: psp	SHEET NUMBER: SK - 03
				CHECKED:	



PRTC SITE AND ADJACENT PROPERTIES

SCALE: NONE

DATE: 6/21/23 7/17/23 7/23/23	ISSUED FOR: REVISED LANDSCAPE REV SITE PHOTOS	ROUSH FACILITIES DEPARTMENT 11916 MARKET STREET LIVONIA, MI 48150 PH. 734-779-7128 THIS DRAWING IS CONDITIONALLY ISSUED AND REPRODUCTION OR USE OF ITS CONTENT IS FORBIDDEN WITHOUT SPECIFIC WRITTEN PERMISSION OF ROUSH INDUSTRIES	BUILDING DESIGNATION: B50	SHEET SIZE: 11X17	PLOT DATE & TIME: 8/8/2023 DRAWN DATE : 6/09/2023 PROJECT NUMBER: SHEET NUMBER: SK - 04
			BUILDING ADDRESS: 28200 PLYMOUTH ROAD LIVONIA MI 48150	DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.	
			DRAWING TITLE: SOUTHWEST LOT SITE PHOTOS	PLOT STYLE: Roush1.ctb	
				DRAWN: psp	
				CHECKED:	

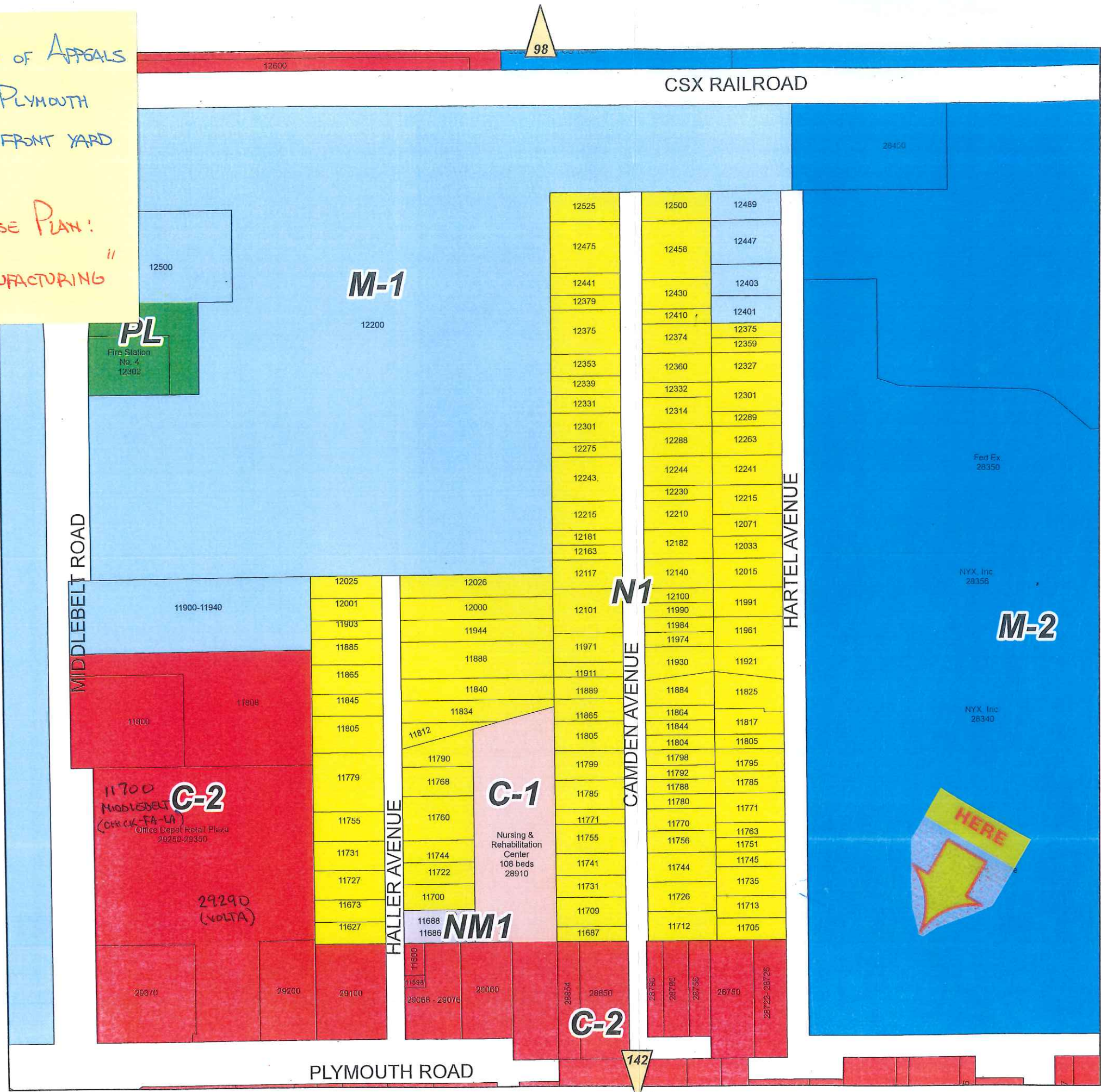
ZONING BOARD OF APPEALS
28200 PLYMOUTH
RE: FENCE IN FRONT YARD

FUTURE LAND USE PLAN:
"TECH AND MANUFACTURING"

ZONING MAP

LEGEND
Zoning Districts

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

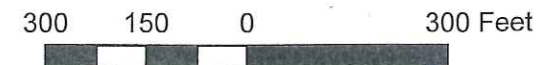


S.W. 1/4 Section 25

City of Livonia

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

Copyright 2001, City of Livonia



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

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

PUBLIC NOTICE SEPTEMBER 8, 2023

APPEAL CASE NO. 2023-08-20, 34108 Schoolcraft Rd: an appeal was made to the Zoning Board of Appeals by Adnan Halaweh, seeking to construct a detached accessory building resulting in excess total building area and excess height.

Accessory Building Area:

Allowed: 920 sq. ft.
Proposed: (additional) 1520 sq. ft. (841
sq ft existing, 2334 sq ft total) Excess:
1414 sq. ft.

Accessory Building Height:

Allowed: 16 ft.
Proposed: 20.2 ft.
(22.7 ft. overall height)
Excess: 2.5 ft.

This Medium Density Residential property is located on the north side of Schoolcraft (34108), between Ashurst Street and Stark Road, Lot. No. 084-02-0039-000, N2, Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09 (1) A), B) Residential Accessory Buildings, Maximum Size, Height.

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 26, 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.

2023-08-20
September 26, 2023

[illegible]

Address:



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

1 8/22/23 OMIT

Applicant SAME AS OWNER Address 313-358-7176
Owner ADMAN HALAWEH Address 34108 SCHOOLCRAFT, LIVONIA, MI 48150
Lessee --- Address ---
Location NORTH Side of 34108 SCHOOLCRAFT Street
Between ASHURST And STARK
Lot No./Parcel No. 084-02-0039-000 Subdivision HARDONS SCHOOLCRAFT EST. #1
Zoning District N2 Map No. SE21 Lot Size 127.8' x 225.3' (28,793 SF) Alley ---
Present Use RESIDENTIAL Proposed Use SAME
HOUSE / ATT. GAR. / SHED
Present Building Size 2632 SQ FT / 616 SQ FT / 198 SQ FT Proposed Building Size 38' x 40' (1520 SQ FT)
Present Height of Building ONE STORY Proposed Height 22'-8"
Allowable Lot Coverage 35% (10,078 SQ FT) Proposed Lot Coverage 17.2% (4966 SQ FT)

Proposal SEEKING TO BUILD A DETACHED ACCESSORY BUILDING RESULTING IN

1 OMIT [EXCESS NUMBER OF ACCESSORY BUILDINGS], TOTAL BUILDING AREA AND
EXCESS HEIGHT. [NUMBER OF ACCESSORY BUILDINGS ALLOWED: TWO;
PROPOSED: THREE; EXCESS: ONE.] ACCESSORY BUILDING AREA ALLOWED: 920 SQ FT;
PROPOSED: 2334 SQ FT (814 SQ FT EXISTING; 1520 SQ FT PROPOSED); EXCESS: 1414 SQ FT.
ACCESSORY BUILDING HEIGHT ALLOWED: 16 FEET; PROPOSED: 20.2 FEET (22.7 FEET
OVERALL HEIGHT); EXCESS: 2.5 FEET.

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

Deficient Side Yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area per Room	Encroachment
Excessive Lot Coverage	Excessive Height <u>7.09C) 2.5 FEET</u>	Increasing No. Units <u>7.09B) ONE</u>
Use Prohibited	Deficient Parking Spaces	Increasing Area and Bulk <u>7.09A) 1414 SQ FT</u>

Remarks

Plans and Application examined by

Ry

Date

AUGUST 18, 2023

ZONING EXAMINER

RECEIVED

AUG 17 2023

Inspection Department
City of Livonia

APPLICATION FOR VARIANCE

Adnan Halaweh 34108 Schoolcraft Rd, Livonia MI, 48150, 313-358-7176
(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 34108 Schoolcraft Rd. Livonia MI, 48150

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:

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:
I own an RV and do not have proper storage for it. My Garage and Shed cannot fit the RV in it

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
Without a barn for RV storage I will be forced to store my RV somewhere away from my property

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. This barn would not affect my neighbors in any way. I have talked with my neighbors about it and they are okay with it.

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? I wasn't aware of any laws restricting me from building a barn in my back yard

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 site is not in a different zoning district

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: Adnan Halaweih

Please print name of property owner: ADNAN HALAWEH

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 _____ day of _____, 20__.

(Notary Public, Wayne County, Michigan)

My Commission expires _____

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 8/18/2023, which reads as follows:
ZONING ORDINANCE, SECTION 2.09 A), B), C)

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.

By

(Supervisor)

Application for permit filed NO

Violation Issued NO

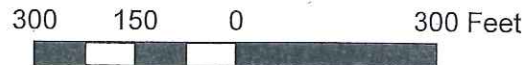
ZONING MAP

LEGEND

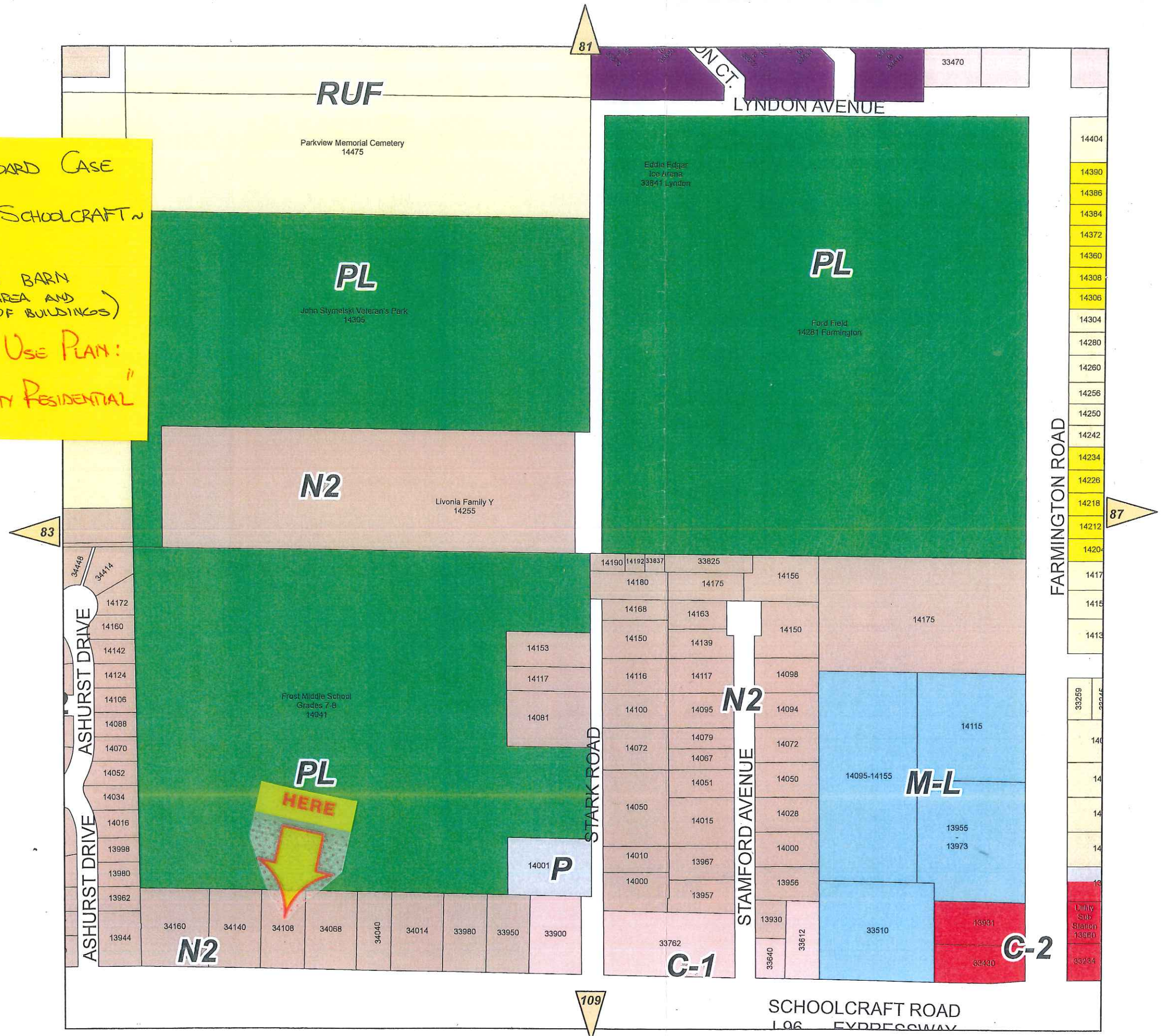
Zoning Districts

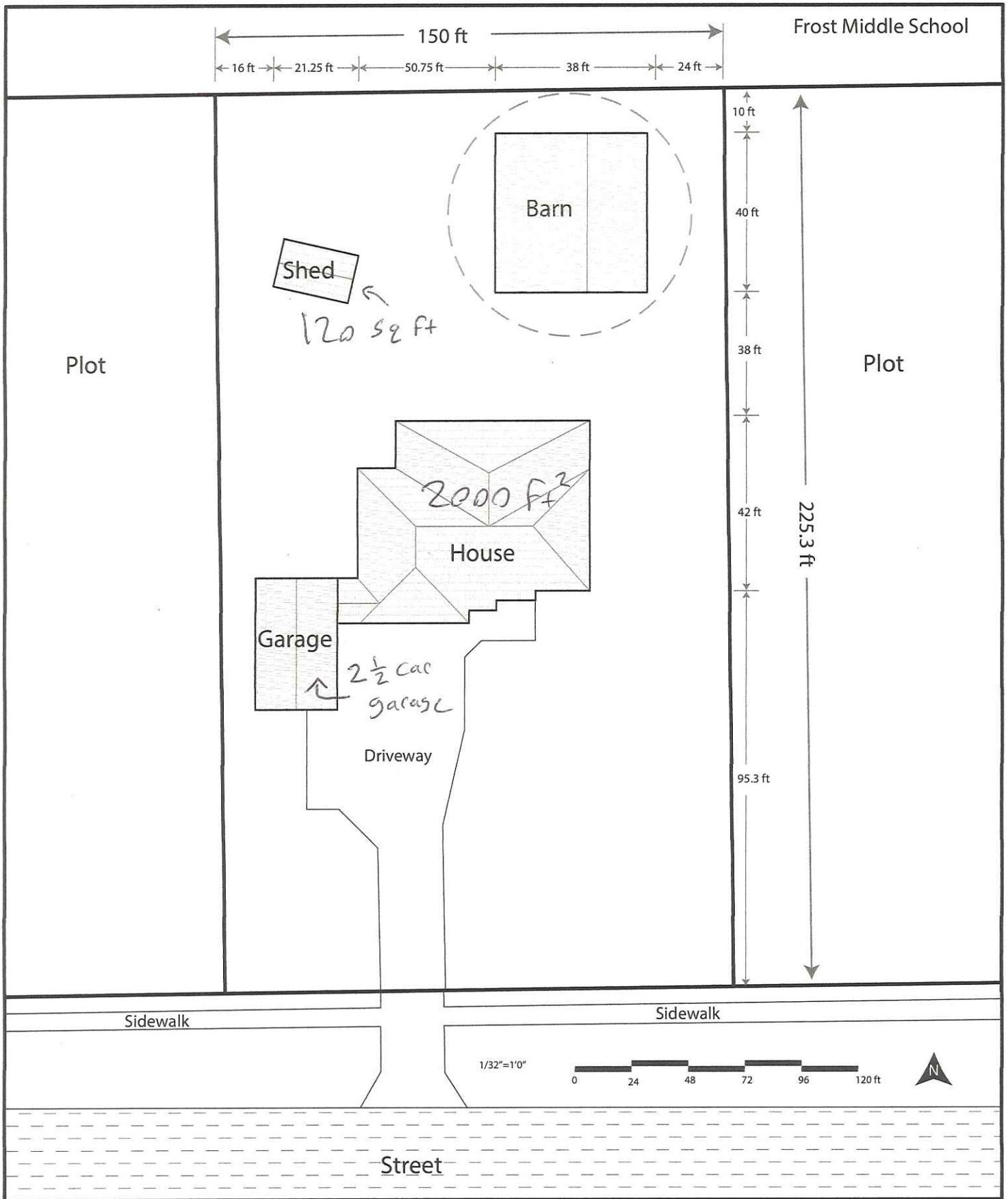
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing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

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

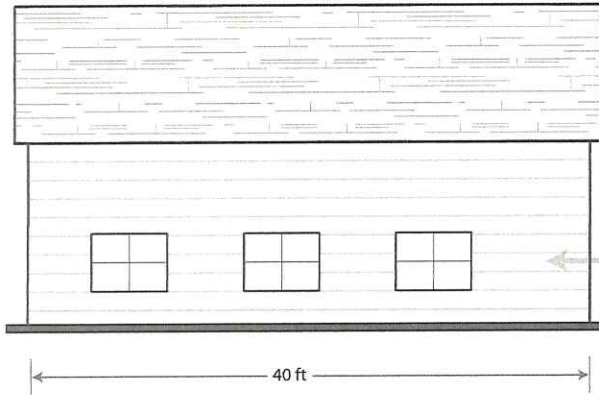


ZONING BOARD CASE
~ 34108 SCHOOLCRAFT ~
RE: DETACHED BARN
(EXCESS AREA AND
NUMBER OF BUILDINGS)
FUTURE LAND USE PLAN:
"MEDIUM DENSITY RESIDENTIAL"



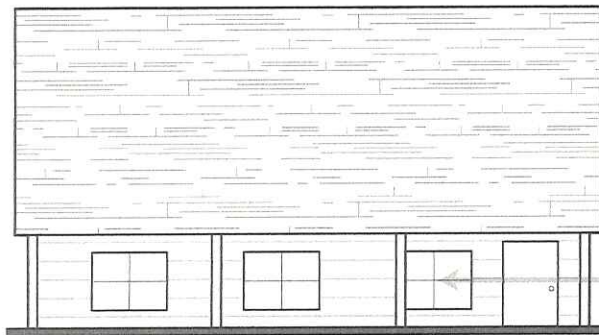


34108 Schoolcraft Rd, Livonia MI, 48150
Site Plan



Atlas Castlebrook Architectural
Roofing Shingles
Color: Desert Shake/ Light Brown
(to match house)

Concord Double 4" x 12' 6" Dutch
Lap Vinyl Siding
Color: White (to match house)



Northview 22"W x 29"H Fixed
White Vinyl Barn Sash with 4-Lite
Single Pane Glass

1/16" = 1'0"



Northview 24"W x 29"H Fixed
White Vinyl Barn Sash with 4-Lite
Single Pane Glass

Barn Door - Walnut

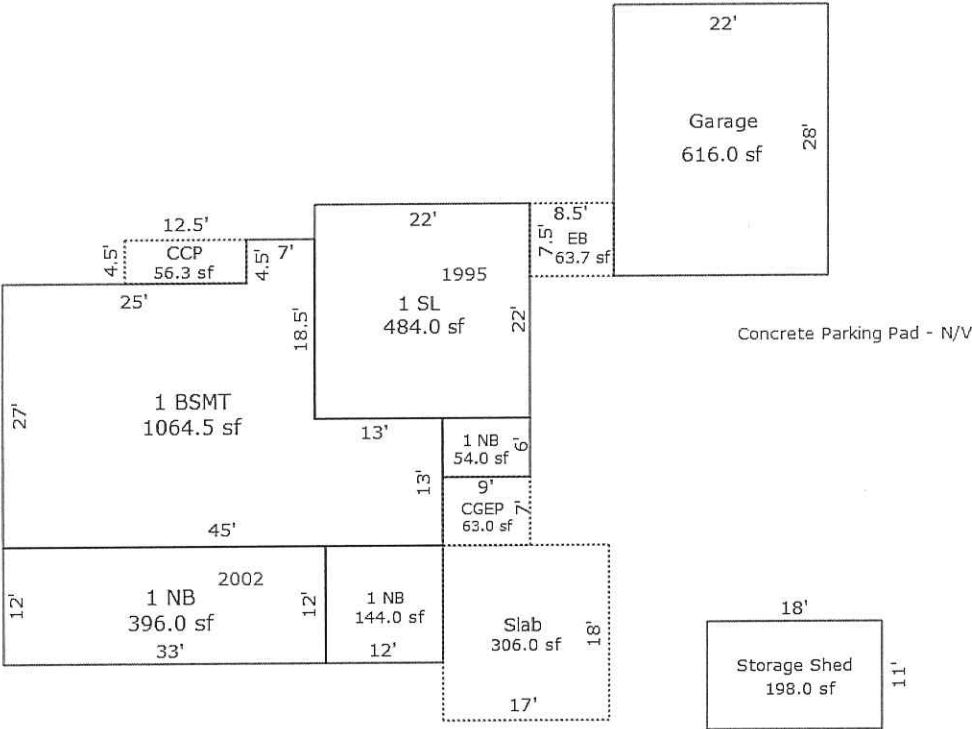


1/8" = 1'0"



We will be performing maintenance starting on Friday 8/18 at 5:00 PM EST that will continue until the afternoon on Saturday. We apologize for the inconvenience.

