

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

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2023-10-28, Cabinet Works, 20000 Victor Parkway:**
Seeking to erect three wall signs; one sign on the west, north and side elevations, resulting in excess number of signs.
2. **APPEAL CASE NO. 2023-10-29, Haidous Brothers, 17200 Middlebelt Road:** Seeking to erect drive-thru menu board signs, directional ground signs, and wall signs, resulting in excess total menu board sign area, excess directional sign area and excess number of wall signs and wall sign area.
3. **APPEAL CASE NO. 2023-11-30, Bujar Ramolli, 18917 Yorkshire Drive:**
Seeking to maintain an existing five-foot tall iron picket fence, erected without permit or the west neighbors' approval.
4. **APPEAL CASE NO. 2023-11-31, Bethel Baptist Temple, 29475 Six Mile Road:** seeking to erect a ground sign with an electric reader board resulting in excess sign height, sign area and an electric message center, which is not allowed in this zoning district.

*Public comments may be sent to the ZBA Office at 33000 Civic Center Drive,
Livonia, MI and include name, address, and signature.*

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Livonia ZBA Office, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2250 if you need assistance. ZBA agendas are available on the City's website – www.livonia.gov - under Your Government, Boards & Commissions L-Z, Zoning Board of Appeals, Agendas & Minutes.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

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

PUBLIC NOTICE NOVEMBER 22, 2023

APPEAL CASE NO. 2023-10-28, 20000 Victor Parkway: an appeal was made to the Zoning Board of Appeals by Cabinet Works, seeking to erect three wall signs; one sign on the west, north and side elevations, resulting in excess number of signs.

This Regional Commercial property is located on the east side of Victor Parkway (20000), between Eight Mile and Pembroke, Lot. No. 024-01-0003-000, C-4 District, Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (2), Sign Regulations for C-1 Districts.

Number of Signs:

Allowed: One
Proposed: Three
Excess: Two

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. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, December 12, 2023, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

APPLICATION FOR VARIANCE

STANKELESTED, L. COY
1-3486492924

Randy Delcorrento 1334 *Market Place* *Flint, MI* *48507*
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Cabinet Works 20000 Victor Parkway Livonia, MI 48152
(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Signs by Crannie 4145 Market Place Flint, MI 48507 810-487-0000 810-487-0711
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 20000 Victor Parkway

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 in the City of Livonia, County of Wayne, State of Michigan, described as:

Unit 3, Victor Corporate Park Replat #5, Wayne County Condo. Sub. Plan
#248, City of Livonia, W.C.M.

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:

RESPONSE: Cabinetworks' building is shorter (2 stories) than many other buildings along Victor Parkway and is heavily obscured by vegetation along the roadway approaching the building. The building also sits back from the road, and the front is not visible until you reach the main entrance. This is unique to the Cabinetworks building, as many neighboring buildings are taller, have less obscured frontage, and have more open, direct visibility from the road.

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

RESPONSE: Cabinetworks is new to the city of Livonia. We are unknown to local residents as a corporate neighbor and employer. Job candidates and vendors have expressed difficulty finding our building due to the obstructed view of the front façade of the building and the lack of signage on the more visible north and south ends. The additional signage would ease navigation to the building and mitigate issues such as using the residential neighborhood to the north or adjacent business parking lots to make U-turns to reroute to our building.

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

RESPONSE: Many neighbors are not experiencing the same negative impact of building height and obscured view of the building or signage. Several businesses, including Monolithic Power Systems (MPS), Embassy Suites and Infineon, have multiple signs on their buildings for easy identification.

We specifically selected unlit signs to ensure the additional signage would not create issues for residential or commercial neighbors. The aggregate square footage for all three signs is within allowable square footage of signage per the ordinance.

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? Not Needed.

RECEIVED

OCT 24 2023

Inspection Department
City of Livonia

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

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

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.

Henry DeLeonibus by Stefano Franko
Signature of property owner:
Please print name of property owner: Stefano Franko

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 24 day of November, 2023

Leslie K. Shriver
(Notary Public, Wayne County, Michigan) Oakland County
My Commission expires 11-20-1969

LESLIE K SHRIVER
Notary Public, State of Michigan
County of Oakland
My Commission Expires 11-20-2029
Acting in the County of Oakland

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 October 25, 2023 which reads as follows:

ZONING ORDINANCE, SECTION 11.08(2)

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.

Ryo

(Supervisor)

Application for permit filed Yes

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 SIGNS BY CRANNIE Address 4145 MARKET PLACE, FUNK, MI 48507 ⁸¹⁰⁻⁴⁸⁷⁻⁰⁰⁰⁰
Owner REALTY DEVELOPMENT CO Address 1334 MAPLE, TROY, MI 48064
Lessee _____ Address _____
Location EAST Side of 20000 VICTOR PARKWAY Street
Between EIGHT MILE And PEMBROKE
Lot No./Parcel No. 024-01-0003-000 Subdivision WAYNE COUNTY CONDO
Zoning District C-4 Map No. SE06 Lot Size 7.6 ACRES Alley _____
Present Use OFFICE Proposed Use SAME
Present Building Size + 300 FOOT FRONTAGE Proposed Building Size NONE PROPOSED
Present Height of Building TWO STORIES Proposed Height " "
Allowable Lot Coverage N/A Proposed Lot Coverage N/A

Proposal SEEKING TO ERECT THREE WALL SIGNS, ONE SIGN ON THE WEST, NORTH AND SOUTH ELEVATIONS, RESULTING IN EXCESS NUMBER OF SIGNS. NUMBER OF SIGNS ALLOWED: ONE; PROPOSED: THREE; EXCESS: TWO.

SIGN SIZE: NORTH-46s.f.; SOUTH-46s.f.; WEST-92s.f.

Reason for Rejection ZONING ORDINANCE, SECTION 11.08(2)

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>11.08(2) TWO SIGNS</u>
Use Prohibited	Deficient Parking Spaces	Increasing Area and Bulk

Remarks _____

Plans and Application examined by Ry

Date

OCTOBER 25, 2023

ZONING EXAMINER



NORTH ELEVATION



WEST ELEVATION

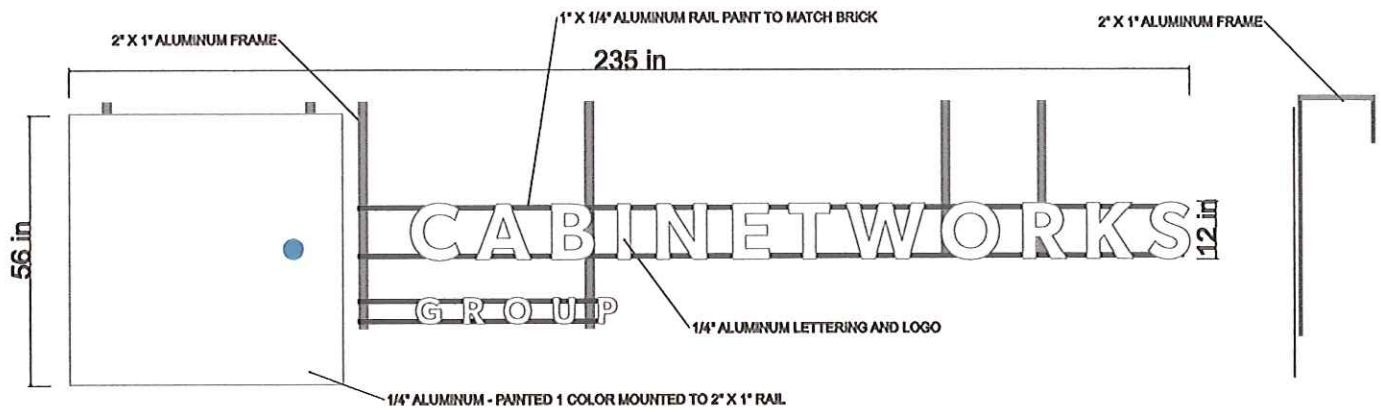


SOUTH ELEVATION



Cabinetworks Group
20000 Victor Parkway
Livonia, MI 48152

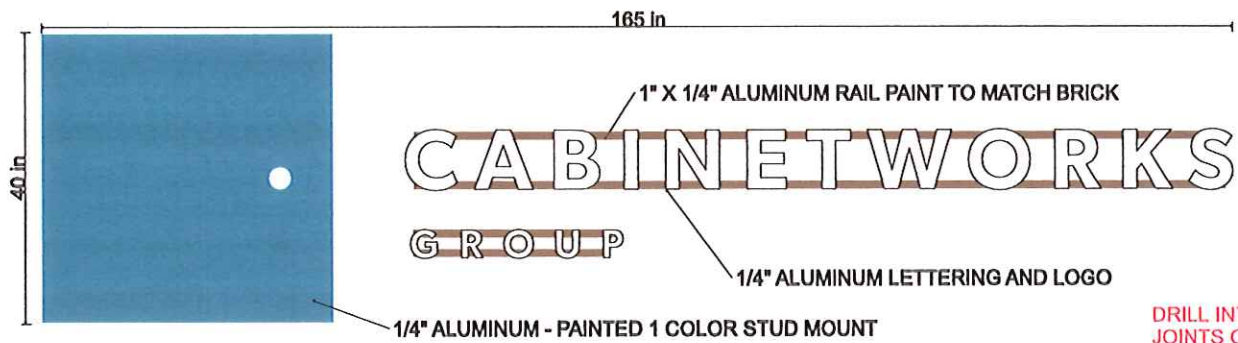
Graph-X
SIGNS, DISPLAYS & EXHIBITS



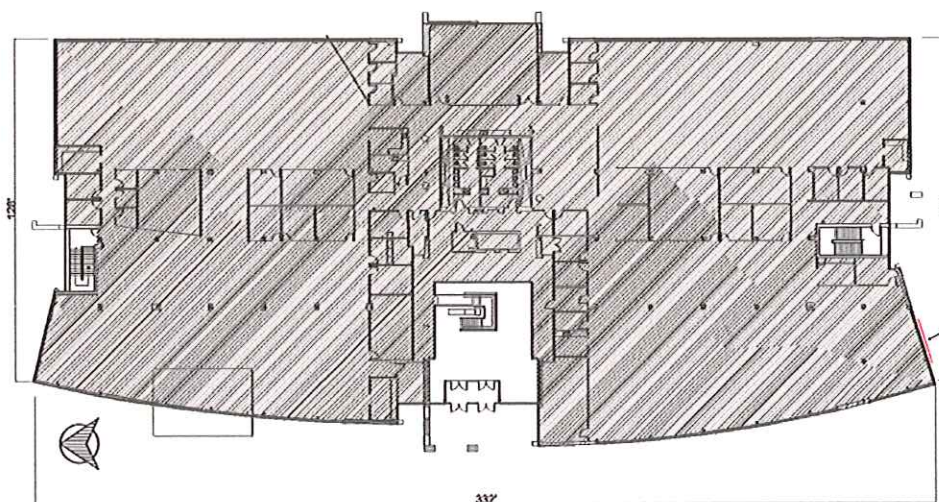
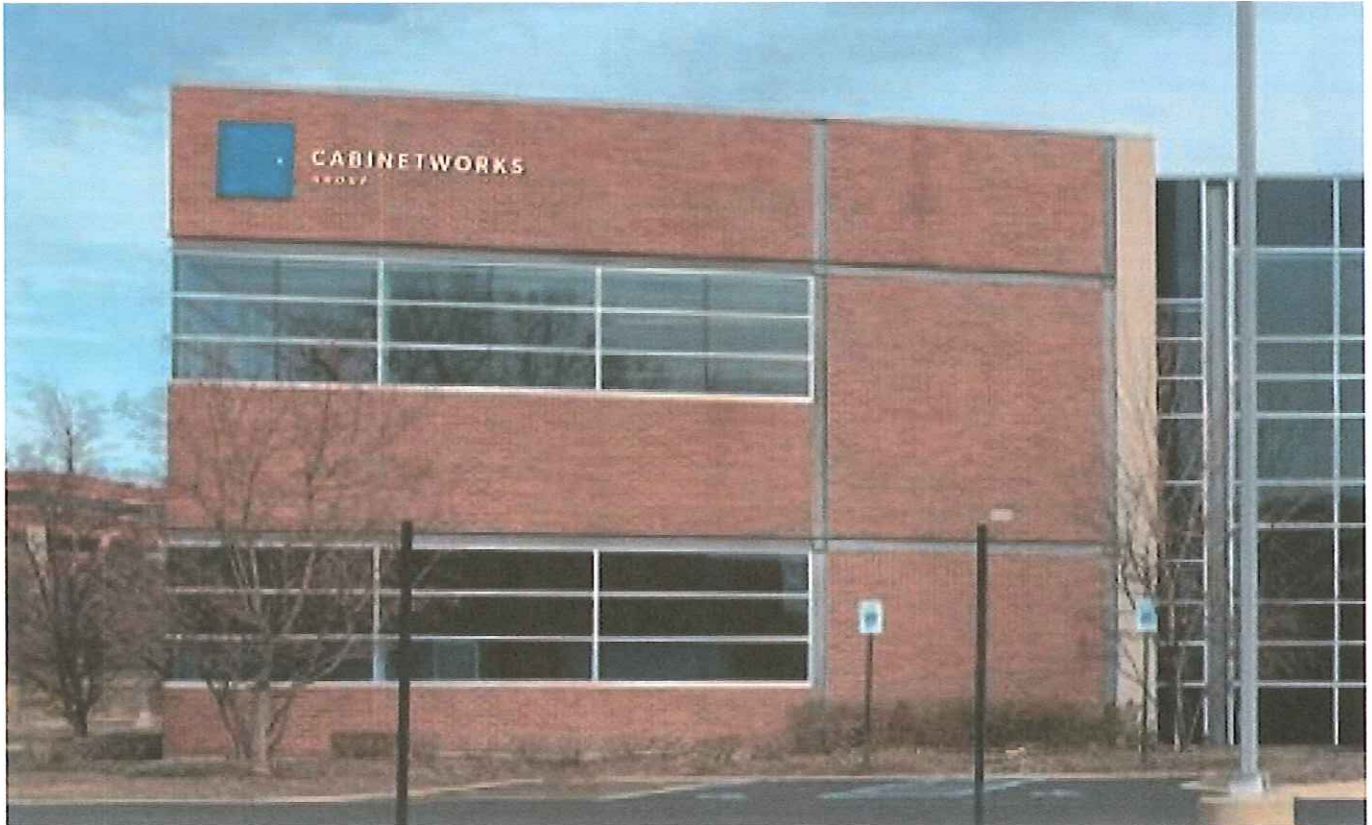
WEST ELEVATION

Cabinetworks Group
20000 Victor Parkway
Livonia, MI 48152

Graph-X
SIGNS, DISPLAYS & EXHIBITS



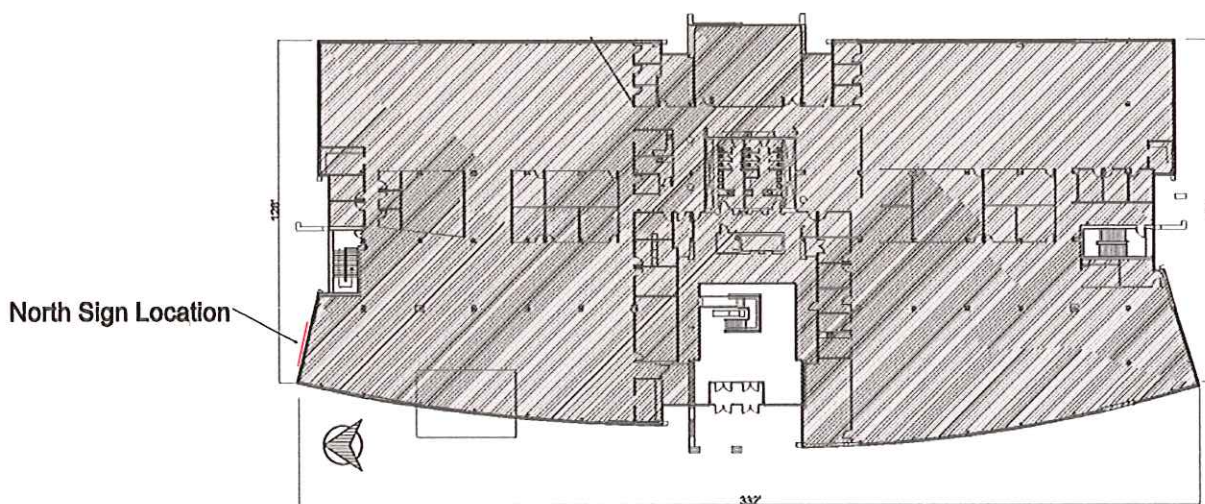
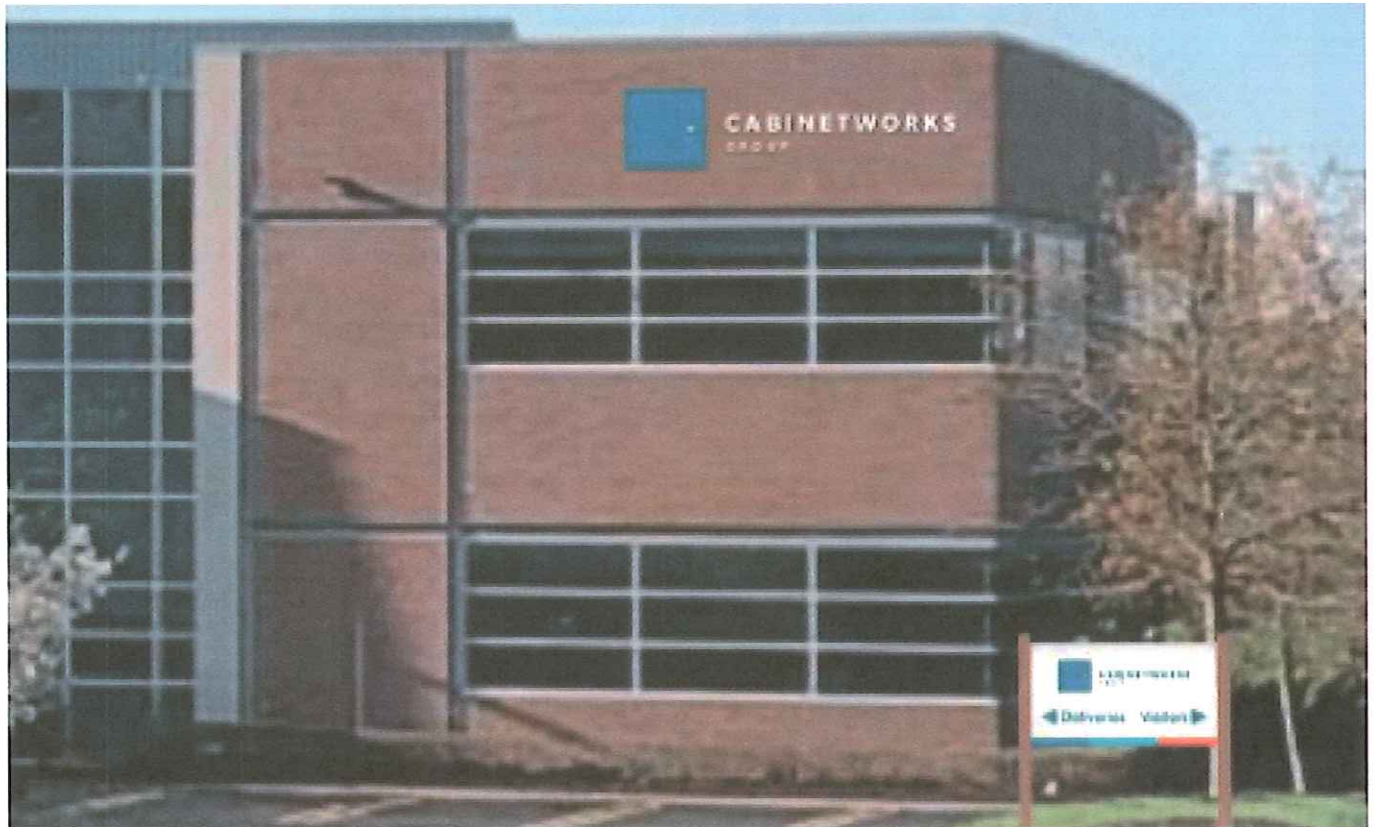
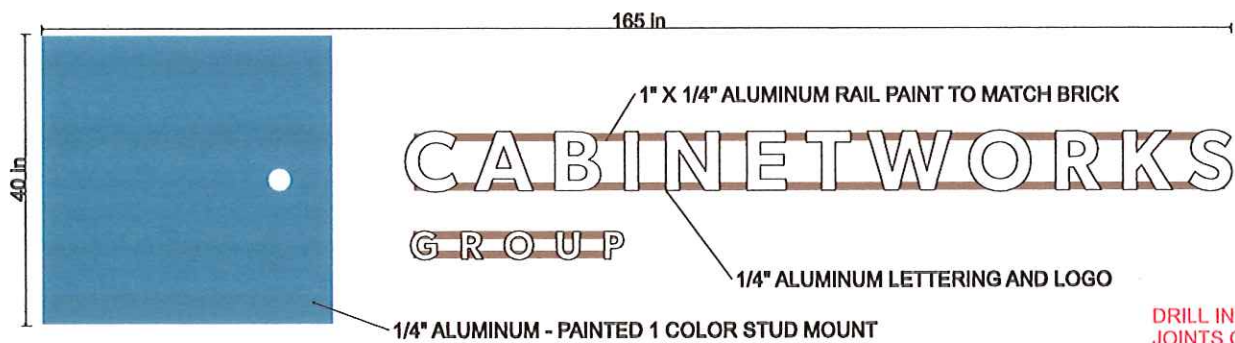
DRILL INTO MORTAR
JOINTS ONLY



Cabinetworks Group
20000 Victor Parkway
Livonia, MI 48152

SOUTH ELEVATION

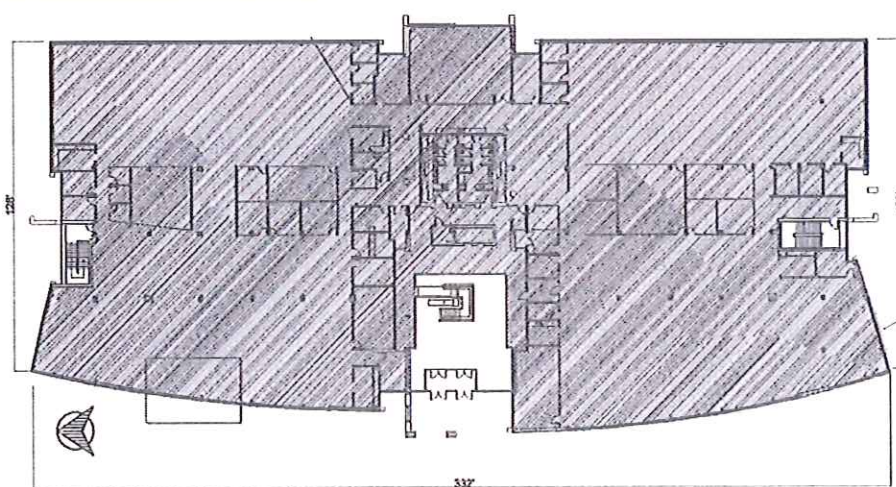
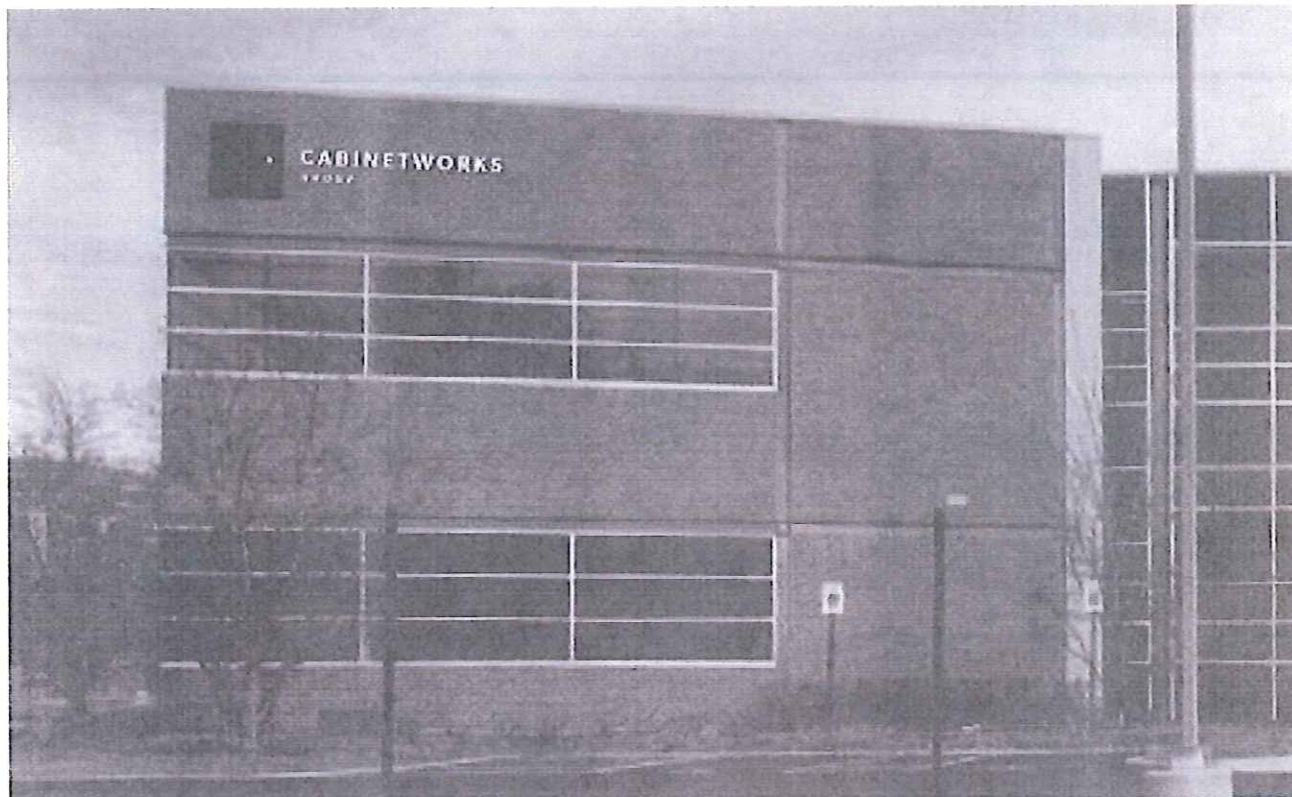
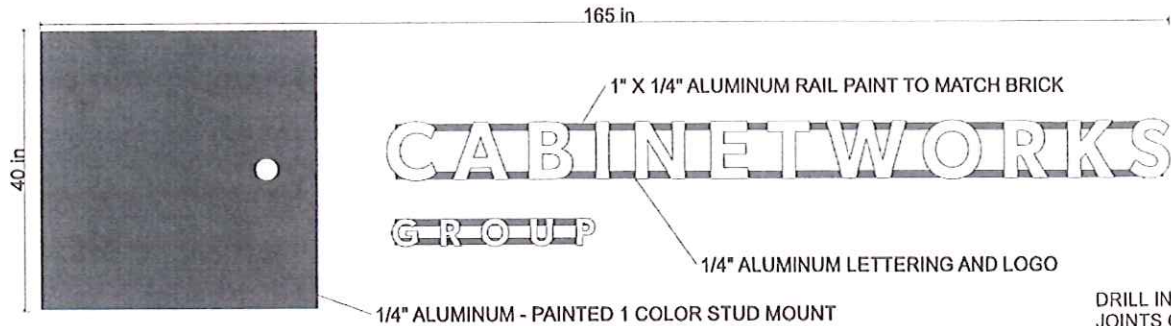
Graph-X
SIGNS, DISPLAYS & EXHIBITS



Cabinetworks Group
20000 Victor Parkway
Livonia, MI 48152

NORTH ELEVATION

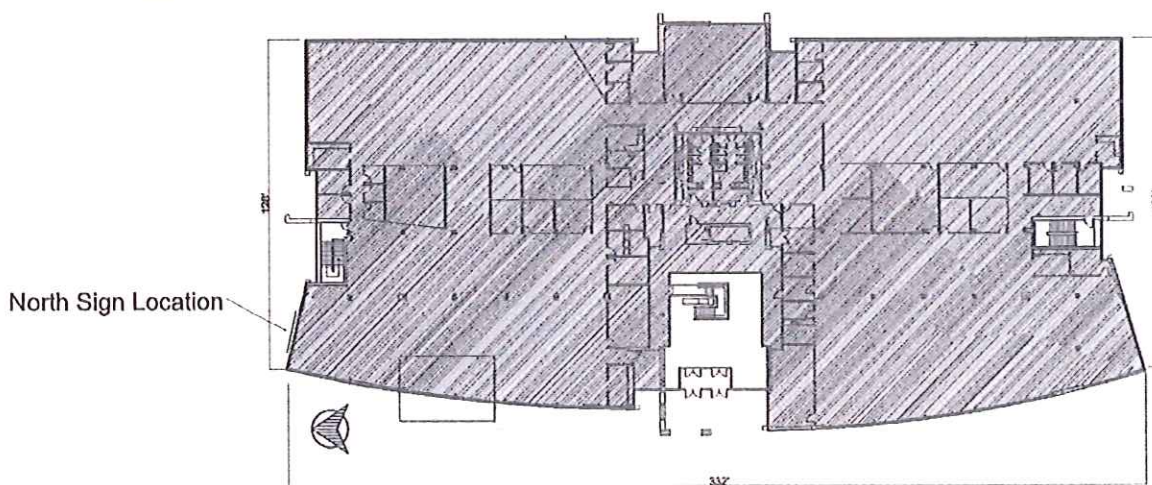
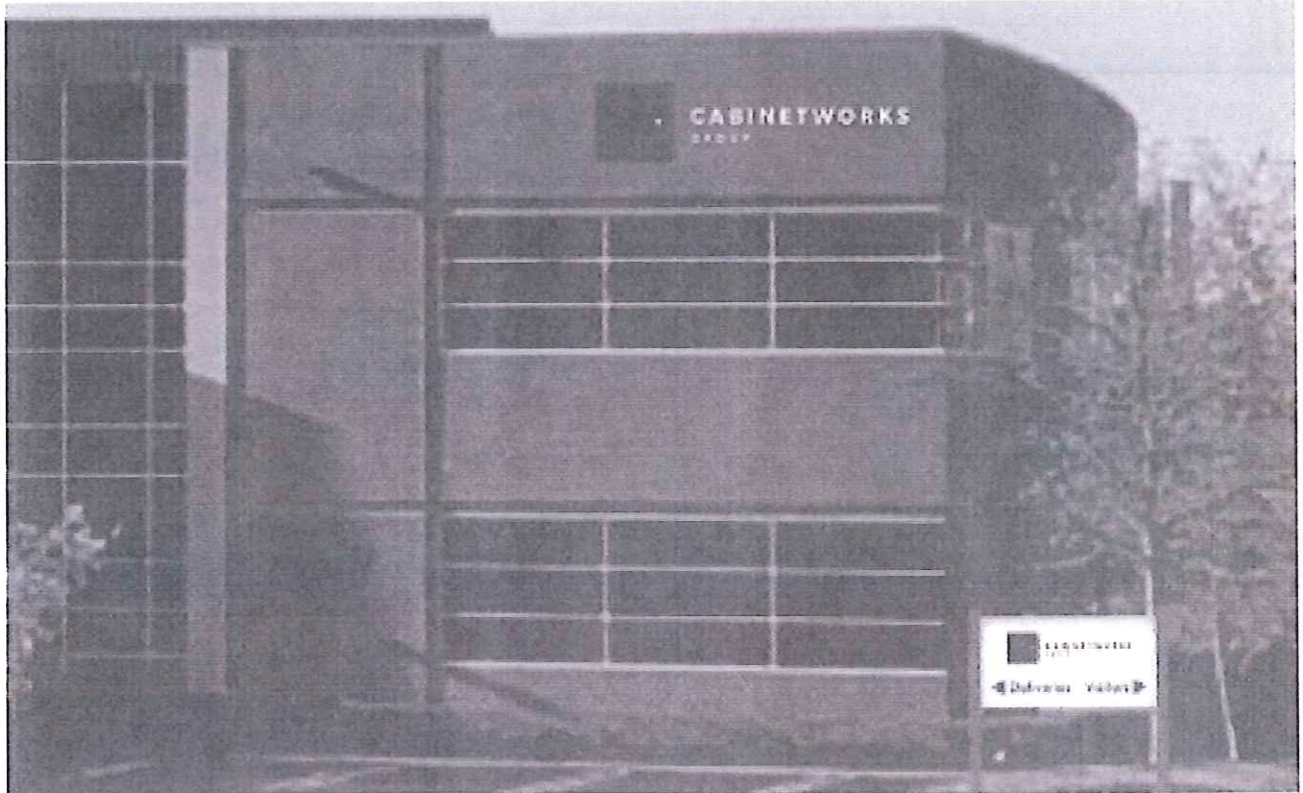
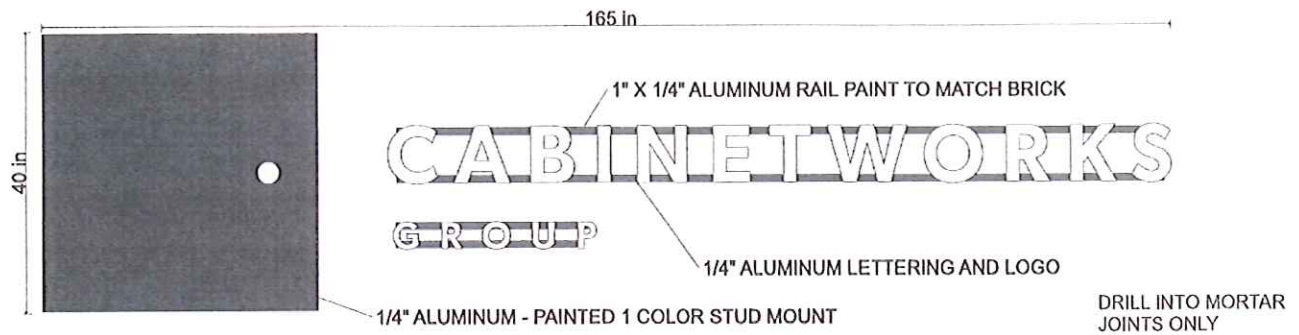
Graph-X
SIGNS, DISPLAYS & EXHIBITS



Cabinetworks Group
20000 Victor Parkway
Livonia, MI 48152

SOUTH ELEVATION

Graph-X
SIGNS, DISPLAYS & EXHIBITS



Cabinetworks Group
20000 Victor Parkway
Livonia, MI 48152

NORTH ELEVATION

Graph-X
SIGNS, DISPLAYS & EXHIBITS

CABINET WORKS/SIGNS BY CRANNIE
20000 VICTOR PARKWAY REF: SIGNS
LOCAL BUSINESS/REGIONAL COMMERCIAL

ZONING MAP

LEGEND

Zoning Districts

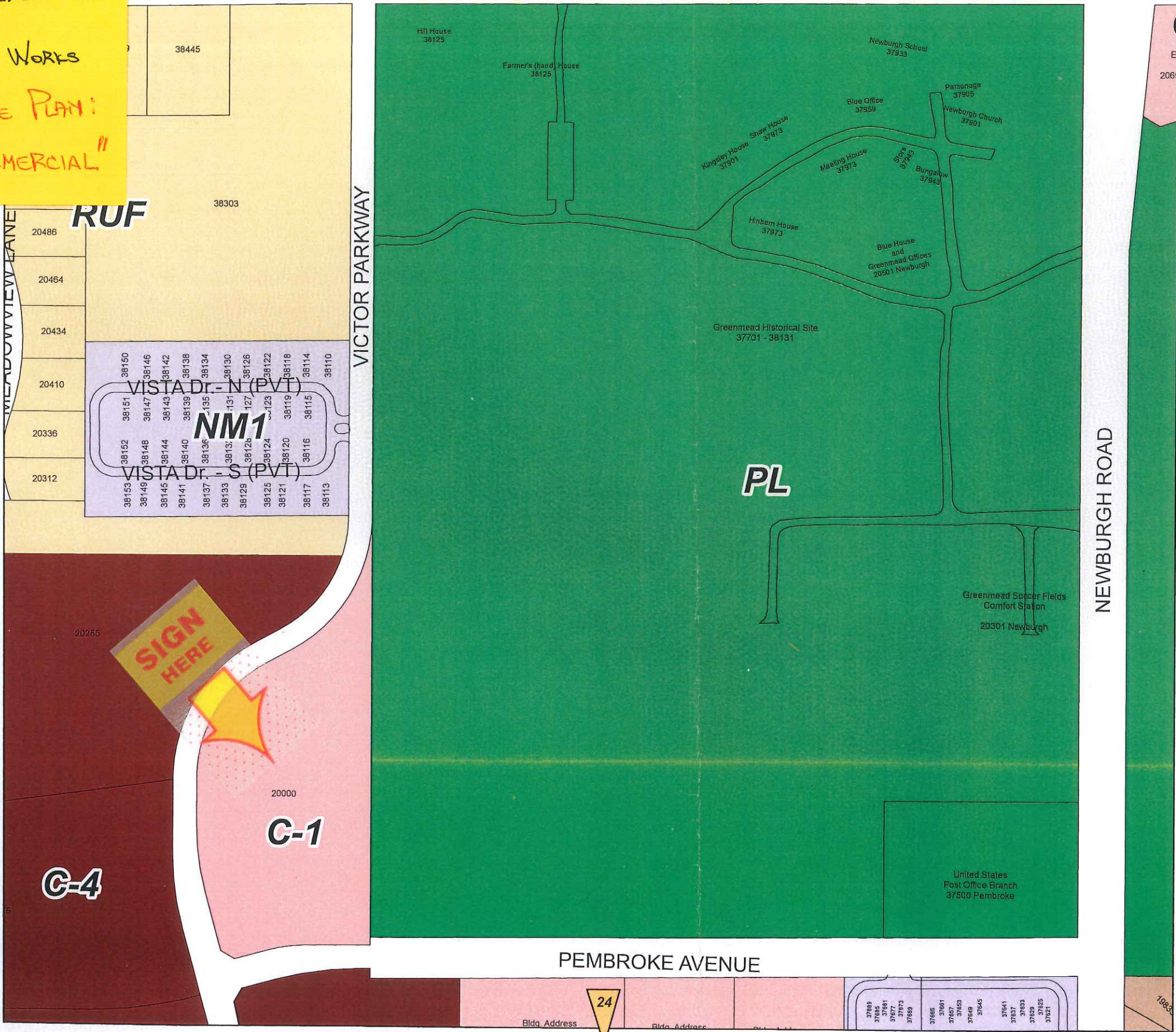
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing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

N.E. 1/4 Section 6

City of Livonia

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

Copyright 2001, City of Livonia



20000 VICTOR PARKWAY
OWNER: FRANKEL
RE: ZBA FOR EXCESS
SIGNAGE
TENANT: CABINET WORKS
FUTURE LAND USE PLAN:
"REGIONAL COMMERCIAL"

From: [James Wilkerson](#)
To: [Abrahamson, Randy](#)
Cc: [Kasprowicz, Sara](#); "[ALI HAIDOUS](#)"; haidous86@gmail.com
Subject: RE: 17200 Middlebelt- DQ Grill and Chill
Date: Tuesday, October 17, 2023 1:40:49 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Randy

The Haidous brothers are waiting for the Colored sign package from the sign company that coordinate with the exterior elevations.

The "Wall mounted promo boards" found on sheet A3.3A are product murals in a frame with downlights. (reference to item 3. In your email below)

If these are seen as "signs" the owners may opt to install the frames only without artwork to break up the long expanse of wall. Presently there are two product murals planned on each side of the building near the back of each elevation.

Feel free to contact me with any questions

Jim



James E. Wilkerson, A.I.A.
119 East Tallulah Drive
Greenville, SC 29605
864-370-2582
864-414-1499 cell
wilkpoe@charter.net

From: Abrahamson, Randy <RAbrahamson@livonia.gov>
Sent: Tuesday, October 17, 2023 11:21 AM
To: wilkpoe@charter.net
Cc: [Kasprowicz, Sara](mailto:skasprowicz@livonia.gov) <skasprowicz@livonia.gov>; ALI HAIDOUS <ahaidous@hotmail.com>; haidous86@gmail.com
Subject: FW: 17200 Middlebelt- DQ Grill and Chill

Good Morning,

The owners email provided to the Planning Department is not making it to its destination. I am reaching out to you to possibly forward this on.

Thanks,



Randy Abrahamson
Senior Building Inspector
City of Livonia | Inspection Department
(734) 466-2577
RAbrahamson@livonia.gov
www.livonia.gov



This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable laws. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to this e-mail message. Thank you.

-----Original Message-----

From: Abrahamson, Randy

Sent: Tuesday, October 17, 2023 10:14 AM

To: ALI HAIDOUS <ahaidous@hotmail.com>; hafdous86@gmail.com

Cc: Stierna, Matthew <mstierna@livonia.gov>; Stroble, Robert <rstroble@livonia.gov>; Kasproicz, Sara <skasproicz@livonia.gov>wilk

Subject: 17200 Middlebelt- DQ Grill and Chill

Good morning,

I am in receipt of your Zoning Board of Appeals application for a sign variance.

I have a few questions and additional information required to move this application forward:

1. Colored sign rendering will be required for all signage requested.
2. Provide elevations and details (including sign sizes) of ALL your proposed building signage.
3. Submitted on page A3.3A was a blank detail of a "Wall mounted exterior promo board", is this sign being used and where is it located?

Thanks for your time.

Regular Meeting Minutes of June 5, 2023

On a motion by Councilmember Bahr, with the support of Councilmember Morgan, it was:

#168-23 RESOLVED, that having considered a communication from the City Planning Commission, dated May 10, 2023, which transmits its resolution #05-31-2023, adopted on May 9, 2023, with regard to Petition 2023-04-08-04 submitted by Haidous Brothers Livonia L.L.C., on behalf of Dairy Queen, requesting approval to redevelop the site, including reconfiguring the parking lot and drive-thru facilities, add an outdoor patio area and remodel the interior and exterior of the restaurant (former Steak N Shake) at 17200 Middlebelt Road, located on the east side of Middlebelt Road, north of Six Mile Road, in the Southwest $\frac{1}{4}$ of Section 12, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2023-04-08-04 is hereby approved and granted, subject to the following conditions:

1. The Architectural Site Layout identified as sheet number A1.1, dated April 28, 2023, as revised, prepared by James E. Wilkerson A.I.A., is approved and shall be adhered to;
2. The parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. Parking spaces shall be appropriately sized and marked, including any barrier-free space(s) as may be required by the State of Michigan;
3. The Landscape Plan & Plant List identified as sheet number L1.1, dated April 28, 2023, as revised, prepared by James E. Wilkerson A.I.A., is approved and shall be adhered to;
4. That underground sprinklers are to be provided for all landscaped and sodded areas, and all planted materials shall be installed to the satisfaction of the Inspection Department and, after that, permanently maintained in a healthy condition;
5. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding;
6. The Elevations plan identified as sheet number A3.1, dated April 28, 2023, as revised, prepared by James E. Wilkerson A.I.A., is approved and shall be adhered to;
7. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with other building exterior materials;
8. This restaurant's maximum customer seating count shall be ninety-eight (98);

Regular Meeting Minutes of June 5, 2023

9. The three walls of the dumpster enclosure shall be constructed of brick veneer. The gates shall be solid steel or durable, long-lasting panel fiberglass;
10. All light fixtures shall not exceed twenty feet (20') in height and shall be shielded to minimize glare trespassing on adjacent properties and roadways;
11. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
12. No unshielded LED light band or neon shall be permitted on this site, including the building or around the windows;
13. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;
14. That the plans referenced in this approving resolution shall be submitted to the Inspection Department at the time of application for the Certificate of Occupancy; and
15. Under Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

<i>CONSENT AGENDA ITEM 2 (Regular Meeting of June 5, 2023)</i>

Motion:	Bahr
Second:	Morgan
Ayes:	Bahr, Donovic, Morgan, McCullough, McIntyre, Toy, Jolly
Nays:	None
Absent:	None

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 22, 2023**

Meeting was called to order at 8:00 p.m. by Council President Jim Jolly. Present: Scott Bahr, Rob Donovic, Scott Morgan, Brandon McCullough, Vice President Laura Toy, and President Jim Jolly. Absent: Kathleen McIntyre.

Elected and appointed officials present: Susan Nash, City Clerk; Paul Bernier, City Attorney; David Lear, Assistant City Engineer; Mark Taormina, Director of Planning and Economic Development; Ted Davis, Superintendent of Parks and Recreation; Casey O'Neil, Information Systems Director; Connie Kumpula, Chief Accountant; Jacob Rushlow, Assistant DPW Director; and Ermon Sims, Interim Housing Director.

Councilmember Bahr led the Pledge of Allegiance.

4. SITE PLAN PETITION: Planning Commission, re: Petition 2023-04-08-04 submitted by Haidous Brothers Livonia L.L.C., on behalf of Dairy Queen, requesting approval to redevelop the site, including reconfiguring the parking lot and drive-thru facilities, add an outdoor patio area and remodel the interior and exterior of the restaurant (former Steak N Shake) at 17200 Middlebelt Road, located on the east side of Middlebelt Road, north of Six Mile Road, in the Southwest ¼ of Section 12.

Alex Haidous and Sam Haidous, owners, were present to answer questions.

Mark Taormina, Planning and Economic Development Director, presented the request to Council.

Vice President Toy asked how this Dairy Queen will differ from the one on Plymouth and Farmington Roads and what the menu will look like. Alex said this one will be a bigger and will have the best menu that Dairy Queen offers including full food selections from burgers, chicken strips, salads, fries, onion rings, cheese curds, fish sandwiches and seasonal popcorn shrimp.

Councilmember Donovic thanked them and asked about the entrance. Alex indicated there will be a two-way entrance.

Councilmember McCullough thanked them and asked about the renderings. Alex indicated they will be painting the current brick and it must match the renderings required by Corporate.

Councilmember Donovic asked Mark Taormina if we can dictate colors in the site plan process. Mark said there is greater flexibility and discretion with waiver petitions.

Councilmember Toy offered an approving resolution for the Consent agenda.

DIRECTION:

APPROVED

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

4.

Planning
May 10, 2023

MEETING DATE

S052223/R060523

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

SITE PLAN PETITION: Planning Commission, re: Petition 2023-04-08-04 submitted by Haidous Brothers Livonia L.L.C., on behalf of Dairy Queen, requesting approval to redevelop the site, including reconfiguring the parking lot and drive-thru facilities, add an outdoor patio area and remodel the interior and exterior of the restaurant (former Steak N Shake) at 17200 Middlebelt Road, located on the east side of Middlebelt Road, north of Six Mile Road, in the Southwest ¼ of Section 12.

BACKGROUND DETAILS

May 10, 2023

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2023-04-08-04 -Dairy Queen

Dear Council Members:

At the 1,199th Public Hearings and Regular Meeting held by the City Planning Commission on May 9, 2023, the following resolution was adopted:

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

#05-31-2023 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2023-04-08-04 submitted by Haidous Brothers Livonia L.L.C., on behalf of Dairy Queen, requesting approval of all plans required by Sections 3.11 and 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including reconfiguring the parking lot and drive-thru facilities, add an outdoor patio area and remodel the interior and exterior of the restaurant (former Steak N Shake) at 17200 Middlebelt Road, located on the east side of Middlebelt Road, north of Six Mile Road, in the Southwest ¼ of Section 12., be approved subject to the following conditions:

1. The Architectural Site Layout identified as sheet number A1.1, dated April 28, 2023, as revised, prepared by James E. Wilkerson A.I.A., is approved and shall be adhered to.
2. The parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the

Inspection Department. Parking spaces shall be appropriately sized and marked, including any barrier-free space(s) as may be required by the State of Michigan.

3. The Landscape Plan & Plant List identified as sheet number L1.1, dated April 28, 2023, as revised, prepared by James E. Wilkerson A.I.A., is approved and shall be adhered to.

4. That underground sprinklers are to be provided for all landscaped and sodded areas, and all planted materials shall be installed to the satisfaction of the Inspection Department and, after that, permanently maintained in a healthy condition.

5. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.

6. The Elevations plan identified as sheet number A3.1, dated April 28, 2023, as revised, prepared by James E. Wilkerson A.I.A., is approved and shall be adhered to.

7. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with other building exterior materials.

8. This restaurant's maximum customer seating count shall be ninety-eight (98).

9. The three walls of the dumpster enclosure shall be constructed of brick veneer. The gates shall be solid steel or durable, long-lasting panel fiberglass.

10. All light fixtures shall not exceed twenty feet (20') in height and shall be shielded to minimize glare trespassing on adjacent properties and roadways.

11. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

12. No unshielded LED light band or neon shall be permitted on this site, including the building or around the windows.

13. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.

14. That the plans referenced in this approving resolution shall be submitted to the Inspection Department at the time of application for the Certificate of Occupancy; and,

15. Under Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

ATTACHMENTS

1. 2023-04-08-04_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: May 10, 2023



Maureen Miller Brosnan, Mayor

Date: May 11, 2023

Petition 2023-04-08-04 submitted by Haidous Brothers Livonia L.L.C., on behalf of Dairy Queen, requesting approval of all plans required by Sections 3.11 and 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including reconfiguring the parking lot and drive-thru facilities, add an outdoor patio area and remodel the interior and exterior of the restaurant (former Steak N Shake) at 17200 Middlebelt Road, located on the east side of Middlebelt Road, north of Six Mile Road, in the Southwest ¼ of Section 12.

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL

All petitions for Site Plan Approval shall be filed with the City Planning Commission,
33000 Civic Center Drive, Livonia, MI 48154-3097.

For filing fee see computation below

Date Filed: _____ Petition 2023-04-08-04
Site Address: 17200 Middlebelt Sidwell 46-047-99-0004-007
Requesting Approval to Revise site plan for Dairy Queen conversion of Steak N Shake Restaurant
Applicant: Hussein Haidous (Sam) Business/Company: Haidous Brothers Livonia LLC
Applicant's Address: 26309 Lawrence Dr. City: Dearborn Heights State: MI Zip Code: 48127
Applicant's Phone # 313,999-9994 Applicant's Email ahaidous@hotmail.com/haidous86@gmail.com
Contact Person: James E. Wilkerson Business/Company: Wilkerson Architects, LLC
Contact's Address: 119 E Tallulah City: Greenville State: SC Zip Code: 29605
Contact's Phone # 864,414-1499 Contact's Email Wilkpoe@charter.net

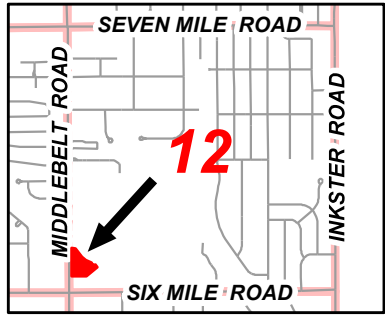
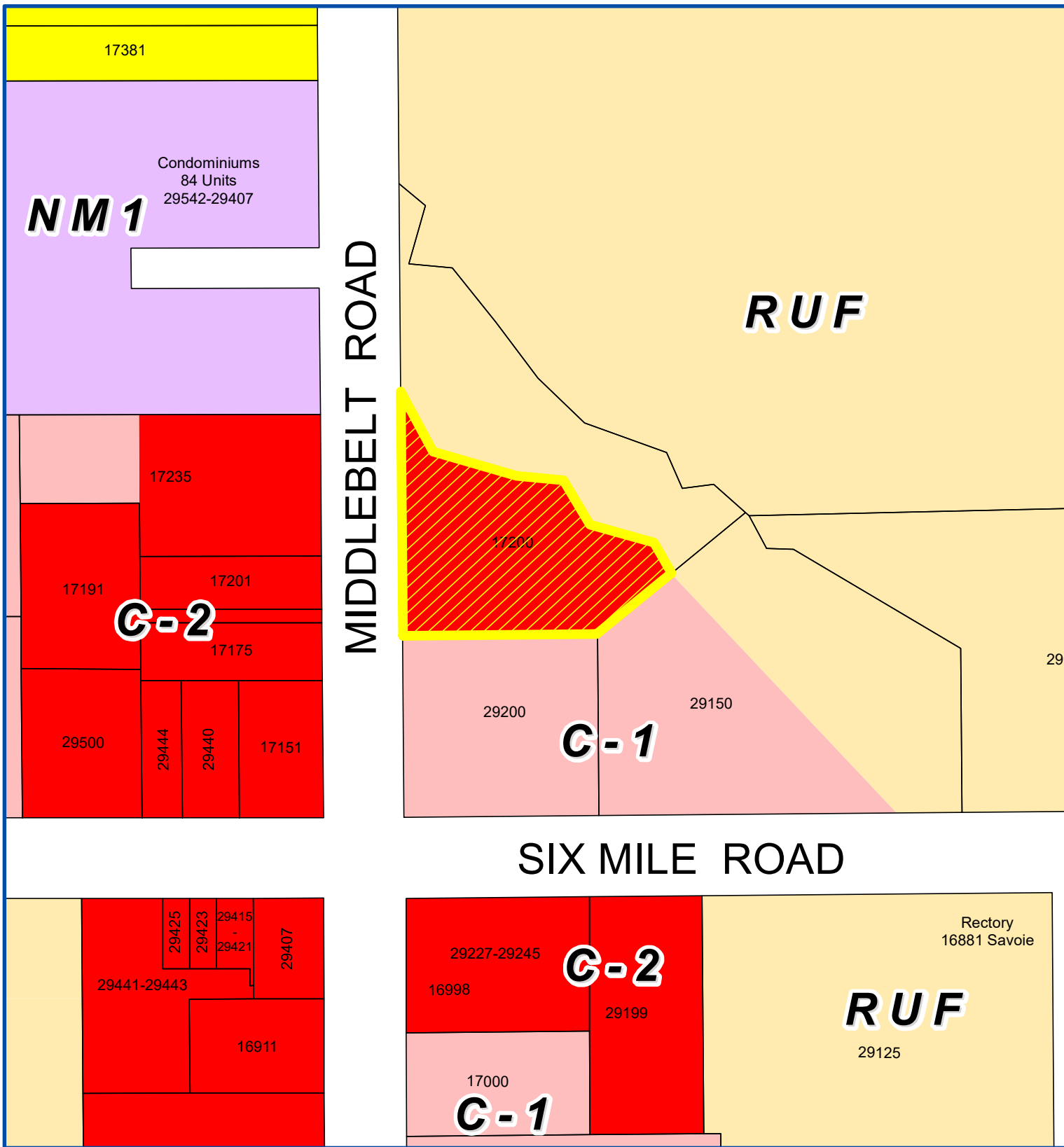
Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs (if proposed must submit separate sign application)
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), **a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to: planning@livonia.gov**
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) **One (1) completed application form & three (3) sets of full-size drawings**

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION	\$600.00
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft.	
(NOTE: Round off to nearest 1,000) + _____	
Total Amount Due \$ _____	

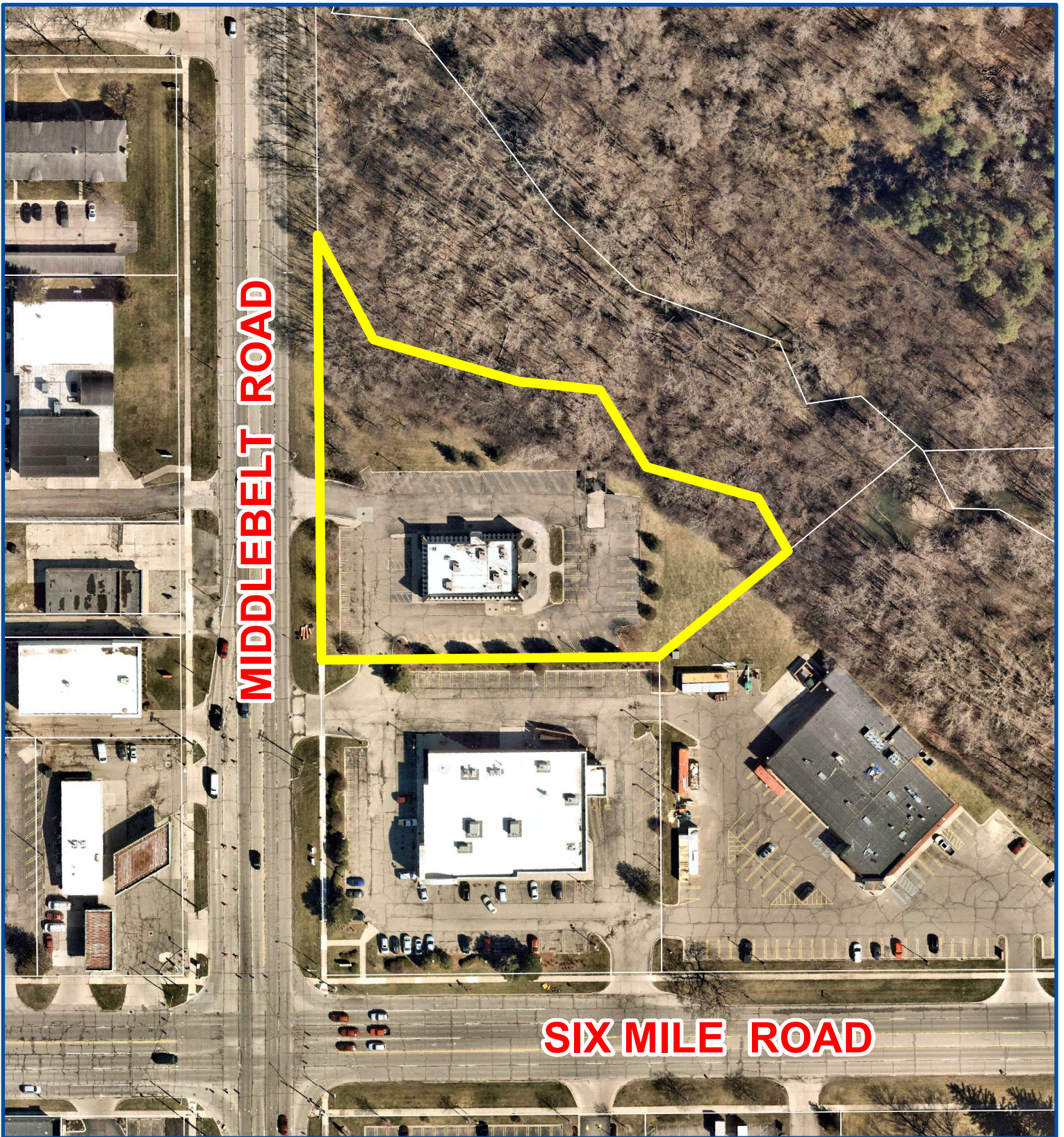
Owner of Property: Haidous Brothers Livonia LLC
Owner's Address: 26309 Lawrence City: Dearborn Heights State: MI Zip Code: 48127
Owner's Phone # 313,999-9994 Owner's Email ahaidous@hotmail.com/haidous86@gmail.com
Signature of Owner:  Print Name: Hussein Haidous



Address & Zoning Map

Petition 2023-04-08-04
 Dairy Queen
 17200 Middlebelt Road
 redevelop the site





Aerial Map

Petition 2023-04-08-04
Dairy Queen
17200 Middlebelt Road
redevelop the site



Not to Scale



City of Livonia
Planning Department

P~~LAN~~ANNING COMMISSION STAFF NOTES

MISCE~~AN~~ANEOUS

ITEM 5

Petition 2023-04-08-04 submitted by ~~aidous~~ ~~rothers~~ ~~ivonia~~ ~~.C.~~, on behalf of Dairy Queen, requesting approval of all plans required by Sections 3.11 and 13.13 of the Livonia ~~ision~~ 21 ~~oning~~ Ordinance, as amended, in connection with a proposal to redevelop the site, including reconfiguring the parking lot and drive-thru facilities, add an outdoor patio area and remodel the interior and exterior of the restaurant (former Steak N Shake) at 17200 Middlebelt Road, located on the east side of Middlebelt Road, north of Six Mile Road, in the Southwest ~~of~~ Section 12.

April 25, 2023: Study Meeting:

This petition involves a proposal to renovate and re-purpose the former Steak N Shake restaurant on Middlebelt Road, just north of Six Mile Road, as a Dairy Queen Grill ~~Chill~~ restaurant. The proposal includes changes to the parking lot and drive-thru facilities, the addition of an outdoor patio, and remodeling of both the interior and exterior of the building. Steak N Shake received waiver use approval (CR #384-99) to construct the full-service restaurant in 1999 and remained in operation until it closed in 2019. Since that time, the building has been vacant.

The entire site is 3.89 acres in size and is split-zoned. The portion of the property where the restaurant is located measures approximately 1.86 acres and is zoned C-2, General Business. This irregularly shaped portion of the property has about 360 feet of road frontage. The remaining part of the site borders Tarabusi Creek and is zoned RUF, Rural Urban Farm. To the south, the property lies adjacent to a Walgreens pharmacy and Gordons Food Service.

The existing restaurant is one-story in height and about 3,690 square feet. Parking is available on all four sides, with a drive-up window on the north side of the building. A two-way drive off Seven Mile Road and a shared driveway with Walgreens to the south provide access to the site. Steak N Shake was approved for a maximum of ninety-nine (99) customer seats. Dairy Queen is proposing a total of ninety-eight (98) seats, including sixty-four (64) interior seats and thirty-six (36) patio seats.

The proposed outdoor patio would extend across the entire front of the building and measure 22~~x~~ 46~~10~~. The patio would be enclosed by 3~~3~~ ~~high~~ decorative wrought iron fencing. The seating plan shows nine (9) tables. Four (4) parking spaces along the front of the building would be removed to accommodate the patio.

A landscape plan has not been submitted. The existing landscaping would be maintained, including several mature trees along Middlebelt Road. Other shrubs are needed to bring the site into compliance with the new landscape standards.

Another change to the site is the configuration of the drive-thru service lane. Currently, the service lane commences on the south side of the building, wraps around the back, and continues to the drive-up window on the north side. Dairy Queen proposes the same

general arrangement but with the service lane farther back on the site, offering a longer stacking distance. To accommodate this change, seventeen (17) parking spaces behind the building would be removed, with an enlarged island inside the service lane loop would be created to help direct traffic flow. As required for drive-thru facilities, a twelve-foot (12') wide bypass lane would be provided along the outside edge of the service lane. Access to the site, including the driveway on Seven Mile Road and the cross-connection with Walgreens, would remain as is.

The remaining parking spaces on the west, north, and south sides would remain as is. Parking for restaurants is based on one (1) space for every 125 square feet of floor area, plus one (1) space for each three (3) outside patio seats, plus one (1) space for each employee. The proposed Dairy Queen, with a net usable floor area of 1,593 square feet, thirty-six (36) patio seats, and seven (7) employees, requires a total of thirty-two (32) spaces. The plans show that there would be thirty-four (34) spaces available.

The existing building is constructed of brick on all four sides. At each corner of the building, brick wing walls project outward approximately six feet (6') at 45-degree angles. The proposed facade changes for Dairy Queen would include removing the wing walls, painting the building's existing brick, and covering sections of the building with E.I.F.S. and metal panels. To add character to the building, intermittent sections of the roof's parapet walls would be extended upward. The Dairy Queen's exterior color scheme would be red, blue, and shades of gray. Small structural awnings would extend above the windows and doors. The interior would be remodeled to meet the needs of the new restaurant.

Per Section 11.08, the restaurant will be allowed one (1) wall sign not to exceed forty-seven (47) square feet. Also permitted is one (1) ground sign no larger than thirty (30) square feet in area and six feet (6') in height. The elevation plan shows a conforming wall sign on the front elevation over the main entrance. The plan also shows a spoon and a graphic of an upside-down Blizzard on the south elevation. Any signage over what is permitted by the sign ordinance would require a variance from the Zoning Board of Appeals. The site has an existing ground sign near the southeast corner of the site. This sign appears to be replaced with a similar size of thirty (30) square feet.

In an email from the Petitioner's architect, it is explained that Dairy Queen proposes adding additional site lighting to comply with the current light level requirements. They plan on changing out four (4) 1000-watt light heads with LED full cut-off light heads to lower intensity and add three (3) additional LED full cut-off light poles to even out the light distribution throughout the site. The submitted photometric plan provides information on site lighting, including the fixtures' type, height, location, and illumination levels. The height of the light poles is consistent with the guidelines of the City of Livonia Outdoor Lighting Policy for the installation of exterior lighting in all non-residential zoning districts, which specifies that pole-mounted lights do not exceed a height of twenty feet (20') above grade.

May 9, 2023: Regular Meeting:

On April 28, 2023, revised plans were submitted. In an email, the project architect outlines the following changes:

1. I have added sheet L1.1 Landscape plan showing 4 ornamental trees and 24 shrubs along Middlebelt, foundation landscaping and landscaping in the area behind the building created by the enlarged drive-thru arrangement. I've taken my best shot at choosing plant material.
2. New sheet L1.2 Landscape notes and details have been added.
3. The existing trash enclosure has been removed and a brick veneer trash enclosure has been added with the location rotated 30 degrees for better truck access. New Sheet A1.3 Trash enclosure details has been added.
4. Site Demolition sheet D1.1 has been revised showing the removal of existing trash enclosure.
5. Site Layout sheet A1.1 has been revised showing the new trash enclosure location and orientation.
6. Exterior elevation sheet A3.1 has been revised to show an additional sign along the South entry elevation of a size less than 50% of the Front wall sign at the West elevation.
7. Signage Matrix sheet A3.3 has been revised to show the additional wall sign and its size calculation.

Approving Resolution: That the request to redevelop the restaurant site at 17200 Middlebelt Road is hereby approved, subject to City Council approval and the following conditions:

1. The Architectural Site Layout identified as sheet number A1.1, dated April 28, 2023, as revised, prepared by James E. Wilkerson A.I.A., is approved and shall be adhered to.
2. The parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. Parking spaces shall be appropriately sized and marked, including any barrier-free space(s) as may be required by the State of Michigan.
3. The Landscape Plan and Plant List identified as sheet number L1.1, dated April 28, 2023, as revised, prepared by James E. Wilkerson A.I.A., is approved and shall be adhered to.
4. That underground sprinklers are to be provided for all landscaped and sodded areas, and all planted materials shall be installed to the satisfaction of the Inspection Department and, after that, permanently maintained in a healthy condition.

5. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.
6. The Elevations plan identified as sheet number A3.1, dated April 28, 2023, as revised, prepared by James E. Wilkerson A.I.A., is approved and shall be adhered to.
7. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with other building exterior materials.
8. This restaurant's maximum customer seating count shall be ninety-eight (98).
9. The three walls of the dumpster enclosure shall be constructed of brick veneer. The gates shall be solid steel or durable, long-lasting panel fiberglass.
10. All light fixtures shall not exceed twenty feet (20') in height and shall be shielded to minimize glare trespassing on adjacent properties and roadways.
11. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
12. No unshielded LED light band or neon shall be permitted on this site, including the building or around the windows.
13. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
14. That the plans referenced in this approving resolution shall be submitted to the Inspection Department at the time of application for the Certificate of Occupancy and,
15. Under Section 13.13 of the Livonia Division 21 Zoning Ordinance, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

UNAPPROVED MINUTES

1

MINUTES OF THE 1,199th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, May 9, 2023, the City Planning Commission of the City of Livonia held its 1,199th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:00 p.m.

Members present:	Wafa Dinaro	David Bongero	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: None

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #5 PETITION 2023-04-08-01

Dairy Queen

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2023-04-08-04 submitted by Haidous Brothers Livonia L.L.C., on behalf of Dairy Queen, requesting approval of all plans required by Sections 3.11 and 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including reconfiguring the parking lot and drive-thru facilities, add an outdoor patio area and remodel the interior and exterior of the restaurant (former Steak N Shake) at

17200 Middlebelt Road, located on the east side of Middlebelt Road, north of Six Mile Road, in the Southwest ¼ of Section 12.

Mr. Taormina: Thank you. This is a request to renovate the former Steak N Shake restaurant on Middle Belt Road just north of Six Mile Road. Steak N Shake received approval in 1999. The restaurant remained in operation until 2019. The building has been vacant since then. The site is about 3.9 acres in size. A significant portion of the property borders the Tarabusi Creek within a regulated floodplain and zoned RUF(Rural Urban Farm). The building is south of a floodplain on a portion of the property zoned C-2. The building is about 3,700 square feet in size. You'll see from the aerial photograph that there's parking available on all four sides of the building with drive-thru window service on the north side. The site lies next to a Walgreens pharmacy and Gordon's Food Service. Access is available via a two-way drive on Middle Belt Road. There's also a shared driveway with the Walgreens to the south. Steak N Shake was approved with a total of 99 customer seats. The proposed Dairy Queen would have 98 seats, including 64 interior and 36 patio seats. Four parking spaces would be removed along the front of the building to make room for the 22-foot by 47-foot outdoor patio. There would be a wrought iron fence around that patio seating area. The patio seating plan shows a total of nine tables. The landscaping is in very good condition. This was discussed at the study session. This is the updated landscape plan, which shows additional foundation plantings and additional shrubbery along Middle Belt Road. It also provides plantings in the island area created where the drive-up service stacking lane would be expanded. The drive-thru is a slightly different arrangement than what Steak N Shake had. For years, the drive-up operated, for the most part, directly behind the building. It commenced on the south side and then wrapped directly around the back of the building. The new plan extends the drive-thru lane further east creating a new landscape island by removing roughly 17 parking spaces behind the building. This increases the stacking distance for vehicles utilizing the drive-thru lane. There's still a full bypass lane and delivery vehicles can access the back of the store. The parking requirement is 32 spaces. This plan shows 34 spaces. Even eliminating the 17 spaces, the plan complies with the zoning regulations. In terms of the building design, there will be several changes. The brick will be painted. There are wing walls on all four corners of the building that would be removed. You can see the color scheme combines grays, reds, and other colors. The brick would be painted, with some areas containing E.I.F.S. and metal panels

that would be added to the building. The interior would be completely remodeled. Regarding signage, the main sign on the front of the building complies with the ordinance. This revised plan shows an additional sign on the south side of the building that conforms with the new zoning regulations, which were adopted by the City Council just last night. Also shown is a ground sign that would comply with the zoning regulations. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated April 17, 2023, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time. The subject parcel is assigned the address of #17200 Middlebelt Road. The legal description provided with the submitted drawings appears to be correct and should be used in conjunction with this proposal. The existing parcel is currently served by public sanitary sewer and water main, as well as private storm sewer. Per the submitted drawings, there are no planned alterations to the services, so we do not expect any impacts to the existing systems at this time. It should be noted that any disturbances within the Middlebelt Road right-of-way would require the owner to obtain permits from the Wayne County Department of Public Services."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated April 23, 2023, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to modify a commercial building on property located at the above referenced address. We have no objections to this proposal. 1. If sprinkler system and fire alarm exist, must be maintained and operational. 2. Provide Plans and Permits for Hood and Duct with suppression system. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 14, 2023, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated April 24, 2023, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep*

UNAPPROVED MINUTES

4

and double striped. 2.The signage shall conform to Livonia Vision 21 Zoning Ordinance. Any excess signage would require a variance from the Zoning Board of Appeals. This Department has no further objections to this Petition.” The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated April 17, 2023, which reads as follows: *“I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal.”* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer’s Department, dated April 19, 2023, which reads as follows: *“In accordance with your request, the Treasurer’s Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal.”* The letter is signed by Lynda Scheel, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Thank you, Mr. Taormina. Any questions for planning staff? Our petitioner is very trailblazing to have the sign conform to the ordinance that was just passed last night. That's very quick. I like that. Is there no question for our planning staff, I believe our petitioner is in the audience. Feel free to come forward to our podium. Good evening, gentlemen.

Sam Haidous, Alex Haidous, and Joe Haidous. Good evening, commissioners.

Mr. Wilshaw: The whole team is here. All right, anything else that you'd like to add to what you've already heard tonight?

Mr. Haidous: Not really. We are just looking forward to bringing this project to the city and presenting it as family oriented. That's about it.

Mr. Wilshaw: Okay.

Mr. S. Haidous: We are looking forward to hopefully hiring about 40-50 younger kids. I mean, we love to work together. Mostly high schoolers. So, we're looking forward to it.

Mr. Wilshaw: All right, excellent. Let's see if we have any questions for you from any of our commissioners. Anyone have a question for our petitioner? Mr. Caramagno.

Mr. Caramagno: Tell me about the spoon on the side of the building. What is that?

Mr. S. Haidous: So, you can eat out of it. Just kidding. It's just a signature that the Dairy Queen came out in 2019, I believe.

Mr. Caramagno: Is it painted on the wall or an actual spoon?

Mr. S. Haidous: It is an actual spoon. We have in our current locations in Taylor and Monroe, and it's crazy how many people love it and love to take pictures with it, and it's like, they come to this location just for the picture with the spoon.

Mr. Caramagno: Hopefully to buy ice cream too.

Mr. J. Haidous: They hold their Blizzard upside down.

Mr. Caramagno: What's it made out of?

Mr. S. Haidous: Foam and there's a protection layer on like plastic protection layer from the outside.

Mr. Caramagno: Does it become damaged?

Mr. S. Haidous: No. It cost an arm and a leg.

Mr. Caramagno: Cost an arm and a leg?

Mr. S. Haidous: Yes, it does.

Mr. Caramagno: Okay, thank you.

Mr. S. Haidous: When you come and we open, you can take a picture with it.

Mr. Caramagno: No worries. I'll be there. I'll be there.

Mr. Wilshaw: Mr. Taormina, I believe the location and Plymouth Road which is a different owner. I believe that has the spoon as well. Is that correct?

Mr. Taormina: You know, I was just wondering the same thing.

Mr. Wilshaw: I can't remember if that was...

Mr. S. Haidous: They do. It's a must from corporate.

Mr. Wilshaw: Okay. All right. We got the spoon issue addressed. Is there any other questions from any of our commissioners? Mr. Ventura.

UNAPPROVED MINUTES

6

Mr. Ventura: Can you tell us how soon you'd be open?

Mr. A. Haidous: How soon? Sooner than the Plymouth one.

(Laughter)

Mr. A. Haidous: The sooner Council approves this...the plan is to open sometime this year.

Mr. J. Haidous: When we get possession and start working on the building, it will take about three to four months after. That's how long it usually takes us. So, it all depends on when we start.

Mr. Ventura: Great. Thank you.

Mr. Wilshaw: Thank you. Any other questions for our petitioner? I believe this is a larger building than the one that's on Plymouth Road. Is that correct?

Mr. A. Haidous: That is correct. It seats less and it's smaller in the back.

Mr. Wilshaw: Okay, so you'll have a much larger interior dining area. Okay, good. All right. Any other questions from anyone?

Mr. A. Haidous: I believe the one on Plymouth should be opening in the next month or so. I think they're opening on the 23rd. or it was the 18th or one of those...10 days or so.

Mr. Wilshaw: Yeah, it's on the verge of opening soon, I think. All right. And just so anyone in our audience understands and it was kind of explained at the study meeting, that this is really an initiative by Dairy Queen to grow as a brand as a full restaurant as opposed to just the ice cream service.

Mr. S. Haidous: Correct. So, this is not just ice cream. This is going to be a full menu that Dairy Queen now carries, and Dairy Queen is no longer approving any ice cream stores only. They must be the combination of food and treat.

Mr. Wilshaw: Okay.

Mr. A. Haidous: That's where they get the Word Grill & Chill from.

Mr. Wilshaw: All right, excellent. If there's no other questions from any of our commissioners, and there's no one else in our audience to speak on this item. A motion would be an order.

On a motion by Dinaro, seconded by Bongero, and unanimously adopted, it was

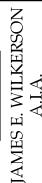
#05-30-2023 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2023-04-08-04 submitted by Haidous Brothers Livonia L.L.C., on behalf of Dairy Queen, requesting approval of all plans required by Sections 3.11 and 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, in connection with a proposal to redevelop the site, including reconfiguring the parking lot and drive-thru facilities, add an outdoor patio area and remodel the interior and exterior of the restaurant (former Steak N Shake) at 17200 Middlebelt Road, located on the east side of Middlebelt Road, north of Six Mile Road, in the Southwest ¼ of Section 12., be approved subject to the following conditions:

1. The Architectural Site Layout identified as sheet number A1.1, dated April 28, 2023, as revised, prepared by James E. Wilkerson A.I.A., is approved and shall be adhered to.
2. The parking lot shall be repaired, resealed, and restriped as necessary to the satisfaction of the Inspection Department. Parking spaces shall be appropriately sized and marked, including any barrier-free space(s) as may be required by the State of Michigan.
3. The Landscape Plan & Plant List identified as sheet number L1.1, dated April 28, 2023, as revised, prepared by James E. Wilkerson A.I.A., is approved and shall be adhered to.
4. That underground sprinklers are to be provided for all landscaped and sodded areas, and all planted materials shall be installed to the satisfaction of the Inspection Department and, after that, permanently maintained in a healthy condition.
5. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.
6. The Elevations plan identified as sheet number A3.1, dated April 28, 2023, as revised, prepared by James E. Wilkerson A.I.A., is approved and shall be adhered to.

7. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with other building exterior materials.
8. This restaurant's maximum customer seating count shall be ninety-eight (98).
9. The three walls of the dumpster enclosure shall be constructed of brick veneer. The gates shall be solid steel or durable, long-lasting panel fiberglass.
10. All light fixtures shall not exceed twenty feet (20') in height and shall be shielded to minimize glare trespassing on adjacent properties and roadways.
11. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
12. No unshielded LED light band or neon shall be permitted on this site, including the building or around the windows.
13. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
14. That the plans referenced in this approving resolution shall be submitted to the Inspection Department at the time of application for the Certificate of Occupancy; and,
15. Under Section 13.13 of the Livonia Vision 21 Zoning Ordinance, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.



119 East Tallulah Drive
Greenville, S.C. 29605
864-370-2582
864-240-8378 f



04/28/23

JOB NO. 202302

DO GRILL & CHILL
17200 MIDDLEBELT RD
LIVONIA MI 48152



GRILL & CHILL

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.

BUILDING TYPE: DAIRY QUEEN GRILL & CHILL
STEAK & SHAKE CONVERSION
STORE No XXXXXX

DRAWN, CHECKED, & APPROVED BY: ADG
DESIGN-ARCHITECTURE-CONSTRUCTION
OAC) DEPARTMENT

NORTH

THIS IS "PLAN" NORTH
FOR ACTUAL BUILDING
ORIENTATION REFER TO
SITE PLAN (BY OTHERS)



ISSUE DATE: 03/22/73

REVISION DATE: 04/28/23

DATE	REVISIONS	REVISIONS PER COMMENTS
4/26/23	1	1

222

ANDSCAPE

PI AN & PI ANT

IS

5	
---	--

#HEET NUMBER: 14

[1]

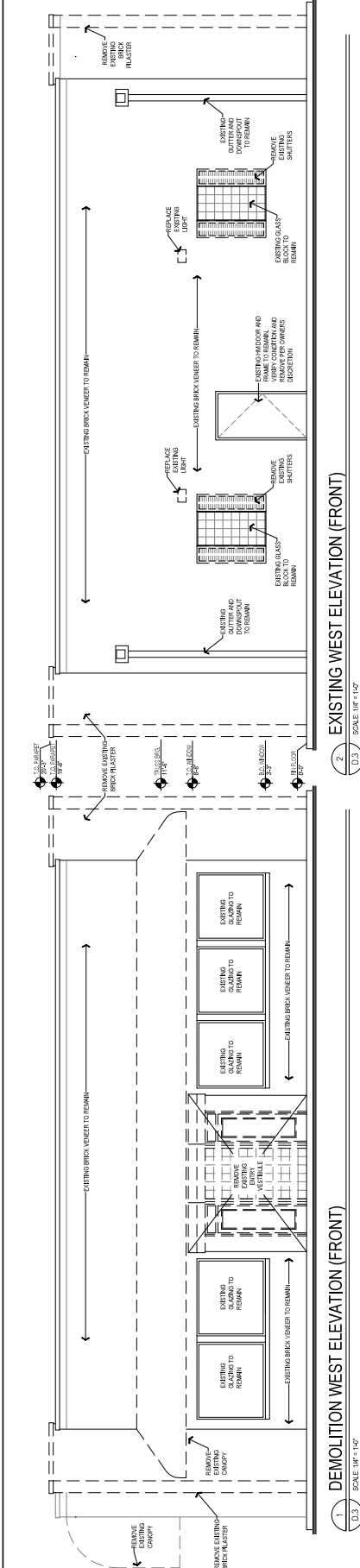
MIDDLEBELT RD. (120 FT. WIDE)
PUBLIC ROAD
ASPHALT SURFACE)

LANDSCAPE PLAN

A1.1 SCALE: 1" = 20'-0"

1.

[illegible]

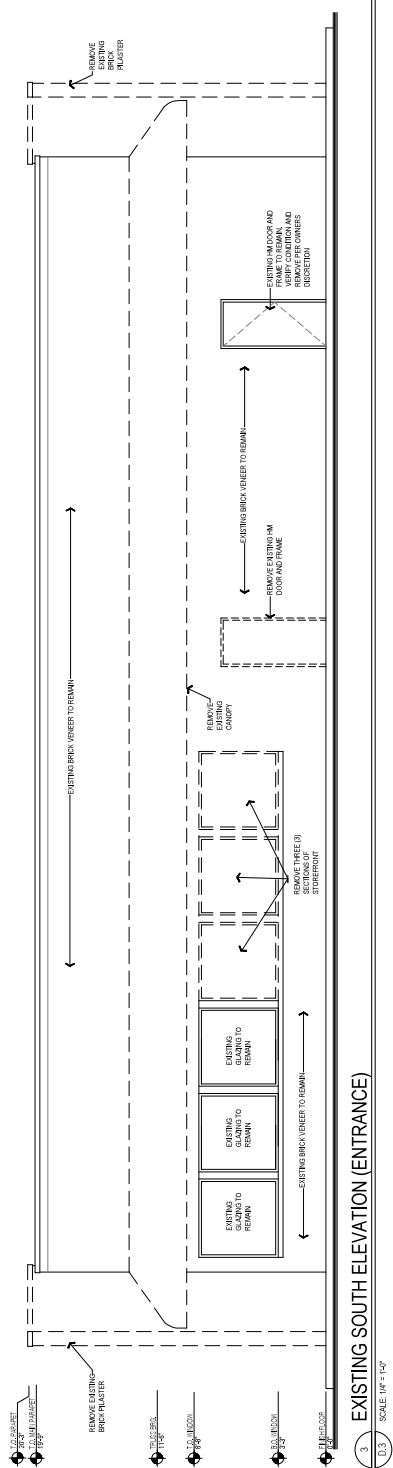


1 DEMOLITION WEST ELEVATION (FRONT)

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

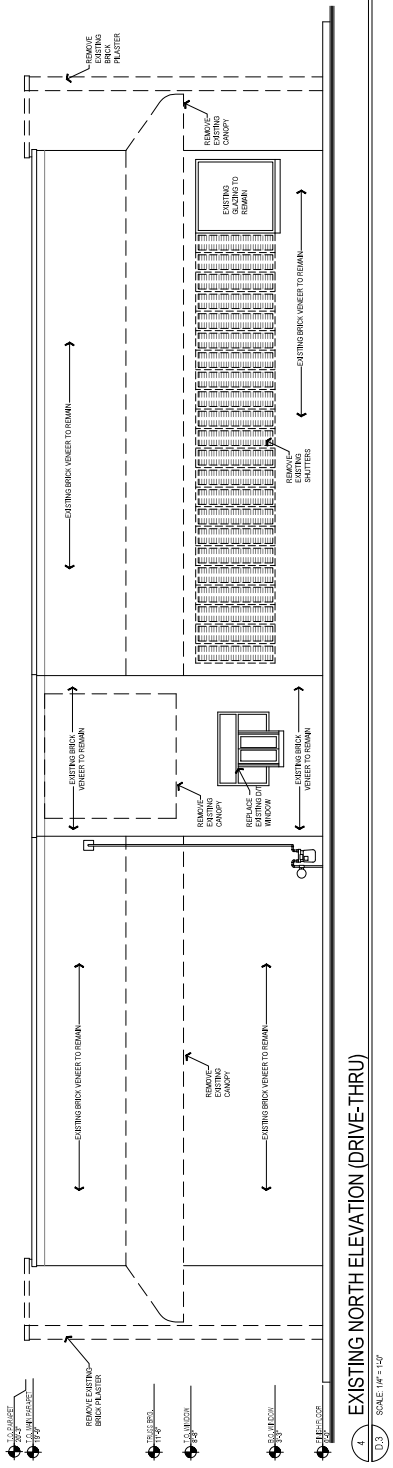
2 EXISTING WEST ELEVATION (FRONT)

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



3 EXISTING SOUTH ELEVATION (ENTRANCE)

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



4 EXISTING NORTH ELEVATION (DRIVE-THRU)

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

JAMES E. WILKERSON
AIA
119 East Tululah Drive
Greenville, S.C. 29605
864-570-2882
864-560-5575 f

JOB NO. 202502

DA GRILL & CHILL
17200 MIDDLEBELT RD
LYONIA MI 48152

GRILL & CHILL
AMERICAN DAIRY GREEN
MINNEAPOLIS, MN, USA
REGISTERED U.S. PATENT OFFICE
AMERICAN DAIRY GREEN CORPORATION
AMERICAN DAIRY GREEN INC. (AUG) AND
AMERICAN DAIRY GREEN INC. (AUG) ARE THE PROPERTY OF
AMERICAN DAIRY GREEN INC. (AUG) AND
NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, WITHOUT THE WRITTEN PERMISSION OF AMERICAN DAIRY GREEN
INC. WITHOUT ANY CONSENT.

BUILDING TYPE
DAIRY GREEN GRILL & CHILL
STEAK & SHAKE CONVERSION
STORE NO. XXXXXX
DRAWN, CHECKED & APPROVED BY: AOG
DATE: 09/22/23
PROJECT NAME: DAIRY GREEN GRILL & CHILL
SITE PLAN BY OTHERS

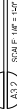
THIS IS "PLAN" NORTH
FOR ACTUAL BUILDING
ORIENTATION, SEE CONSTRUCTION
SITE PLAN BY OTHERS

REVISION DATE: 09/22/23
ISSUE FOR REVIEW

09/22/23

DEMOLITION
ELEVATIONS

<

[illegible]

A3.2



C DQ (DAIRY QUEEN LOGO ILLUM.)
PROFILE = 14.6 SF. RECTANGULAR = 27.6 SF.



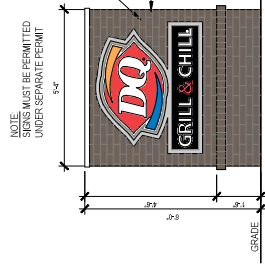
D DQ (DAIRY QUEEN LOGO ILLUM.)
PROFILE = 9.3 SF. RECTANGULAR = 13.5 SF.



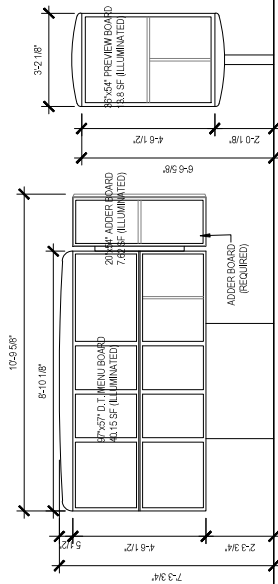
104 10'4" H. CHANNEL LETTERS
INTERNALLY ILLUMINATED
PROFILE AREA 12.0 SF. RECTANGULAR AREA 12.0 SF.

BUILDING SIGNAGE

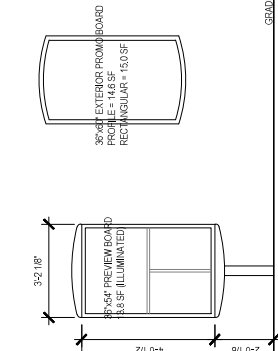
SCALE: 1/2" = 1'-0"



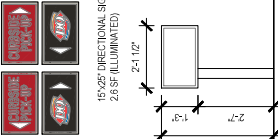
E DQ (DAIRY QUEEN LOGO ILLUM.)
INTERNALLY ILLUMINATED
RECTANGULAR = 18.5 SF.



DRIVE THRU MENU BOARD



PRE-VIEW MENU BOARD



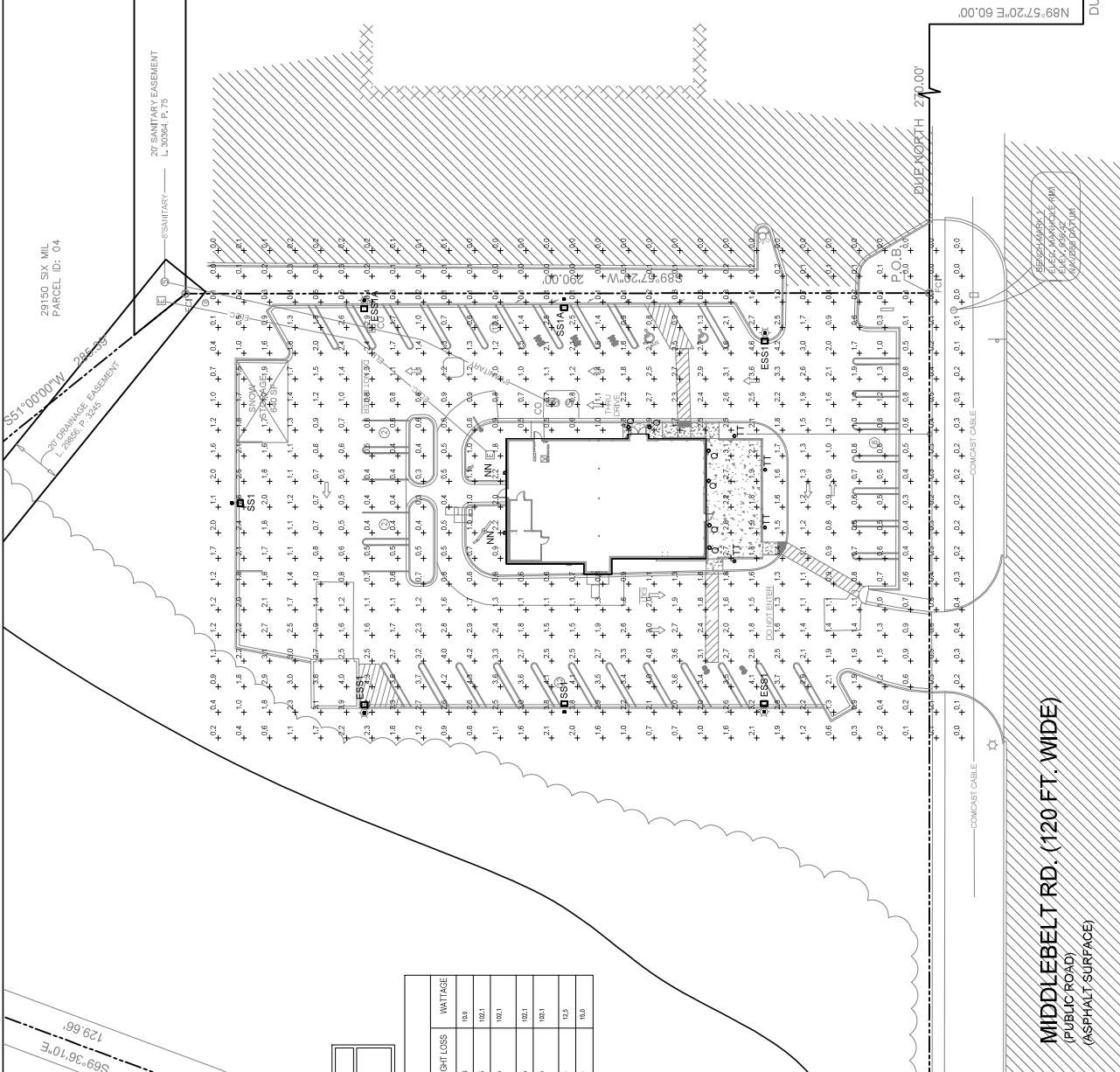
WALL MOUNTED
EXTERIOR PROMO BOARD



DIRECTIONAL SIGN

SIGNAGE MATRIX

SHEET NUMBER: A3.3



JAMES E. WILKERSON
AIA
119 Bar Tabush Drive
Greenville, S.C. 29605
864-570-2582
864-500-5575 f

03/22/23
JOB NO. 202502

DA GRILL & CHILL
17200 MIDDLEBELT RD
LIVONIA MI 48152

GRILL & CHILL
AMERICAN DAIRY GREEN
MINNEAPOLIS, MN, USA
REGISTERED U.S. PATENT OFFICE
AMERICAN DAIRY GREEN CORPORATION
AMERICAN DAIRY GREEN'S DESIGN AND
INVENTIONS ARE THE PROPERTY OF
AMERICAN DAIRY GREEN INC. (ADG) AND
NOT BE DISCLOSED TO ANY OUTSIDE
PARTY WITHOUT ADG CONSENT.

BUILDING TYPE
DAIRY GREEN GRILL & CHILL
STEAK & SHAKE CONVERSION
STORE NO. XXXXXX
DRAWN, CHECKED & APPROVED BY: ADG
FOR ACTUAL BUILDING
CONSTRUCTION
THIS IS "PLAN" NORTH
FOR ACTUAL BUILDING
CONSTRUCTION
SITE PLAN BY OTHERS
ISSUE DATE: 03/22/23
REVISION DATE:
03/22/23
ISSUE FOR REVIEW:
A
A
A
A
A

SITE
PHOTOMETRIC
PLAN
SHEET NUMBER:
AE3.2

GENERAL NOTES
1. VERIFY WITH LOCAL MUNICIPAL CODE MINIMUM AVERAGE AND MAXIMUM LIGHTING LEVELS ALLOWABLE BY LOCAL CODE REQUIREMENTS.
2. READINGS SHOWN ARE BASED ON A TOTAL LUX OF 30 AT 5 FT. AVERAGE
3. ELEVATION SHOWN ARE BASED ON THE EXISTING ELEVATION. BASED ON EXISTING ELEVATION.
4. ELEVATION SHOWN ARE BASED ON THE EXISTING ELEVATION. BASED ON EXISTING ELEVATION.

LIGHTING SCHEDULE: LIGHT MEASUREMENT TAKEN AT +5FT ABV GRADE					
PLAN	QTY.	LOCATION	FEATURE	LUMENS	WATTAGE
NI	2	OUTDOOR SECURITY	STONCO	1000	10.0
SEI	3	PARKING LOT	SEMI-RECESSED	1000	10.0
ES1	2	PARKING LOT	SEMI-RECESSED	1000	10.0
ES2	1	PARKING LOT	SEMI-RECESSED	1000	10.0
ES3	1	PARKING LOT	SEMI-RECESSED	1000	10.0
IT	4	PATIO	SEMI-RECESSED	1000	10.0
G	6	PATIO	SEMI-RECESSED	1000	10.0

MIDDLEBELT RD. (120 FT. WIDE)
(PUBLIC ROAD)
(ASPHALT SURFACE)

1 SITE PHOTOMETRICS PLAN
SCALE 1"=30'

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

April 17, 2023

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2023-04-08-04 – #17200 Middlebelt Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time. The subject parcel is assigned the address of **#17200 Middlebelt Road**. The legal description provided with the submitted drawings appears to be correct and should be used in conjunction with this proposal.

The existing parcel is currently served by public sanitary sewer and water main, as well as private storm sewer. Per the submitted drawings, there are no planned alterations to the services, so we do not expect any impacts to the existing systems at this time.

It should be noted that any disturbances within the Middlebelt Road right-of-way would require the owner to obtain permits from the Wayne County Department of Public Services.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Lear".

David W. Lear, P.E.
Assistant City Engineer

cc: 2023 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: April 23, 2023
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition # 2023-04-08-04 – 17200 Middlebelt Dairy Queen

This office has reviewed the site plan submitted in connection with a request to modify a commercial building on property located at the above referenced address.

We have no objections to this proposal.

1. If sprinkler system and fire alarm exist, must be maintained and operational.
2. Provide Plans and Permits for Hood and Duct with suppression system.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian R. Kukla

Brian R. Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

April 14th 2023

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: **Petition 2023-04-08-04 - 17200 Middlebelt Road**

Mr. Miller,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: April 24, 2023

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2023-04-08-04 – 17200 Middlebelt Road

Pursuant to your request, the above-referenced Petition has been reviewed.

