

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS
February 6, 2024 – 7:00 p.m.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2023-11-31, Bethel Baptist Temple, 29475 Six Mile Road (Tabled December 12, 2023):** Seeking to erect a ground sign resulting in excess overall sign area and excess area of the bulletin board message display portion of the sign.
2. **APPEAL CASE NO. 2024-01-04, Henry Ford Health Systems, 29200 Schoolcraft Road (Tabled January 9, 2024):** Seeking to erect wall, ground and directional signs. Signage on utility poles on private property are not allowed.

*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

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PUBLIC NOTICE January 19, 2024

APPEAL CASE NO. 2023-11-31, Bethel Baptist Temple (Tabled on December 12, 2023): an appeal was made to the Zoning Board of Appeals by Bethel Baptist Temple, seeking to erect a ground sign resulting in excess overall sign area and excess area of the bulletin board message display portion of the sign.

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 area:

Allowed: 30 ft.
Proposed: 50 ft.
Excess: 20 ft.

Bulletin board message area:

Allowed: 20 ft.
Proposed: 27 ft.
Excess: 7 ft

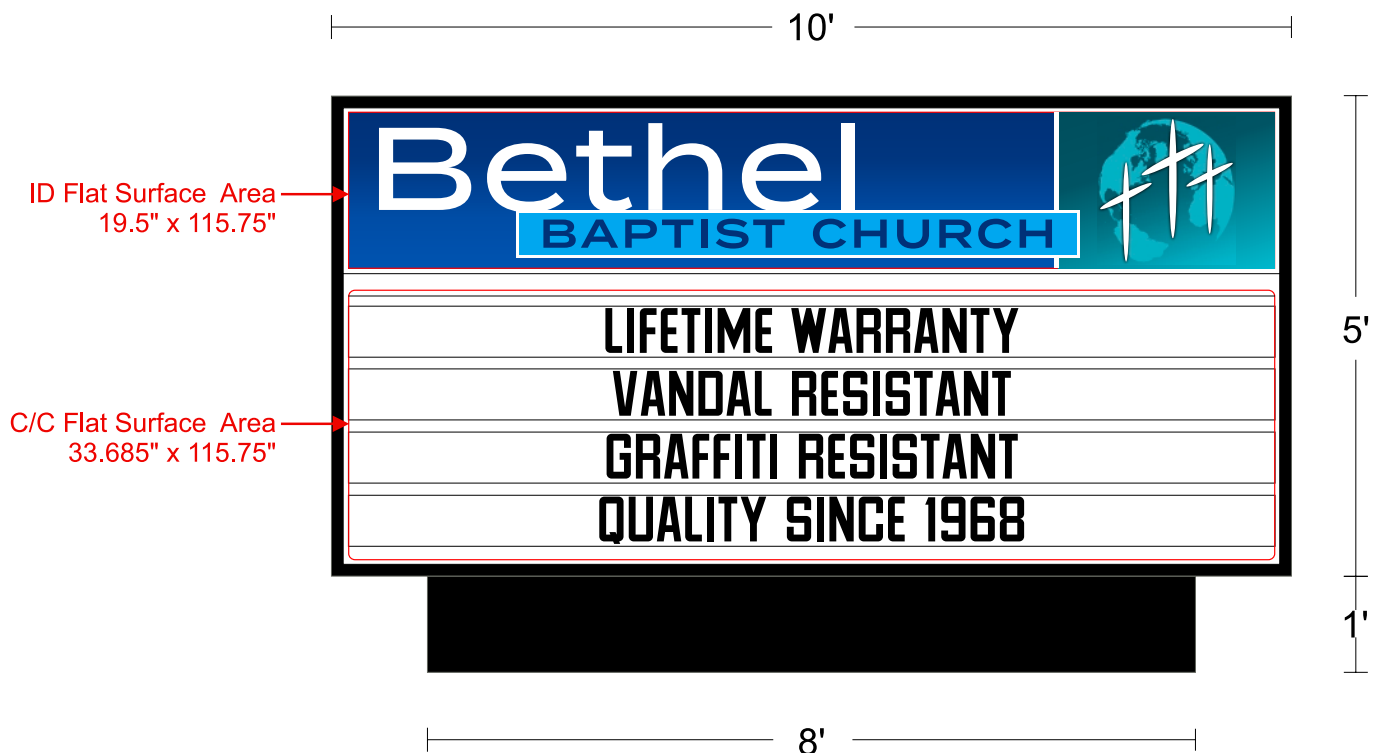
THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, February 6, 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.



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ANNOUNCER 510

Cabinet size: 5'x10' / 4 Lines of 6" Tracking

Sk: 1022200-4a Cust: 1308060

1/16/2024 CgO/dWilliams PROPOSAL

Scale: 1/2"=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.





CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

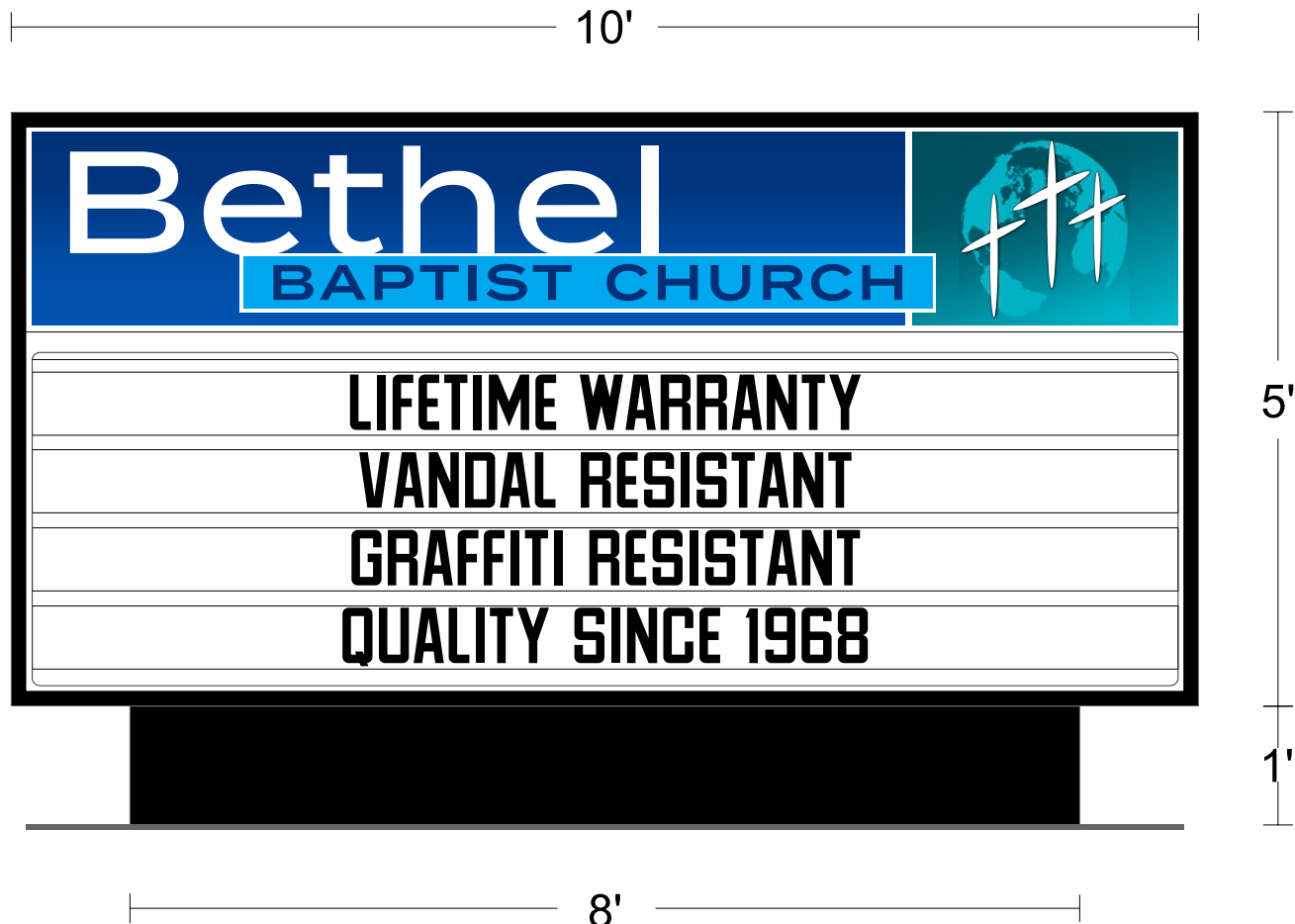
33000 OMIC-CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000.

BASED ON NONCONFORMITY TO LIVONIA ORDINANCE

(PREVIOUS WRITE-UP DATED 11/09/23)

Applicant	SAME AS BELOW		Address		
Owner	BETHEL BAPTIST TEMPLE		Address	734-629-2100 29475 SIX MILE, LIVONIA, MI 48152	
Lessee			Address	29475 SIX MILE	
Location	SOUTH		Side of	29475 SIX MILE	
Between	OPORTO		And	MIDDLEBELT	
Lot No./Parcel No.	053-01-0001-000		Subdivision	LIVERANCE ESTATES	
Zoning District	RUF		Map No.	NE 14	
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 GROUND SIGN RESULTING IN EXCESS OVERALL SIGN AREA AND EXCESS AREA OF THE BULLETIN BOARD MESSAGE DISPLAY PORTION OF THE SIGN. GROUND SIGN AREA ALLOWED: 30 SQ. FT.; PROPOSED: 50 SQ. FT.; EXCESS: 20 SQ. FT. BULLETIN BOARD MESSAGE AREA ALLOWED: 20 SQ. FT.; PROPOSED: 27 SQ. FT.; EXCESS: 7 SQ. FT.				
Reason for Rejection	ZONING ORDINANCE, SECTION 6.50(3)A, B				
Deficient Side Yard	Deficient Front Yard		Deficient Rear Yard		
Deficient Lot Area	Deficient Lot Area per Room		Encroachment		
Excessive Lot Coverage	6.50(3)A Excessive Height		20 SQ. FT.		
Use Prohibited	Deficient Parking Spaces		Increasing No. Units 6.50(3)B BULLETIN BOARD Increasing Area and Bulk		
Remarks					

Plans and Application examined by Rx Date JANUARY 16, 2024 ZONING EXAMINER



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ANNOUNCER 510

Cabinet size: 5'x10' / 4 Lines of 6" Tracking

Sk: 1022200-4 Cust: 1308060

1/4/2024 CgO/dWilliams PROPOSAL

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.





Six Mile Rd

Six Mile Rd

Six Mile Rd

Six Mile Rd

Six Mile Rd

proposed sign



Bethel Baptist Church



Allure Bridal Salon
Bridal shop

Royal Aquariums Detroit
Aquarium shop

29457

Google

ZONING BOARD OF APPEALS
CITY OF LIVONIA
MINUTES OF MEETING HELD TUESDAY, DECEMBER 12, 2023

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, December 12, 2023.

MEMBERS PRESENT: Gregory G. Coppola, Chairman
Jim Baringhaus, Vice Chairman
Christopher Boloven
Michael Testa
Timothy Klisz, Secretary

MEMBERS ABSENT: None. 2 vacancies on Board

OTHERS PRESENT: Leo Neville, Assistant City Attorney
Frank Hershey, 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. Five (5) 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 several (not counted) people present in the audience.

(7:00)

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APPEAL CASE NO. 2023-10-29, 17200 Middlebelt Road: an appeal was made to the Zoning Board of Appeals by Haidous Brothers, 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.

This Commercial property is located on the east side of Middlebelt Road (17200), between Six Mile and Pickford, Lot. No. 047-99-0004-007, C-2 District, Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3).

<u>Total Menu Board Sign</u>	<u>Directional Sign</u>	<u>Number of Wall</u>	<u>Wall Sign Area:</u>
<u>Area:</u>	<u>Area:</u>	<u>Signs:</u>	Allowed: 52 sq. ft.
Allowed: 50 sq. ft.	Allowed: 2 sq. ft.	Allowed: One	Proposed: 135 sq. ft.
Proposed: 54 sq. ft.	Proposed: 3 sq. ft.	Proposed: Seven	Excess: 83 sq. ft.
Excess: 4 sq. ft.	Excess: 1 sq. ft.	Excess: Six	

COPPOLA Right. Thank you. Mr. Hershey, anything you'd like to add?

HERSHEY Not at this time, Mr. Chair.

COPPOLA Any questions for Mr. Hershey? Seeing none, if the petitioner representatives could step up to the podium. I'll need names and addresses before you start.

A. HAIDOUS Good evening, board members. My name is Alex Haidous. I'm one of the owners, and I've got my brother here.

S. HAIDOUS Sam Haidous.

COPPOLA Name and addresses too if you would.

A. HAIDOUS 7267 Pinehurst, Dearborn, Michigan and the property address is 17200 Middlebelt.

COPPOLA All right, thank you. If you don't mind, as a formality because you have the same last name, I'm gonna say Alex and Sam if I have questions for either one of you specifically. So why don't you go ahead and just give us a brief overview of the proposed site package. I'd like to understand specifically in regard to the excess on the menu boards. And I'd like to understand each of the seven signs. If you could take us through those seven signs, the wall signs.

A. HAIDOUS No problem. Starting off with the menu boards, currently what we're proposing is 54 square feet. The variance allows for 50, so we're asking you to grant us that extra four-square feet. Due to the fact that Dairy Queen concept, the new one we're putting at that location, has two different menus. One is the ice cream, the

traditional ice cream menu, and then we added the food menu, which is the burgers, chicken strips, fries, all that stuff. So that adds up and makes the menu a little bigger than normal. But that said, other QSRs in the area are having almost the same size menu board. And to go back to last year, there was a resolution or case number 2022-06-01 for the Plymouth Road Dairy Queen that currently has the same menu board that was granted a variance last year, and we're actually putting in right now the same menu board. That's in regards to that menu board. In regards to the directional signs. Currently, we're asking for a variance for one extra directional sign. The reason we're asking for that is basically it's going in the back where it's not visible much from the street or to the public. The reason we need that is currently the ground is paved, where it says "Drive-Thru" with an arrow, but during the winter season, when it snows, your visibility won't be shown to show where the drive-thru lane needs be. So, there's a little directional sign in the back that shows with an arrow where the lane starts or where the traffic lane leads to. The third variance we're asking for is in regards to those proposed seven. Four out of the seven proposed are advertising poster signs that go on the back wall that's not visible at all from the public. So, when you pull in as a fan or a customer, you park your car, they're more intended for those kind of people or customers. When you park your car, you come out, it tells you what specials we had for the day or for the week, or what we're running for any promotions; they're more visible in the back, they're not all visible to the public. They're more for advertising. Those are four out of the seven. The other two, and if a permit was obtained, those are the building wall signs... that permit was obtained by the department and there was no need for a variance for that. That permit actually, we readjusted those signs to meet the variance or the requirements for those signs. And there was a permit issued on that. So, there was no need for a variance on those two. And then the seventh sign is also... it's a blizzard cup that's flipped upside down that's not visible to the public. It's more inside for traffic for customers when they park and see it. So, it's more of advertising also. So those are the seven.

COPPOLA

So no spoon anymore?

S. HAIDOUS

No. One of the reasons that we never had the spoon is because of sign limitations. We were not recommended to have it because we're already beyond what we have. We can get a variance next time for that. The kids love the spoon the most. That's what they want to take.

COPPOLA

There's also a ground sign that you'll be putting in or replacing?

A. HAIDOUS

Correct. That's a monument sign that does not need a variance. It meets the city ordinance for requirements.

HERSHEY Randy told me it's not an issue because of the excess signage until that's approved...

COPPOLA But it's in compliance?

HERSHEY Yes, it's on hold for review. But he said he couldn't, so.

COPPOLA Correct. So, the four wall signs that you talked about, those are changeable electronically or are those manually changeable?

A. HAIDOUS They're manual. They're like plaster...

COPPOLA So they're based on what that month's promotions or that period's, whatever, depending on...

A. HAIDOUS The blizzard of the month or the burger of the month.

COPPOLA Okay, so then again, the directional signs, how many total directional signs are you going to have? Just three?

A. HAIDOUS Two on the main entrance road of Middlebelt, and then one towards the back of the building to direct traffic to the drive-thru lane.

COPPOLA The issue with directional signs is not the number of signs but the size of the signs? Is that correct?

HERSHEY Well, I know there's no permit for under two square feet and they want three square feet, so I think that's the issue.

COPPOLA So they could have three signs? They just can't be over two square feet without a variance? Is that correct? I didn't see a variance for the number of directional signs.

HERSHEY I know the size was an issue.

A. HAIDOUS If I'm not mistaken, the sign variance... the directional signs are 2.66 square feet.

COPPOLA That's the size that you're proposing?

A. HAIDOUS Correct.

COPPOLA It says "three."

A. HAIDOUS No.

COPPOLA While I was looking at that, I went back and looked at the variance approval for the Plymouth Road Dairy Queen and there wasn't a request for an overage for the menu boards that I can see, for the approval we did for it last summer--not this last summer, summer of '22. When I looked at your plans, you had a preview board, and it was marked "optional." What does that mean?

A. HAIDOUS So it's a mini preview of what the whole entire menu is that sits about five to six, a little more than five to six feet away from the menu board. So, it's the car before you order gives you an idea...

COPPOLA So, it's not a complete menu. It's kind of like highlighting...

A. HAIDOUS Correct. Like a mini sample of the menu.

COPPOLA And it says "optional" on these plans. What does that mean?

A. HAIDOUS So, it's an option if you want to have or not, but we ended up having it.

COPPOLA Okay. Questions for the petitioner?

BARINGHAUS Mr. Chair.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Going back to the seven signs, you said there's four advertising signs. And then there's another--those are on the back wall--is that on the east elevation of the building?

A. HAIDOUS One is on the north elevation of the building. And one is on the south of the building and they're both towards the back. I'm sorry, there's two on the north of the elevation and two on the south. So, they're designed for people parking into dine-in, two of them, and then the other two are for drive-thru customers.

BARINGHAUS Okay, thank you.

TESTA Mr. Chair. Question for the petitioners. How does your sign package differ from what's currently there from the previous restaurant? Can you compare it to that? So basically, what it was before--I know it wasn't your restaurant, but what are you doing today kind of in comparison to that?

A. HAIDOUS For the record, the former building was Steak 'n Shake. When we took it over, we made major renovations to it and back [then] I think they had more signage if I'm not mistaken on the windows. There was... correct me if I'm wrong... did they have any extra signage?

S. HAIDOUS No. They had about eight windows in the front, like three.... six... about eight windows, and they had stickers on that, which is something that we don't do. We're still going to have the same size probably a road sign. And if I'm not mistaken, there was a menu board back there when we took over the building. There was a preview board for them. All those were taken out, and obviously we're proposing to replace them with a new board.

TESTA Thank you. And thanks for comparing to the Plymouth location regarding the menu board. If you can also compare the wall signs to determine the number?

A. HAIDOUS So, if I go back to that case number 2022-06-01. When they went in for a variance, they were in excess of 175 square feet. Let's not get into the details of what exactly they were going for... Oh, it says there was Allowed: 1, Proposed: 8, Excess: 7, with 175 square feet in excess. In regard to my variance that I'm asking for, I'm only going for 83 square feet excess. So, it's about 50% less than what they went for. Normally, from DQ standards, all DQ signs are standard for the building in size unless there's a city ordinance code that requires signage to be smaller... then, they go in for smaller. Now, to be honest, I did not measure or go there to find out exactly what size of signage they have on the building. Well, I'm sure they met a city variance for that, which we are too.

S. HAIDOUS To add on, if you don't mind, the one on Plymouth has four building signs from all sides of the building. And we are only proposing two, which is in the front and on the main doors on the side. We didn't ask for all four sides.

TESTA And I also appreciate the drawing you submitted and the explanation that some of the signs are pointing kind of back or further back so you can't see it from the street. My other question is regarding the, I guess what we're calling "directional signs." You have a couple signs that say like "thank you" and "welcome."

A. HAIDOUS That's correct.

TESTA Are those necessary if you need to reduce the number? Or not just the number but the size of them... do you really need the "welcome?" I get the directionally. Entrance, one way. Those make sense to me, but can you forego the "welcome" and "thank you?"

A. HAIDOUS Well, sometimes, from past experience, at different locations we have ended up changing from time to time we change the plate from "welcome" and "thank you" to "enter" or "exit," depending on if someone is coming in in the right direction to enter the building.

A. HAIDOUS Sometimes we might put "Happy Holidays," like during the holiday season. So, the template's already something that's standard.

TESTA Okay. So, what you're showing in the drawing is kind of what your big sign would be at the time of install?

A. HAIDOUS Sure.

TESTA And you're saying you have the ability to change it over time?

A HAIDOUS Correct. But obviously, we don't do that unless we come in and get a variance for that or an approval from the city in case we need to change it. But to answer your question: Currently, I think--if I'm not mistaken--I think it's "welcome" and "thank you." And it's part of our customer service; we're showing appreciation to our customers, when they're entering the building, to show them "welcome" and when they exit to show them "thank you." And the variance still allows for two if I'm not mistaken, so those two are going to be right in the front on Middlebelt when you enter.

TESTA Okay. Thank you. Thank you, Mr. Chair.

BARINGHAUS Mr. Chair.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS I see your diagram for the menu board that you talked about earlier. I've noticed that a lot of Dairy Queen sites have that pre-menu board. Just for my clarification, do you still consider that board as well? Or just the menu board?

A. HAIDOUS No, that board too.

BARINGHAUS Two boards?

A. HAIDOUS Yeah. So, the preview board--are you questioning the preview board?

BARINGHAUS Yeah, I didn't see a diagram on that.

A. HAIDOUS Yeah. So, the preview board and the actual menu boards.

BARINGHAUS The two?

A. HAIDOUS Yes. So, the preview board does not need a variance... it meets the city requirement. It's just the menu board that's going in for four square feet overage, which it's located in the back, and it's covered by all the trees.

BARINGHAUS Question for the Inspection Department. Does that sign meet city ordinances... the pre-menu board?

HERSHEY That was the menu board?

BARINGHAUS That was the pre-menu board.

HERSHEY I thought that was all one, wasn't it? It was the one that the issue... it's one large sign? The pre-menu?

BARINGHAUS The one large sign is the menu board, but there's a second sign to the drive-thru, which is a pre-menu board. And the petitioner said that it meets city ordinances or requirements.

BARINGHAUS I think the only variance they need is the excess size.

HERSHEY Yes, because it's written that they can have up to 50 combined with the menu board and the pre-order menu board. So, in there, the pre-order and the menu is allowed up to 50; otherwise, it's only 30 as a menu board.

COPPOLA I think it's especially going in line of like height, and all those other requirements...

BARINGHAUS Number and height that they were... it sounds like it was combined in the one and they just have the menu board illustrated in the package and the pre-menu board. But I see what you're saying.

HERSHEY Yeah, I was of the understanding they were both combined as a pre-menu and the menu. I see just the one.

BARINGHAUS Okay, great. Okay, thank you very much.

COPPOLA Any other questions for the petitioner? All right, seeing no more...

HERSHEY For the directional signs, they're a maximum of two square feet. These appear to be a little over three square feet each; there is no quantity allowed. The issue is they're too large. So, they can't be larger than two square feet each.

COPPOLA Again, we looked at what was presented in their package. It was basically two and an eighth by one and a quarter, which comes out to about 2.7 if you round up.

HERSHEY Well, I've got one foot three inches by two foot one and a half inches. That'd be three feet for the welcome board.

COPPOLA 1.3 is basically one and a quarter inches?

HERSHEY No, that's feet.

COPPOLA One foot one and a quarter feet.

HERSHEY Yes.

COPPOLA And then the other one I calculated two and an eighth foot.

HERSHEY So, it'd be three square feet.

COPPOLA Multiply those together then it comes to 2.7. Fortunately, usually these things actually tell you the exact size.

HERSHEY Because I think that's why Randy put down three square feet and only two square feet is permitted.

TESTA The drawing shows 2.66 square feet.

COPPOLA Where do you see that? I'm just trying to find where it actually says it. Okay, thanks. Thank you, Mr. Hershey. Anything else?

TESTA Did you find that picture?

COPPOLA I did not. I calculated it. Where did you see...?

HERSHEY On the top corner, it says 2.6, quantity three.

COPPOLA Okay, all right. Anything else? Thank you. Is there anyone in the audience to speak for or against this petition? Seeing none, do we have any correspondence?

KLISZ We have one letter. We have a letter of approval with qualifications by Carol Ely, 29467 Bobrich, Livonia. That's the only letter.

COPPOLA All right, thank you. So, Alex and Sam, anything you'd like to say in closing before we close the case, give our comments, and vote?

A. HAIDOUS Just thank you so much for your time.

COPPOLA Alright, thank you. You can have a seat. We'll close the public portion of the case and start the Board's comments with Mr. Testa.

TESTA Thank you, Mr. Chair. I can be in support of this petition. I think it's similar to what we approved with the Plymouth Road location. I think on that night, we were in a good mood [LAUGHS]. It is kind of excessive when you look at it. But the way I'm judging this one,

what's a little different than the Plymouth Road is that the majority of your signage or a good chunk of the signage is, once you're on the property, you're not seeing it once you're on the property and you're going through the drive-thru, at least with the directional and the wall signs. So, I think when... I get from other petitioners with these types of restaurants, the preview menu boards and the directionals is quite necessary to help with the flow of traffic. And also with the flow or ordering, the pre-menu is important. Regarding the spoon, I wish you didn't remove it. I would have approved that too [LAUGHS]. And maybe you can put it inside. I do like that spoon. I'd like to see it if you can fit it inside. Thank you.

COPPOLA

Thank you. Mr. Boloven

BOLOVEN

I, too, am in support. It's more based on the precedent that we set on the Plymouth Road as Mr. Testa said. This is a different location than the Plymouth Road one. It's a little excessive on the wall signs and the directional and the four-square feet on the menu board, but with the explanation that the majority of them are going to be the back and the way this is secluded in the back covered by forest rather than [on] Plymouth being open, 360 around it. I'm okay with it. I see the need there on it, or I'd be willing to grant that based on what we did on Plymouth.

COPPOLA

Okay, thank you. Vice Chair Baringhaus.

BARINGHAUS

Thank you. I agree with my colleagues. I guess I was surprised about the flexibility on a corporate sign package like Dairy Queen; they are quite a bit different. I think this current plan, while it does happen to be more of an advertising sign, for lack of a better term, has less brand signage than I think the other location. But all in all, I think it's decently presented and gives the petitioner the ability to be competitive in the area, so I'll approve of the variance.

COPPOLA

Thank you. Secretary Klisz.

KLISZ

I agree. I don't have a whole lot more to add. Thank you to the petitioners for moving in there and taking over a building that's been vacant for quite a while. Again, I think it's similar, very similar to the Plymouth Road location. It's a bigger property, and then it is again, more secluded with the woods and whatnot. So based on all that, I'll be in support.