Image/Sketch for Parcel: 084 02 0039 000



Sketch by Apex Sketch

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

Copyright © 2023 [BS&A Software, Inc.](#)

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). X

LIMITED POWER OF ATTORNEY

To Whom It May Concern:

Please be advised that I, Adnan Halaweh,
of _____

Address: 34108 Schoolcraft City Livonia State MI

Zip Code 48150 Telephone # 313-231-1215 do hereby appoint

Alaa Halaweh as my attorney in fact for the
explicit purpose of executing documents in my stead, specifically builders/contractors
registration with Governmental units, and executing permit applications with said
Governmental units.

This limited power of attorney, hereinafter LPA, would be authorized for other associated
documents that may be required to be executed by myself by said Governmental units in
connection with the registration or permit applications.

Alaa Halaweh will sign my name and also sign their
name as attorney-in-fact and attach a true copy of this document and it will have the same
effect and standing as if I had executed the document in person. If multiple persons are
listed only one person is required to execute the LPA

This LPA will expire on Indefinitely

If this LPA is revoked or modified prior to expiry date, grantor agrees to immediately
notify, in writing, all entities given this LPA of said revocation or modification, without
said notice the LPA will continue until expiry date.

End of LPA.

Signed: Adnan Halaweh Dated: 8-17-23

Statement of Notary

Wayne County, Michigan

On this 17TH day of August, 2023,

ADNAN HALAWEH, known to me, personally
appeared before me and signed and executed this document of his/her own free will.

VIA VIDEO

My commission expires: 8.25.28

Notary signature:

Wayne County, Michigan

Printed name:

KAREN D. THOMPSON

If a Corporation, this must be completed by license holder/qualifying officer.

This form is issued under authority of
P.A. 415 of 1994. Filing is mandatory.

Property Transfer Affidavit

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct **taxable value**. It must be filed by the new owner with the **assessor for the city or township** where the property is located within **45 days** of the transfer. If it is not filed timely, a penalty of \$5/day (maximum \$200) applies. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 34108 SCHOOLCRAFT	2. County WAYNE	4. Date of Transfer (or land contract was signed) 12/5/16
3. City/Township/Village of Real Estate LIVONIA	☒ City ☐ Township ☐ Village	5. Purchase Price of Real Estate
6. Property Identification Number (PIN). If you don't have a PIN, attach legal description. 46-084-02-0039-000		PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.
7. Seller's (Transferor) Name Adnan Halaweh and Rasmieh Halaweh		8. Buyer's (Transferee) Name and Mailing Address Adnan Halaweh and Rasmieh Halaweh 34108 Schoolcraft, Livonia, MI 48150
Items 9 - 14 are optional. However, by completing them you may avoid further correspondence. <u>Transfers</u> include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See the back for a complete list.		8a. Buyer's (Transferee) Telephone Number (313) 231-1214
10. Was this property purchased from a financial institution? ☐ Yes ☒ No		9. Type of <u>Transfer</u> ☐ Land Contract ☐ Lease ☒ Deed ☐ Other (specify) _____
11. Is the transfer between related persons? ☒ Yes ☐ No		12. Amount of Down Payment
13. If you financed the purchase, did you pay market rate of interest? ☐ Yes ☐ No		14. Amount Financed (Borrowed)

EXEMPTIONS

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the **taxable value** must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (State Equalized Value). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☒ transfer from one spouse to the other spouse
- ☒ change in ownership solely to exclude or include a spouse
- ☐ transfer of that portion of a property subject to a life lease or life estate (*until* the life lease or life estate expires)
- ☐ transfer to effect the foreclosure or forfeiture of real property
- ☐ transfer by redemption from a tax sale
- ☐ transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ transfer resulting from a court order unless the order specifies a monetary payment
- ☐ transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ transfer to establish or release a security interest (collateral)
- ☐ transfer of real estate through normal public trading of stocks
- ☐ transfer between entities under common control or among members of an affiliated group
- ☐ transfer resulting from transactions that qualify as a tax-free reorganization
- ☐ transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ transfer of land with qualified conservation easement (land only - not improvements)
- ☐ other, specify: _____

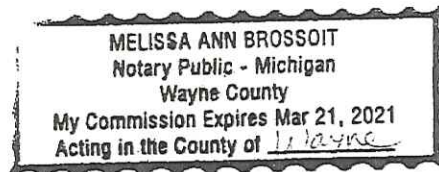
CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Owner's Signature Rasmieh Halaweh	Date 12/5/16	If signer is other than the owner, print name and title
Daytime Phone Number (513) 231-1214		E-mail Address

/s/ Melissa Ann Brossoit

Notary public, State of Michigan, County of WAYNE.
My commission expires 03/21/2021
Acting in the County of Wayne



Drafted by and when recorded return to:
David E Ghannam, Esq
15900 Michigan Ave, Ste 1
Dearborn, MI 48126

Send subsequent tax bills to:
Adnan and Rasmieh Halaweh
34108 Schoolcraft Rd
Livonia, MI 48150

Recording Fee:

Transfer Tax:

QUITCLAIM DEED

On December 5, 2016, ADNAN HALAWEH and RASMIEH HALAWEH, as husband and wife, whose address is 34108 Schoolcraft Rd, Livonia, MI 48150 (Grantors), quitclaim to ADNAN HALAWEH and RASMIEH HALAWEH, as husband and wife, whose address is 34108 Schoolcraft Rd, Livonia, MI 48150 (Grantee), the real property in the City of Livonia, Wayne County, Michigan, and described as

LOT 39, HERNDON'S SCHOOLCRAFT ESTATES NO. 1, AS
RECORDED IN LIBER 69, PAGE 100 OF PLATS, WAYNE COUNTY
RECORDS

Commonly Known as: 34108 Schoolcraft Rd,

TAX ID: 46-084-02-0039-000

(the Premises)

for \$10.00 or good and valuable consideration,

subject to any easements and building and use restrictions of record and the lien of taxes not yet due and payable.

This transfer is tax exempt pursuant to MCL 207.505(a), MCL 207.505(i), MCL 207.526(a) and MCL 207.526(i).

/s/ Adnan Halaweh
ADNAN HALAWEH

/s/ Rasmieh Halaweh
RASMIEH HALAWEH

STATE OF MICHIGAN)
WAYNE COUNTY)

Acknowledged before me in Wayne County, Michigan on December 5, 2016 by
ADNAN HALAWEH and his wife, RASMIEH HALAWEH.



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

1 8/22/23 OMIT

Applicant SAME AS OWNER Address 313-358-7176
Owner ADMAN HALAWEH Address 34108 SCHOOLCRAFT, LIVONIA, MI 48150
Lessee --- Address ---
Location NORTH Side of 34108 SCHOOLCRAFT Street
Between ASHURST And STARK
Lot No./Parcel No. 084-02-0039-000 Subdivision HARDONS SCHOOLCRAFT EST. #1
Zoning District N2 Map No. SE21 Lot Size 127.8' x 225.3' (28,793 SF) Alley ---
Present Use RESIDENTIAL Proposed Use SAME
HOUSE / ATT. GAR. / SHED
Present Building Size 2632 SQ FT / 616 SQ FT / 198 SQ FT Proposed Building Size 38' x 40' (1520 SQ FT)
Present Height of Building ONE STORY Proposed Height 22'-8"
Allowable Lot Coverage 35% (10,078 SQ FT) Proposed Lot Coverage 17.2% (4966 SQ FT)

Proposal SEEKING TO BUILD A DETACHED ACCESSORY BUILDING RESULTING IN

1 OMIT [EXCESS NUMBER OF ACCESSORY BUILDINGS], TOTAL BUILDING AREA AND
EXCESS HEIGHT. [NUMBER OF ACCESSORY BUILDINGS ALLOWED: TWO;
PROPOSED: THREE; EXCESS: ONE.] ACCESSORY BUILDING AREA ALLOWED: 920 SQ FT;
PROPOSED: 2334 SQ FT (814 SQ FT EXISTING; 1520 SQ FT PROPOSED); EXCESS: 1414 SQ FT.
ACCESSORY BUILDING HEIGHT ALLOWED: 16 FEET; PROPOSED: 20.2 FEET (22.7 FEET
OVERALL HEIGHT); EXCESS: 2.5 FEET.

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

Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage OMIT 1 Excessive Height ~~7.09C~~ 2.5 FEET Increasing No. Units 7.09B) ONE
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 7.09A) 1414 SQ FT

Remarks _____

Plans and Application examined by Ry

Date AUGUST 18,

2023

ZONING EXAMINER

RECEIVED

AUG 17 2023

Inspection Department
City of Livonia

APPLICATION FOR VARIANCE

Adnan Halaweh 34108 Schoolcraft Rd, Livonia MI, 48150, 313-358-7176
(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 34108 Schoolcraft Rd, Livonia MI, 48150

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:

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:
I own an RV and do not have proper storage for it. My Garage and Shed cannot fit the RV in it

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
Without a barn for RV storage I will be forced to store my RV somewhere away from my property

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. This barn would not affect my neighbors in any way. I have talked with my neighbors about it and they are okay with it.

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? I wasn't aware of any laws restricting me from building a barn in my back yard

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 site is not in a different zoning district

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: Adnan Halawe

Please print name of property owner: ADNAN HALAWEH

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 _____ day of _____, 20__.

(Notary Public, Wayne County, Michigan)

My Commission expires _____

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 8/18/2023, which reads as follows:
ZONING ORDINANCE, SECTION 2.09 A), B), C)

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.

By

(Supervisor)

Application for permit filed NO

Violation Issued NO

LIMITED POWER OF ATTORNEY

To Whom It May Concern:

Please be advised that I, Adnan Halaweh,
of _____

Address: 34108 Schoolcraft City Livonia State MI

Zip Code 48150 Telephone # 313-231-1215 do hereby appoint

Alaa Halaweh as my attorney in fact for the
explicit purpose of executing documents in my stead, specifically builders/contractors
registration with Governmental units, and executing permit applications with said
Governmental units.

This limited power of attorney, hereinafter LPA, would be authorized for other associated
documents that may be required to be executed by myself by said Governmental units in
connection with the registration or permit applications.

Alaa Halaweh will sign my name and also sign their
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effect and standing as if I had executed the document in person. If multiple persons are
listed only one person is required to execute the LPA

This LPA will expire on Indefinitely

If this LPA is revoked or modified prior to expiry date, grantor agrees to immediately
notify, in writing, all entities given this LPA of said revocation or modification, without
said notice the LPA will continue until expiry date.

End of LPA.

Signed: Adnan Halaweh Dated: 8-17-23

Statement of Notary

Wayne County, Michigan

On this 17TH day of August, 2023,

ADNAN HALAWEH, known to me, personally
appeared before me and signed and executed this document of his/her own free will.

VIA VIDEO

My commission expires: 8.25.28

Notary signature: Karen D. Thompson

Wayne County, Michigan

Printed name: KAREN D. THOMPSON

If a Corporation, this must be completed by license holder/qualifying officer.

This form is issued under authority of
P.A. 415 of 1994. Filing is mandatory.

Property Transfer Affidavit

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct **taxable value**. It must be filed by the new owner with the **assessor for the city or township** where the property is located within **45 days** of the transfer. If it is not filed timely, a penalty of \$5/day (maximum \$200) applies. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 34108 SCHOOLCRAFT	2. County WAYNE	4. Date of Transfer (or land contract was signed) 12/5/16
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6. Property Identification Number (PIN). If you don't have a PIN, attach legal description. 46-084-02-0039-000		PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.
7. Seller's (Transferor) Name Adnan Halaweh and Rasmieh Halaweh		8. Buyer's (Transferee) Name and Mailing Address Adnan Halaweh and Rasmieh Halaweh 34108 Schoolcraft, Livonia, MI 48150
Items 9 - 14 are optional. However, by completing them you may avoid further correspondence. <u>Transfers</u> include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See the back for a complete list.		8a. Buyer's (Transferee) Telephone Number (313) 231-1214
10. Was this property purchased from a financial institution? ☐ Yes ☒ No		9. Type of <u>Transfer</u> ☐ Land Contract ☐ Lease ☒ Deed ☐ Other (specify) _____
11. Is the transfer between related persons? ☒ Yes ☐ No		12. Amount of Down Payment
13. If you financed the purchase, did you pay market rate of interest? ☐ Yes ☐ No		14. Amount Financed (Borrowed)

EXEMPTIONS

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☐ transfer of that portion of a property subject to a life lease or life estate (*until* the life lease or life estate expires)
☐ transfer to effect the foreclosure or forfeiture of real property
☐ transfer by redemption from a tax sale
☐ transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
☐ transfer resulting from a court order unless the order specifies a monetary payment
☐ transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
☐ transfer to establish or release a security interest (collateral)
☐ transfer of real estate through normal public trading of stocks
☐ transfer between entities under common control or among members of an affiliated group
☐ transfer resulting from transactions that qualify as a tax-free reorganization
☐ transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
☐ transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
☐ transfer of land with qualified conservation easement (land only - not improvements)
☐ other, specify: _____

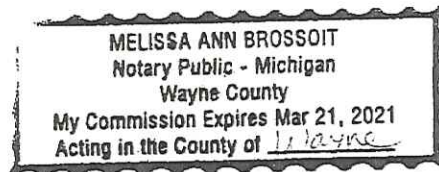
CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Owner's Signature Rasmieh Halaweh	Date 12/5/16	If signer is other than the owner, print name and title
Daytime Phone Number (513) 231-1214		E-mail Address

/s/ Melissa Ann Brossoit

Notary public, State of Michigan, County of WAYNE.
My commission expires 03/21/2021
Acting in the County of Wayne



Drafted by and when recorded return to:
David E Ghannam, Esq
15900 Michigan Ave, Ste 1
Dearborn, MI 48126

Send subsequent tax bills to:
Adnan and Rasmieh Halaweh
34108 Schoolcraft Rd
Livonia, MI 48150

Recording Fee:

Transfer Tax:

QUITCLAIM DEED

On December 5, 2016, ADNAN HALAWEH and RASMIEH HALAWEH, as husband and wife, whose address is 34108 Schoolcraft Rd, Livonia, MI 48150 (Grantors), quitclaim to ADNAN HALAWEH and RASMIEH HALAWEH, as husband and wife, whose address is 34108 Schoolcraft Rd, Livonia, MI 48150 (Grantee), the real property in the City of Livonia, Wayne County, Michigan, and described as

LOT 39, HERNDON'S SCHOOLCRAFT ESTATES NO. 1, AS
RECORDED IN LIBER 69, PAGE 100 OF PLATS, WAYNE COUNTY
RECORDS

Commonly Known as: 34108 Schoolcraft Rd,

TAX ID: 46-084-02-0039-000

(the Premises)

for \$10.00 or good and valuable consideration,

subject to any easements and building and use restrictions of record and the lien of taxes not yet due and payable.

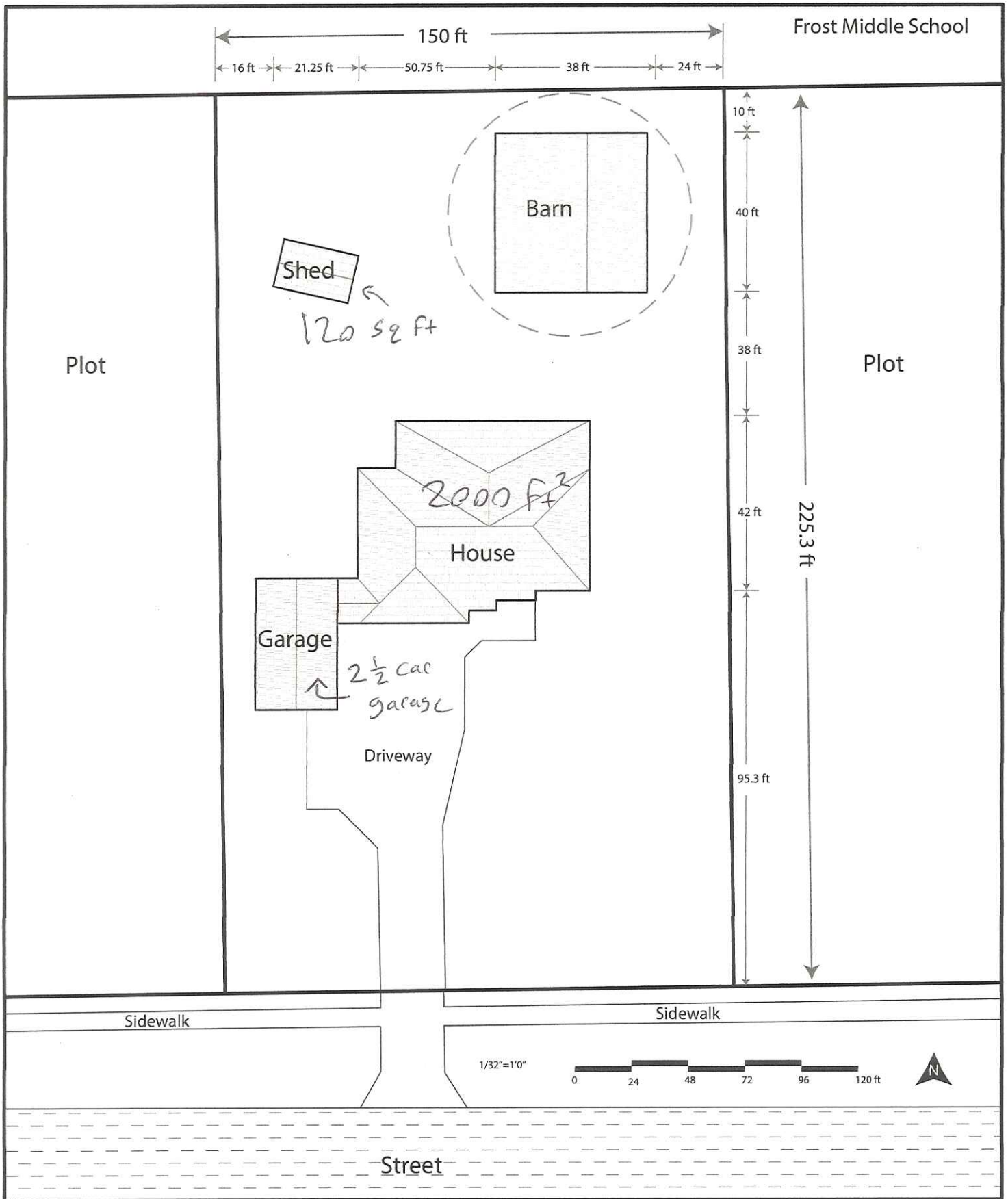
This transfer is tax exempt pursuant to MCL 207.505(a), MCL 207.505(i), MCL 207.526(a) and MCL 207.526(i).

/s/ Adnan Halaweh
ADNAN HALAWEH

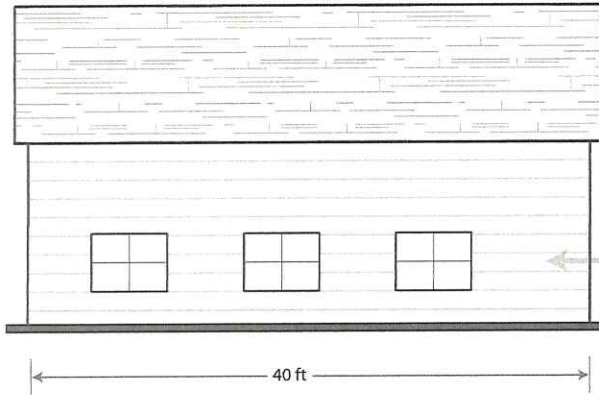
/s/ Rasmieh Halaweh
RASMIEH HALAWEH

STATE OF MICHIGAN)
WAYNE COUNTY)

Acknowledged before me in Wayne County, Michigan on December 5, 2016 by
ADNAN HALAWEH and his wife, RASMIEH HALAWEH.