1. The parking lot shall be repaired and restriped as necessary. Parking spaces shall be 10' wide and 20' deep and double striped.
2. The signage shall conform to Livonia Vision 21 Zoning Ordinance. Any excess signage would require a variance from the Zoning Board of Appeals.

This Department has no further objections to this Petition.

I trust this provides the requested information.

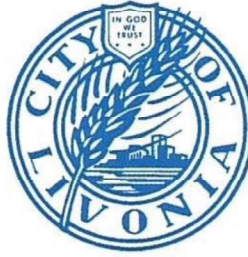
Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

April 17, 2023

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2023-04-08-04 - 17200 Middlebelt Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

April 19, 2023

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2023-04-08-04

17200 Middlebelt Road
Haidous Brothers Livonia LLC

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are no taxes due, therefore I have no objections to the proposal.

Sincerely,



Lynda L. Scheel
Treasurer, City of Livonia

HAIDOUS BROTHERS (DQ GRILL AND CHILL) 17200 MIDDLEBELT REF: SIGNAGE/MENU BOARDS CORRIDOR COMMERCIAL

Page 47

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 12

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia

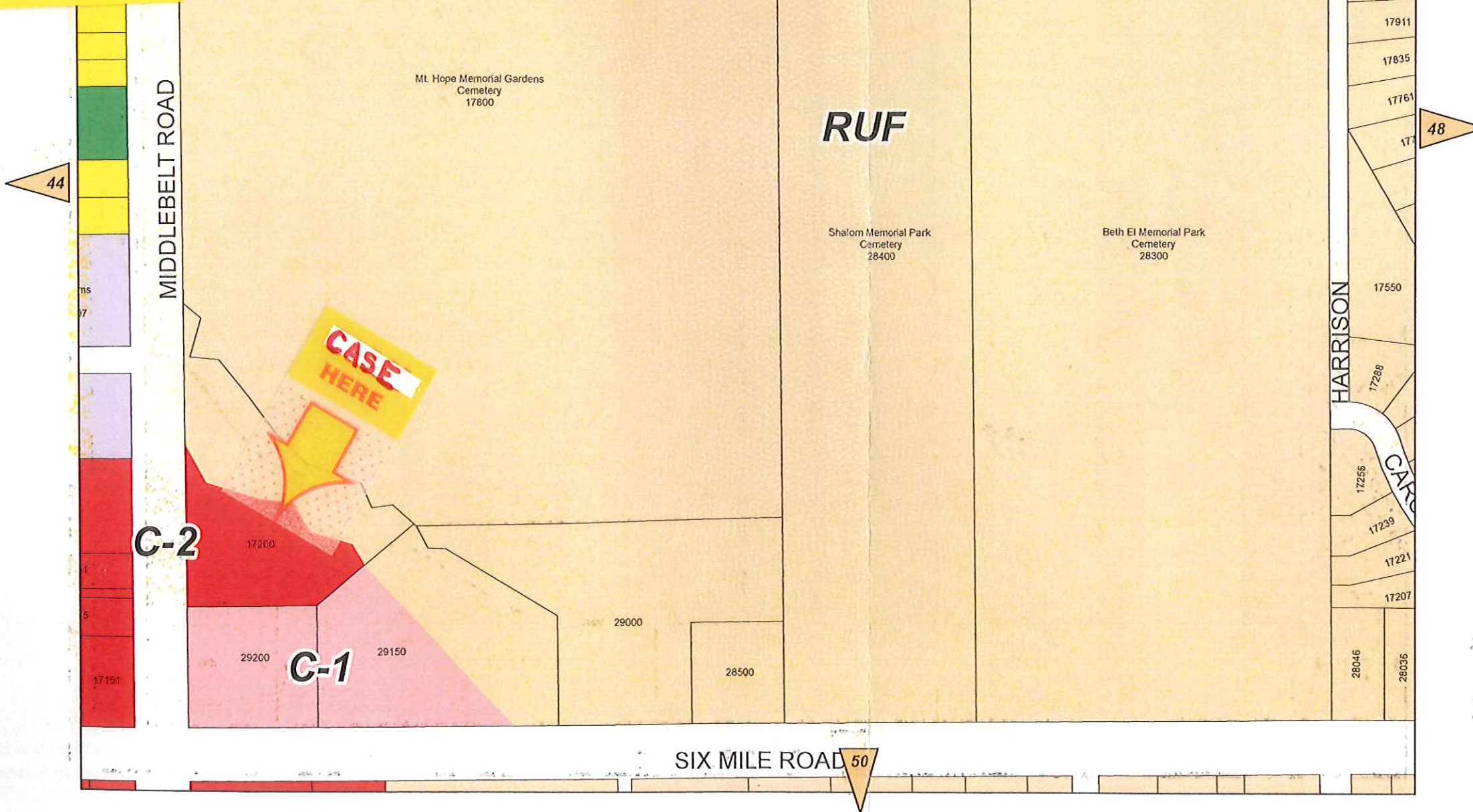


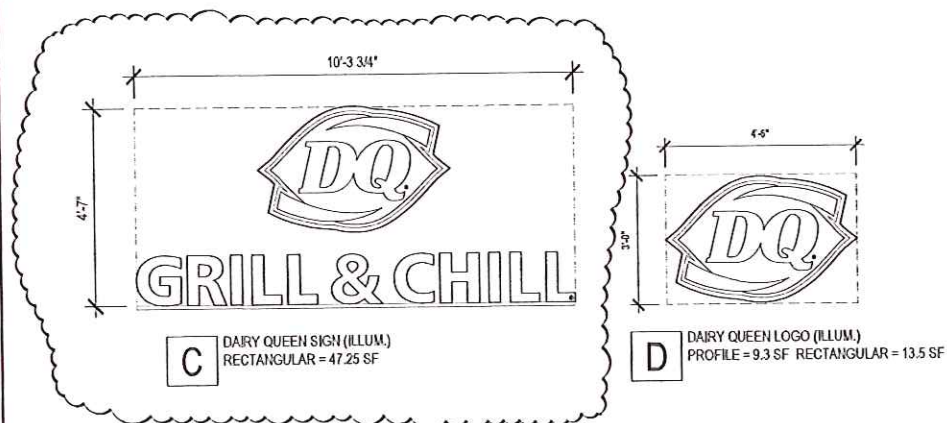
300 150 0 300 Feet

17200 MIDDLEBELT
OWNER: HAIDOUS BROTHERS

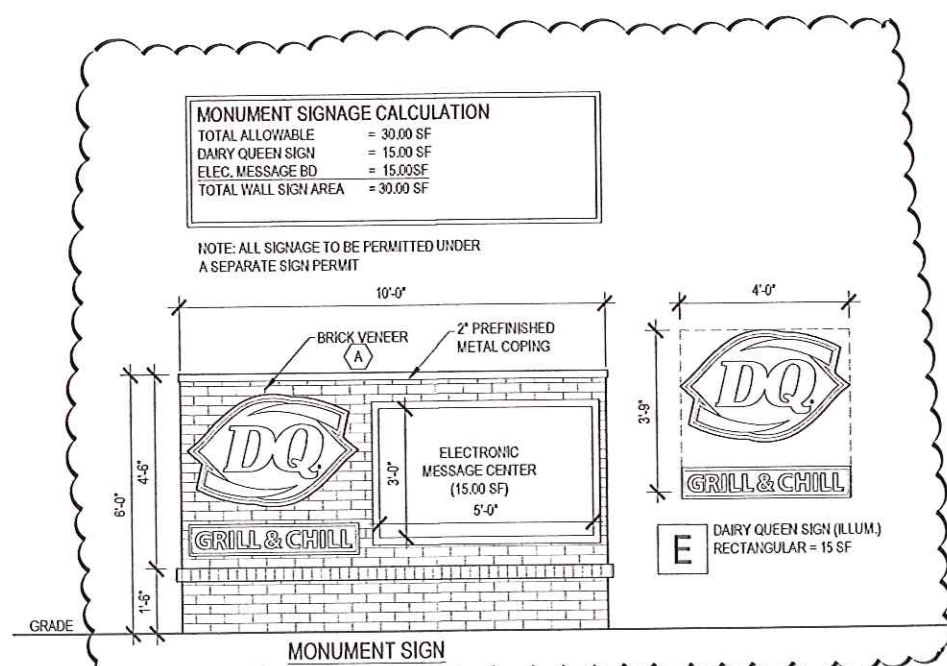
ZBA CASE: SIGNAGE
MENU BOARDS

FUTURE LAND USE PLAN:
"CORRIDOR COMMERCIAL"

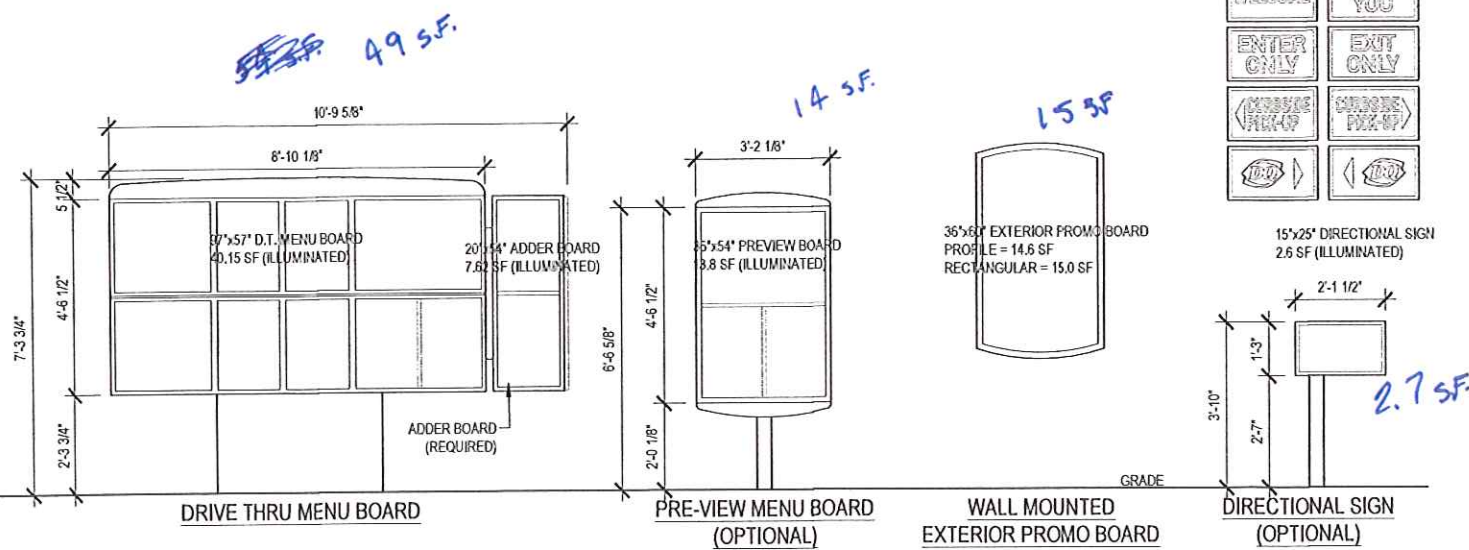




2 BUILDING SIGNAGE
SCALE: 1/2" = 1'-0"



1 SITE SIGNAGE
SCALE: 3/8" = 1'-0"



JAMES E. WILKERSON
A.I.A.
119 East Tallulah Drive
Greenville, S.C. 29605
864-370-2582
864-240-5375 f

10/13/23

JOB NO. 202302

DQ GRILL & CHILL
17200 MIDDLEBELT RD
LIVONIA MI 48152

GRILL & CHILL
AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.

*REGISTERED U.S. PATENT OFFICE, AMERICAN DAIRY QUEEN CORPORATION. THIS DRAWING, ITS DESIGN DETAIL AND INVENTION ARE THE PROPERTY OF AMERICAN DAIRY QUEEN INC. (ADQ) AND SHALL NOT BE COPIED IN ANY MANNER NOR DISCLOSED TO ANY OUTSIDE PARTY WITHOUT ADQ CONSENT.

BUILDING TYPE:
DAIRY QUEEN GRILL & CHILL
STEAK & SHAKE CONVERSION
STORE No. 71493

DRAWN, CHECKED, & APPROVED BY: ADQ
DESIGN ARCHITECTURE-CONSTRUCTION
(DAC) DEPARTMENT

THIS IS 'PLAN' NORTH
FOR ACTUAL BUILDING
ORIENTATION REFER TO
SITE PLAN (BY OTHERS)

ISSUE DATE: 08/04/23
REVISION DATE: 10/13/23

08/04/23 **ISSUE FOR CONSTRUCTION**
10/13/23 **REVISED FOR CONSTRUCTION**

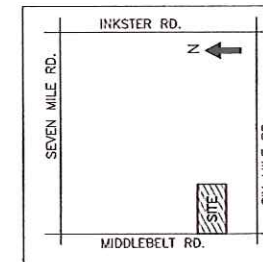
SIGNAGE MATRIX

SHEET 123 OF 123

A3.3A

LEGAL DESCRIPTION (PER PROVIDED TITLE COMMITMENT):
TAX ID NUMBER: 46-047-99-0004-007

SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT DUE NORTH 60.00 FEET AND NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 60.00 FEET AND DUE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF MIDDLEBELT ROAD, 120 FEET WIDE, 270.00 FEET, FROM THE SOUTHWEST CORNER OF SECTION 12, TOWN 1 SOUTH, RANGE 9 EAST, AND PROCEEDING THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF MIDDLEBELT ROAD, 120 FEET WIDE, DUE NORTH 673.18 FEET; THENCE ALONG THE CENTERLINE OF THE TARABUSI DRAIN THE FOLLOWING TEN COURSES, SOUTH 49 DEGREES 26 MINUTES 09 SECONDS EAST, 50.96 FEET; SOUTH 16 DEGREES 07 MINUTES 33 SECONDS WEST, 90.08 FEET; SOUTH 84 DEGREES 29 MINUTES 57 SECONDS EAST, 64.85 FEET; SOUTH 38 DEGREES 15 MINUTES 21 SECONDS EAST, 103.43 FEET; SOUTH 36 DEGREES 11 MINUTES 48 SECONDS EAST, 104.39 FEET; SOUTH 45 DEGREES 54 MINUTES 29 SECONDS EAST, 95.29 FEET; SOUTH 69 DEGREES 36 MINUTES 10 SECONDS EAST, 129.66 FEET; SOUTH 23 DEGREES 09 MINUTES 56 SECONDS EAST, 58.26 FEET; NORTH 82 DEGREES 29 MINUTES 13 SECONDS EAST, 47.25 FEET; SOUTH 48 DEGREES 11 MINUTES 04 SECONDS EAST, 63.61 FEET; THENCE SOUTH 51 DEGREES 00 MINUTES 00 SECONDS WEST, 285.39 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST, 290.00 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
NO SCALE

Landwise Inc.
Civil Engineers - Land Surveyors
P.O. Box 1952, Dearborn, MI 48121
Tel: 248-257-5700, Fax: 248-257-5555
email: info@landwiseinc.com

This drawing, design, concept, idea, and specification, are property of LANDWISE, INC. and shall remain the property of LANDWISE, INC. immediately upon request. They are submitted for the purpose of presentation of an idea or concept of this specific project on the condition that they are not to be used, reproduced, or copied, in whole or in part, for any other project or for any other purpose without the written consent of LANDWISE, INC.

DATE	REVISIONS
3/3/2023	ORIGINAL ISSUE

DATE	REVISIONS

SCALE



CLIENT: MR. ALI HAIDOUS
SCALE 1 INCH = 30 FEET
30 15 0 15 30

TOPOGRAPHIC & BOUNDARY SURVEY
PROJECT: 17200 MIDDLEBELT RD.
LIVONIA, WAYNE COUNTY, MI

DRW: A.S. CHKD: A.S.
FILE NO. 23-106TS01.dwg
SHEET NO. TS - 1

- LEGEND:**
- BOUNDARY LINE
 - HYDRANT
 - LIGHT POLE
 - FOUND CAPPED IRON ROD SIGN
 - CATCH BASIN
 - SPOT ELEVATION
 - SEWER MANHOLE
 - STORM MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - TRANSFORMER
 - EXIST. CONCRETE PAVEMENT
 - EXIST. BITUMINOUS PAVEMENT

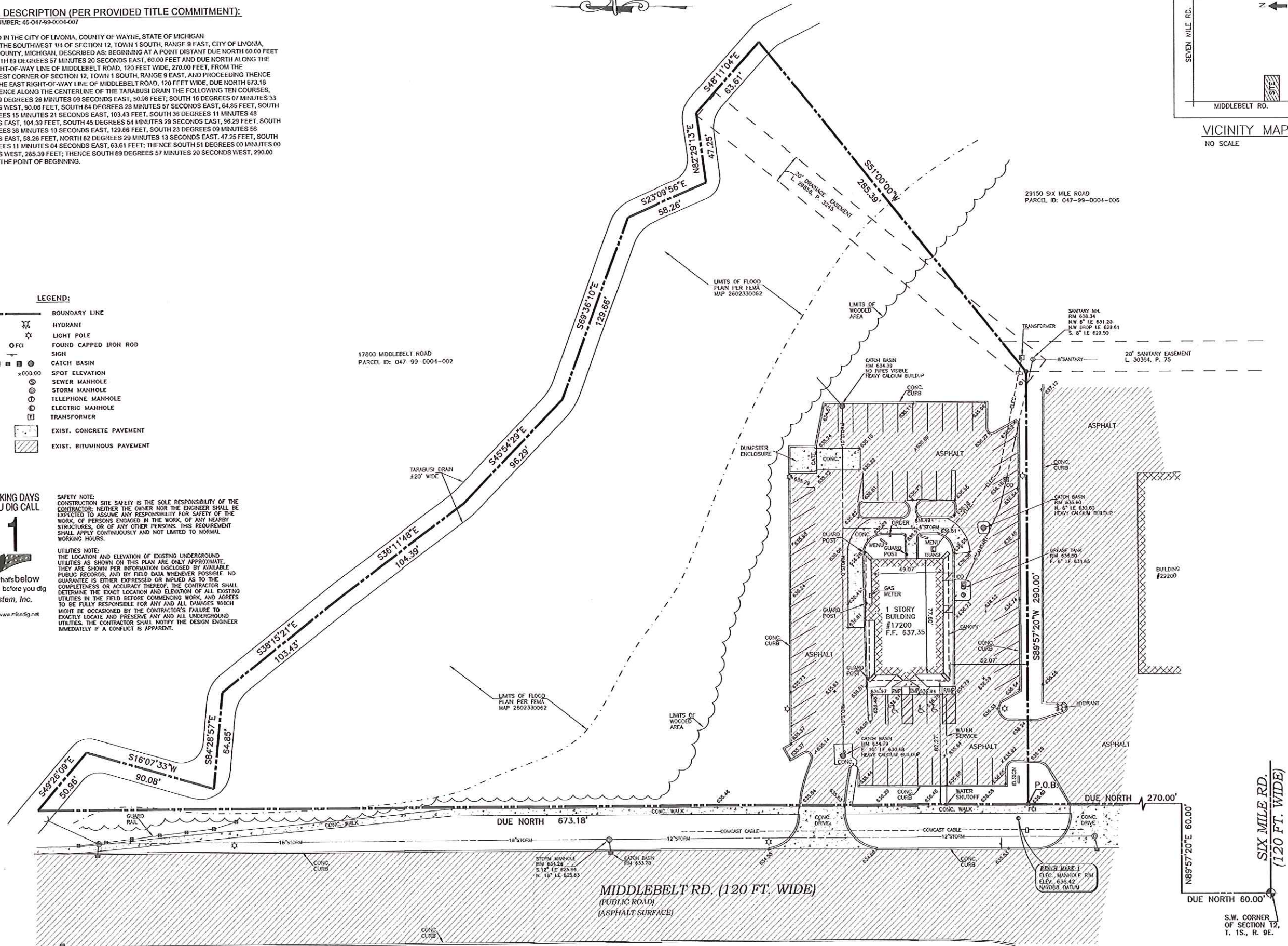
3 FULL WORKING DAYS
BEFORE YOU DIG CALL

811
Know what's below
Call before you dig
Miss DG System, Inc.

1-800-452-7171 www.missdg.net

SAFETY NOTE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS.

UTILITIES NOTE:
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. THEY ARE SHOWN FOR INFORMATION DISCLOSED BY AVAILABLE PUBLIC RECORDS, AND BY FIELD DATA WHENEVER POSSIBLE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES IN THE FIELD BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.





4 Door LED Drive Thru

Square Footage:
MENU BOARD:
40.19 sqft

VOLTS:
MENU BOARD:
3.0 Amps. @ 120 VAC 60Hz

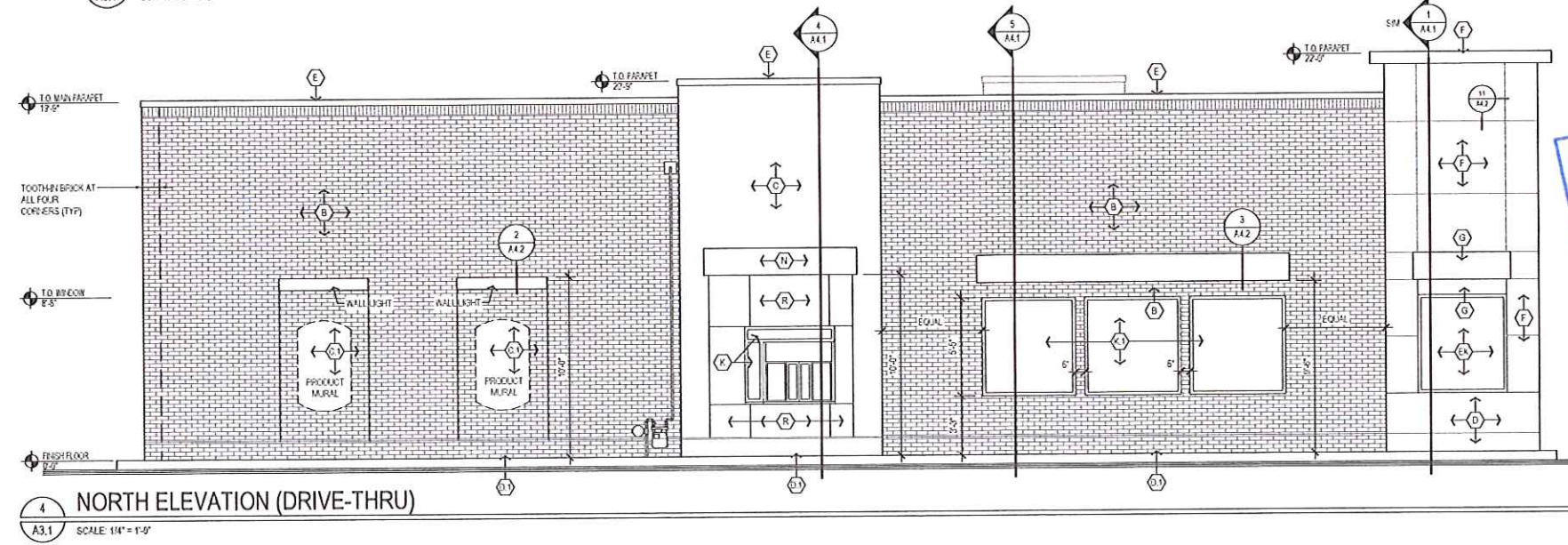
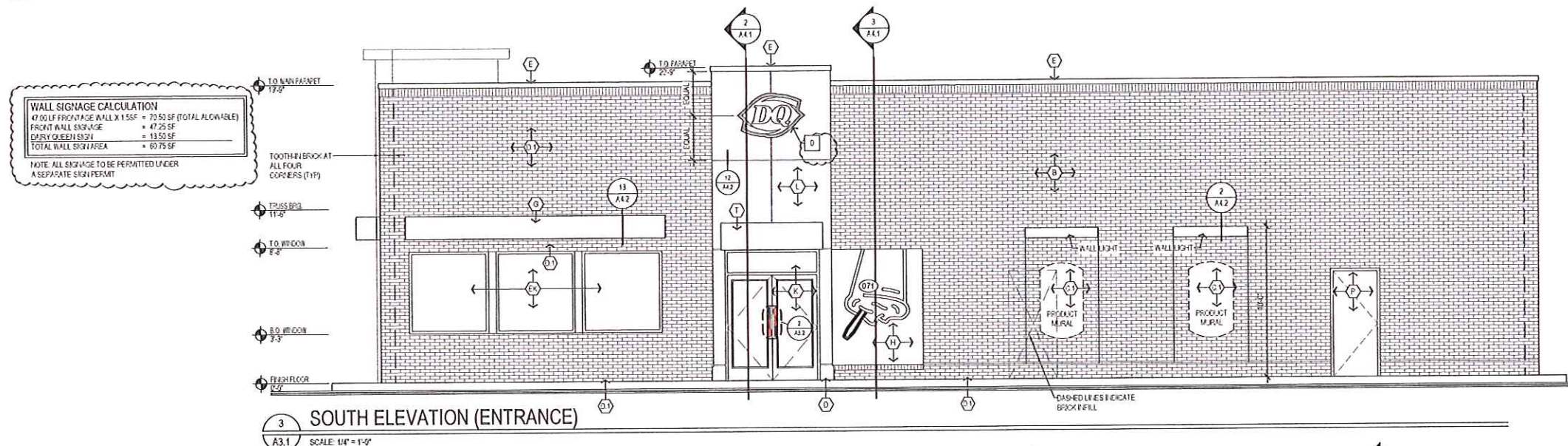
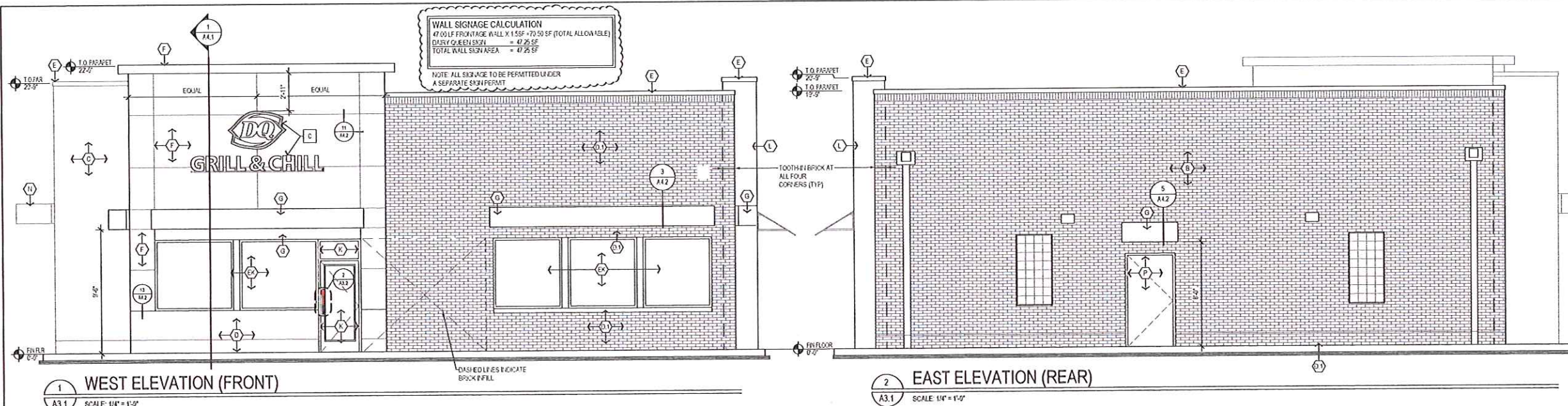


3871 Turkeyfoot Road • Erlanger, KY 41018 • 859-342-2273

RECEIVED

OCT 26 2023

Inspection Department
City of Livonia



RECEIVED
OCT 26 2023
Inspection Department
City of Livonia

JAMES E. WILKERSON
A.I.A.
119 East Tallulah Drive
Greenville, S.C. 29605
864-370-2582
864-240-5375 f

JAMES E. WILKERSON
ARCHITECT
No. 1501070008
10/13/23

JOB NO. 202302

DQ GRILL & CHILL
17200 MIDDLEBELT RD
LIVONIA MI 48152

DQ GRILL & CHILL
AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.

*REGISTERED U.S. PATENT OFFICE, AMERICAN DAIRY QUEEN CORPORATION. THIS DRAWING, ITS DESIGN DETAIL AND INVENTION ARE THE PROPERTY OF AMERICAN DAIRY QUEEN INC. (ADQ) AND SHALL NOT BE COPIED IN ANY MANNER NOR DISCLOSED TO ANY OUTSIDE PARTY WITHOUT ADQ CONSENT.

BUILDING TYPE:
DAIRY QUEEN GRILL & CHILL
STEAK & SHAKE CONVERSION
STORE No. 71493

DRAWN, CHECKED, & APPROVED BY: ADQ
DESIGN-ARCHITECTURE-CONSTRUCTION
(DAC) DEPARTMENT

THIS IS "PLAN" NORTH
FOR ACTUAL BUILDING
ORIENTATION REFER TO
SITE PLAN (BY OTHERS)

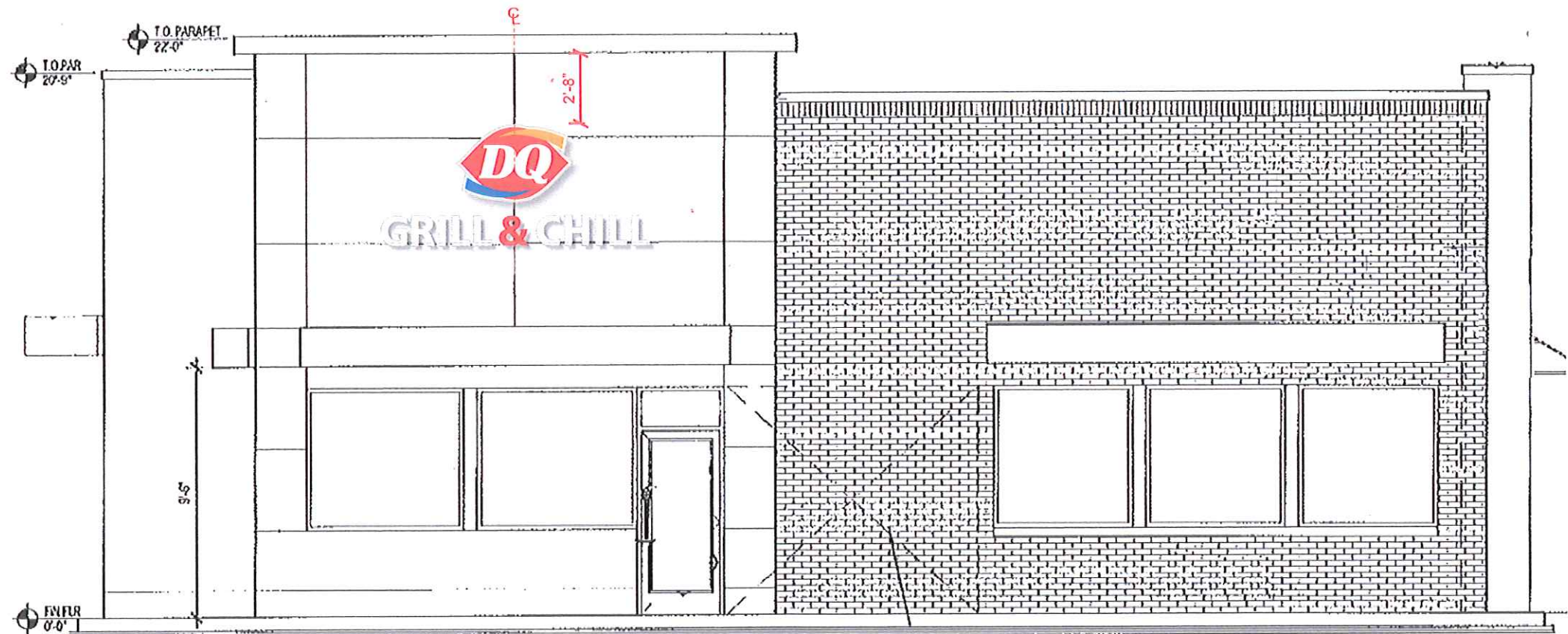
NORTH

ISSUE DATE: 08/14/23
REVISION DATE: 10/13/23

08/14/23 Δ ISSUE FOR CONSTRUCTION
10/13/23 Δ REVISED FOR CONSTRUCTION

ELEVATIONS

SHEET NUMBER:
A3.1A



Front Elevation

Scale: 3/16"=1'-0"

47.75 SQ.FT. ALLOWABLE
25.53 SQ.FT. PROPOSED

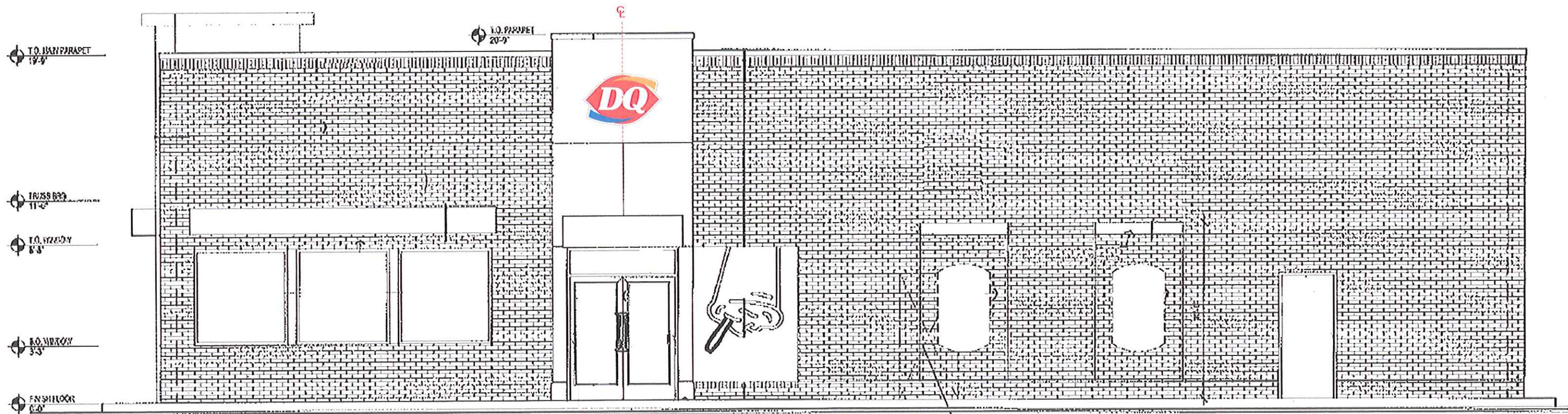
Note: Signage Sizes & Placement Per Elevation.

HO LED Illuminated

3'0" x 4'6" S/F DQ® Logo
13.5 S.F.

1'2" x 10'3" G&C Channel Letters
Remote
12.03 S.F.





Entrance Elevation
Scale: 3/16"=1'-0"

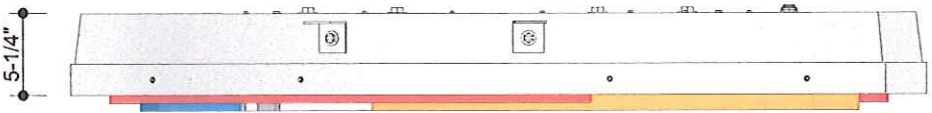
Note: Signage Sizes & Placement Per Elevation.
HO LED Illuminated
3'0" x 4'6" S/F DQ® Logo
13.5 S.F.

RECEIVED
OCT 26 2023
Inspection Department
City of Livonia

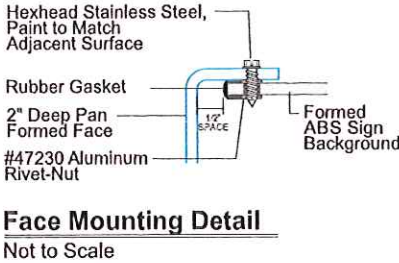
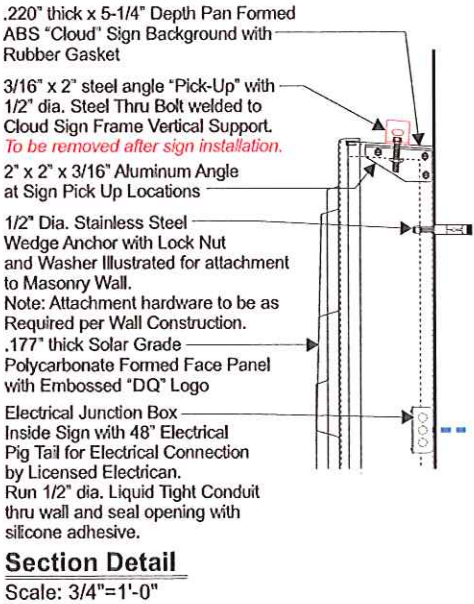
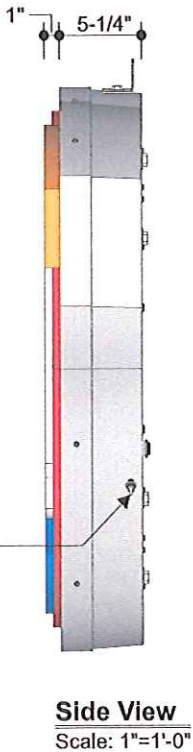
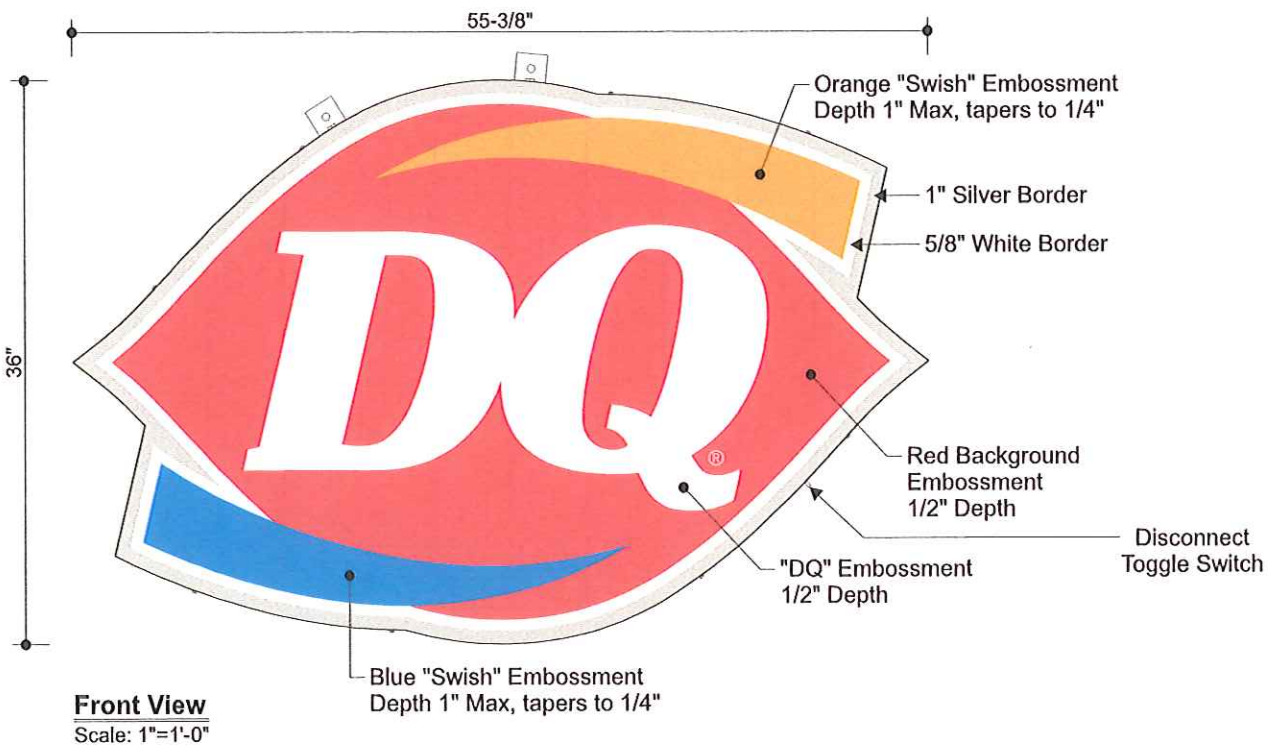
DQ-SF-MBL14.LED

Internally Illum. S/F Standard Wall Sign

QTY: 2



Top View
Scale: 1"=1'-0"



Color Specifications

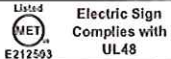
	PMS 185C
	3M 3630-43 Tomato Red
	PMS 300C
	3M 3630-127 Intense Blue
	PMS 1375C
	3M 3630-84 Tangerine
	Translucent White
	Brushed Aluminum
	509631 AKZO Grip-Gard EFX-LV System

General Specifications

Standard DQ, Formed ABS Cabinet w/ Pan Formed
Clear.177 Solar Grade Polycarbonate & Translucent Painted Graphics
2nd Surface. HO LED Illumination.

Bill of Materials

#	Item Code	Qty	Description
01	50421	40 SF	.177" Clear Roll Polycarbonate
02	50503	45 SF	ABS .220 White - DQ
03	30240	1 EA	15 Amp Toggle Switch
04	83101	16 LF	Black Felt
05	-	1 EA	GE Power Supply GEPS24-20
06	-	10 EA	GE Single Sided Powerstrip GESS24H71-1
07	30108	1 EA	90 Degree 3/8" Connector
08	30105	10 LF	3/8" Flexible Conduit
09	20200	2 LF	Wireway Extrusion
10	20210	2 LF	Wireway Extrusion Cover
11	12060	10 LF	2" x 2" x 3/16" Aluminum Angle
12	11616	10 LF	2" x 1/4" Aluminum Flat Bar



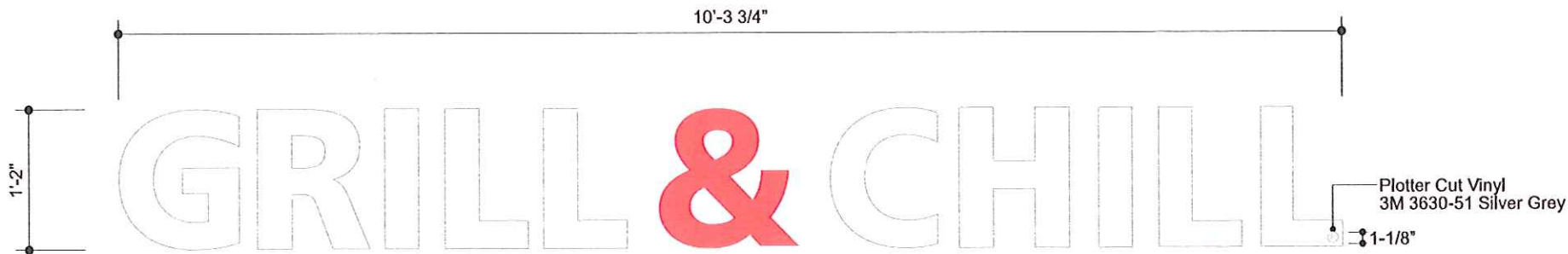
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE
AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER
GROUNDING AND BONDING OF THE SIGN.



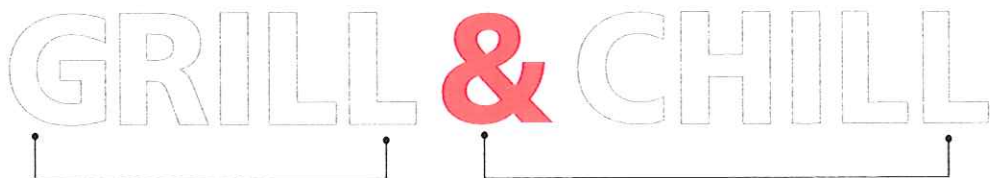
14" Internally Illum. NextGen G&C Channel Letters

Remote Power Supplies

QTY: 1



Front View
Scale: 3/4"=1'-0"



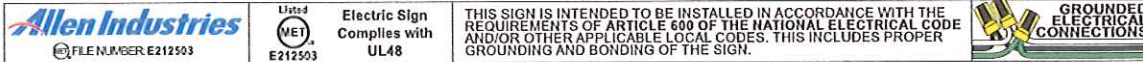
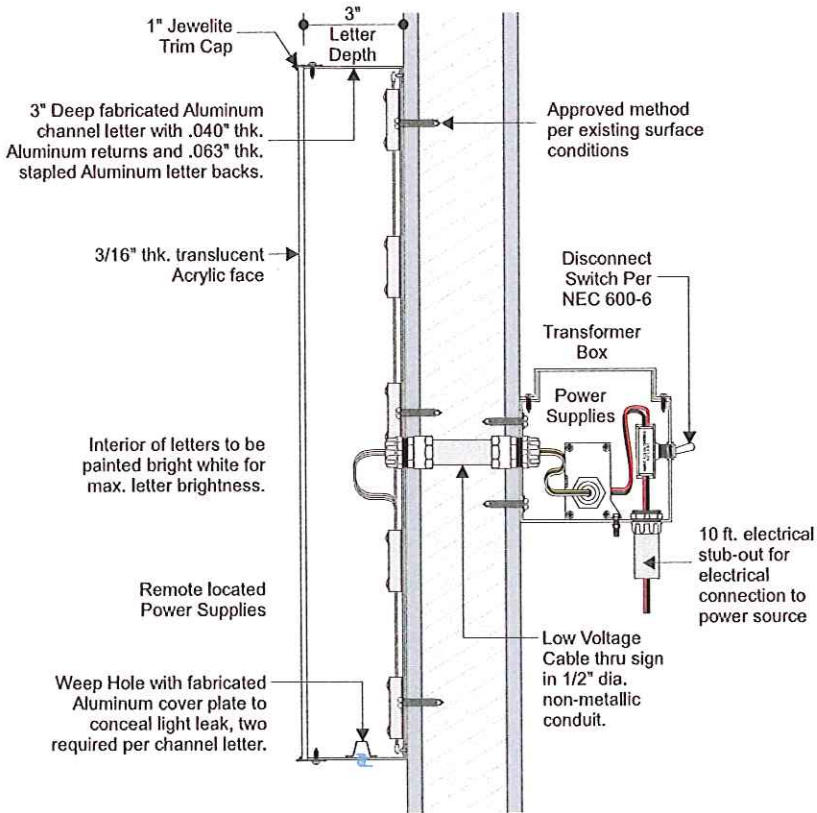
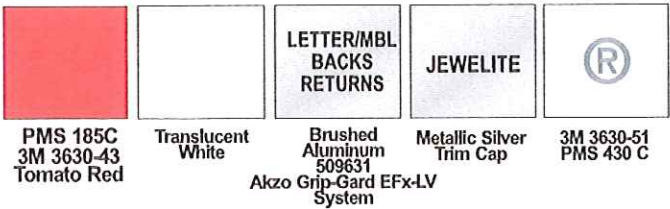
One (1) 10' Electrical Whip
For This Set

One (1) 10' Electrical Whip
For This Set

General Specifications

Aluminum Fabricated Channel Letters mounted flush to wall.
White acrylic faces with Red, 1st surface vinyl for the "&".
.040" Brushed Aluminum Returns.
Backs will be .063 Aluminum stapled to the Returns.
3/4" Jewelite Metallic Silver Trim Cap.