COPPOLA

I, too, am in support. I appreciate the petitioner coming in with a package that's proportional to what had been approved for similar sites. I think that what you've done makes a lot of sense for the site that you're at. You get the additional ground sign, monument

design, which is helpful for you too... so that will be a big plus, so you moderate this too. So, I'll go ahead and open up the floor for a motion.

BARINGHAUS Mr. Chair.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Resolved that the variance sought in appeal case number 2023-10-29, filed by the Haidous brothers be granted for the following reasons and findings of facts. The uniqueness requirement is met due to the size of the property and the vegetation around it. Denial of the variance would have severe consequences for the petitioner due to the inability of customers to identify the location of the property. The variance is fair in light of its effect on neighboring properties and in the spirit of the zoning ordinance due to no protests from the surrounding business or neighbors. The property itself is classified as C-2, Commercial 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 package presented this evening be installed as presented.

TESTA Support.

COPPOLA I have a motion by Vice Chair Baringhaus, supported by Mr. Testa. Any discussion? I have one question in regard to... the petition is asking for a three-square foot directional sign and this package has 2.7 square foot directional sign. So, are we approving 3 foot or are we approving 2.6 as presented, or 2.7 as presented?

BARINGHAUS I think 2.7 as presented.

COPPOLA How does that work, Mr. Neville? When the petition says 3, but we say "build as presented," what takes precedence?

NEVILLE Well, as presented, you're saying that's 2.6?

COPPOLA 2.66.

NEVILLE Yeah, certainly, because it's certainly less than three feet.

COPPOLA So, he could come back then with a three-foot directional sign?

NEVILLE Not to exceed, but... you're granting it subject to being installed as presented. I think that covers what he's got on the drawings.

COPPOLA Alright. Anything else? Take a vote, please.

KLISZ Mr. Testa.

TESTA	Aye.
KLISZ	Mr. Boloven.
BOLOVEN	Aye.
KLISZ	Secretary Klisz votes aye. Vice Chair Baringhaus.
BARINGHAUS	Aye.
KLISZ	Chairman Coppola.
COPPOLA	Aye.
KLISZ	It passes, five to zero.
COPPOLA	Alright, so your petition has passed as presented. Looking forward to the place being built and finished and open. And put the spoon inside [LAUGHS].
A. HAIDOUS	We'll be open in three weeks.
COPPOLA	Great. Good luck.

RESOLVED: APPEAL CASE NO. 2023-10-29, 17200 Middlebelt Road: an appeal was made to the Zoning Board of Appeals by Haidous Brothers, 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.

This Commercial property is located on the east side of Middlebelt Road (17200), between Six Mile and Pickford, Lot. No. 047-99-0004-007, C-2 District, Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3), **be granted** for the following reasons and findings of fact:

1. The uniqueness requirement is met due to the size of the property and the vegetation around it.
2. Denial of the variance would have severe consequences for the petitioner due to the inability of customers to identify the location of the property.
3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance due to there being no objections from the surrounding businesses or neighbors.
4. The property itself is classified as C-2 District, Commercial 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 package must be installed as presented.
2. Each directional ground sign must be 2.66 square ft.

ROLL CALL VOTE

AYES: 5

NAYS: 0

ABSENT:

PASS/FAIL/TABLED: PASS: PASS

APPEAL CASE NO. 2023-11-30, 18917 Yorkshire Drive: an appeal was made to the Zoning Board of Appeals by Bujar Ramolli, seeking to maintain an existing five-foot tall iron picket fence, erected without permit or the west neighbors' approval.

This Low-Density Residential property is located on the west side of Yorkshire (18917), between Hillbrook and Clarita Streets, Lot. No. 037-02-0010-000, N-2 District, Neighborhood, rejected by the Inspection Department under Livonia Fence Ordinance, Section 15.44.090A(1).

Non sight obscuring fence height:

Allowed: 4 ft.

Proposed/existing: 5 ft.

Excess: 1 ft.

COPPOLA Thank you. Anything you'd like to add?

HERSHEY Not at this time, Mr. Chairman.

COPPOLA Just a quick clarifying question, which I should know the answer to, but I don't. If he had all the neighbors' approval on all three sides, could he put in a five foot [fence]?

HERSHEY Not that style.

COPPOLA Not that style?

HERSHEY No. Four feet is the maximum.

COPPOLA So, anything higher than four feet that has to be sight obscuring?

HERSHEY No, well, yes. It would end up being a privacy fence. Yes, exactly.

COPPOLA So it's considered a privacy fence at that point. It's got to be sight-obscuring?

HERSHEY The height for that style fence--picket or chain link--is maximum four feet per the ordinance.

COPPOLA Alright, thank you. Any more questions for Mr. Hershey? Alright, seeing none, if the petitioners can step up to the podium. Name and address, please, first.

B. RAMOLLI Good evening, zoning board. My name is Bujar Ramolli, and I reside at 18917 Yorkshire. And I've been a Livonia resident for 39 years.

COPPOLA Give me a brief summary of your application just to get us all grounded.

B. RAMOLLI Yes, my property was inspected on September 13, 2023 and was found to be in violation of the Livonia Zoning Code Ordinance. Essentially, my fence was installed at five-foot height, and I need a four foot [fence] per city code. I'm requesting a variance to allow for a five-foot aluminum decorative style fence. The reason for the request is for the safety of my special needs child. My child has Down Syndrome also ADHD and is extremely active and can easily climb over a four-foot fence. The neighbor to the rear of mine has an unsecured pond, which is over six feet deep and has refused to communicate whether he will replace the fence that was forcibly removed by the city for being unsafe. I cannot wait any longer to erect the five-foot aluminum fence to protect my child from his unsecured pond.

COPPOLA Okay, Mr. Ramolli. You applied for a permit and that permit was for four feet at the time. It looks like five feet was on it. It was written over with a four foot. Who made that change?

B. RAMOLLI I have no idea. I didn't.

COPPOLA So do you have an original approved permit where it says five feet, not four feet?

B. RAMOLLI No, I don't. They came to look at it, they inspected it, and then they gave the okay afterwards.

COPPOLA And when was the four-foot fence installed on all three sides? If they were done at different times.

B. RAMOLLI The two sides were installed two years ago, in May. I hired a company to do it. They were supposedly supposed to pull the permits. But the other one, the one backing up to the house, that one I pulled a permit for myself, and I did it with my neighbor.

COPPOLA So you put it in the rear of the fence that's facing to the west, which is at the rear of your home?

B. RAMOLLI Yes, I did.

COPPOLA And it was inspected at that time?

B. RAMOLLI Yes. Yes, it was. I pulled a permit for that one.

COPPOLA And it was signed off on?

B. RAMOLLI Yes.

COPPOLA So, you're saying that the two north, the south fences, to your knowledge, there were not permits pulled on those?

B. RAMOLLI To my knowledge, they said they did pull permits, but I never got anything. The person moved; I tried contacting the person and nothing.

COPPOLA And those were installed a year earlier?

B. RAMOLLI A few years... two years ago.

COPPOLA December 2020?

B. RAMOLLI Yes. He [the neighbor] had a fence prior to that, and I just put it up to his fence there. And then the city made him tear that one down. And so, they said he was going to put one up, but it was months before he said he was even thinking of putting one up, and I had no choice with my son.

COPPOLA Okay. So, you had petitioned the city to have him remove that fence? Is that correct?

B. RAMOLLI Yes. Us, and five of the neighbors.

COPPOLA So at that time, what were your plans on what was gonna happen after you made him take the fence down?

B. RAMOLLI I thought he was going to replace it.

COPPOLA And on what basis did you think that? Did you have a conversation with him? Why did you think that?

B. RAMOLLI I did. I did have a conversation and the city told me that he was mostly supposedly supposed to replace it with... you know, what's that fence called? That's what he was supposed to replace it with. I forgot the name.

COPPOLA So when he took the fence down, all he took down was the panels?

B. RAMOLLI Yes.

COPPOLA And then what happened to the uprights? What happened to the posts?

B. RAMOLLI They fell over. The fence was up for over 30-some years.

COPPOLA So they all fell over with the fence? Because I think one of your pictures showed that they were still standing after the panels had been taken down. Is that correct?

B. RAMOLLI Yes. But eventually, after a while, they just fell down; they rotted away. I waited a few months and...

COPPOLA So you asked him to take down the fence and didn't have any level of commitment from the neighbor at that time to do anything about the fence, even though you have the issue that you're stating you have?

B. RAMOLLI Yes.

COPPOLA Did you feel comfortable with that at the time?

B. RAMOLLI Well, I didn't feel comfortable with it. I tried talking to him, but I said we'll come to some sort of compromise. And he just wouldn't speak to me. He says, "I'll do it when I want to..." and I just couldn't get through to him. And I told him about my special needs son. He's got a pond back there. And it's not secure. My son loves the water and he can't swim.

COPPOLA Okay. Have you had a survey performed?

B. RAMOLLI No, I didn't.

COPPOLA How certain are you that you're on the property line, within your property with the fence?

B. RAMOLLI I'm almost positive because he had his fence up prior to when I put it up to his, and I just pulled it in a little bit. I have pictures showing that it was... I have the fences that were put on both sides. He had his fence up at that time, so I just put it up against that.

COPPOLA I'm sorry. So, his fence...

RAMOLLI He had a privacy fence.

COPPOLA His privacy fence--the one that he took down--was up when you put your fence up?

B. RAMOLLI Yes, yes, it was.

COPPOLA	So the picture that you submitted showed the panels down, but the posts are still up and there was no iron fence on your property?
B. RAMOLLI	No, that was probably prior to it. I'm not sure what...
COPPOLA	So was the fence still up when you put your fence up?
B. RAMOLLI	Yes.
COPPOLA	So how do you explain that picture there?
B. RAMOLLI	The picture with his privacy fence?
COPPOLA	The panels are down, but the posts are still up.
B. RAMOLLI	Oh, the posts are still up.
COPPOLA	And there was no wrought-iron fence.
B. RAMOLLI	No, but I did put the fence up before his even came down, and the city seemed ok to do that.
COPPOLA	When did he take his picket fence down? When did he take the panels down?
B. RAMOLLI	Last year, last year around...
COPPOLA	So you pulled your permit for that back fence this year?
B. RAMOLLI	Yes.
COPPOLA	So I'm still trying to understand. So, this fence hadn't been down when you put your wrought-iron fence in?
B. RAMOLLI	I put the back fence up.
COPPOLA	That's what I'm talking about.
B. RAMOLLI	Oh, sorry. I misunderstood that. Yes. Yes, you're correct.
COPPOLA	Okay. Questions for the petitioner?
BARINGHAUS	Yeah, Mr. Chair.
COPPOLA	Vice Chair Baringhaus.

BARINGHAUS Yeah. Can you retrace the history of your picket fence again? First off, did you install the fences or were they installed by another company?

B. RAMOLLI The two, the north and south ones, were put in by another company. The one in back...

BARINGHAUS That was installed by yourself?

B. RAMOLLI Yes.

BARINGHAUS Or the installation of it per the contract. Okay. And then what year was that again?

B. RAMOLLI No, the other ones were I hired a company, but I tried to get ahold of them, but they were no longer in business. I heard from a friend of mine that they moved.

BARINGHAUS And at that point you were relying on the contractor to get the permits for you, right?

B. RAMOLLI Yes, I was.

BARINGHAUS You have no knowledge of whether they pursued that or did not pursue it?

B. RAMOLLI No, I don't. I do have copies of my neighbors signing off on it, so I don't know...

BARINGHAUS Okay, so you had those two side fences basically installed by a contractor, and the wooden fence in the back of the property was still in place at that point?

B. RAMOLLI Yes. Correct.

BARINGHAUS Okay, and then what year was the wooden fence removed?

B. RAMOLLI Last year in 2022.

BARINGHAUS And then in 2022, did you get a permit for the back fence?

B. RAMOLLI Yes, I did.

BARINGHAUS Who installed the back fence?

B. RAMOLLI We did--me and my neighbor.

BARINGHAUS	When you filed for the permit, what did you tell the city what type of fence you were installing?
B. RAMOLLI	I told the city that I was building a decorative fence, aluminum fence.
BARINGHAUS	Decorative fence?
B. RAMOLLI	Yes, that's what I have now: a decorative aluminum fence.
BARINGHAUS	Okay, did you describe the height when you're applying for the permit?
B. RAMOLLI	No, I didn't.
BARINGHAUS	Well, there's dimensions written on the permit application. Is that your handwriting?
B. RAMOLLI	Yes, it is.
BARINGHAUS	And how high did you list the fence when you applied for the permit?
B. RAMOLLI	I think I listed it at five feet.
BARINGHAUS	Okay, because it looks like it was scribbled down and changed to four... did you do that?
B. RAMOLLI	I don't recall that. No.
BARINGHAUS	Question for the building... If it's described as a decorative fence, do the height requirements, are they still in effect?
HERSHEY	I would say yes, the way the ordinance is written. It states, "Fences, which enclose property or are within the required side or rear yard, shall not be site-obscuring or exceed four feet in height measured from the surface of the ground, except for a privacy fence as provided for elsewhere in the section."
BARINGHAUS	Okay, very good. Thank you. Thank you very much.
BOLOVEN	Mr. Chair.
COPPOLA	Mr. Boloven.

BOLOVEN Question for the petitioner first, and then Mr. Hershey. Did you ever receive the approval of 31857?

B. RAMOLLI No, I did not.

BOLOVEN So, Mr. Hershey, how did that even that four foot get approved if it was never that neighbor's approval.

HERSHEY It was never approved. So, he applied for the permit, March 18 of '22. It was issued on April 23 of '22. It expired on October 20th of '22. And our inspector went out on the six-month final, which is when it expired, and he disapproved it. And do you want me to read his comment?

BOLOVEN I guess take a step back. It was issued, so the permit was issued, but it was never...?

HERSHEY Only for the back privacy, back 80 feet, four-foot high only.

BOLOVEN Right. So how did that get even issued if there was no neighbor approval?

HERSHEY That I don't know. I don't have an answer for you on that one.

BOLOVEN That's what I'm trying to get to... it got approved four foot and did he just not approve the five feet?

HERSHEY I'm sorry, four foot does not require the requirement for a neighbor approval because it's a chain link for a four-foot non-obscuring fence.

BOLOVEN So if this was four foot, he wouldn't need neighbor approval for a fence?

HERSHEY Right. So, once the privacy fence is obscuring, it needs the neighbors' approval. So, he applied for a four-foot 80-foot-long rear property line fence, which we're under the assumption it's either a picket like he has--four feet--or chain link. Not an obscuring.

BOLOVEN So why does the city's privacy chain link fence acknowledgement form, why does it even exist if it's a four-foot chain link that somebody does?

HERSHEY I don't know. Maybe Mr. Neville can answer that question.

BOLOVEN Mr. Neville, I guess I was under the assumption no matter what you need a neighbor approval no matter the type of fence, but hearing Mr. Hershey's comments, if it was four foot, we wouldn't need neighbor approval written on this?

NEVILLE That is my understanding. I'm looking at the style of fence right now to see, because clearly when we have a privacy fence proposed, it'd need the neighbors' permission to do that. And I'm just verifying to see whether or not that's a requirement that exists with respect to four-foot fences or other fences other than privacy.

HERSHEY So, the start of the ordinance reads, "A partition fence shall be permitted as long as there is only one such fence separating individual properties subject to the following regulations," which would be the four-foot height. And I don't believe there's any requirement for a chain link because it's not obscuring.

BOLOVEN Sure. So, this goes into another kind of question here. The neighbor had a fence up. The neighbor gets ordered to take the wood fence down and leaves the posts up. There are allegations of how the posts came down. Nevertheless, the neighbor was gonna replace it. Who gets the right to put up the fence because they can't have a double fence?

HERSHEY Right. Well, whoever would apply for it and depending upon what you're installing would determine what you need for requirements.

BOLOVEN So it's a first and time type of thing. It would have been a rush to get a fence up.

HERSHEY So if the other neighbor wanted to put a privacy fence up, he would need his approval to put that up.

BOLOVEN What if the neighbor wanted just to replace what was ordered to take down?

HERSHEY You can replace an existing privacy fence. I don't know if his was prior to the ordinance, and/or if it was legal or not, I don't know.

BOLOVEN So, question for the petitioner. If you come down one foot here rather than going through this fight with the neighbor, would you be willing to do that?

B. RAMOLLI I'd be willing. I'm just worried for my son.

BOLOVEN	But right now you're facing the fact that you don't have neighbor approval. And if you were to avoid that, just by coming down a foot, would you be willing to do that?
B. RAMOLLI	I'd try. I could do it myself, I guess. It just wouldn't look too good if I cut off a foot.
BOLOVEN	It's not cutting if... I guess it would go down, depending on... Thank you, Mr. Chair.
COPPOLA	Other questions for the petitioner?
TESTA	Yes, Mr. Chair. Question for Mr. Hershey. So, we're here because the Inspections Department went out to inspect the fence that was put in?
HERSHEY	Yes.
TESTA	And the inspection department was expecting to see a four-foot fence based on...
HERSHEY	The permit description, yes.
TESTA	Okay. Question for the petitioner. I know it's been asked before. Why did you put in a five-foot fence if the permit was for a four-foot fence?
B. RAMOLLI	I wasn't sure about that. But I was actually trying to measure with my son, and the other ones they put up was five feet, the side ones, so I just wanted to match it with them.
TESTA	Can you describe the fence that you put up? Is it the black wrought-iron in the pictures?
B. RAMOLLI	The black? Yes, yes, it's aluminum.
TESTA	So if your main goal is to keep your son from climbing over that fence, that's correct?
B. RAMOLLI	Yes.
TESTA	There's a horizontal slab on that fence that is almost a foot off the ground. And if he steps on that, that becomes a four-foot fence and he can get over it, right?
B. RAMOLLI	Actually, I did lower it to the ground. So, he can't even try to get under it or whatever.

TESTA I'm talking about getting over it.

B. RAMOLLI Oh, to try to step on it? No, he's tried it now and he hasn't gotten over it or nothing.

TESTA So, if he steps on that horizontal slab, which is about a foot off the ground, it becomes a four-foot fence and you're saying he can't get over that?

B. RAMOLLI No, he doesn't really.

TESTA But he can get over a four-foot fence? That's why I'm not understanding why a four-foot fence would meet your needs?

B. RAMOLLI Just like I said, I had the fives up. He couldn't get over those. And he tried and tried, but he couldn't get over that. So, the four feet, being a foot lower is...

TESTA Okay, can you describe the conversation with your neighbor trying to get approval?

B. RAMOLLI Yes, I spoke to him numerous times about the fence he had up before. My son had cut himself a couple of times. And I've spoken to all the neighbors, and they said they've been trying for 18 or 19 years to get them to remove that fence because it was unsafe, and the city did come out and say it had to come down. So, I think he got upset at me--that I'm the only one who did it. But all my other neighbors were also on it. And that's what started the whole thing about not getting a petition. I tried probably four or five times.

TESTA Okay, so you've asked him to sign the petition for your fence and he's refused?

B. RAMOLLI Yeah, I asked him numerous times and I told him about my son. If he didn't have a pond back there, I wouldn't need a fence.

TESTA Another question for Mr. Hershey. Why was the fence taken down by the neighbor?

HERSHEY I'm unaware of that. I am not sure why. I don't see any enforcement under his address. And I don't know. I know nothing of that.

TESTA We have no record of the city forcing that fence to come down?

HERSHEY	Not that I'm aware of unless we have the other gentleman's address. I could look it up, but I don't know. Let me see if I can find it. But I'm not aware of anything related to that.
TESTA	And since there is a pond there, is a required to keep that secure so that children couldn't get into that?
HERSHEY	There's no permit required for a pond. So, I don't know as far as any barriers that would be required.
BOLOVEN	Mr. Chair.
COPPOLA	Mr. Boloven.
BOLOVEN	One more question for Mr. Hershey. Saying that it was issued for the four foot and obviously got denied or the whole process went where they discovered the five feet, at the time the application was submitted, looking at the ordinance right now, it looks like there was also supposed to be either a written agreement of the adjoining property owner or a survey for the line. Do you know what would have been submitted for that line and issue here?
HERSHEY	What was submitted was a site plan. And that was basically what was submitted. Let's see here. It's a site plan, I believe, from when the house was originally built, showing all the dimensions of the house and the 80 feet in the back and it's highlighted yellow was to where the fence was going. So, they based that off of the site plan.
BOLOVAN	So if the neighbor's contesting the location right now, what would the city do on that end?
HERSHEY	We'd have one of them get a survey and verify the property line.
BOLOVEN	Thank you.
HERSHEY	You're welcome.
BARINGHAUS	Mr. Chairman.
COPPOLA	Vice Chair Baringhaus.
BARINGHAUS	Does your neighborhood have a homeowners association?

B. RAMOLLI	No, he's not part of our association.
BARINGHAUS	Well, are you part of it?
B. RAMOLLI	Yes.
BARINGHAUS	And it looks like you reviewed the fence with your homeowners association?
B. RAMOLLI	Yes, I did. There should be a copy of that.
BARINGHAUS	What was their determination?
B. RAMOLLI	They said everything was fine. Everything was a go, and I submitted the letter also.
BARINGHAUS	Was there any discussion on the height of your fence with your homeowners association?
B. RAMOLLI	No.
BARINGHAUS	Does your homeowners association allow privacy fences in the neighborhood?
B. RAMOLLI	No, they don't. They made an exception because of my son having Down Syndrome.
BARINGHAUS	Privacy fence, six foot?
B. RAMOLLI	Correct.
BARINGHAUS	You can't even install a six-foot privacy fence in your neighborhood today, is that compliant with your homeowners association guidelines?
B. RAMOLLI	If it isn't, not with our homeowners association, but they made an exception because of my son, and they voted on it.
BARINGHAUS	They made an exception to your current fence?
B. RAMOLLI	Correct.
BARINGHAUS	Okay, so they won't allow a privacy fence, but they did sign off on the current five-foot picket wrought-iron fence?
B. RAMOLLI	Yes.

BARINGHAUS

Okay, thank you.

COPPOLA

Any other questions for the petitioner?

COPPOLA

Alright, seeing none, is there anyone in the audience who would like to speak for or against this? Alright, if you could sit down and then I need a name and address, please.

MOILANEN

Leo Moilanen. 18963 Yorkshire Drive. I live directly north of the Ramolli's, and I'm here to support them. I'd just like to read my statement for the record and clarify some statements that were made. So, I border, I'm really the only one who really sees that fence. The neighbor to the south, it's covered with landscape and the neighbor to the west, he's probably 500 feet away from this fence. So, it's kind of like in the middle. He has probably almost 800 feet of property that runs from Seven Mile southwards. Just to give you a little idea of how the fence is. So, we were involved with five other families to get his fence removed. It was unsafe; it was falling over. Thousands of nails were protruding from his side to our side. We bought our house three years ago. My realtor went over there and asked him about the fence if he would consider... I offered to take the fence down for him and replace the fence. Not interested. So, it got to the point where panels were falling over. He complained about the nails again; his son got cut with one of the nails. And so we were forced to call the city. I actually spoke to the resident again about the fence. He sent somebody out to grind the nails out. And it was ridiculous. Nails were just falling everywhere; it would have never gotten done because the fence is 500 feet long. So, we called the city up--and I do have the address if you need it--they forced him to take the fence down. It was unsafe. It was deemed unsafe. So, I spoke to his wife and asked about the posts. She said, "You guys can do whatever you want to do. We don't have the money to replace the fence." So, I took my posts down; I actually just pushed them over. They were that rotten. So as far as the special needs child, when they put the two side fences in, I gave him [Mr. Ramolli] permission to do so. And he butted up to that existing privacy fence. And when that fence came down, that opened up the big, big gap, an 80-foot gap for his son, so he could no longer play in the yard. And there was a pond in the back. And you know, autistic kids, kids with special needs are attracted to water. That was a fear of mine, a fear of theirs. And so when he erected the five-foot fence, I didn't know there was an ordinance anyway with a four-foot fence. But this fence is really nice. It's an aluminum fence, decorative, aesthetically pleasing. It's really nice, really a sharp fence. And the lower

part of the fence, it's not a foot up above the ground. It's about three inches. So, it's not a four-foot fence. So, it's not like he can step on that foot and now it's a four-foot fence. So that's inaccurate. But I'm here to support him. I think the fence is nice. And more importantly, it's to protect their son.

HERSHEY

Excuse me, sir, do you have the address? Is it 31885 Seven Mile?

MOILANEN

Yes, it is.

HERSHEY

Yes, there was an enforcement. It's still open, actually from 2021.... regarding the fence.

TESTA

So, the city did require him to take it down?

HERSHEY

Yes, there have been many inspections on it, a show cause hearing. It is still open. I'm not sure where it stands at this point. But there is an enforcement that ordinance has been dealing with.

TESTA

Thank you, Mr. Hershey.

HERSHEY

You're welcome.

COPPOLA

A couple of questions for you if you don't mind. Number one, what were your plans for your property when he took the fence down?

MOILANEN

I have no kids. It doesn't bother me whatsoever. If he put another fence up, I wouldn't care.

COPPOLA

Okay, and then when he asked you to sign approval. I see an approval for you. But it's been signed recently. Did you sign an approval for when he put this fence up?

MOILANEN

No, he just asked. I had no issues, no problem.

COPPOLA

Do you recall the name of the contractor who put the fence up?

MOILANEN

I have no idea. I didn't hire him.

BARINGHAUS

I'm sorry, we just have one question. I kind of saw the backyards from a distance; it looks like they're fairly heavily wooded.

MOILANEN Yeah, it backs up to that wooded area. There's nothing back there. You know, the fear is the pond for the child. It's nothing more than really an ADA case. It's got to be protected.

BARINGHAUS In terms of your property, it doesn't go to the wooded area?

MOILANEN No, the fence goes all the way along our properties. Five houses back. Along Hampshire.

BARINGHAUS Right. Very good. Thank you.

COPPOLA Anybody else? Alright, do we have correspondence?

KLISZ We have a few letters. First, a letter of objection. Robert Bedzyk, 31885 Seven Mile, Livonia. Next one is a letter of approval, Jared Lee, 31866 Clarita. And a letter of approval by George George and Ally George, 18871 Yorkshire. That's the letters.

COPPOLA Thank you. So, gentleman in the back, did you want to speak? No? Okay. All right. Mr. Ramolli, if you'd like to step up. Anything you'd like to say in closing? But I'd also like you to address the several comments that were made by your neighbor on Seven Mile.