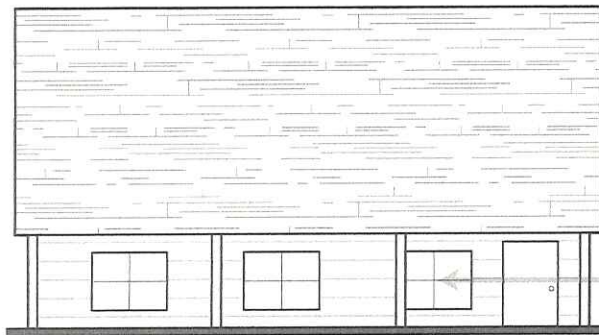


34108 Schoolcraft Rd, Livonia MI, 48150
Site Plan



Atlas Castlebrook Architectural
Roofing Shingles
Color: Desert Shake/ Light Brown
(to match house)

Concord Double 4" x 12' 6" Dutch
Lap Vinyl Siding
Color: White (to match house)



Northview 22"W x 29"H Fixed
White Vinyl Barn Sash with 4-Lite
Single Pane Glass

1/16" = 1'0"



Northview 24"W x 29"H Fixed
White Vinyl Barn Sash with 4-Lite
Single Pane Glass

Barn Door - Walnut

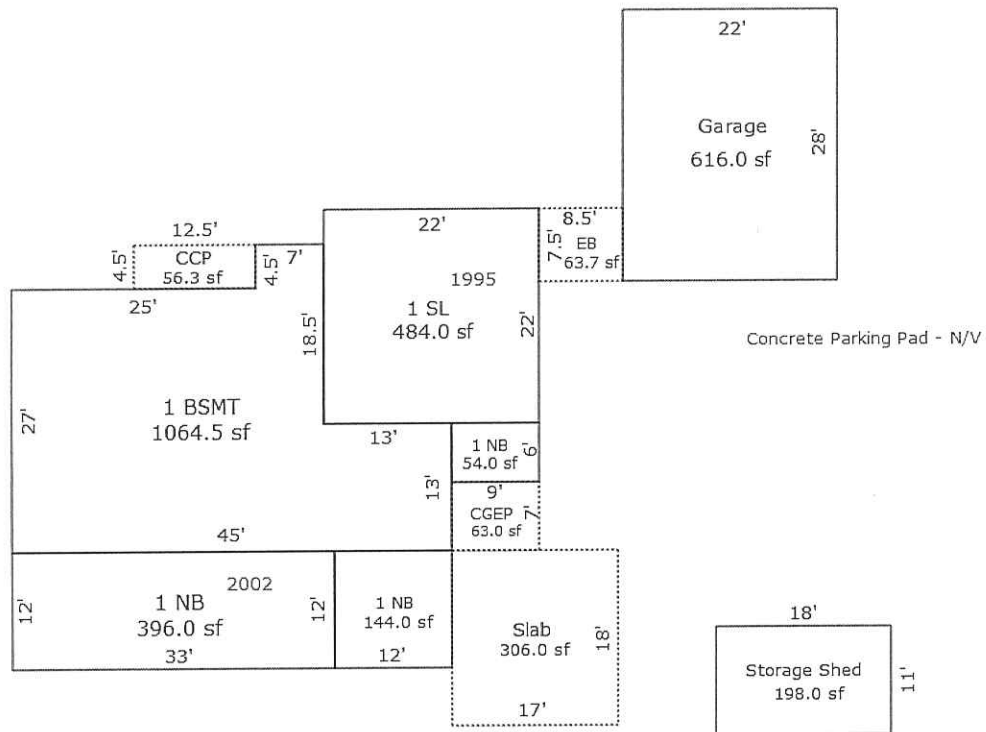


1/8" = 1'0"



We will be performing maintenance starting on Friday 8/18 at 5:00 PM EST that will continue until the afternoon on Saturday. We apologize for the inconvenience.

Image/Sketch for Parcel: 084 02 0039 000



Sketch by Apex Sketch

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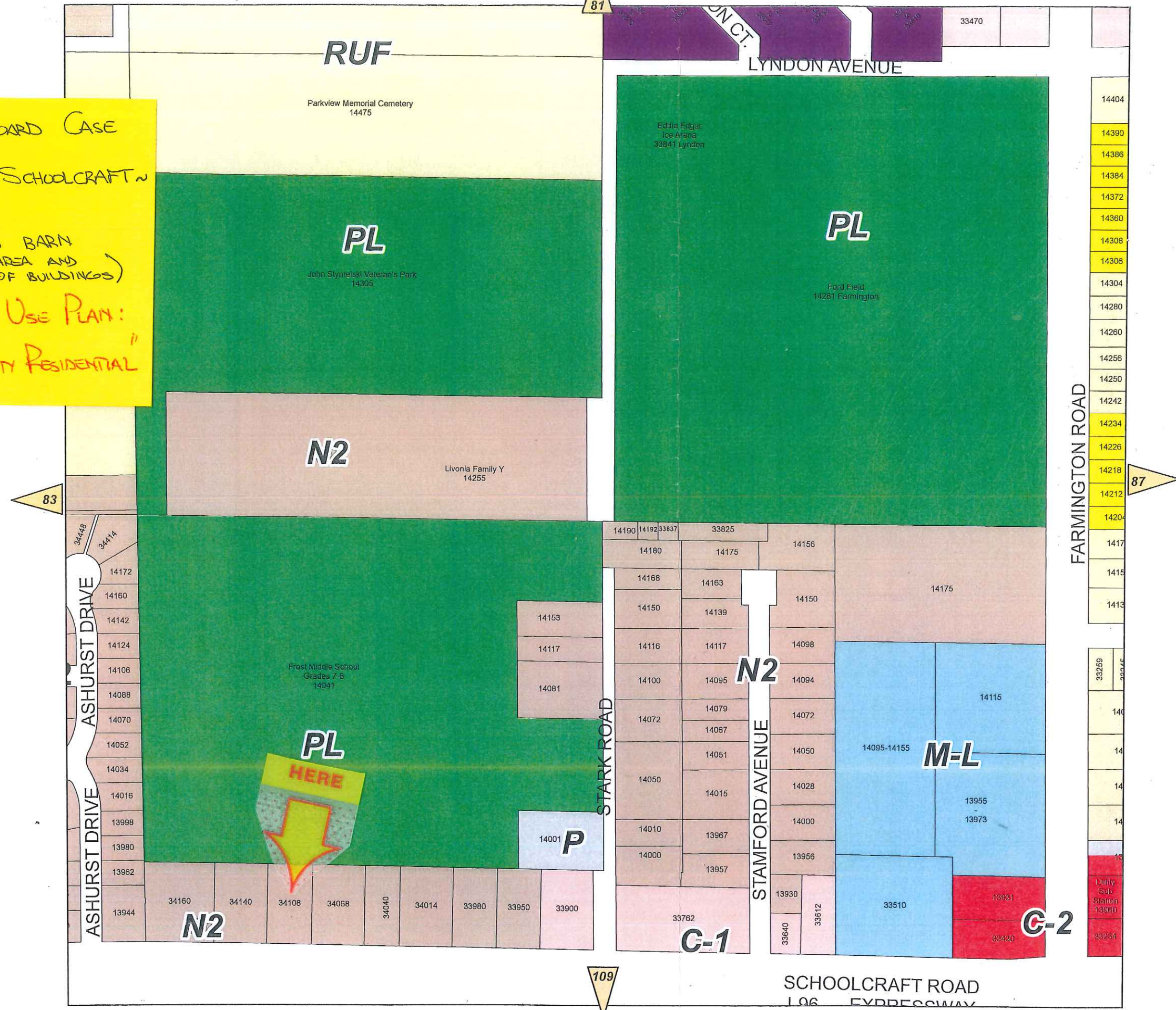
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ADNAN HALAWEH, 34108 SCHOOLCRAFT REF: DETACHED BARN MEDIUM DENSITY RESIDENTIAL

Page 84

ZONING BOARD CASE
~ 34108 SCHOOLCRAFT ~
RE: DETACHED BARN
(EXCESS AREA AND
NUMBER OF BUILDINGS)
FUTURE LAND USE PLAN:
"MEDIUM 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 21

City of Livonia

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

Copyright 2001, City of Livonia



300 150 0 300 Feet

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 SEPTEMBER 8, 2023

APPEAL CASE NO. 2023-08-21, 16147 Henry Ruff: an appeal was made to the Zoning Board of Appeals by Soave Oro Construction, on behalf of James Thorne, seeking to erect a single-family dwelling with attached garage, resulting in deficient front and rear yard setbacks.

Front Yard Setback

Required: 50 ft
Proposed: 46.57ft
Deficient: 3.43 ft

Rear Yard Setback

Required: 45 ft.
Proposed: 40 ft.
Deficient: 5 ft.

This Low-Density Residential property is located on the west side of Henry Ruff (16147), between Greenland and Puritan, Lot. No. 054-99-0021-000, R-U-F, Rural Urban Farm District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 4.02, .

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 26, 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.

2023-08-21
September 26, 2023

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

Address:

2023-08-21



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 SOAVE ORO CONSTRUCTION Address 5136 WILSHIRE, DUNDIE, MI 48131 734-422-2577
Owner JAMES THORNE Address 30480 GRANDON, LIVONIA, MI 48150 248-763-0922
Lessee _____ Address _____
Location WEST Side of 16147 HENRY RUFF Street
Between GREENLAND And PURITAN
Lot No./Parcel No. 054-99-0021-000 Subdivision _____
Zoning District RUF Map No. NW14 Lot Size 0.45 ACRES (19,602 S.F.) Alley _____
Present Use VACANT Proposed Use SINGLE FAMILY RESIDENCE
Present Building Size N/A Proposed Building Size HOUSE 2786 SQFT / GARAGE (ATTACHED) 710 SQFT
Present Height of Building N/A Proposed Height ONE STORY
Allowable Lot Coverage 35% (6861 SQ FT) Proposed Lot Coverage 17.8% (3496 SQ FT)

Proposal SEEKING TO ERECT A SINGLE FAMILY DWELLING WITH ATTACHED GARAGE RESULTING IN DEFICIENT FRONT AND REAR YARD SET BACKS. FRONT YARD SET BACK REQUIRED: 50 FEET; PROPOSED: 46.57 FEET; DEFICIENT: 3.43 FEET. REAR YARD SET BACK REQUIRED: 45 FEET; PROPOSED: 40 FEET; DEFICIENT: 5 FEET.

Reason for Rejection ZONING ORDINANCE, SECTION 4.02
Deficient Side Yard _____ Deficient Front Yard 4.02 3.43 FEET Deficient Rear Yard 4.02 FIVE 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 Rox Date AUGUST 18, 2023

ZONING EXAMINER

RECEIVED

AUG 18 2023

Inspection Department

James Thorne

(Owner of Premises)

APPLICATION FOR VARIANCE

30480 GRANDON ST

~~16147 HENRY RUFF RD~~ LIVONIA, MI 48150 (248) 763-092

(Street Address)

(City)

(Zip Code)

(Telephone)

(Fax)

(Lessee)

(Street Address)

(City)

(Zip Code)

(Telephone)

(Fax)

SOAVE ORG CONSTRUCTION

5136 WILSHIRE DR

DUNDIE

48131

(734) 422-2577

(Contractor)

(Street Address)

(City)

(Zip Code)

(Telephone)

(Fax)

The property address is 16147 HENRY RUFF RD LIVONIA, MI 48154

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

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:

SEE ATTACHED LEGAL DESCRIPTION FROM PURCHASE

AGREEMENT OF THE VACANT LOT AT 16147 HENRY RUFF.

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 APPENDUM

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

SEE ATTACHED APPENDUM

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

SEE ATTACHED APPENDUM

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 NOT AWARE OF THIS PROCESS OR

WHETHER IT IS APPLICABLE IN THIS CASE.

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? I WAS TOLD TO APPLY FOR A VARIANCE

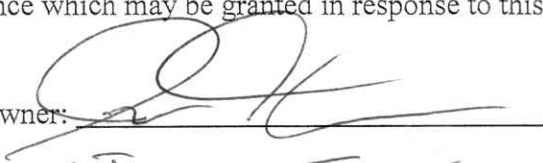
BY MY CONTRACTOR AND THOSE I SPOKE TO AT THE LINCOLN INSPECTION DEPARTMENT.

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)

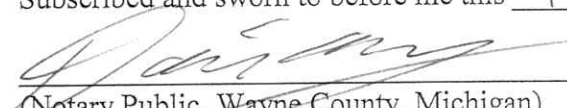
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property 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: JAMES THORNE

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 18 day of August, 2023


(Notary Public, Wayne County, Michigan)

My Commission expires 10/10/2025

DAVID AVERY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES OCT 10, 2025
ACTING IN THE COUNTY OF Wayne

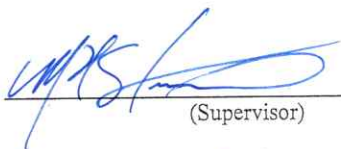
Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated August 18, 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.


(Supervisor)

8/13/23

Application for permit filed NO

Violation Issued NO

ADDENDUM FOR CITY OF LIVONIA APPLICATION FOR VARIANCE

QUESTIONS 3 – 5

Question #3:

The new home build proposed on the property located at 16147 Henry Ruff Rd. has been designed for my wife Janelle Thorne who was struck by a car in July 2018 and suffered a severe traumatic brain injury. She is 100% wheelchair bound and requires numerous aides, including a wheelchair accessible home, to function. The proposed home was specifically designed for Janelle's individual needs based on multiple Physical Therapist and Occupational Therapist evaluations and meets each of the requirements of the Americans with Disabilities Act (ADA).

Question #4:

The home would have to be completely redesigned and requoted, which would add a tremendous amount of time and cost to Janelle and myself. This would also include us going back to the Michigan Catastrophic Claims Association (MCCA) due to Janelle's accident being Michigan Auto No Fault related. We would have to work through our Auto Insurer (State Farm) due to a potential complete redesign of the home. We have been working for three years with State Farm to come to an agreement on what they will pay for on the Auto No Fault "Home Modifications" required by Michigan Law.

Question #5:

Janelle has a severe traumatic brain injury and requires so much more care than the average person in the area. Currently, she cannot walk on her own and may never be able to do so. This home will allow her the ability to have a portion of normalcy back in her life.

RECEIVED 08/29/2019 12:09PM

Aug 29 19, 04:15p

Larry Henney

313 914 3131

p.14

Authentisign ID: 704FA9FF-B595-40E5-8FAB-F8AD49F3AC89

Original Description

Part of the Northwest 1/4 of Section 14, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as:

Commencing at the center of said Section 14 said point being S. 00° 05' 15" W. 2640.80 feet South along the North/South 1/4 line from the North 1/4 corner of said Section 14; thence N. 00° 05' 15" E. 300.00 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING; thence Due West 154.32 feet; thence N. 00° 05' 15" E. 127.00 feet; thence Due East 154.32 feet (described as: 154.31 feet) to a point on said North/South 1/4 line of Section 14; and thence S. 00° 05' 15" W. 127.00 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING. Containing 0.45 acres of land, more or less. Subject to the rights of the public over the East 17 feet for Henry Ruff (50 feet wide). Also subject to any and all easements or rights of way of record, if any.

Parcel 1

Part of the Northwest 1/4 of Section 14, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as:

Commencing at the center of said Section 14 said point being S. 00° 05' 15" W. 2640.80 feet South along the North/South 1/4 line from the North 1/4 corner of said Section 14; thence N. 00° 05' 15" E. 300.00 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING; thence Due West 154.32 feet; thence N. 00° 05' 15" E. 63.50 feet; thence Due East 154.32 feet to a point on said North/South 1/4 line of Section 14; and thence S. 00° 05' 15" W. 63.50 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING. Containing 0.225 acres of land, more or less. Subject to the rights of the public over the East 17 feet for Henry Ruff (50 feet wide). Also subject to any and all easements or rights of way of record, if any.

Parcel 2

Part of the Northwest 1/4 of Section 14, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as:

Commencing at the center of said Section 14 said point being S. 00° 05' 15" W. 2640.80 feet South along the North/South 1/4 line from the North 1/4 corner of said Section 14; thence N. 00° 05' 15" E. 363.50 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING; thence Due West 154.32 feet; thence N. 00° 05' 15" E. 63.50 feet; thence Due East 154.32 feet to a point on said North/South 1/4 line of Section 14; and thence S. 00° 05' 15" W. 63.50 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING. Containing 0.225 acres of land, more or less. Subject to the rights of the public over the East 17 feet for Henry Ruff (50 feet wide). Also subject to any and all easements or rights of way of record, if any.

2017-0001-0000

RECEIVED 08/29/2019 12:09PM

Aug 29 19, 04:15p

Larry Henney

313 914 3131

p.13

10/10/2019 10:10:10 AM 10/10/2019 10:10:10 AM 10/10/2019 10:10:10 AM

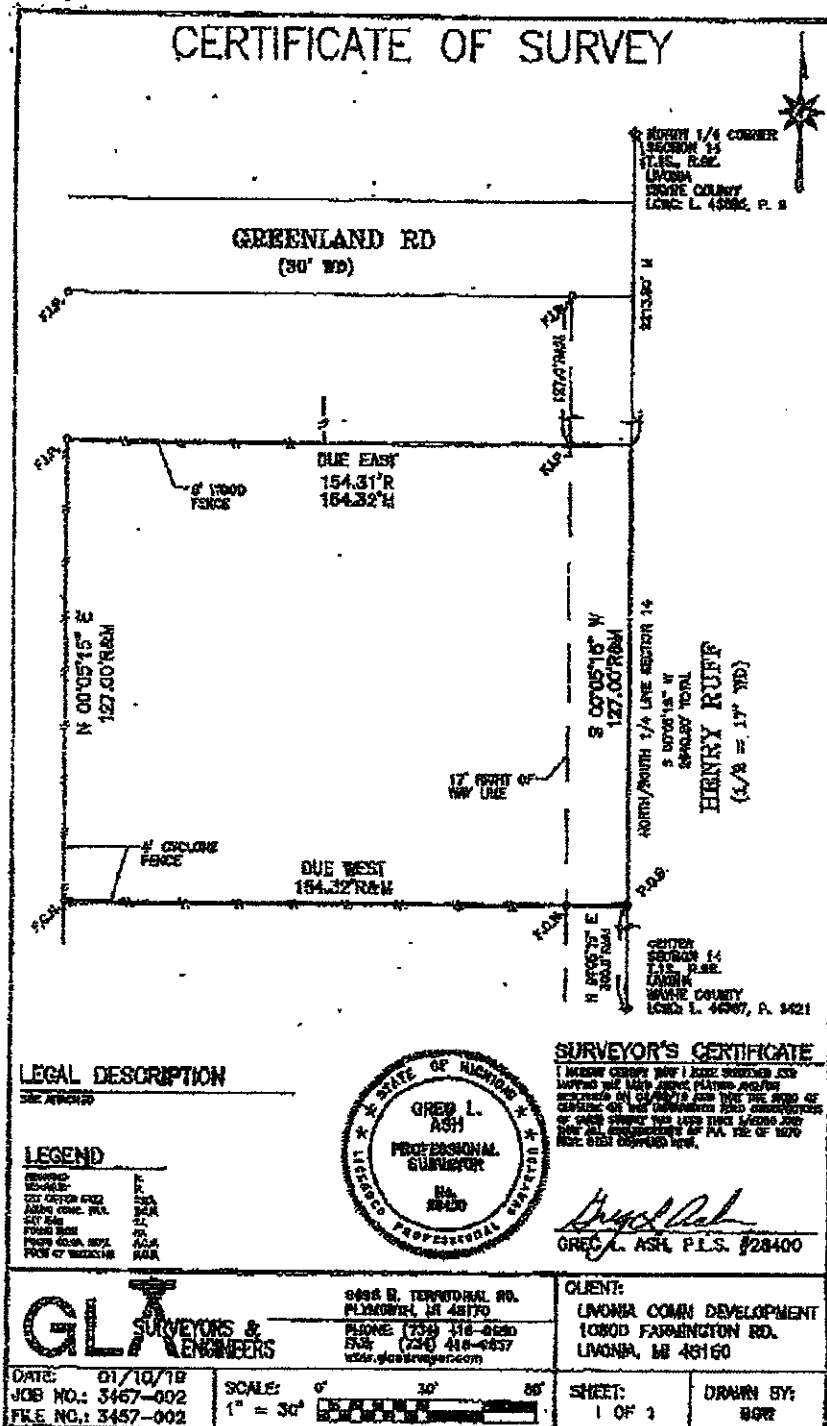
Legal Description:

Part of the Northwest 1/4 of Section 14, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as:

Commencing at the center of said Section 14 said point being S. 00° 05' 15" W. 2649.80 feet South along the North/South 1/4 line from the North 1/4 corner of said Section 14; thence N. 00° 05' 15" E. 300.00 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING; thence Due West 164.82 feet; thence N. 00° 05' 15" E. 127.00 feet; thence Due East 164.82 feet (described as: 164.81 feet) to a point on said North/South 1/4 line of Section 14; and thence S. 00° 05' 15" W. 127.00 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING. Containing 0.46 acres of land, more or less. Subject to the rights of the public over the East 17 feet for Henry Ruiz (80 feet wide). Also subject to any and all easements or rights of way of record, if any.