Color Specifications



Copyright © 2023 Allen Industries, Inc.
This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Client:
Taylor Treats, LLC.
Address:
17200 Middleton Road
Livonia, MI

Date: 09/19/23 Estimate #: 10751 Job #: 0006502 Page #: 8 of 14
File Name: DQ-J0006502_Livonia, MI_305
Sales: House Design: JD PM: JC

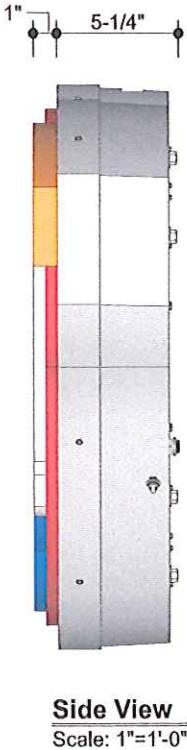
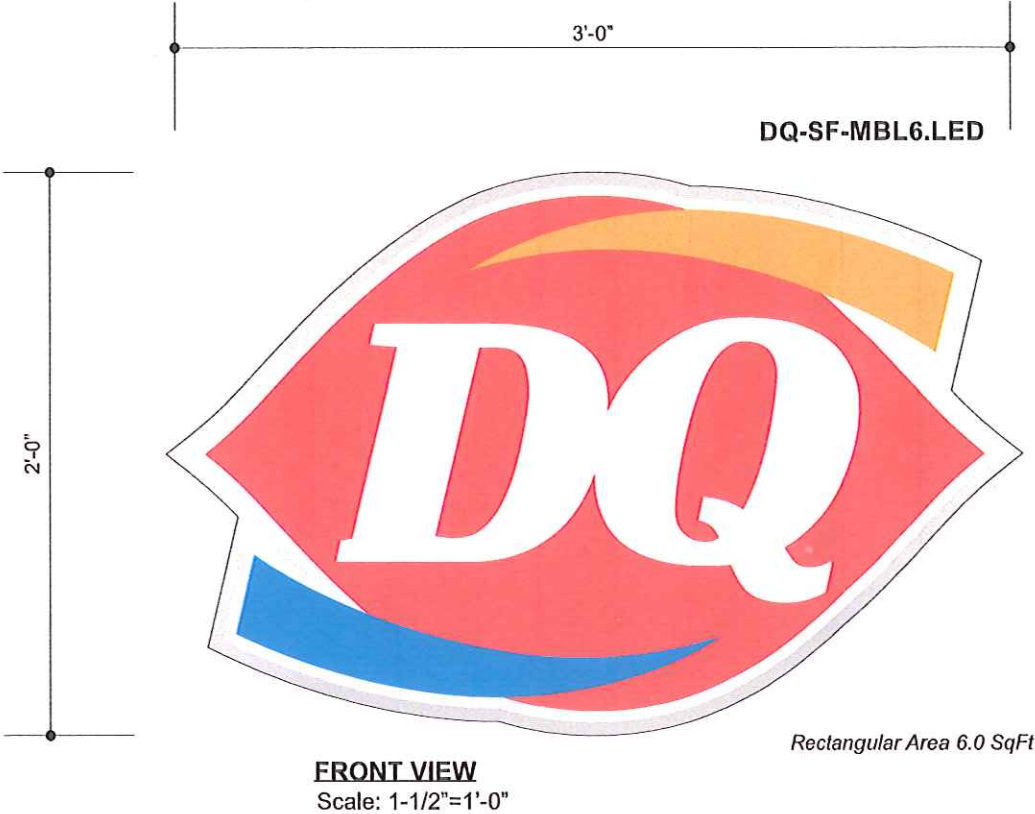
#	Date	Description
1	10/12/23	Update Channel Letter Production Art
2	10/17/23	Revise Front Elevation
3	10/19/23	Correct Production Art
4	10/23/23	Change Chl Letters to Remote
5	-	-
6	-	-

Initial	Client Review Status
JD	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
JD	
JD	
JD	
-	Client Signature:
-	Approval Date:

DQ Logo - Monument Cabinets

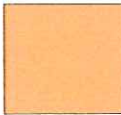
2'-0" x 3'-0" Pan Formed Cap Over Face

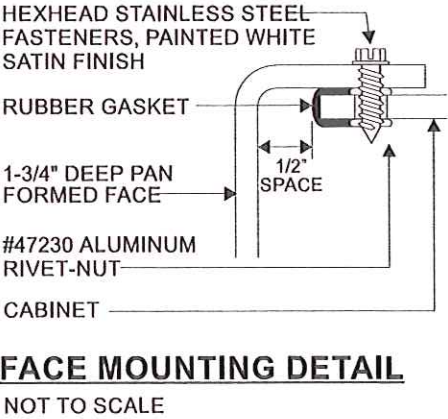
Quantity: 2

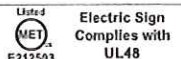
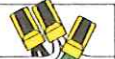


General Specifications
Standard DQ, Formed ABS Cabinet w/ Cap Over Pan Formed, Clear.177 Solar Grade Polycarbonate & Translucent Graphics 2nd Surface. HO LED Illumination.

Color Specifications

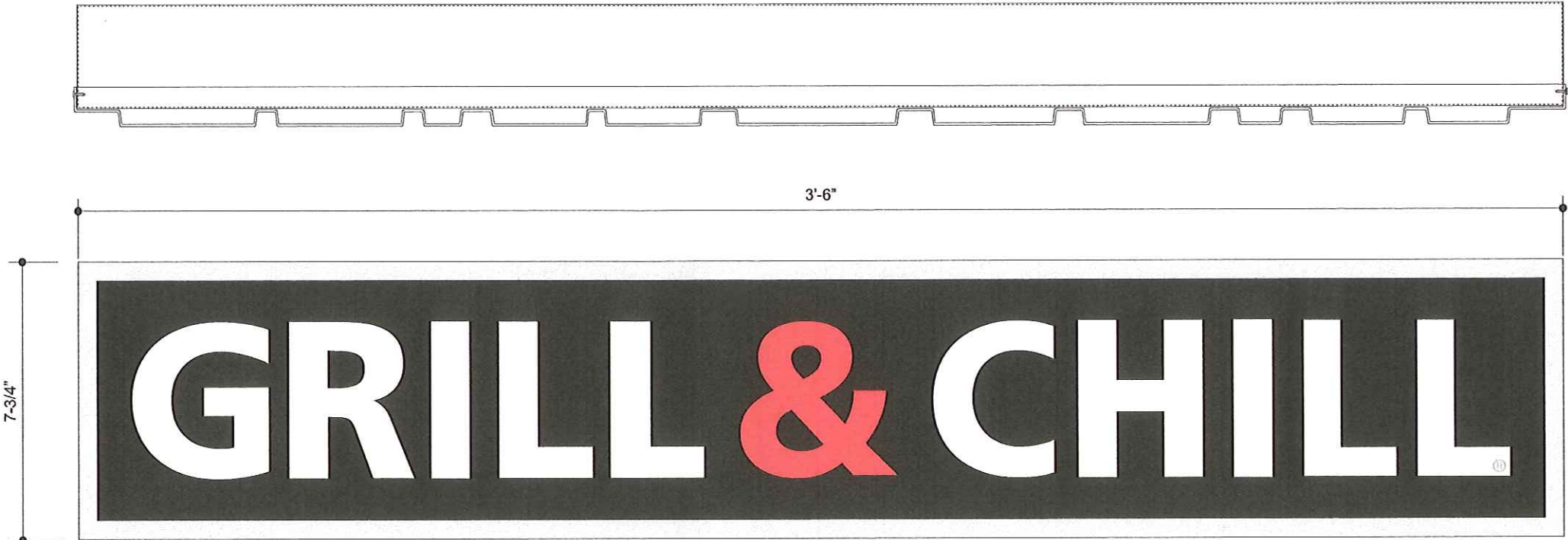
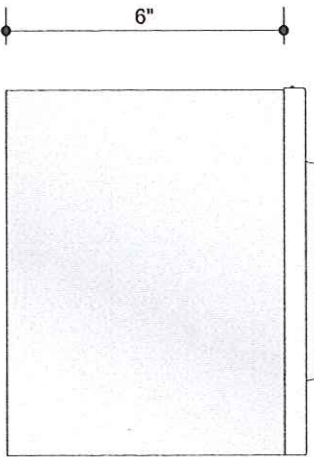
				
PMS 185C 3M 3630-43 Tomato Red	PMS 300C 3M 3630-127 Intense Blue	PMS 1375C 3M 3630-84 Tangerine	Translucent White	Brushed Aluminum 509631 Akzo Grip-Gard EFX-LV System



		
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.		
		

NON-STANDARD

Quantity: 2



Detail View
Scale: 3"=1'-0"

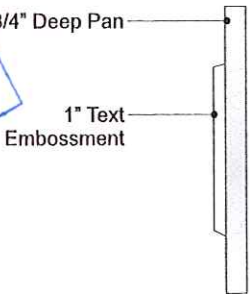
Rectangular Area 2.26 SqFt

GENERAL SPECIFICATIONS:

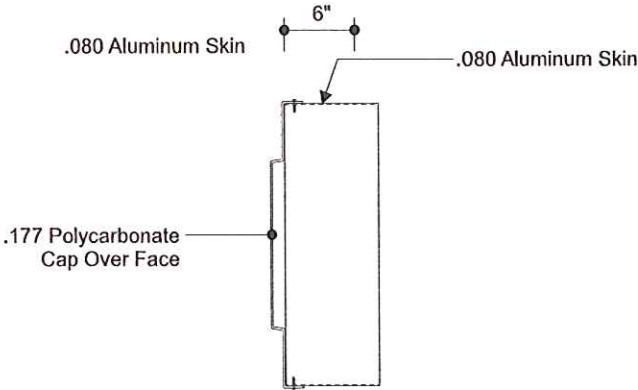
Aluminum Fabricated Cabinet w/ Cap Over Faces.
Faces pan formed (1-3/4" deep) with embossed copy (1" deep).
The faces will be constructed of .177 Solar Grade Polycarbonate
w/ Second Surface Graphics.
HO LED Illumination.

Color Specifications

- PMS 185C
3M 3630-43 Tomato Red
- Translucent White
- Brushed Aluminum
509631 AKZO Grip-Gard EFX-LV System
- Black
- PMS 430C
3M 3630-51 Silver Grey



Removable
Cap Over Face



TYPICAL SIDE VIEW
Scale: 1"=1'-0"

Allen Industries
FILE NUMBER E212503

UL Listed
E212503

Electric Sign
Complies with
UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

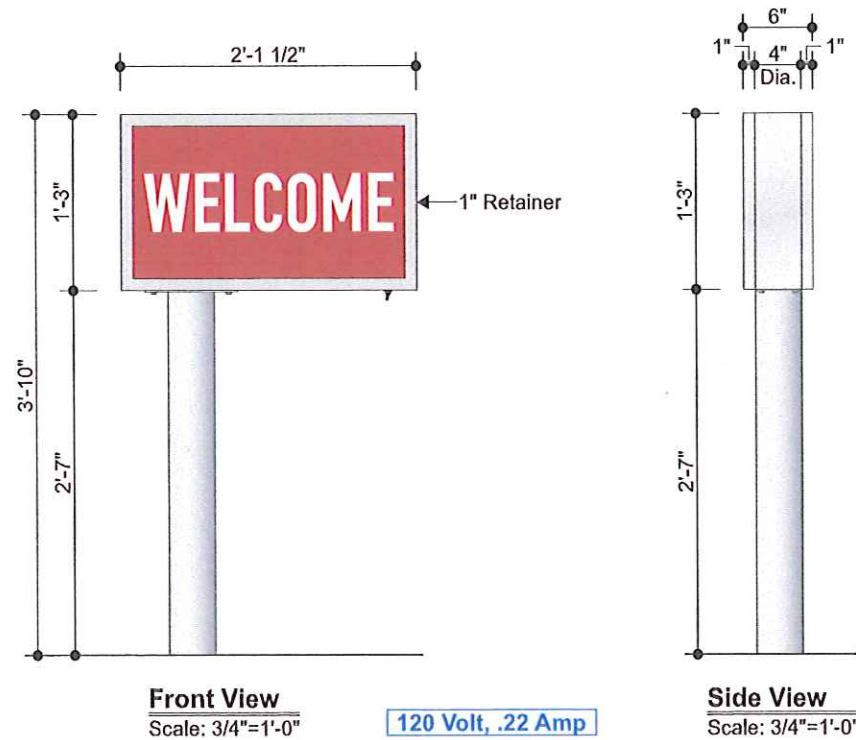
GROUNDING
ELECTRICAL
CONNECTIONS

D/F Directionals

Internally Illuminated

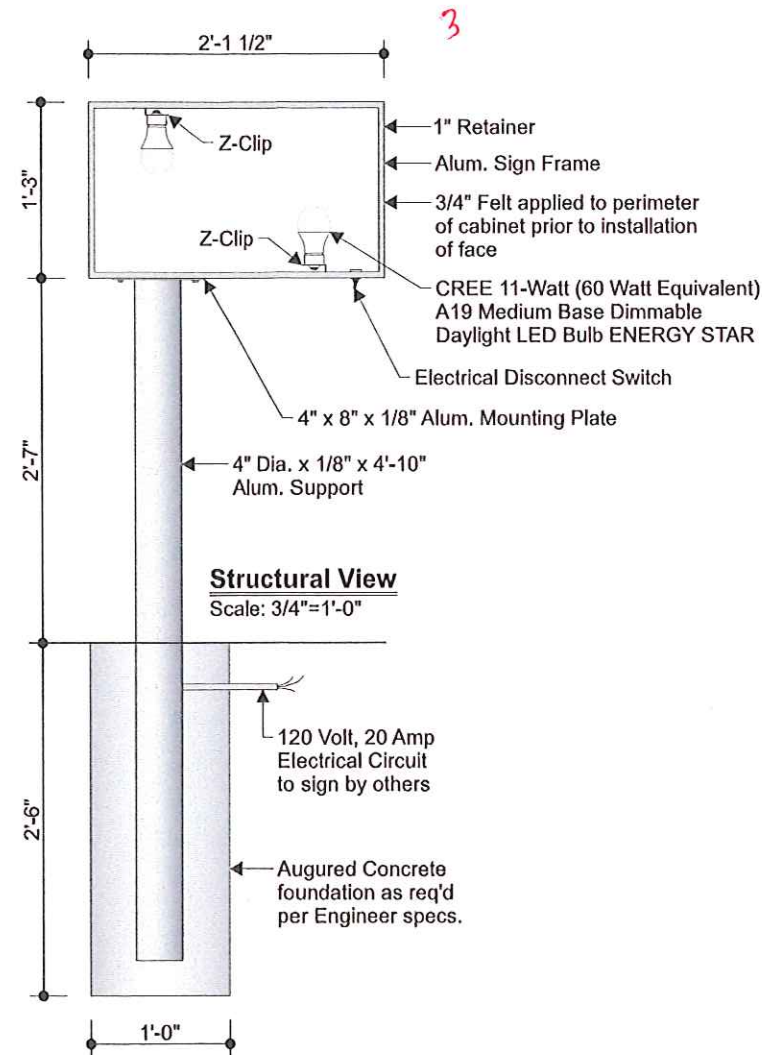
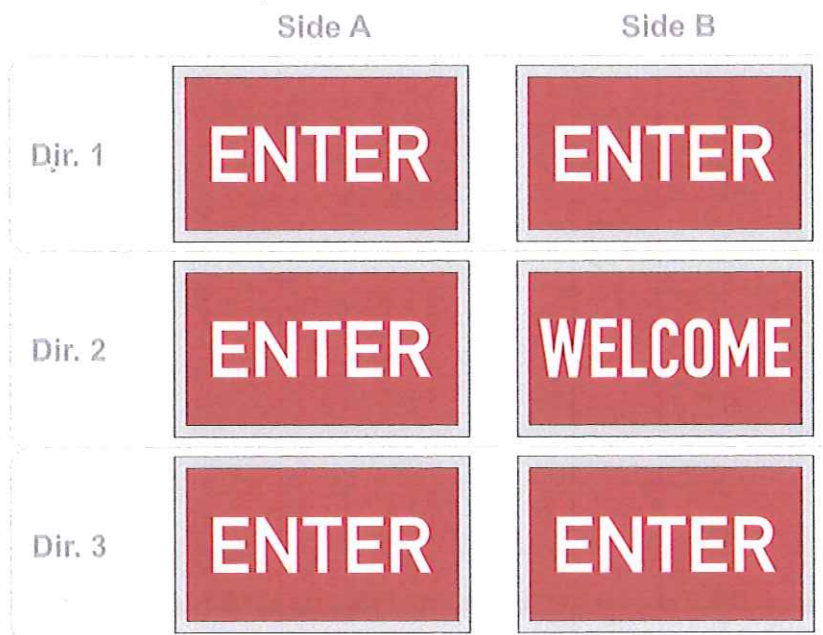
2.66 Sq Ft

QTY: 3

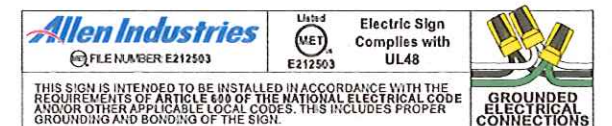
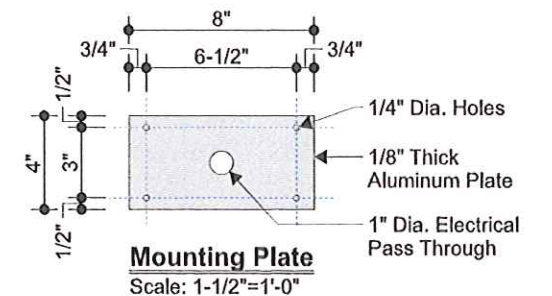
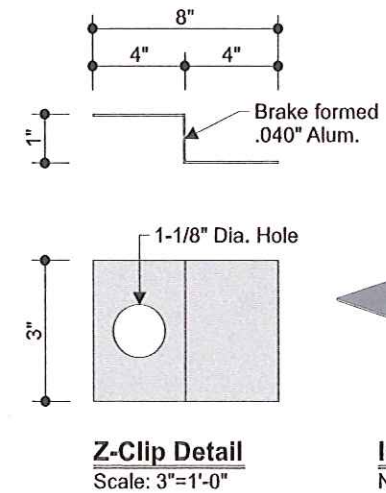
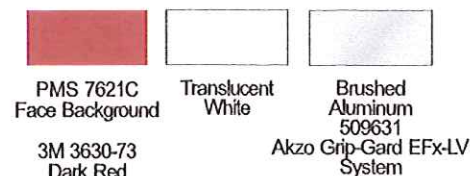


General Specifications

Fabricated Aluminum Sign Cabinet w/ 1" Retainers.
The Faces Are Flat .177" Clear Polycarbonate
w/ Second Surface Translucent Graphics.
Illumination Provided By LEDs.



Color Specifications



Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

Copyright © 2023 Allen Industries, Inc.
This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Client:
Taylor Treats, LLC.

Address:
17200 Middleton Road
Livonia, MI

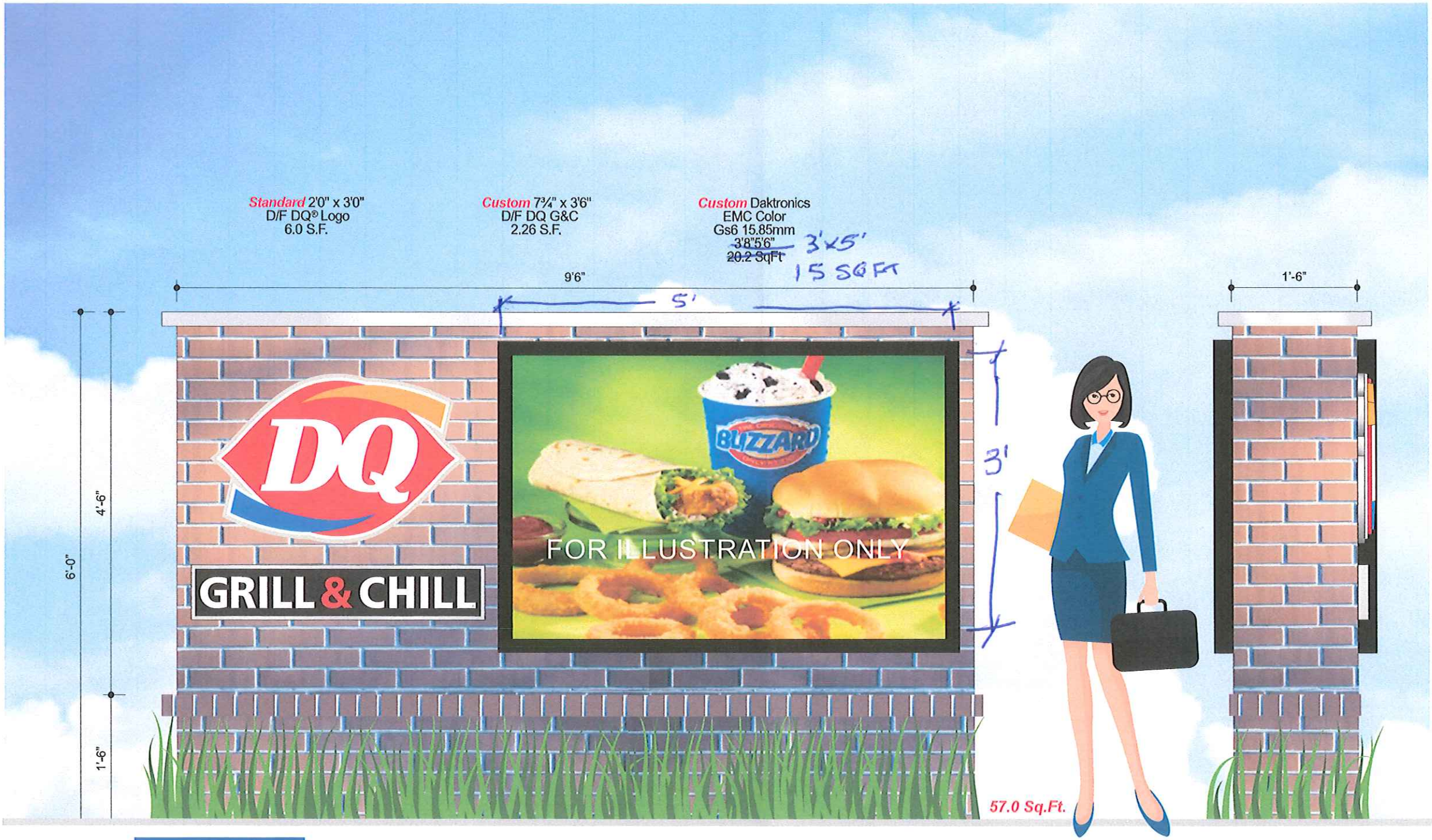
Date: 09/19/23 **Estimate #:** 10751 **Job #:** - **Page #:** 18 of 18

File Name:
DQ-E10751_Livonia, MI_300

Sales: House **Design:** JD **PM:** JC

Client Review Status

- Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
- Client Signature: _____ Approval Date: _____



Monument Elevation
Scale: 3/4"=1'-0"

NOTE: Brick By Others.

*Note: Spacing between Logo and Bowtie is 3"

APPLICATION FOR VARIANCE

Haidous Brothers 26309 Lawrence Darbin Heights 48127 313-999-9994
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

Com Res Construction 38781 Schwaiercraft Livonia 48150 734-744-8020
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 17200 Middlebelt Rd 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:

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:

Standard size spec by corporate

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

Special order with longer lead time

Additional cost.

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

Menu board faces the woods which we own. Therefore no neighbors will be affected.

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

NO

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

Not looking to change for the whole city.

RECEIVED

OCT 13 2023

Inspection Department
City of Livonia

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

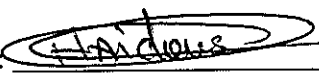
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? was already an existing zoned C-2 which suits our project

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)

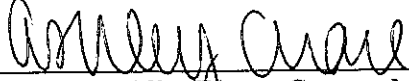
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property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

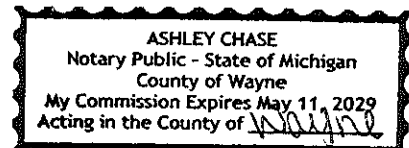
Please print name of property owner: Hussein Haidous

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 13 day of October, 2013


(Notary Public, Wayne County, Michigan)

My Commission expires May 11 2019



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 October, which reads as follows:

ZONING ORDINANCE, SECTION 11.08(3)

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

The Inspector who reviews these materials will use the following checklist:

*Note: If paperwork is 11" x 17" or smaller 1 copy is required – If larger 10 copies are required.

- ___ *1 Copy of Plot Plan drawn to scale, showing
- ___ Shape and dimensions of the lot
- ___ Existing buildings and accessory buildings
- ___ Lines within which the proposed structure is to be erected or altered
- ___ Existing and intended use of each building or part of a building
- ___ Number of families or household units building is designed to accommodate
- ___ Miscellaneous lot information (state type of information here): _____
- ___ Adjacent lots with building locations and address numbers
- ___ Photograph or architectural rendering or rendering
- ___ Plan of the building, sign, or property involved (in addition to the plans which accompany the permit application) in any new construction, addition or alteration

For signs only:

- ___ *1 copy of plot plan, drawn to scale, clearly showing the proposed location of the sign (for all signs, this means plot plans showing the sign's location on the property, complete with setbacks from all property lines; for wall signs, this includes the road frontage of the property and an elevation depicting the length of the façade and the sign's location thereon)
- ___ *1 detailed plan of the proposed sign(s), including a color rendering of same

Your appeal will be placed on the Board's agenda once your application and accompanying materials have been reviewed and approved.

FEE SCHEDULE FOR ZONING BOARD OF APPEALS

Payment by check only -- payable to: City of Livonia

Section 21.10 Filing Fees. Each application for appeal shall be given a number and shall be accompanied by a filing fee as determined by the schedule below:

- A. Zoning Board of Appeals Fees. Each petition to the Zoning Board of Appeals shall be accompanied by a fee of four hundred and fifty dollars (\$450.00). This fee includes all variance requests and similar petition with regard to a single applicant and single property which are 1) heard at the same hearing, 2) mailed in the same mailing, and 3) published in the same publication, notwithstanding that such requests may require separate supportive findings in order to be granted. Tabled cases and other matters which are reheard through no fault of the applicant do not require any additional fee, but if the applicant or applicant's representative fails to appear on the scheduled hearing date or request and is granted an postponement of the hearing subsequent to the mailing of legal notices, an additional fee of one hundred (\$100.00) shall be required and paid prior to the newly established hearing date. (Code of Ordinances Section 15.56.035 (B))
- B. Rehearings and renewals of temporary variances require the payment of a new fee as determined by this schedule.
- C. Appeals for additions or modifications to existing single-family residential uses in zoning districts other than residential shall be subject to the existing single-family residential fee.
- D. Sign appeals shall be considered as separate appeals and are not to be incorporated with other appeals.

INSTRUCTIONS FOR COMPLETING APPLICATION FOR VARIANCE

Identify owner and any lessee of the property as to which you are asking for a variance. Only an owner of property (or an agent who provides the Board with written authority from the owner) can ask for a variance.

Line 1: Often, the deed to a piece of property will specify what can and cannot be built on the property. Or it may specify the ways in which the site may or may not be divided or used. In addition, some subdivisions have rules involving, for example, whether fences can be built on the property. If there are any restrictions in your deed or any subdivision rules, please supply those on line 1.

Lines 3 - 5: When you ask for a zoning variance, *you are asking permission to do something which violates the Zoning Ordinance*. So you need to explain why the law should not apply to you. In order for the Board to grant you a variance, the Board must decide that obeying the law would create a special problem for you which is a) different from everybody else, and b) harsh (for example, you can't use your property at all if you don't get the variance). The Board must also decide that the variance would be fair to the people who are protected by the Zoning Ordinance, such as your neighbors. So on line 3, you need to tell the Board why your situation is so special that you can't obey the law that everyone else must obey. On line 4, you need to tell the Board the bad things which would happen to you if the variance isn't granted. On line 5, you need to explain to the Board why it is fair to your neighbors to allow this variance, as well as the reason this variance would be consistent with the spirit of the Zoning Ordinance.

Lines 6 and 7: If you think the law preventing you from carrying out your plans for your property is a bad law, you should write a letter to the City Council asking that the law be changed so that you -- and others like you -- can do what the law currently forbids. On line 6, please state whether or not you wrote such a letter and, if so, what happened as a result. If you did not write such a letter, please use line 7 to tell the Board why you didn't write such a letter.

Lines 8 and 9: Sometimes, a property owner would be able to use his land -- or build on it -- just as he/she would like if the site were in a different zoning district. Have you tried to get your property rezoned? On line 8, please state whether you tried to get your property rezoned and, if you did, what happened. If you did not try to get your land rezoned, please use line 9 to say why you didn't try.

There are certain other instructions on the form. Please follow those instructions, as well as the additional instructions on the back side of this form. Note that if an agent signs the application on behalf of the owner, the agent must provide written proof of his/her authority to sign the application.

Please note that your application will be reviewed to make sure you have answered every question directly. So remember to complete each line. The Board is required to make a decision on each of the questions presented on lines 3-5, so pay special attention to those questions. Your application will also be reviewed to ensure that you submit a complete set of materials to the Board.

Exhibit A: Legal Description

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:

Part of the Southwest 1/4 of Section 12, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point distant due North 60.00 feet and North 89 degrees 57 minutes 20 seconds East, 60.00 feet and due North along the East right-of-way line of Middlebelt Road, 120 feet wide, 270.00 feet, from the Southwest corner of Section 12, Town 1 South, Range 9 East, and proceeding thence along the East right-of-way line of Middlebelt Road, 120 feet wide, due North 673.18 feet; thence along the centerline of the Tarabusi Drain the following ten courses, South 49 degrees 26 minutes 09 seconds East, 50.96 feet; South 16 degrees 07 minutes 33 seconds West, 90.08 feet, South 84 degrees 28 minutes 57 seconds East, 64.85 feet, South 38 degrees 15 minutes 21 seconds East, 103.43 feet, South 36 degrees 11 minutes 48 seconds East, 104.39 feet, South 45 degrees 54 minutes 29 seconds East, 96.29 feet, South 69 degrees 36 minutes 10 seconds East, 129.66 feet, South 23 degrees 09 minutes 56 seconds East, 58.26 feet, North 82 degrees 29 minutes 13 seconds East, 47.25 feet, South 48 degrees 11 minutes 04 seconds East, 63.61 feet; thence South 51 degrees 00 minutes 00 seconds West, 285.39 feet; thence South 89 degrees 57 minutes 20 seconds West, 290.00 feet to the point of beginning.

CITY OF LIVONIA
INSPECTION DEPARTMENT
PLAN CORRECTION/NOTIFICATION

DATE 10/23/2023

APPLICANT: HAIDOUS BROTHERS
JOB LOCATION: 17200 MIDDLEBELT (DQ GRILL AND CHILI)

Your application for a permit and/or the Zoning Board of Appeals requires the following information:

PLEASE PROVIDE DETAILS OF ALL SIGNAGE PROPOSED ON THIS
PROPERTY. THIS WOULD INCLUDE BUILDING ELEVATIONS WITH ALL
SIGNAGE PROPOSED. COLORED RENDERINGS ARE REQUIRED
FOR ALL SIGNAGE AND NEEDS TO BE DIMENSIONED.
YOUR APPLICATION FOR A VARIANCE BEFORE THE ZONING
BOARD CAN NOT BE PROCESSED WITHOUT THIS INFORMATION.

THANKS YOU,

Ry

Office (734) 466-2580
Direct (734) 466-2577

FAX (734) 466-2095
rabrahamson@livonia.gov

RANDY R. ABRAHAMSON
PLAN EXAMINER
SR. BUILDING INSPECTOR

Inspection Department
CITY OF LIVONIA

33000 Civic Center Drive
Livonia, Michigan 48154

ahaidous@hotmail.com
haidous86@gmail.com
313-999-9994 Alex
313 522-2110 SAM



CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

BASED ON NONCONFORMITY TO LIVONIA ORDINANCE

Applicant SAME AS BELOW Address 313-999-9994
Owner HAIDOUS BROTHERS Address 26309 LAWRENCE, DEARBORN HTS, MI 48127
Lessee --- Address ---
Location EAST Side of 17200 MIDDLEBELT Street
Between Six Mile And PICKFORD
Lot No./Parcel No. 047-99-0004-007 Subdivision ---
Zoning District C-2 Map No. SW12 Lot Size 3.89 ACRES Alley ---
Present Use COMMERCIAL Proposed Use SALE (RESTAURANT)
Present Building Size N/A (52'± FOOT FRONT) Proposed Building Size NONE PROPOSED
Present Height of Building ONE STORY Proposed Height NONE PROPOSED
Allowable Lot Coverage N/A Proposed Lot Coverage N/A

Proposal SEEKING TO ERECT DRIVE THRU MENU BOARD SIGNS, DIRECTIONAL GROUND SIGNS AND WALL SIGNS RESULTING IN EXCESS TOTAL MENU BOARD SIGN AREA, EXCESS DIRECTIONAL SIGN AREA AND EXCESS NUMBER OF WALL SIGNS AND WALL SIGN AREA. TOTAL MENU BOARD SIGN AREA ALLOWED: 50 sq. FT.; PROPOSED: 54 sq. FT.; EXCESS: 4 sq. FT. DIRECTIONAL SIGN AREA ALLOWED: 2 sq. FT.; PROPOSED: 3 sq. FT.; EXCESS: ONE sq. FT. NUMBER OF WALL SIGNS ALLOWED: ONE; PROPOSED: 7, EXCESS: SIX. WALL SIGN AREA ALLOWED: 52 sq. FT.; PROPOSED: 135 sq. FT.; EXCESS: 83 sq. FT.

WALL SIGNS: (14 S.F.) "DQ" logo; (47 S.F.) "DQ GRILL AND CHILI"; (15 S.F. EACH) WALL POSTER PANELS (4); (14 S.F.) "MILKSHAKE CUP" logo

Reason for Rejection ZONING ORDINANCE, SECTION 11.03 (3)

Deficient Side Yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area per Room	Encroachment
Excessive Lot Coverage	Excessive Height	Increasing No. Units
Use Prohibited	Deficient Parking Spaces	Increasing Area and Bulk

Remarks ---

Plans and Application examined by Ry Date OCTOBER 26 15 2023

ZONING EXAMINER

2023194409 L: 58354 P: 619 DD
07/18/2023 04:02:12 PM Total Pages: 2
Bernard J. Youngblood, Register of Deeds - Wayne County, MI
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County County Tax Stamp #670538
07/18/2023

Receipt# 23-183683 L: 58354 P: 619
State Tax: \$5,812.50 County Tax: \$852.50



COVENANT DEED

Steak N Shake Inc., an Indiana Corporation

whose address is **107 South Pennsylvania Street, #400, Indianapolis, IN 46204** (the Grantor)

Conveys to,

Haidous Brothers Livonia LLC, a Michigan Limited Liability Company

whose address is **26309 Lawrence Drive, Dearborn Heights, MI 48127** (the Grantee)

the premises in the:

See Attached Exhibit A

Commonly known as: **17200 Middlebelt Road, Livonia, MI 48152**

Parcel I.D. Number: **46-047-99-0004-007**

With all tenements, hereditaments, and appurtenances to it, with covenant to defend title to the property described herein against all persons and demands claiming by, through or under the grantor and no other persons and claims/demands whatsoever.

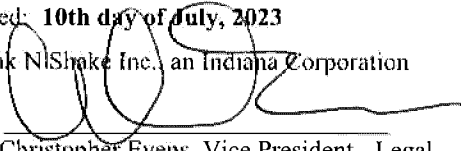
For the full consideration of **SEVEN HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$775,000.00)**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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

Dated: **10th day of July, 2023**

Steak N Shake Inc., an Indiana Corporation

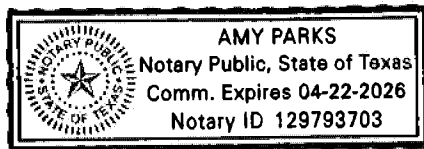
By: 

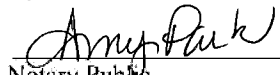
Christopher Evens, Vice President - Legal

State of **TEXAS**

County of **Bexar**

On this **10th day of July, 2023**, before me personally appeared **Steak N Shake Inc., an Indiana Corporation**, by **Christopher Evens, Vice President - Legal** as **Vice President - Legal** known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.




Notary Public
Bexar County, **Texas**
My Commission Expires: **4/22/2024**

Instrument drafted without opinion by:	When recorded return to
Walter D. Quillico, ESQ. 28470 W. 13 Mile Rd., Suite 325 Farmington Hills, MI 48334	Haidous Brothers Livonia LLC 26309 Lawrence Drive Dearborn Heights, MI 48127

County Tax: \$852.50 State Transfer Tax \$5,812.50 TC13-106680

Exhibit A: Legal Description

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:

Part of the Southwest 1/4 of Section 12, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point distant due North 60.00 feet and North 89 degrees 57 minutes 20 seconds East, 60.00 feet and due North along the East right-of-way line of Middlebelt Road, 120 feet wide, 270.00 feet, from the Southwest corner of Section 12, Town 1 South, Range 9 East, and proceeding thence along the East right-of-way line of Middlebelt Road, 120 feet wide, due North 673.18 feet; thence along the centerline of the Tarabusi Drain the following ten courses, South 49 degrees 26 minutes 09 seconds East, 50.96 feet; South 16 degrees 07 minutes 33 seconds West, 90.08 feet, South 84 degrees 28 minutes 57 seconds East, 64.85 feet, South 38 degrees 15 minutes 21 seconds East, 103.43 feet, South 36 degrees 11 minutes 48 seconds East, 104.39 feet, South 45 degrees 54 minutes 29 seconds East, 96.29 feet, South 69 degrees 36 minutes 10 seconds East, 129.66 feet, South 23 degrees 09 minutes 56 seconds East, 58.26 feet, North 82 degrees 29 minutes 13 seconds East, 47.25 feet, South 48 degrees 11 minutes 04 seconds East, 63.61 feet; thence South 51 degrees 00 minutes 00 seconds West, 285.39 feet; thence South 89 degrees 57 minutes 20 seconds West, 290.00 feet to the point of beginning.

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of the Instrument. No representation is made as to the status of any tax liens or or titles owed to any other entities. Taxes in process of local collection or before PRE denial are NOT EXAMINED.

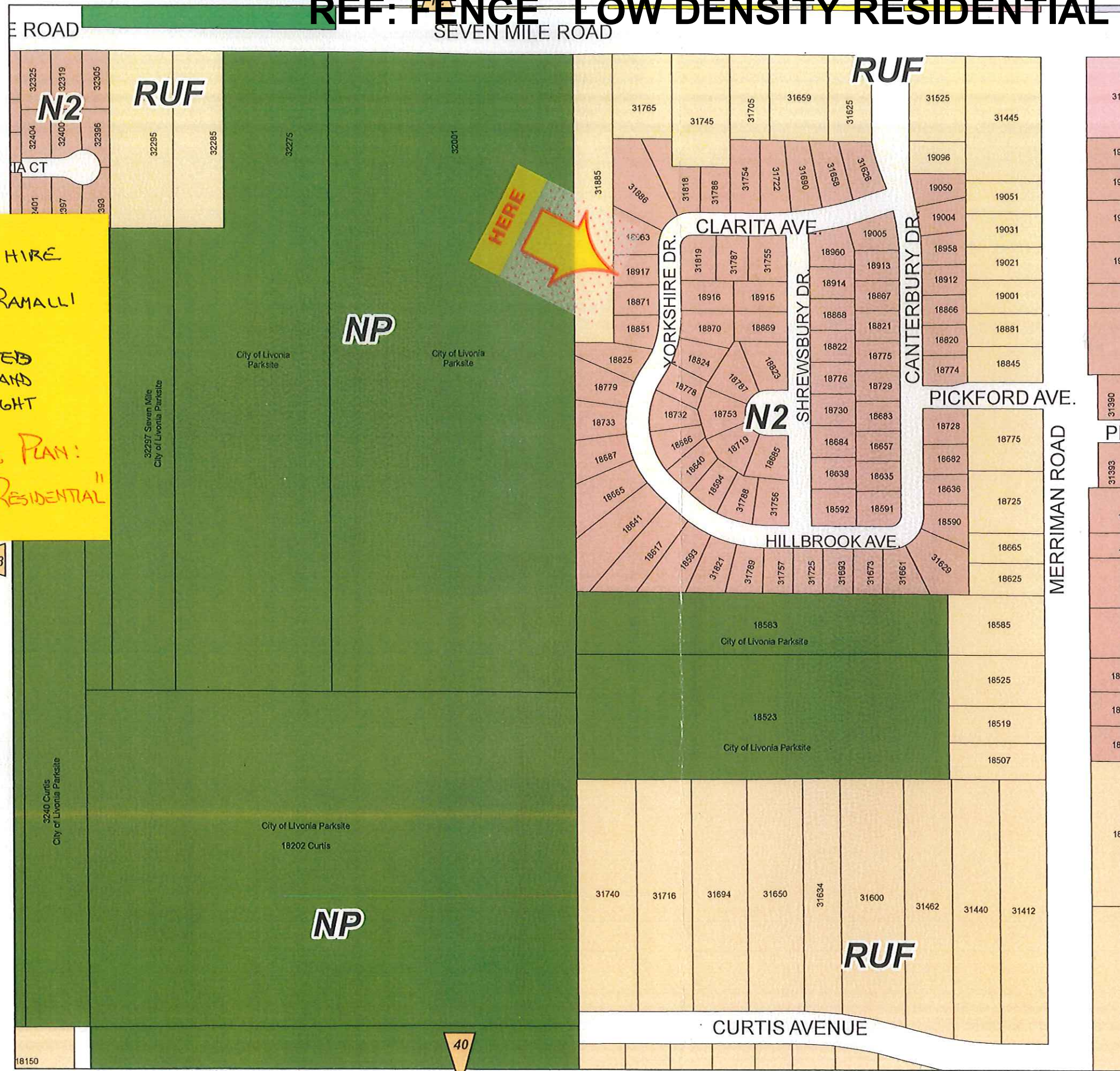
Eric R Sabree, Wayne County Treasurer
No. E - 153503 Date: 07/17/2023 Clerk: MW

PREVIOUSLY CERTIFIED

BUJAR RAMOLLI - 18917 YORKSHIRE

REF: FENCE LOW DENSITY RESIDENTIAL

Page 37



ZONING MAP

LEGEND

Zoning Districts

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

N.E. 1/4 Section 10

City of Livonia

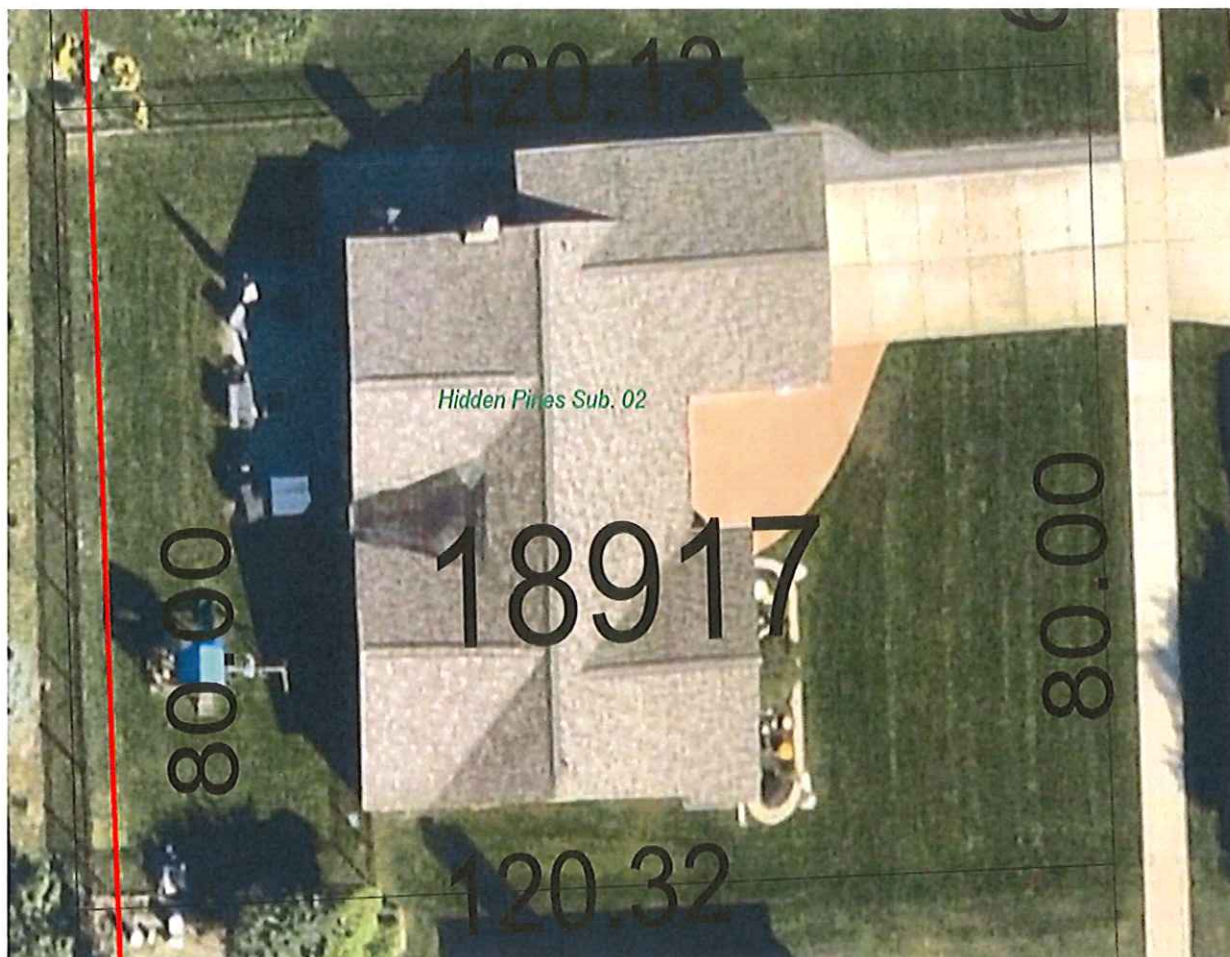
T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet



18917 YORKSHIRE LIVONIA, MI 48152 (Property Address)

Parcel Number: 037 02 0010 000

Legal Description: 10J10 HIDDEN PINES SUB T1S R9E L99 P35 TO 37 WCR LOT 10





Pond in relationship to yard

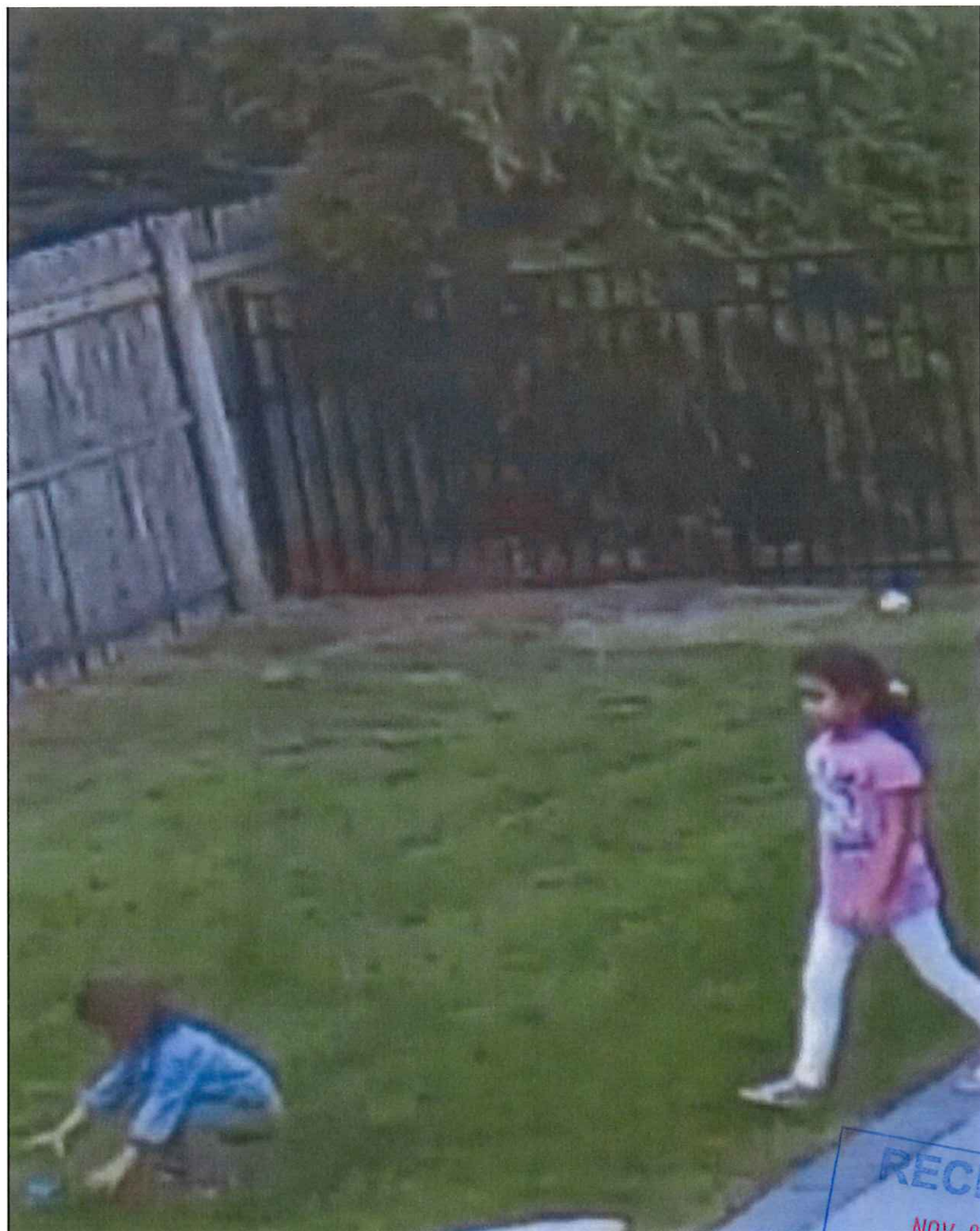




RECEIVED

NOV 03 2023

Inspection Department
City of Livonia



RECEIVED
NOV 03 2023
Inspection Department
City of Livonia

Rear-Fence installed even with Side-Fence. Erected on my side of existing fence, prior to removal.