B. RAMOLLI I caught a few things that are important. A lie. I mean, we did ask him that we would take the fence down on ourselves and dispose of it. Not to put up a new one or anything like that. We never asked him about that. It's a big cost. But we also asked him that if you do decide to put one up, we'll split the costs. And he just said "No." No, no. Every answer was no. I tried to speak to him five, six times. And he just keeps telling me "No, no." Just recently before I came to the meeting, a few weeks ago, I said, "Can we resolve this without going to a meeting?" He didn't want nothing, no. He didn't want to speak to me at all. And I told him about my son being special needs and he's cut himself a few times. And the main thing is to protect him. My son, being special needs, that's the main goal. Fence, this, that, anything to keep them safe.

COPPOLA He mentioned a gate. Do you have a gate on this fence?

B. RAMOLLI Yes, I do.

COPPOLA A gate going to where?

B. RAMOLLI A gate going to the front and also the back.

COPPOLA So you have a gate on the west fence?

B. RAMOLLI Yes.

COPPOLA And why did you put a gate there?

B. RAMOLLI In case my son throws anything over it. I can just kind of open the gate and grab it.

COPPOLA How do you secure the gate so he doesn't open it?

B. RAMOLLI Oh, no, it's secure. I got a lock on it.

Z. RAMOLLI May I say something? I'm his wife.

COPPOLA You can step up. I'll need the name and address, please.

Z. RAMOLLI My name is Zena Ramolli, 18917. Obviously, you guys heard about my son. I did have a conversation with his wife. I told her about the whole fence situation. I told her we were planning to take it down and do whatever to try to compromise. And she actually told me, "I had no idea that you guys even had this conversation with my husband. I have to catch him on a good day when he's not drinking. And then we can actually sit down and do what you want. You have a special needs child. I agree. I understand." We're not here to solve problems with him. We've been nice to him since day one. My son is special needs. He's able to jump that fence. There is a pond. I have family. My neighbors have kids; my entire neighborhood is all kids. God forbid if somebody jumps that fence and goes into that pond, what's going to happen? We tried being nice to him. We tried everything possible for years. We have neighbors, we have complaints, we have letters, we didn't even want to come to this. But he led us to this point. We tried offering, we tried being nice. At the end of the day, it's like... what more? Do I wait for something to happen to my son and then, it's like "There you go." Like I don't get it. Should I bring my kids next time to show you that I have three kids and one of them is special needs and he literally just got diagnosed with ADHD? Like as a mom, it hurts that I have to stand up here and beg you guys to have a five-foot fence. What more do you guys want? How much proof do you guys need? He's my son at the end of the day. I'm trying to protect him. And I'm pretty sure everybody will agree.

COPPOLA Alright.

Z. RAMOLLI	Thank you.
BOLOVEN	Mr. Chair.
COPPOLA	Mr. Boloven.
BOLOVEN	I just have a quick question for the petitioner. The Chairman asked the question earlier about what happened to the posts. You said you don't know what happened to the posts; they fell down. Your neighbor came up and basically said you guys pushed them down. What happened to the posts?
B. RAMOLLI	Those fell over. We had big winds. And they were basically rotted.
BOLOVEN	Well, he's saying you pushed them over?
B. RAMOLLI	Well, I got witnesses. My neighbors witnessed that.
MOILANEN	I pushed the ones that are on my property down. If he wants compensation for renting posts, I'd write him the check right now.
B. RAMOLLI	Mine was worse. There used to be a tree there also. I don't know if they have pictures of it. A totally different story. But there were so many missing panels and stuff on that, and it was windy. It was rocky. It was basically coming down.
BOLOVEN	Thank you, Mr. Chair.
COPPOLA	Anything else? Thank you. I'm going to close the public portion of the case, and I'll start the board's comments with Mr. Boloven.
BOLOVEN	Thank you, Mr. Chair. This is a unique one for a fence case. I'll say that normally off the bat our standard is we don't force people to have fences. That is our kind of standard pass. We're not going to force a neighbor to have a fence. This one's different because A) He had a fence, B) The city forced them to take it down, and C) Had this been four feet, the fence would have been up. So what are we arguing over here? Truly, if you kept it at four feet, the fence would have gone up. We're arguing over one foot, and then you've got the side issue of where the lot line is. I will say: You do have a unique circumstance, you do have a hardship, you have a disabled child. Looking at the doctor's letter from care pediatric, you got a doctor saying he could jump the four-foot fence. I see the need with the pond. I'd be willing to grant one foot. I'm okay leaving it the way it is just because of the

fact that the fence would be there, nevertheless. It's just arguing over a foot now. What I'm not okay with is where the line is, and he's making this accusation in his letter [that] you're on his property line. Really, it would have been caught somewhere along the way in the permit process. So I think, part of this is if we're going to give you the five-foot fence, you're gonna leave it, there does need to be a survey and where the lot line is. And proof needs to be given to the city that you are actually on your line and you're not encroaching on his property. I'm okay with the gate; I know he wants you to get rid of it. But again, I have kids, I have three young kids and yeah, they throw stuff over the fence. And guess what? I don't have a gate and it sucks because you got to go all the way around [LAUGHS]. It is what it is. But with all that being said, I do support the variance for the five foot and require that a survey be done for the property line.

COPPOLA

Thank you. Vice Chair Baringhaus.

BARINGHAUS

Okay, thank you. I basically agree with Mr. Boloven's comments. I think it is unique. I agree that generally, we won't force fences on adjacent neighbors, that we do want their permission in advance before the fence is constructed. You sort of went about this differently. The fence kind of went in place; you weren't aware of the fact, it made you seem like you began to collect permissions from your neighbors, generally, you also took the extra step of going before your homeowner's association. I mean, realistically, even if you wanted a six-foot privacy fence, your homeowner's association would not have allowed it. I think you more than proved your hardship, which is the basis for any variance and that's your special needs child and the need to take additional steps to protect that child from the pond adjacent to your property. I'm okay with the gate. I would like to see the property line issue resolved with some type of survey as a condition for the variance. So based on that, I'd be in favor of approving the variance.

COPPOLA

Secretary Klisz.

KLISZ

I agree completely. I guess the only thing I'm thinking about is technically, can we approve it with that as a requirement? But what if it is not, then does it have to come back versus should we table it? And have the survey done, and then have it come back. Let's look at that. And then if it is on the proper line, then again, I think I would agree with my colleagues. There's definitely a hardship. Because I'm like thinking here, "Well, you can always do a privacy fence," which the city would allow, but then he's got the homeowners problem. So,

I guess that would be my only concern is: Which way we would go? Should we table it, have the survey, come back? Or approve it with the requirement of getting the survey? And I guess that could end it, if it's presented to the inspection department, and they can say, "Yes, it's probably in place." But either way, I would go along with either of those.

KLISZ

Thank you. Mr. Testa.

HERSHEY

Can I make a comment? One issue we have there is the two side fence lines. There's no permit for it. So, I guess if you're going to approve it, maybe [make] a stipulation he obtains a permit for those two sections. So, it is all at five feet, it's all documented and approved to the city.

COPPOLA

Mr. Testa.

TESTA

Thank you, Mr. Chair. Thank you, Mr. Hersey, for that comment. I would support a table motion for two reasons. One, to get a survey to prove the lot lines and where the fence is installed is truly on your lot. And it also will give you time to properly apply for the permits on the other two fences.

COPPOLA

Alright, thank you. I have a little bit of a different opinion here. The thing that I'm struggling with is the events that have occurred through this whole process. The petitioner, and rightfully so, potentially organized and got the city to remove the fence without any thought as to what's next, at least from my perspective. So, the fence comes down. And at that point, were you not concerned about your kids potentially going on to the property? To me that just... I'm a little confused as to why there wasn't a plan, why there wasn't an agreement at that point to negotiate with the neighbor, take the fence down and we'll replace it with a new fence or something. You forced him to take the fence down and again, it was a nuisance and it was a danger--I get that. But there was no plan after that. The back was open. Next thing that happens, actually even before that is you had the two side fences going in without a permit. And that would not have been permitted even with the neighbors' approval; it would have required a variance. I struggle with the fact that there is now a contractor that no longer exists, who put it up, who didn't pull a permit. Didn't get approval from the neighbors at that time. And then we get to the back fence, where when we look at the permit, it's very clear, at least the way I look at it, that he walked into the Inspection Department and had five feet on there and they said, "You're not allowed to have a five-foot fence," scratched it off, put

four foot in, [and] they approved it. And then he just went ahead again and put in a five-foot fence. So, I see some really poor planning and some very overt decision-making to do whatever he pleased, no matter what the rules were. So, I struggle with this. And I do think you have the need for something. I do agree with that. But I'm really struggling with the behaviors that occurred up to this point. So, I'll support a tabling. And we'll have to think about this. And I think the petitioner should also think about alternatives to the fence in the back. I mean, I guess I just don't know what you were thinking forcing a neighbor to take down a fence and then expecting him to cooperate on the next step without getting that all up front. I'm at a loss as to what the thoughts were. Tabling it will give you an opportunity. I think the request was to get a survey, at least to make sure it's on [the property line]. We can do away with that objection that it's on your property, that there's no issue there. And I'd like to also get a clearer understanding the next time we talk at the meeting of what actually happened and why you did the things you did to get us to where we are right now. So, I'm going to vote for a motion.

BOLOVEN

If we're making a motion, I just want to ask Mr. Hershey questions. If they just do four foot in the back. Obviously, they need the permits on the sides, but there is no zoning variance needed?

HERSHEY

But the sides would have to be four foot also, and they're all five at this point.

BOLOVEN

The one question I have is there was a privacy fence there. They can't put up a privacy fence because of their homeowner's association? But the neighbor could put up a privacy fence if it was him?

HERSHEY

If he is not part of their homeowners association, I would say yes, that's not a problem. So, he could have reinstalled a new fence given the time. So, the ordinance was put in about a year before his permit. I'm sorry, the enforcement was put in about a year before.

BOLOVEN

Mr. Chair.

COPPOLA

Mr. Boloven.

BOLOVEN

Motion to table case number 2023-11-30 in order to give the petitioners time to obtain a survey of the property line to resolve the potential dispute, as well as to review the board's

comments and come back with some clarity to the board's questions that are left open.

TESTA

Support.

COPPOLA

I have a motion by Mr. Boloven, supported by Mr. Testa to table the petition. We can take a vote.

BARINGHAUS

Mr. Chairman. I think we also had a suggestion to allow the petitioner a period of time to obtain the permits for the side fences as well.

COPPOLA

Well, they're not permittable.

BARINGHAUS

That was based on Mr. Hershey's comments.

HERSHEY

If you approved it, I recommend you'd have him get permits, but that would be at a five-foot level height and not four. So, he can only get a four-foot chain link or picket fence. But he's five feet. So, technically...

BARINGHAUS

He needs a variance. Okay, got it. I'm sorry.

COPPOLA

Okay, you can take roll, please.

KLISZ

Mr. Testa.

TESTA

Aye.

KLISZ

Mr. Boloven.

BOLOVEN

Aye.

KLISZ

Secretary Klisz votes aye. Vice Chairman Baringhaus.

BARINGHAUS

Aye.

KLISZ

Chairman Coppola.

COPPOLA

Aye.

KLISZ

Passes five to zero.

COPPOLA

Alright, Mr. Ramolli, your petition has been tabled. I think one of the things that you heard from the board is they'd like to see a survey that shows that the fence is inside your property. I think you've heard the comments from everybody.

So, hopefully reflect on those, and when we come back and hear the petition again, we'll have a better understanding of kind of the cadence of events, your thoughts as to what happened and why they happened and potentially come up with a resolution for this.

B. RAMOLLI

Can I just say one other thing?

COPPOLA

You can step up, please.

RAMOLLI

With the survey, he's the one complaining about it. My understanding is when he had that fence up--the privacy fence--and I butted up to it, doesn't that become the new line because it was over 20, 30 years that fence? Does that officially become the new line?

NEVILLE

I'm sorry, Mr. Chair, I just want to quote the ordinance. It says that "A written agreement between the adjoining property owners as to a lot line" or the "production of a survey, which shall be attached to the application" to show what the property line. They just need to establish what that line is. It's just got to be a written agreement or the survey.

COPPOLA

So, we'll take either one.

B. RAMOLLI

So he'd have to get a survey, or I'd have to get a survey?

COPPOLA

He has to agree that your fence is either on the property line or on your property...

NEVILLE

And then he has to look at the survey...

COPPOLA

Or that's the alternative? Either/or, right? That's what you're saying?

NEVILLE

Either a written agreement...

COPPOLA

That's what I was telling you, so either he has to get a written agreement from the neighbors stating that the fence is either on the property line or in your property inside the property line or you can get a survey.

B. RAMOLLI

You want this because I'm...

BOLOVEN

He's already saying in his letter that you're on his property, so you should get a survey.

B. RAMOLLI

That's what I don't understand, then his [fence] would have been.

BOLOVEN

I get it, but you're the one going for the fence right now.

COPPOLA

You can call the next case, please.

RESOLVED: APPEAL CASE NO. 2023-11-30, 18917 Yorkshire Drive: an appeal was made to the Zoning Board of Appeals by Bujar Ramolli, seeking to maintain an existing five-foot tall iron picket fence, erected without permit or the west neighbors' approval.

This Low-Density Residential property is located on the west side of Yorkshire (18917), between Hillbrook and Clarita Streets, Lot. No. 037-02-0010-000, N-2 District, Neighborhood, rejected by the Inspection Department under Livonia Fence Ordinance, Section 15.44.090A(1), **be tabled** to give the petitioner time to obtain a survey of the property line to resolve the potential dispute, as well as to review the board's comments and come back to clarify the board's questions.

ROLL CALL VOTE

AYES: 5

NAYS: 0

ABSENT:

PASS/FAIL/TABLED: TABLED

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.

<u>Ground sign height:</u>	<u>Ground sign area:</u>	<u>Electronic message center sign area:</u>
Allowed: 6 ft.	Allowed: 30 ft.	Allowed: 15 ft.
Proposed: 8 ft.	Proposed: 40 ft.	Proposed: 20 ft.
Excess: 2 ft.	Excess: 10 ft.	Excess: 5 ft

- COPPOLA

Thank you, Mr. Hershey, anything you'd like to add?
- HERSHEY

Not at this time, Mr. Chair.
- COPPOLA

Any questions for Mr. Hershey? Seeing none, if the petitioner can step up or the petitioner's representatives. Name and address, please.
- R. BUJA

Ryan Buja. I'm the Pastor of Bethel Baptist. My address is 30457 Jeanine Street, Livonia. And the church is 29475 Six Mile.
- COPPOLA

Can you please spell your last name for me?
- BOLOVEN

B-U-J-A.
- COPPOLA

All right. Tell us about your project.
- R. BUJA

Well, the first thing I want to do is thank you guys because my parishioners will never complain about a long sermon again [LAUGHS]. So, I'll start it right there, right? So, there's really two issues that we have here. First thing I want to say is Bethel Baptist, for those who are not aware, has been at that location will be for 50 years this coming spring. So, Bethel has been around a long time in the city of Livonia at that location. And there's really two issues that we have on our related appeal process. Number one is the zoning. And then of course, number two is the size of the sign. I kind of want to talk just for a minute about the zoning. I understand that we are currently zoned residential. According to the zoning rules, you cannot have an electronic reader board in the R-U-F zoning district. I do understand the purpose of that because

obviously, if a church is in the middle of a neighborhood, typically the homeowners in that area might not want an electronic sign. I understand the purpose of it. But I do believe that our situation is much different in the fact that while we are zoned residential... I did provide the board with quite a few photos. But number one would be our zoning. And that is, even though we're zoned residential, we're really not. We're in a commercial zone. Every neighbor to our west is commercial, the neighbors to our right are commercial, the neighbors across the street are commercial, and our neighbors behind us, which is that large piece to the south, that's actually a church, which is about 300 yards behind us. So, we have no residential homes around our church at all. And I did present the committee with a picture of course of the plot map. I also presented kind of a view from all around our church. I don't know if you have that. But if you kind of look at what I submitted, it's all medical buildings. To our west, there's a daycare over there within eyeshot, and then across the street, more medical buildings. Directly across the street is a debt company. And then you have the pool store, the BP, and then to our east, you have the couple of different places and Lefty's over there. So, I kind of provided all the different pictures on that. But I don't know why we're really zoned residential in the middle of a commercial zoning. Again, we've been there for 50 years, and maybe 50 years ago, I'm sure the landscape looked much different 50 years ago, than it does in 2023. But being surrounded by that, I would say that we would definitely fit more into applying for the variance due to the fact that we are more commercial and the fact that our neighbors are all commercial. The other picture I did supply under the zoning was just a picture of the Michigan Columbus Credit Union. I provided two pictures on that. That is actually on the same side of our street about a half a mile west on our street. And if you notice, I provided a two pictures on that. They have an electronic reader board, which is what we're going for, and their neighbors, if you will directly across the street is all residential homes. So, you know, I understand that they're probably zoned commercial. But from a visual perspective, they're more residential than we are. We're more commercial than they are. So, I think that that would be kind of my plea or appeal to the board as far as our zoning on why we feel we should be granted to have this reader board in our "zone." So that would kind of sum that up. Number two would be the size of the sign. And let me pull a picture of it. You have this picture right here. And you probably don't see much but a bunch of trees. So that picture right here is... we have seven mature trees that are on the Wayne County right of way. So those trees right there, as you can see now, I took that picture on October 27. So, half of those leaves had already fallen off that tree and we're almost to November when I took this picture. So, you can imagine for most of the year or at least more than half of the year, when the leaves are on there, you literally cannot see our church when you drive down it, like we don't even exist when

you drive down the road, because of those seven mature trees on the right of way. Now I did have an issue just to give you kind of a little bit of an idea. Those trees are of course on the Wayne County right of way. And back in late 2020, the trees were actually touching the ground on our property; you had to duck around them on the sidewalk to go down it. Because Wayne County had not done anything with them. And for 18 months, I had called the Wayne County Tree Commission, and in the seven times I called them to have our trees trimmed, and they would say, "Well, we're trying, we're trying, we're trying..." On the seventh call, after 18 months of calling, they finally said, "Just go trim them yourself," even though they're huge... literally. And by the way, this is part of our church family right here, so but some of the men you see here went out and spent like a half a day with a pulsar, trimming those trees, so they look that good, because we did that. We trimmed Wayne County trees with their permission. That being said, if they were our trees, they wouldn't be there; we would cut them down. And the other thing that I submitted past that picture: there's four other churches that are on in a one mile... on our block or on our street. So from Six Mile, Merriman to Middlebelt in that one-mile stretch there, [there are] five churches. We're one of them. And I submitted the pictures of the other four churches. And if you'll notice, not one other church on our street has any trees on the right of way. Every one of them are wide open; nothing blocking their church. In fact, almost every business on our street has no right of way trees blocking. We're like the only one. And I believe this gives a hardship to us. Just not having any visibility from the road driving down it because of trees that we cannot do anything about. So if you kind of look at the pictures I did submit -- their sign, their building [are] all very visible from the road as people drive down. I believe that is something that we face that other churches and other businesses down that stretch do not have to deal with. The last thing I'd like to say regarding that is this church right here is Cornerstone Baptist; they are literally across the street, about 50 yards to the west. You can actually see them from our street, or from the front of our church. Last year, they got approved for a 50 square foot sign here. And of course, under their current condition, 40 was the maximum. So they were granted 10 additional square feet. And I don't know what their case was. I don't know anything about what they had. But all I know is that they were given 10 more additional square feet. And again, there's no... if you look at their church in the picture I said, there's nothing even blocking their current sign or where they put their sign. And I don't know why they wanted 10 more, but either way, I feel like we're asking for the same thing. I know an electronic reader board can be 30. We're asking for 10 more, for 40. And I believe we have a very legitimate reason, like a hardship of why we would help kind of attract... since we can't do anything with the trees, something to attract through the trees and to kind of gain a little bit of attention that "Hey, we're here." And again, we've been

there for 50 years. It was funny... I was looking in one of the old photo directories, and there was a time when those trees were very small, but they are no longer that. So that's kind of the two things I believe address the zoning issue, and I believe address the size of the sign issue.

COPPOLA Just a quick question for Mr. Neville. I believe all the churches are zoned residential. Is that correct? I think that is the zoning that they have?

NEVILLE I'm not aware.

HERSHEY Cornerstone is N-1.

NEVILLE Your question, though, is...

COPPOLA The ones I can think of, they're all residential. The one that I thought about on Farmington and another one on Six Mile... And one is still in the neighborhood. It's still from my perspective, it's not an R, but it's still a residential, right? N-1 is neighborhood?

HERSHEY Yes.

COPPOLA So they're all residentially coded. And they match the residential coding that they're around from what I can see. Is that your understanding?

NEVILLE Well, I wasn't aware of them all being zoned residential, but if that is the case then...

COPPOLA And I can't say that definitively. I was wondering if you knew that? And they're all in a residential zone; it may not be R-1, it could be N-1 or something else. They're all residents.

BARINGHAUS Mr. Chairman. To support what you're saying, my church, which is away from this general area is zoned R-U-F. I'm looking at the zoning of my church and had no idea.

COPPOLA So what is your plans for the existing sign?

R. BUJA Take it out.

COPPOLA And what is the size of the existing sign?

R. BUJA 30.

COPPOLA So, it's 30 right now?

R. BUJA Yep.

COPPOLA Okay. Do you know of any other churches in Livonia that have electronic signs?

R. BUJA I'm not aware of the churches that do, but I'm aware of liquor stores that do and...

COPPOLA There are a lot of them.

R. BUJA Yeah, but I'm aware of those, so I think that whether regardless of what other churches have done, I imagine the reason you might not see other churches that have them is probably because as you said, they're zoned residential. And with the current zoning format, they're not allowed to have them. Because of that, maybe it's a rule that the board needs to consider maybe changing for churches to allow them to have the same opportunity that the liquor stores or GFS or other stores around us maybe have the ability to do that.

COPPOLA Yeah, changing the zoning would require approval by City Council.

R. BUJA Sure.

COPPOLA It's a process. So, if you wanted to go that route, that would be the route you need to go. You have to petition the City Council and see if they're willing to do that. Any other questions for the petitioner?

BARINGHAUS Mr. Chairman. Obviously, if you did have a message board, and as we discussed that's not permitted in neighborhood zoning, many churches use like a letterboard underneath the identification with the church. Did you consider that option?

R. BUJA Not necessarily. I feel like one of the things that we'd like to do with our sign is have a little bit more flexibility. Our sign right now does what we need it to do to for us, like the old-fashioned letterboard... to me, it's not old fashioned, it's old, like at Cornerstone. To me, that's old-fashioned and something where it doesn't really attract your attention. We wanted more flexibility with being able to promote whether we have our community events, Trunk or Treat. We do quite a few community events throughout the year. And that would give us a better opportunity as people drive down the street to see that. Whereas this doesn't allow you to do that. So, we weren't really wanting to spend... like if we were going to spend \$15,000 on the Cornerstone sign, we'd just keep the one we have. It doesn't really do much more than what would really help our situation.

BARINGHAUS Okay, thank you.

TESTA How are you currently advertising events, like Trunk or Treat?

R. BUJA We get a van, we put banners out. So, we have to pay... we have overnight signs, and we use them for all our banners stuff.

TESTA Okay, and is that system not working for you? It's just costly, right?

R. BUJA Costly. You have to continue to do that, or update or get new ones for each year because it's not on the same day, things like that.

TESTA Okay, thank you. I notice signs when I drive by through there. I guess I struggle a bit with the trees. I totally get the trees are there and that they are obstructing [the view]. I'm not denying that. But from at least a quarter mile away, your church is basically a tower. I can see the top of that tower. So, it's not obscuring the church. If I'm looking for the church, I can see it from far away.

R. BUJA But did you only notice that because of this case, or have you noticed that in the past?

TESTA I call that "church road." I didn't know there were six churches.

R. BUJA I know. I didn't realize that, and I live in the sub right there, so I agree.

TESTA I guess the other point on the trees is... if they're obscuring, why would you want to put a sign there that's going to be obscured by the trees?

BOLOVEN So the sign was going to be moved to the driveway, which would be in between the trees right now where the sign is at. It's in the middle of where church part is at because we have two lots. We have the main church, and then there's the main drive you pull in on, and then we own that field to the west also. So, my point is, though, where it's at right now, unless we go trim our trees if we move it to where we're proposing, that gives more visibility for people that drive by than where it's at in the middle.

TESTA Okay, and why couldn't you just keep the 30 square feet? Sounds like you were asking you for 10 extra, but Cornerstone got 10 extra.

R. BUJA So, originally, I was like, "Well, if they got 50, I want 50." To be honest with you. But then when we had seen that it's 30, we thought that if they got 10 additional, and they have nothing even blocking. And again, I don't know what they proposed or why they needed 10 more when they have no visibility issues, I think it would be more

than fair to allow us to have the same 10 more square feet with the visibility issues.

TESTA Okay, just from my memory on that case, what they were arguing or what their case was... their sign is set further back than your sign. And for people to be able to read the letters and read the message, they needed a bigger sign that had bigger words. I think your sign is going to be much closer to the road. So, I don't see why you couldn't get by...

R. BUJA I don't know if I agree with that.

TESTA They have a further setback than yours. From the street to the sidewalk, and then also from the sidewalk to their sign is going to be further back than what you're proposing.

R. BUJA Okay.

TESTA Okay, thank you.

BOLOVEN Mr. Chair. Question for petitioner. If this board were to allow you an electronic sign with the condition [that] you gotta come within the regulations of the requirements by the city as far as height, area, all that. Would that be acceptable?

R. BUJA I mean, yeah, it would be a good thing, but we really feel with the block, with our current... again, if it was wide open, I would have no problem. I really wouldn't. I think the big issue here is literally, I mean... you can look at the picture, and see. And again, that's because we trimmed them [the trees], and we're gonna have to go out there and do it again, because Wayne County is not going to do it. So, I mean, we do have an issue that no other church or really no other business for that matter has to deal with. So, I do feel like that little bit bigger sign... I mean it's not a whole lot bigger, right? I mean, what are we asking? 25%, maybe bigger than what's allowed. I don't know if you guys have seen the sign. I'm sure you haven't. But I mean, it's a beautiful sign, right? We're spending like \$35,000 on the sign. So I mean, we're spending a lot of money. This isn't like we like, you know, drove down to Detroit and found somebody and said, "Hey, can you make us a sign?" Okay? This is a national company that is making this sign and it's beautiful. So, I don't think in any way it's going to be harmful. I don't think in any way, people are gonna drive by and "Oh, wow, what's that big ugly thing?" So, I think it's going to be done really, really well.

BOLOVEN Second question is, and again, obviously, we'll have discussion as a board here. But if we give you the excess on height and total area, is it a potential to come down at least for the message center, the electronic center to the 15 square feet? Is that... I don't know what

proportion is or how that would look... but if you did that versus the sign right now, how would that look?