3457-0002-1(14718

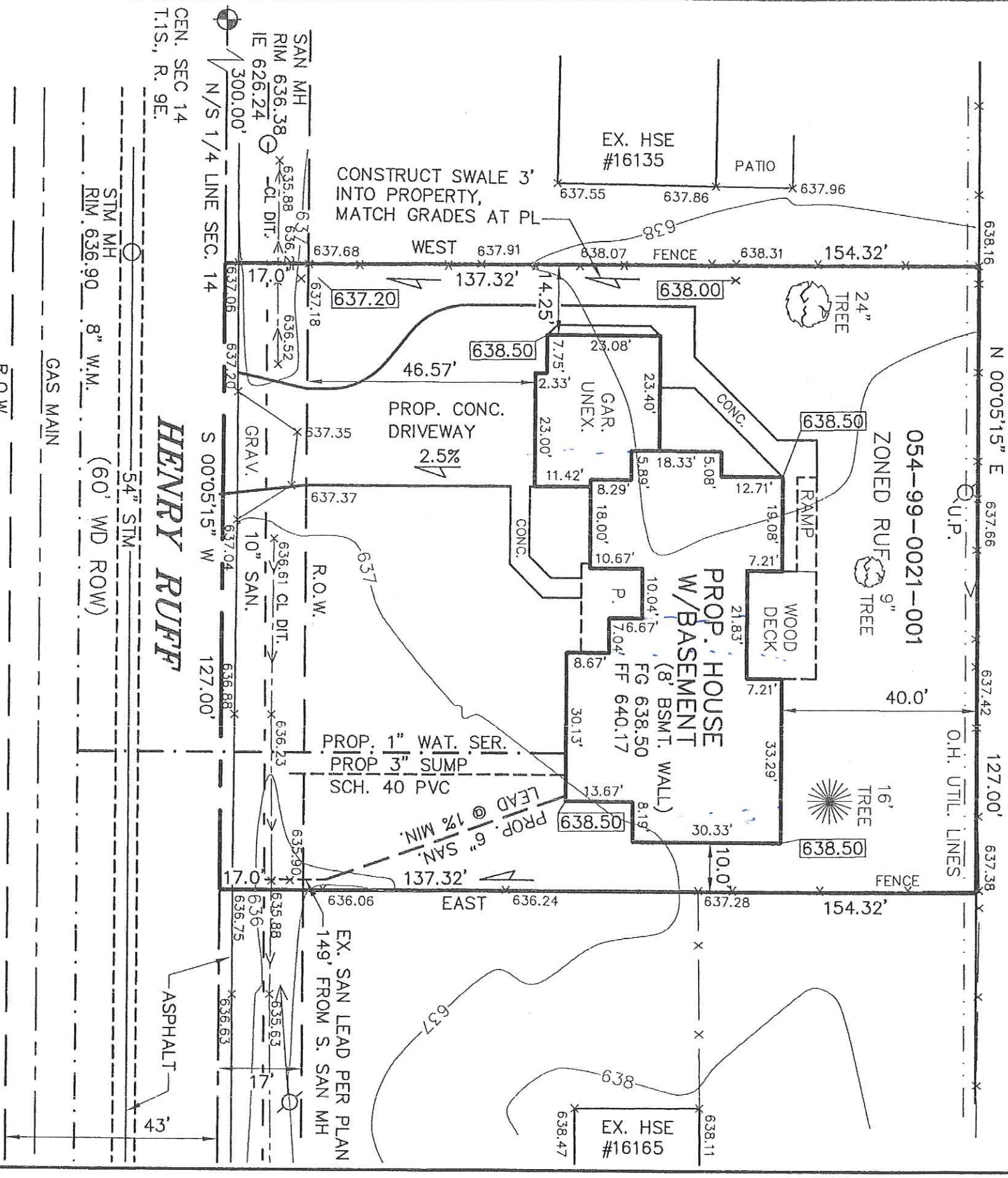
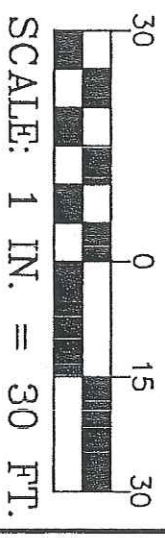
UNOFFICIAL COPY - NOT FOR CONSTRUCTION





SITE PLAN

#16147 HENRY RUFF

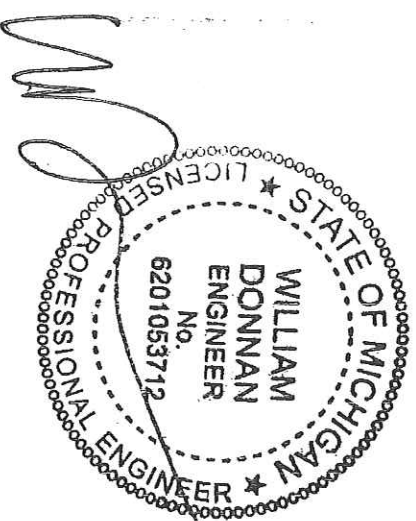


PROPERTY DESCRIPTION — 054-99-0021-001
PART OF THE NW 1/4 OF SECTION 14, T. 1 S, R. 9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE CENTER OF SAID SECTION 14, SAID POINT BEING S 00°05'15" W 2640.80 FEET SOUTH ALONG THE N/S 1/4 LINE FROM THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE N 00°05'15" E 300.00 FEET ALONG SAID N/S 1/4 LINE OF SECTION 14 TO THE POINT OF BEGINNING; THENCE DUE WEST 154.32 FEET; THENCE N 00°05'15" E 127.00 FEET; THENCE DUE EAST 154.32 FEET TO A POINT ON SAID N/S 1/4 LINE OF SECTION 14; THENCE S 00°05'15" W 127.00 FEET ALONG SAID N/S 1/4 LINE SECTION 14 TO THE POINT OF BEGINNING. CONTAINING 0.45 ACRES OF LAND. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EAST 17 FEET FOR HENRY RUFF (60 FEET WDE). ALSO SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD, IF ANY.

LEGEND

000.00 PROPOSED ELEV.
x 637.91 EXISTING ELEV.



ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335
LIVONIA, MICHIGAN 48150 FAX (734) 953-3324

PREPARED FOR
SOAVE HOMES
15195 FARMINGTON RD.
LIVONIA, MICHIGAN 48154
248-467-1021

DATE: 07/24/23
FB: DRAWN: MDS
PROJ. NO: 23024
SHEET 1 OF 1

PROPOSED ACCESSIBLE RESIDENCE

JANELLE THORNE AND FAMILY

16147 HENRY RUFF ROAD, LIVONIA, MICHIGAN 48154



GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK AND REPORT ALL CONDITIONS INCLUDING DIMENSION DISCREPANCIES TO THE DESIGNER. UPON COMPLETION OF DEMOLITION RE-VERIFY AND REPORT.
2. CONTRACTOR TO REPORT AND REQUEST CLARIFICATION FOR CONFLICTS FOUND WITHIN THESE DRAWINGS.
3. USE FIGURE DIMENSIONS ONLY! DO NOT SCALE DRAWINGS.
4. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 MICHIGAN RESIDENTIAL CODE, ALL STATE AND LOCAL CODES, GOVERNING BODIES INCLUDING THE STATE OF MICHIGAN.
5. ALL WORK SHALL COMPLY WITH THE STANDARDS AS PUBLISHED BY THE TRADES RESPECTIVE ASSOCIATION FOR MANUFACTURER AND INSTALLATION OF PRODUCTS USED IN CONJUNCTION WITH THIS PROJECT.
6. NO MATERIAL, COLOR, OR MANUFACTURER MAY BE SUBSTITUTED UNLESS AUTHORIZED BY THE DESIGNER FOR ANYTHING SPECIFIED HEREIN.
7. ALL WOOD BLOCKING TO BE FIRE RETARDANT IN ACCORDANCE WITH CODE.
8. CONTRACTOR MUST MAINTAIN A CLEAN AND ORDERLY PROJECT SITE. ALL TRASH AND DEBRIS MUST BE REMOVED FROM THE PREMISES ON A DAILY BASIS. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING TRASH FROM BUILDING TO DUMPSTER, AS WELL AS, CLEAN UP AROUND DUMPSTER AREA.
9. THE CONTRACTOR SHALL VERIFY SIZES OF ALL OPENINGS, CURBS BASES, RECESSED, ANCHOR BOLT SIZES AND LOCATIONS WITH CERTIFIED DRAWING OF EQUIPMENT APPROVED FOR SUBJECT LOCATIONS BEFORE PROCEEDING WITH THE WORK.
10. THE CONTRACTOR IS NOT TO PROCEED WITH ANY CHANGE ORDERS OR ADDITIONAL WORK UNLESS AUTHORIZED BY THE OWNER.
11. THE DESIGNER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR THE SAFETY ON THE JOBSITE, AND THAT THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER AND / OR JOB SITE SUPERINTENDENT.
12. PROVIDE SHOP DRAWINGS AND ENGINEERING DATA ON ALL PRE-ENGINEERED ROOF TRUSSES, SIGNED AND SEALED BY THE TRUSS DESIGN ENGINEER.

SHEET INDEX

- | | |
|------|---|
| A-1 | TITLE SHEET / GENERAL NOTES / SHEET INDEX / PROPOSED DESIGN |
| A-2 | PROPOSED PROPERTY STUDY |
| A-3 | PROPOSED BASEMENT / FOUNDATION PLAN |
| A-4 | PROPOSED FIRST FLOOR PLAN |
| A-5 | PROPOSED EXTERIOR ELEVATIONS |
| A-6 | PROPOSED EXTERIOR ELEVATIONS |
| A-7 | PROPOSED EXTERIOR ELEVATIONS |
| A-8 | PROPOSED SCHEDULES (ROOM FINISH / DOOR / HARDWARE / WINDOW) |
| A-9 | PROPOSED FIRST FLOOR BATHS INTERIORS |
| A-10 | PROPOSED KITCHEN INTERIORS |
| A-11 | PROPOSED LAUNDRY INTERIORS |
| A-12 | PROPOSED BASEMENT BATH INTERIORS / PRODUCT-APPLIANCE SPECIFICATIONS |
| A-13 | PROPOSED WOOD DECK / RAMP SYSTEM DETAILS |
| A-14 | PROPOSED HOUSE (BASEMENT) WALL DETAILS |
| A-15 | PROPOSED GARAGE WALL DETAILS |
| A-16 | PROPOSED ELEVATOR SHAFT DETAILS |
| E-1 | PROPOSED BASEMENT ELECTRICAL PLAN |
| E-2 | PROPOSED FIRST FLOOR ELECTRICAL PLAN |
| M-1 | PROPOSED MECHANICAL (HVAC) BASEMENT / CRAWL-SPACE PLAN |
| M-2 | PROPOSED MECHANICAL (HVAC) FIRST FLOOR PLAN |

PROJECT CLASSIFICATION

USE GROUP: R-3
CONSTRUCTION TYPE: 5B

PROJECT INFORMATION:

CLAIMANT: JANELLE THORNE
16147 HENRY RUFF ROAD
LIVONIA, MICHIGAN 48154

INSURANCE: STATE FRARM INSURANCE

ADJUSTER: ANGELA CANNON

CLAIM NO.: 22-5215-W25

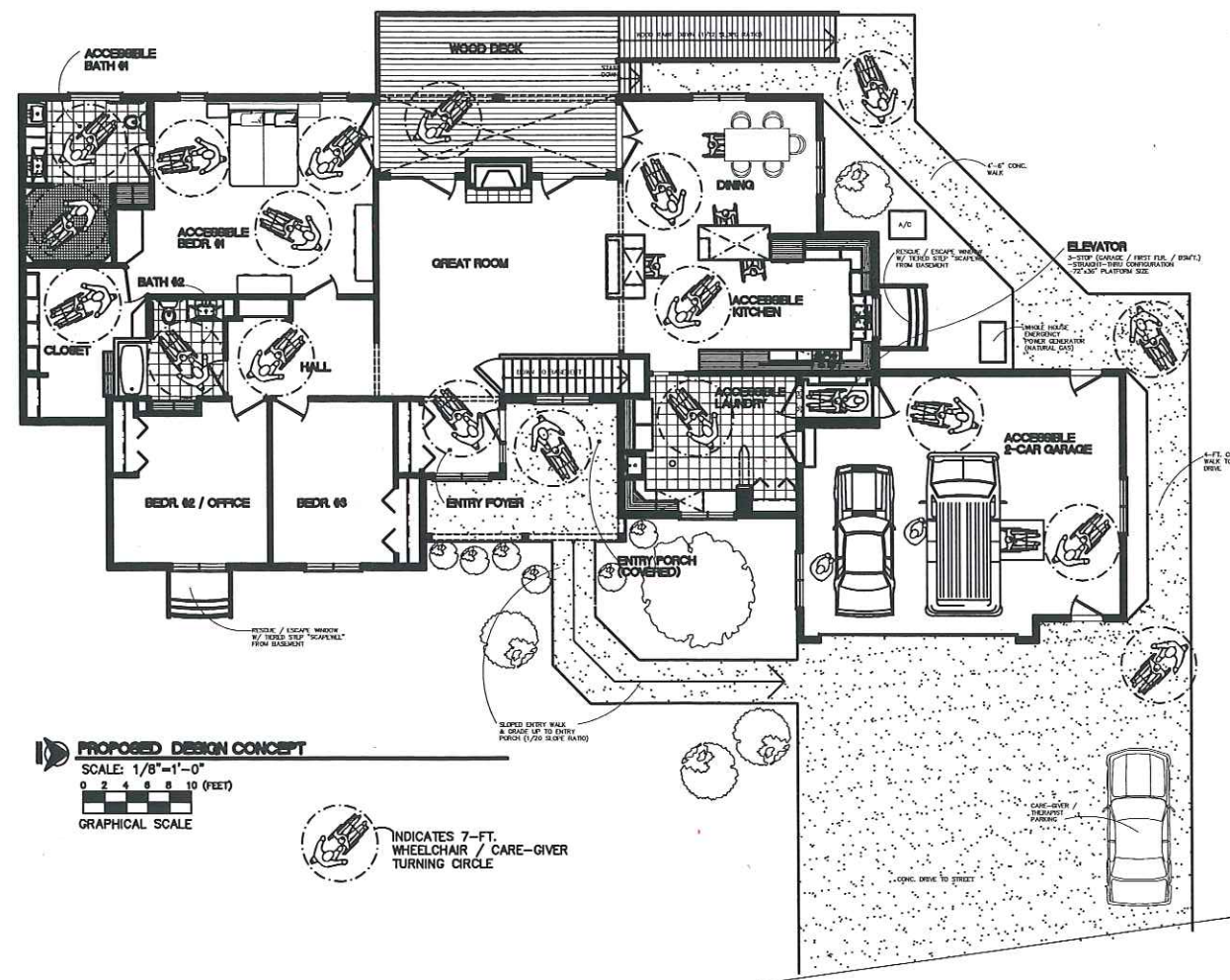
MEDICAL CASE MANAGER: NIKI McKAMIE, RN
WELLSPRING CASE MANAGEMENT

OCCUPATIONAL THERAPISTS: KATHLEEN GRACE, MS, OTRL, FMIOTA
GRACE OT, LLC
CYNTHIA BRUCE
SPECIALTREE

ACCESSIBLE DESIGN CONSULTANT: DONALD J. SZCZEPANSKI, CEAC, CAPS
(CERTIFIED ENVIRONMENTAL ACCESS CONSULTANT)
(CERTIFIED ADING-IN-PLACE SPECIALIST)
ACCESSIBLE ENVIRONMENTS, LLC
318 JOHN R. RD., #331
TROY, MICHIGAN 48063
(248) 583-1560
(248) 583-1566 FAX
EMAIL: ACCESSENVIR@COMCAST.NET

AREA CALCULATIONS:

PROPOSED HOUSE - 2,742 S.F.
PROPOSED GARAGE - 703 S.F.
PROPOSED DECK - 325 S.F.
PROPOSED RAMPS - 77 S.F.



PROPOSED DESIGN CONCEPT
SCALE: 1/8"=1'-0"
0 2 4 6 8 10 (FEET)
GRAPHICAL SCALE

INDICATES 7-FT. WHEELCHAIR / CARE-GIVER TURNING CIRCLE

CONSULTANT:
PATTERSON MECHANICAL DESIGNS
2110 NORTHWOOD BLVD.
ROYAL OAK, MICHIGAN 48073
(248) 398-2951

PROJECT: PROPOSED ACCESSIBLE RESIDENCE

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
24 MAR. 2020

SHEET CONTENT:
TITLE SHEET

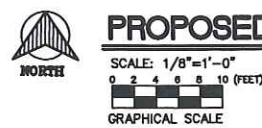
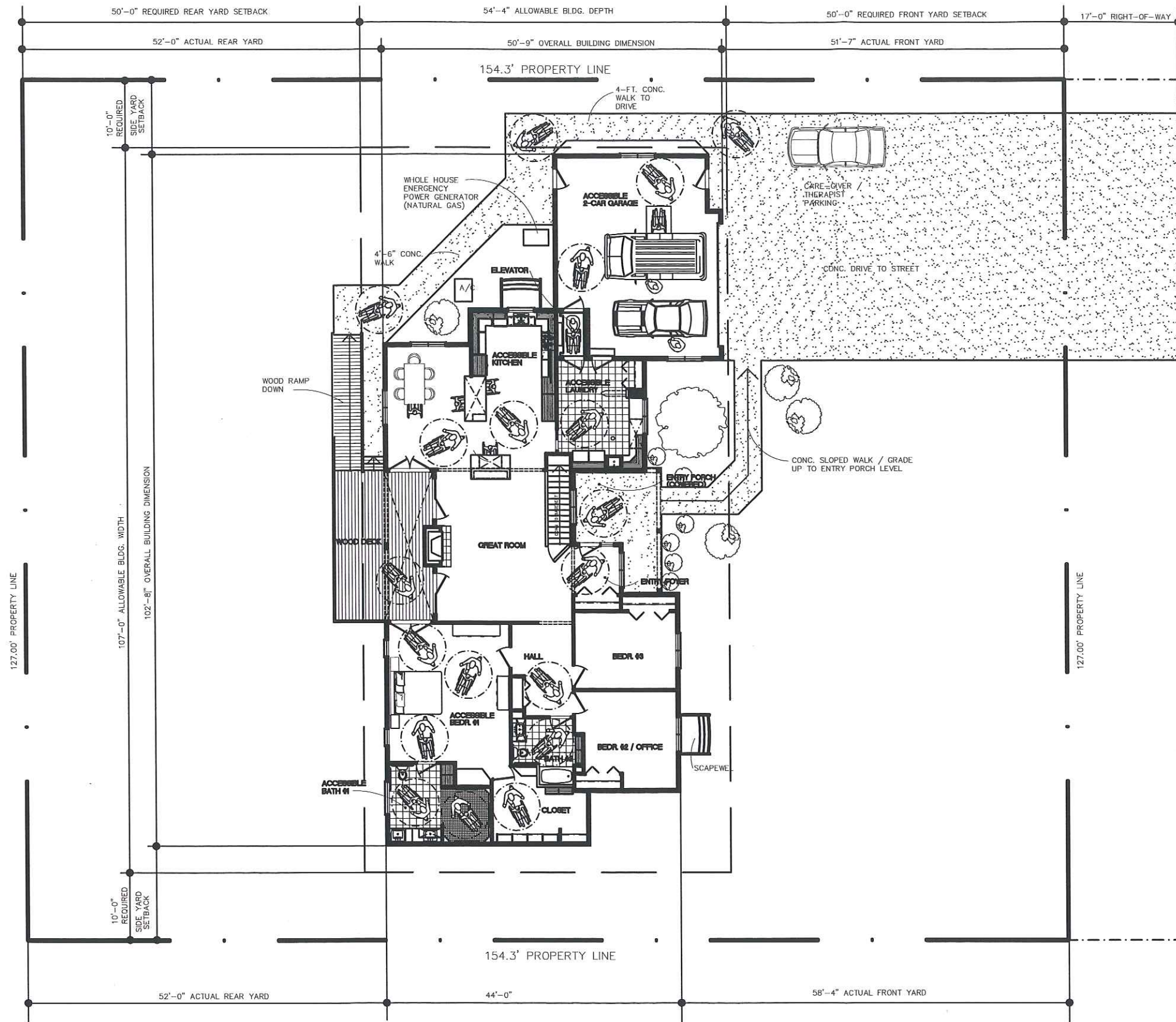
FILE NO.:

ST2019-13

SHEET NO.:

A-1

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PROPOSED PROPERTY STUDY

PROPERTY DATA:

LOT SIZE - 127'-0" x 154'-4" = 19,600 S.F.
PROPOSED "FOOTPRINT"
INCLUDES HOUSE / ATTACHED
GARAGE / COVERED REAR
DECK AND FRONT ENTRY = 3,809 S.F.
TOTAL LOT COVERAGE = 19.4%

AREA CALCULATIONS:

PROPOSED HOUSE - 2,742 S.F.
PROPOSED GARAGE - 703 S.F.
PROPOSED DECK - 325 S.F.
PROPOSED RAMPS - 77 S.F.