Poor Condition of Fence



City forced removal



2023-11-31



CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

BASED ON NONCONFORMITY TO LIVONIA ORDINANCE

Applicant SAME AS OWNER Address 313-320-8006
Owner BUJAR RAMALLI Address 18917 YORKSHIRE, LIVONIA, MI 48152
Lessee _____ Address _____
Location WEST Side of 18917 YORKSHIRE Street
Between HILBROOK And CURITA
Lot No./Parcel No. 037-02-0010-000 Subdivision HIDDEN PINES
Zoning District N2 Map No. NE10 Lot Size 80' x 120 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 MAINTAIN AN EXISTING FIVE FOOT TALL IRON PICKET FENCE, ERECTED WITHOUT A PERMIT AND THE WEST NEIGHBORS APPROVAL. NONSIGHT OBSCURING FENCE HEIGHT ALLOWED: FOUR FEET; PROPOSED/EXISTING: FIVE FEET; EXCESS: ONE FOOT.

Reason for Rejection FENCE ORDINANCE, SECTION 15.44.090A(1)

Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height 15.44.090A(1) ONE FOOT Increasing No. Units _____
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by Ry Date NOVEMBER 16 2023

ZONING EXAMINER

APPLICATION FOR VARIANCE

5' TALL EXISTING FENCE



Bujar Ramalli 18917 Yorkshire Dr. Livonia MI 48152 313.320-8006
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 18917 Yorkshire Dr. 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? Yes, must obtain written permission. See attached

Written approval letter from Association.

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

Parcel # 037-02-0010-000

10510 Hidden Pines Sub T1S R9E L99 P35 to 37 WCR Lot 10

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:

Child has Down Syndrome and is
Capable of Climbing a 4' Fence.

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

N/A The problem is my son is attracted to water & can not swim
being special needs the fence being 5 feet high protects him from

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. The fence is for safety reasons. The property to

the rear has an unsecured pond. The fence would protect
my special need child. The fence is decorative aluminum.

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

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

Safety and well-being of my child with down
Syndrome and extremely active.

from
climbing
&
entering
the pond

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

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? Applying for ZBA after receiving Violation notice from City.

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: x Bjar Ramelli

Please print name of property owner: x BJAR Ramelli

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

Subscribed and sworn to before me this 3RD day of November, 2023

Loren D. Thompson
(Notary Public, Wayne County, Michigan)

My Commission expires 8-25-28

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

NOT TO BE COMPLETED BY APPLICANT

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

FENCE ORDINANCE, SECTION 15-44.090A(1)

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

Ry

(Supervisor)

Application for permit filed YES - NOT FINALED Violation Issued Yes

BUJAR & ZENA RAMOLLI

18917 Yorkshire Drive, Livonia, MI 48152 · (313) 320-8006

brlegend@sbcglobal.net

Code Enforcement
City of Livonia

DEAR CODE ENFORCEMENT OFFICIAL,

We are writing this letter to express our concerns for our neighbors unsafe/dangerous fence. We have attempted to resolve this issue with the neighbor on numerous occasions to no avail. The neighbor is "not interested" in his own words. This is our last hope in attempting to get resolution to this serious issue.

The neighbor in question is located at 31885 Seven Mile Rd, Livonia, MI 48152. The fence in question runs the entire length of the following addresses:

31886 Clarita
18963 Yorkshire Dr.
18917 Yorkshire Dr. (our address)
18871 Yorkshire Dr.
18851 Yorkshire Dr.



All of the above listed addresses/owners have the same concerns. The fence is an older decaying and unstable wood style privacy fence. It's in our opinion that this fence is unsafe and dangerous and clearly a code violation. It's obvious that there have been several attempts in the past to stabilize the fence by patching areas with wood and nails. However, the fence is so badly decayed and can no longer be stabilized/repared or brought up to code. There are "hundreds" of nails (rusted) protruding through the fence on to our side. We have a 5-year-old son with special needs who was injured recently by one of these protruding nails. The entire length of the fence is unstable, dangerous and a nuisance. It is in our opinion that through lack of maintenance and repair and or otherwise this fence is now unrepairable and should be removed as it endangers others.

Thank you for reviewing our concerns. Please feel free to contact us directly if you have any questions or comments. We look forward to a resolution soon.

Bujar & Zena Ramolli

MOA 113 5053

BUJAR & ZENA RAMOLLI
18917 Yorkshire Drive, Livonia, MI 48152 · (313) 320-8006
brlegend@sbcglobal.net

August 5, 2021
City Code Enforcement
Dan Buhagiar
dbuhagiar@ci.livonia.mi.us
City of Livonia, MI



DEAR DAN,

We are writing this letter to follow up with you reference our neighbors unsafe/dangerous fence (31885 Seven Mile Rd, Livonia, MI 48152). It's my understanding that as result of the "show cause" hearing, the owner of the fence has agreed to take down the fence. However, requested written permission from the affected property owners.

I have obtained the signatures of all affected neighbors/properties. We all concur that the fence owner and or his designee has permission to access our yards to facilitate the removal of the fence in question. We all concur that this fence needs to be taken down ASAP. Please follow-up with me as to a timeline when this fence will be removed.

The fence in question effects the following addresses and each property owner gives the fence owner or his designee permission to access our yards to facilitate the removal:

31886 Clarita

Owner's Signature

A handwritten signature in blue ink, appearing to be "J. M. [unclear]", written over a horizontal line.

18963 Yorkshire Dr.

Owner's Signature

A handwritten signature in blue ink, appearing to be "L.B. Moilanen", written over a horizontal line.

18917 Yorkshire Dr. (our address)

Owner's Signature

A handwritten signature in blue ink, appearing to be "Zena Ramolli", written over a horizontal line.

18825 Yorkshire Dr.
owner's signature

Anne Marollen 08/13/2021

18871 Yorkshire Dr.
Owner's Signature

Georgina 08/13/2021

18851 Yorkshire Dr.
Owner's Signature

Margaret A. Payne 8-13-21

Thank you for service and addressing our concerns once again!! Please feel free to contact us directly if you have any questions or comments. We look forward to closure.

Bujar & Zena Ramolli

RECEIVED

NOV 03 2023

Inspection Department
City of Livonia

CITY OF LIVONIA
BUILDING INSPECTION DEPARTMENT
734-466-2580



PRIVACY and/or CHAIN LINK FENCE ACKNOWLEDGEMENT and AUTHORIZATION

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

Date: 10/12/2023

Fence Installation Address: 18917 Yorkshire Drive

I have seen or had explained to me, the proposal made by Buzar Ramolli
(Name)
at 18917 Yorkshire Drive to erect a 5' Aluminum Fence (Black)
(Address) (Description)

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

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

_____ have the finished side facing my property.

_____ have the finished side facing the fence owner.

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

Leo Morlan 18963 Yorkshire Dr.
(Print Name) (Address)

JMB 248-250-2600
(Signature) (Telephone number for confirmation)

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

RECEIVED
NOV 03 2023
Inspection Department
City of Livonia

BUJAR & ZENA RAMOLLI

18917 Yorkshire Drive, Livonia, MI 48152 • (313) 320-8006
brlegend@sbcglobal.net

July 8, 2021
City Council Member Rob Donovic
City of Livonia, MI



DEAR MR. DONOVIC,

We are writing this letter to express our concerns for our neighbors unsafe/dangerous fence. We have attempted to resolve this issue with the neighbor on numerous occasions to no avail. The neighbor is "not interested" in his own words.

We've also attempted to resolve this issue with Code Enforcement. Code Enforcement came out in April and said the fence was in disrepair and had to be replaced and or taken down. The fence owner will not communicate with our Code Enforcement Officer (Dan). The fence owner goes over Dan and speaks directly to the Code Enforcement Director, Jerome Hanna. Mr. Hanna refuses to communicate with me, as I have attempted to reach him on several occasions leaving multiple messages. This is our last hope in attempting to get resolution to this serious issue.

The neighbor in question is located at 31885 Seven Mile Rd, Livonia, MI 48152. The fence in question runs the entire length of the following addresses:

31886 Clarita
18963 Yorkshire Dr.
18917 Yorkshire Dr. (our address)
18871 Yorkshire Dr.
18851 Yorkshire Dr.

All of the above listed addresses/owners have the same concerns. The fence is an older decaying and unstable wood style privacy fence. It's in our opinion that this fence is unsafe and dangerous and clearly a code violation.

CARE PEDIATRICS

Care Pediatrics
1740 N Telegraph Rd, Dearborn MI 48128
Tel: 313-274-6666 Fax: 313-274-4466
Carepediatrics1@gmail.com

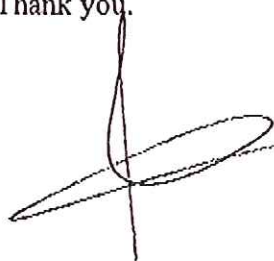
09/26/2023

RAMOLLI, ALI
DOB: 02/24/2016

To Whom it may concern,

Ali has been a patient of Dr Alex El-Sabbagh since 2016. He is diagnosed with down syndrome and ADHD and is capable of jumping 3135814010 a 4-foot fence. Please allow parents to put up a taller fence for the safety of the child.

If you require any additional information, please contact our office at 313-274-6666.
Thank you.



CARE PEDIATRICS
1740 N TELEGRAPH
DEARBORN, MI 48128
DR. ALEX EL-SABBAGH

Alex El-Sabbagh, M.D.



Hidden Pines Subdivision Association

A Michigan Non-Profit Corporation

31725 Hillbrook, Livonia, Michigan, 48152

Phone (248) 224-4492

President, Mike Lipon

Board of Directors

Vice President, Dave Pas

Matt Grodzicki, Amy Morse

Secretary, Jeanine Lithgow

Steve Lemieux, Jeff Peer

Treasurer, Liz Anderson

Butch Ramolli

City of Livonia, Building Department:

In the spring of 2020, the Hidden Pines Subdivision Association approved the erection of a fence at the residence of Butch Ramolli, 18917 Yorkshire, subject to the approval of the Livonia Building Department.

Mike Lipon

Mike Lipon
President

Hidden Pines Subdivision Association

RECEIVED

NOV 03 2023

Inspection Department
City of Livonia

PROJECT # _____

PERMIT # P722-0051



RESIDENTIAL ZONING PERMIT APPLICATION

CITY OF LIVONIA - INSPECTION DEPARTMENT

33000 CIVIC CENTER DRIVE

LIVONIA, MI 48154

(734) 466-2580

Email Plans: Inspectionplans@ci.livonia.mi.us

Livonia

RECEIVED
MAR 18 2022
Inspection Department
City of Livonia

Please Print

DATE: 3/18/22

Contractors Name BUJAR Ramoli Street Address 18917 Yorkshire City/Zip Code Livonia 48152 Phone No. 313-320-8006

Residents Name BUJAR Ramoli Street Address 18917 Yorkshire City/Zip Code Livonia 48152 Phone No. 313-320-8006 (Required to Issue)

Is this property located within 500ft of any open water course (lake, river, stream, wetland, drain etc.) as outlined in part 91, of the Natural Resources & Environmental Protection Act 1994 P.A. 451 YES ☐ NO ☒

CIVIC ASSOC. APPROVAL REQ'D: YES ☐ NO ☐ Contractors E-Mail Address _____

TO CONSTRUCT:
Check Box

☒ FENCE

☐ SHED

Other Information on Project: _____

4' Aluminum open picket

Address of Project 18917 Yorkshire Street Livonia, MI Zip Code 48152 Estimated Cost: \$ 800.00

NOT TO BE FILLED IN BY APPLICANT

ZONING AND HOUSING EXAMINATION PLAN # _____ ON THE W SIDE OF

Street Address 18917 Yorkshire ZONING N2 BETWEEN Clarita AND Hillbrook

LOT # 10 SUBDIVISION Hidden Pines SECTION NE10

PROPERTY NUMBER 037 02 0010 000 LOT COVERAGE _____ %

LOT WIDTH _____ LOT DEPTH _____ TOTAL AREA _____ SQ. FT.

FRONT LOT _____ INTERIOR LOT ☒ ALLEY REAR _____ OR SIDE _____ EASEMENT REAR _____ OR SIDE _____

PERMIT TO BE ISSUED FOR ERECT 80 FT OF 4 FT TALL ALUMINUM

PICKET STYLE FENCE ALONG THE REAR PROPERTY LINE.

PROVED BY [Signature] DATE 4/5/22 ZONING [Signature] ZONING FEE \$ 46

ISSUING GRANT # _____ DATE _____ ADMIN. FEE \$ 42.00

TOTAL FEES \$ 88

CITY OF LIVONIA
BUILDING INSPECTION DEPARTMENT
734-466-2580



PRIVACY and/or CHAIN LINK FENCE ACKNOWLEDGEMENT and AUTHORIZATION

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

Date: 3/17/2022

Fence Installation Address: 18917 Yorkshire I have seen or had

explained to me, the proposal made by BUJAR Ramolli (Name)

at 18917 Yorkshire (Address) to erect a Aluminum Flat top Design (Description)

Aluminum

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

- The style and height of the fence. 4 feet high Aluminum Flat top Design
- The location of the lot line.
- Only one (1) fence is permitted between our properties and that any existing fence will have to be removed in favor of the new fence.

_____ have the finished side facing my property.

_____ have the finished side facing the fence owner.

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

(Print Name) BUJAR RAMOLLI (Address) 18917 Yorkshire

(Signature) Bujar Ramolli (Telephone number for confirmation) 313-320-8006

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

THIS MUST BE SIGNED
BY THE ADJOINING
NEIGHBOR, NOT THE
APPLICANT

Zoning Permit | PZ22-0051**Property Information**

037 02 0010 000 18917 YORKSHIRE Subdivision:
LIVONIA MI, 48152 Lot: Block: NE 10

Name Information

Owner: RAMOLLI BUJAR / ZENA JIHAD Phone: (313) 320 8006
Occupant: RAMOLLI BUJAR Phone: (313) 320 8006
Applicant: RAMOLLI BUJAR / ZENA JIHAD Phone: (313) 320 8006
Contractor: Phone:
Licensee: Phone:
License Issued:
License Expires:

Permit Information

Date Issued: 04/23/2022 Date Expires: 10/20/2022 Status: EXPIRED

Work Description:

ERECT 80 LINER FT OF 4 FT TALL ALUMINUM PICKET STYLE FENCE ALONG THE REAR PROPERTY LINE.

Stipulations:**Comment:****Fee Information**

Miscellaneous	B11. Fence	1.00
Admin	Administration Fee	1.00

FINAL - RC Inspection | Building Inspector

Status: Scheduled Result:
Scheduled: 11/09/2023 12:00 AM Completed:

FOLLOW-UP Inspection | David Popp

Status: Completed Result: Disapproved
Scheduled: 09/13/2023 12:00 AM Completed: 09/13/2023 09:41 AM

Violations:

Uncorrected Obtain the required permit for the illegally erected fence or dismantle and remove the same from this property.

Livonia Code of Ordinance, Section 15.44.050

INSPECTOR COMMENTS: : Fence installed is 5' tall not 4' per approved plans and zoning ordinance. Approved plans are only for rear west fence line. Fence installed on north, south and east not applied for, and is also 5' tall going against the zoning ordinance. No neighbor approval forms for the adjoining properties nor was there a survey performed to know where lot lines are, need to provide a survey or approval forms for all properties fence is abutting. Reduce fence height to the allowed 4' tall or apply for a ZBA appeal.

Uncorrected This violation may be appealed to the Zoning Board of Appeals by filing the appeal with this office within 20 days of receipt of this notice.

Comments:

Printed letter Mailed letter to h.o.

FINAL - 6 MONTHS Inspection | David Popp

Status: Completed Result: Disapproved
Scheduled: 10/20/2022 12:00 AM Completed: 10/20/2022 09:30 AM

Comments:

INSPECTORS COMMENT Fence 5' not 4' per approved plans and zoning ordinance. Approved plans only for rear west fence line. Fence installed on north, south and east not applied for and is also 5' tall going against the zoning ordinance. No neighbor approval forms for the adjoining properties nor was there a survey performed to know where lot lines are need to provide need forms or survey property fence is abutting.

INSPECTION DEPARTMENT

CITY OF LIVONIA
33000 CIVIC CENTER DR.
LIVONIA, MI 48154

RAMOLLI BUJAR / ZENA JIHAD
18917 YORKSHIRE
LIVONIA, MI 48152

09 13, 2023

RE: 18917 YORKSHIRE

As provided by law, the subject property was inspected on 09/13/2023 and violations of city ordinances were noted. The following orders are issued for the correction of these violations and shall be complied with not later than 10/13/2023.

NOTICE OF VIOLATION

Obtain the required permit for the illegally/improperly erected fence or dismantle and remove the same from this property.

Livonia Code of Ordinance, Section 15.44.050

INSPECTOR COMMENTS: Fence installed is 5' tall not 4' per approved plans and zoning ordinance. Approved plans are only for rear west fence line. Fence installed on north, south and east not applied for, and is also 5' tall going against the zoning ordinance. No neighbor approval forms for the adjoining properties nor was there a survey performed to know where lot lines are, need to provide a survey or approval forms for all properties fence is abutting. Reduce fence height to the allowed 4' tall or apply for a ZBA appeal.

This violation may be appealed to the Zoning Board of Appeals by filing the appeal with this office within 20 days of receipt of this notice.

For Information Mon.-Fri.
(8:30 - 9:30 AM) (4:00 - 5:00 PM)

File: PZ22-0051

Inspector: Building Inspector
Telephone (734) 466-2579

WARNING: Damage or injury resulting from delay or failure to comply with this notice will be attributed to negligence on the part of

October 12, 2023

Dear Zoning Board of Appeals, File # PZ22-0051

My property was inspected on September 13, 2023, and was found to be in violation of Livonia Code of Ordinance, Section 15.44.050. Essentially my fence was installed at 5' height and not 4' per city code/ordinance.

I am requesting a variance to allow for a 5' Aluminum Decorative Style Fence. The reason for the request is for the safety of my Special Needs Child. My Child has Down Syndrome (see attached Doctor's note) and is extremely active and can easily climb over a 4' fence. The neighbor to the rear of mine has an unsecured pond and has refused to communicate whether he would replace the fence that was forcibly removed by the city for being unsafe. I could not wait any longer and had to erect the 5' aluminum fence to protect my child from his unsecured pond. (see attached pictures).

I'd like to address the other noted violations in the inspection report:

No neighbor approval forms: I have since had these forms signed by each neighbor to the south and north. The neighbor to the west (Robert Lipon, 31885 Seven Mile Road) has refused to speak to me after I was involved with 5 other neighbors about his unsafe fence. The City of Livonia ultimately forced Mr. Lipon to remove his fence.

Please see the attached letters sent to Code Enforcement and City Council prior to me erecting my fence. Code Enforcement Office Dan Buhagiar can verify the difficulty in dealing with this person.

No survey performed: Both abutting neighbors to the south and north agreed to location of fence and lot lines. The fence along the rear and west was erected clearly (see attached photos) on the inside of Mr. Lipon's original fence that was taken down. This fence had been up for more than 35 years and had clearly established boundary lines.

I hope you take all of this into consideration and approve a variance for my 5' fence. This aluminum fence is safer than wood fences and acts as a barrier to protect my special needs child.

Bujar Ramolli
18917 Yorkshire Dr.
Livonia, MI 48152
313-320-8006



INSPECTION DEPARTMENT

CITY OF LIVONIA
33000 CIVIC CENTER DR.
LIVONIA, MI 48154

RAMOLLI BUJAR / ZENA JIHAD
18917 YORKSHIRE
LIVONIA, MI 48152

09 13, 2023

RE: 18917 YORKSHIRE

As provided by law, the subject property was inspected on 09/13/2023 and violations of city ordinances were noted. The following orders are issued for the correction of these violations and shall be complied with not later than 10/13/2023.

NOTICE OF VIOLATION

Obtain the required permit for the illegally/improperly erected fence or dismantle and remove the same from this property.

Livonia Code of Ordinance, Section 15.44.050

INSPECTOR COMMENTS: Fence installed is 5' tall not 4' per approved plans and zoning ordinance. Approved plans are only for rear west fence line. Fence installed on north, south and east not applied for, and is also 5' tall going against the zoning ordinance. No neighbor approval forms for the adjoining properties nor was there a survey performed to know where lot lines are, need to provide a survey or approval forms for all properties fence is abutting. Reduce fence height to the allowed 4' tall or apply for a ZBA appeal.

This violation may be appealed to the Zoning Board of Appeals by filing the appeal with this office within 20 days of receipt of this notice.

For Information Mon.-Fri.
(8:30 - 9:30 AM) (4:00 - 5:00 PM)



File: PZ22-0051

Inspector: Building Inspector
Telephone (734) 466-2579

WARNING: Damage or injury resulting from delay or failure to comply with this notice will be attributed to negligence on the part of

Answers to the Application for variance
Bethel Baptist Church
29475 Six Mile Rd.
Livonia, MI 48152

Question #1

1. We are zoned residential which does not allow us to have an electronic sign.
2. The sign is only permitted to be 30 sq. and 6 foot tall and we are proposing our sign to be 40 sq. Feet. and 8 feet tall.

Question #3

The first paragraph is in regards to our zoning, and the second paragraph is in regard to the size of the sign.

We are zoned residential in a commercial zone. Our neighbors on both sides of us, and across the street, are zoned commercial. The neighbors to our east (two plazas and a lefty cheesesteak restaurant), the neighbors to our west (medical offices and a day care), the neighbors across the street (a medical building, a deck company, a pool store, and a BP gas station). We do not have any neighbors that are residential homes. I believe that we are zoned residential to the fact that the church has been here for so long. We purchased the property back in 1974. Clearly over 50 years, the landscape has changed and we should not be considered residential zoning, especially in regards to having an electronic sign.

Another unique situation that we face is that we have 7 large mature trees along the road in front of our building. This blocks the view of all the traffic that drives east and west bound on six mile rd. It is very easy to drive by our building and not even notice it because of all the trees blocking it. Unfortunately these mature trees are in between the side walk and road and on the Wayne County right away so we cannot cut them down. The trees were so overgrown a couple years ago, that I called Wayne County to trim them as they were almost touching the ground. I called 8 times over an 18 month period and they just kept telling me they were busy. Finally, the lady told me that she has no idea when and if they will be out so go ahead and trim them yourself. If they were are our trees we would have them removed so people could notice our church. I would like to point out that there are 4 other churches on 6 mile road from Merriman Rd. to Middlebelt Rd. and not one of them have any trees on the right away blocking the view of their building. I believe this puts us into a unique position that we need a little bigger sign to draw attention through the trees. The current code is 30 sq. feet and 6 foot tall for an electronic signs and proposed sign is 40 sq. feet and 8 foot tall. The church across the street to the west was recently given a variance to have a 50 sq. foot sign and we are only asking for 40 sq. feet.

Question #4

We are not interested in a higher financial return as we are a non-profit, but making an even greater impact for our community. The electronic sign would give us the ability to announce our community events that we hold and also advertise upcoming city of Livonia events. If possible, if there was ever an amber alert or emergency, it could be announced on our sign as well. Our goal is to help and support our community to the best of our ability.

Question #5

Since we are surrounded by commercial properties, I do not believe that an electronic sign would be unfair in any way to them. Also as stated in question #4, I believe the affect would be a positive affect for the community and neighbors.



Letter of Authorization

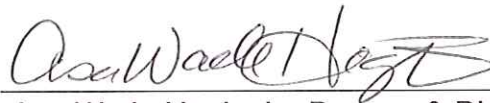
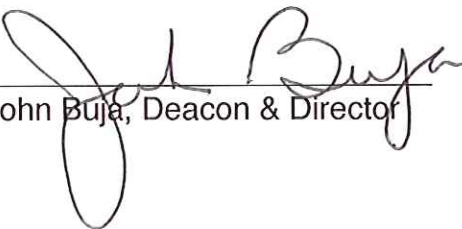
On August 1st, 2023, a special meeting of Bethel Baptist Temple, a Michigan Ecclesiastical Corporation in Livonia, Michigan was held.

Present at the meeting was Senior Pastor/Director Ryan Buja, Deacon/Director Asa Wade Hagie Jr., Deacon Director John Buja, along with Trustee Vince Fary, and Trustee Tom Smith.

It was unanimously approved by the Deacons, who are the voting Directors, that Bethel Baptist Temple, purchase a new electronic sign to replace the old one.

The Deacons/ voting Directors also agree and approve that Ryan Buja - Senior Pastor/ Director, is authorized to perform any and all acts necessary to conclude said transaction.

This Letter of Authorization was approved on November 8th, 2023 by Bethel Baptist Temple:


Ryan Buja, Senior Pastor & Director
Asa Wade Hagie Jr., Deacon & Director
John Buja, Deacon & Director

RAYMOND P. HEYMAN
ATTORNEY AND COUNSELOR
24202 GRAND RIVER AVENUE
DETROIT, MICHIGAN 48219
(313) 538-7760

August 17, 1976

Bethel Baptist Temple
29475 W. Six Mile Road
Livonia, Michigan 48152

Attention: Reverend H. L. Petty,
Pastor

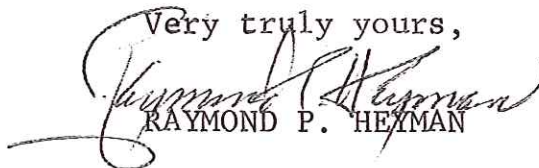
Dear Reverend Petty:

Enclosed you will find original warranty deed which places the title in the name of the Bethel Baptist Temple, subject to a mortgage balance to the National Bank of Detroit. This clause is in the middle of the deed.

Yesterday, I amiled a check to the National Bank of Detroit in the amount of \$50.00 for the purpose of transferring the mortgage data into the name of the Church.

I do not know whether you took out a new insurance policy. I have asked the bank to advise me whether there has been an assignment of the insurance and escrow account. If this has not been done, I will take care of it.

Very truly yours,


RAYMOND P. HEYMAN

American Title Insurance Company

SETTLEMENT STATEMENT SALE OF PROPERTY

August 29, 19 74

SELLER Edmond Catering, Inc. ADDRESS 29475 W. Six Mile, Livonia
 PURCHASER Bethel Baptist Temple ADDRESS 15401 Lasher, Detroit
 PROPERTY ADDRESS 29475 W. Six Mile, Livonia, Michigan

CREDITS TO SELLER

SALE PRICE.....\$ 170,000.00
 TAXES:
~~1973~~ CITY \$ _____ Pro Rata \$ _____
 19 73 COUNTY, school & city \$ 3,202.28 Pro Rata \$ 817.00
 INSURANCE:
 FIRE \$ _____ Exp. _____ Prem. \$ _____ Pro Rata \$ _____
 WINDSTORM \$ _____ Exp. _____ Prem. \$ _____ Pro Rata \$ _____
 EXT. COVERAGE \$ _____ Exp. _____ Prem. \$ _____ Pro Rata \$ _____
 MISCELLANEOUS: _____ \$ _____
 _____ \$ _____
 _____ \$ 170,817.00

CREDITS TO PURCHASER

CASH DEPOSIT.....\$ 5,000.00
 WATER TAXES PAID TO _____ Amount \$ _____ Pro Rata \$ _____
 RENTS:
 UPPER TENANT PAID TO _____ Amount \$ _____ Pro Rata \$ _____
 LOWER TENANT PAID TO _____ Amount \$ _____ Pro Rata \$ _____
 _____ TENANT PAID TO _____ Amount \$ _____ Pro Rata \$ _____
 _____ TENANT PAID TO _____ Amount \$ _____ Pro Rata \$ _____
 REVENUE STAMPS ON DEED.....\$ _____
 MISCELLANEOUS: _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ 5,000.00
 _____ \$ 165,817.00

EXISTING LIEN TO BE PAID

(MORTGAGE) (LAND CONTRACT).....Principal \$ 145,000.00
 INTEREST FROM _____ TO _____ \$ _____
 Total \$ _____
 ESCROW BALANCE.....Less \$ _____ \$ 145,000.00
 NET CASH DUE SELLER.....\$ 20,817.00

SETTLEMENT STATEMENT BETWEEN BROKER AND SELLER

COMMISSION ON SALE \$ _____
 ABSTRACTING OR TITLE POLICY \$ 525.20
 _____ \$ _____
 DEPOSIT \$ _____
 _____ \$ _____
 _____ \$ _____

SETTLEMENT ACCEPTED AS RENDERED:

EDMUND CATERING, INC.
 By: Edmund Mechafowich SIGNATURE—SELLER
Richard E. Scott SIGNATURE—SELLER
 BETHEL BAPTIST TEMPLE
 By: Rev. Norman J. Petty SIGNATURE—PURCHASER
Donald R. Lasher SIGNATURE—PURCHASER

 ADDRESS _____
 PHONE NO. _____

DEPARTMENT OF ASSESSMENT

RON MARDIROS
ASSESSOR

EDWARD H. MCNAMAR.
MAYOR

H.L. "BILL" BRIDGES
ASSISTANT ASSESSOR



33001 FIVE MILE ROAD
LIVONIA, MICHIGAN 48154
GARFIELD 1-2000

August 3, 1977

Mr. Joe Goluban
Wayne County Bureau of Taxation
908 City-County Building
Detroit, Mi. 48226

RE: TAX EXEMPTION: LOT NO. 3, LIVRANCE ESTATES SUBDIVISION

Dear Mr. Goluban:

This department has been informed by Bethel Baptist Temple, 29475 W. Six Mile, Livonia, Mi. 48152 that they have purchased the above mentioned lot to be combined with Lots 1 and 2 of Livrance Estates which they presently own.

We are attaching an application for the exemption of real estate. Please see that this is exempt on the 1978 and future rolls.

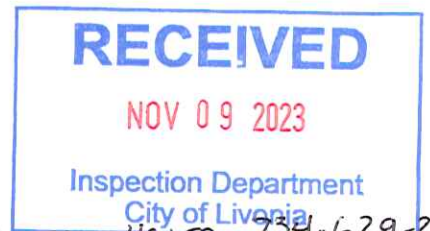
Very truly yours,



Ron Mardiros, Assessor

RM:d
Attachment
cc: Rev. H. L. Petty, Bethel Baptist Temple
File

APPLICATION FOR VARIANCE



Bethel Baptist Temple 29475 Six mile rd. Livonia, MI 48152 734-629-2100
 (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 29475 Six mile Rd 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? Answer Attached

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

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

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. Answer 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 just found out that we are zoned residential.

Application for permit filed NO Violation Issued NO

(Supervisor) [Signature]

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.

Zoning Ordinance, Section 6.50 AND 11.08

decision) of the Department of Inspection, dated November 09, 2023 which reads as follows:

Petitioner makes application for a Hearing, seeking to (reverse, modify or affirm) the (order).

NOT TO BE COMPLETED BY APPLICANT

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.

(Notary Public, Wayne County, Michigan) 8-25-2028
My Commission expires

Subscribed and sworn to before me this 9th day of November 2023

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.

Please print name of property owner: Ryan Buja

Signature of property owner: [Signature]

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.

COUNTY OF WAYNE)
STATE OF MICHIGAN)

OWNER'S AFFIDAVIT

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.

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? We just found out that we are zoned residential.

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

WARRANTY DEED—Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

Furnished by AMERICAN TITLE INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That EDMUND A. MICHALOWSKI and HELEN MICHALOWSKI, his wife, RICHARD SCOTT and MARY ANNE SCOTT, his wife, and RICHARD MOUSSEAU and ANNA R. MOUSSEAU, his wife,

whose address is 25217 Crowley, Taylor, Michigan,

Convey(s) and Warrant(s) to BETHEL BAPTIST TEMPLE, a Michigan Ecclesiastical Corporation,

whose address is 29475 West Six Mile Road, Livonia, Michigan,

the following described premises situated in the City of Livonia,
County of Wayne and State of Michigan, to-wit:

Lots 1 and 2, Liverance Estates Subdivision, of part of the Northeast 1/4 of Section 14, Town 1 South, Range 9 East, Livonia Township, Wayne County, Michigan, according to the plat recorded in Liber 67 Page 10 of Plats, Wayne County Records.

The wives of the Grantors have joined in this Deed solely for the purpose of waiving their dower rights.

This Deed is given pursuant to a Land Contract dated August 29, 1974, between EDMUND CATERING, INC., a Michigan Corporation, and the Grantee, the Sellers' interest in which was subsequently assigned to the male Grantors named herein;

for the full consideration of One Hundred Seventy-Thousand (\$170,000.00) Dollars.

subject to easements and restrictions of record and such encumbrances as have accrued or attached through the acts or omissions of parties other than the Grantors herein since August 29, 1974, and also subject to a mortgage held by National Bank of Detroit with a balance of approximately \$17,399.34, which the Grantee assumes and agrees to pay.

Dated this 21st day of June 19 76

Witnesses:

Joyce Wooten
Joyce Wooten

Dorothy Kamprath
Dorothy Kamprath

Signed and Sealed:

Edmund A. Michalowski
Edmund A. Michalowski (L.S.)
Helen Michalowski
Helen Michalowski (L.S.)

Richard Scott
Richard Scott (L.S.)

Mary Anne Scott
Mary Anne Scott (L.S.)

Richard Mousseau
Richard Mousseau (L.S.)

Anna R. Mousseau
Anna R. Mousseau (L.S.)

STATE OF MICHIGAN } ss.
COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 21st day of June 1976 by* Edmund A. Michalowski, Helen Michalowski, his wife, Richard Scott, Mary Anne Scott, his wife, Richard Mousseau and Anna R. Mousseau, his wife.

My commission expires

June 21, 1978

Joyce Wooten Wayne County, Michigan
Notary Public

*Type name of Grantor
Instrument Anthony Nicita, Attorney
Drafted by

Business Address 23394 Goddard, Taylor, Michigan

This is to certify that the County Treasurer's Certificate the property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT

No. 4848 *Raymond J. Wojtowicz*
AUG 10 1976 WAYNE COUNTY TREASURER
Clark

CITY TREASURER'S CERTIFICATE
STATE OF MICHIGAN
REAL ESTATE TRANSFER TAX
Dept. of Taxation AUG 10 1976 187.00
RB.10558

Recording Fee
State Transfer Tax 187.00

When recorded return to Raymond P. Heyman
24202 Grand River, Detroit, Michigan 48219

Send subsequent tax bills

to RECORDED AUG 10 1976 AT 12:45 PM
FOREST E. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

Tax Parcel #

INSPECTION DEPARTMENT

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000.

BASED ON NONCONFORMITY TO LIVONIA ORDINANCE

Applicant	SAME AS BELOW	Address	
Owner	BETHEL BAPTIST TEMPLE	Address	29475 SIX MILE, LIVONIA, MI 48152
Lessee		Address	
Location	SOUTH	Side of	29475 SIX MILE Street
Between	OPORTO	And	MIDDLEBELT
Lot No./Parcel No.	053-01-0001-000	Subdivision	LIVERANCE ESTATES
Zoning District	RUF	Map No.	NE14
Present Use	CHURCH	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 GROUND SIGN WITH AN ELECTRONIC
READER BOARD RESULTING IN EXCESS SIGN HEIGHT, SIGN AREA
AND AN ELECTRONIC MESSAGE CENTER WHICH IS NOT ALLOWED IN
THIS ZONING DISTRICT. THE MESSAGE CENTER IS EXCESS IN AREA AS ALLOWED
IN OTHER ZONING DISTRICTS. GROUND SIGN HEIGHT ALLOWED: SIX FEET;
PROPOSED: EIGHT FEET; EXCESS: TWO FEET. GROUND SIGN AREA
ALLOWED: 30 SQ FT; PROPOSED: 40 SQ FT; EXCESS: 10 SQ FT. ELECTRONIC
MESSAGE CENTER SIGN AREA ALLOWED: 15 SQ FT; PROPOSED: 20 FEET;
EXCESS: 5 SQ FT.

Reason for Rejection: ZONING ORDINANCE, SECTION 6.50 AND 11.08

Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____

Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____

Excessive Lot Coverage _____ Excessive Height 2 FEET Increasing No. Units _____

~~Prohibited~~ **CMC BOARD** Deficient Parking Spaces **6:30/11:00** Increasing Area and Bulk **105.1F/ 5 SQ FT**

Remarks _____

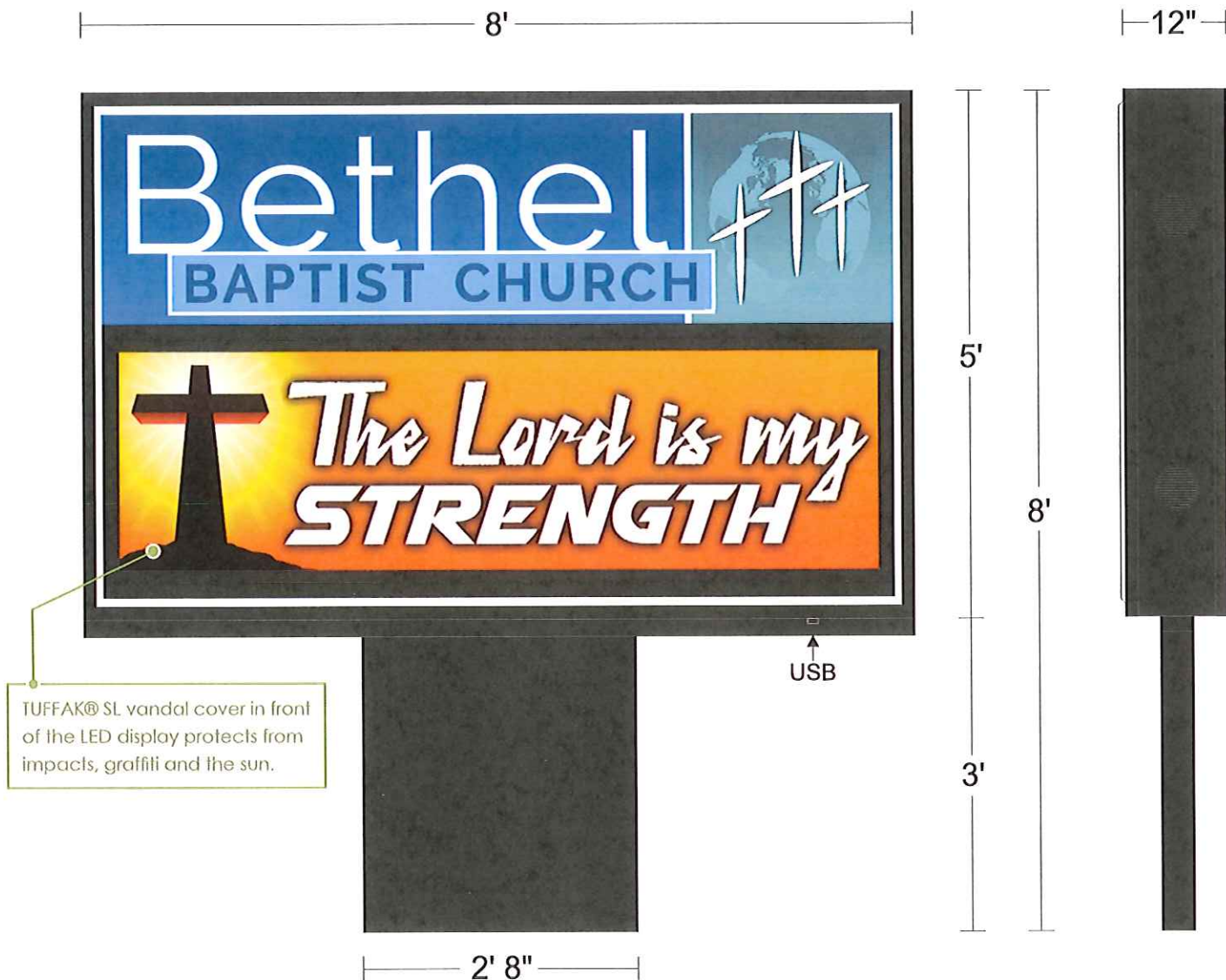
Plans and Application examined by K.S. Date NOVEMBER 09 19 2023

ZONING EXAMINER

1022200-1b-s Photoshop Graphic

Flat Surface Dimensions: 24.125" x 91.875"

With Bleed: 24.625" x 92.375"



Stewart Signs
ONE SIGN. ONE COMPANY

1-800-237-3928 stewartsigns.com

TekStar Color 10.66mm 60x210

Cabinet Size: 5'x8'

Sk: 1022200-1b-s Cust: 1308060

8/25/2023 CgO/dWilliams SOLD

Scale: 5/8"=1' Cabinet Color: Black

Signature _____

Date _____

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$200 art change fee.



This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Signs are designed for an illuminated graphic and art is based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance. Brickwork and masonry are not included in the proposal with the exception of Cornerstone products. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. **Original design, do not duplicate.**



**The leading edge of the sign
is 10' from the property line.
6' from the driveway**



BETHEL BAPTIST TEMPLE - 29475 SIX MILE

REF: GROUND SIGN/EMC BOARD CORRIDOR COMMERCIAL

Page 53

ZONING MAP

LEGEND

Zoning Districts

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

N.E. 1/4 Section 14

City of Livonia

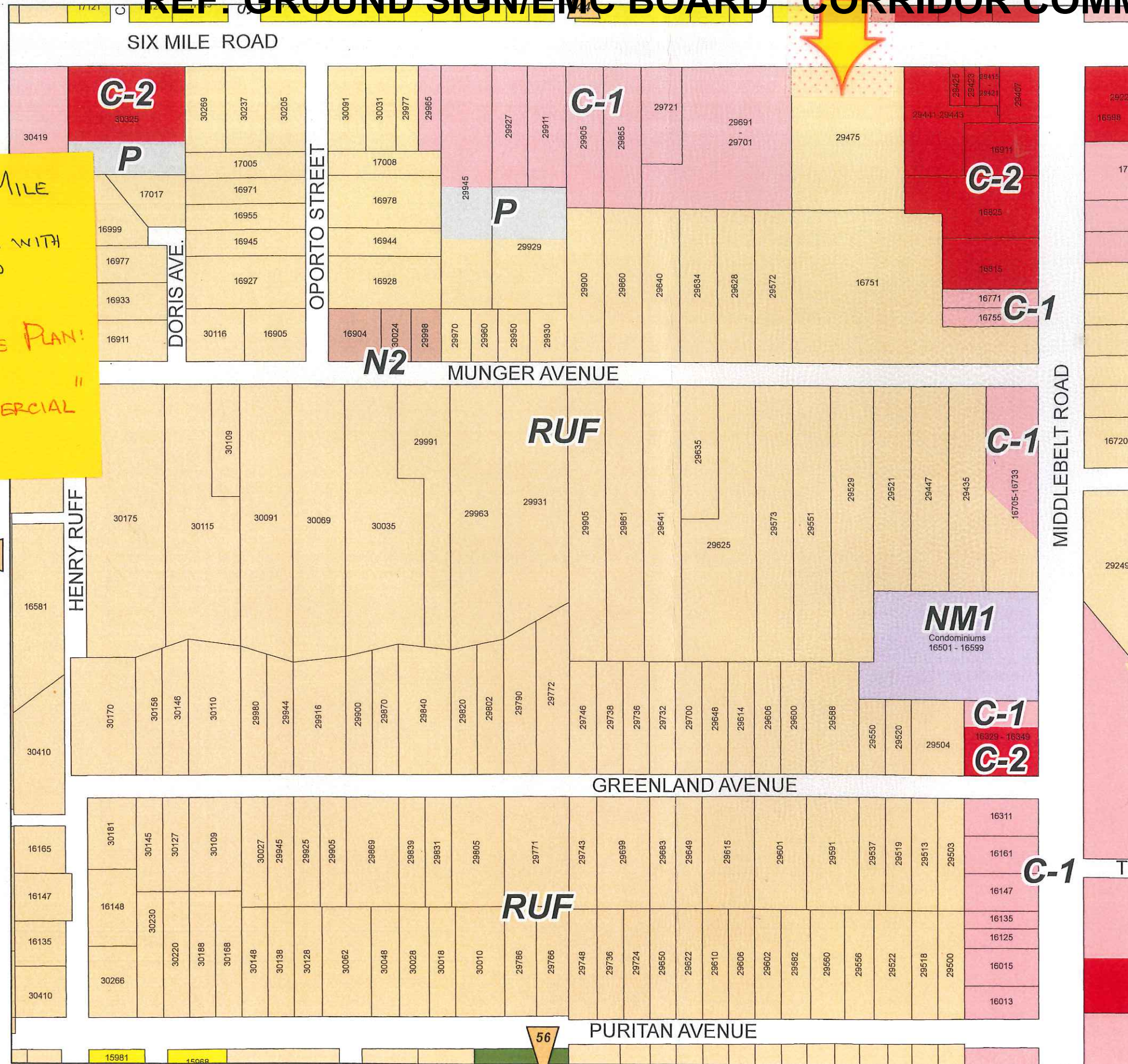
T. 1 south, R. 9 east

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 NOVEMBER 22, 2023

APPEAL CASE NO. 2023-11-31, Bethel Baptist Temple: an appeal was made to the Zoning Board of Appeals by Bethel Baptist Temple, seeking to erect a ground sign with an electric reader board resulting in excess sign height, sign area and an electric message center, which is not allowed in this zoning district. The message center is excess in area as allowed in other zoning districts.

This Rural Urban Farm property is located on the south side of Six Mile Road (29475), between Oporto Street and Middlebelt Road, Lot. No. 053-01-0001-000, R-U-F District, Neighborhood, rejected by the Inspection Department under Livonia Fence Ordinance, Section 6.50 and 11.08.

Ground sign height:

Allowed: 6 ft.
Proposed: 8 ft.
Excess: 2 ft.

Ground sign area:

Allowed: 30 ft.
Proposed: 40 ft.
Excess: 10 ft.

Electronic message center sign area:

Allowed: 15 ft.
Proposed: 20 ft.
Excess: 5 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. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, December 12, 2023, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2023-11-31
Meeting Date: December 12, 2023

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

Signature: _____

Address:

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 BROSAN

COUNCIL MEMBERS

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

August 19, 2022

Pastor Darrin Lee, Cornerstone Baptist Church
29850 Six Mile
Livonia, MI 48152

Dear Pastor Lee,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held August 16, 2022, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2022-05-16 (Tabled on June 28, 2022): An appeal has been made to the Zoning Board of Appeals by Dan Lee, Cornerstone Baptist Church, 29850 Six Mile, Livonia, MI 48152, seeking to erect a replacement ground sign resulting in excess sign height and area.

Ground Sign Height:

Allowed: 6 feet
Proposed: 8.3 feet
Excess: 2.3 feet

Ground Sign Area:

Allowed: 50 square feet
Proposed: 68 Square feet
Excess: 18 square feet

The property is located on the north side of Six Mile (29850), between Louise and Brookview, Lot No.044-99-0030-000, N-1 "Neighborhood District," Rejected by the Inspection Department under City of Livonia Vision 21 Zoning Ordinance, Section 6.50(3), (A), Religious Institutions" be **granted for the following reasons and findings of fact:**

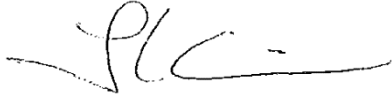
1. The uniqueness requirements are met due to the age and location and current signage on the property.
2. By now allowing the variance would have severe consequences for the petitioner due to reduced identification of the church to local traffic.
3. The variance is fair in light of its impact on the neighboring properties and in the spirit zoning ordinances due to its consistency with local business and organization signage in the area itself.
4. The property itself is classified as N-1 Neighborhood District under the Master Plan and the proposed variance is not inconsistent with that classification.

Pastor Darrin Lee, Cornerstone Baptist Church
Appeal Case No. 2022-05-16
August 19, 2022
Page 2

Further, that the variance be grant with the following conditions:

1. That the sign be as presented to the Board as to style, location, and height.
2. That the timing of sign illumination period be concluded at 2:00am.