R. BUJA

I would prefer if we could bring the sign down from eight feet to six feet, which would be the code and keep it at 40. Just because proportionately it just would look better to have it 50/50. That's kind of what people do. That top 50% is just the nameplate, right? So, the Bethel Baptist Church, the blue part, that's 50%. That's a nameplate. The bottom half is a reader board. So, I think if it had like, come down, I think it would go to worse. I think visually, the aesthetic look of it, it looks better to have 50%, 50%. So, I think I'd rather us say, "Hey, let's bring the sign down." You know, compromise on that. Bring it down a couple feet to six feet height but leave it at the 40 square feet. So, it'd be 20 and 20. 20 square feet reader board, and 20 square feet on the digital signboard.

BOLOVEN

So if you came down to six... right now you're at eight and you got proposed square footage 40.

R. BUJA

Correct.

BOLOVEN

You would come down to six...

R. BUJA

...if we can keep the 40.

BOLOVEN

So you're gonna come out wider?

R. BUJA

No, no, the sign won't change at all. So, the only thing I know because I've talked to them about this. They would just cut the footer, they would cut this part down. They would cut that footer down to a foot, so it's three feet. That footer -- or I don't know if I'm calling it the right thing -- but the bottom part would be three feet, would be cut down to one. So that would bring it down to the correct height.

BOLOVEN

Okay. Thank you, Mr. Chair.

BARINGHAUS

Mr. Chair. You mentioned that you promote your church events currently on banners along Six Mile.

R. BUJA

Yes, sir.

BARINGHAUS

Do you also promote your events on your church's website?

R. BUJA

We do.

BARINGHAUS

So you're not really dependent exclusively on the banners?

R. BUJA Correct.

COPPOLA Just a quick question on the height. When I'm looking at the pictures that you gave, that you submitted, of the trees in the front, it looks like the canopy, the tree canopies, [are] probably a little higher than six foot. So when you go to eight feet, you're actually blocking your visibility as part of the sign.

R. BUJA Right. And that was one of the issues.

COPPOLA So I'm trying to understand why you want eight feet, when realistically, I think coming both ways, you might have difficulty seeing it.

R. BUJA Honestly, one of the reasons is the cost of the sign. And we just kind of figured if we got it off the ground a little bit more, it'd be a lot safer from damage and things like that if it wasn't like right now where they're cutting grass and throwing rocks, you know what I mean? Like, because the reader board is going to be there. So obviously, that is only a foot off the ground, right? If rocks or things thrown, or to me, it was something to protect the sign, to have a little bit more off the ground that would help it on that part of it. But the canopy part of it is something that it's our responsibility apparently to trim. So, we would have that trimmed to where it would you could see the sign. And I think that to me, the other reason was aesthetically, it kind of looks like proportionate with the way that I submitted or what would be eight feet. To me, the sign looked more proportionate than if I cut two feet off the bottom and leave one foot... to me, it aesthetically looks better. So that was kind of another thing that we had thought. But again, that wasn't like a deal breaker. You know what I mean? That wasn't a huge thing.

COPPOLA Anything else for the petitioner?

TESTA One more question. So, regarding the banners that you usually put up, would you forego ever putting banners up in the future if you have this sign?

R. BUJA Correct. Yeah, we wouldn't need the banners anymore.

TESTA Okay, thank you.

COPPOLA Any other questions for the petitioner? Seeing none, is there anyone in the audience who would like to speak for or against this petition? Step up to the podium. I'll need a name and address.

FARY Sure, I'm Vince Fary. I live at 18841 Doris, Livonia, Michigan. I think it's great idea. I'm a member of Bethel Baptist Temple. And just

visually, it'd be really good. We want to reach our community. We want to impact our community, try to be more visual for them. And I think this sign is a great idea. And it's nice sign--it's very good-looking sign. I've been involved with the pastor; I serve on the board, and I've been involved with going through the process trying to figure this out. I think it would be really good for the community. And I think it's great idea. I hope you guys approve it.

COPPOLA

Thank you.

R. BUJA

I'd like to say one thing too. I was going to kind of wait for my conclusion because I know you guys give a final thought. But I think this maybe would help a little in understanding. We want to use this sign not just to promote, like our events, but we feel like the sign in that area could be something that we use as a community board. So, for instance, first thing--we're going to have time, date, and temperature on it, which people like. People like driving by and seeing the time, temperature, things like that. Another thing that we would like to do and no, I don't know if this is possible, but we could connect with Livonia. I don't know who sends it out, but like a snow emergency or an Amber Alert. I don't know if there's a way to connect to the sign. So, if there's an Amber Alert, that could go onto our sign. That would be a help. I'm not sure about that. The third thing that we can control would be we would like to partner with Livonia in advertising some of Livonia community events, like the Spree. We know the police used to do their Touch a Truck event there, Save the Youth Run. Those are a couple of things that we would also advertise on our sign. So, it's not just like all about us. But Bethel is a church about the community. And, again, we've been in this community for 50 years, so as a church you don't last 50 years without being a part of the community and being a help. So, we would like to let this sign also be a hub for people that drive by that area for upcoming Livonia events. And again, if we can connect somehow like the Amber Alert, snow emergency, tornado warning. I don't know if that is possible to do, but we would certainly absolutely do that if we could.

COPPOLA

Are you doing anything like that now?

R. BUJA

We don't have the ability, unless I go get a banner made and hold it up [LAUGHS].

COPPOLA

You don't have... you can't change, there's a message board on your...?

R, BUJA

No, the sign that is there has been there a long time and it's just a plastic. I don't know really how to describe it. It's a piece of plastic with lettering put on it. Sorry, I did not mean to be rude about your question [LAUGHS].

COPPOLA No, that's perfect. Does someone else want to speak? I need your name and address for the record.

J. BUJA My name is John Buja, 17122 Oporto, right down the street from there. I noticed myself as I'm driving that way for different things. You cannot see that sign. It's not a sign like [at] the other churches in the neighborhood, beside the tree factor. I mean, if you go down to Cornerstone or the other churches down the street, they're visible from the road. You can see them a half a mile away. You can see that sign already there before you get there, whereas with our sign even if we moved it in a better position to have where we need it because right now, if you go after tomorrow and drive by there, you can't see our sign like until you get right on top of it, but by that time you're already past it. We need something visible from the road, that as you're driving down, you can already see the sign that we're here, that our church is here, not as you're driving past it.

COPPOLA Okay. Thank you. Anyone else? Do we have any correspondence? No correspondence. So, you already gave your closing. Anything you'd like to add?

R. BUJA Honestly, no, I mean, other than, to me, this is an opportunity. I think that we have a different hardship. I do believe that we have something different than everybody else on our street. So, I think, to me, it should be warranted... again, we are literally surrounded by commercial; we are not a residential zone. The purpose of the code is to protect neighborhoods and things like that, and that doesn't apply to our location. And then of course, sincerely we'd like to use it as a community hub to promote things of Livonia, like I said, and also things that we have. And again, we have great turnout for Trunk or Treat, and we help the community to do different things throughout the year. So, we've been there for 50 years, and we feel like this will help support the community and be a part of it for another 50 years.

BOLOVEN Mr. Chair, before you close, can I ask a question to Mr. Hershey?

COPPOLA Absolutely.

BOLOVEN Can you refresh my recollection, Mr. Hershey. What was the variance that the board allowed at 30419 Six Mile Road for the credit union?

HERSHEY So in that, it states on 11-2-2021, case closed due to change in new ordinance Livonia Vision 21 per Jerome Hanna. That is Zone C-1, which was then permitted because of the changing of the ordinance.

BOLOVEN Had that actually come back again?

HERSHEY No, it was closed because the ordinance changed and it was permitted in C-1 and they aren't R-U-F.

BOLOVEN Do you know the specs of that sign by any chance?

HERSHEY It should be on the permit here. The sign is LED message center, size is 75 inches by 25 inches, total of 13.2 square feet, setback 10 feet, height six feet, constructed with metal and polycarbonate supports metal brackets, zoning C-1, section Northwest 14. It's six feet tall and it's 13.2 square feet.

BOLOVEN On the electric?

HERSHEY On the illuminated sign, that's the dimensions given.

BOLOVEN Sorry, I know that there's two parts to that sign. The electric part of that sign is 13.2?

HERSHEY The way this is written, it looks like the LED message center is yes, 13.2.

BOLOVEN 15 is what is permitted?

HERSHEY 15 is what is permitted in that zone.

BOLOVEN Thank you.

HERSHEY You're welcome.

COPPOLA I'm going to go ahead and close the public portion of the case and start the board's comments with Vice Chair Baringhaus.

BARINGHAUS I guess first of all, looking at the issues that the petitioner identified... when it comes to zoning, the petitioner contends that they're really commercial because they're wedged into a number of different zoning areas around there. I'll argue that that's not an uncommon arrangement in Livonia. I mean churches in the area where I live, one in particular, south of it, it's all basically commercial than the churches classified with the neighborhood zoning property adjacent to it is public land. And then like the streets here, Oporto or Munger, it's all residential behind it. And so that situation is not unique. That's very common throughout the city itself. In terms of the actual sign, I do see a need for maybe a little larger sign than what the ordinance specifies because of visibility problems with the trees. I think that's partially offset, though. It's a fair size for a

building; you have a three-story building with a fairly stone, tall steeple on top of it. I've driven past that building for years, and I recognize the building just from the way the front of the church is designed. It's very attractive. I've always liked it. I do have problems with an electronic message sign in a residential zoning. I think that this particular type of display, it's really intended for commercial purposes. By allowing it into a neighborhood zoning, it kind of calls the question, "Well, gosh, if I have a business that I operate from my home, could I put on electronic sign on my front line?" I think you know that that may open the door on that. So, while I'm basically okay with the concept of the sign, I really, I really can't support the variance for the electronic message center. Thank you.

COPPOLA

Thank you, Secretary Klisz.

KLISZ

I agree with Mr. Baringhaus. We've been consistent on these. We've heard some and we've denied everyone, like the liquor store, and even the credit union here. It's in the right zoning district and meets the requirements, which is the 50% below 15 square feet. So would this just be a big sign like Cornerstone, which we did allow, and I would certainly be consistent with that. But it doesn't sound like the petitioner has any interest in just a bigger, better, newer sign. They want the electronic part. And that's unfortunate, we have to be consistent with it. And I think as Chairman Coppola mentioned, it's not something we can do. This isn't our job. This is City Council's job. And if the petitioners want to approach the City Council, there's a new City Council starting up in January. Approach them because these were never allowed. And now they're starting to come into very conservative use. But maybe they would take a look at that. And maybe again, if the zoning changed, it would be something that wouldn't even affect... we wouldn't even have to approve it. It would just be a given. But based on the current law and the current way we look at these, I can't be in support of the electronic message board. Thank you.

COPPOLA

Thank you, Mr. Testa.

TESTA

Thank you, Mr. Chair. I'm torn on this one too. So, I like that you're moving the sign closer to the drive. At least when you're driving eastbound, you'll definitely be able to see that sign. Westbound, probably still challenging. Your current site is really dated; it is due for an upgrade. I do like aesthetically how you've done the sign. I am bothered by the electronic portion. It is bigger than what would be allowed, even if you were in commercial. I think that's what Mr. Boloven was getting at with his questions to Mr. Hershey. As Vice Chairman Baringhaus and Secretary Klisz noted, we've been very consistent in other cases denying these requests. But in some

cases where it is allowed in the zoning, we pushed for it to be down to the size that is permitted. I get your argument about zoning for residential in the sense of you would be able to have this if you were commercial. And the fact that you are on a main road does give me a little bit of openness to considering that, but I'm sensing you don't have those votes tonight. You may have to be tabled and come back. Maybe make a stronger case or maybe as someone's already suggested, approaching City Council about changing the ordinance might be the better approach for you. And I'm not sure you'll be able to get enough votes even in the new year with the full board. Thank you.

COPPOLA

Thank you, Mr. Boloven.

BOLOVEN

So I'm going to be in the minority here. I would support it. I'd just support it with some changes. The factor is you're a half mile away from another signage board, electronic signage, and I get this board and the precedent is we normally deny these. But to your point, it's being allowed in other places and commissioner Klisz made a good point. Go to City Council and see if you can get a change. But if that doesn't work, you come to this board and you get a variance and that's what you guys are doing here. And I understand that on that road. My only condition would be just like the credit union, come within the parts. If you're going to do an electronic messaging board, do as they did. They were under the 15 feet. You can have a sign, come with requirements and you got my vote. If not, you want a 50-foot sign like the guy across street, that's not electric. Bring that back too. But I would be in support of tabling tonight to let you kind of listen to the board's feedback, come back with another proposal. But on my end, it would be come within the city parameters, and I'd be okay with the electronic messaging board.

COPPOLA

I'm not in support of two of the three. So, I'm not in support of electronic messaging board. I'm not in a position where I'm prepared to start a lot of those in a residential zoned district, even if it's surrounded by commercial. I mean, every residential area is surrounded by commercial--some more than others. But the 10 plus years I've been on the board, we've seen a number of these requests and they've never been approved. Even when I was first on it, I've seen them. And this was before any of these young men have been on there... it's just something that I don't think the community is prepared for, at this point in time. As to the sign height, I'm not in support of it, the increased sign height. I think the purpose of the sign height was to protect electronic message boards. So, without the message board, the sign height is not needed. The sign area, I would support the increase in the sign area. I have no issues with that. I think that 40 square feet is not exceptionally large, especially based on the area that you have, it won't overwhelm that area. So that's kind of where I stand. I know

that's disappointing to you. But from my perspective, I'm not prepared. And I don't think the community is prepared for churches to have electronic signs. So, I'll go ahead and open the board for a motion.

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Motion to table appeal case number 2023-31- submitted by Bethel Baptist Temple to come back with a revised plan on their proposed signage package for the church itself, taking into account the suggestions of the board in terms of the height, sign area, and the revision of the electronic message center to another alternative.

BOLOVEN Support.

COPPOLA Motion to table by Vice Chair Baringhaus, supported by Mr. Boloven. Take a vote.

KLISZ Mr. Testa.

TESTA Aye.

KLISZ Mr. Boloven.

BOLOVEN Aye.

KLISZ Secretary Klisz votes aye. Vice Chairman Baringhaus.

BARINGHAUS Aye.

KLISZ Chairman Coppola.

COPPOLA Aye.

KLISZ Passes five to zero.

COPPOLA Alright, why don't you step up to the podium. If you want to say something, go ahead.

R. BUJA I understand. Yeah. No worries. I'm a little disappointed, and I will say I think Livonia is a pretty conservative town. And to me, to say, in your own statement or whoever said it that every church is zoned residential, so then Livonia has a standard that churches are not allowed to have the same thing as a liquor store because they're zoned commercial, and we're gonna be zoned residential, no matter what. So, we're out no matter what. And I think that goes

against in the part you have in the city of Livonia that says, "In God we trust." And I don't think that's fair. I think that if a liquor store can have it, I don't know what it means by "the community is not ready for it" if they're ready for a liquor store to have one, then I think a church should be able to promote those kind of things. I also don't think the analogy of, "Are we gonna allow an electronic reader board in the middle of a subdivision if a guy has a business in their home?" I mean, that's not comparable with our case in any way. I mean, we meet in a church, right surrounding the commercial zone. So, I don't think that's a fair statement at all. So, I just think if Livonia is going to have churches automatically be zoned residential, then there has to be something changed that allows the church then to take its case and say, "Hey, why can't we have an electronic reader board?" The statement that the community is not ready for a church to have that. I don't even know what that means. I mean, I'm not trying to... But can you explain what that means?

COPPOLA

But I think it's very clear in the zoning ordinances, we just went through a rehash of the zoning ordinance a couple of years ago. Churches are zoned as residential, residential zoning. And message boards aren't allowed in residential zoning. They didn't make an exception for churches.

R. BUJA

What is the purpose of not allowing an electronic reader board in that zone? It's so the neighborhoods aren't affected by lights and stuff. And we're not in a neighborhood, right? So, we don't really fall under... I'm saying the purpose of the zoning law.

COPPOLA

So again, when I read in the beginning, there are certain requirements you have to meet to get a variance. In my opinion, and I don't think everybody agrees with me, I don't think you've met any of those requirements. That doesn't mean again that... churches shouldn't have message boards, but the zoning is very clear. And a variance can't be granted without meeting those requirements. You didn't meet those requirements. And that doesn't mean that you can't go to the City Council and get them to approve an exception for churches that are--and I believe all of them--are zoned residential. But the zoning board is limited to what variances it can provide based on what I read before those items that you have to meet. I don't believe you met any of those. Now others may have. I didn't believe you met any of those. And every church that has come before asking for a message board I don't believe have met the requirements for a variance. That doesn't mean that a church shouldn't have it. But that's the rules, right? And to provide a variance, you have to meet those requirements. So, the path you need to make and you should get all the churches together, go to City Council, make your position understood, make your arguments understood. They're the ones that can make that

change. It's not really up to... it's kind of like should judges be creating law? No, they're not supposed to be interpreting and enforcing law. The legislature makes the laws. So, this is the law we have; our job is to enforce that law and to give variances when certain requirements are met, so realistically, what needs to happen is the churches need to get together and you need to petition City Council to allow some level of message board so that they can change the variance so that it's allowed. That's the path you need to take.

R. BUJA Well, see, they told me the opposite. When I was told that we weren't allowed to have that sign, they said it's much easier to come before you.

COPPOLA Oh, it's easier to come before us. But it's not easier to get.

R. BUJA They'd have to change their zoning, though, is what I'm saying. That's what they told me.

COPPOLA I tend to disagree. I think it's passing a law.

BOLOVEN There's the final meeting of City Council tomorrow night. You got a great show tonight... at least one of you go and bring this issue up. You know, I sense the frustration, I get the frustration, but the same time what the Chairman says is true. This is the law that we're following. And there's changes to be made. Take that action. That takes it out of our hands, and it's not an issue anymore.

COPPOLA But for now, you've been tabled. You have an opportunity to come back and review what the board has said. There'll be two other new board members starting in January. And when tabled, you can come back with the same petition you came with before. It doesn't mean you'll make it any further. But if you think that you can convince two more members and sway some more, you can come back with that. I think that while I agree it's probably not an easier path, it's very easy to get a variance assuming you can meet the requirements. It's a much easier path, but you got to meet the requirements.

R. BUJA What's the requirement that we have to meet?

COPPOLA What's the hardship?

R. BUJA Well, I mean, I did explain that. That with seven trees that block our church.

COPPOLA That's not a hardship for an electronic sign. It's not.

BARINGHAUS Yeah, the requirements for the variance are laid out in the application you completed prior to coming to this meeting tonight. And basically in a nutshell you gotta prove is there a hardship associated with your request that you're trying to overcome? Is there some unique feature of the property that creates this hardship?

R. BUJA I feel like I did.

BARINGHAUS Is your request in the spirit of the Livonia Vision 21 Master Plan? It's those general guidelines that you'd have to meet. So, with your tabling request tonight, that'll give you an opportunity to reread your application, pay particular attention to the paragraph that specifically lists the qualifications for the variances and then address your alternative plan accordingly.

R. BUJA Okay.

COPPOLA Anything else?

R. BUJA Nope.

COPPOLA I do understand your frustration and such. But at this point, again, the ordinances are very clear. And the requirements for getting a variance are very clear. And it's just my opinion, I think you almost swayed a couple others. I just don't believe they've been met.

R. BUJA Yeah.

COPPOLA Okay. Thank you.

RESOLVED: 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, **be tabled** to allow the petitioner to consider the board's comments and suggestions in terms of the height, sign area, and alternatives and come back with a revised plan for their proposed signage package.

ROLL CALL VOTE

AYES: 5

NAYS: 0

ABSENT: 0

PASS/FAIL/TABLED: TABLED

ADMINISTRATIVE TASKS

TESTA	Mr. Chair.
COPPOLA	Mr. Testa.
TESTA	Move to approve the minutes from November 14, 2023.
BOLOVEN	Support.
COPPOLA	I don't think there's any other administrative [tasks]. We will have two new members at our next meeting. I think everybody knows at this point that it's Lynda Scheel and a gentleman named Marc Rotondo. Everybody knows Lynda Scheel. So, looking forward to having them on. I think it adds good perspectives to the board, which will be helpful. Sorry for the losses of Martha and Tamara. They had a good dynamic, but I think these two will be a nice replacement.
COPPOLA	I have a motion by Mr. Testa, supported by Mr. Boloven to approve the minutes of November 14, 2023. All in favor?
BOARD	Aye.
BARINGHAUS	Anything else that we need to cover?
TESTA	Mr. Chair, there's a holiday gathering this Thursday here.
COPPOLA	Everyone knows about that? Okay, anything else? I just need one more motion.
BARINGHAUS	Mr. Chair. Motion to adjourn.
KLISZ	Support.
COPPOLA	Motion by Vice Chair Baringhaus, supported by Secretary Klisz to adjourn. All in favor? We are adjourned.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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MAYOR

MAUREEN MILLER BROSNAN

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KATHLEEN E. MCINTYRE
SCOTT MORGAN

DECEMBER 15, 2023

Bethel Baptist Temple
29475 Six Mile Road
Livonia, MI 48152

Dear Mr. Buja,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held December 12, 2023, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2023-11-31, 29475 Six Mile Road: 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.), **be tabled** to allow the petitioner to consider the board's comments and suggestions in terms of the height, sign area, and alternatives and come back with a revised plan for their proposed signage package.

ZONING BOARD OF APPEALS,

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

Timothy Klisz, Secretary

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

Meeting Date: December 12, 2023

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.

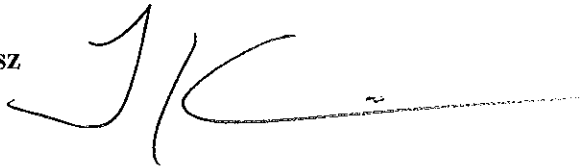
Motion To:		Comments:
Support		
Deny		
Table	X	
Other		

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

CONDITIONS

1. TO consider boards comments & love back w/
2. new plan.
- 3.
- 4.

ZBA Secretary: Timothy Klisz















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PLEASE KEEP OUR
MISSING AMERICANS
IN PRAYER



















Livonia
Optinaiologists
29927





ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

JIM JOLLY, President
LAURA M. TOY, Vice President
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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:

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

Tax Parcel #

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

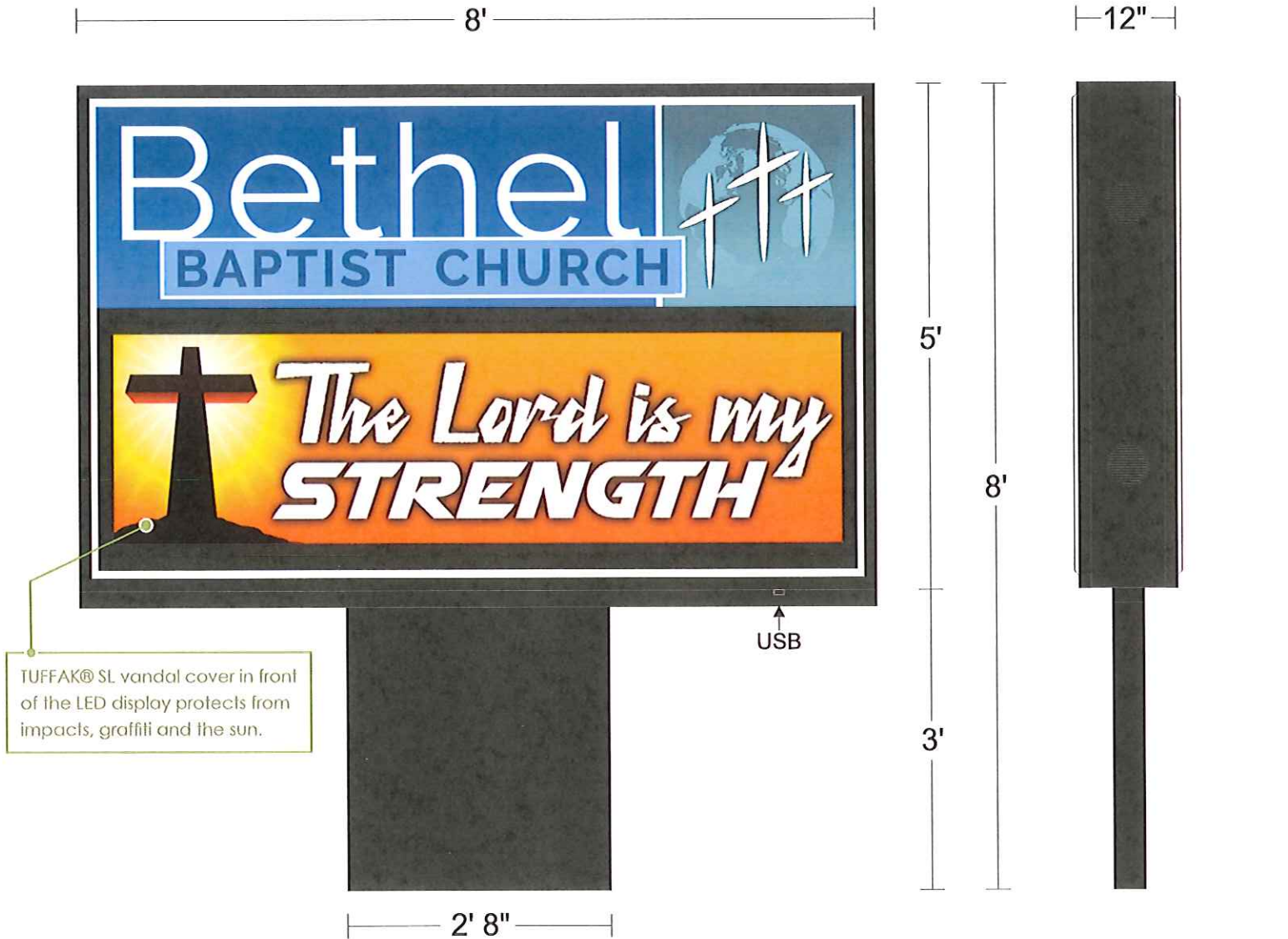
Send subsequent tax bills

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

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

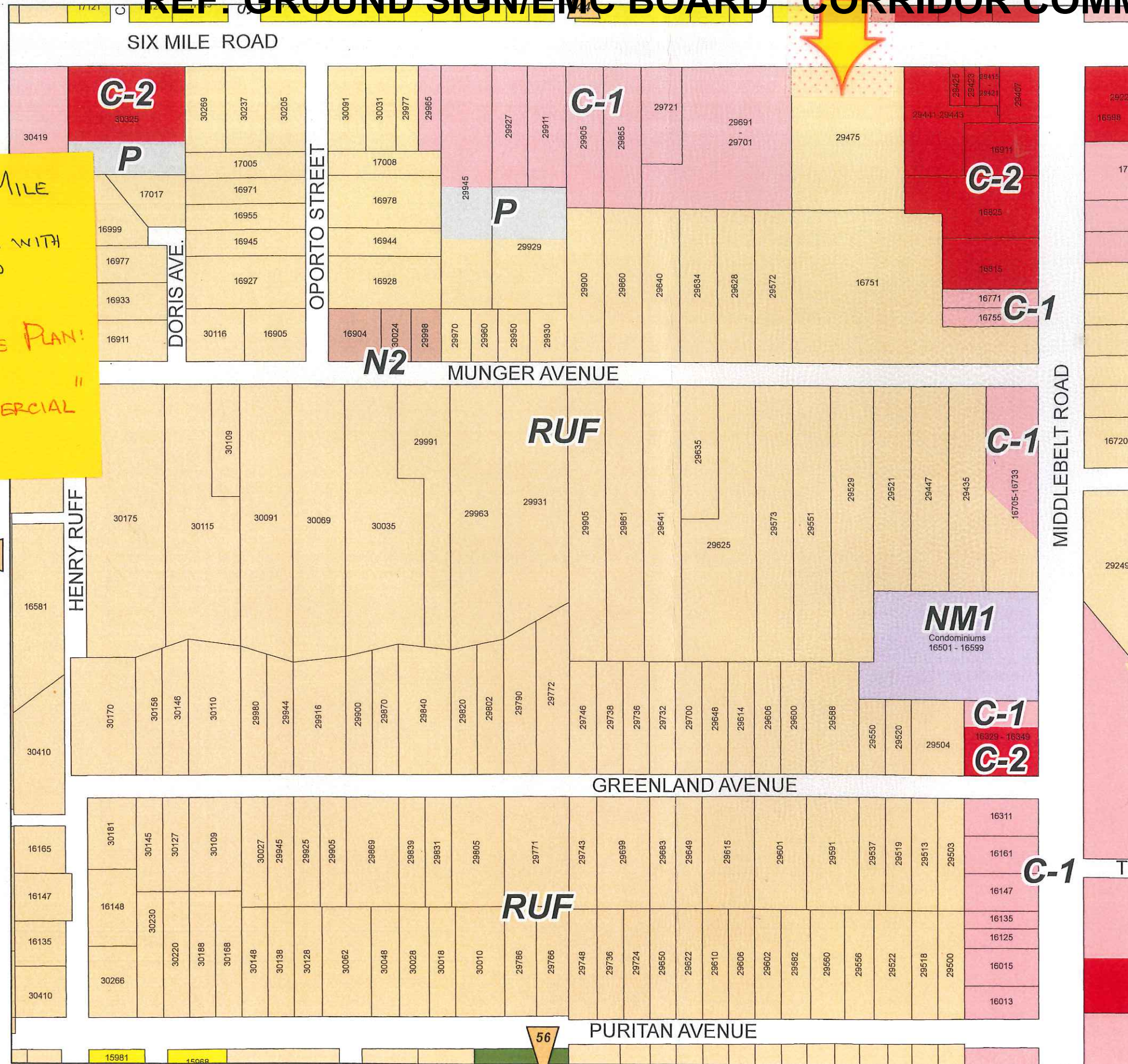
T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet



29475 SIX MILE

REF: GROUND SIGN WITH
EMC BOARD

FUTURE LAND USE PLAN:
"CORRIDOR COMMERCIAL"



Letter of Authorization

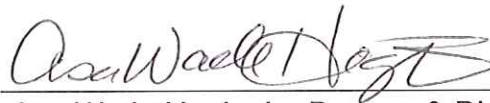
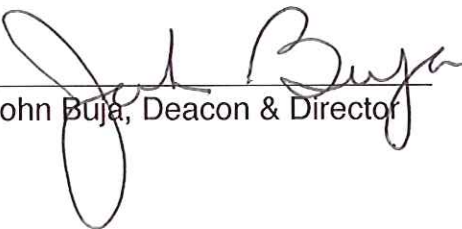
On August 1st, 2023, a special meeting of Bethel Baptist Temple, a Michigan Ecclesiastical Corporation in Livonia, Michigan was held.