HENRY RUFF ROAD

ACCESSIBLE ENVIRONMENTS, LLC
318 John R. Rd. #331
Livonia, Michigan 48150
(248) 583-5500
(248) 583-5565 FAX

CONSULTANT:

PROJECT: **PROPOSED ACCESSIBLE RESIDENCE**

1847 HENRY RUFF ROAD
LIVONIA, MICHIGAN 48154

OWNER

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
24 MAR. 2020

SHEET CONTENT:

PROPERTY STUDY

FILE NO:

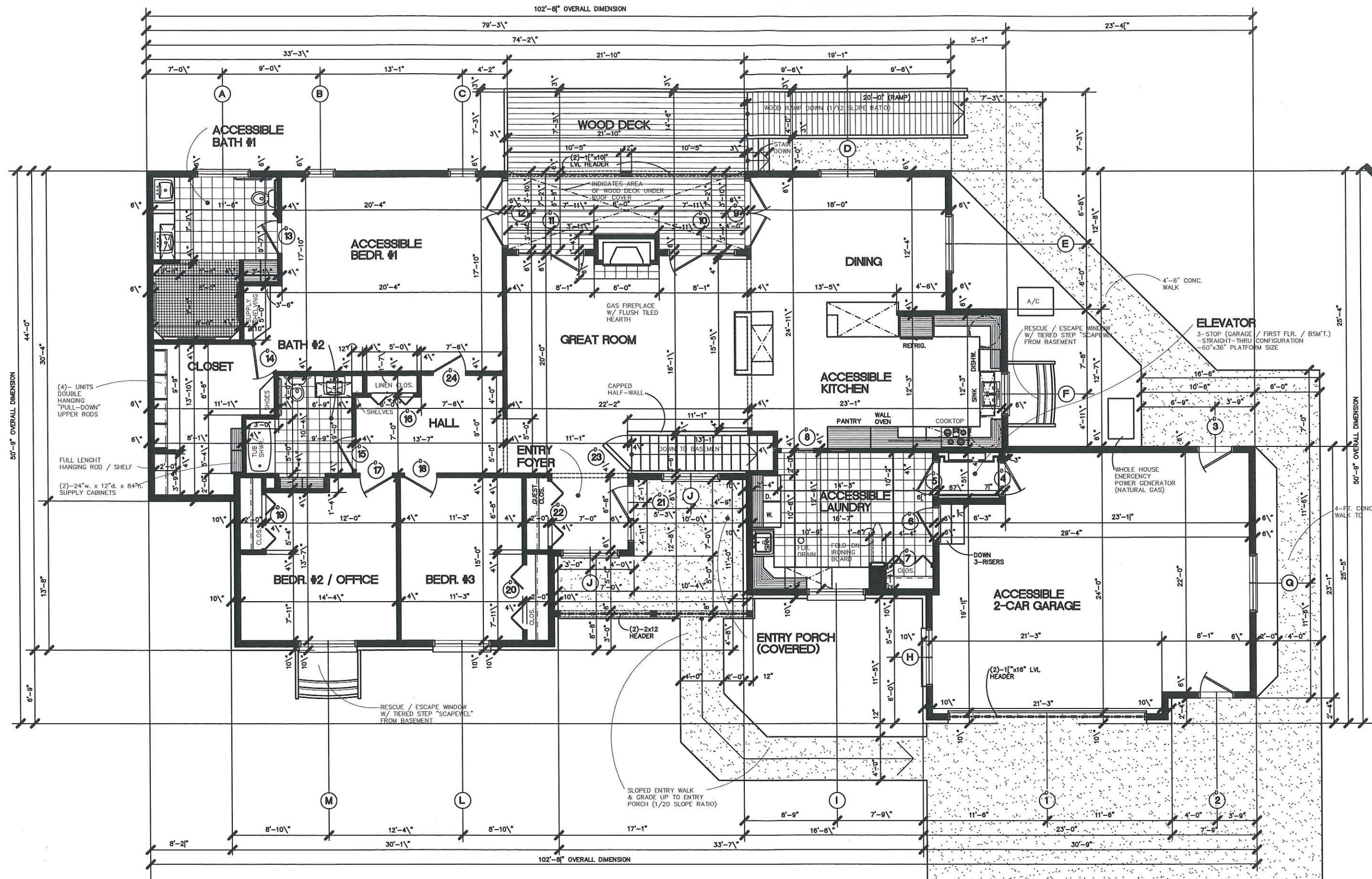
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SHEET NO:

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NOTE:
ALL STRUCTURAL HEADERS SHALL BE
(2)-2x12* UNLESS NOTED OTHERWISE

AREA CALCULATIONS:

PROPOSED HOUSE -	2,742 S.F.
PROPOSED GARAGE -	703 S.F.
PROPOSED DECK -	325 S.F.
PROPOSED RAMPS -	77 S.F.

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
0 1 2 3 4 5 (FEET)
GRAPHICAL SCALE

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**ACCESSIBLE
ENVIRONMENTS, LLC**
388 John R 2nd Fl. #231
Livonia, Michigan 48150
(248) 583-5560
(248) 583-5566 FAX

CONSULTANT:

PROJECT: **PROPOSED ACCESSIBLE RESIDENCE**

1847 HENRY HUFF ROAD
LIVONIA, MICHIGAN 48154

OWNER

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
24 MAR. 2020

SHEET CONTENT:

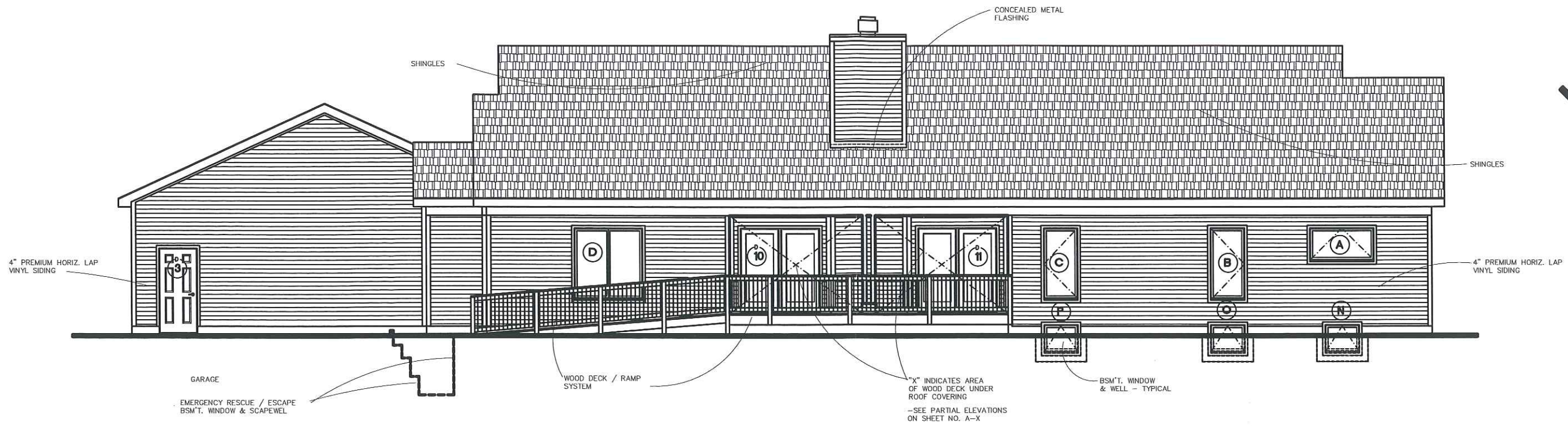
**PROPOSED
FLOOR PLAN**

FILE NO.:

ST2019-13

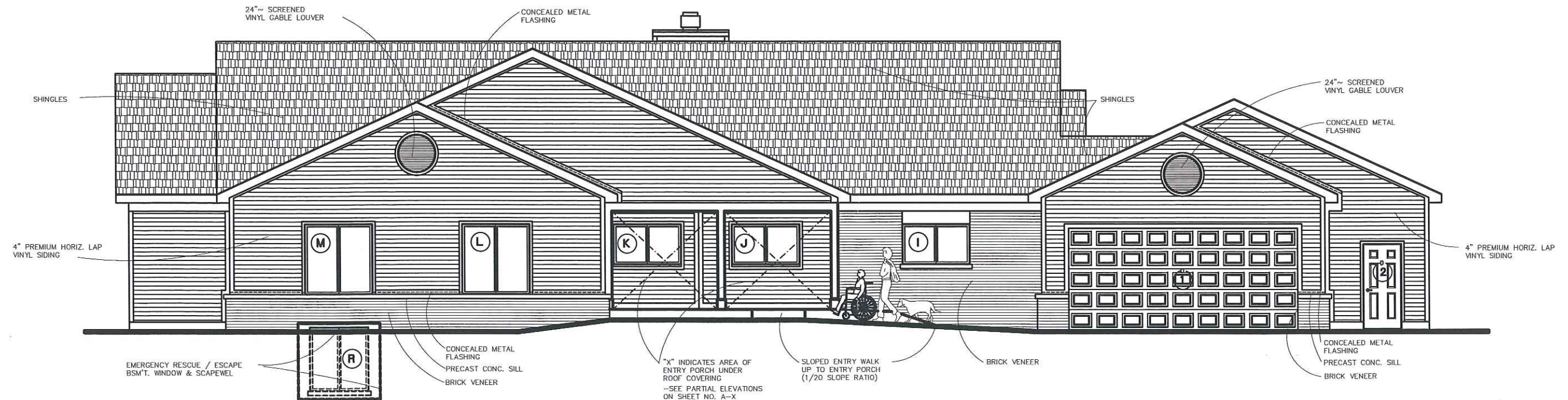
SHEET NO.:

A-A



PROPOSED REAR (WEST) ELEVATION

SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE



PROPOSED FRONT (EAST) ELEVATION

SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE

CONSULTANT:

PROJECT: **PROPOSED ACCESSIBLE RESIDENCE**

1847 HENRY RUFF ROAD
LIVONIA, MICHIGAN 48154

OWNER

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
24 MAR. 2020

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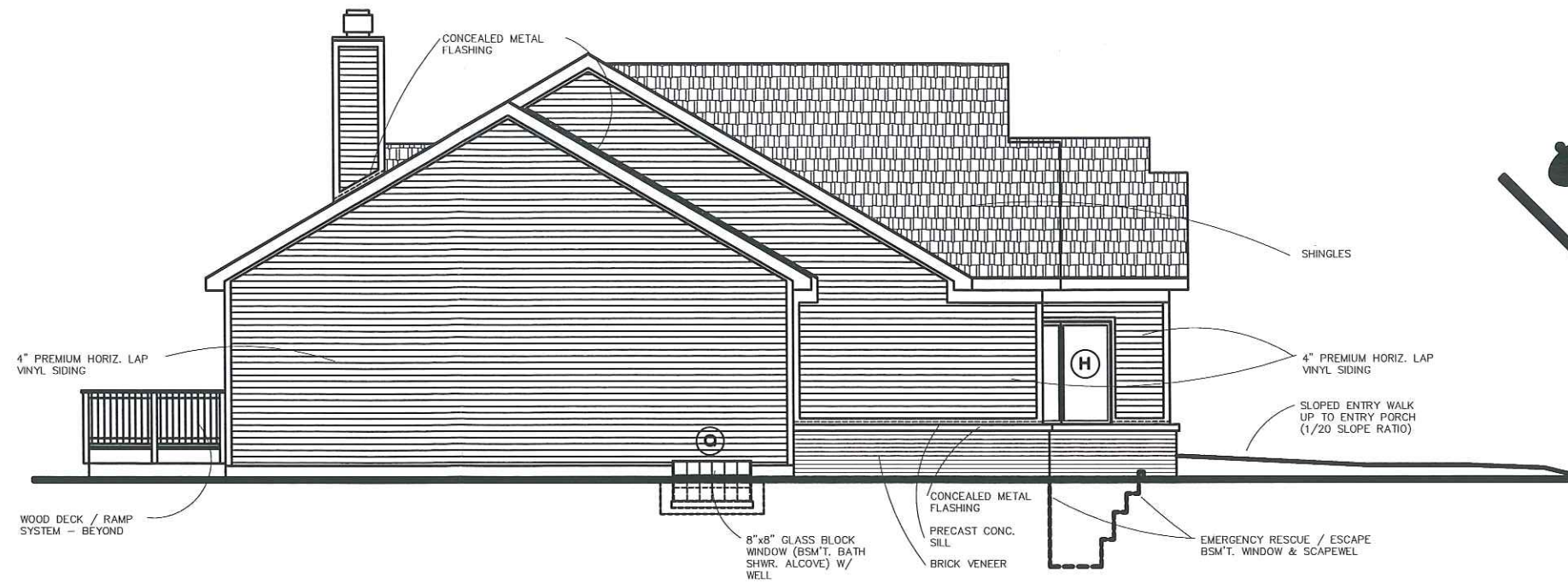
PROPOSED EXTERIOR ELEVATIONS

FILE NO:

ST2019-13

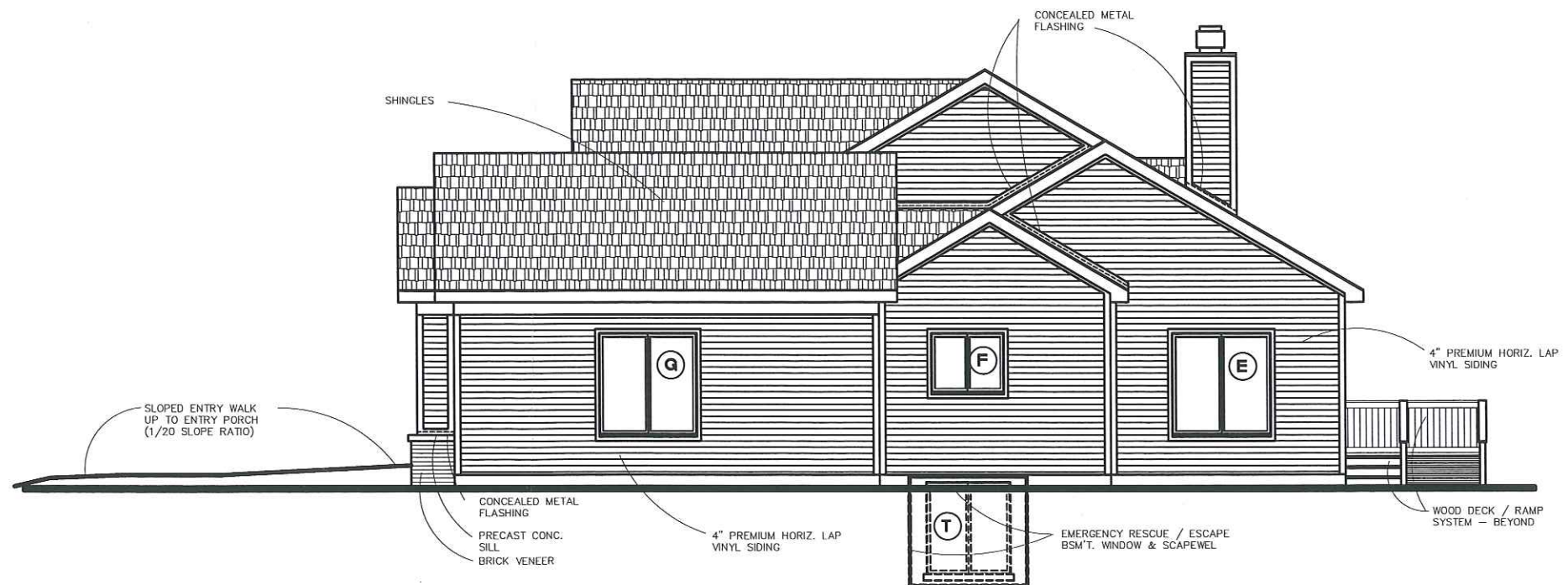
SHEET NO:

A-5



PROPOSED LEFT-SIDE (SOUTH) ELEVATION

SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE



PROPOSED RIGHT-SIDE (NORTH) ELEVATION

SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE

CONSULTANT:

PROJECT: **PROPOSED ACCESSIBLE RESIDENCE**

1847 HENRY RUFF ROAD
 LIVONIA, MICHIGAN 48154

OWNER

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
 24 MAR. 2020

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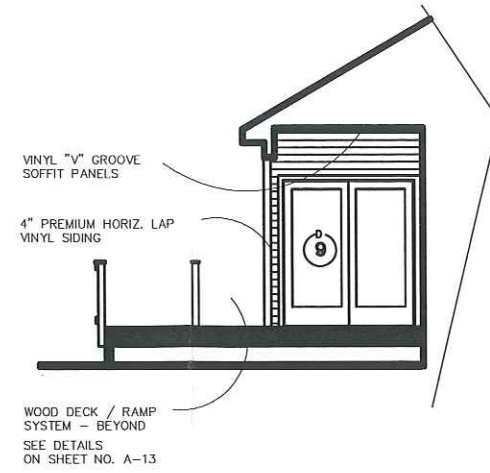
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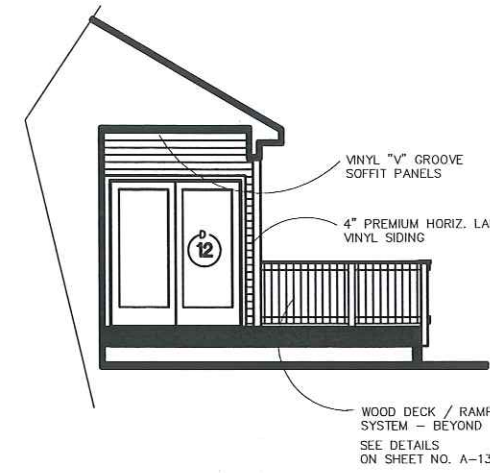
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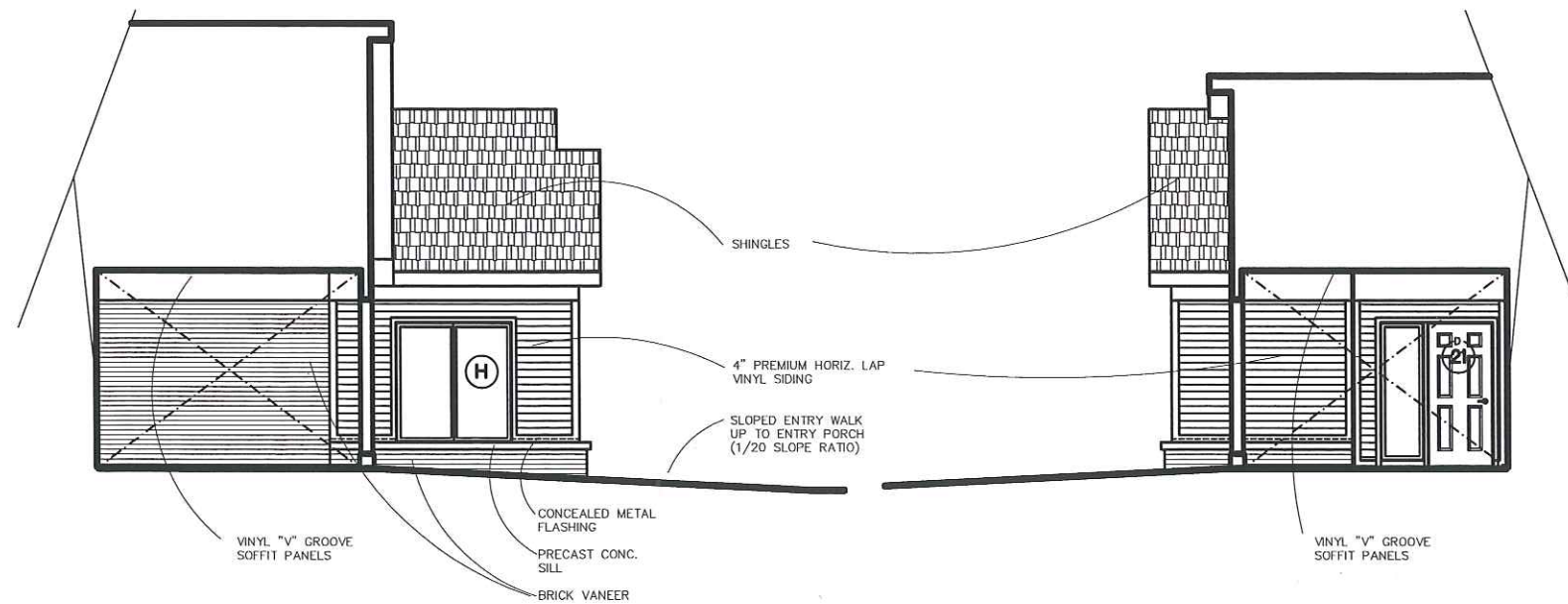
PARTIAL ELEVATION - 'C'
(REAR WOOD DECK - LOOKING TOWARD DINING)

SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE



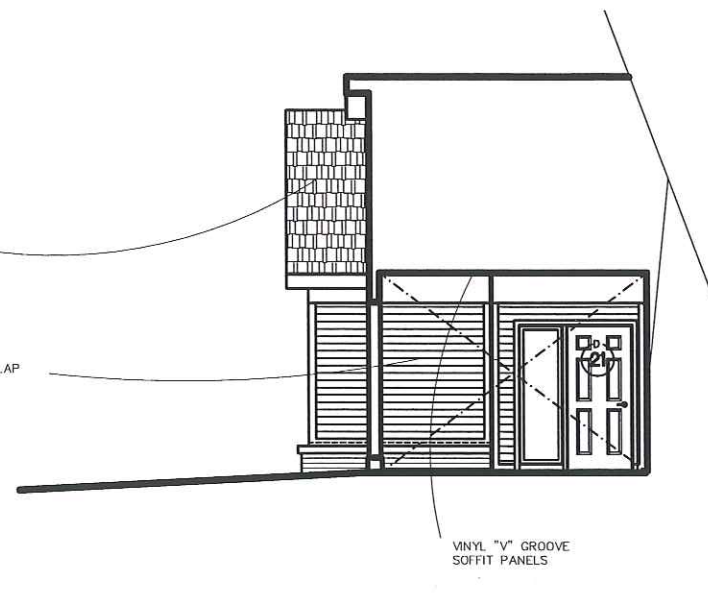
PARTIAL ELEVATION - 'D'
(LOOKING TOWARD BEDR. #1)

SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE



PARTIAL ELEVATION - 'A'
(FRONT ENTRY PORCH - LOOKING TOWARD GARAGE)

SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE



PARTIAL ELEVATION - 'B'
(FRONT ENTRY PORCH - LOOKING TOWARD ENTRY DOOR)

SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE

CONSULTANT:

PROJECT: **PROPOSED ACCESSIBLE RESIDENCE**

1847 HENRY RUFF ROAD
 LIVONIA, MICHIGAN 48154

OWNER

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
 24 MAR. 2020

SHEET CONTENT:

PROPOSED EXTERIOR ELEVATIONS

FILE NO:

ST2019-13

SHEET NO:

A-7

JAMES THORNE, 16147 HENRY RUFF REF: DEFICIENT SETBACKS (DWELLING)

LOW DENSITY RESIDENTIAL

Page 54

ZONING BOARD CASE
16147 HENRY RUFF
RE: DEFICIENT SET BACKS
OWNER: JAMES THORNE
FUTURE LAND USE PLAN:
"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

N.W. 1/4 Section 14

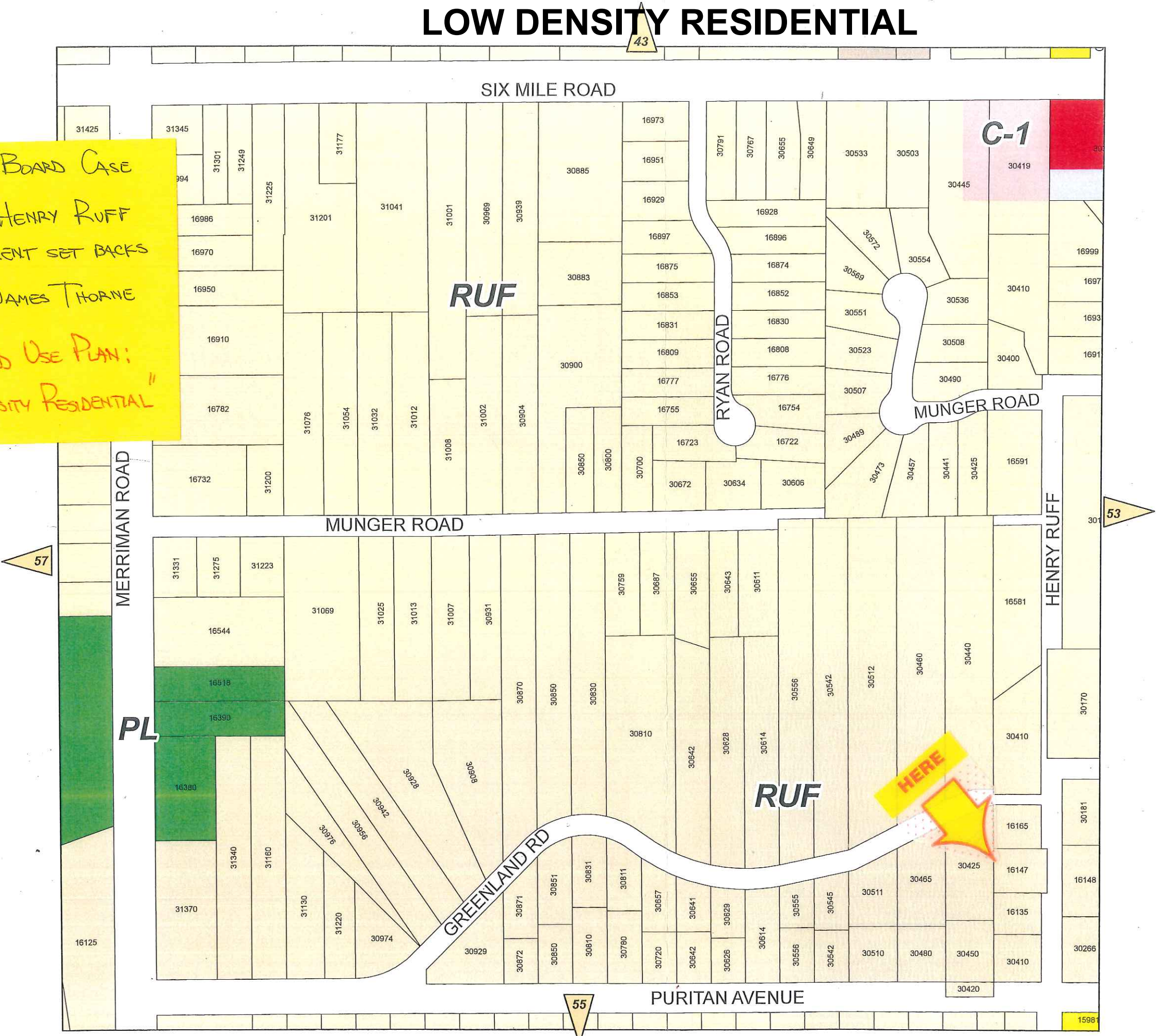
City of Livonia

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

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300 150 0 300 Feet



2023-08-21



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 SOAVE ORO CONSTRUCTION Address 5136 WILSHIRE, DUNDEE, MI 48131 734-422-2577
Owner JAMES THORNE Address 30480 GRANDON, LIVONIA, MI 48150 248-763-0922
Lessee _____ Address _____
Location WEST Side of 16147 HENRY RUFF Street
Between GREENLAND And PURITAN
Lot No./Parcel No. 054-99-0021-000 Subdivision _____
Zoning District RUF Map No. NW14 Lot Size 0.45 ACRES (19,602 S.F.) Alley _____
Present Use VACANT Proposed Use SINGLE FAMILY RESIDENCE
Present Building Size N/A Proposed Building Size HOUSE 2786 SQFT / GARAGE (ATTACHED) 710 SQFT
Present Height of Building N/A Proposed Height ONE STORY
Allowable Lot Coverage 35% (6861 SQ FT) Proposed Lot Coverage 17.8% (3496 SQ FT)
Proposal SEEKING TO ERECT A SINGLE FAMILY DWELLING WITH ATTACHED GARAGE RESULTING IN DEFICIENT FRONT AND REAR YARD SET BACKS. FRONT YARD SET BACK REQUIRED: 50 FEET; PROPOSED: 46.57 FEET; DEFICIENT: 3.43 FEET. REAR YARD SET BACK REQUIRED: 45 FEET; PROPOSED: 40 FEET; DEFICIENT: 5 FEET.

Reason for Rejection ZONING ORDINANCE, SECTION 4.02
Deficient Side Yard _____ Deficient Front Yard 4.02 3.43 FEET Deficient Rear Yard 4.02 FIVE 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 Rox Date AUGUST 18, 2023

ZONING EXAMINER

RECEIVED

AUG 18 2023

Inspection Department
James Thorne
(Owner of Premises)

APPLICATION FOR VARIANCE

30480 GRANDON ST

~~16147 HENRY RUFF RD~~ LIVONIA, MI 48150 (248) 763-092

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

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

SOAVE ORG CONSTRUCTION 5136 WILSHIRE DR DUNDICE 48131 (734) 422-2577

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

The property address is 16147 HENRY RUFF RD LIVONIA, MI 48154

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

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:

SEE ATTACHED LEGAL DESCRIPTION FROM PURCHASE
AGREEMENT OF THE VACANT LOT AT 16147 HENRY RUFF.

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 APPENDUM

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

SEE ATTACHED APPENDUM

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

SEE ATTACHED APPENDUM

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 NOT AWARE OF THIS PROCESS OR
WHETHER IT IS APPLICABLE IN THIS CASE.

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? I WAS TOLD TO APPLY FOR A VARIANCE

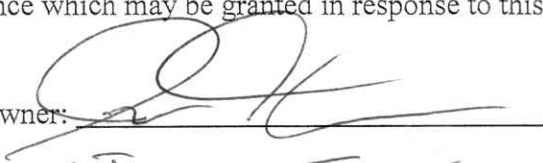
BY MY CONTRACTOR AND THOSE I SPOKE TO AT THE LINCOLN INSPECTION DEPARTMENT.

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)

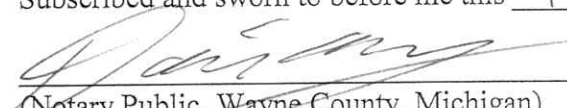
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property 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: JAMES THORNE

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 18 day of August, 2023


(Notary Public, Wayne County, Michigan)

My Commission expires 10/10/2025

DAVID AVERY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES OCT 10, 2025
ACTING IN THE COUNTY OF Wayne

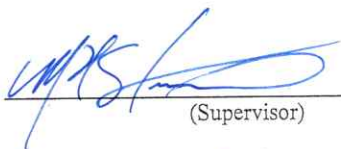
Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated August 18, 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.


(Supervisor)

8/13/23

Application for permit filed NO

Violation Issued NO

ADDENDUM FOR CITY OF LIVONIA APPLICATION FOR VARIANCE

QUESTIONS 3 – 5

Question #3:

The new home build proposed on the property located at 16147 Henry Ruff Rd. has been designed for my wife Janelle Thorne who was struck by a car in July 2018 and suffered a severe traumatic brain injury. She is 100% wheelchair bound and requires numerous aides, including a wheelchair accessible home, to function. The proposed home was specifically designed for Janelle's individual needs based on multiple Physical Therapist and Occupational Therapist evaluations and meets each of the requirements of the Americans with Disabilities Act (ADA).

Question #4:

The home would have to be completely redesigned and requoted, which would add a tremendous amount of time and cost to Janelle and myself. This would also include us going back to the Michigan Catastrophic Claims Association (MCCA) due to Janelle's accident being Michigan Auto No Fault related. We would have to work through our Auto Insurer (State Farm) due to a potential complete redesign of the home. We have been working for three years with State Farm to come to an agreement on what they will pay for on the Auto No Fault "Home Modifications" required by Michigan Law.

Question #5:

Janelle has a severe traumatic brain injury and requires so much more care than the average person in the area. Currently, she cannot walk on her own and may never be able to do so. This home will allow her the ability to have a portion of normalcy back in her life.

RECEIVED 08/29/2019 12:09PM

Aug 29 19, 04:15p

Larry Henney

313 914 3131

p.14

Authentisign ID: 704FA9FF-B595-40E5-8FAB-F8AD49F3AC89

Original Description

Part of the Northwest 1/4 of Section 14, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as:

Commencing at the center of said Section 14 said point being S. 00° 05' 15" W. 2640.80 feet South along the North/South 1/4 line from the North 1/4 corner of said Section 14; thence N. 00° 05' 15" E. 300.00 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING; thence Due West 154.32 feet; thence N. 00° 05' 15" E. 127.00 feet; thence Due East 154.32 feet (described as: 154.31 feet) to a point on said North/South 1/4 line of Section 14; and thence S. 00° 05' 15" W. 127.00 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING. Containing 0.45 acres of land, more or less. Subject to the rights of the public over the East 17 feet for Henry Ruff (50 feet wide). Also subject to any and all easements or rights of way of record, if any.

Parcel 1

Part of the Northwest 1/4 of Section 14, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as:

Commencing at the center of said Section 14 said point being S. 00° 05' 15" W. 2640.80 feet South along the North/South 1/4 line from the North 1/4 corner of said Section 14; thence N. 00° 05' 15" E. 300.00 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING; thence Due West 154.32 feet; thence N. 00° 05' 15" E. 63.50 feet; thence Due East 154.32 feet to a point on said North/South 1/4 line of Section 14; and thence S. 00° 05' 15" W. 63.50 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING. Containing 0.225 acres of land, more or less. Subject to the rights of the public over the East 17 feet for Henry Ruff (50 feet wide). Also subject to any and all easements or rights of way of record, if any.

Parcel 2

Part of the Northwest 1/4 of Section 14, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as:

Commencing at the center of said Section 14 said point being S. 00° 05' 15" W. 2640.80 feet South along the North/South 1/4 line from the North 1/4 corner of said Section 14; thence N. 00° 05' 15" E. 363.50 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING; thence Due West 154.32 feet; thence N. 00° 05' 15" E. 63.50 feet; thence Due East 154.32 feet to a point on said North/South 1/4 line of Section 14; and thence S. 00° 05' 15" W. 63.50 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING. Containing 0.225 acres of land, more or less. Subject to the rights of the public over the East 17 feet for Henry Ruff (50 feet wide). Also subject to any and all easements or rights of way of record, if any.

2017-0001-0000

RECEIVED 08/29/2019 12:09PM

Aug 29 19, 04:15p

Larry Henney

313 914 3131

p.13

10/10/2019 10:10:10 AM 10/10/2019 10:10:10 AM 10/10/2019 10:10:10 AM

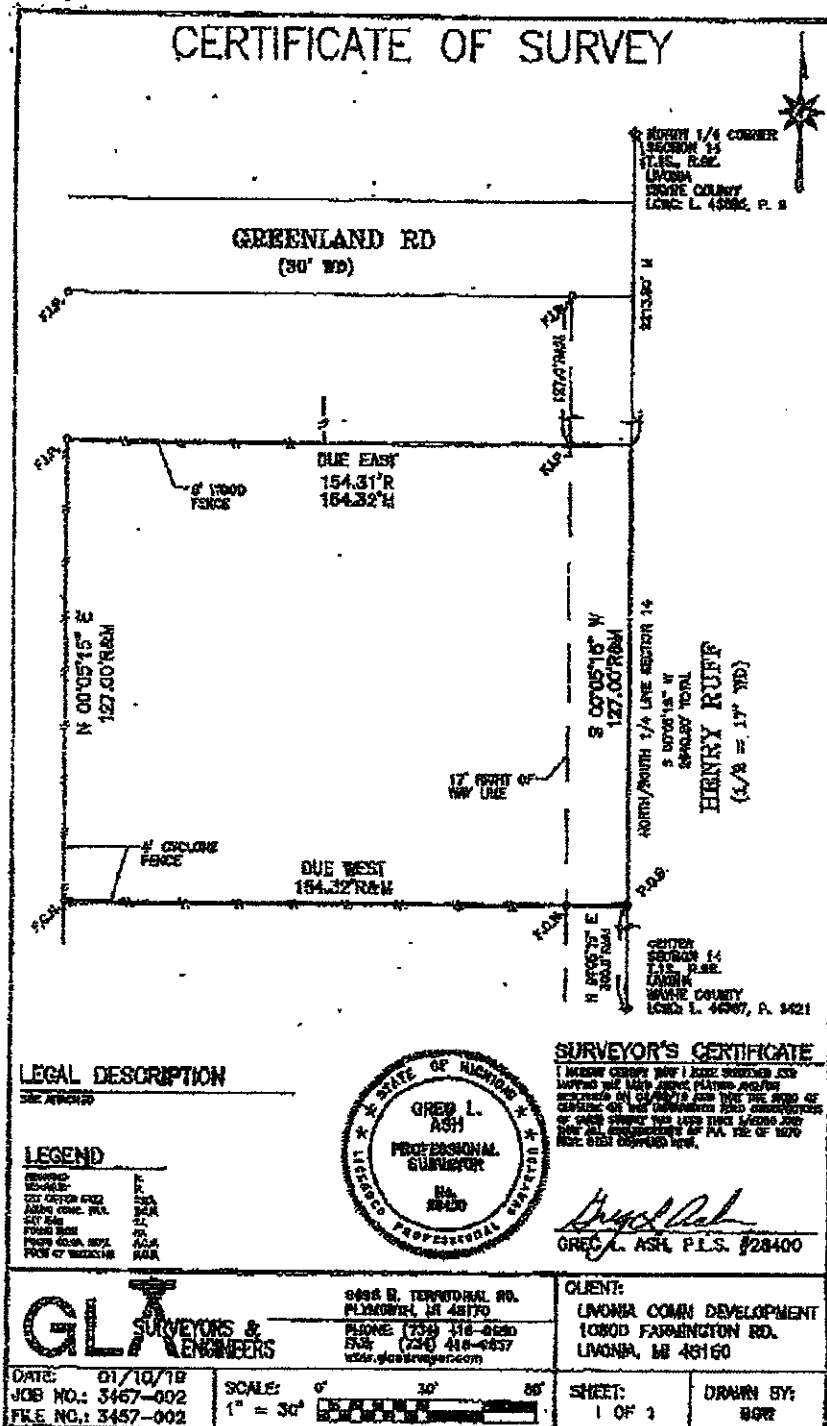
Legal Description:

Part of the Northwest 1/4 of Section 14, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as:

Commencing at the center of said Section 14 said point being S. 00° 05' 15" W. 2649.80 feet South along the North/South 1/4 line from the North 1/4 corner of said Section 14; thence N. 00° 05' 15" E. 300.00 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING; thence Due West 164.82 feet; thence N. 00° 05' 15" E. 127.00 feet; thence Due East 164.82 feet (described as: 164.81 feet) to a point on said North/South 1/4 line of Section 14; and thence S. 00° 05' 15" W. 127.00 feet along said North/South 1/4 line of Section 14 to the POINT OF BEGINNING. Containing 0.46 acres of land, more or less. Subject to the rights of the public over the East 17 feet for Henry Ruiz (80 feet wide). Also subject to any and all easements or rights of way of record, if any.

3457-0002-1114718

UNIONA COMM DEVELOPMENT



PROJECT: PROPOSED ACCESSIBLE RESIDENCE

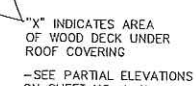
AINS / RESULTS / CONCLUSIONS

ISSUED FOR:
24 MAR 2020

PROPOSED EXTERIOR ELEVATIONS

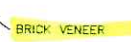
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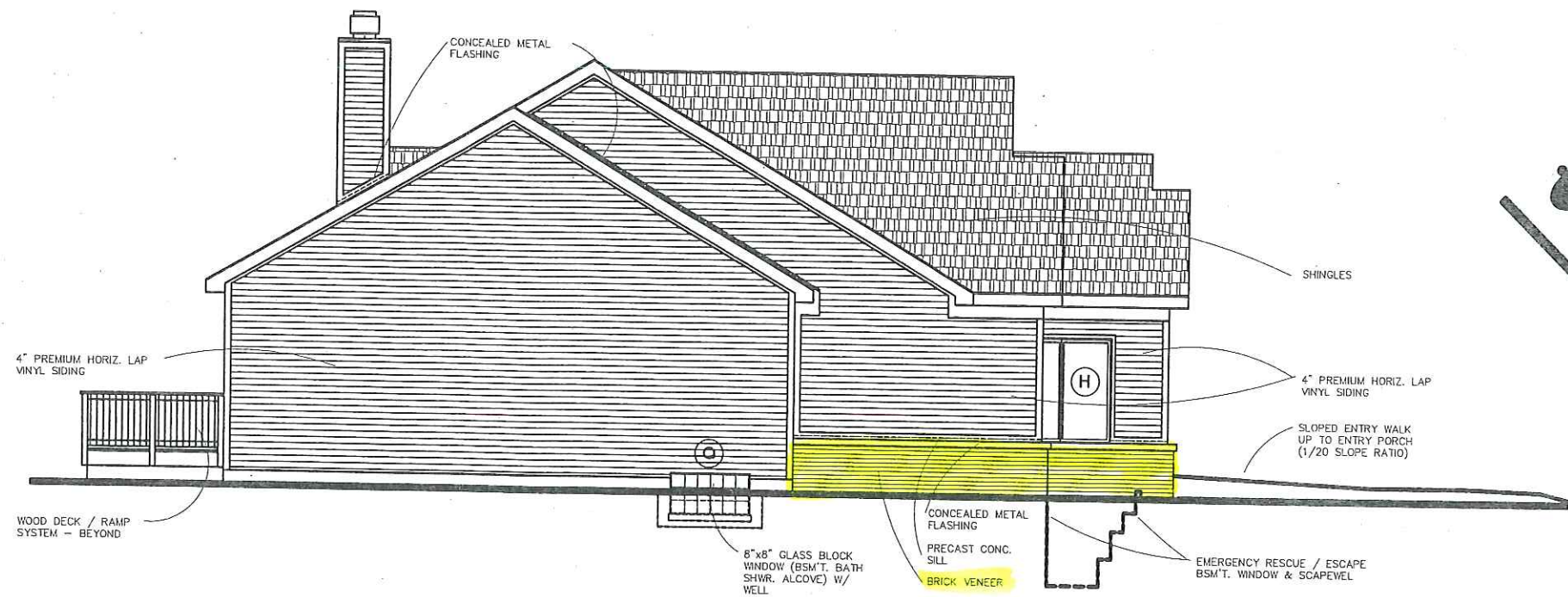
SCALE: $1/4" = 1'-0"$
0 1 2 3 4 5 (FEET)
GRAPHICAL SCALE