Sincerely,

A handwritten signature in black ink, appearing to read 'TKL', with a long horizontal stroke extending to the right.

Timothy Klisz, Secretary

cc: S. Banko, City Clerk, M. Fisher, S. Miller, R. Abrahamson, F. Hershey

2022-05-16 (TABLED JUNE 28, 2022)



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

REVISED WRITE-UP FOR CLARIFY - 7/27/22

Applicant: SAME AS OWNER Address: SAME AS OWNER
Owner: CORNERSTONE BAPTIST CHURCH Address: 29850 SIX MILE, LIVONIA, MI 48152
Lessee: Address:
Location: NORTH Side of: 29850 SIX MILE Street:
Between: LOUISE And: BROOKVIEW
Lot No./Parcel No.: 044-99-0030-000 Subdivision:
Zoning District: N1 Map No: SE11 Lot Size: 2.38 ACRES Alley:
Present Use: Religious Institution 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 REPLACEMENT GROUND SIGN RESULTING IN
EXCESS CHANGEABLE COPY SIGN AREA. CHANGEABLE COPY SIGN
AREA ALLOWED: 20 sq ft; PROPOSED: 27 sq ft; EXCESS: 7 sq ft.

Reason for Rejection: LIVONIA VISION 21, SECTION 6.50(3)(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
Use Prohibited Deficient Parking Spaces Increasing Area and Bulk 6.50(3)(B) 7 sq ft

Remarks

Plans and Application examined by: Ry Date: July 27, 19 2022

ZONING EXAMINER

PRIMARY IDENTIFICATION EXTERIOR SIGN SPECIFICATIONS

The following are the specifications for the primary identification sign under consideration for:

Cornerstone Baptist Church
29850 6 Mile Rd
Livonia, MI 48152 3672

Quote Number: 993935-2
Quote Date: 7/22/2022

Cabinet Specifications:

- 1. Size 5' x10'
- 2. 10" Extruded aluminum cabinet
- 3. Double sided
- 4. Internally welded at reinforced mitered corners, creating a unitized cabinet
- 5. Finished with DuPont powder coat
- 6. Cabinet & paint warranted for life against defects in workmanship and or materials

Face Specifications:

- 1. Sign face(s) are thermoformed .150" Makrolon SL, UV resistant
- 2. Sectional sign face(s) consisting of 2 independently removable sections allows updating sign by replacing sections instead of the entire face
 - a. Header Panel - Size 23" X 118"
 - b. Marquee Section - Size 33" X 118"
- 3. Graphics applied to second, inside surface with 3M's high performance pressure sensitive vinyl
- 4. Sign faces are warranted for life against breakage, excluding gunshots.
- 5. Graphics and face construction are warranted for life against defects in workmanship and or materials

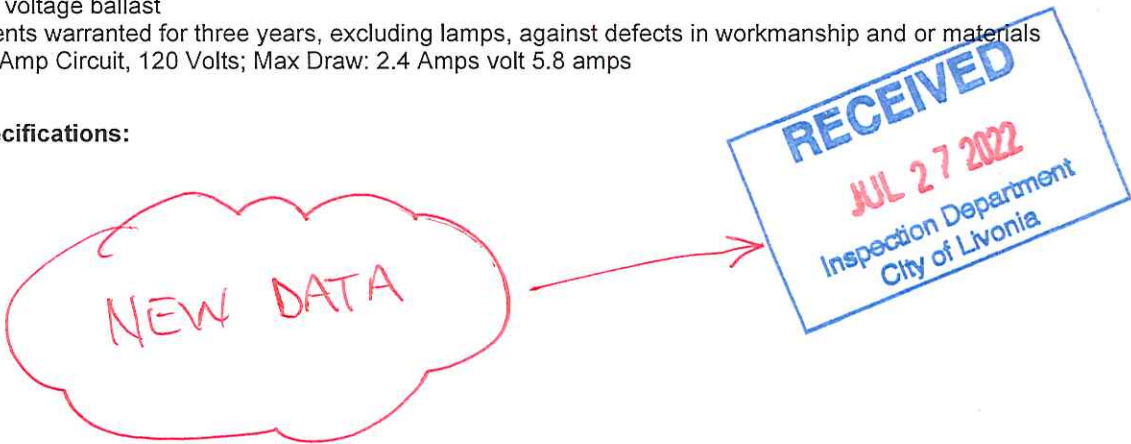
Message Area Specifications:

- 1. Marquee area to be covered by a hinged Makrolon SL polycarbonate Vandal Cover
- 2. Makrolon SL Vandal Cover equipped with stainless steel glide and lock props that safely hold the vandal cover open.
- 3. Vandal Cover equipped with two - 1/4 turn locks
- 4. Marquee area vertically planked for rigidity
- 5. Changeable copy letter tracking mechanically fastened with white Aluminum rivets every 4"
- 6. 501 black 6" self-spacing changeable copy letters included with sign
- 7. Letters double silk-screened on injection molded blanks
- 8. Letter storage case included
- 9. Marquee area warranted for life time against defects in workmanship and or materials and breakage of marquee and vandal cover due to vandalism, excluding gunshots

Lighting Specifications:

- 1. UL Listed
- 2. Illuminated with high output instant-start 10' fluorescent lamps
- 3. Electronic variable voltage ballast
- 4. Electrical components warranted for three years, excluding lamps, against defects in workmanship and or materials
- 5. Electrical: One 20 Amp Circuit, 120 Volts; Max Draw: 2.4 Amps volt 5.8 amps

Support Structure Specifications:



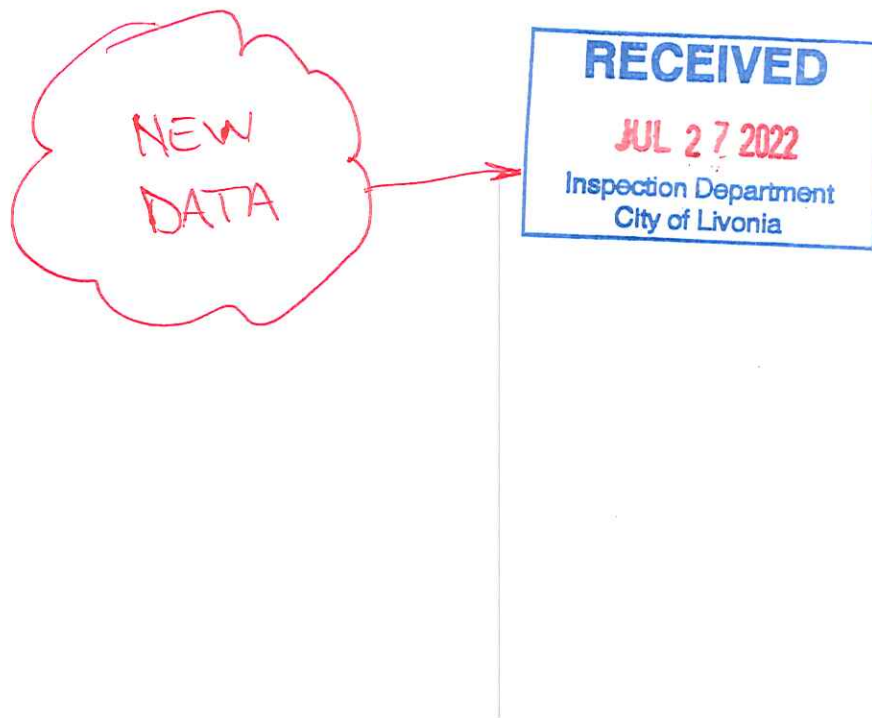
1. Support structure designed to withstand wind load of 120 mph Exposure B
2. Support structure with two 5" x 5" x 3/16" square tubular steel legs
3. Outside to outside leg width: 8' 0"
4. Galvanealed steel cowling covers both sides of the legs creating a pedestal appearance
5. 12" x 12" x 3/4" steel base plates welded to tubular steel legs
6. Leg Height: 1' 6"
7. Overall sign height: 8' 4"
8. Sign mounted to concrete foundation with anchor bolts
9. Installation provided by: Cornerstone Baptist Church
10. Entire support structure finished with DuPont Powder coat prior to assembly
11. Support structure warranted for lifetime against defects in workmanship and or materials.

Decorative Trim Specifications:

1. Formed and welded aluminum 3-dimensional decorative trim
2. Top trim design number: ins-trim6top120
3. DuPont Powder coated prior to assembly

Miscellaneous Specifications:

1. Sealed engineers drawings and longhand calculations available when required
2. Installation Kit included with sign; contains the following:
 - a. 8 galvanized anchor bolts, 16 nuts & 16 washers
 - b. Full size base plate template for placement of anchor bolts
 - c. Footing detail drawing
 - d. Written instructions
 - e. On-line instructional installation video





<https://youtu.be/NhvTOgFEiB4> Just for fun!

Thanks for allowing me to work with you Pastor Lee, and please let me know when you are ready to take the next step!



Doug Williams

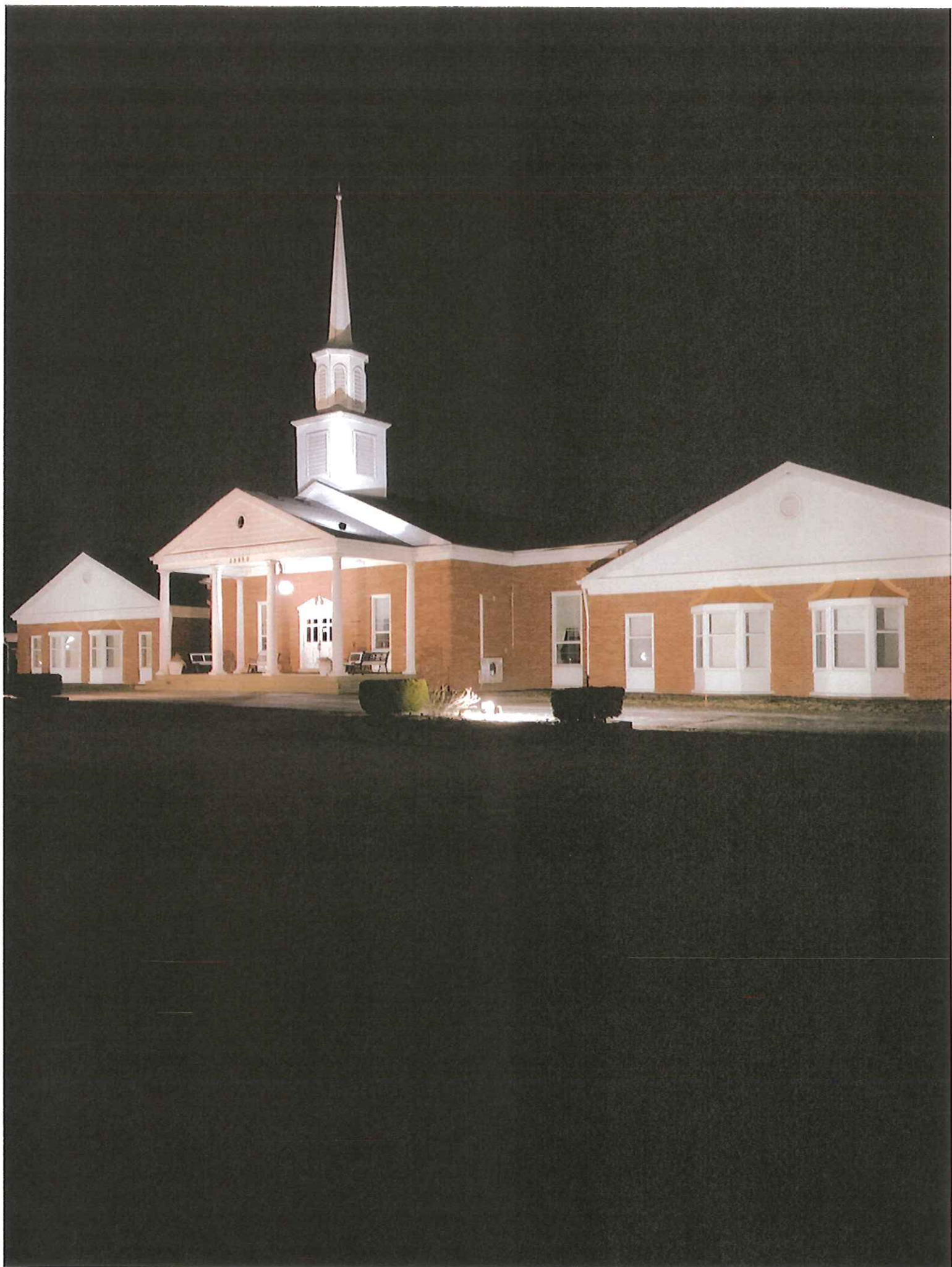
Sign Consultant

Direct: 941.867.1826

Office: 800.237.3928 ext 2160

dwilliams@stewartsigns.com

StewartSigns.com





RIVERSIDE PARK
CHURCH OF GOD

VENDOR AND CRAFT SHOW
JUN 11 10AM-3PM

11771
NEWBURGH



2022 - -



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

CONTACT: DAN LEE

Applicant SAME AS OWNER Address SAME AS OWNER
Owner CORNERSTONE BAPTIST CHURCH Address 29850 SIX MILE, LIVONIA, MI 48152
Lessee — Address —
Location NORTH Side of 29850 SIX MILE Street
Between LOUISE And BROOKVIEW
Lot No./Parcel No. 044-99-0030-000 Subdivision —
Zoning District N-1 Map No. SE11 Lot Size 2.38 ACRES Alley —
Present Use RELIGIOUS INSTITUTION 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 REPLACEMENT GROUND SIGN RESULTING IN EXCESS SIGN HEIGHT AND AREA. GROUND SIGN HEIGHT ALLOWED: 6 FEET; PROPOSED: 8.3 FEET; EXCESS: 2.3 FEET. GROUND SIGN AREA ALLOWED: 50 SQ FT; PROPOSED: 108 SQ FT; EXCESS: 18 SQ FT.

ASIDE: GROUND SIGN AREA BREAKDOWN: 30 SQ FT ALLOWED IDENTIFICATION SIGN
20 SQ FT ALLOWED CHANGABLE COPY/ID SIGN

Reason for Rejection LIVONIA VISION 21, SECTION 6.50(3), A)
Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height 2.3 FEET Increasing No. Units 6.50(3), A)
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 18 SQ. FT.

Remarks _____

Plans and Application examined by Ry Date MAY 13, 2022

ZONING EXAMINER

APPLICATION FOR VARIANCE

Cornerstone Baptist Church 29850 W. 6th Livonia 48152 734-787-2620
 (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 29850 W. 6th Livonia 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:

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:

The new sign is a little bigger than what we already have, but much nicer and will fit the building and beautify the property. Existing sign is probably circa 1975?

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

Our new sign requires 6" letters because 6 mile rd is 40 mph. A smaller cabinet would require 4" letters that couldn't be read at that speed.

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

The new sign would replace an older sign (1970's) and would beautify the property. The sign is used to post encouraging words for our neighbors and advertise the church as well.

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?

Did not know. I spoke to Randy and he advised going to the zoning board.

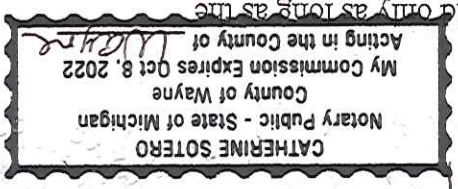
Application for permit filed NO
Violation Issued NO
(Supervisor) RV

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.

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated May 13, 2022, which reads as follows: Livonia Vision 21, Section 6.50 (3), A

NOT TO BE COMPLETED BY APPLICANT

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.



(Notary Public, Wayne County, Michigan)
My Commission expires 10/8/22

Subscribed and sworn to before me this 1st day of May, 2022

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.

Please print name of property owner: Dr. Darrin Lee

Signature of property owner: [Signature]

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.

COUNTY OF WAYNE)
STATE OF MICHIGAN)

OWNER'S AFFIDAVIT

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.



9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? I don't believe that is necessary, we are seeking to install a nicer sign than what we currently have.

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



ID Number: 800913509

Request certificate

Return to Results

New search

Summary for: CORNERSTONE BAPTIST CHURCH OF LIVONIA

The name of the DOMESTIC NONPROFIT CORPORATION: CORNERSTONE BAPTIST CHURCH OF LIVONIA

The name was changed from: CORNERSTONE BAPTIST CHURCH OF FARMINGTON HILLS on 12-12-2016

Entity type: DOMESTIC NONPROFIT CORPORATION

Identification Number: 800913509 Old ID Number: 70187F

Date of Incorporation in Michigan: 11/27/2007

Purpose: Ecclesiastical

Term: Perpetual

Most Recent Annual Report: 2021

Most Recent Annual Report with Officers & Directors: 2020

The name and address of the Resident Agent:

Resident Agent Name: PASTOR DARRIN S LEE

Street Address: 29850 W. SIX MILE RD

Apt/Suite/Other:

City: LIVONIAState: MIZip Code: 48152

Registered Office Mailing address:

P.O. Box or Street Address: 30154 FAIRFAX ST.

Apt/Suite/Other:

City: LIVONIAState: MIZip Code: 48152

The Officers and Directors of the Corporation:		
Title	Name	Address
PRESIDENT	PASTOR DARRIN S. LEE	30154 FAIRFAX LIVONIA, MI 48152 USA
TREASURER	CHERYL LEE	30154 FAIRFAX LIVONIA, MI 48152 USA
SECRETARY	CHERYL LEE	30154 FAIRFAX LIVONIA, MI 48152 USA
DIRECTOR	MARK BORDEN	34731 RHONSWOOD FARMINGTON HILLS, MI 48336 USA
DIRECTOR	CHET REISER	16271 RYLAND REDFORD, MI 48240 USA
DIRECTOR	KEVIN HALL	23041 SPRINGHILL FARMINGTON HILLS, MI 48336 USA

Act Formed Under: 327-1931 Michigan General Corporation Act

☐ Written Consent

View filings for this business entity:

ALL FILINGS

ANNUAL REPORT/ANNUAL STATEMENTS

ARTICLES OF INCORPORATION

ARTICLES OF INCORPORATION

RESTATED ARTICLES OF INCORPORATION

RESTATED ARTICLES OF INCORPORATION

View filings

Comments or notes associated with this business entity:

application will also be reviewed to ensure that you submit a complete set of materials to the Board.

The Inspector who reviews these materials will use the following checklist:

*Note: If paperwork is 11" x 17" or smaller 1 copy is required – If larger 10 copies are required.

- ___ *1 Copy of Plot Plan drawn to scale, showing
- ___ Shape and dimensions of the lot
- ___ Existing buildings and accessory buildings
- ___ Lines within which the proposed structure is to be erected or altered
- ___ Existing and intended use of each building or part of a building
- ___ Number of families or household units building is designed to accommodate
- ___ Miscellaneous lot information (state type of information here): _____
- ___ Adjacent lots with building locations and address numbers
- ___ Photograph or architectural rendering or rendering
- ___ Plan of the building, sign, or property involved (in addition to the plans which accompany the permit application) in any new construction, addition or alteration

For signs only:

- ___ *1 copy of plot plan, drawn to scale, clearly showing the proposed location of the sign (for all signs, this means plot plans showing the sign's location on the property, complete with setbacks from all property lines; for wall signs, this includes the road frontage of the property and an elevation depicting the length of the façade and the sign's location thereon)
- ___ *1 detailed plan of the proposed sign(s), including a color rendering of same

Your appeal will be placed on the Board's agenda once your application and accompanying materials have been reviewed and approved.

FEE SCHEDULE FOR ZONING BOARD OF APPEALS

Payment by check only -- payable to: City of Livonia

Section 21.10 Filing Fees. Each application for appeal shall be given a number and shall be accompanied by a filing fee as determined by the schedule below:

<u>TYPE OF APPEAL:</u>	<u>FEE</u>
Existing single family residential	\$150.00
New single family residential	300.00
Commercial/Industrial	350.00
Day Care – Family or Group	300.00
Other Use Variances	500.00
All other appeals	400.00

GENERAL PROVISIONS:

- A. In the event an applicant or the applicant's representative requests and is granted a postponement of the hearing subsequent to the mailing of Legal Notices, an additional fee of \$100.00 shall be required and paid prior to the newly established hearing date.
- B. Rehearings and renewals of temporary variances require the payment of a new fee as determined by this schedule.
- C. Appeals for additions or modifications to existing single-family residential uses in zoning districts other than residential shall be subject to the existing single-family residential fee.
- D. Sign appeals shall be considered as separate appeals and are not to be incorporated with other appeals.

INSTRUCTIONS FOR COMPLETING APPLICATION FOR VARIANCE

Identify owner and any lessee of the property as to which you are asking for a variance. Only an owner of property (or an agent who provides the Board with written authority from the owner) can ask for a variance.

Line 1: Often, the deed to a piece of property will specify what can and cannot be built on the property. Or it may specify the ways in which the site may or may not be divided or used. In addition, some subdivisions have rules involving, for example, whether fences can be built on the property. If there are any restrictions in your deed or any subdivision rules, please supply those on line 1.

Lines 3 - 5: When you ask for a zoning variance, you are asking permission to do something which violates the Zoning Ordinance. So you need to explain why the law should not apply to you. In order for the Board to grant you a variance, the Board must decide that obeying the law would create a special problem for you which is a) different from everybody else, and b) harsh (for example, you can't use your property at all if you don't get the variance). The Board must also decide that the variance would be fair to the people who are protected by the Zoning Ordinance, such as your neighbors. So on line 3, you need to tell the Board why your situation is so special that you can't obey the law that everyone else must obey. On line 4, you need to tell the Board the bad things which would happen to you if the variance isn't granted. On line 5, you need to explain to the Board why it is fair to your neighbors to allow this variance, as well as the reason this variance would be consistent with the spirit of the Zoning Ordinance.

Lines 6 and 7: If you think the law preventing you from carrying out your plans for your property is a bad law, you should write a letter to the City Council asking that the law be changed so that you -- and others like you -- can do what the law currently forbids. On line 6, please state whether or not you wrote such a letter and, if so, what happened as a result. If you did not write such a letter, please use line 7 to tell the Board why you didn't write such a letter.

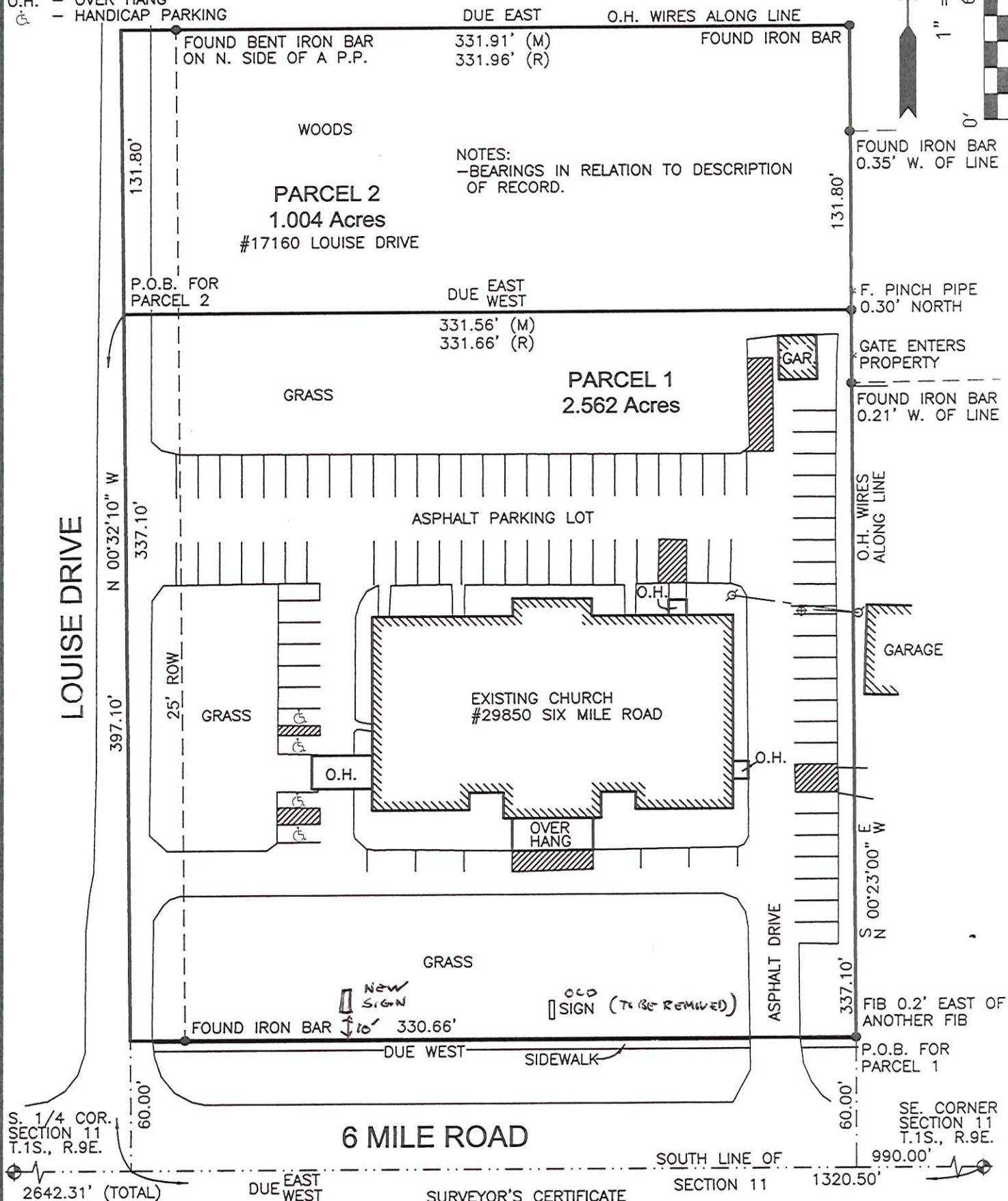
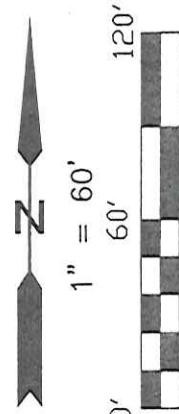
Lines 8 and 9: Sometimes, a property owner would be able to use his land -- or build on it -- just as he/she would like if the site were in a different zoning district. Have you tried to get your property rezoned? On line 8, please state whether you tried to get your property rezoned and, if you did, what happened. If you did not try to get your land rezoned, please use line 9 to say why you didn't try.

There are certain other instructions on the form. Please follow those instructions, as well as the additional instructions on the back side of this form. Note that if an agent signs the application on behalf of the owner, the agent must provide written proof of his/her authority to sign the application.

Please note that your application will be reviewed to make sure you have answered every question directly. So remember to complete each line. The Board is required to make a decision on each of the questions presented on lines 3-5, so pay special attention to those questions. Your

- ⊙ - GOV'T CORNER
- - FOUND IRON BAR
- ⌀ - POWER POLE
- ⊕ - BOLLARD POST
- (R) - RECORD
- (M) - MEASURED
- GAR. - GARAGE
- O.H. - OVER HANG
- ♿ - HANDICAP PARKING

PART OF THE SOUTHEAST 1/4 OF SECTION 11,
TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA,
WAYNE COUNTY, STATE OF MICHIGAN.



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and mapped the land above platted and/or described on November 9, 2015 and that the ratio of closure on the unadjusted field observations of such survey was 1/5,000 or less and complies with P.A. 132 of 1970 as amended.

R.A. DÜTHLER
LAND SURVEYOR LLC

PH. (810) 724-6532
FAX (810) 724-1551
158 EAST THIRD STREET
IMLAY CITY, MI. 48444

PREPARED FOR:
KEVIN WINNINGHAM
NOVEMBER 10, 2015
JOB# 151028LS



RICHARD A. DUTHLER
PROFESSIONAL LAND SURVEYOR
No. 47200



IMLAY CITY, MICHIGAN
(810) 724-6532
SHEET 1 OF 2

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION: PARCEL 1

Part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Town 1 South, Range 9 East, Livonia Township, Wayne County, State of Michigan, and being more particularly described as Beginning at a point on the North line of Six Mile Road, as widened, West 990.00 feet and N.00°23'00"W., 60.00 feet from the Southeast Corner of said Section 11; and running thence West along the North line of Six Mile Road, as widened, 330.66 feet to the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11, Town 1 South, Range 9 East, thence (Leaving said North line of Six Mile Road, as widened), N.00°32'10"W., along the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11, Town 1 South, Range 9 East, 337.10 feet; thence East 331.56 feet; thence S.00°23'00"E., 337.10 feet to the Point of Beginning and containing 2.562 acres.

Subject to all easements, restrictions and rights of way of record.

LEGAL DESCRIPTION: PARCEL 2

A Parcel of land in the Southeast $\frac{1}{4}$ of Section 11, Town 1 South, Range 9 East, Livonia Township, Wayne County, State of Michigan, Described as Follows: Beginning at a point 1320.50 feet West and N.00°32'10"W., 397.10 feet from the Southeast corner of said Section 11; thence N.00°32'10"W., 131.80 feet to a point; thence 331.91 feet (331.96 feet record) East to a Point; thence S.00°23'00"E., 131.80 feet to a Point; thence West parallel with the south line of said Section, 331.56 feet (331.66 feet record) to the Point of Beginning and containing 1.004 acres.

Subject to all easements, restrictions and rights of way of record.

R.A. DUTHLER LAND SURVEYOR LLC

PH. (810) 724-6532
FAX (810) 724-1551
158 EAST THIRD STREET
IMLAY CITY, MI. 48444

PREPARED FOR:
KEVIN WINNINGHAM
NOVEMBER 10, 2015
JOB# 151028LS



RICHARD A. DUTHLER
PROFESSIONAL LAND SURVEYOR
No. 47200



IMLAY CITY, MICHIGAN
(810) 724-6532
SHEET 2 OF 2

RECEIVED

MAY 11 2022

Inspection Department
City of Livonia



Cabinet: 5' x 10'
Tracking: 4 Rows of 8" Letters
Mount: Pedestal Custom (1' 6" x 8")

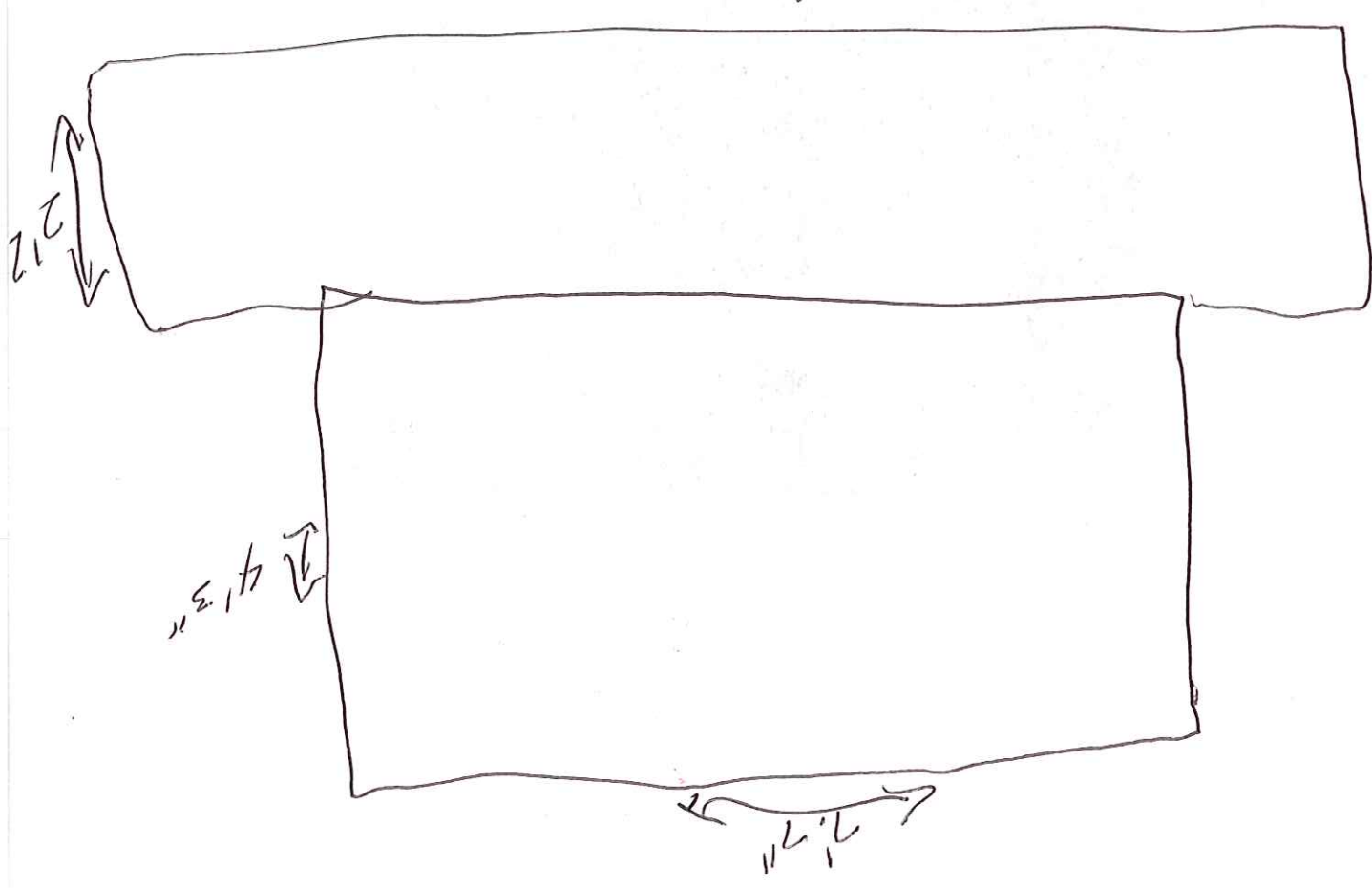
Cabinet Color: Holly Green
Face Color: Gradient (0 84 0,51 153 51,15)
Line Color: White

Outline Color: Black
Fonts: Swiss, Arial
Logo: your_logo

RECEIVED
MAY 11 2023
City of ...
Department of ...

Current
Skn

8' 6"



Attn: Pastor Lee
 734-787-2620

DESCRIPTION							
5'x 10' Freestanding Sign with Announcer Sectional Faces; Header Decorated on Inside Surface with 3M Vinyl Graphics. Planked Message Area with Riveted Tracking. 10.5" Deep Extruded Aluminum Cabinet							
Face / Cabinet Details							
Double Sided Changeable Copy Letter Size: 6 Inch Vandal Cover w/ Glide & Lock Props for a 60"x 120" Announcer Face Face Removable via Right and Left Retainers	4 Lines of Changeable Copy Tracking 501 Black Changeable Copy Letters Gemini 3" To 6" Letter Storage Case						
Electrical Information							
Horizontal LED Illumination Package for a 5' x10' Cabinet	Identification Cabinet Requires One 20 Amp Circuit, 120 Volts; Max Draw: 2.4 Amps						
Structural Details							
Mount Style: Monument Mount Size: Leg Width: 8 Ft 0 In Minimum Wind Load Rating: 120mph, Exposure B Install Trim #6 Top For 10' Sign	Cowling (Creates Pedestal Appearance) Leg Height: 1 Ft 6 In Overall Sign Height: 8 Ft 4 In 12 Vinyl Letters on Cowling per Side						
Miscellaneous Items							
RDRW002	Freight Included						
*** Review Custom Artwork for Text, Graphic and Layout Details ***							
I.D. Cabinet: Holly Green Header Background: White Mount: Holly Green	Draft: White Header Copy: White Cowling Copy: White						
Special Instructions: Customers self install with Stewart Signs guidance is assumed. Intallation kit with anchor bolts and template is included. Check with your County Planner for permitting procedures.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Investment:</td> <td style="text-align: right;">\$11,541.00</td> </tr> <tr> <td colspan="2" style="padding: 10px;"> Unless otherwise noted in Special Instructions, these prices are valid for 30 days. Freight, storage, other freight services and applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exempt certificate with order. </td> </tr> <tr> <td colspan="2" style="padding: 10px;"> Shipping Terms: F.O.B. Origin Payment Terms: 50% Down, Balance due 10 days after shipment </td> </tr> </table>	Investment:	\$11,541.00	Unless otherwise noted in Special Instructions, these prices are valid for 30 days. Freight, storage, other freight services and applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exempt certificate with order.		Shipping Terms: F.O.B. Origin Payment Terms: 50% Down, Balance due 10 days after shipment	
Investment:	\$11,541.00						
Unless otherwise noted in Special Instructions, these prices are valid for 30 days. Freight, storage, other freight services and applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exempt certificate with order.							
Shipping Terms: F.O.B. Origin Payment Terms: 50% Down, Balance due 10 days after shipment							



Your Consultant: Doug Williams
(800) 237-3928, X2160

Customer ID: 2089867

Quote Number: 993935 / 2

Date Quoted: 4/7/2022

Customer's Authorized Signature

Print Name

Date

Doug Williams, Regional Sales Manager
(800) 237-3928, X2160
dwilliams@stewartsigns.com

4/7/2022

Date

Stewart Signs
America's Premier Sign Company
Limited Product Warranty ("Limited Warranty")

Definition of Warranty Coverage:

- 1) Stewart Signs (the "Company") expressly warrants to the original purchaser ("You" or "Buyer" or "Owner" or "Customer") that, for a period of five (5) years from the date of shipment (the "Warranty Period"), the electronic displays and the associated Company products (the "Product") will be reasonably free of material defects in materials and workmanship impacting Product fit, form and/or function. During the Warranty Period, the Company will, at its discretion, repair or replace any defective covered Product. The Owner will be responsible for removing and reinstalling any and all repaired or replacement parts. This Limited Warranty only applies to the Company's Product if installed, used, and maintained in the manner recommended by Company, and this Limited Warranty is conditioned upon compliance with all such instructions. Lifetime telephone support for the Product is provided, as needed.
- 2) In the event the Product is damaged during shipping, it is the responsibility of the Buyer to refuse delivery, causing the Product to be returned to the manufacturer for repair. Title to the Product passes to the Buyer upon the Company's delivery to the freight carrier. The Company assumes no liability for damage caused by careless handling or poor installation, except for work completed by employees of the Company. Loss or damage to the Product when in possession of the freight carrier is the responsibility of the Customer and is not covered by this Limited Warranty.
- 3) Any information or suggestion by the Company with respect to the Product concerning applications, specifications or compliance with zoning, codes and standards is provided solely for your convenience and without any representation as to accuracy or suitability. You must verify and test the suitability of any information with respect to the Product for your specific application.
- 4) Sign Structure and Sign Face: In the event the sign structure or identification/changeable copy portion of the sign malfunctions under normal use and service thereof DURING THE LIFE OF THE SIGN due to material defects in workmanship or materials, the Company will, at its option, repair or replace any defective materials.
- 5) Vandalism to Sign Faces: This Limited Warranty covers polycarbonate faces against breakage due to vandalism DURING THE LIFE OF THE SIGN. Warranty protection does not extend to these surfaces if damaged by gunshots, or when damaged coincident with damage to the sign cabinet in which the faces are installed.
- 6) Failed electronic parts or assemblies, with the exception of lamps, will be repaired or replaced, at the sole discretion of the Company. Owner bears the expense and responsibility of shipping Product to Company's Repair Center. Replacement or repaired parts are warranted to be free from material defects in material or workmanship for ninety (90) days, or for the remainder of the Warranty Period of the Product they are replacing or in which they are installed, whichever is longer.
- 7) The Company will repair failed LED pixels if greater than one half of one percent (0.5%) of the total number of pixels in the sign have failed in one (1) calendar year, provided the sign is installed with the recommended ventilation system for its location. The definition of pixel failure is when all LED's in the pixel will no longer emit light. Pixel repair is performed at the Company Repair Center. It is common knowledge within the sign industry that all LEDs degrade and produce less light as they age. Eventually the LEDs will require replacement even though the LEDs will still emit light. This Limited Warranty does not cover normal LED degradation.
- 8) **Customer Obligations:**
Failure by the Customer to properly maintain the Product, including but not limited to filters and the ventilation/air conditioning systems, will void coverage for affected components. The Customer shall notify the Company immediately of equipment failure and allow the Company full and free access to the Product when required. Waiver of liability or other restriction shall not be imposed as a site access requirement. The Customer is responsible for all costs and management oversight associated with providing the Company access to the Product, providing the necessary machines, communication facilities and other equipment, inclusive of but not limited to lifting equipment. Should on-site repair be required, Customer is required to have a responsible individual on-site to provide access to the Product as well as sign off on a completed work order.
- 9) **Exclusions and Restrictions:**
The Company reserves the right to restrict service, limit replacement parts or invalidate this Limited Warranty to Customers whose account balance is past due. This Limited Warranty specifically excludes any on-site labor required to service the covered Product including diagnosis, removal and installation of parts or products. Any on-site service required by the Customer of Company technicians or a local authorized service provider is billable to the Customer based on an agreed upon written quote.
This Limited Warranty does not apply to software. Software is covered by a separate agreement, which appears in the Company's software license agreement.
Ballasts are covered for a period of three (3) years.
ID cabinet LED illumination and power supply are covered for a period of two (2) years, when purchased as a system.
- 10) This Limited Warranty specifically does not cover the following:
 - a) Third-party communication devices such as wireless devices and modems, which are covered by a separate electronic communication warranty.
 - b) Damage to Product that has been moved from its original installation location or is mounted in a mobile structure.
 - c) Cosmetic damage to the Product (including but not limited to scratches and dents that do not otherwise affect the fit, form or functionality of the Product or materially impair its use).
 - d) Temperature sensor results: temperature sensors will register variable results, given local environmental factors such as direct sunlight, distance from concrete or asphalt, etc.; results are not guaranteed or covered under this Limited Warranty.
 - e) Recovery or transfer of any data or software stored on the Product not originally installed on the Product by the Company.
 - f) Light bulbs or lamps.
- 11) This Limited Warranty specifically does not cover conditions, defects or damage caused by or resulting from the following:
 - a) Defects caused by unreasonable or unintended use of Product, improper or unauthorized handling, accident, omission, neglect, vandalism (unless otherwise noted in this Limited Warranty), misuse, physical abuse, installation, use and/or fabrication, and maintenance of the Product by any party other than the Company.
 - b) Damage not resulting from manufacturing defects that occurs while the Product is in the Owner's control and/or possession.

Your Consultant: Doug Williams
(800) 237-3928, X2160

Customer ID: 2089867

Quote Number: 993935 / 2

Date Quoted: 4/7/2022

- c) Extreme physical or electrical stress or interference; environmental conditions beyond the Company's control, such as man-made or naturally occurring electrochemical oxidation or corrosion and/or metallic pollutants; normal wear and tear; inadequate, improper, or surges of electrical power; lightning, floods, fire, acts of God, war, terrorism, or other external causes, including Force Majeure.
 - d) Unauthorized modification including installation of third-party software on the Product.
 - e) Product modification or service by anyone other than: (a) the Company, (b) a Company-authorized service provider, or (c) Customer's own installation of Company approved parts with instruction from the Company. Service to a damaged or malfunctioning sign which has not been ordered or authorized by the Company's Customer Satisfaction Department is not covered under this Limited Warranty and will automatically invalidate this Limited Warranty.
 - f) Computer viruses, Trojan horses, worms, self-replicating code or like destructive code which was not included in the Product by the Company.
 - g) Products installed with known or visible manufacturing defects at the time of installation.
- 12) All items returned to the Company must have a Return Materials Authorization ("RMA") number, available by using the contact information below. Items received without an RMA number will not be processed and will be returned to the Customer at their expense. The Customer is responsible for sending any defective part to the Company, after which the Company will send a repaired or replacement part to the Customer.
- 13) The Company will provide and be responsible for the cost of shipping parts from the Company to the Customer, with the exception of sign faces replaced due to vandalism. Standard shipping via the United States Postal Service or other commercial parcel delivery company is the default method of delivery. Expedited delivery is available to the Customer at his or her expense. The Customer will provide and be responsible for the cost of shipping parts to the Company.
- 14) Warranty claims must be registered with the Company within thirty (30) days of damage or malfunction. To register a claim, the Customer must contact the Company at the location specified below and provide (a) his or her name and any other required contact information, (b) Product and purchase descriptions, and (c) the nature of the defect. The Company reserves the right (at its sole discretion) to require proof of original purchase (e.g. paid invoice, receipt) and to visit the site of the installation or to require documentation of the claim before assuming any responsibility under the provisions of this Limited Warranty.
- 15) THE LIMITED WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES MADE BY THE COMPANY IN CONNECTION WITH THE PRODUCT. THE COMPANY CANNOT AND DOES NOT MAKE ANY IMPLIED OR EXPRESS WARRANTIES WITH RESPECT TO THE PRODUCT, AND DISCLAIMS ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE COMPANY'S SOLE OBLIGATION UNDER THIS LIMITED WARRANTY SHALL BE TO REPAIR OR REPLACE MALFUNCTIONING OR DEFECTIVE PARTS OF THE PRODUCT. BUYER ASSUMES ALL RISK WHATSOEVER AS TO THE RESULT OF THE USE OF THE PRODUCT PURCHASED, WHETHER USED SINGULARLY OR IN COMBINATION WITH ANY OTHER PRODUCTS OR SUBSTANCES.
- 16) NO CLAIM BY BUYER OF ANY KIND, INCLUDING CLAIMS FOR INDEMNIFICATION, SHALL BE GREATER IN AMOUNT THAN THE PURCHASE PRICE OF THE PRODUCT WITH RESPECT TO WHICH DAMAGES ARE CLAIMED. IN NO EVENT SHALL COMPANY BE LIABLE TO BUYER IN TORT, CONTRACT OR OTHERWISE, FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, PUNITIVE OR EXEMPLARY DAMAGES, OR FOR LOSS OF PROFIT, REVENUE OR USE, IN CONNECTION WITH, ARISING OUT OF, OR AS A RESULT OF, THE SALE, DELIVERY, SERVICING, USE OR LOSS OF USE OF THE PRODUCT SOLD HEREUNDER, OR FOR ANY LIABILITY THAT BUYER HAS TO ANY THIRD PARTY WITH RESPECT THERETO.

Contact Information:

Stewart Signs Customer Satisfaction

2201 Cantu Court, Suite 215

Sarasota, FL 34232

Phone: 855-841-4624

Web: www.stewartsigns.com/support/

PRIMARY IDENTIFICATION EXTERIOR SIGN SPECIFICATIONS

The following are the specifications for the primary identification sign under consideration for:

Cornerstone Baptist Church
29850 6 Mile Rd
Livonia, MI 48152 3672

Quote Number: 993935-2

Quote Date: 4/28/2022

Cabinet Specifications:

1. Size 5' x 10'
2. 10" Extruded aluminum cabinet
3. Double sided
4. Internally welded at reinforced mitered corners, creating a unitized cabinet
5. Finished with DuPont powder coat
6. Cabinet & paint warranted for life against defects in workmanship and or materials

Face Specifications:

1. Sign face(s) are thermoformed .150" Makrolon SL, UV resistant
2. Sectional sign face(s) consisting of 2 independently removable sections allows updating sign by replacing sections instead of the entire face
 - a. Header Panel
 - b. Marquee Section
3. Graphics applied to second, inside surface with 3M's high performance pressure sensitive vinyl
4. Sign faces are warranted for life against breakage, excluding gunshots.
5. Graphics and face construction are warranted for life against defects in workmanship and or materials

Message Area Specifications:

1. Marquee area to be covered by a hinged Makrolon SL polycarbonate Vandal Cover
2. Makrolon SL Vandal Cover equipped with stainless steel glide and lock props that safely hold the vandal cover open.
3. Vandal Cover equipped with two - 1/4 turn locks
4. Marquee area vertically planked for rigidity
5. Changeable copy letter tracking mechanically fastened with white Aluminum rivets every 4"
6. 501 black 6" self-spacing changeable copy letters included with sign
7. Letters double silk-screened on injection molded blanks
8. Letter storage case included
9. Marquee area warranted for life time against defects in workmanship and or materials and breakage of marquee and vandal cover due to vandalism, excluding gunshots

Lighting Specifications:

1. UL Listed
2. Illuminated with high output instant-start 10' fluorescent lamps
3. Electronic variable voltage ballast
4. Electrical components warranted for three years, excluding lamps, against defects in workmanship and or materials
5. Electrical: One 20 Amp Circuit, 120 Volts; Max Draw: 2.4 Amps volt 5.8 amps

Support Structure Specifications:

1. Support structure designed to withstand wind load of 120 mph Exposure B
2. Support structure with two 5" x 5" x 3/16" square tubular steel legs
3. Outside to outside leg width: 8' 0"
4. Galvanealed steel cowling covers both sides of the legs creating a pedestal appearance
5. 12" x 12" x 3/4" steel base plates welded to tubular steel legs
6. Leg Height: 1' 6"
7. Overall sign height: 8' 4"
8. Sign mounted to concrete foundation with anchor bolts
9. Installation provided by: Cornerstone Baptist Church
10. Entire support structure finished with DuPont Powder coat prior to assembly
11. Support structure warranted for lifetime against defects in workmanship and or materials.