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

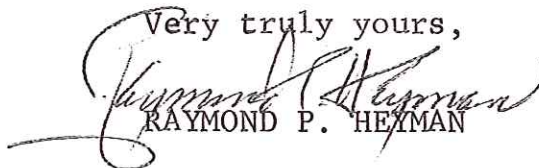
Dear Reverend Petty:

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

H.L. "BILL" BRIDGES
ASSISTANT ASSESSOR

EDWARD H. McNAMAR.
MAYOR



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

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 _____

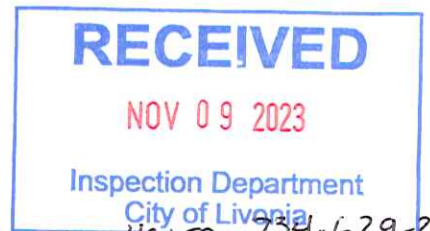
~~Prohibited~~ **CMC BOARD** Deficient Parking Spaces **6:30/11:00** Increasing Area and Bulk **105.1F/ 5 SAFT**

Remarks _____

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

ZONING EXAMINER

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.

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

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

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)

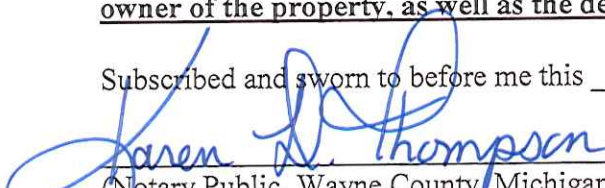
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property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

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

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


(Notary Public, Wayne County, Michigan)

My Commission expires 8.25.2028

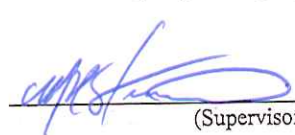
Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

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

ZONING ORDINANCE, SECTION 6.50 AND 11.08

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

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.

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

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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:**

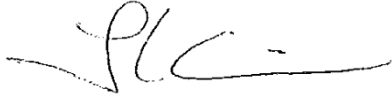
1. The uniqueness requirements are met due to the age and location and current signage on the property.
2. By now allowing the variance would have severe consequences for the petitioner due to reduced identification of the church to local traffic.
3. The variance is fair in light of its impact on the 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 'TK', 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 734 - 737 - 2620
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

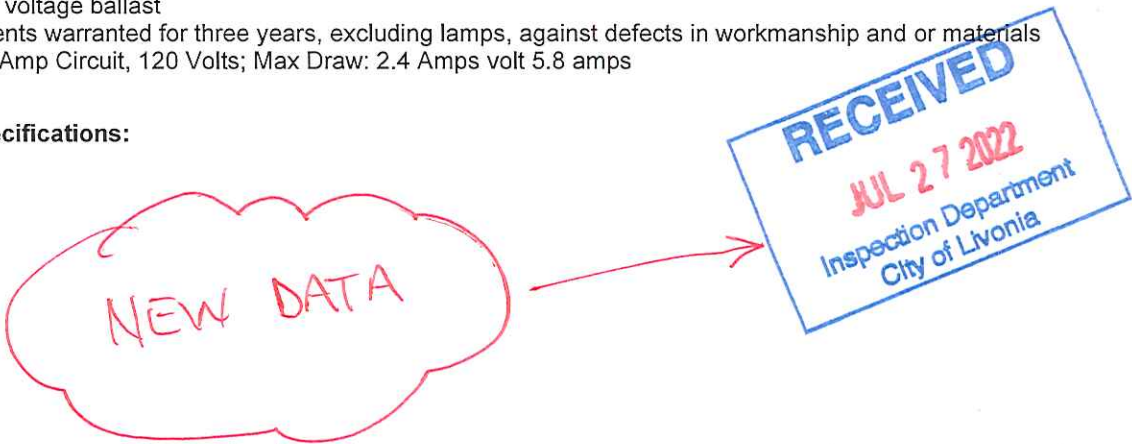
Message Area Specifications:

- 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:



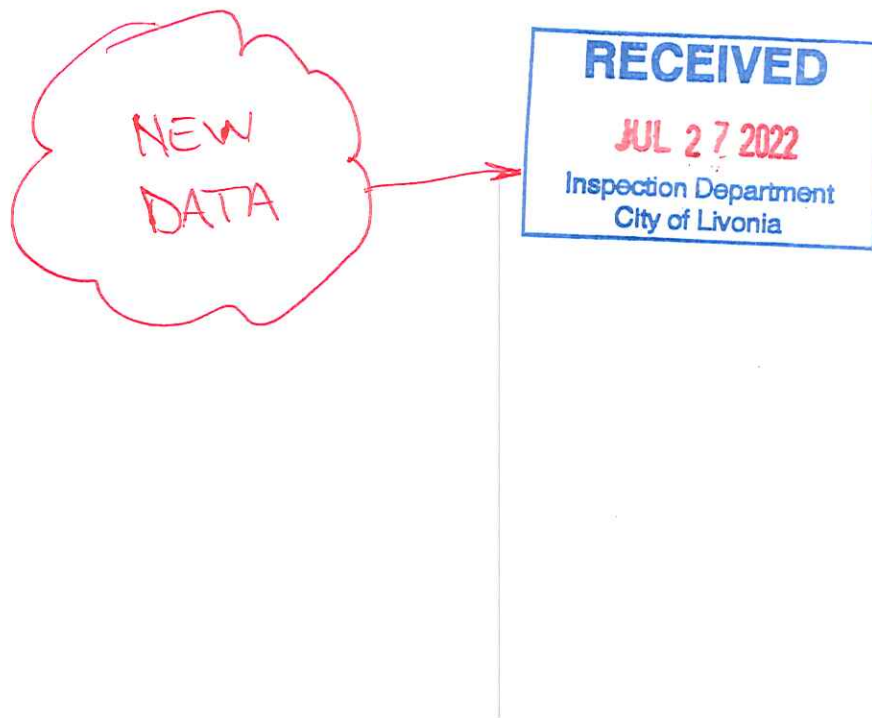
1. Support structure designed to withstand wind load of 120 mph Exposure B
2. Support structure with two 5" x 5" x 3/16" square tubular steel legs
3. Outside to outside leg width: 8' 0"
4. Galvanealed steel cowling covers both sides of the legs creating a pedestal appearance
5. 12" x 12" x 3/4" steel 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/NhvTQgFEiB4> 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

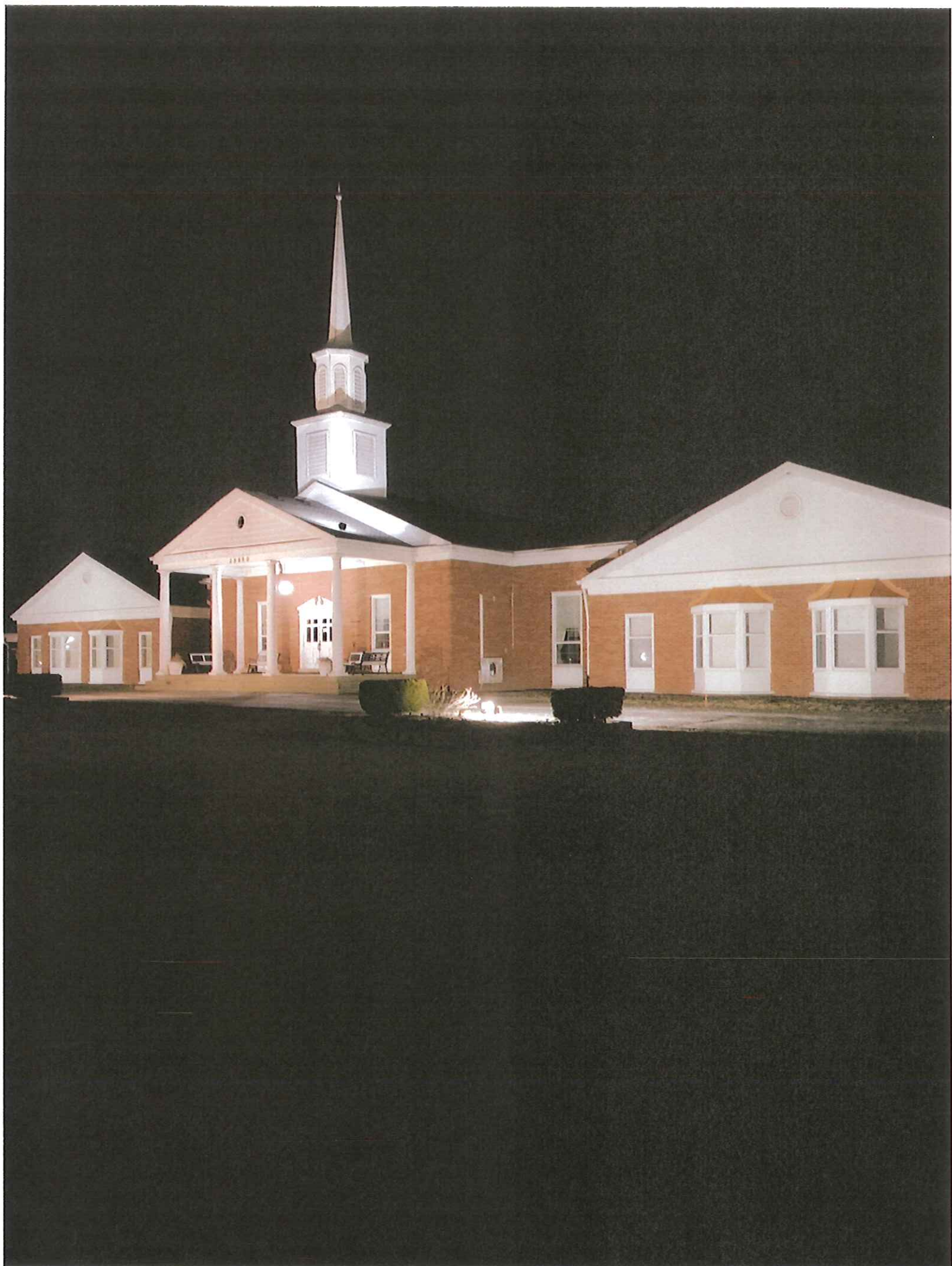
Sign Consultant

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

RECEIVED MAY 11 2022 Inspection Department City of Livonia	Cornerstone Baptist Church (Owner of Premises)	29850 W. 6 mi. (Street Address)	Livonia (City)	48152 (Zip Code)	734-787-2620 (Telephone)	 (Fax)
	(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
	(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 29850 W. 6 mi. 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]

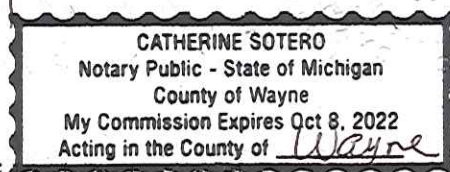
Please print name of property owner: Dr. Darrin Lee

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



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.

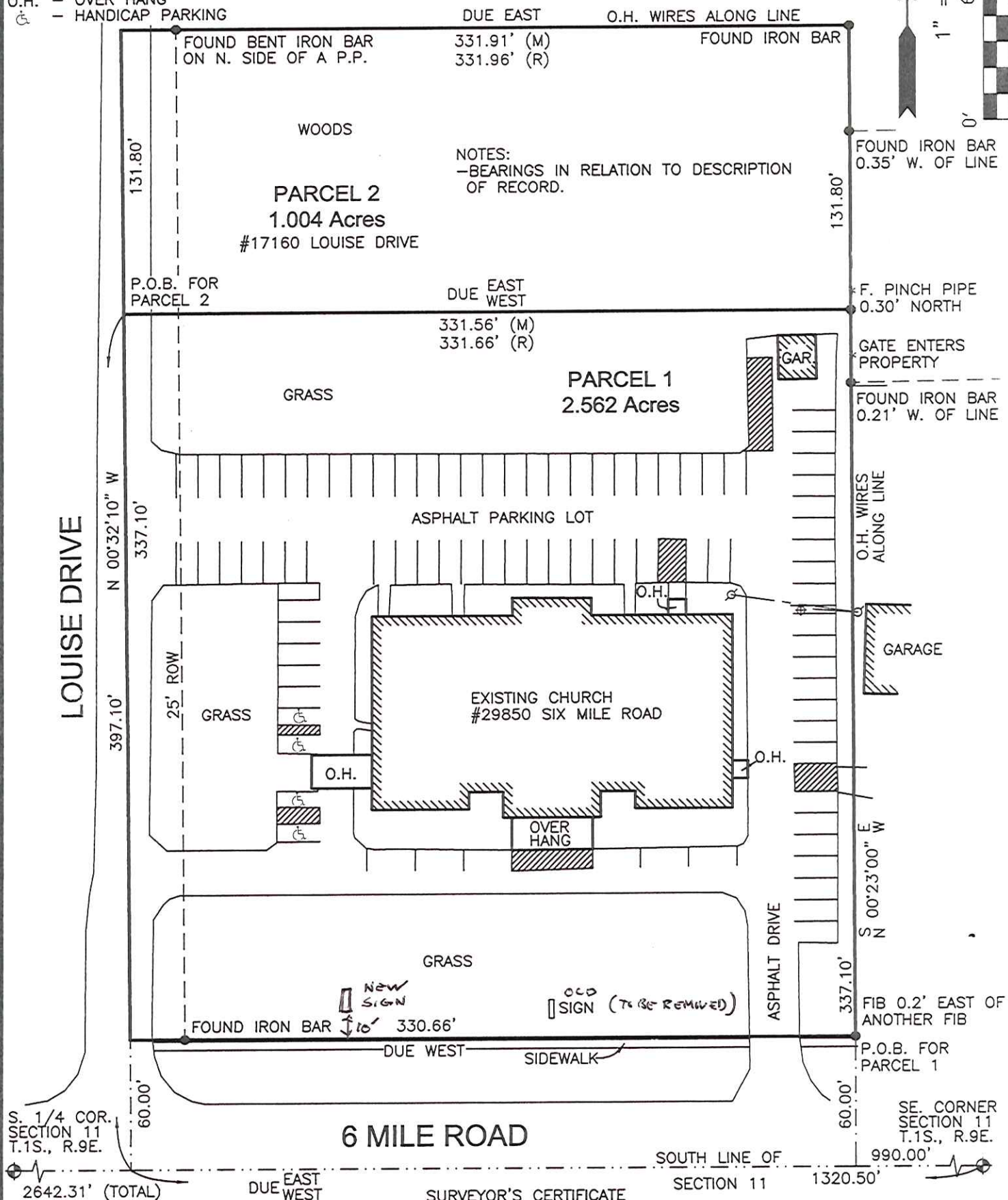
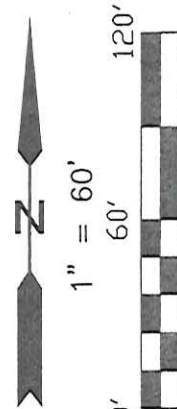
There are certain other instructions on the form. Please follow those instructions, as well as the additional instructions on the back side of this form. Note that if an agent signs the application on behalf of the owner, the agent must provide written proof of his/her authority to sign the application.

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

CERTIFICATE OF SURVEY

- ⊕ — 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

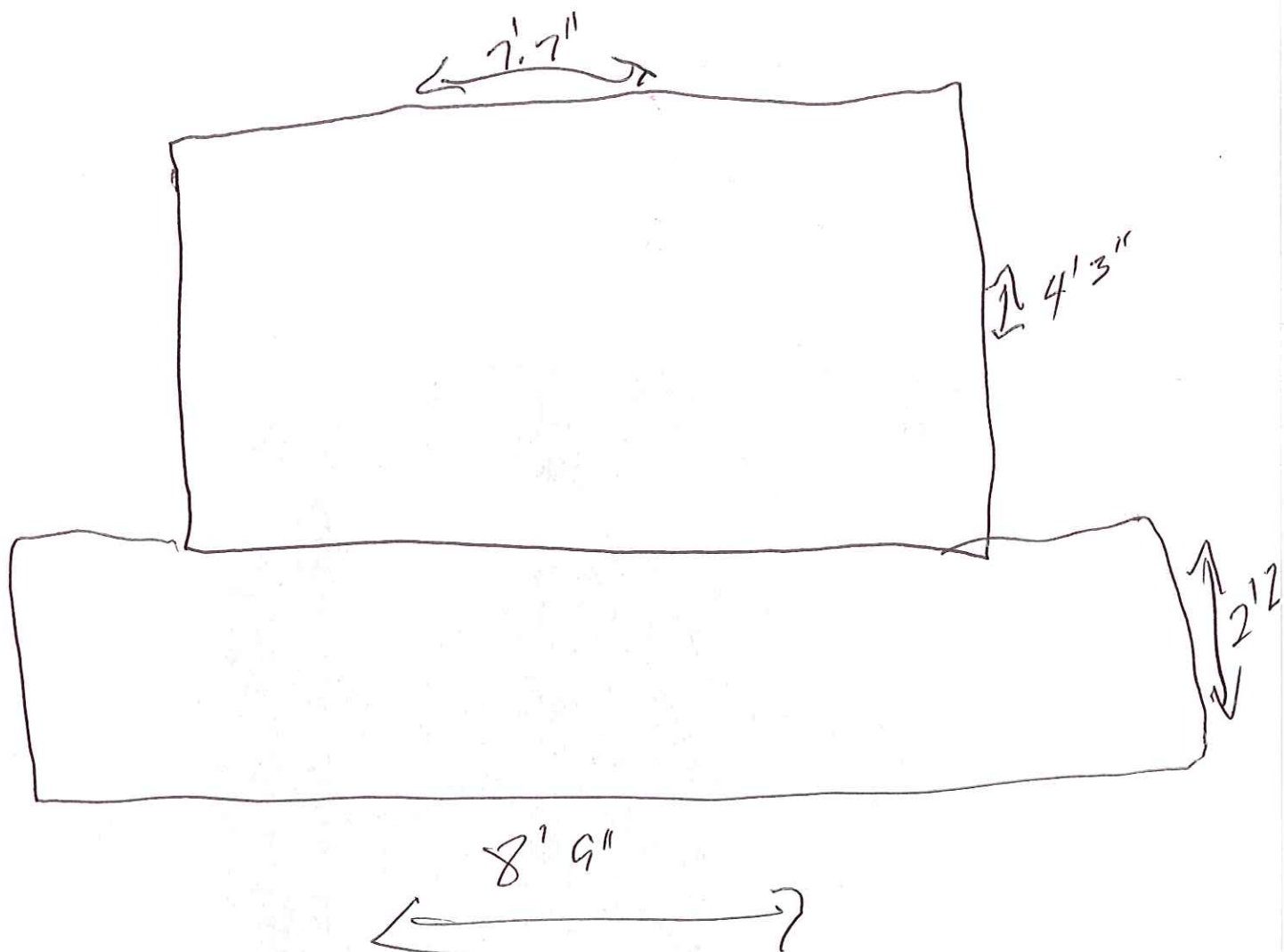
Inspection Department
City of Livonia



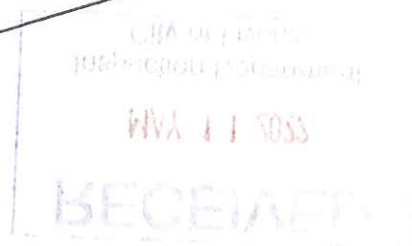
Cabinet: 5' x 10'
Tracking: 4 Rows of 8" Letters
Mount: Pedestal Custom (1' 6" x 8")

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



Current
SKW



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.	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:

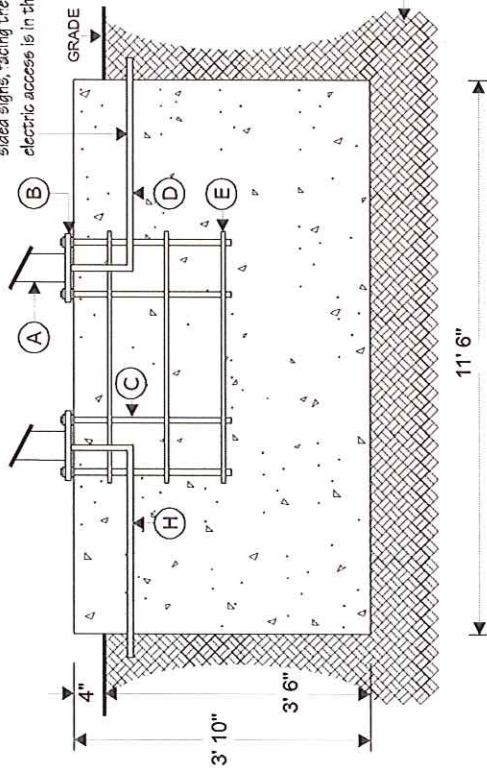
1. Formed and welded aluminum 3-dimensional decorative trim
2. Top trim design number: ins-trim6top120
3. DuPont Powder coated prior to assembly

Miscellaneous Specifications:

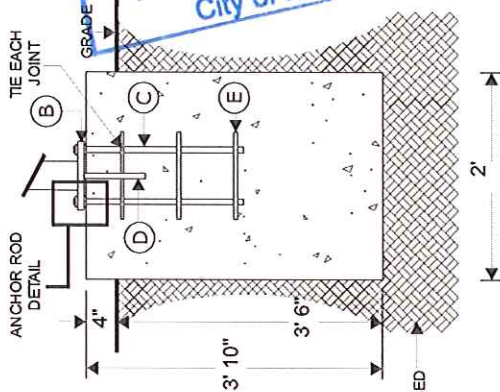
1. Sealed engineers drawings and longhand calculations available when required
2. Installation Kit included with sign; contains the following:
 - a. 8 galvanized anchor bolts, 16 nuts & 16 washers
 - b. Full size base plate template for placement of anchor bolts
 - c. Footing detail drawing
 - d. Written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

FOOTING SPECIFICATIONS

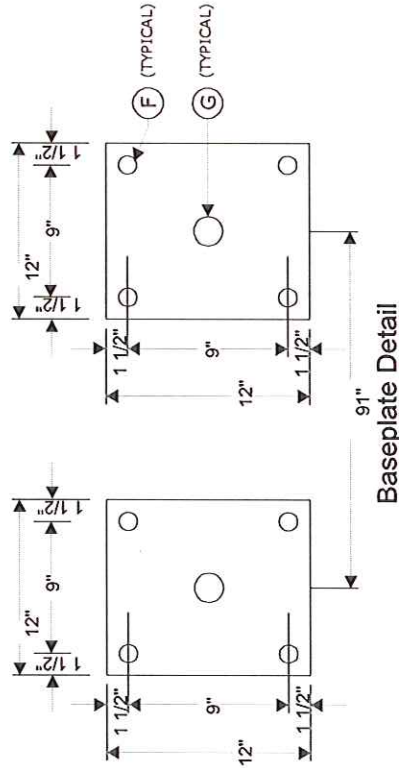
Electric can be run underground in conduit between anchor rods on either leg. NOTE: On single sided signs, facing the sign, electric access is in the right leg.