Brick Veneer = Brick Veneer



SCALE: $1/4" = 1' - 0"$
0 1 2 3 4 5 (FEET)
GRAPHICAL SCALE

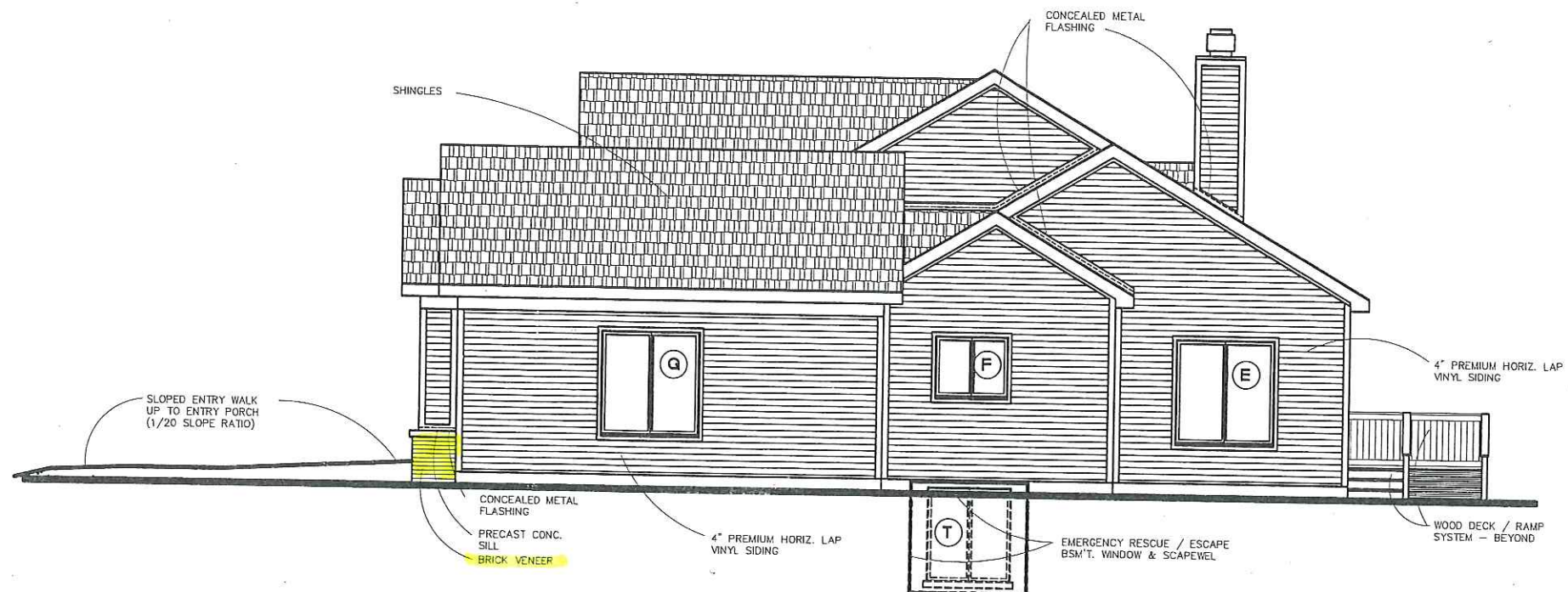
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PROPOSED LEFT-SIDE (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"
0 1 2 3 4 5 (FEET)
GRAPHICAL SCALE

 = BRICK VENEER



PROPOSED RIGHT-SIDE (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"
0 1 2 3 4 5 (FEET)
GRAPHICAL SCALE

CONSULTANT:

PROJECT: PROPOSED ACCESSIBLE RESIDENCE

1647 HENRY RUFF ROAD
LYONIA, MICHIGAN 48154

OWNER

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
24 MAR. 2020

SHEET CONTENT:

PROPOSED
EXTERIOR
ELEVATIONS

FILE NO:

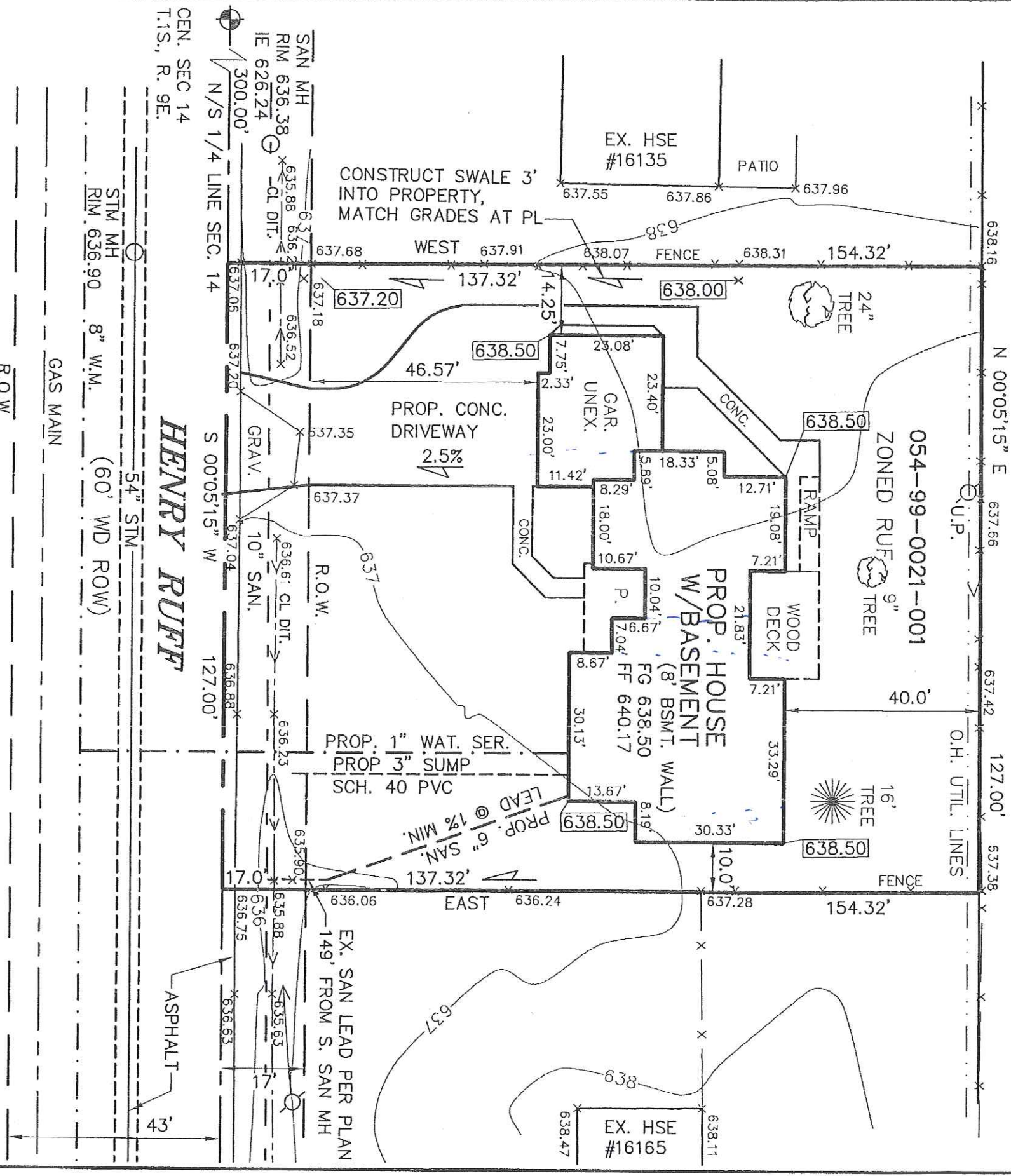
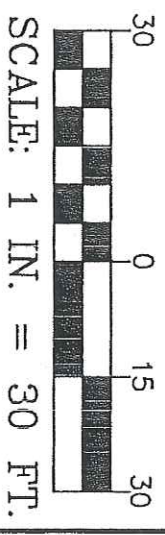
ST2019-13

SHEET NO:



SITE PLAN

#16147 HENRY RUFF

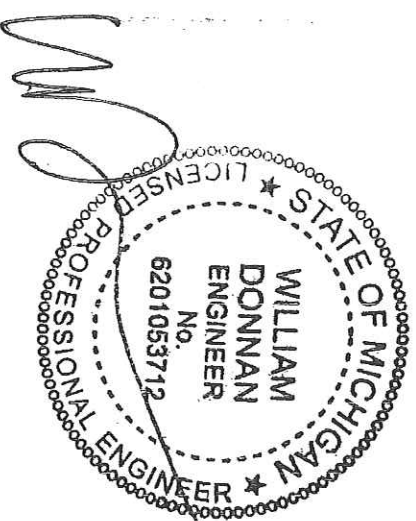


PROPERTY DESCRIPTION — 054-99-0021-001
PART OF THE NW 1/4 OF SECTION 14, T. 1 S, R. 9 E., CITY OF LIVONIA,
WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE CENTER OF SAID SECTION 14, SAID POINT BEING S
00°05'15" W 2640.80 FEET SOUTH ALONG THE N/S 1/4 LINE FROM THE
NORTH 1/4 CORNER OF SAID SECTION 14; THENCE N 00°05'15" E 300.00
FEET ALONG SAID N/S 1/4 LINE OF SECTION 14 TO THE POINT OF
BEGINNING; THENCE DUE WEST 154.32 FEET; THENCE N 00°05'15" E 127.00
FEET; THENCE DUE EAST 154.32 FEET TO A POINT ON SAID N/S 1/4 LINE
OF SECTION 14; THENCE S 00°05'15" W 127.00 FEET ALONG SAID N/S 1/4
LINE SECTION 14 TO THE POINT OF BEGINNING, CONTAINING 0.45 ACRES OF
LAND. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EAST 17 FEET
FOR HENRY RUFF (60 FEET WDE). ALSO SUBJECT TO ANY AND ALL
EASEMENTS OR RIGHTS OF WAY OF RECORD, IF ANY.

LEGEND

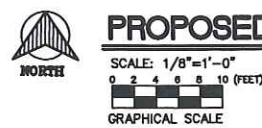
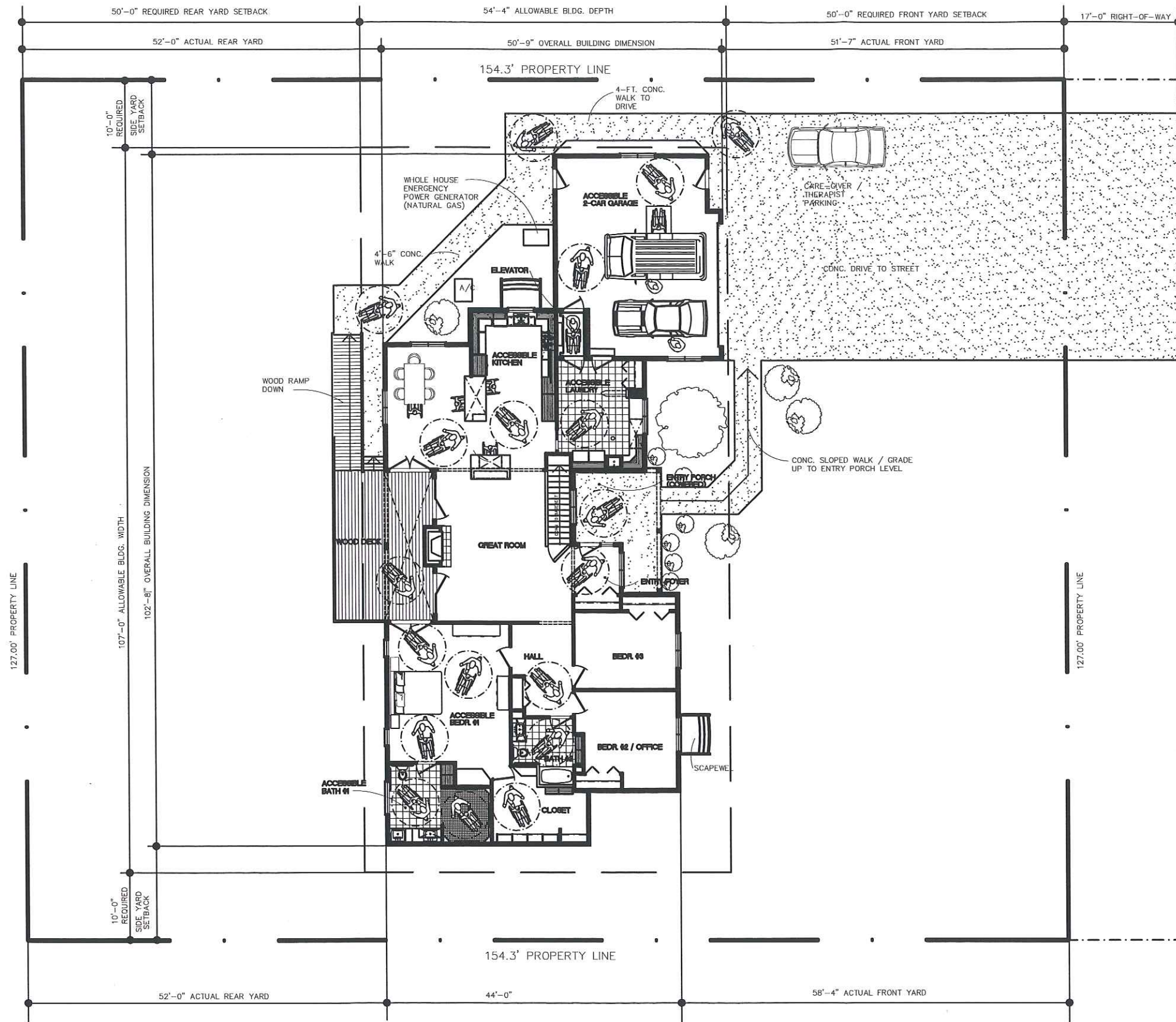
000.00 PROPOSED ELEV.
x 637.91 EXISTING ELEV.



ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335
LIVONIA, MICHIGAN 48150 FAX (734) 953-3324

PREPARED FOR
SOAVE HOMES
15195 FARMINGTON RD.
LIVONIA, MICHIGAN 48154
248-467-1021

DATE: 07/24/23
FB: DRAWN: MDS
PROJ. NO: 23024
SHEET 1 OF 1



HENRY RUFF ROAD

PROPERTY DATA:

LOT SIZE - 127'-0" x 154'-4" = 19,600 S.F.
PROPOSED "FOOTPRINT" INCLUDES HOUSE / ATTACHED GARAGE / COVERED REAR DECK AND FRONT ENTRY = 3,809 S.F.
TOTAL LOT COVERAGE = 19.4%

AREA CALCULATIONS:

PROPOSED HOUSE - 2,742 S.F.
PROPOSED GARAGE - 703 S.F.
PROPOSED DECK - 325 S.F.
PROPOSED RAMPS - 77 S.F.



CONSULTANT:

PROJECT: PROPOSED ACCESSIBLE RESIDENCE

1847 HENRY RUFF ROAD
LIVONIA, MICHIGAN 48154

OWNER

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
24 MAR. 2020

SHEET CONTENT:

PROPERTY STUDY

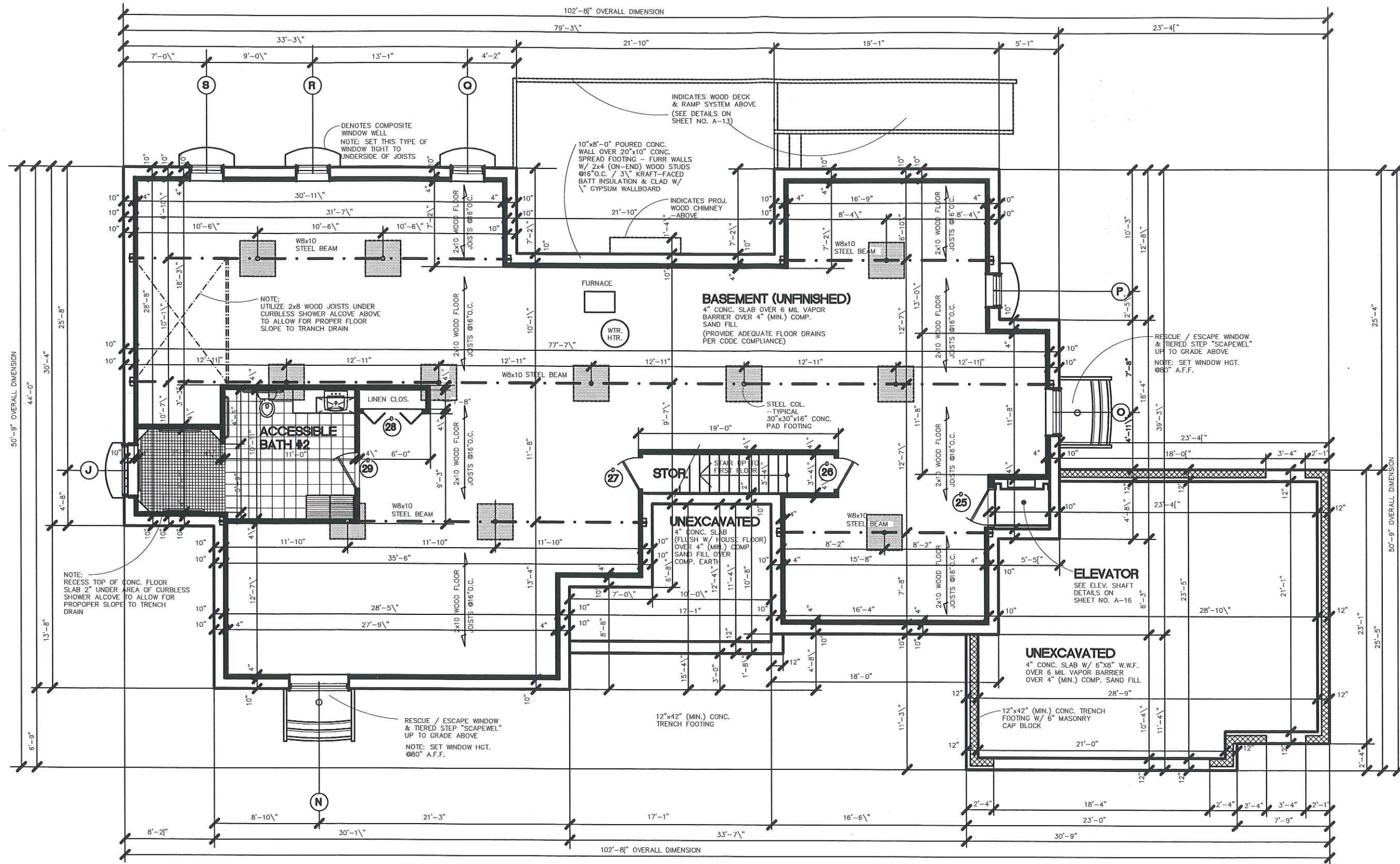
FILE NO:

ST2019-13

SHEET NO:

A-2

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PROPOSED BASEMENT / FOUNDATION PLAN

SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE

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ACCESSIBLE
 ENVIRONMENTS, LLC
 318 John R. 2nd Fl.
 Detroit, MI 48226
 (313) 583-1500
 (313) 583-1500 FAX

CONSULTANT:

PROJECT: **PROPOSED ACCESSIBLE RESIDENCE**

1647 HENRY RUFF ROAD
 LYONNA, MICHIGAN 48154

OWNER

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
 24 MAR. 2020

SHEET CONTENT:

**PROPOSED
 BASEMENT
 FOUNDATION
 PLAN**

FILL NO:

ST2019-13

SHEET NO:

A-3



16147 HENRY RUFF ROAD
LIVONIA MICHIGAN 48154

JAVNER

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
24 MAR. 2020

SHEET CONTENT:

PROPOSED FLOOR PLAN

FILE NO.:

ST2019-13

SHEET NO.

A-4

NOTE:
ALL STRUCTURAL HEADERS SHALL BE
(2)-2x12'S UNLESS NOTED OTHERWISE

AREA CALCULATIONS:

PROPOSED HOUSE - 2,742 S.F.
PROPOSED GARAGE - 703 S.F.
PROPOSED DECK - 325 S.F.
PROPOSED RAMPS - 77 S.F.