Decorative Trim Specifications:

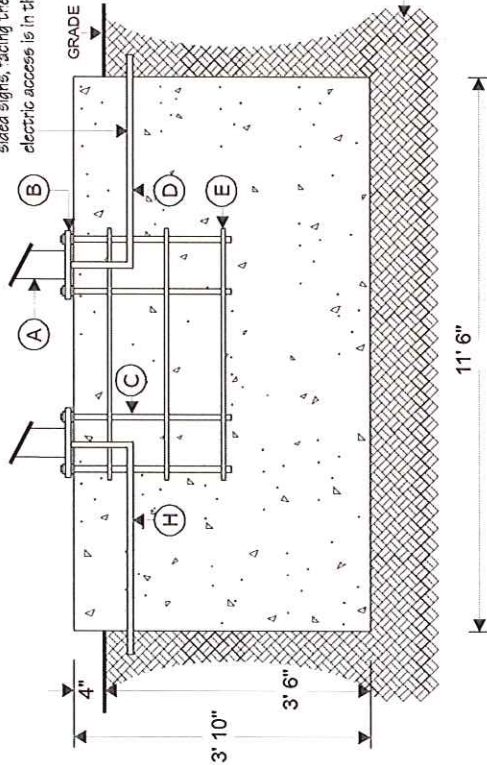
1. Formed and welded aluminum 3-dimensional decorative trim
2. Top trim design number: ins-trim6top120
3. DuPont Powder coated prior to assembly

Miscellaneous Specifications:

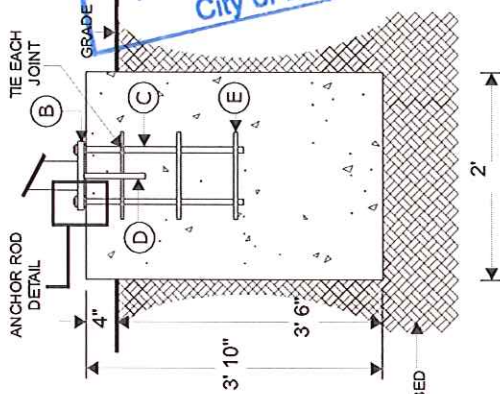
1. Sealed engineers drawings and longhand calculations available when required
2. Installation Kit included with sign; contains the following:
 - a. 8 galvanized anchor bolts, 16 nuts & 16 washers
 - b. Full size base plate template for placement of anchor bolts
 - c. Footing detail drawing
 - d. Written instructions
 - e. On-line instructional installation video

FOOTING SPECIFICATIONS

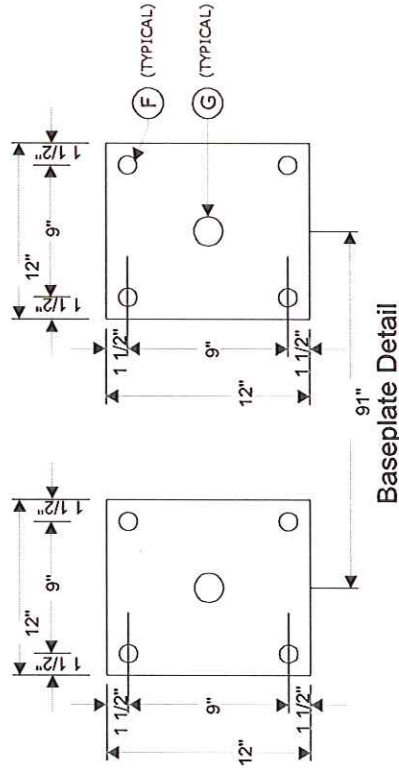
Electric can be run underground in conduit between anchor rods on either leg. NOTE: On single sided signs, facing the sign, electric access is in the right leg.



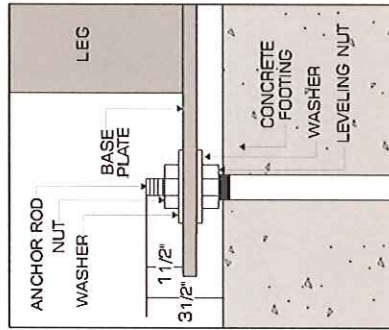
Front View Cross Section



Side View Cross Section



Baseplate Detail



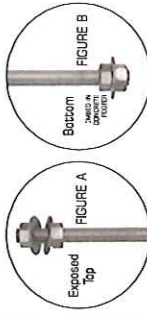
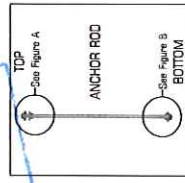
Anchor Rod Detail

FOOTER DETAIL

- A. Sign legs
- B. Base plates
- C. 3/4" x 30" anchor rods, 8 required. Tape anchor rod threads for protection against sand.
- D. Electrical conduit (supplied by customer)
- E. #5 rebar or better, tied at each joint (supplied by customer)
- F. 1 1/4" diameter anchor bolt holes
- G. 2" diameter electrical hole
- H. Data conduit (LED sign models only, if applicable)

NOTES

- 3,000 psi concrete: less than 3.27 cubic yards needed
- Windload: design meets or exceeds 120 mph Exposure B



RECEIVED
MAY 11 2022
Inspection Department
City of Livonia

CONTACT

Doug Williams
1-888-237-3928 X2160
dwilliams@stewartsigns.com

CUSTOMER INFORMATION

Cornerstone Baptist Church
29850 6 Mile Rd
Livonia, MI 48152 3672
Customer #2089867
Quote #993935-2

SIGN SPECIFICATIONS

Sign Model: Announcer (B)
ID Cabinet Size: 5' x 10'
Leg Height: 1' 6"
Leg Width: 8' 0"
Windload: 120 mph Exposure B
On Center Dimension: 91"

DRAWING IS NOT TO SCALE

SEPARATE STEWART TEMPLATE MUST BE USED TO SET ANCHOR RODS INTO CONCRETE

Your Consultant: Doug Williams
(800) 237-3928, X2160

Customer ID: 2089867

Quote Number: 993935 / 2

Date Quoted: 4/7/2022

SHIPPING INFORMATION

SIGN (via Common Carrier)

Cornerstone Baptist Church
29850 6 Mile Rd
Livonia, MI 48152 3672

*** All applicable items will be sent to the CUSTOMER address ***
*** unless noted otherwise below ***

INVOICE (via USPS)

CALVARY MISSIONARY CHURCH
29850 6 MILE RD
LIVONIA, MI 48152 3672

ORDERING PROCEDURES

1. Check proposal for accuracy and, if approved, sign and date where indicated.
2. Approve design and colors on the custom artwork. Be sure to check spelling. If approved, sign and date the artwork.
3. Write deposit check according to terms listed on proposal form's header, made payable to Stewart Signs.
4. Return signed custom artwork, signed proposal form and deposit check to Stewart Signs.

** Signs greater than 6 feet wide are not eligible for lift gate services.*

** Unless indicated under special instructions, permits, footers, erection, electrical service, electrical hook-up and planters or other decorative masonry are the responsibilities of the buyer. Stewart Signs furnishes engineered footer drawings when applicable.*

** Any cancellation may be subject to cancellation, return, and/or restocking fees.*

** A late fee of 1.5% per month will be charged on any overdue balances.*

** In the event of a payment default, customer will be responsible for all of Stewart Signs' costs of collection, including but not limited to court costs, filing fees and attorney fees.*

Stewart Signs • 2201 Cantu Court • Suite 215 • Sarasota, FL 34232-6255
Phone: (800) 237-3928 Fax: (800) 485-4280 Web: www.stewartsigns.com

MICHIGAN MI USA
COMMERCIAL DRIVER LICENSE



L-000-135-760-719 **ISS 09-16-2021**
DOB 09-16-1963 **EXP 09-16-2025** **091663**

DARRIN SCOTT LEE
 30154 FAIRFAX ST
 LIVONIA, MI 48152-1919

Sex M **Hgt 511** **Eyes BRO**
Lic Type CB **End CY,P**

Restrictions Corrective Lens, M-No class A passenger vehicle

[Signature] **DD11201923358120** **DONOR**
 Rev 08-15-2021

L00013576071919630916250902

09-16-1963

☐ **MEDICAL ALERT**
 ENCODED DATA: BIRTH, EXPIRATION, REVISION & TRANSACTION DATES; DU/D CARD #; NAME; ADDRESS; GENDER; ISSUING STATE & REVENUE CONTROL #; COMPLIANCE INDICATOR, DURATION INDICATOR.

09-16-1963

This space available for change of address label.

Card does not contain Radio Frequency Identification (RFID) Technology.

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 11

City of Livonia

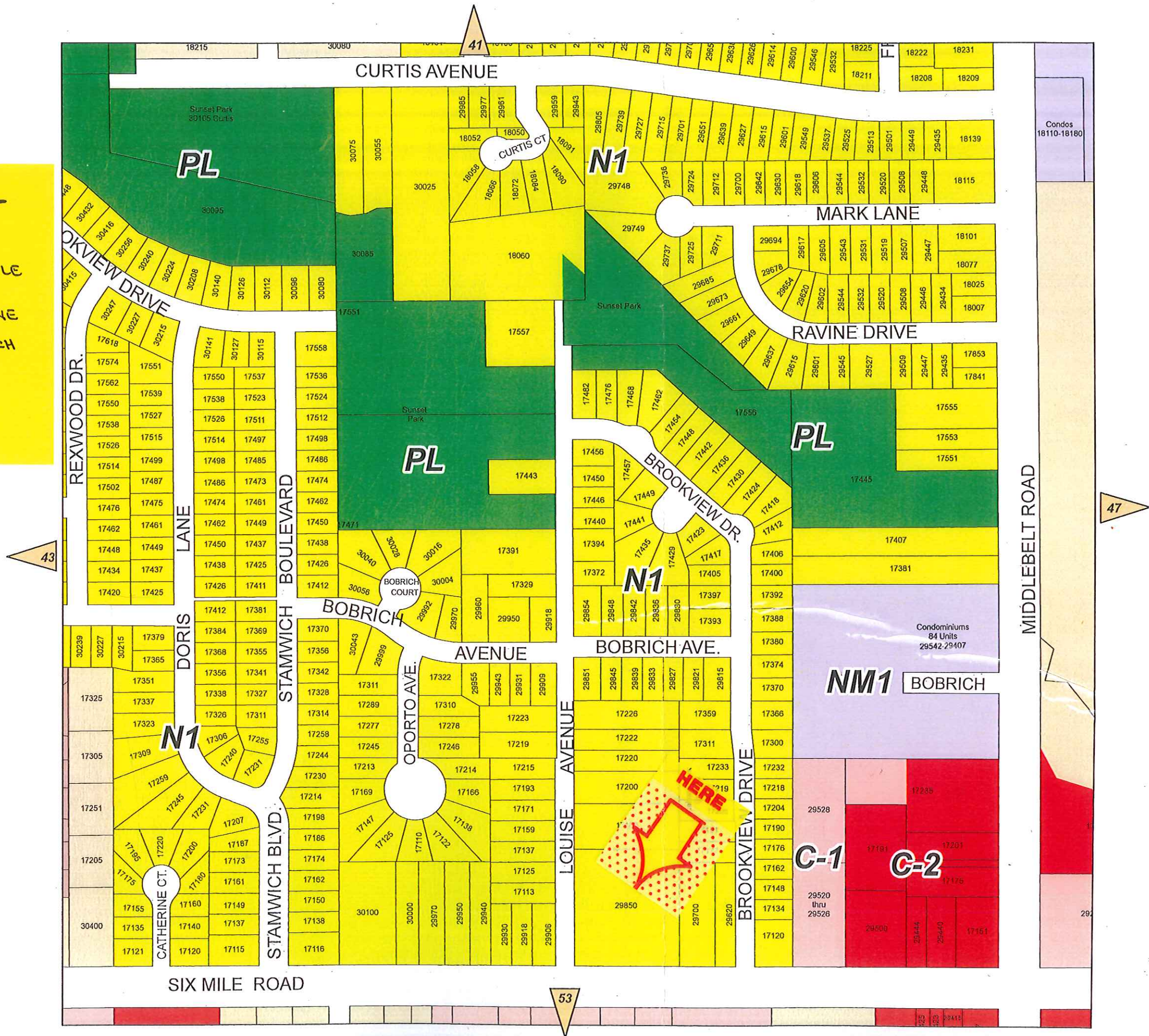
T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

2022 - -
29850 Six Mile
REF: CORNERSTONE
CHURCH



CORNERSTONE BAPTIST CHURCH OF LIVONIA

29850 6 MILE RD
LIVONIA, MI 48152

4236

9-9/720
52

CHECK ARMOR
FRAUD PROTECTION

DATE 5-16-22

PAY
TO THE
ORDER OF

City of Livonia Inspection Dept \$ 350.00
Three hundred fifty ⁰⁰/₁₀₀

DOLLARS

Comerica Bank

Comerica Bank
www.comerica.com

FOR

Sign Fee

[Signature]

Photo
Safe
Deposit
Details on back

⑈004236⑈ ⑆072000096⑆ 1852734282⑈

Cornerstone Baptist Church

SUNDAY SCHOOL 9:30AM

SUNDAY WORSHIP 10:30AM

SUNDAY EVENING 6PM

WE





248-474-3200

YOU HAVE I NEW FRIEND
REQUEST...JESUS
CONFIRM IGNORE

REV. DARRIN LEE, *Pastor*

The Detroit News

www.detroitnews.com

September 6, 2010

<http://detroitnews.com/article/20100906/OPINION03/9060320>

Plucky pastor and good Samaritans save ailing Baptist church

NEAL RUBIN

When a guy like Darrin Lee asks the Lord to send him a sign, he's not usually being quite this literal.

There was the bus, for instance, that's now parked alongside Cornerstone Baptist Church on Grand River, close enough to Eight Mile that it's almost Livonia instead of Farmington Hills.

The Rev. Lee decided the church needed it to pick up children for Sunday school. That was in September 2008, not the best time for large purchases, but he found a used one someplace, painted it white and put on new tires.

The total cost was \$9,779. To pay the tab, he took up a love offering one morning, and the small but enthusiastic congregation pitched in \$9,786.

"God didn't make the mistake," says Lee, 47. "I must have lost a receipt." Either way, he took the figure as a fairly clear indication he was supposed to learn to stop at railroad crossings.

The bright new sign in front of the church was a simpler matter. It's also the reason I tapped on the door of Lee's office the other day, and had a chat with a former car salesman about destiny, coincidence, God's will, or whatever else you want to call the interesting things that keep coming his way.

Another miracle

What's now Cornerstone began its service to the devout in 1920 as Clarenceville Methodist. Several affiliations later, in October 2007, it was a congregation so down on its luck that it could practically have held services in a minivan.

The 12,000-square-foot building with the traditional white steeple was for sale, Lee says, for \$450,000. Moved by the spirit, the members turned down an offer and handed the keys to the burly preacher with the resonant voice who said God had called him to found a church.

He and his wife painted a big plywood sign in their Livonia garage and stuck it out front, where thousands of drivers a day ignored it. Over not quite three years, as attendance grew from 11 to 75 or so, the missed opportunities irked him.

Finally, a parishioner from the Ypsilanti church where Lee had been an assistant pastor dropped by one day and wrote him a spontaneous \$5,000 check. It's not the most dramatic story he tells, but it led to a message that made me smile and want to find out more.

"YOU HAVE 1 NEW FRIEND REQUEST ... JESUS," Lee posted on the illuminated marquee, referencing a standard alert on Facebook. Beneath it were the usual two options: "CONFIRM. IGNORE."

Come to find out Lee didn't make it up. Pithy marquee material is all over the Internet. But I did like the story about the baptistry.

It was meant to be

Cornerstone needed one. "What's a Baptist church," Lee asks reasonably, "without a baptistry?" But not only was money tight, the space for the tub behind the pulpit was unusually long and narrow.

No matter. A friend called one day to report that he'd seen a classified ad in the newspaper, an uncommon listing to start with. Lee made a call. "Well," the seller warned, "it's kind of an odd shape."

The round tables and cushioned chairs in the social hall were a gift from a restaurant in the midst of remodeling. Lee's hardwood pulpit came from a church in Ohio known for helping new congregations; it had been donated the day he called in search of one.

Even Lee's venture into unemployment was well-timed. He'd kept his day job as general sales manager at Holiday Chevrolet, a mile and a half from the church. About the time he was thinking of dropping the safety net, GM closed the dealership.

Whether you use the term precisely or figuratively depends on your outlook, but it's hard to deny: The signs say things at Cornerstone have been downright providential.

nrubin@detnews.com">nrubin@detnews.com (313) 222-1874

© Copyright 2010 The Detroit News. All rights reserved.

APPLICATION FOR VARIANCE

Cornerstone Baptist Church 29850 W. 6th Livonia 48152 734-787-2620
 (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 29850 W. 6th Livonia 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:

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:

The new sign is a little bigger than what we already have, but much nicer and will fit the building and beautify the property. Existing sign is probably circa 1975?

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

Our new sign requires 6" letters because 6 mile rd is 40 mph. A smaller cabinet would require 4" letters that couldn't be read at that speed.

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

The new sign would replace an older sign (1970's) and would beautify the property. The sign is used to post encouraging words for our neighbors and advertise the church as well.

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?

Did not know. I spoke to Randy and he advised going to the zoning board.

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 don't believe that is necessary, we are seeking to install a nicer sign than what we currently have.

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: [Signature]

Please print name of property owner: Dr. Darrin Lee

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

Subscribed and sworn to before me this 1st day of May, 2022

[Signature]
(Notary Public, Wayne County, Michigan)
My Commission expires 10/8/22



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 May 13, 2022, which reads as follows:

LIVONIA VISION 21, SECTION 6.50 (3), A)

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

[Signature]

(Supervisor)

Application for permit filed NO

Violation Issued NO

ZONING BOARD OF APPEALS
CITY OF LIVONIA
MINUTES OF MEETING HELD TUESDAY, NOVEMBER 14, 2023

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, November 14, 2023.

MEMBERS PRESENT: Gregory G. Coppola, Chairman
Jim Baringhaus, Vice Chairman
Christopher Boloven
Martha Ptashnik
Michael Testa

MEMBERS ABSENT: Timothy Klisz, Secretary
Tamara Oliverio

OTHERS PRESENT: Leo Neville, Assistant City Attorney
Harry Ramsden, Inspector

The meeting was called to order at seven p.m. Chairman Coppola explained the Rules of Procedure to those interested parties. Each petitioner must give their name and address and declare hardship for appeal. Appeals of the Zoning Board's decisions are made to the Wayne County Circuit Court. The Chairman advised the audience that appeals can be filed within 21 days of the date tonight's minutes are approved. The decision of the Zoning Board shall become final within five (5) calendar days following the hearing and the applicant shall be mailed a copy of the decision. There are four decisions the Board can make: To deny, to grant, to grant as modified by the Board, or to table for further information. Each petitioner may ask to be heard by a full seven (7) member Board. Six (6) members were present. Secretary, Timothy Klisz, then read the Agenda and Legal Notice to each appeal, and each petitioner indicated their presence. Appeals came up for hearing after due legal notice was given to all interested parties within 300 feet, petitioners, and City Departments. There were 6 people present in the audience.

(7:00)

TABLE OF CONTENTS

APPEAL CASE #	PAGES
1. APPEAL CASE NO. 2023-09-22 (T101023) Stephen Ray 31040 Six Mile Rd.	3-10
2. APPEAL CASE NO. 2023-09-26 Ali and Summer Koussan 16611 Laurel Park Drive	11-26
3. APPEAL CASE NO. 2023-10-27 Aristeo Construction 12822 Stark Road	27-47
ADMINISTRATIVE TASKS	48-49

APPEAL CASE NO. 2023-09-22, Stephen Ray, 31040 Six Mile (Tabled on October 10, 2023): seeking to erect an additional accessory building (30'x50') on property resulting in excess number of accessory building and total building area.

This Low-Density Residential property is located on the south side of Six Mile (31041), between Merriman and Ryan, Lot. No. 054-01-0007-000 (Lots 7,8), R-U-F, Rural Urban Farm District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09 (1), A (Maximum Size), B (Maximum Number).

Accessory Building Area:

Allowed: 820 sq. ft.
900 sq. ft., allowed for housing animals
Proposed: 3,540 sq. ft.
Excess: 1,684 sq. ft.

Number of Accessory Buildings:

Allowed: 3
Proposed: 6
Excess: 3

COPPOLA	Mr. Ramsden, anything you'd like to add?
RAMSDEN	I visited this site last week with the owner and reviewed the accessory structures. One of them is the attached garage to this dwelling. And it has been converted to habitable space and is not a garage. The overhead door's been bricked in; that's 400 square feet, 20 by 20 attached garage. So just to consider that. When looking at 1384 square feet deficient, there were no permits. That's why this didn't pop up. It was done without permits. Who knows when. And so therefore, you're still 1000 square feet deficient instead of 1400.
COPPOLA	So you're saying that the excess included the converted garage?
RAMSDEN	Yes.
COPPOLA	Which was again about how much?
RAMSDEN	400 square feet.
COPPOLA	We now fall just slight below 1000.
RAMSDEN	Yes.
COPPOLA	Gotcha. Anything else?
RAMSDEN	Nope.

COPPOLA Questions for Mr. Ramsden. Mr. Testa.

TESTA So that means also the excess number of buildings should reduce by one?

RAMSDEN That's correct.

TESTA So, it will be two instead of three?

RAMSDEN That's correct.

BARINGHAUS Mr. Chairman.

COPPOLA Yes, Vice Chair Baringhaus.

BARINGHAUS Question for the Law Department or the Inspection Department. What is the difference between a non-conforming use versus a waiver? I saw both terms used interchangeably.

NEVILLE Typically a non-conforming use is one that may or may not comply with current zoning ordinance, it was in effect before and had been grandfathered in and permitted and allowed to remain in existence until such time as immediate change to construction.

COPPOLA Thank you. Anything else? Alright. If the petitioner could give a name and address for the record first.

RAY Stephen Ray. 31041 Six Mile Road.

COPPOLA Mr. Ray, welcome back. So why don't you tell us about what changes you made to your petition.

RAY Sure. So as you'll recall from the last meeting, I purchased the Cape May Kennel on Six Mile back in July. The nearly three-acre property is zoned Rural-Urban Farm. The property has been a kennel since early 1950s. And according to many of my neighbors who have been there a long time, all the properties on the south side of Six Mile were once active farms. My intention is to resume the kennel business. And per your suggestion, I had the kennel inspected and was granted a license. So I'll pass that around, as well as restore and operate the farm on the back 40,000 square feet, to grow my own food for my family, and to share native plants and seeds and education for community projects. The property currently has four outbuildings totaling 1588 square feet, so a little bit... our numbers are different. I am asking for permission from the ZBA to erect a fifth accessory building to house equipment and supplies to operate the farm. My home does not have a basement. So I would also utilize some of the space for items you might normally keep in your basement. I considered your feedback from the last meeting on

reducing the size and perhaps adding a second story. I was able to reduce the footprint by 20% to 30 by 40 by adding a foot and a half of height to accommodate a partial storage loft area. And the height is still within code. So again, thank you for your consideration. And I will pass this around.

COPPOLA Questions for the petitioner?

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Mr. Ray, earlier you indicated you want this to be a working farm. What do you intend to produce?

RAY Well, I'm going to grow crops -- squash and cucumbers and strawberries and things you might normally buy at the market. I want to grow my own food and make sure I know what's going into it. And then I'm also an advocate for native plants and wildflowers. So I plan to propagate those and participate in some community projects with my knowledge and providing some product there too as well.

BARINGHAUS Are you wanting these crops to be sold?

RAY That's not my intention. If that would happen, it would probably be a break-even situation. I don't think I'll get much yield out of it. But we'll see. But that's not my intention. My intention is to use it for my own personal use.

BARINGHAUS Thank you.

TESTA Mr. Ray, when do you intend to open, reopen the kennel, so to speak?

RAY It probably wouldn't be till spring. I'm still moving in at this point. And with the winter coming and if this project gets kicked off.

TESTA And last time I questioned the use of the existing buildings. Now that you have the kennel license, you plan on using all those other structures for their intended use and you won't need them for kennel purposes, and they wouldn't be used for storage, so to speak, that you'd be using your new garage?

RAY That's correct.

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Have you discussed your proposed project with your neighbors?

RAY I have. Yeah. And I believe last meeting there was at least a half a dozen positive responses. And everyone that I talked to seems to be supportive of it.

BARINGHAUS Thank you.

COPPOLA So why don't you just refresh us on materials for the structure. It's going to be comparative to what you provided earlier. And I apologize, I was unable to access the record for any changes that you may have made.

RAY I do have a copy of what I resubmitted if you'd like to.

RAMSDEN I just forwarded it.

RAY Okay. So the basic shape and structure is the same. The materials would be the same. It's just I reduced the length of it from 50 foot down to a 40 foot, so it's still 30 feet wide, still having a porch, a pole frame construction with metal siding, fake dormers on the top.

COPPOLA Metal siding?

RAY That's the intention.

COPPOLA It's going to be corrugated metal siding?

RAY Yeah.

COPPOLA And what color?

RAY It's a dark, almost a black, like a black-gray, brown-gray. Very modern country look. And as the other buildings need paint, I would start to repaint those.

COPPOLA And what utilities will be running out of that?

RAY Electrical and gas. I do plan to have some heat in there, so things don't freeze.

COPPOLA No water?

RAY No water.

COPPOLA And the upstairs is not going to be converted to a living space? It's just storage?

RAY No, it's just storage. It's a loft, kind of a loft storage area.

COPPOLA Any other questions for the Petitioner?

PTASHNIK Mr. Chairman.

COPPOLA Ms. Ptashnik.

PTASHNIK I'm just looking... I was having trouble accessing the new plans. So you're shrinking the footprint by about 20%, but the basic location is still the same as on the original plan?

RAY That's right.

COPPOLA Any other questions for the petitioner? Small audience today. Is there anybody in the audience who would like to speak for or against this petition? Doesn't look like it. Do we have any correspondence?

BARINGHAUS We have one letter, Mr. Chairman. Letter of approval from Anthony Morelli, 30969 Six Mile: "I fully support Mr. Ray's project to erect an additional outbuilding. My own home is two houses east of his. The size and the number of buildings is not a concern. He has plenty of property for it. One of the longest residing residents along Six Mile, I am happy to see Mr. Ray's positive energy. He is a welcome addition to the neighborhood."

COPPOLA Alright, thank you. Anything you'd like to say in closing?

RAY No, I think that covers it.

COPPOLA I'm going to close the public portion of the case and start the Board's comments with Mr. Testa.

TESTA Thank you, Mr. Chairman. So last time, I did have some reservations on this, mainly because of the open question about the kennel license and whether or not you would be able to operate a kennel. Also, there was some confusion regarding the garage that had been converted into a living space. That has since been clarified on both those points. So I am happy to proceed forward and I will vote yes for this. I like your idea of what you plan to use this space for -- native plants for community education, a seed library and some local elementary schools have programs too for the kids. So, thank you very much for what you're trying to do. Appreciate it. Thank you.

PTASHNIK Thank you, Mr. Chair. I also appreciate the foresight and responsibility of approaching your neighbors like you did and didn't just blindsides them with putting up a large building. I also agree you

have a very large property. I'm not usually one to want to put extra buildings on it. But you took the Board's suggestions by reducing the footprint by 20%. I appreciate that as well. I do like what you're going to do. I think it will be positive for the community. So I will be on board with this as well.

BOLOVEN I agree with my colleagues. You checked all the boxes here and listened to the Board and the feedback from last time. You reduced the size. You got the permit that you needed to get. Everything that basically we provided for such a unique property – one, it's a very large property obviously, and the fact of the hardship of not having a basement. We've granted bigger variances for smaller properties. So I'd be in support as presented this evening.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Yes, thank you. I agree with my colleagues. Basically, you took our suggestions to heart at the October 10th meeting. You aligned your plan, especially to our suggestions as well. I do like the fact that you did reach out to neighbors and then also while part of this project will be supporting you, you're also using it as outreach to the community as well. So based on that, I'll support the variance. Thank you.

COPPOLA So Mr. Ray, I appreciate you taking into consideration the comments the Board had, and I apologize for the technical stuff here, that we weren't able to view all the changes beforehand. It's a large property and it's a unique property and its history is unique. I think what you're trying to do to accomplish with this, and I assume it's kind of a missed asset I think for the community. It's going to be interesting. I think it's been a kennel for a while. I don't know the last time there's been horses out there. But this would be somewhat unique. The amount of the excess, while it's not as a percentage a lot, it's still almost 1,000 square feet. You're already a couple of buildings, a building over and this will put you two buildings over, but I think you got the support of the rest of the Board. So I think you're in pretty good shape. So I'll go ahead and open up the floor for a motion.

BARINGHAUS Mr. Chairman.

TESTA Support.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Resolved that the variance sought in appeal case number 2023-09-22 filed by Steven Ray be approved for the following reasons and findings of fact. The uniqueness requirement is met due to size of property as well as the history of the property as well. Denial of the

variance would have severe consequences for the petitioner due to restricted operations and storage within the property itself. The variance is fair in light of its effects on neighboring properties and in the spirit of the zoning ordinances due to overwhelming neighbor approval of the project. The property itself is classified as R-U-F, Rural Urban Farm District under the Master Plan and the proposed variance is not inconsistent with that classification. Further that the variance be granted with the following conditions: that the project outlined this evening be built as presented.

BARINGHAUS I've got a motion by Vice Chair Baringhaus and supported by Mr. Testa. Any discussion? We'll condition it just as build as presented in both construction and location. Go ahead and take a vote.

RESOLVED: APPEAL CASE NO. 2023-09-22, Stephen Ray, 31040 Six Mile: seeking to erect an additional accessory building (30'x50') on property resulting in excess number of accessory building and total building area.

This Low-Density Residential property is located on the south side of Six Mile (31041), between Merriman and Ryan, Lot. No. 054-01-0007-000 (Lots 7,8), R-U-F, Rural Urban Farm District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09 (1), A (Maximum Size), B (Maximum Number) **be granted** for the following reasons and findings of fact:

1. The uniqueness requirement is met due to the size and history of the property.
2. Denial of the variance would have severe consequences for the petitioner due to restricting operations and storage on the property.
3. The variance is fair in light of its effects on neighboring properties and in the spirit of the Zoning Ordinance due to overwhelming neighbor approval of the project.
4. The property itself is classified as R-U-F, Rural Urban Farm District under the Master Plan and the proposed variance is not inconsistent with that classification.

Further, that the variance be granted with the following conditions:

1. The project outlined during the November 14, 2023 must be built as presented with regard to its size (30' x 40') and location.

BARINGHAUS Ms. Ptashnik.

PTASHNIK Aye.

BARINGHAUS Mr. Testa.

BARINGHAUS Mr. Boloven.

TESTA Aye.

BOLOVEN Aye.

BARINGHAUS Vice Chair Baringhaus votes aye. Chairman Coppola.

COPPOLA Aye.

BARINGHAUS All right. Motion passes 5-0.

COPPOLA So you got your five votes, the votes you needed to get passed. So your petition as presented has been approved. The only condition is that you build it as presented, and that's as to the construction and location.

RAY Very good. Thank you very much.

COPPOLA We're looking forward to seeing it. Alright, you can call the next case please.

ROLL CALL VOTE

AYES: 5

NAYS: 0

ABSENT: 2

PASS/FAIL/TABLED: PASS, 5-0

APPEAL CASE NO. 2023-09-26, Ali and Summer Koussan, 16611 Laurel Park

Drive: seeking to erect a six-foot-tall privacy fence upon a corner lot, resulting in the fence not aligning with the existing fence on the west adjacent property. Also, this adjacent property owner has not signed a fence authorization form, which is required.

This Low-Density property is located on the west side of Laurel Park (16611), between Mallory and Bloomfield, Lot. No. 069-02-0053-000, N-2, Neighborhood District, rejected by the Inspection Department under Livonia Code of Ordinances, Sections 15.44.090 (A), 4bi, (B) and 15.44.060 (A) 4, Fences, Residential district regulations.

Rear Yard Setback:

Required: 45 ft.

Proposed: 33.5 feet

Excess 11.5 ft.

COPPOLA	Alright, thank you. Mr. Ramsden, anything you'd like to add?
RAMSDEN	Yes, upon visiting this site, it is clear that there's an inground swimming pool that was permitted and installed back in 1987. I just asked that if this fence is granted that it comply with swimming pool codes as well. The entire perimeter, safety barrier, which is that fence due to it being inground.
COPPOLA	Okay. Appreciate that. Was there an existing fence around that pool?
RAMSDEN	There was.
COPPOLA	Did they comply at the time?
RAMSDEN	I'm not certain of that. I did not inspect it.
COPPOLA	Okay. Appreciate that. Any questions for Mr. Ramsden? Just for clarity now. In the case of this particular fence, two things. If the neighbor's fence was on the property line like they're proposing and they had the neighbor's approval, would they need a variance? So the only thing primarily is number one, because the neighbor built theirs closer to the house, and because they haven't got neighbor approval.
RAMSDEN	That's correct.
COPPOLA	Okay. Any other questions?
BARINGHAUS	Mr. Chairman.
COPPOLA	Yes.

BARINGHAUS Question for Mr. Neville. We received an email at 4:14pm this afternoon from another neighbor. Should that be read in as part of the letters as well?

NEVILLE No, because I think that...

COPPOLA She didn't want to make it public...

NEVILLE She requested anonymity, said it couldn't be part of the record.

BARINGHAUS Okay. Great, thank you. Okay.

COPPOLA Alright. Name and address if you would, please.

KOUSSAN First name is Ali. Last name is Koussan. My address is 16611 Laurel Park Drive South. Livonia, Michigan 48154. Good evening, everyone.

COPPOLA Just make sure you speak a little louder, so we can make sure we catch you.

KOUSSAN Sorry, good evening.

COPPOLA Why don't you tell me about your petition and the variance you're seeking.

KOUSSAN Me and my wife moved in, bought this house about two years ago. We're at a corner lot. So there was a black fence that was probably about, I want to say four feet tall. And that was covering half of the backyard from the side. And then the other half was about a three-foot deck railing that was covering the backyard. So anyone can literally just jump right over, get in there. And my purpose to do a privacy fence was one, privacy. I just had my daughter four months ago. And unfortunately, we do live in a sick world these days. So I would appreciate my privacy for me, my wife, and my daughter. Second, I want to block it off to where no animals or no one is able to get into the backyard, except obviously through the gate. And we wanted to petition to put the fence a little bit lower to where the side of the house is, just because if we put at the top of the hill where the original fence was, it would be aesthetically disgusting to look at. So we had a part of the side of the house where it's completely leveled, where we did want to install the fence to make it look aesthetically appealing. We had three trees, huge pine trees, two of them that got destroyed during the last storm that we had. So our backyard is very, very easy to walk into, unfortunately right now. But that is it. I mainly do want to do it for privacy and safety of our neighborhood.

COPPOLA So I drove by today, and I noticed that there's a berm that's between the sidewalk and your backyard. It's probably three or four feet high. What are your plans for that berm?

KOUSSAN So we wanted to level it out. Because that area all needs to be cleaned up. And we have a tree stump company... we had two tree companies come out. Unfortunately, they couldn't get past the boulders. I just found another company last week, they're going to be coming out next week, God willing, to remove the boulders, remove the tree stumps, so we can level that area out. It's still going to be at a high point, but it's going to be cleaned up.

COPPOLA So what about the trees that didn't come down with the berm? Are you taking those trees out too to level...?

KOUSSAN No, no, I want to keep the trees.

COPPOLA So then where exactly are you putting the fence? In front of them?

KOUSSAN No, so if this is the house... the hill is right here, the trees are right there, the fence would be right, on the right-hand side of it.

COPPOLA So more towards your yard than the sidewalk?

KOUSSAN More towards the sidewalk, if possible.

COPPOLA But the berm pretty much goes to the sidewalk, doesn't it?

KOUSSAN So that part is going to be removed.

COPPOLA All the way down?

KOUSSAN Well, there's a clear path that's about three and a half feet wide of clear path from the side of our house to where our driveway is, all the way to the back where a fence fits perfectly.

COPPOLA I think what I'm trying to understand is because again, you're asking for a six-foot fence. And right now the berm is four feet. So you get three feet. Let's say it's three feet. I didn't measure it. So it's all visual, then you put a fence on top of the berm and you have a nine-foot fence. Or you put a fence on top of a two feet, or three feet of the berm and then you have an eight-foot fence. I'm just trying to understand.

KOUSSAN Correct. So if we had put the fence on the inside near our house closer, it would sit at that four feet top, but if you go to like more towards the sidewalk, it's about a foot and a half off the ground. Probably about a foot roughly. We want to put the fence right there

on the low point just because we don't want that fence to be too high.

COPPOLA So it'd still be like a seven, seven-and-a-half-foot fence?

KOUSSAN Well, I can change it to a five-foot fence.

COPPOLA Mr. Ramsden, when you put a fence on a corner lot along the property line this has to be how many feet within the parking line?

RAMSDEN One foot from the right of way sidewalk.

COPPOLA So only one foot has to be there. Otherwise it's not approvable. So be aware of that.

KOUSSAN Correct. Yeah. And the boulders take off about a foot and a half off of that. So I can't even put it on top of the boulders. So it's going to... yeah. I'd try moving it, but it's pretty heavy.

COPPOLA Why don't you tell me about the level of communication you have with your neighbor behind you and why you believe we should approve the objection of the neighbor. And I would say the objection in the sense that the lack of providing the approval was kind of an objection.

KOUSSAN So she didn't object. My wife went to her house today. She had surgery and we couldn't really communicate with her, and I've been in and out of town with my business in Traverse City. So I couldn't get her approval letter from her. She's okay with it. Lisa is really good friends with us. I also did get an approval letter from my next-door neighbor, Doug. An approval letter from my neighbor on the right-hand side that's across the street that would view it from the side, and the neighbor right next to him as well. And I can also get approval letter from Lisa, which is the lady that lives right behind us as well.

COPPOLA But besides the sidewalk side, or the roadside, you're only putting a small portion based in the backyard neighbor.

KOUSSAN Correct.

COPPOLA You're retaining the wrought iron fence between yours and the neighbor's yard behind you?

KOUSSAN Yeah, so we're connecting our fence to that wrought iron fence. And then next year, God willing, we have a plan to completely remove the wrought iron fence from around the whole house and cover that up to where it matches and everything looks aesthetically nice.

COPPOLA Any questions for the petitioner?

BARINGHAUS I have a question for the building department. Shouldn't the proposed privacy fence match the existing fence?

RAMSDEN Yes, it is in there that it should match in adjoining materials.

BARINGHAUS And at this point what's been proposed by Mr. Koussan, what is not matching?

RAMSDEN It's considerably different.

BARINGHAUS And not according to ordinance?

RAMSDEN Correct.

BOLOVEN Mr. Chair.

COPPOLA Mr. Boloven.

BOLOVEN I guess it's my confusion. I look at the property -- you got that wrought iron fence going along the west line -- I guess it's Mallory - - going up Mallory. The fence you're putting in, are you doing another fence in addition to that wrought iron fence that's staying there?

KOUSSAN So there's a wrought iron fence from our... so if I'm facing the front of the house, there's a wrought iron fence coming from the back on the left going all the way to the back of the house and then it cuts out...

BOLOVEN So from your deck... so I'm looking at a picture, you got a deck...

KOUSSAN No, that's gone.

BOLOVEN What's gone?

KOUSSAN The deck. That's gone.

BOLOVEN But you got the fence right there.

KOUSSAN No, that fence is completely gone. So everything you see off the side of Mallory is nothing there.

BOLOVEN So you have no fence on Mallory, right?

KOUSSAN None. Right now I only have a temporary construction.

BOLOVEN So the wrought iron fence is only to the back neighbor.

KOUSSAN Correct, yes. And that's not covering the whole deck; it's only partial. It's about 60% really.

BOLOVEN Mr. Ramsden, the issue we have here... one is the lack of neighbor approval and then the second would be that this privacy fence is coming into a wrought iron in the back and not replacing that full wrought iron. That's the two issues?

RAMSDEN And also the alignment with the existing fence, that neighbor on the west side. The location. A side yard setback.

BOLOVEN Understood. Thank you, Mr. Chair.

TESTA Mr. Koussan, was there a fence on the south side of the lot at one point?

KOUSSAN It was about... I want to say about 10 feet and it was a small four-foot metal fence.

TESTA Okay, so it protected a lot from people coming in to get to the pool?

KOUSSAN It protected about 40% of the side. Yes, sir.

TESTA What happened to it?

KOUSSAN We took that out.

TESTA Okay, how are you securing the pool at this point?

KOUSSAN Right now we have a construction fence all around from the right-hand side of our house connecting to the back of the gate.

TESTA And you want to basically move that fence line from where it was further to the south so that you have more usable space in your backyard. Is that what I read in your petition?

KOUSSAN Well, more square footage in our backyard is one intention. The other would be to lower the height of the fence because we don't want it too high.

TESTA Okay. So I think you'd have some roadblocks here to discuss. Why not plant more trees for privacy and then just put a smaller fence around your pool area to protect your pool?

KOUSSAN We did a couple designs with our construction people. And aesthetically the private fencing would look a lot nicer. And it will give us more seclusion in our backyard. Because we've lived in that house for about two years now. My wife has not gone in the

backyard and swam once just because it's not as private. Even with the trees that were originally up last year and earlier this year, you are still able to see in my backyard.

TESTA Yeah, I noticed the trees were gone. I assume the storm took them out. But from Google maps from like, two years ago, it was pretty well screened from Mallory. Where would the concern be?

KOUSSAN So if you're walking or driving by you would still be able to see into our backyard fully. Because we had pine trees. And then the bushes and the pine trees were there by about 10 feet into the pine tree on a 25-foot pine tree.

TESTA Couldn't you just plant more trees or vegetation to fill in those pockets that are empty right now?

KOUSSAN So we have a lot of trees already. We have about 14 arborvitaes in the backyard that are covering from the back and the right-hand side.

TESTA And then without the neighbors' approval?

KOUSSAN Well, we didn't know we needed the neighbors' approval literally until we got the variance in.

TESTA Understood, but you're going to have to match their fence style, which would be wrought iron unless they agree to change it to what you want right now. I don't really see how you have a way forward without their...

KOUSSAN We'll get an approval from them because the back fence where hers is -- the black gate -- is going to be removed. And we want to put a privacy fence all the way down. And that's something we both agreed on. And I spoke to her about a couple times.

TESTA Okay. Thank you, Mr. Chair.

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Thank you. Question for the inspection department. How many signed neighbor authorizations do you have for this project?

RAMSDEN I don't believe any were submitted... were they?

KOUSSAN They told me to bring them to the meeting. Here's three of them.

RAMSDEN When were these signed?

KOUSSAN Earlier this week, and today... and I believe it is today.

RAMSDEN Are these the neighbor to the north and the neighbor to the west?

KOUSSAN This is the neighbor to my left, the neighbor to the right, and their next-door neighbor that's facing our side. Because we're on our corner lot.

RAMSDEN So let me rephrase my question. Are these adjoining property owners?

KOUSSAN So, Doug is and then Lisa is literally right behind us who had the surgery, which we couldn't communicate with her right now, unfortunately. And then you have Pat and Mike that are on our right-hand side and then the person that is next to them as well.

TESTA So there's not a letter from Lisa, right?

KOUSSAN No, not yet.

COPPOLA So you're saying that you didn't know you needed these?

KOUSSAN Well, I didn't know I needed them. I didn't know they had to be turned in before this meeting. The inspector told me to bring those with me to the meeting.

COPPOLA When you went in for your permit and they told you needed a variance, did they also tell you that you needed to these authorizations in?

KOUSSAN Yeah, they told me you got to get authorization and should have those signed by your neighbors and bring them to the variance meeting.

BOLOVEN Mr. Chair.

COPPOLA Mr. Boloven.

BOLOVEN Mr. Ramsden, if that fence would just go along Mallory and then stop at the corner and not turn to go into the wrought-iron fence, is that acceptable? If he had neighbor approval?

RAMSDEN No, it can't be in a side yard on a corner lot. It has to align with the corner of the home under our ordinance.

BOLOVEN Right. So right now, I guess the issue is that it's not aligning with the existing fence. So that comes up the...

RAMSDEN The south line, yep.

BOLOVEN If it comes up the south line and just stops there instead of turning right, would that be acceptable?

RAMSDEN Aligning with the neighbor to the west-side existing fence?

BOLOVEN So you have basically the wrought iron right here, and then you have the privacy fence here?

RAMSDEN The location, yes.

BOLOVEN So that's okay other than the fact that we haven't seen neighbor support on that.

RAMSDEN Correct.

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Mr. Koussan, just so I'm clear... your neighbor at 37883 Mallory is across the street from you?

KOUSSAN They're facing like... we're right here...

BARINGHAUS They're on the other side of Mallory from you?

KOUSSAN Yes, right across from us. Yes, sir.

BARINGHAUS Okay. Same with 37851... again, same scenario.

KOUSSAN Correct. Yeah, I wanted to get their authorization because I want to make sure that they're okay with looking at the fence.

BARINGHAUS And then your one neighbor at 16643. That's the neighbor adjacent.

KOUSSAN Yes, sir.

BARINGHAUS How many privacy fences are in your neighborhood today?

KOUSSAN Right now, from what I've seen just yesterday and today, two.

BARINGHAUS Because I saw [only] one. And I'll take your word for it too. Given the fact that the majority of your neighborhood does not have privacy fences, have you looked at other alternatives for ensuring privacy within your backyard besides putting up the six-foot privacy fence, which you kind of admitted is out of character for the neighborhood?

KOUSSAN Well, I wouldn't mind lowering it to be five feet, so the height doesn't surpass six feet. The only other thing I was able to think of was lining up arborvitaes along the side of the house. Two issues with that is, it destroys the pool, with all the leaves that come in it. And then another thing -- which I can actually show you a video that happened to my best friend's house. There was a deer that got into his pool and destroyed his cover. Animals will still be able to get through the arborvitaes. It's not going to be secure. Yes, we can get arborvitaes to block the view off from our backyard. But to block animals from coming through that and getting into the pool or God forbid something happens, that's not really going to protect the backyard.

BARINGHAUS Does neighborhood have a homeowner's association?

KOUSSAN It does. Yes, sir.

BARINGHAUS Does it have restrictions on privacy fences?

KOUSSAN I'm not aware.

BARINGHAUS Okay, thank you.

KOUSSAN So this is just kind of the backstory. We've lived in Section 8 apartments our whole life. This is the first time me -- well, my wife has lived in a home before -- but this is my first time actually living in a home. So I'm not familiar with home associations, and most of anything really [about] owning a home. This is still new to me. And I'm still learning as I go. My whole purpose and intention is just to make sure that my family is protected from the view of other people. And we have our privacy and protect it for the neighborhood as well.

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Okay, thank you. Yeah, the reason I mentioned if your neighborhood had an existing homeowner's association, because a lot of neighborhoods in that area do and it's pretty typical for homeowner's associations to be very specific on the type of fences that they do allow in those areas, and they're very specific on what they don't allow. And a lot of times it's not... privacy fences are not allowed, but wrought iron, which you have on the property usually is considered acceptable with a lot of homeowner's associations. You have no knowledge of those restrictions.

KOUSSAN I did not. I mean, I've seen two privacy fences in my neighborhood. So I didn't assume that there was a restriction on privacy fences.

BARINGHAUS Okay, thank you.

COPPOLA Other questions for the petitioner. Seeing there's no more questions, does anybody in the audience want to speak for or against? Seeing none, do we have any correspondence?

BARINGHAUS Yes, Mr. Chairman, we have four letters. First letter, a letter of objection, Blake Springer, 16658 Blue Skies Drive: "Construction on a six-foot privacy fence is not consistent with any other properties in the area. The fence would not match fences and would not be aesthetically pleasing to look at."