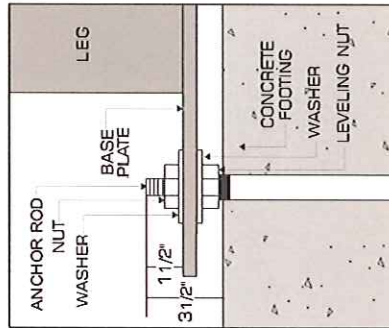
Front View Cross Section



Side View Cross Section



Baseplate Detail



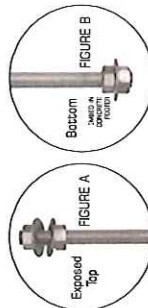
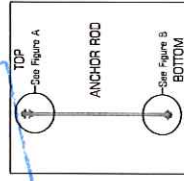
Anchor Rod Detail

FOOTER DETAIL

- Sign legs
- Base plates
- 3/4" x 30" anchor rods, 8 required. Tape anchor rod threads for protection against sand.
- Electrical conduit (supplied by customer)
- #5 rebar or better, tied at each joint (supplied by customer)
- 1 1/4" diameter anchor bolt holes
- 2" diameter electrical hole
- 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



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"

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.*

ZONING MAP

LEGEND

Zoning Districts

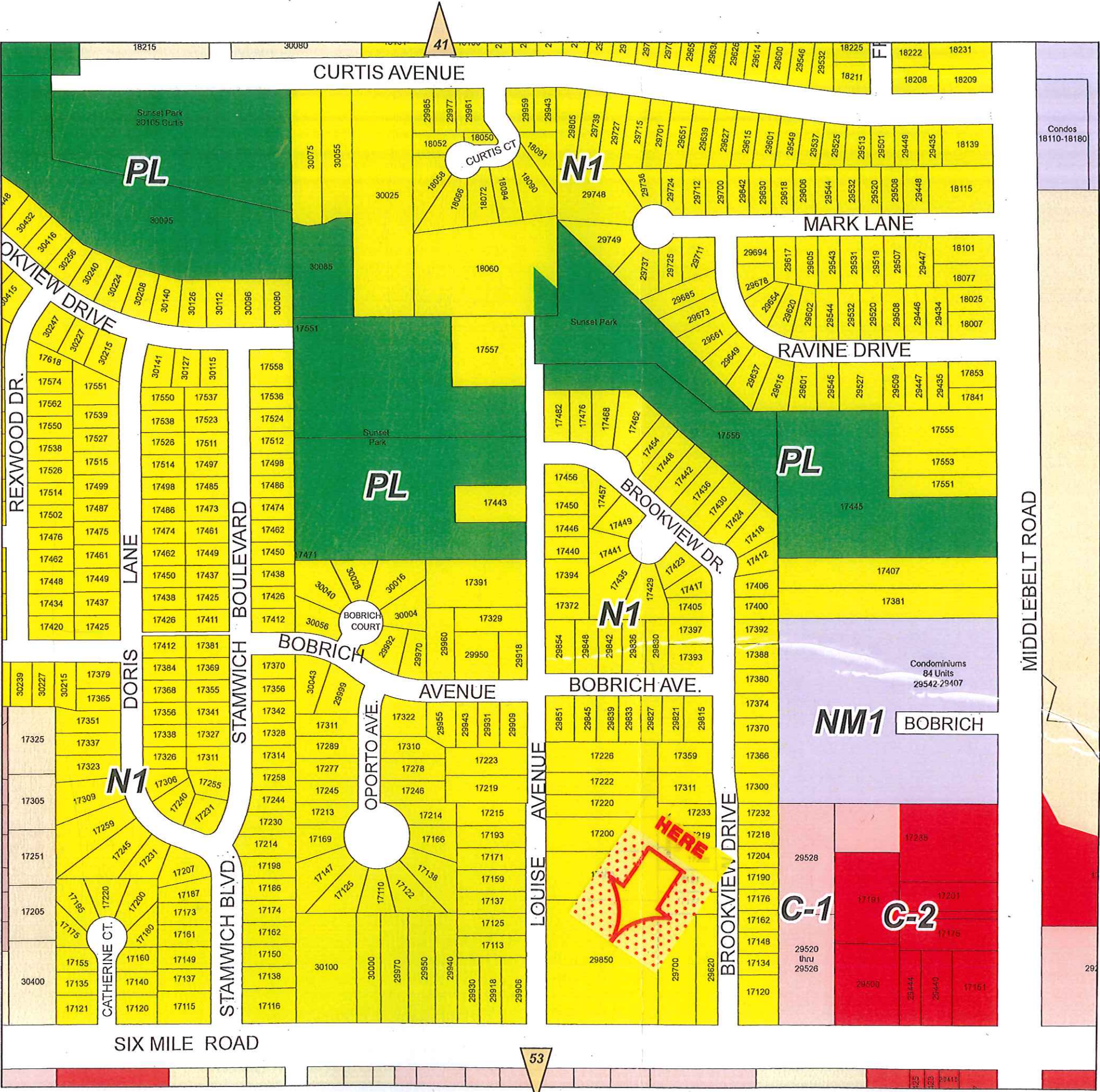
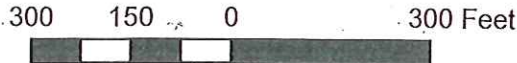
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing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



2022 - -
29850 Six Mile
REF: CORNERSTONE
CHURCH

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

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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]

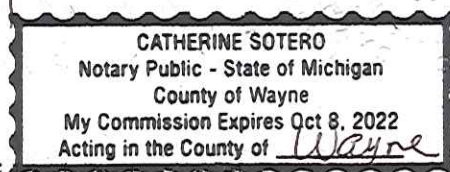
Please print name of property owner: Dr. Darrin Lee

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



 **Cornerstone**
BAPTIST CHURCH
Jesus said, "I am the way." John 14:6

PLEASE KEEP OUR
MISSING AMERICANS
IN PRAYER





Meeting Date: February 6, 2024

1. 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 resulting in excess overall sign area and excess area of the bulletin board message display portion of the sign.

Motion To:		Comments:
Support	X	
Deny		
Table		
Other		

Motion	Support	ZBA Board Member	Yes	No	Tabled	Absent
		Greg Coppola - Chairman				X
		Jim Baringhaus - Vice Chairman	X			
X		Timothy Klisz - Secretary	X			
	X	Christopher Boloven	X			
		Michael Testa	X			
		Marc Rotondo	X			
		Lynda Scheel	X			

CONDITIONS

1. Built as presented as to Location and Material & Size
- 2.
- 3.
- 4.

ZBA Secretary: Timothy Klisz

J/K

6-0

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
MARC ROTONDO
LYNDA L. SCHEEL
MIKE TESTA



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

COUNCIL MEMBERS

BRANDON MCCULLOUGH, PRESIDENT
MARTHA PTASHNIK, VICE PRESIDENT
CARRIE BUDZINSKI
ROB DONOVIC
JIM JOLLY
SCOTT MORGAN
LAURA M. TOY

FEBRUARY 7, 2024

Bethel Baptist Temple
29475 Six Mile
Livonia, MI 48152

Dear Pastor Buja,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held February 6, 2024, adopted the following Resolution:

RESOLVED: 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 resulting in excess overall sign area and excess area of the bulletin board message display portion of the sign.

Ground sign area:

Allowed: 30 ft.
Proposed: 50 ft.
Excess: 20 ft.

Bulletin board message area:

Allowed: 20 ft.
Proposed: 27 ft.
Excess: 7 ft

This Corridor Commercial 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, **be granted** for the following reasons and findings of fact:

1. That the uniqueness requirement is met because of the age of the old sign and the inability to see the sign currently due to the trees in the area that won't be cut appropriately by Wayne County,
2. That denial of the variance would have severe consequences for the Petitioner because of the inability of parishioners to get to the church without legible signage,
3. That the variance is fair in light of its effect on neighboring properties, and in the spirit of the ordinance because of overwhelming crowd support and no opposition, and
4. That this property is classified as Corridor Commercial under the Master Plan, and the proposed variance is not inconsistent with that classification.

Further, that the variance **be granted** with the following condition:

1. It will be built as presented as to location, material, and size.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

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PUBLIC NOTICE **January 19, 2024**

APPEAL CASE NO. 2024-01-04, 29200 Schoolcraft Road (Tabled on January 9, 2024):

an appeal was made to the Zoning Board of Appeals by Expedite the Diehl, LLC, on behalf of Henry Ford Health Systems, seeking to erect wall, ground and directional signs resulting in excess number of wall signs, excess height and area of directional signs and excess height and area of ground signs. Signage on utility poles on private property are not allowed.

This Commercial property is located on the north side of Schoolcraft (29200), between Middlebelt and Cardwell Roads, Lot. No. 095-99-0002-008, C-2 District, Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3), 11.05 (16).

<u>Number of Wall Signs:</u>	<u>Directional Sign Area:</u>	<u>Directional Sign Height</u>	<u>Ground Sign Height:</u>	<u>Ground Sign Area:</u>
Allowed: One Proposed: Three Excess: Two	Allowed: 2 sq. ft. Proposed: 47 sq. ft, 9 sq. ft., and 9 sq. ft. Excess: 45 sq. ft., 7 sq. ft., and 7 sq. ft.	Allowed: 5 ft. Proposed: 6 ft. Excess: 1 ft.	Allowed: 6 ft Proposed: 9 ft Excess: 3 ft	Allowed: 30 sq. ft. Proposed: 45 sq. ft. Excess: 15 sq 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, February 6, 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: 2024-01-04
Meeting Date: February 6, 2024

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:



CITY OF LIVONIA

INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

BASED ON NONCONFORMITY TO LIVONIA ORDINANCE

1 REVISED (1/11/2024)

Applicant EXPEDITE THE DIEHL LLC Address 614-828-8215 43110 OH 6487 HILLIARD DR. CANAL WINCHESTER,
Owner HENRY FORD HEALTH SYSTEMS Address 29200 SCHOOLCRAFT LIVONIA, MI 48150
Lessee _____ Address _____
Location NORTH Side of 29200 SCHOOLCRAFT Street
Between MIDDLEBELT And CARDWELL
Lot No./Parcel No. 095-99-0002-008 Subdivision _____
Zoning District C-2 Map No. SW24 Lot Size 4.88 ACRES Alley _____
Present Use HEALTH SERVICES Proposed Use SAME
Present Building Size ± 320 FOOT BLDG. FRONTAGE 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 WALL, GROUND AND DIRECTIONAL SIGNS RESULTING
IN; WALL SIGNS: EXCESS IN NUMBER; DIRECTIONAL SIGNS: EXCESS HEIGHT
AND AREA; GROUND SIGNS: EXCESS HEIGHT AND AREA. NUMBER OF WALL
SIGNS ALLOWED: ONE; PROPOSED: THREE; EXCESS: TWO. DIRECTIONAL
SIGN HEIGHT ALLOWED: FIVE FEET; PROPOSED: SIX FEET; EXCESS: ONE FOOT.
DIRECTIONAL SIGN AREA ALLOWED: 2 sq ft; PROPOSED: 47 sq ft AND TWO EACH AT 9 S.F;
EXCESS: 45 sq ft AND 7 sq ft EACH RESPECTIVELY. GROUND SIGN HEIGHT ALLOWED:
SIX FEET; PROPOSED: NINE FEET; EXCESS: THREE FEET. GROUND SIGN AREA
ALLOWED: 30 sq ft; PROPOSED: 47 sq ft AND 45 sq ft; EXCESS: 15 sq ft.
AND 15 sq ft RESPECTIVELY.

Reason for Rejection ZONING ORDINANCE, SECTION 11.08(3), 11.05(16)

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

Remarks

Plans and Application examined by

Rx

Date

OCTOBER 26, 2023

1 REVISED 1/11/2024

ZONING EXAMINER

Henry Ford Health

29200 Schoolcraft Road

Livonia, MI

Variance Request

Revised 1.10.2024

Henry Ford Health is in the process of rebranding all of their locations. For consistency to their brand and to effectively communication with the patients that use their facilities, this location is part of that rebranding. All signage is being upgraded at 29200 Schoolcraft Road which is located in the C2 zoning district on the north side of Schoolcraft Road. The applicant is seeking wall variances to deviate from Section 11.08(3). **The applicant proposed three [3] wall signs where only one [1] wall sign is allowed.** The wall signs proposed are as follows:

E40 66.7 sq. ft. Wall sign proposed for the east elevation this elevation is approx. 170' in length, this sign reads "HENRY FORD HEALTH"

E03 96.6 sq. ft. Wall sign [reface of existing sign] this elevation is approx. 250' in length, this sign reads "HENRY FORD HEALTH"

E01a 66.7 sq. ft. Wall sign proposed for the west elevation this elevation is approx. 102' in length, this sign reads "HENRY FORD HEALTH"

Sign area allowed 1 sq. ft. per linear ft. of building frontage. Total wall sign area proposed is 230 sq. ft. where the frontage measurement is over 250' in length facing Schoolcraft Road.

The applicant is seeking a variance to allow 3 wall signs where only 1 is allowed.

The applicant is seeking monument sign variances to deviate from Section 11.08(3). The applicant proposed replacement ground signage. **The applicant seeks three [3] monument style signs and four [4] directional signs where only one ground sign is allowed.**

E02 located at the driveway entrance along the west side of the property entering from Schoolcraft Road. The applicant proposes to remove 57.8 sq. ft. monument sign and install **45 sq. ft.** monument, this sign is internally illuminated and is 9' in height. This sign identifies Henry Ford Health Medical Center Livonia. This is the main ID sign that has the numerical portion of the address for 29200 listed.

E05 located at the driveway entrance along the east side of the property entering from Schoolcraft Road. The applicant proposes to remove 14.4 sq. ft. monument and install **20.3 sq. ft.** directional monument for wayfinding, this sign is illuminated internally and is 6' in height. This sign identifies Henry Ford Health Medical Center and is a wayfinding sign as well.

E21 located at the north side of the lot where persons entering the rear of the lot would navigate to the property. The applicant proposes to remove 2.1 sq. ft. directional sign and install **9 sq. ft.** monument sign directional this sign is non illuminated wayfinding sign that is 4' in height for navigation of deliveries and staff.

E36 located internal to the site and near the building on the north elevation, the applicant proposes to install new **9 sq. ft.** monument sign directional this sign is non illuminated and 4' in height. This monument sign is used for motorists coming into the lot from Middlebelt Road. This is a wayfinding sign.

E37 located to the northwest side of the lot at the parking lot entry from Middlebelt Road for motorists to navigate their way to the facility, the applicant proposes to install **46.9 sq. ft.** monument sign, this sign is illuminated internally and is 6' in height.

This sign identifies Henry Ford Health Medical Center and helps motorists to navigate their way to various parking lots and facility entrances.

The applicant is seeking a variance to allow 136.20 sq. ft. of monument sign area where only 30 sq. ft. is allowed. The applicant is seeking a variance to allow for the use of 3 monument signs where only one is allowed. The applicant is seeking a height variance of 3 ft. to allow for one of the proposed monument signs to be 9 ft. which will exceed the maximum height of 6 ft. **The applicant is seeking a directional sign variance to allow directional signs that exceed the 2 sq. ft. maximum allowed.**

In summary the variances sought for this medical facility are as follows:

3 wall signs where 1 is allowed

3 monument signs where 1 is allowed

136.20 sq. ft. of monument sign area where only 30 sq. ft. is allowed

1 monument sign that is 9' where only 6' is allowed

3 directionals to exceed the 2 sq. ft. directional allowance in Section 11.06.(8)

Application of Variance Power. No variance in the application of the provisions of this Ordinance shall be allowed by the Board of Appeals relating to buildings, land, or premises now existing or to be constructed, except in cases involving practical difficulties or unnecessary hardships when the evidence in the official record of the appeal from a decision or order of the building official supports the following affirmative findings:

- A) That the alleged hardships and practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City.

This is an existing hospital medical facility and the exceptional peculiar conditions that exist here are the result of those that would exist for any medical facility operating in the city where the ordinance is generally applicable to commercial property and not the needs of emergency medical services. The variance request is not the result of conditions that exist for all properties in the C2 zoning district, these circumstances are specifically related to the needs of a medical facility. In keeping with the overall intent of the sign ordinance this is a signage need that does not arise out of financial gain but rather the unique nature of the needs of a medical facility.

- B) That the alleged hardships and practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

The practical difficulty and hardship that exists here is created when signage is denied that prevents a medical facility from having adequate signage for all emergency situations that may arise. Persons traveling here will not be here for financial gain but out of medical necessity.

- C) That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

The substantial justice is being done when considering that this is a public health benefit service. The hardship suffered by failure of the board to grant the variance could result in the loss of life when emergency services cannot safely and adequately use sufficient signage to navigate their way to this facility thru the parking lot.

Persons that are unfamiliar with this area will be using the signage to navigate the campus and GPS technology is not always reliable or accessible. Medical facilities needs to be readily locatable and signage needs to be legible for all vision capabilities in all traffic and weather conditions. The hospital engages in research to determine what's appropriate for each of their facilities and has determined that this is the minimum necessary for the signs here to be effective.

- D) That the variance, if granted, will not adversely affect the purpose or objectives of the Master Plan of the City of Livonia.

The overall intent of the sign ordinance is as follows:

It is not the intent of this Ordinance to have the open spaces and lines of vision created by public rights-of-way used as license for unrestricted advertising through the use of signage, but rather to enhance the physical appearance of the city, preserve scenic and natural beauty of designated areas, make the city a more enjoyable and pleasing community and to create a more attractive economic and business climate by preserving property values. It is intended by the provisions of this Ordinance to reduce sign or advertising distractions, to eliminate the visual blight caused by abandoned or poorly maintained signs and to avoid the confusion of conflicting adjacent signs. Through this Ordinance signage will be allowed in such a manner so as to provide those similar uses in similar zones the opportunity for identification exposure regardless of parcel size, although the location and size of buildings will influence the amount and type of signage permitted. This Ordinance shall make a distinction between those non-residential zones that provide for transitional or other than retail activity as a primary use. This section, through this approach, reflects the transitional nature of the zoning district arrangements shown on the zoning map and the future land use plan so that as the intensity of land use is decreased, so is the amount of permitted signage. This consistent approach is necessary to remove the need for the type of signs which compete for attention for the motorist, thereby creating traffic hazards as well as creating visual blight within the city. It is therefore within the health, safety and welfare responsibility of the city of Livonia that this section of the Ordinance is promulgated.

The variance if granted would not have an adverse effect on the objectives of the city of Livonia Sign ordinance but rather enhance the safety, health, and welfare of the community by providing adequate signage for a medical facility. This does not create sign clutter. The signs proposed are appropriate for posted speed limits, distances from the road ways, lines of site and overall façade size. The nature of a commercial property versus the nature of a medical facility needs to be taken into consideration, and these signs are consistent with what the needs are for a medical facility.

Stratus™

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888.503.1569

LOCATION NUMBER:

192

SITE ADDRESS:

29200 Schoolcraft Rd.
Livonia, MI 48150-2228

**HENRY
FORD
HEALTH**

SITE PLAN

Scale: NTS

HFH192

HFMC - Livonia / 29200 Schoolcraft Rd / Livonia, MI, 48150



StratusTM

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:

HENRY FORD HEALTH

ADDRESS:

29200 SCHOOLCRAFT RD.
LIVONIA, MI 48150-2228

PAGE NO.:

ORDER NUMBER:

1177761

SITE NUMBER:

192

ELECTRONIC FILE NAME:

K:\ACCOUNTS\H\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R2.cdr

PROJECT NUMBER:

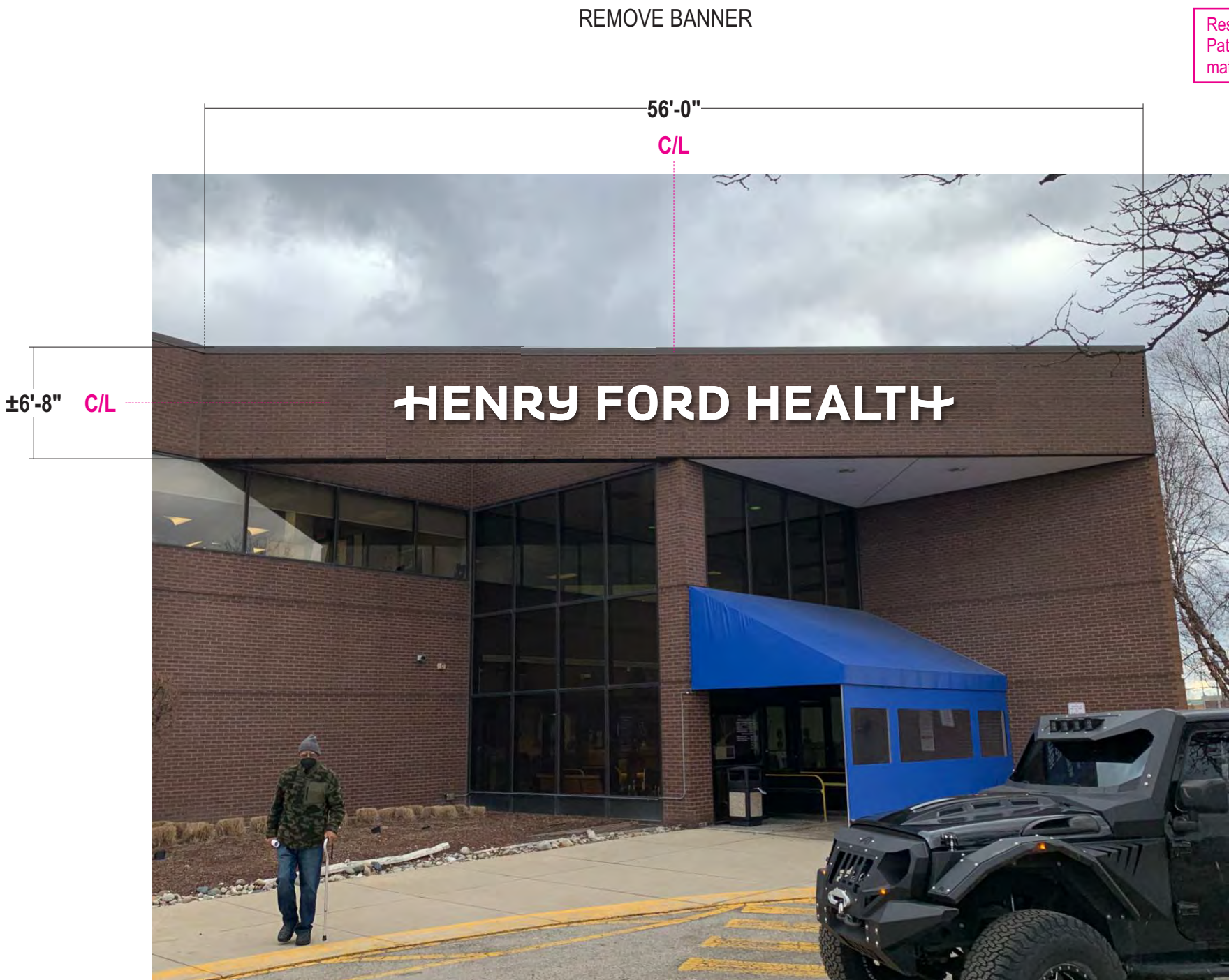
86474

PROJECT MANAGER:

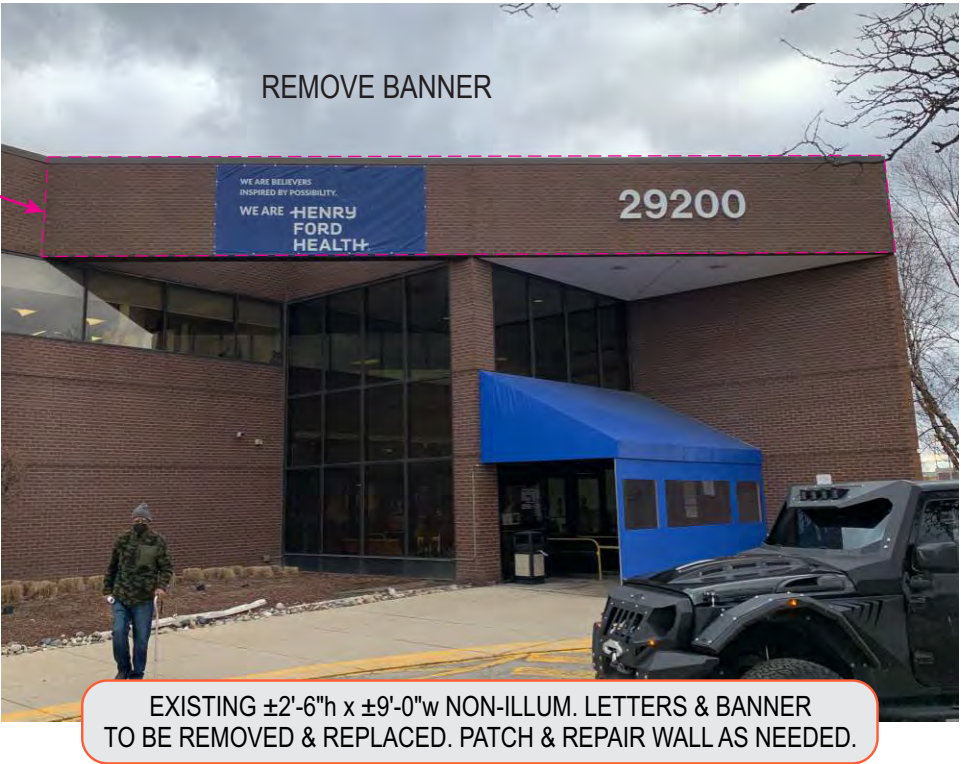
MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					
Rev 2	453289	11/08/23 CR	Removed all signs not relevant to scope				

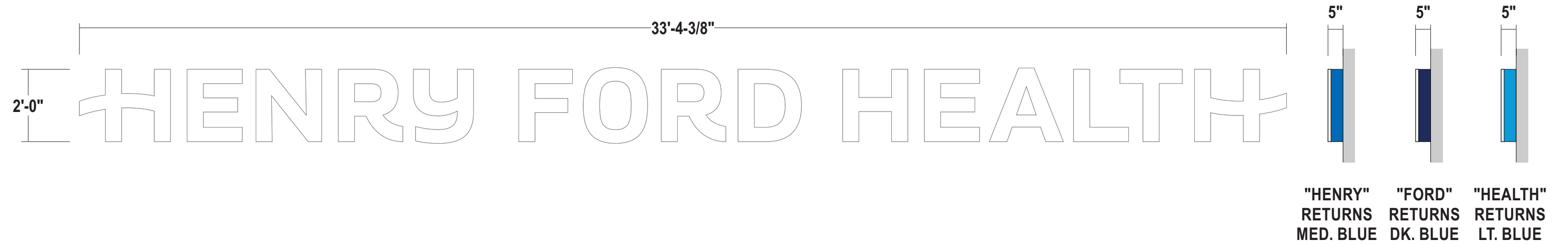
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.