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CONSULTANT:

PROJECT: PROPOSED ACCESSIBLE RESIDENCE

1847 HENRY RUFF ROAD
LIVONIA, MICHIGAN 48154

OWNER

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
24 MAR. 2020

SHEET CONTENT:

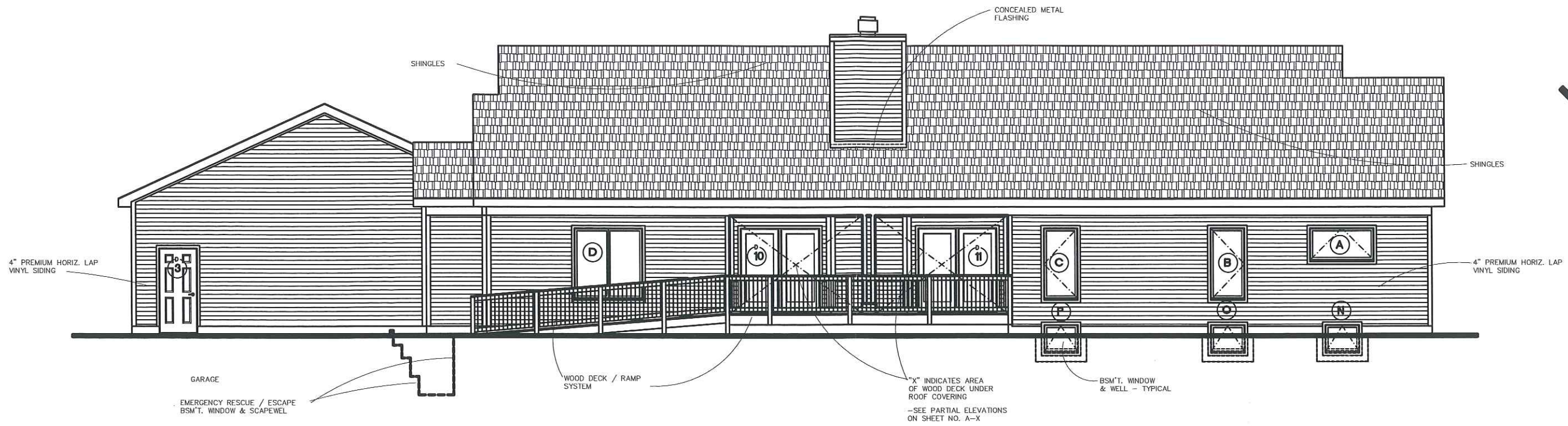
PROPOSED EXTERIOR ELEVATIONS

FILE NO.:

ST2019-13

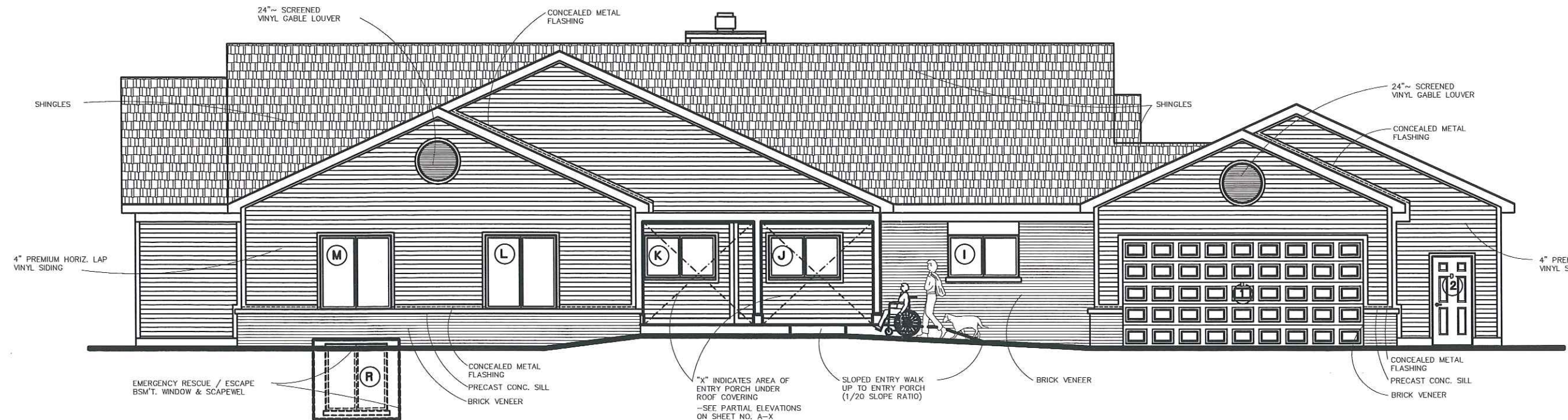
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A-5



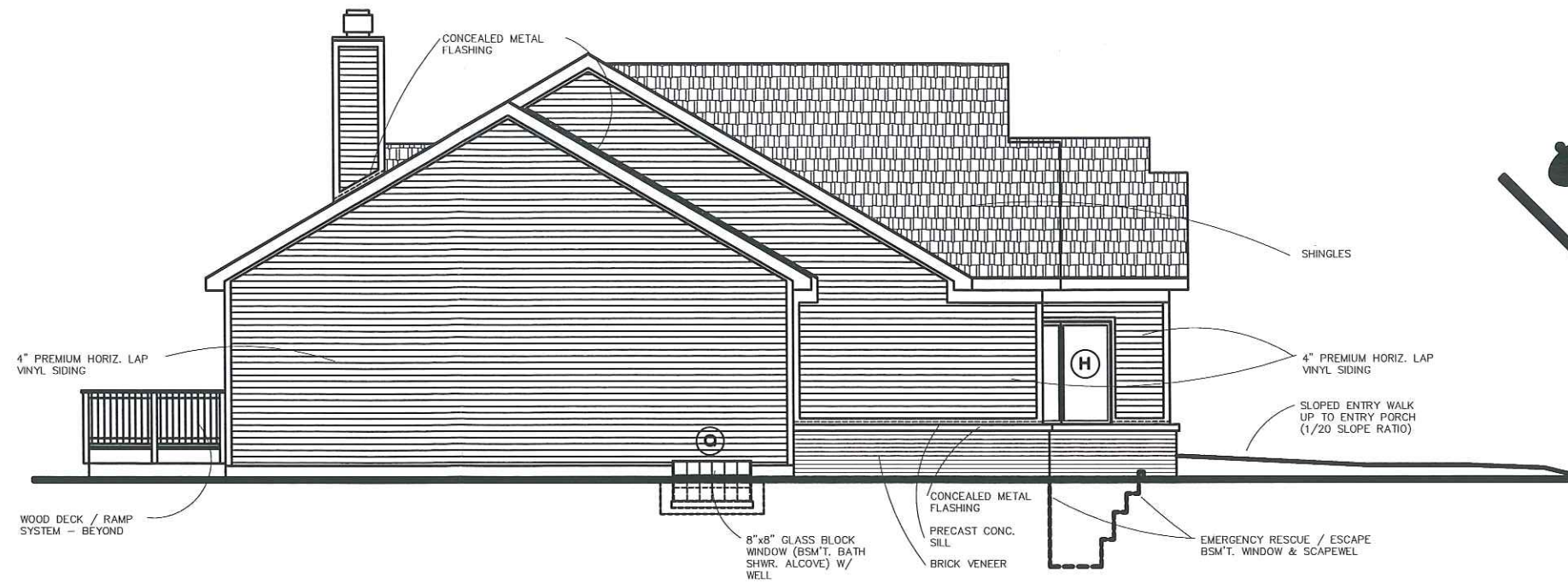
PROPOSED REAR (WEST) ELEVATION

SCALE: 1/4"=1'-0"
0 1 2 3 4 5 (FEET)
GRAPHICAL SCALE



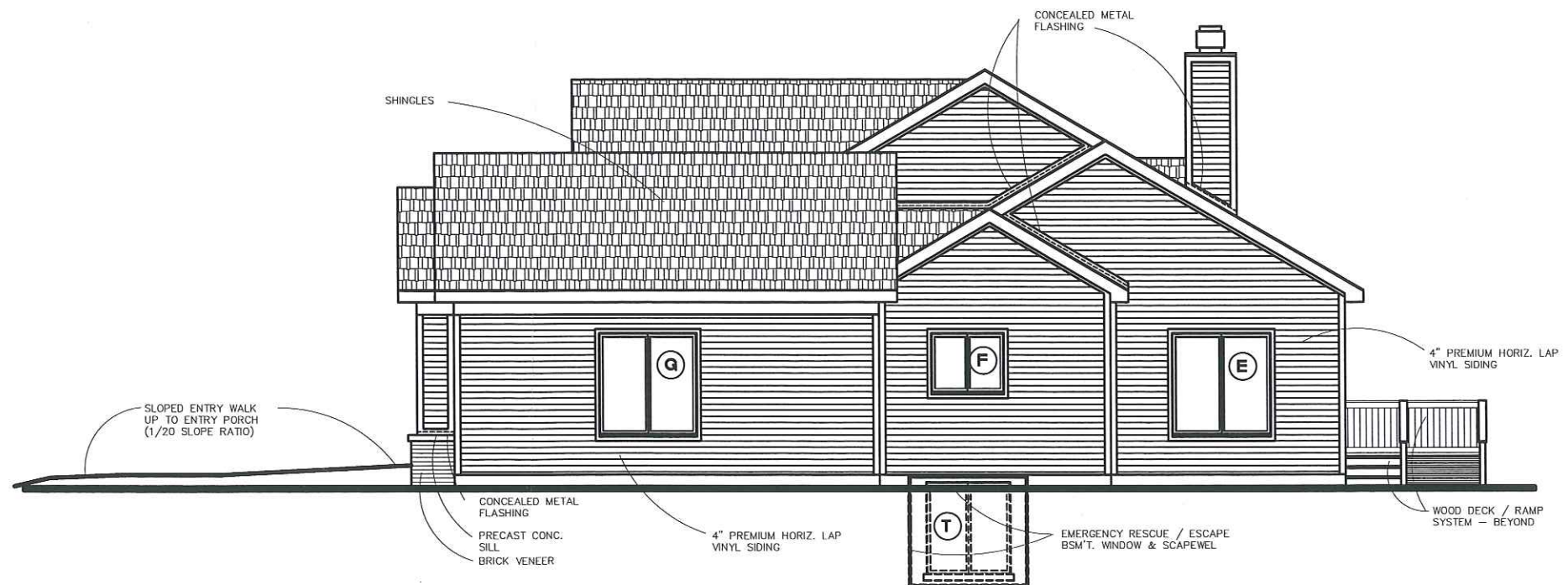
PROPOSED FRONT (EAST) ELEVATION

SCALE: 1/4"=1'-0"
0 1 2 3 4 5 (FEET)
GRAPHICAL SCALE



PROPOSED LEFT-SIDE (SOUTH) ELEVATION

SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE



PROPOSED RIGHT-SIDE (NORTH) ELEVATION

SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE

CONSULTANT:

PROJECT: **PROPOSED ACCESSIBLE RESIDENCE**

1847 HENRY RUFF ROAD
 LIVONIA, MICHIGAN 48154

OWNER

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
 24 MAR. 2020

SHEET CONTENT:

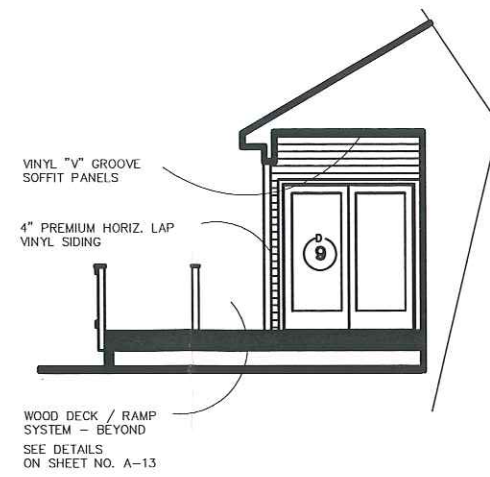
PROPOSED EXTERIOR ELEVATIONS

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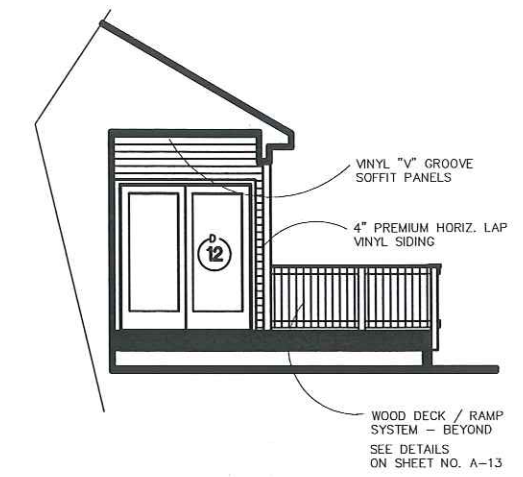
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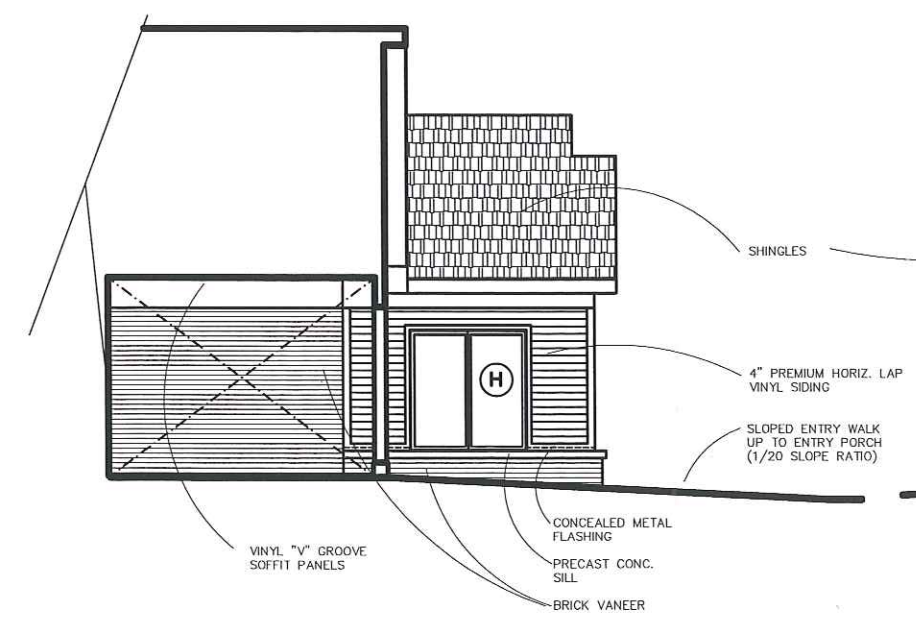
A-6



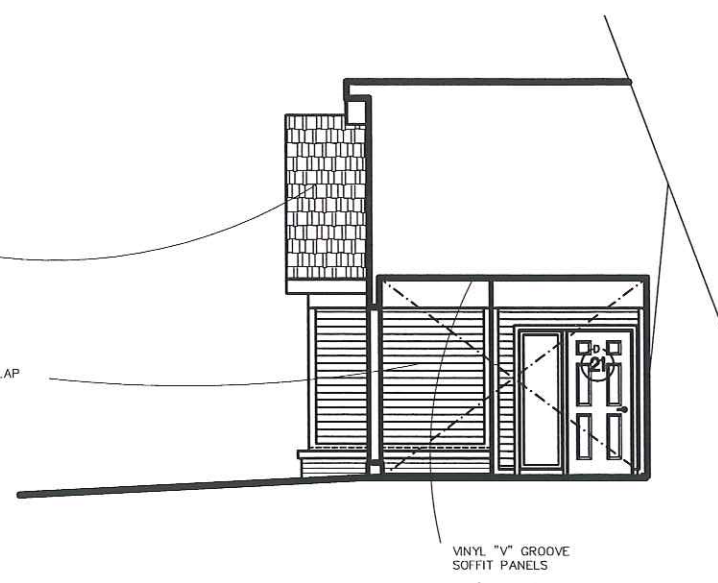
PARTIAL ELEVATION - 'C'
(REAR WOOD DECK - LOOKING TOWARD DINING)
 SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE



PARTIAL ELEVATION - 'D'
(LOOKING TOWARD BEDR. #1)
 SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE



PARTIAL ELEVATION - 'A'
(FRONT ENTRY PORCH - LOOKING TOWARD GARAGE)
 SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE



PARTIAL ELEVATION - 'B'
(FRONT ENTRY PORCH - LOOKING TOWARD ENTRY DOOR)
 SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 (FEET)
 GRAPHICAL SCALE

CONSULTANT:

PROJECT: **PROPOSED ACCESSIBLE RESIDENCE**

1847 HENRY RUFF ROAD
LIVONIA, MICHIGAN 48154

OWNER

BIDS / PERMITS / CONSTRUCTION

ISSUED FOR:
24 MAR. 2020

SHEET CONTENT:
PROPOSED EXTERIOR ELEVATIONS

FILE NO:

ST2019-13

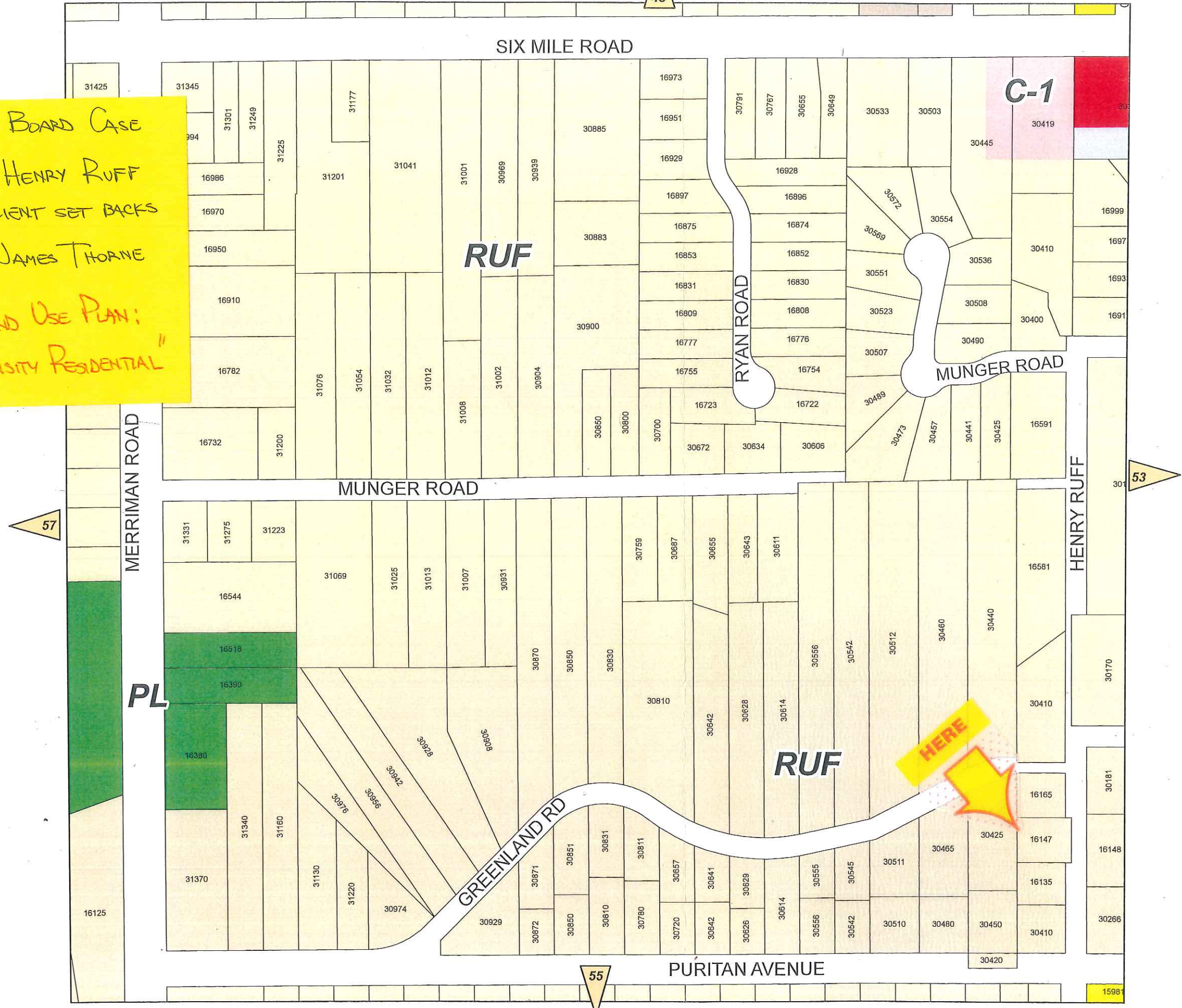
SHEET NO:

A-7

JAMES THORNE, 16147 HENRY RUFF REF: DEFICIENT SETBACKS (DWELLING)

LOW DENSITY RESIDENTIAL

ZONING BOARD CASE
16147 HENRY RUFF
RE: DEFICIENT SET BACKS
OWNER: JAMES THORNE
FUTURE LAND USE PLAN:
"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

N.W. 1/4 Section 14

City of Livonia

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

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FUTURE LAND USE PLAN

CITY OF LIVONIA
ZONING BOARD OF APPEALS
September 26, 2023 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI

1. **APPEAL CASE NO. 2023-06-11: Torrey Neiger, 33493 Bobrich Street**, seeking to erect a six-foot-tall vinyl privacy fence upon a corner lot that does not align with the adjacent property owner's fence at 17148 Francavilla Dr.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

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

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

3. **APPEAL CASE NO. 2023-08-16, Roush Holdings, LLC on behalf of Ashley Livonia South, 28200 Plymouth Rd**: seeking to erect an eight-foot-tall iron picket fence and an eight-foot-tall chain link fence in the front and corner side yard, which is not allowed. Fences on industrial property cannot extend beyond the front building line toward the street.

FUTURE LAND USE PLAN (FLUP): TECH AND MANUFACTURING

4. **APPEAL CASE NO. 2023-08-20, Adnan Halaweh, 34108 Schoolcraft Rd**: seeking to construct a detached accessory building resulting in excess number of accessory buildings, total building area and excess height.

FUTURE LAND USE PLAN (FLUP): MEDIUM DENSITY RESIDENTIAL

5. **APPEAL CASE NO. 2023-08-21, Soave Oro Construction, on behalf of James Thorne, 16147 Henry Ruff**: seeking to erect a single-family dwelling with attached garage, resulting in deficient front and rear yard setbacks.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

**AGENDA DATE: September 26, 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. 2023-06-11, Torrey Nieger, 33493 Bobrich (Tabled on July 18, 2023):**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience and the proposed variance would violate the policy against dividing the City's residential areas into a series of small, walled enclosures.
2. **APPEAL CASE NO. 2023-07-15, Dave Gates, Dynamic Construction on behalf of Terry Dreibelbis II, 38524 Ann Arbor Trail (Tabled on August 1, 2023):**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
3. **APPEAL CASE NO. 2023-08-16, Roush Holdings, LLC on behalf of Ashley Livonia South, 28200 Plymouth Rd:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, Petitioner is mistaken about the effect of commercial, as opposed to industrial, zoning; fences are prohibited in commercial zoning districts.
4. **APPEAL CASE NO. 2023-08-20, Adnan Halaweh, 34108 Schoolcraft Rd:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. Further, the practical difficulty is entirely self-created.
5. **APPEAL CASE NO. 2023-08-21, Soave Oro Construction, on behalf of James Thorne, 16147 Henry Ruff:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.

ZBA Meetings/Deadlines

September 26, 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 12, 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				