Letter of objection. Pamela Wheeler, 37898 Munger: "I object to the installation of a six-foot fence. I'm the original owner of my home and built it here almost 40 years ago. I am invested here. Laurel Park is a desirable place to live. It is an inviting neighborhood with mature trees and beautiful landscaping. We specifically chose to build here due to the deed restrictions, specifically no fences. Fences have been required for pools. Most have natural vegetation surrounding them. when privacy is desired. 16611 Laurel Park had that privacy. I am afraid that the value of my home will decline if boxing property with six-foot fences becomes acceptable. I want my neighborhood to remain inviting and not closed up. I respectfully object to this appeal."

Letter of objection, Dennis Long, 38001 Mallory: "I am opposed to the erection of a six-foot high enclosed privacy barrier at 16611 Laurel Park. The existing renovated ground swimming pool area essentially the entire rear yard I suspect previously had a natural shrubby privacy barrier, which was acceptable. The natural privacy barrier could be restored and the desired property privacy maintained. The proposed barrier would be totally inappropriate and would adversely alter the character of our subdivision. Our deed restrictions address fences and auxiliary enclosures. A barrier of this proposed type and dimensions could be expected in rural areas and in auto dismantling and scrap processing operations, not in a residential subdivision. I am opposed to this proposed barrier."

Letter of objection. Alaa Abu-Sayf, 37979 Mallory Drive: "Dear Sir and Madam at Livonia city. Me and my wife, Randa Abu-Sayf, reject request the building of a six-foot tall fence by the neighbor mentioned in this notice, as we are concerned this will change the current welcoming environment we have lived through the last nine years of being in this area." And that's the letters.

COPPOLA Mr. Koussan, anything you'd like to say in closing before we move forward on our vote?

KOUSSAN I really just want protection and security for my family with our own privacy. So whatever terms and whatever installations we can do to get that. If a six-foot fence doesn't work, a five-foot fence, I'm okay with, the four-foot fence, I'm okay with. I just want to make sure that we have our own privacy, just for the sake of my family and my newborn daughter. I just don't feel comfortable and they don't feel comfortable sitting in the backyard with no privacy, really. So I'll do whatever is needed. And I obviously don't want to upset anyone or make anyone feel unwelcome by giving my family privacy. So if there's anything we can do to come to an agreement to where we could have own privacy, and it's still in terms with the ordinance of the City, I am for. That is it.

COPPOLA I'm going to close the public portion of the case and start the Board's comments with Mr. Boloven.

BOLOVEN Thank you, Mr. Chair. Unfortunately, I can't support this as presented this evening. I'd be in support of a tabling. You've got two issues here. One, that backside fence, you can't go from one type of fence to another type of fence. And I think you've heard that you either got to stop on the one side, and then eventually you're going to take out that wrought iron one in the back. But that's the first issue. You can't have two different types of fences. Second one is you need the neighbor approval. And right now you haven't given us neighbor approval for all the adjacent neighbors. You have strong neighbor objection across the street. There's a couple of even more down the street. But right now the only one that I saw in this paperwork that you provided today was 16643 Laurel. You didn't provide the adjacent neighborhood to the back, which is 16626 Blue Skies, I'm guessing or Mallory, depending on where their front door is. So with both those, you kind of get ideas for what you would need to get approved, at least for a side fence. But right now as presented, I couldn't do that, and I'd be in support of a table.

COPPOLA Alright, thank you. Vice Chair Baringhaus.

BARINGHAUS Thank you. Yeah, I agree with Mr. Boloven's comments on the fence. The two fences definitely don't match, which does not comply with the ordinance. Now with adjoining neighbor approval, that's a very basic requirement of this. [There are] general neighbor objections to the whole project in general that we've heard tonight. Several of your neighbors in the letters mentioned the existence of deed restrictions, and quite possibly homeowners' association restrictions. And based on what I saw in the neighborhood I agree with that, because it has that kind of a look. There's a lot of... alternative types of fences are either wrought iron or they're maybe wooden, four foot by four-foot types of fences. And I agree with the neighbors: I think the addition of a privacy fence is going to definitely alter the character of the neighborhood. Right now that

neighborhood is very natural, it's very open. There are some chain-link fences. There are not six-foot privacy fences, predominantly in the area. So based on those conditions., I will not support the variance.

TESTA

Thank you, Mr. Chair, I also cannot support as presented today. I would be in favor of a table motion. Obviously, I know you're new to this, new to homeownership. I want to give you a chance to go back and maybe rework your proposal, talk to your neighbors, especially you need to get the approval from your neighbor right directly behind who has the wrought-iron fence who's mostly impacted by this. I'd also like to see you get approved from your homeowner's association that they would allow this type of fence. I think without those two things, I couldn't be in support of this. I do think you have other options where you could plant something, such as arborvitaes to give you the kind of seclusion, for lack of a better term that you're looking for, or privacy, and then put a smaller fence directly around the pool area to make it secure. I can leave that up to you to decide how you want to rework your proposal.

PTASHNIK

I'm in complete agreement with all my colleagues here. I would suggest a tabling as well to give you the opportunity to talk to the neighbor. As far as trying to keep the deer out, I don't know if you could put a ten-foot fence up to keep the deer out. That's just my own experience with them. We actually have a hot tub in our backyard and we have arbs around it and we don't have any issues with leaves getting into the water. So that's a great way to do some privacy and some seclusion, as my colleagues have mentioned. Yeah, I need to see proof from your HOA basically on the deed restrictions and would also want to see the neighbor support. So I'd be in favor of table, but I will not be able to support today.

COPPOLA

Thank you. I can support it tabling. I think all the good points are brought up in regard to the neighbor behind you actually getting it signed, a signed approval from that neighbor, confirmation as to whether or not there's homeowner association restrictions--and if there are, you'd need their approval. I think you have some alternatives too. I think there's ways you can provide some privacy around your pool. I think you're primarily concerned with the section that's facing Mallory. There are ways to do that. People have put in barriers, like a partial fence, and there's other options. You know, when I drove through that neighborhood, I saw the one and a half of privacy fences. When I say half, there was one that had kind of like a privacy barrier they put up that was just two sections of the fence that they had between their neighbors. It looked like they were looking for some privacy. The other privacy fence was backing up to 275. So those were the only privacy fences I saw. I did see some chain link, a lot of wrought iron and actually mostly just open. So, a large fence like that sitting in the street would really look out

of place, especially that's one of the main entrances to the subdivision. Everybody would drive back by there. So, I think if you can come back with approval of your neighbor behind you, confirming to us if there's an HOA and if there is what the restrictions are, if there aren't any restrictions that need the neighbors' approval, and if there are restrictions, you'll need to get those waivers from your homeowner's association. I think from my perspective, I would consider a variance. So I'll go ahead and open up the floor for a motion.

TESTA Mr. Chair.

COPPOLA Mr. Testa.

TESTA Resolved that the variance sought in appeal with the 2023-09-26 filed by Ali and Summer Koussan be tabled so that the petitioner can rework their proposal and seek approval from the adjacent neighbors, provide proof of the homeowner association allowing fences, and in general take into consideration the feedback from the Board tonight.

COPPOLA I have a motion by Mr. Testa, supported by Ms. Ptashnik. Let's take the vote.

RESOLVED: APPEAL CASE NO. 2023-09-26, Ali and Summer Koussan, 16611 Laurel Park Drive: seeking to erect a six-foot-tall privacy fence upon a corner lot, resulting in the fence not aligning with the existing fence on the west adjacent property. Also, this adjacent property owner has not signed a fence authorization form, which is required.

This Low-Density property is located on the west side of Laurel Park (16611), between Mallory and Bloomfield, Lot. No. 069-02-0053-000, N-2, Neighborhood District, rejected by the Inspection Department under Livonia Code of Ordinances, Sections 15.44.090 (A), 4bi, (B) and 15.44.060 (A) 4, Fences, Residential district regulations, **be tabled** so that the petitioners can rework their proposal and seek approval from the adjacent neighbors, provide proof of the homeowner association allowing fences, and take into consideration feedback from the Board during the November 14, 2023 meeting.

PTASHNIK Support.

BARINGHAUS Ms. Ptashnik.

PTASHNIK Aye.

BARINGHAUS Mr. Boloven.

BOLOVEN Aye.

BARINGHAUS Mr. Testa.

TESTA Aye.

BARINGHAUS Mr. Baringhaus votes no. Chairman Coppola.

COPPOLA Aye.

BARINGHAUS Motion passes 4-1.

COPPOLA Your petition has been tabled. You have an opportunity to take into account the Board's comments. I think some of those were related to getting the neighbor behind you, getting her to sign off on a waiver or approval. We need confirmation on the homeowner's association, whether there's restrictions for a fence. And if so, then you'll need a waiver from them also. So, consider that. Those are some of the things we've mentioned. So any questions you have for me in regard to your next steps?

KOUSSAN So, get the letter from the neighbor who lives behind me, and you said get something from the home association?

COPPOLA You mentioned there's a homeowner's association?

KOUSSAN Yes.

COPPOLA So, there's lots of different homeowners' associations. Based on the lack of fences in that neighborhood, I'm suggesting that the homeowner association has a restriction on fences. You'll need to communicate with your homeowner's association and find out if there is a fence restriction. And if not, then you need to communicate that to us. If so, you'll need to get a waiver from the homeowner's association.

KOUSSAN Got it. Makes sense.

COPPOLA And you'll need to come back with that waiver.

BARINGHAUS Mr. Chairman, would it be possible to get the whole set of homeowner's guidelines?

COPPOLA [UNCLEAR].

KOUSSAN I can do that, of course. That works.

COPPOLA Any other questions?

KOUSSAN No, that's it. Thank you, guys, again for your time.

COPPOLA Thank you.

KOUSSAN Thank you. Have a great day.

ROLL CALL VOTE

AYES: 4

NAYS: 1

ABSENT: 2

PASS/FAIL/TABLED: TABLED, 4-1

APPEAL CASE NO. 2023-10-27, 12822 Stark Road: an appeal was made to the Zoning Board of Appeals by Aristeo Construction, seeking to erect a six-foot-tall chain link fence within the front yard setback, which is not allowed. Fences cannot extend past the front building line toward the street. The fence extends approximately 9.5 feet beyond the front building line. The proposed fence has a polyethylene fabric to it which is not allowed.

This Tech and Manufacturing property is located on the east side of Stark (12822), between Schoolcraft and CSX Railroad, Lot. No. 109-02-0019-001, Manufacturing District, rejected by the Inspection Department under Livonia Code Ordinances, Section 15.44.100, A (Industrial District Regulations).

COPPOLA	Alright, thank you. Mr. Ramsden, is there anything you'd like to add?
RAMSDEN	There was a permit that was issued for a chain-link fence by our department to the front of the building. Unbeknownst to us that it was site obscuring with plastic slats. Upon inspection by the building inspector that inspected that permitted fence, it was noticed that it was site obscuring with plastic, and it is 95 feet in front of the building to the east towards the right of way.
COPPOLA	When I drove by there today, [I noticed] there's a fence all around the front of the building. So that was not part of their proposed fence.
RAMSDEN	That's correct. I believe there's probably construction fence still existing. That building has been final approved.
COPPOLA	And then the section that is 95 feet in front of the building is on that south side?
RAMSDEN	Correct.
COPPOLA	Any questions for Mr. Ramsden?
BOLOVEN	Clarification from Mr. Ramsden. You said there was a permit given. Had the plastic not been on there, would this be okay?
RAMSDEN	It would be okay to the front of the building which is the west side because it is currently 95 feet in front of the front fence.
BOLOVEN	So that original permit didn't have it going past 90 feet?
RAMSDEN	That's correct.
BOLOVEN	Thank you.

COPPOLA Anything else?

BARINGHAUS Yeah, question for the law department. The public notice states 9.5 feet... I don't know if that's critical.

NEVILLE A very good question. I didn't catch that.

COPPOLA So it's 95 feet. A typo. I don't think we can change that. Alright. Anything else? All right, petitioners if you can give your name and address and spell your last name for the record, please.

BARTON I'm Michelle Barton. My business address, we're at 12811 Farmington and now 12822 Stark Road.

RIGONI John Rigoni, and we have the same address.

COPPOLA Thank you. So why don't you tell us about your petition and why you believe there's a hardship that would suggest the variance be approved.

RIGONI So actually, if we can start, we are under the opinion and impression that the extension on the south side, heading west to Stark has already been approved. I think Michelle has some documentation.

BARTON I have a permit showing it was approved. So when this originally came out, we had called twice because we said we're not necessarily talking about a variance for the 9.5 or 95 feet. We're just talking about the privacy material on the fence. So I don't know if we need to clarify that. I have something right here that states on 7/20, this was approved.

COPPOLA So, you provided a layout at the time?

BARTON Yeah. I think I actually have it.

COPPOLA Mr. Ramsden, can you pull that permit up?

RAMSDEN I will shortly for you.

COPPOLA Okay, so let's set that aside. Why don't you help us understand the sight-obscuring addition to the fence that wasn't part of the approval.

BARTON So I brought some pictures for you because it's not as sight-obscuring as it looks, right? When you see the word "privacy fence," you kind of think of the junkyard woven in fences. This is what we would call kind of semi-transparent. Part of the reason we decided to ask for this variance was... so we have been members of the

Livonia community for over 35 years, and we've been primarily the last 30 at the 12811 residence. That houses our office building, as well as our steel fabrication facility, and our yard and warehouse facility's mechanic shop. We purchased the property directly behind Farmington on Stark, with the hope that we can make one big complex so we wouldn't have to move those facilities. One of the challenges with building a nice, beautiful office building in an industrial area is you do have the people right next to you. There's a lot of debris, there's a lot of dust, there's a lot of industrial-type processes that go on. And so our hope was that by putting the privacy material there, not only would it cut down on debris, vegetation that tends to grow and kind of look unsightly, but it gives the more polished look for the building that we're trying to go for.

COPPOLA What kind of debris are you trying to keep from entering your property? Because those holes are big enough. It's not going to keep dust out...

BARTON So, there are a lot of manufacturing processes and you do get in that area, unfortunately, a lot of trash. Farmington is busy. You're right off the freeway. So, our hope was to keep up with the building. Right next door, I believe, they have now new tents erected. I don't even know what they're doing anymore. It was Fraser Tea. And then I believe the other side of the property is metal manufacturing. And so you're getting a lot of debris from that as well.

RIGONI But to be perfectly candid and honest, the style of the fence goes along with the design of the building.

RAMSDEN Would you like me to read the permit that was issued? It was issued on 7/20 of this year. The description is "Erect six-foot tall, black chain-link fence, including three sliding gates. Two at 30 feet. One at 18 feet wide for approximately 1350 feet. Setback from parking lot is the front yard setback, or building setback, whichever is greater. Meaning the front corner of the building, which would be the west one. That's a permit that was issued.

COPPOLA That's aligning with the ordinance?

RAMSDEN That's correct.

COPPOLA So there was a misunderstanding, perhaps. But the rest, would it comply -- at least the permit would comply with the variance based on the history here. Okay, questions for the petitioner?

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS In the application, you mentioned there were some security concerns that drove the design of the fence. Can you elaborate on that?

BARTON Yeah, so one of the things that we do relatively often... we have about 250 people come to our facility every day. We're not a work-from-home facility. A lot of those people work hours that are not typical nine-to-five. And so in that industrial area, our hope was that the privacy fence gives you a little bit more security, particularly at night, when you have maybe some of the manufacturing areas that are darker and nobody's around in that area as much. And so we thought that it kind of obscures the cars if people have to work late. We often have to do that. We're a construction company, obviously. We turn in bids at all hours of the day and night. And so that was kind of the hope for it as well.

BARINGHAUS And then the employee parking facility will be in the front or the back of the building?

BARTON The back of the building.

BARINGHAUS Is there truck traffic going through that lot as well?

BARTON So I mean, apart from FedEx and things like that, other than that, no.

BARINGHAUS No materials?

BARTON No, that's already on the Farmington side.

BARINGHAUS Thank you. Mr. Chairman, I do have a question for the inspection department. Was that type of material, the polyurethane, was that grandfathered in at one point? Because I've seen similar practices in other facilities throughout the city.

RAMSDEN Not that I'm aware of. That fabric is addressed in 15.44.070(D)_. It says, "no slat fabric."

BARINGHAUS Okay, so there was no change 20 or 30 years ago...?

RAMSDEN No.

TESTA Question for Mr. Ramsden. So when the City inspected the fence when it was put in, was it approved or that's...?

RAMSDEN It was disapproved.

TESTA So we're not considering that from a city standpoint, a chain link fence?

RAMSDEN	That's correct.
TESTA	I have a question for the petitioner. Now looking at the picture, that's better than what was submitted. So thanks for bringing the photos tonight. That doesn't look like a chain link fence to me, either. So, what was the rationale for not putting it in a chain link fence?
BARTON	That is a chain link fence. It's just got the material, the privacy material in it.
TESTA	So you could take that privacy material off and behind it is a chain link fence?
KOUSSAN	It is a chain link fence, yes. You just take it out. It's not the typical woven slats that you see; there's locks in it. So it is a little bit more cumbersome to take out. It kind of comes out in bigger sections.
TESTA	So they're not sheets, they're like strips that you put in?
BARTON	It's more than a strip. It's kind of a section of groupings, if you will, that are locked together with the different panels kind of going the opposite sides. So it is a chain link fence, though.
TESTA	So your understanding was you were in compliance and that that additional screening was okay?
RIGONI	Unbeknownst to us, we did we didn't know we were out of compliance. We didn't know our designer didn't put the material they specified on the drawings. It wasn't until the inspector brought it to our attention. And to be perfectly honest, which I don't think it's 95 feet; I was out there today. The piece that goes from the corner of the building to the west, we didn't even know that was an issue. That's never been brought up by our inspector.
BOLOVEN	Mr. Chair.
COPPOLA	Mr. Boloven.
BOLOVEN	Question for the petitioner, if this Board were to give you an extra 95 feet, but the condition is you got to get rid of the fabric, would that be acceptable?
RIGONI	We'd prefer to get rid of the 95 feet and keep the fabric. Truly. Because like Michelle mentioned, it truly is for security purposes. There is an electronic gate on the north side and the south side of the property that closes. It keeps people's cars [out of public view] and provides some sense of security.

BOLOVEN So you'd be willing to get rid of that extra 95 feet and come back to the building line but keep the fabric?

BARTON If we had to. I'd have to see what the existing was before. And again, until we talked about this we've been told by our team and the inspector that everything was good to go on the actual setback. So, if it's not, we're going to have to kind of take another look at that.

BOLOVEN But the other worry is that Stark is obviously a very busy road. Coming out that far with a sight-obscuring fence, what potential issue could be caused by that?

BARTON So you can see past it. It does not go all the way to the end of the driveway. You can definitely see when you're turning in and out.

RIGONI And that gate, which is the south side, is the entrance. The north side is designated as the exit.

BOLOVEN Thank you, Mr. Chair.

COPPOLA Anything else?

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS How would you maintain that black fabric, if someone backs into it and it tears in the material? How is that repaired? Is it replaced?

BARTON It just has to be replaced. You'd have to cut it out in a section. And truly, it's probably... the pictures make it look a little bit challenging. It's flexible enough... if a car backed into it, unless it flew right through it, it wouldn't do too much damage to it.

COPPOLA Send me the picture.

BARINGHAUS Mr. Chairman. I have another question. On the side of the building where the fence extends well past the building, what was the rationale for that? Because it's quite a distance from the cantilever gate? I don't see how that would make the property more secure.

BARTON You're saying the front part?

BARINGHAUS Yes.

BARTON So what we were told with the front piece is there was an existing fence between us and the neighbors. And I believe when we put our construction fence up, it kind of extended over and then the

fence that you saw today that you mentioned that is construction fencing that kind of went up and around. I was told that the neighbors agreed to keep it there when we put our fence in. And that from an inspection standpoint... that again, to John's point, has nothing to do with security. We could take that out if we needed to; we were just under the impression that it was okayed with the City inspector.

BARINGHAUS And then on the other side of the property, on the side where it doesn't extend all this far. In other words, I'd kind of like to see the material. I guess I'm trying to understand why you're extending the material so far past your gates, on both sides.

BARTON So, there's a building on the north side... that's the metal manufacturing. It's actually a nice-looking building. There were some scrubby trees and things like that; they didn't really maintain the existing fence. So that one's not as much of a problem. On the other side, that was the old Fraser Tea -- that I don't know who owns that property now, nor what they're doing on it -- but that's gotten a little unkempt, I will call it, over the last year that we've been building the building. So there's a lot of overgrown plants and things like that would be more on the unsightly side.

BARINGHAUS So the Fraser Tea building, they relocated, didn't they?

BARTON Yes, they did.

BARINGHAUS So that building is identified as Fraser Tea...

BARTON I don't even know who bought it.

BARINGHAUS So, in other words it's not occupied right now.

BARTON Somebody's there. Somebody is occupying it, whether they're leasing it or not. And they still have trucks there relatively often.

BARINGHAUS Okay, thank you.

BOLOVEN Mr. Chair.

COPPOLA Mr. Boloven.

BOLOVEN Mr. Stierna or Ramsden, sorry.

RAMSDEN Fair enough.

BOLOVEN I'm looking at the site plan from NSA Architecture. It was part of the package here. That's got a highlighting of the fence. You got that?

COPPOLA Was that submitted with the permit? Is that what you're asking?

BOLOVEN Yes. Was that submitted with the permit is my point?

RAMSDEN Yes.

BOLOVEN Okay, so I added up at the fence just now. And it comes to 1350. Is this yellow highlighting showing that excess 95 right now? Because I believe it is, but I want to make sure.

RAMSDEN On the south line, yes.

BOLOVEN So, where was the confusion? If they gave me 1350. This totals 1350. They see where it was going to go. Why'd they approve it? I guess that's my question.

RAMSDEN It was approved with that setback from the right of way.

BOLOVEN So, even though they submitted it as is, and it says, yeah, you're getting 1350, that setback was supposed to be the limiting factor on it?

RAMSDEN Correct.

BOLOVEN That's where the confusion was.

RAMSDEN That's my understanding.

COPPOLA A quick question for Mr. Ramsden. Can you put a privacy fence on a commercial property? In other words, if they wanted to put up a site-obscuring fence, could they have done that?

RAMSDEN Yes. At the rear corner of the building, not the front corner, where a chain link fence is.

COPPOLA But they can move the non-site-obscuring up to the front of the building?

RAMSDEN Correct.

TESTA Mr. Chair. Question for the petitioner. So I guess maybe I'm gonna nitpick wording here. But I think you said that you would consider this fencing to be opaque or...

BARTON Semi-opaque, semi-transparent.

TESTA But at the same time, you want that polyurethane fabric for privacy purposes, right?

BARTON Correct. So, from a privacy standpoint, especially at night, it looks much darker. You cannot see through it at night. That's kind of the caveat there. This is taken right when the sun hits it. So it looks a little bit more see-through if you will. To me, it's more about the nighttime over there than anything else from a security standpoint.

TESTA Okay. Can you give examples of issues? You haven't been there long, but what issues have you had or what issues specifically are you trying to prevent?

BARTON So we have been at the property behind it for 30-something years. So I'm going to use in that area. In the past, we've been broken into no less than three to four times. We have had people come to our building that are homeless vagrants. We have had... help me out here.

RIGONI So, the Livonia Spree fireworks always draws a problem in our parking lot, on Farmington. I don't know about Stark, but... there's cars that are left in our parking lot that we have to have towed, because somebody has left it there.

BARTON Right. So, it is kind of something for us. And we do have a lot of people who work late hours as well... is one of the concerns there. Being in an industrial area and your neighbors typically aren't super well lit. There's not a lot of newer buildings there. So maybe the code is not as up to standard as what we're building today. So that's kind of the concerns there.

TESTA So how does that adding that screening prevent the issues that you have had? Like, are you thinking that if someone can't see through there, they're not gonna break through your fence?

BARTON I think it just gives us more privacy. And if you can't see the cars going through, you're not going to be as apt to try to break in through the fence. Right? And again, bear in mind too, the fencing will be closed after business hours, like normal business hours. So I just think it gives you a little bit more of a secure feel.

PTASHNIK Mr. Chair.

COPPOLA Ms. Ptashnik.

PTASHNIK Question for the petitioner. Do you have any kind of 24-hour security?

BARTON We do.

PTASHNIK Manned security, cameras?

BARTON Cameras.

COPPOLA Let me ask this question. So, the section that you really want the security for if I've heard you correctly -- let me finish and correct me if I'm wrong -- seems to be the area that's kind of behind the gates, right? So that's area where you really want security. And if it makes sense, it's why you have gates, right? You want security. So when you think about that... Well, I can understand kind of, and that's also pretty close to where the back of the building is and where you're only allowed to have a privacy fence. So would you ever consider as a compromise, removing the sight-obscuring material from the fence that's in front of the two gates? In other words, from the gate to the west. So in other words, nothing in the front, the front of the back of the building, would be sight-obscuring, but everything behind, you'd be able to keep all that sight-obscuring. And it's not really sight-obscuring; I shouldn't say that. But whatever you want to call the material that you put in there, so as a compromise... say, okay, I understand your issue. You really want to protect the area behind the gates. So you keep the material for the stuff behind the gates as a compromise but in front of the gates, it's gotta be removed. Is that something that you would consider? Correct me if I'm wrong in any of my assumptions.

RIGONI So just to clarify what I think I heard you say. And can I give you a copy of this, just so we're looking at the same thing?

COPPOLA Yeah. I have it on my computer. I'm looking at it right now.

RIGONI Okay, perfect. So from the gate, if you're looking at the south side -- from the gate of the south, heading east, you're saying...

COPPOLA Heading west....

RIGONI So, heading west towards Stark, it would come out. Heading east towards Farmington, it could stay.

COPPOLA Everything but the gate behind would stay. So that's a compromise suggestion.

RIGONI Yeah. I understand. And is it also a suggestion that it could also stay on the two gates?

COPPOLA From my perspective, I would find that acceptable. And then to north, the same concept in the north. Everything to the west of the gate would...

RIGONI ...come off and anything from the gate, including the gate, to the east could stay.

COPPOLA Right. I think part of that is also when I look at this during the daytime -- and I drove by there today -- it's not like the slats that we've seen or the people that put the fabric up. It's not sight-obscuring, but...

BOLOVEN Mr. Chair, I just want to understand what you're saying. So, if I'm looking at that picture, if I'm looking at the south, I'm at the 35-foot line, that's the gate. You're saying take away on that highlighted line all the way going west, past the 205 there or Stark.

COPPOLA I'm not sure that 205 represents that area.

BOLOVEN Just for the picture. So from there that's removed, and then from the north side, the 40-foot gate and going from there west Stark up the 140-foot line.

COPPOLA Correct. That's what I was suggesting.

RAMSDEN May I comment? Just for clarity, Greg, what you're suggesting is removing the entire fence or removing just the slats from the chain link fence?

COPPOLA Just the slats from the chain link. For clarity.

TESTA For clarity from the petitioner, what do you need that fence for? What's the purpose of that fence that we're talking about? That zone to remove the fabric from. Why is that fence there? What does it do for you?

COPPOLA Are you talking about from the gate west?

TESTA The gate forward, the gate towards Stark.

BARTON So that fence has always been there. We just replaced it with a nice new fence. It was actually a broken-down fence.

TESTA What does it do for you?

BARTON What does it do for us? We are looking at, you know, a \$20 million investment in an industrial area of Livonia. And I'd like to keep whoever is there, Fraser Tea or whoever rent it out to, whatever they're doing separate from our property.

RIGONI It's a fence line that separates the two properties.

TESTA Without that fence, they can't just drive on your property?

RIGONI I'd have to look.

BARTON They have a driveway that is very close to the fence line. It's mostly asphalt right there. So hypothetically, they could if it wasn't there. They could drive on the grass.

TESTA Yeah, I thought there was a median type of thing there.

BARTON I don't know if there is a median.

TESTA I would consider the grass like a median.

RIGONI So there would be access if the Fraser Tea building actually sits in front of that fence. So, it would be unsecured. It looks from the picture I took today there are some type of arborvitaes or something. But there'd be no security there.

TESTA They can easily just drive right around it, right? That's what I'm not understanding -- what it actually does for you.

RIGONI At this point no, they couldn't drive around it. No, because the new fencing that we put up from the 35-foot gate towards the west goes out some distance and then it returns back into Fraser Tea's fence.

TESTA So, you're saying they have to go around Stark and back into your driveway?

TESTA Correct.

BOLOVEN Mr. Chair.

COPPOLA Mr. Boloven.

BOLOVEN If the petitioner could answer that question from the Chairman on would you be approving that concession? Would it be acceptable?

COPPOLA You get to keep the sight-obscuring, the additional materials on the fence, not the fence itself.

BOLOVEN Keep the fence, but remove the sight-obscuring...

COPPOLA I'm not suggesting that... the 95 feet is a different topic. We're just talking about the materials.

KOUSSAN It would be a suggestion. My only caveat with that would be depending on the use of the space, right? From our vantage point, you have an industrial area. You guys have driven around it, right? Some buildings look really nice. Some look not so nice. Some have the privacy slats you're mentioning that you guys didn't approve, because they didn't take the time to go seek a variance, right? And so as long as that building didn't start becoming a junkyard or things

like that -- because we also on our Farmington property do have a junkyard next to us and it creates quite a problem in that area -- so as long as I could always come back and say, "Can we get another variance?" because here's the difference at a future point in time to put that privacy slat back in, then yes.

COPPOLA You can always petition for a variance, whether you get one or not. There are also alternatives. You could use landscaping too.

BARTON We have plenty of landscaping right now.

COPPOLA You have to get approval from the planning department, but you can use landscaping to obscure that area too.

BARTON Okay.

COPPOLA So, you've got that suggested compromise and then it's the 95 feet that we need to discuss. As an alternative to retaining the remaining of the sight-obscuring, you'd be willing to... was that 95 feet there before or did you add that?

RIGONI It was there because again, it used to be Millgard that owned the building that we purchased from Soave Homes, I believe it was, set much further back than the Fraser Tea building. So right now the Fraser Tea building sits up front. It was definitely there and I think in my opinion, part of it's got to stay in order for even them to secure their property. It doesn't go all the way up to Stark Road. I think the temporary fence, the construction fence and the permanent fence, maybe in someone's mind they blended it together, but there's a whole mess of fence that comes down and it's only there for security purposes until we get our final certificate of occupancy to move into the building. I mean like if you drove by it today you saw there's a fence that goes all the way down Stark -- just a chain link fence with nothing in it -- and then it heads east on both ends, north and south, and returns back. All that comes down. That is only temporary, and I apologize to all of you. We really did not know we were going to discuss this tonight. Or I would have printed these pictures I took.

COPPOLA I just want to be clear. You're stating that the fence on the south side was -- all you did was replace it?

RIGONI That is correct.

COPPOLA So it had the same exact footprint as existed prior?

RIGONI And it wasn't black; it was just the galvanized fence.

COPPOLA It was probably rust. I don't recall. I've gone up and down this road a million times, but I don't recall how far up that goes for.

RIGONI So, the tie-in point even on the Fraser Tea side is still there. The original fence that comes from the south heading north on the Fraser Tea side and where we pick it up and head east, that original section is still there.

COPPOLA Any other comments or questions? I have one for Mr. Ramsden. If you can recall, how far that fence went out? I don't. I never noticed it.

RAMSDEN I don't recall, sorry.

COPPOLA I drove by today and it still sits quite a bit back from the road. Again, you can tell where the new fence is to the construction fence because the fence has got the material.

COPPOLA Anything else? Comments? So I just want to ask a clarifying question. Sorry, I don't mean to beat this to death. But the proposed compromise is for the sight-obscuring. And again, this is just me. If you remove the sight-obscuring material from everything west of the gates north and south, you will find that acceptable? As for the 95 feet -- and I'll give you my speech on that -- that is not part of that compromise. So anything else I'm talking about...

PTASHNIK Mr. Chair, if we remove the sight-obscuring, is that just gonna like a plain chain link fence?

BARTON It's black. But yes. No, it's just black posts and black chain link.

BARINGHAUS Question for Mr. Ramsden. With the existing damaged Fraser Tea fence, for lack of a better term, and the new fence, is that creating a double fence situation?

RAMSDEN It is not, not that I noticed while I was on site today.

BOLOVEN One more quick question for Mr. Ramsden. If this Board did do the concession that Chairman Coppola is suggesting here, is there an issue with that additional 95 feet as far as safety, do you think that's good where it's at? Or do you think we'd have to go and refer it over to public safety?

RAMSDEN We should refer it to public safety for sure.

BOLOVEN Thank you.

COPPOLA Anything else? Seeing none, I don't see anybody left in the audience. But is there any correspondence?

BARINGHAUS	No correspondence.
COPPOLA	Anything you'd like to say in closing?
RIGONI	The only last thing I'd like to say is that if you did look at this site plan that was provided, the south side -- where the fence goes to the west -- there's a faint line... it's a 90-degree angle. That is the Fraser Tea building. You can see it very faintly. So I don't believe in my opinion, it's a sight obstruction issue, because the Fraser Tea building is out the same distance as the fence. But that is where the fence originally went. It returns into that 90-degree angle that looks like a building corner. And there's a bunch of arborvitaes right there next to it.
COPPOLA	Anything else? Would you like to say anything in closing?
BARTON	I appreciate your time. Our hope with this whole thing is, again, we've been commercial residents of Livonia for quite some time and wanted to continue to do so, which is why we invested so much in the property and our hope [is] that we have a beautiful, safe, secure building that people can enjoy, and it's pleasing to look at and improves the area.
COPPOLA	Thank you. I'm going to close the public portion of the case and start the Board's comments with Ms. Ptashnik.
PTASHNIK	Thank you, Mr. Chair. This is definitely an industrial area. So I understand exactly what your deal is here. As far as the setback confusion, I can get over the 95 feet because of the footprint that you were already filling. I've driven by there a million times too... I haven't seen it jutting out or anything like that. I would be on board with supporting the removal of the fabric as Chairman Coppola had offered up as a possible compromise. My only caveat would be maybe we have to run a safety study, and that would be the only condition I would have based on supporting that.
COPPOLA	Vice Chair Baringhaus.
BARINGHAUS	I agree with the points Ms. Ptashnik outlined there. I share that concern too. Good choice of fence coloring, black. Because if the fabric is removed black will cause it to be opaque. I agree with your point. I think the fabric on like the gate's back accents the building. So I think that's a good choice as well. And I think it's a fair compromise, so I'll support too.
COPPOLA	Mr. Testa.
TESTA	I would support a table as well...

COPPOLA Wait, you're supporting a table?

BARINGHAUS Yeah, you want to do the safety study and then you want to approve it based on the safety study as a condition? Okay, I would rather approve it as a condition for the safety study.

TESTA I personally would like to table it. I'm in favor of tabling it because I'd like to see the plan updated to reflect some of the comments that were made today to make it more clear. I think you guys admitted that coming into tonight, you didn't expect to be discussing the fabric or whatever we want to call this, the sight-obscuring material. So, I would like to see the site plan updated to be more clear with where specifically you would have that sight-obscuring fabric versus where you wouldn't. So, I would like to see that more detailed and updated.

COPPOLA Mr. Boloven.

BOLOVEN I agree with Ms. Ptashnik and Vice Chair Baringhaus on this. I love the Chairman's concession on this -- I was thinking about it as we were talking. I think you remove those items to the west. That's a good concession. And then everything in the gate, obviously you can keep. I think there's some confusion on this 95 feet. If I'm looking at this and I get it's this highlighted portion, everything in the highlighted portion is just a replacement; I get why you guys thought it was approved. And totaling up the total fence, it totals to what you submitted. But again, you got that restriction. I would approve with the condition of Public Safety's approval on that additional 95 feet, removing the portions in front of the gate to the west. And then the only other thing I would do is I'd do a double permit fee just because you guys did build it not as presented with the additional sight-obscuring that you put on there. And you guys knew you shouldn't have done it, or the fence company did. Other than that, beautiful development. I appreciate you investing in the city of Livonia, and I'd be good with that.

COPPOLA I appreciate your investing in Livonia. I'm glad that you were able to find a solution where you can expand and still stay in the city. So, thank you very much. Again, I think this compromise is a fair compromise for both parties. There's some confusion in regard to the 95 feet. That's fine. From what I can understand -- and I believe the petitioner, you were just replacing fence, so I'm fine with that. The compromise is, as Mr. Boloven stated, the sections of the fence on the north and south side that are west of the gates would be where you'd have to remove that material. I grew the double permit fee to kind of compensate for the misunderstanding. I think we can do this through a partial approval, partial denial, where we would approve the 95 fee and could approve the sight-obscuring for the

section we're discussing. And then we would deny the sight-obscuring for the sections west of the gates. Does that make sense? I think we could do it in that manner. So I'll go ahead and open up the floor for a motion.

TESTA Based on your comments, I'm going to switch my vote to a yes.

COPPOLA We're not voting yet.

BOLOVEN Mr. Chair, quick question. Can we condition this on approval from public safety?

COPPOLA Absolutely.

BOLOVEN So we can go forward rather than...

COPPOLA Right, because that way they just need to get the letter in the file and they can issue the final permit, and we're all good.

COPPOLA I'm going to go ahead and open up the floor for a motion.

BOLOVEN Mr. Chair.

COPPOLA Mr. Boloven.

BOLOVEN Resolved that the variance sought in appeal case number 2023-10-27 filed by Aristeo Construction be granted in part and be denied in part for the following reasons and finding the fact. The uniqueness requirement is met due to the location of the property being industrial as well as the size of property and the investment in the project. Denial of the various would have severe consequences for the petitioner due to safety concerns and privacy concerns regarding their industrial area. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance due to no neighbor objection. The property is classified as Manufacturing under the Master Plan, and the proposed variance is not inconsistent with that classification. Further, that the variance be granted with the following conditions. We'll start with the approval and then we'll go to the denial. So, the approval will be first, the additional 95 feet be approved, with the removal of any sight... let me do it this way. Approval of the variance as presented with the removal of the sight-obscuring from anything west of the south gate and anything west of the north gate. Additional approval of additional 95 feet, conditioned on approval of Livonia's Public Safety Department. And a denial would be for the site-obscuring west of the gates north and south. Also, a double permit fee would be required for the petitioner. Is that everything?

TESTA Mr. Neville, does that work?

NEVILLE Yes, I think when you read it, it will make sense, or we could always do something different.

COPPOLA Does everybody understand what we're asking to vote on as approval and for denial? Okay. So, any other further discussion? Alright. Seeing none, let's take a vote.

RESOLVED: APPEAL CASE NO. 2023-10-27, 12822 Stark Road: an appeal was made to the Zoning Board of Appeals by Aristeo Construction, seeking to erect a six-foot-tall chain link fence within the front yard setback, which is not allowed. Fences cannot extend past the front building line toward the street. The fence extends approximately 9.5 feet beyond the front building line. The proposed fence has a polyethylene fabric to it which is not allowed.

This Tech and Manufacturing property is located on the east side of Stark (12822), between Schoolcraft and CSX Railroad, Lot. No. 109-02-0019-001, Manufacturing District, rejected by the Inspection Department under Livonia Code Ordinances, Section 15.44.100, A (Industrial District Regulations), **be denied in part** and **granted in part**.

The variance is **denied in part** for the sight-obscuring portions west of both gates (north and south).

The variance is **granted in part** as presented for the additional 95 feet south location and with the removal of the sight-obscuring portions of anything west of both gates (north and south) for the following reasons and findings of fact:

1. The uniqueness requirement is met due to the location of the property being industrial as well as the size of property and the investment in the project.
2. Denial of the variance would have severe consequences for the petitioner due to safety and privacy concerns regarding their industrial area.
3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance due to no neighbor objection.
4. The property is classified as Manufacturing District under the Master Plan and the proposed variance is not inconsistent with that classification.

Further, that the variance be granted with the following conditions.

1. Approval of the additional 95 feet is conditioned on receiving public safety approval from the Traffic Bureau of the Livonia Police Department.
2. A double permit fee is required.

Commented [TT1]: This is from the resolution letter, so please revise as necessary.

BARINGHAUS Mr. Testa.

TESTA Aye.

BARINGHAUS Ms. Ptashnik.

PTASHNIK Aye.

BARINGHAUS Mr. Boloven.

BOLOVEN Aye.

BARINGHAUS Vice Chair Baringhaus votes aye. Chairman Coppola.

COPPOLA Aye.

BARINGHAUS Thank you. The variance passes.

COPPOLA So, you understand?

RAMSDEN Let me read it back to you. So, the motion was from Christopher and who supported that?

PTASHNIK I did.

RAMSDEN And the support is for the 95 feet and the south location, its location.

COPPOLA So that variance is approved.

RAMSDEN Remove the sight-obscuring part west of the gates.

COPPOLA North and south.

RAMSDEN So, both gates. Okay.

BOLOVEN So that's a denial, I guess on that.

COPPOLA That's a denial.

RAMSDEN Yeah. And the denial -- deny the sight-obscuring.

COPPOLA Remaining footprint.

RAMSDEN So the deny part is the sight-obscuring west of the gates.

COPPOLA Correct.

RAMSDEN West of both gates.

COPPOLA We approved the sight-obscuring for everything east of the gates, including the gates.

BOLOVEN And the 95 feet is conditioned on public safety approval, and then the rest is a double permit.

RAMSDEN So, the two conditions are a double fee for the permit and a public safety approval.

COPPOLA Correct. I forget who requests that.

NEVILLE The inspection department.

RAMSDEN From the Traffic Bureau.

TESTA Because if they do it now, they might be confused with the fence that goes all the way down with construction, right?

COPPOLA Well, that will be removed.

TESTA Yeah, but if they go tomorrow, they might be confused by it.

COPPOLA I think we're done. We voted, right? I just want to make sure we're done with our business.

BARTON So, we're talking about a double fee on the fencing permit?

COPPOLA You probably already paid one fee. So before you get your final sign off, you'll have to pay a second.

BARTON But just for the fencing permit?

COPPOLA What else? Oh, yeah. Not for the building.

RIGONI Yeah, you're not gonna hit us up with two building permits.

BARTON You just said permit.

COPPOLA We'll make that clear.

BARTON Okay, good. So, the second question, the safety study. So what does that entail? What do we need to do to get that? Or we don't do anything?

COPPOLA Inspection will contact the police department, and they'll send somebody out to observe to make sure that it's not obscuring traffic visibility. And he'll submit a letter to the department and they'll put that in the file. It shouldn't take too long.

BARTON It's pretty quick? Okay. Because our hope is to move in relatively soon. This was one of the last things for closing out the permit, deciding and then, so we can have the inspection or close out that permit, you have to wait for that inspection to do that?

RAMSDEN That's correct.

BARTON So that takes a couple weeks or...?

RAMSDEN I don't know. It's the traffic division that performs that.

PTASHNIK It's usually pretty quick.

BARTON Okay. And would we contact [about] the status through our inspector who we've been working with or for through you... or?

RAMSDEN Yes, you can.

BARTON Okay. Perfect. Thank you. We appreciate it.

RIGONI Thank you very much.

ROLL CALL VOTE

AYES: 5

NAYS: 0

ABSENT: 2

PASS/FAIL/TABLED: PASS, 5-0

ADMINISTRATIVE TASKS

COPPOLA Alright. We've got some administrative work here. First, we have minutes.

TESTA Mr. Chair?

COPPOLA Mr. Testa.

TESTA Move to approve the meeting of October 10, 2023.

BARINGHAUS Support.

COPPOLA I've got a motion by Mr. Testa, supported by Vice Chair Baringhaus. All in favor?

BOARD Aye.

COPPOLA That's approved. Now, we've got the meeting schedule. Did everybody have a chance to look at the meeting schedule? We didn't put locations here, but I think we were able to get... I think we're downstairs for at least the regular meetings. There's no guarantees on the additional ones. So, unless anybody has an objection to these dates, they are what they are. need a motion.

TESTA Move to approve the meeting schedule for 2024.

COPPOLA I have a motion by Mr. Testa, just want to give us one last aye, even though she's not going to attend any of these meetings.

PTASHNIK That's why I wasn't going to support. Support.

COPPOLA All in favor?

BOARD Aye.

COPPOLA Alright. Just for the record, I'd like to congratulate Ms. Ptashnik to her election on the City Council. Congratulations. on that. And I'd also like to congratulate Vice Chair Baringhaus. I don't know if I've seen anybody work as hard as you did. I don't think the results reflect anything close to the level of effort and passion you have for the city. Selflessly, I'm glad I still have you on the Board. I'm happy to have you here. In that sense, a win for me, a loss for you, but you should be very proud of yourself. You worked very hard and I'm sorry to see that it didn't turn out.

BARINGHAUS Well, thank you. I appreciate it. But again congratulations to Martha and I reflect everybody's hope and best wishes for you.

PTASHNIK You all have a Councilwoman on speed dial now.

COPPOLA Who understands..

PTASHNIK I actually have one last piece of business myself. This is my letter of resignation from this Board. It will be effective as of tomorrow.

COPPOLA I sadly accept your resignation. Alright. We have one last piece of business.

PTASHNIK Motion to adjourn.

BARINGHAUS Support.

COPPOLA All in favor?

BOARD Aye.

COPPOLA We're adjourned.

AGENDA DATE: December 12, 2023
ZONING BOARD OF APPEALS
CITY OF LIVONIA

PROPOSED FINDINGS OF FACT
Pursuant to Zoning Board of Appeals
Rules of Procedure, Rule V-Hearings, Paragraph 7

1. **APPEAL CASE NO. 2023-10-28, Cabinet Works, 20000 Victor Parkway:**
Should be denied because the alleged practical difficulty does not entail more than mere inability to earn a higher financial return.
2. **APPEAL CASE NO. 2023-10-29, Haidous Brothers, 17200 Middlebelt Road:**
Should be denied because the alleged practical difficulty does not entail more than an inability to earn a higher financial return.
3. **APPEAL CASE NO. 2023-11-30, Bujar Ramolli, 18917 Yorkshire Drive:**
Should be denied because the alleged hardship does not entail more than mere inconvenience.
4. **APPEAL CASE NO. 2023-11-31, Bethel Baptist Temple, 29475 Six Mile Road:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience; FURTHER, Petitioner has not explained why a compliant sign would not be sufficient; FURTHER, the proposed variance would violate the City policy of limiting electronic sign usage by giving sign applicants their choice between excess signage and variable electronic message signs.

FUTURE LAND USE PLAN

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

1. APPEAL CASE NO. 2023-10-28, Cabinet Works, 20000 Victor Parkway: Seeking to erect three wall signs; one sign on the west, north and side elevations, resulting in excess number of signs.

**FUTURE LAND USE PLAN (FLUP):
LOCAL BUSINESS/REGIONAL COMMERCIAL**

2. APPEAL CASE NO. 2023-10-29, Haidous Brothers, 17200 Middlebelt Road: Seeking to erect drive-thru menu board signs, directional ground signs, and wall signs, resulting in excess total menu board sign area, excess directional sign area and excess number of wall signs and wall sign area.

**FUTURE LAND USE PLAN (FLUP):
CORRIDOR COMMERCIAL**

3. APPEAL CASE NO. 2023 -11-30, Bujar Ramolli, 18917 Yorkshire Drive: Seeking to maintain an existing five-foot tall iron picket fence, erected without permit or the west neighbors' approval.

**FUTURE LAND USE PLAN (FLUP):
LOW DENSITY RESIDENTIAL**

4. APPEAL CASE NO. 2023-11-31, Bethel Baptist Temple, 29475 Six Mile Road: seeking to erect a ground sign with an electric reader board resulting in excess sign height, sign area and an electric message center, which is not allowed in this zoning district.

**FUTURE LAND USE PLAN (FLUP):
CORRIDOR COMMERCIAL**

ZBA Meetings/Deadlines

December 12, 2023

January 9, 2024	<i>Auditorium</i>	Deadline: Friday, Dec 15
February 6, 2024	<i>Auditorium</i>	Deadline: Friday, Jan 12
March 12, 2024	<i>Auditorium</i>	Deadline: Friday, Feb 16

Items to vote on: Minutes of November 14, 2023

JANUARY 2024						
SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	ZBA Meeting Auditorium 9	10	11	Case Deadline for 2/6/24 12	13
14	15	16	17	18	Resident letters are mailed for 2/6/24 mtg 19	20
21	22	23	24	25	26	27
28	29	30	31			