Restoration Area: 373.3 sq.ft.
Patch and repair with like materials & silicone



refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details



- FACES: .177" #7328 White acrylic
- TRIMCAP: 1" Std. White Jewellite
- RETURNS:

'HENRY' - 5" deep .050" alum. - painted HFH Med. Blue; semi gloss finish

'FORD' - 5" deep .050" alum. - painted HFH Dk. Blue; semi gloss finish

'HEALTH' - 5" deep .050" alum. - painted HFH Lt. Blue; semi gloss finish

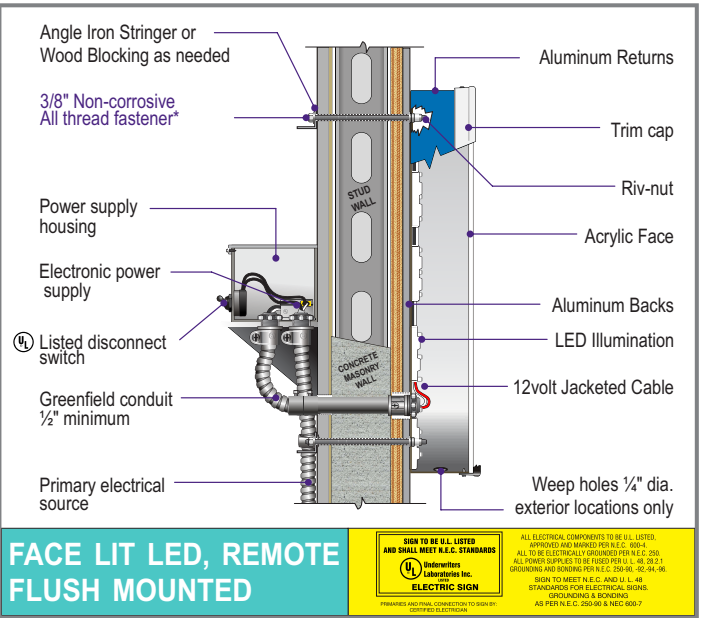
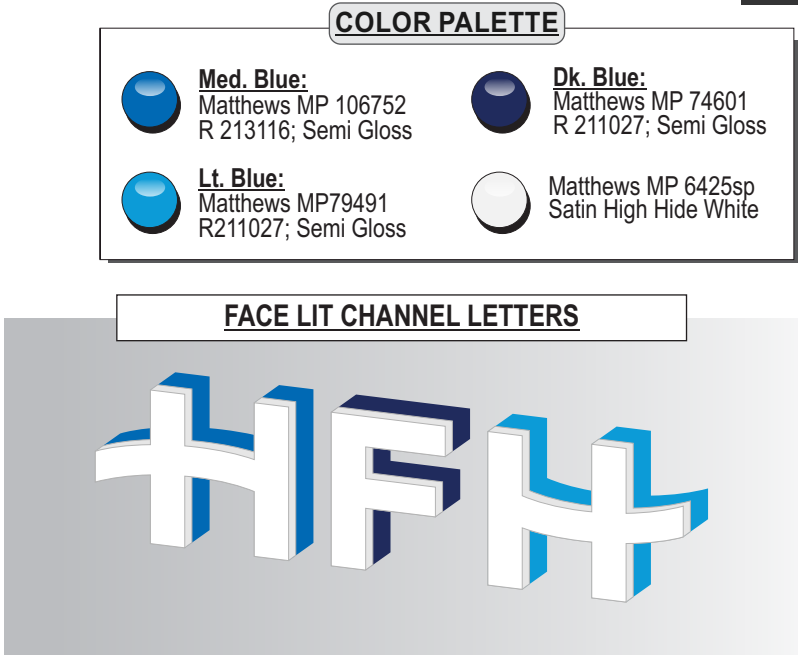
Interior painted with light enhancement paint
- BACKS: .063" Alum. - Interior painted White
- ILLUMINATION: White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.: Brick
- INSTALL:

Thru bolted flush using all thread into blocking as required

12" standard length of threaded rod will be supplied unless otherwise noted

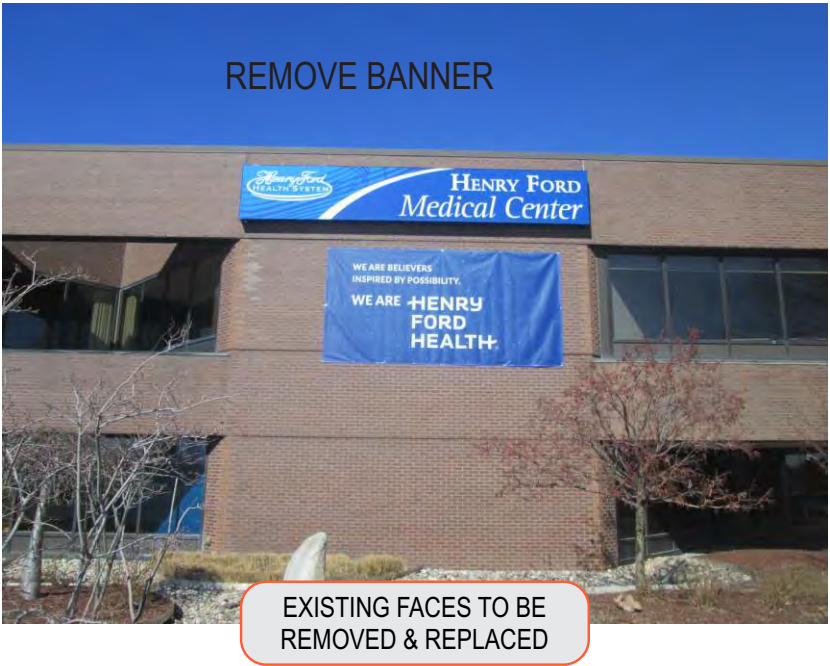
3/8" threaded rod into blocking or Stratus approved equivalent

All attachments to be on lower half of letters to avoid internal I-Beam at install Site
- QUANTITY: (1) ONE LETTERSET REQUIRED



EXISTING SIGN SF:	96.6
PROPOSED SIGN SF:	96.6

EXISTING CONDITIONS



REMOVE BANNER

PROPOSED SIGNAGE



SIGN LOCATION - PLAN VIEW





- CABINET:

Re-Use existing 7"d cabinet; Repaint HFH White on all exposed surfaces
- FACES:

3M Panagraphics III Flexible Substrate
- GRAPHICS:

Surface applied vinyls to match colors shown
- ATTACH.:

Re-Use Existing Sign Comp clips
- QUANTITY:

(1) ONE FACE REQUIRED FOR EXISTING S/F CABINET

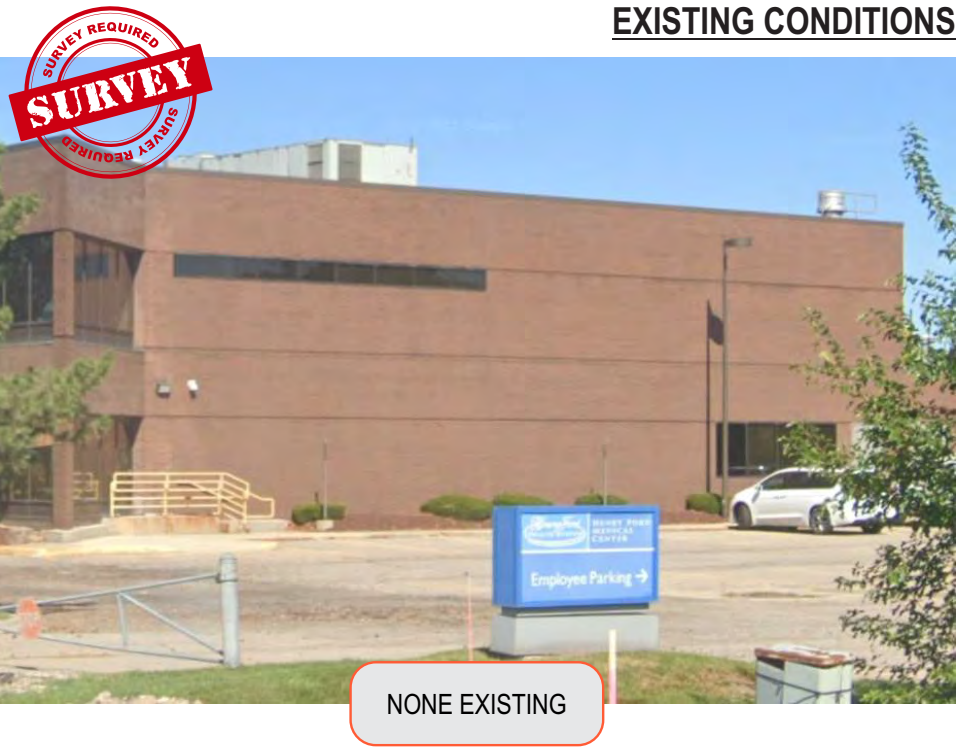
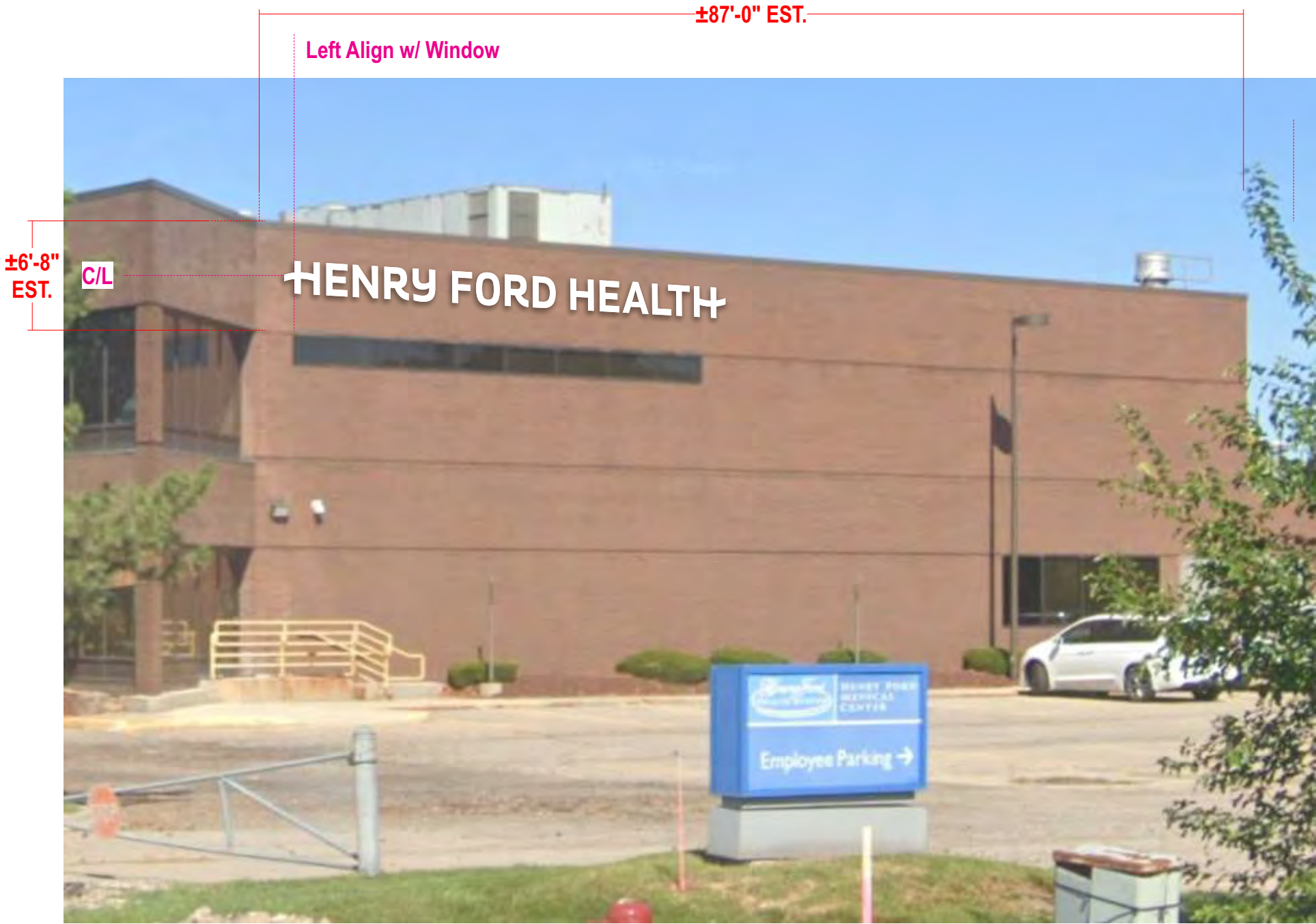
COLOR PALETTE

 Matthews MP 74601
R 211027

 Matthews MP 6425sp
Satin High Hide White

 Matthews MP 106752
R 213116

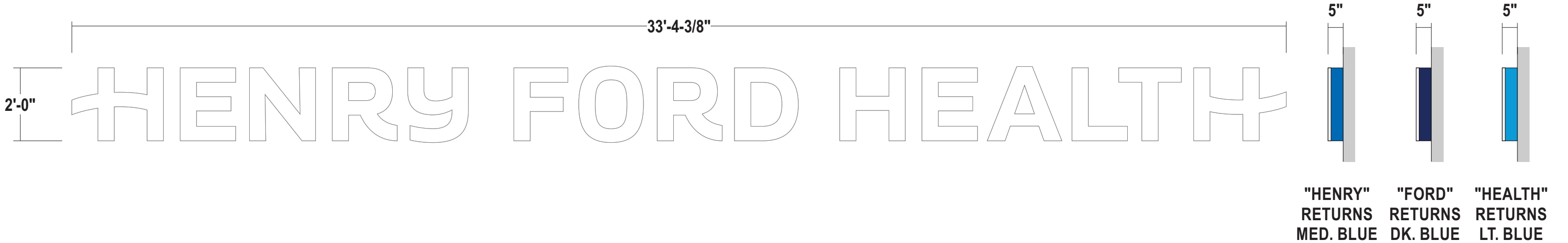
 Matthews MP79491
R211027



SIGN LOCATION - PLAN VIEW



refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details



- FACES: .177" #7328 White acrylic
- TRIMCAP: 1" Std. White Jewellite
- RETURNS: 'HENRY' - 5" deep .050" alum. - painted HFH Med. Blue; semi gloss finish
'FORD' - 5" deep .050" alum. - painted HFH Dk. Blue; semi gloss finish
'HEALTH' - 5" deep .050" alum. - painted HFH Lt. Blue; semi gloss finish
Interior painted with light enhancement paint
- BACKS: .063" Alum. - Interior painted White
- ILLUMINATION: White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.: Brick
- INSTALL: Thru bolted flush using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
All attachments to be on lower half of letters to avoid internal I-Beam at install Site
- QUANTITY: (1) ONE LETTERSET REQUIRED

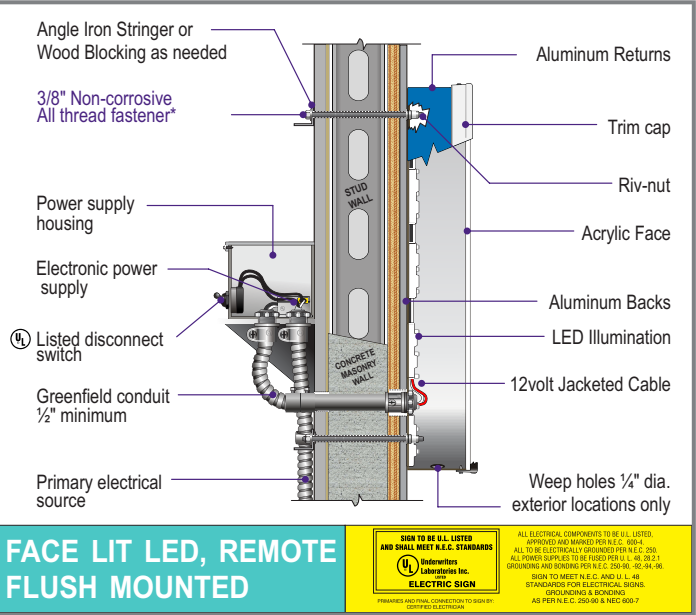
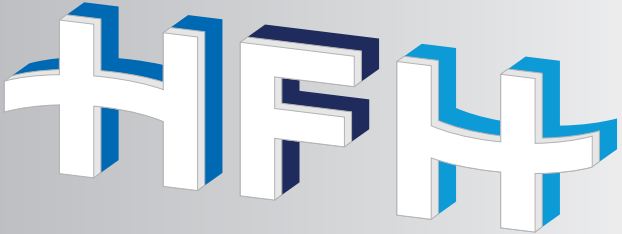
SIMULATED NIGHTTIME VIEW

HENRY FORD HEALTH

COLOR PALETTE

- Med. Blue:
Matthews MP 106752
R 213116; Semi Gloss
- Dk. Blue:
Matthews MP 74601
R 211027; Semi Gloss
- Lt. Blue:
Matthews MP79491
R211027; Semi Gloss
- Matthews MP 6425sp
Satin High Hide White

FACE LIT CHANNEL LETTERS



Stratus™

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8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
29200 SCHOOLCRAFT RD.
LIVONIA, MI 48150-2228

PAGE NO.:

ORDER NUMBER:
1177761

SITE NUMBER:
192

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R2.cdr

PROJECT NUMBER:
86474

PROJECT MANAGER:
MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR	
Rev 1	435076	06/23/23 CR	
Rev 2	453289	11/08/23 CR	

Rev #	Req #	Date/Artist	Description

E02

PYLON ELEVATION

Scale: 3/8"=1'-0"

P-9-IL

45 square feet

EXISTING SIGN SF:	57.8
PROPOSED SIGN SF:	45

SIGN HEIGHT 6'

EXISTING CONDITIONS

EXISTING LANDSCAPING AROUND SIGN TO BE REMOVED TO MAKE ADDRESS VISIBLE FROM STREET VIEW

SIGN HEIGHT 6'



EXISTING 3'-6"h x 9'-0"w (6'-2" OAH x 9'-4-1/2" OAW) MONUMENT TO BE REMOVED & REPLACED w/ EXISTING FOUNDATION & STEEL TO BE CUT 12" BELOW GRADE. RE-USE EXISTING ELECTRICAL.

SIGN LOCATION - PLAN VIEW



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8959 Tyler Boulevard
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888.503.1569

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MARCUS HAVERTY

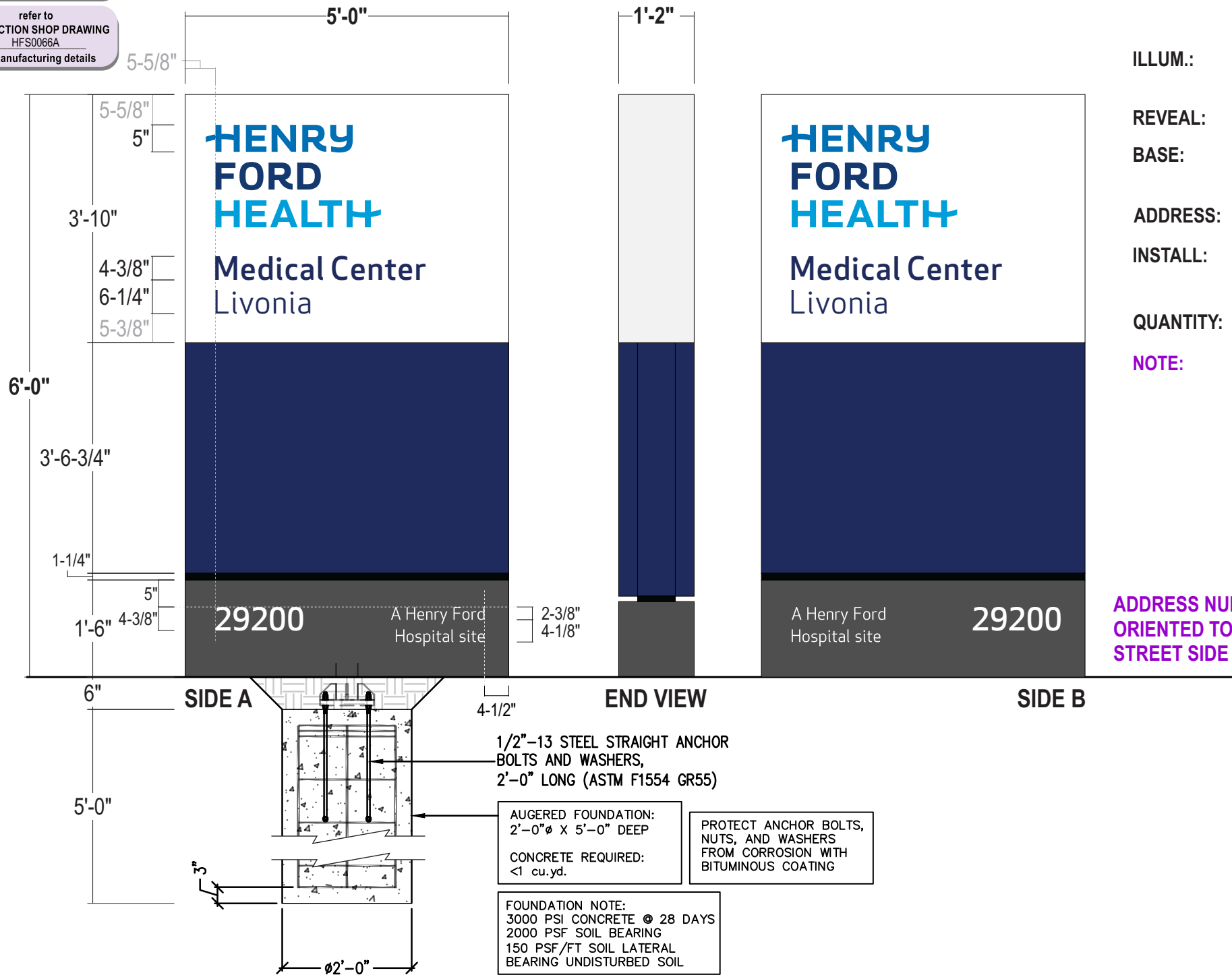
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR	Added note to remove landscaping				
Rev 2	453289	11/08/23 CR	Added plan view sign location				

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refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0066A
for manufacturing details

See Engineering Drawing For all Details



- CABINET:** 14" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown
- FACES:** **Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
Directional Copy: .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET - Re-use existing electrical
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied Reflective vinyl graphics to match colors shown
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE PYLON SIGN REQUIRED
- NOTE:** Existing monument to be removed and replaced with existing foundation and steel to be cut to 12" below grade. Existing foundation has (2) 4" poles with 84.5" O.C. New single pole foundation to be placed centered in middle of existing foundations.

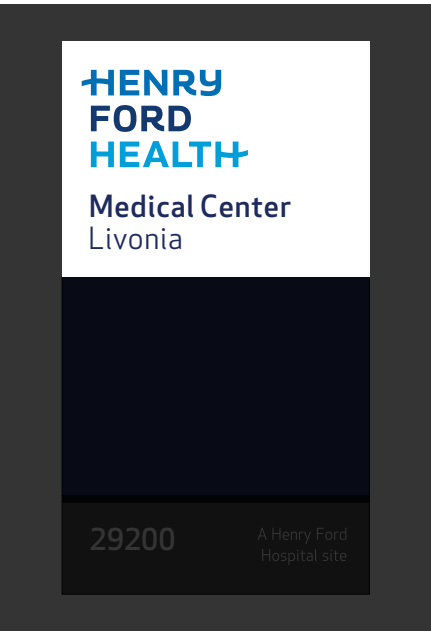
SIGN HEIGHT WILL BE 6 FT

ADDRESS NUMERALS
ORIENTED TOWARD
STREET SIDE

COLOR PALETTE

- | | |
|---|---|
| Dk. Blue:
Matthews MP 74601
R 211027; Semi-Gloss | 3M 3630-43
Translucent red |
| Matthews MP 18243
R 212556; Semi-Gloss | Matthews MP70427
R207976; HOH RED |
| Matthews MP 30914;
Semi-Gloss | Lt. Blue:
Matthews MP79491
R211027 |
| Med. Blue:
Matthews MP 106752
R 213116 | Matthews MP 6425sp
Satin High Hide White |

SIMULATED NIGHTTIME VIEW



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8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
29200 SCHOOLCRAFT RD.
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Rev 2	453289	11/08/23 CR					

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EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	46.9

EXISTING CONDITIONS



EXISTING 10"H X 4'-6"W X11"D CONCRETE BASE TO BE REMOVED & REPLACED. RE-USE EXISTING ELECTRICAL. RESTORE GROUND MATERIAL AT THE BASE OF SIGN.



PROPOSED SIGNAGE

SIGN LOCATION - PLAN VIEW



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					
Rev 2	453289	11/08/23 CR	Added plan view sign location				

E37

D/F ILLUMINATED DIRECTIONAL MONUMENT SIGN

DM-6-IL

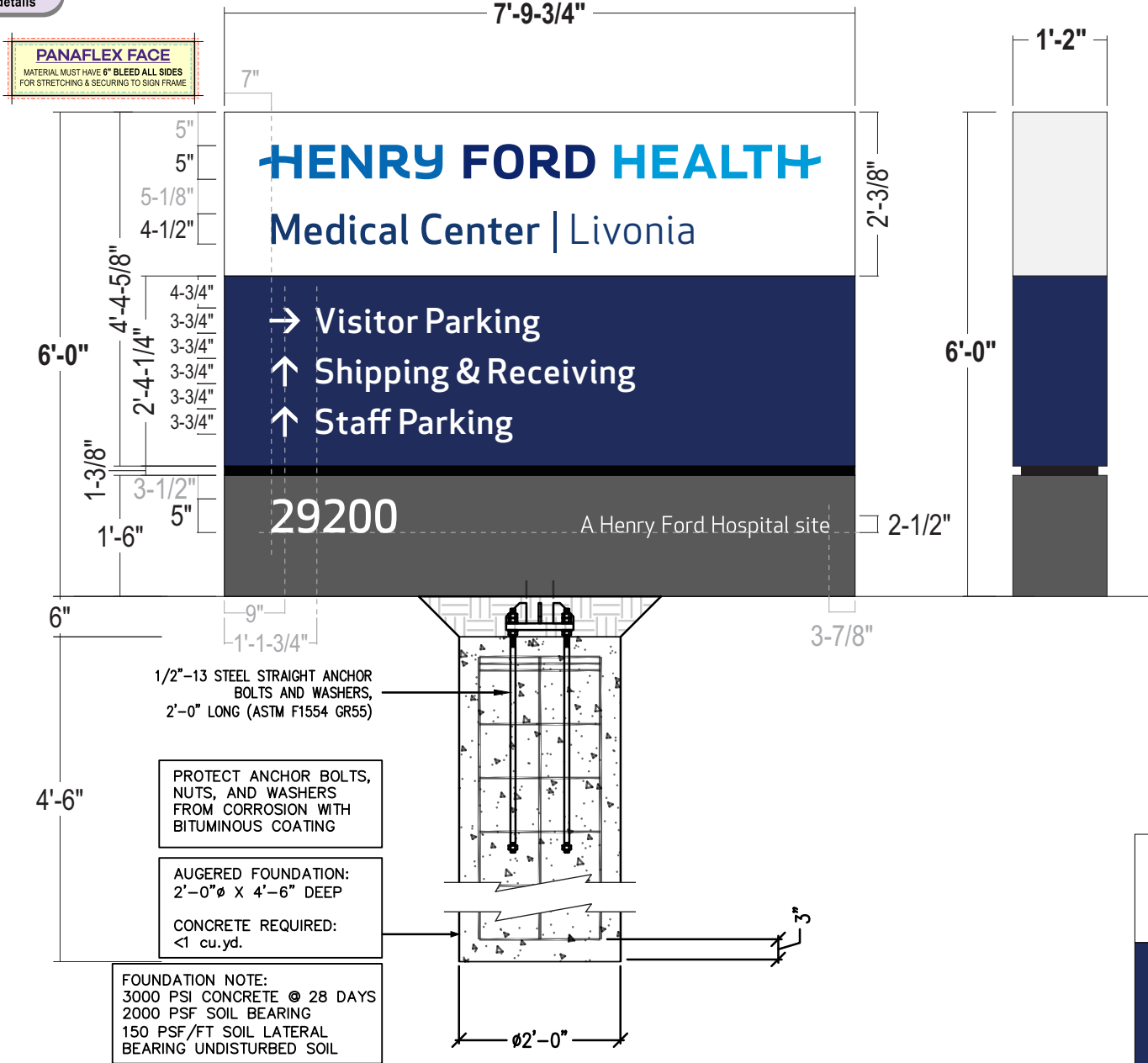
Scale: 1/2"=1'-0"

46.9 square feet

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0039D
for manufacturing details

See Engineering Drawing For all Details



- CABINET:14" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin;
Painted to match colors shown
- FACES:**Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
Lower Faces: .125" Aluminum face painted dk. blue - graphics routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET
- REVEAL:Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:.125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:(1) ONE MONUMENT SIGN REQUIRED
- NOTE:Existing 10"h x 4'-6"w x 11"d Concrete base to be removed & replaced.
New single pole foundation to be placed centered in same location.

COLOR PALETTE

Matthews MP 74601
R 211027; Semi-Gloss

Matthews MP 6425sp
Satin High Hide White

Matthews MP 106752
R 213116

Matthews MP79491
R211027

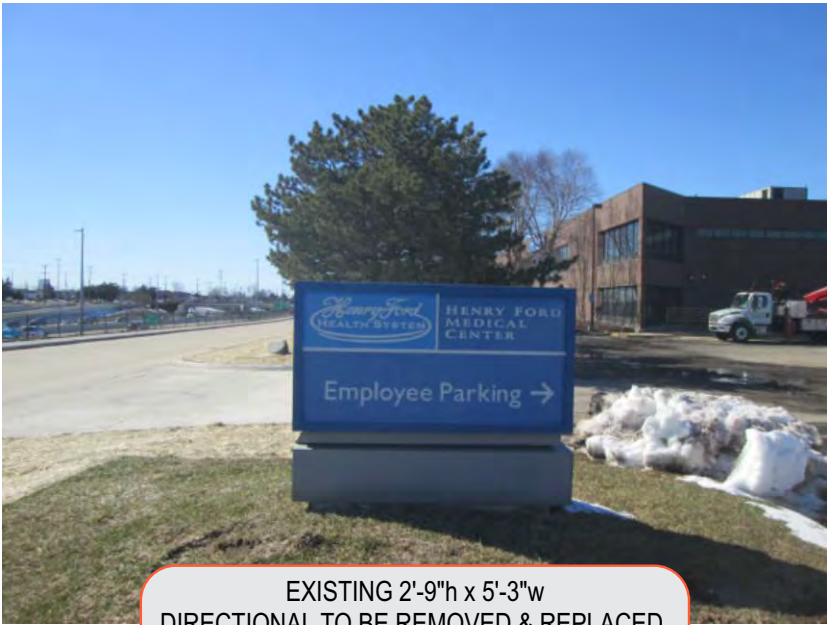
Matthews MP 18243
R 212556; Semi-Gloss

Matthews MP 30914;
Semi-Gloss



EXISTING SIGN SF:	14.4
PROPOSED SIGN SF:	20.3

EXISTING CONDITIONS



EXISTING 2'-9"h x 5'-3"w
DIRECTIONAL TO BE REMOVED & REPLACED.
CUT EXISTING SIGN 12" BELOW GRADE.

Scaled Proportionately

PROPOSED SIGNAGE



SIGN LOCATION - PLAN VIEW



CABINET: 12" deep aluminum angle sign frame w/ .125 alum. skin;
Painted HFH White & HFH Dk. Blue - semi-gloss finish

FACES: .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
One side removable for internal access, mounted w/ 'Z' Clips and countersunk fasteners

GRAPHICS: Routed from alum. face & backed up w/ 1/8" #7328 white acrylic
Logo Upper Cabinet: 'Block' Routed from face.177" Tuffak LD #7328 white Acrylic
w/ surface applied trans blue vinyl Logos to match color shown;
Chem weld 1/2" x 1/2" clear retainer block at perimeter of sign face -
Inset 1/8" to allow for face to overlap face returns. Secure w/ c/s screws thru returns.
Directional Copy: Routed from alum. face; 1/4" thick white push thru acrylic (flush w/ face)
Second surface applied diffuser film on all graphics

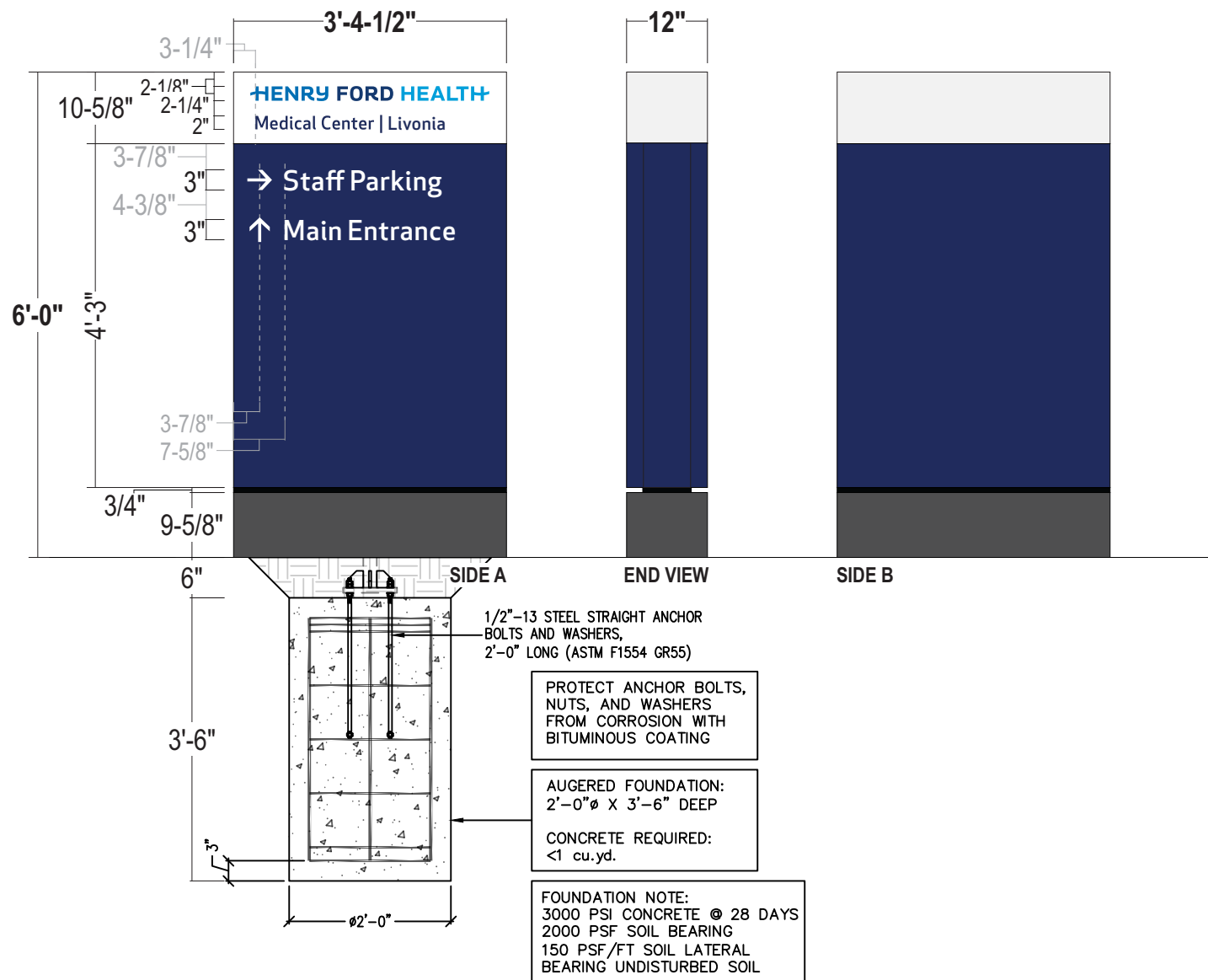
ILLUM.: White LEDs as required by manufacture; **POWER SUPPLIES HOUSED IN CABINET**

REVEAL: Alum. Construction; Painted to match HFH Black
semi-gloss finish

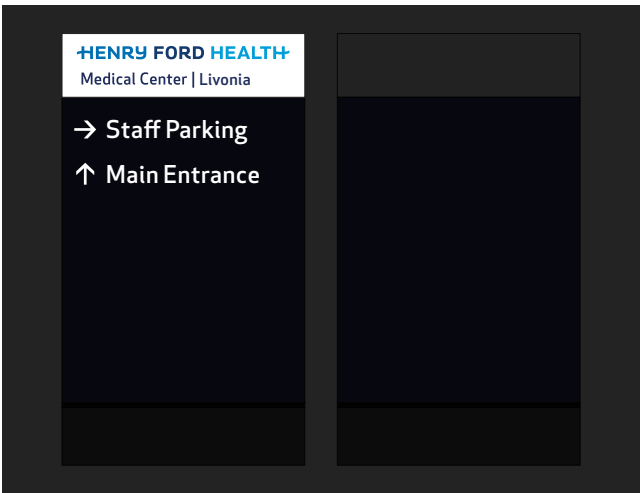
BASE: .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access

INSTALL: Cabinet to have internal steel and will secure to concrete foundation using
base plate 6" below grade - *See Engineering for all details*

QUANTITY: (1) ONE SIGN REQUIRED



SIMULATED NIGHTTIME VIEW



COLOR PALETTE

	<u>Dk. Blue:</u> Matthews MP 74601 R 211027; Semi-Gloss		<u>Med. Blue:</u> Matthews MP 106752 R 213116
	Matthews MP 18243 R 212556; Semi-Gloss		<u>Lt. Blue:</u> Matthews MP79491 R211027
	Matthews MP 30914; Semi-Gloss		Matthews MP 6425sp Satin High Hide White

EXISTING SIGN SF:	2.1
PROPOSED SIGN SF:	9

EXISTING CONDITIONS



EXISTING 10"h x 2'-6"w (5'-0" OAH)
DIRECTIONAL TO BE REMOVED & REPLACED.
CUT EXISTING SIGN TO GRADE.

Scaled Proportionately

PROPOSED SIGNAGE

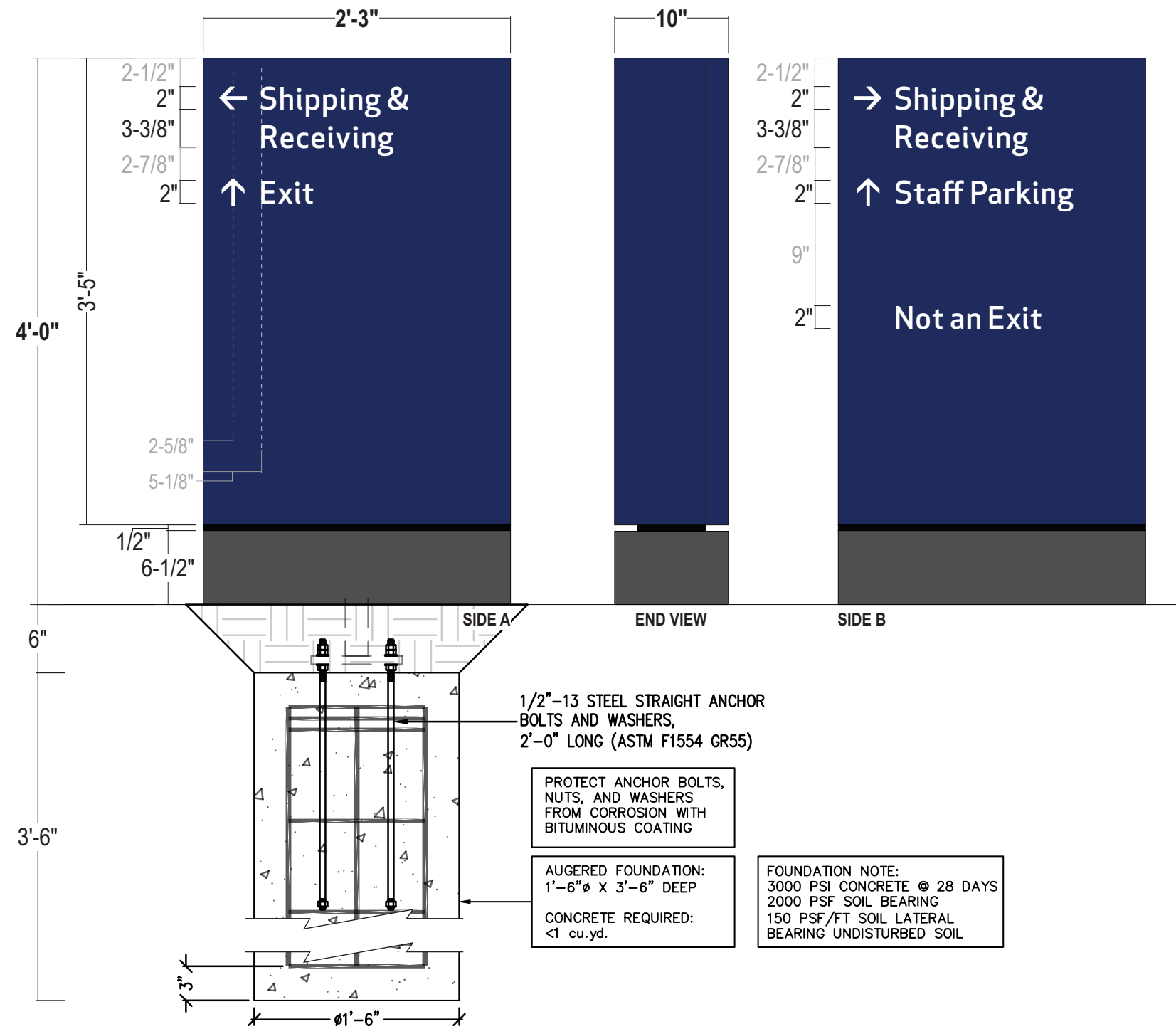


SIGN LOCATION - PLAN VIEW



refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0055B
for manufacturing details



- CABINET:** 10" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
Attached w/ stainless steel piano hinge for internal access
- GRAPHICS:** Surface applied Reflective vinyl graphics to match colors shown
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED

COLOR PALETTE

Matthews MP 74601
R 211027; Semi-Gloss

3M 680-10
White Reflective

Matthews MP 18243
R 212556; Semi-Gloss

Matthews MP 30914;
Semi-Gloss

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	9



NONE EXISTING

Scaled Proportionately

PROPOSED SIGNAGE



SIGN LOCATION - PLAN VIEW



StratusTM

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:

HENRY FORD HEALTH

ADDRESS:

29200 SCHOOLCRAFT RD.
LIVONIA, MI 48150-2228

PAGE NO.:

ORDER NUMBER:

1177761

SITE NUMBER:

192

PROJECT NUMBER:

86474

PROJECT MANAGER:

MARCUS HAVERTY

ELECTRONIC FILE NAME:

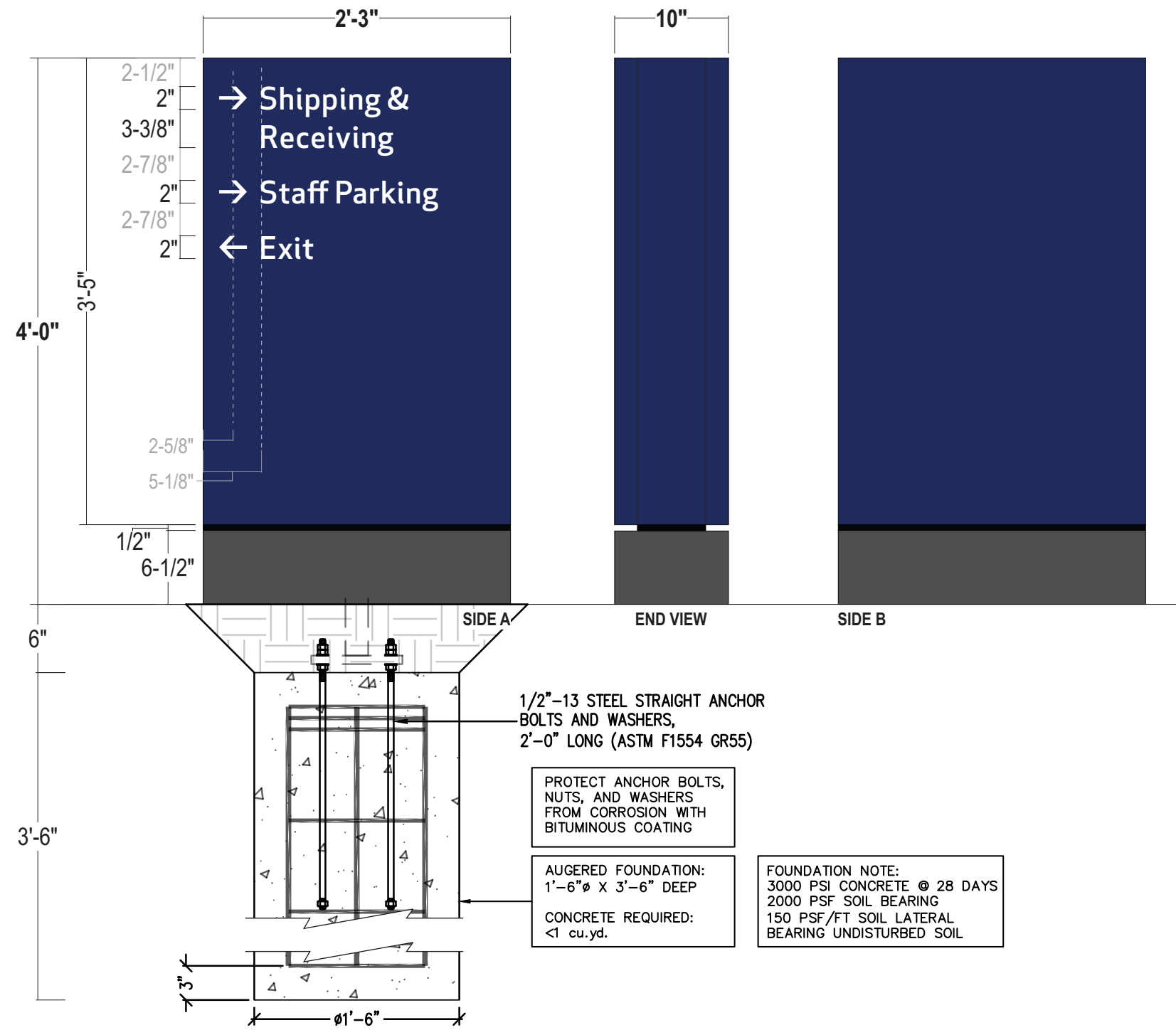
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R2.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					
Rev 2	453289	11/08/23 CR	Separated photos & specs; Added plan view sign location				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0055B
for manufacturing details



- CABINET:10" deep aluminum angle sign frame w/ .125 alum. skin;
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COLOR PALETTE

Matthews MP 74601
R 211027; Semi-Gloss

3M 680-10
White Reflective

Matthews MP 18243
R 212556; Semi-Gloss

Matthews MP 30914;
Semi-Gloss

ZONING BOARD OF APPEALS

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TIMOTHY J. KLISZ, SECRETARY
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MARC ROTONDO
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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

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January 10, 2024

Henry Ford Health Systems
29200 Schoolcraft Road
Livonia, MI 48150

Dear Ms. Diehl,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held January 9, 2024, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2024-01-04, Henry Ford Health Systems, 29200 Schoolcraft Road: an appeal was made to the Zoning Board of Appeals by Expedite the Diehl, LLC, on behalf of Henry Ford Health Systems, seeking to erect wall, ground and directional signs resulting in excess number of wall signs, excess height and area of directional signs and excess height and area of ground signs. Signage on utility poles on private property are not allowed.

This Commercial property is located on the north side of Schoolcraft (29200), between Middlebelt and Cardwell Roads, Lot. No. 095-99-0002-008, C-2 District, Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3), 11.05 (16),

<u>Number of Wall Signs:</u>	<u>Directional Sign Area:</u>	<u>Ground Sign Height:</u>	<u>Ground Sign Area:</u>
Allowed: One Proposed: Three Excess: Two	Allowed: 2 sq. ft. Proposed: 20 sq. ft. and 9 sq. ft. Excess: 18 sq. ft. and 7 sq. ft. respectively	Allowed: Six Proposed: Nine Excess: Three	Allowed: 30 sq. ft. Proposed: 47 sq. ft. and 45 sq. ft. Excess: 17 sq ft and 15 sq ft respectively.

be tabled to allow the Petitioner to reevaluate their plan in light of the Board's comments and return with a summary for their revised plans.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

Meeting Date: January 9, 2024

4. APPEAL CASE NO. 2024-01-04, Henry Ford Health Systems, 29200 Schoolcraft Road: Seeking to erect wall, ground and directional signs. Signage on utility poles on private property are not allowed.

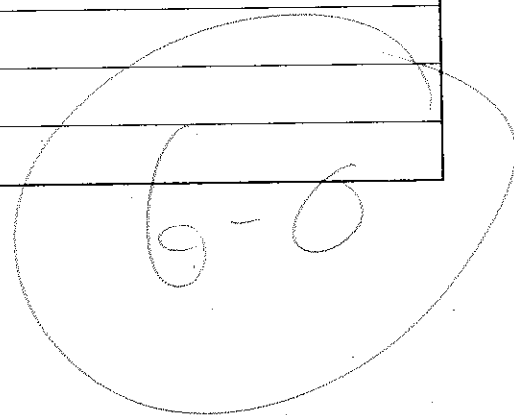
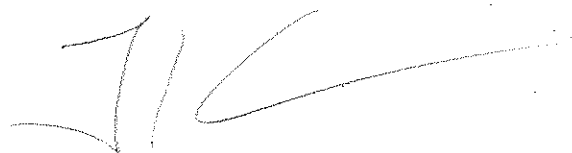
Motion To:		Comments:
Support		
Deny		
Table	X	
Other		

Motion	Support	ZBA Board Member	Yes	No	Tabled	Absent
		Greg Coppola - Chairman				X
		Jim Baringhaus - Vice Chairman	X			
		Timothy Klisz - Secretary	X			
	X	Christopher Boloven	X			
X		Michael Testa	X			
		Marc Rotondo	X			
		Lynda Scheel	X			

CONDITIONS

- 1.
- 2.
- 3.
- 4.

ZBA Secretary: Timothy Klisz



ZONING BOARD OF APPEALS
CITY OF LIVONIA
MINUTES OF MEETING HELD TUESDAY, JANUARY 9, 2024

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, January 9, 2024.

MEMBERS PRESENT: Jim Baringhaus, Vice Chairman
Christopher Boloven
Michael Testa
Marc Rotondo
Lynda Scheel
Timothy Klisz, Secretary

MEMBERS ABSENT: Gregory G. Coppola, Chairman

OTHERS PRESENT: Leo Neville, Assistant City Attorney
David Popp, Inspector
Erika Goff, Planning/ZBA

The meeting was called to order at seven p.m. Vice Chairman Baringhaus 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. Assistant City Attorney, Leo Neville, further explained the option for petitioners to wait for a full board hearing in the instance of a use variance, which requires five (5) votes to pass. Secretary, Timothy Klisz, then read the Agenda and Legal Notice to each appeal, and each petitioner indicated their presence. Farmington Six, LLC, was absent. Appeals came up for hearing after due legal notice was given to all interested parties within 300 feet, petitioners, and City Departments. There were several (not counted) people present in the audience.

(7:00)

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APPEAL CASE NO. 2024-01-04 Henry Ford Health 29200 Schoolcraft Rd.	34-49
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APPEAL CASE NO. 2024-01-01, Daniela Abel, 12109 Cavell Street: Seeking to maintain the raising and housing of chickens for the owner's consumption, which is not allowed on this parcel in this zoning district. Lots must be at least one-half acre and zoned R-U-F (Rural Urban Farm) to maintain and raise fowl.

This Medium Density Residential property is located on the west side of Cavell Street (12109), between Capitol and Wadsworth Streets, Lot. No. 100-01-0312-000, N-1 District, Neighborhood, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 6.34.

BARINGHAUS Thank you very much. Will the petitioner please approach the podium?

ABEL Good evening.

BARINGHAUS Yeah, good evening. Could you state your name and address for the record please?

ABEL My name is Daniela Abel. I live at 12109 Cavell in Livonia.

BARINGHAUS Okay. Thank you very much. Could you please outline your petition for the board? And please state your hardship.

ABEL Yes. So my petition was based on the fact that I'm raising chickens. About two years ago I was given to them by my ex-husband. He said that he reached out to some official members including police department who said that they were allowed in Livonia. Unfortunately, that was not 100% of the case. Obviously they are allowed but not in this particular zone, which I was not aware of. So we built a- I built a coop that is completely enclosed Iran that is completely enclosed on the far left side of my property if you are facing the back, and in this last summer, Mike Johnson, a city inspector was actually— there about my neighbor's lawn. My neighbors unfortunately do not keep their property as nicely and the grass was very high so he was in their lawn ticketing them and noticed my chickens and wrote me up for the violation. As far as me raising chickens. My- I can state if it's easier for you can read what I've written or up on that completely. It's, it's up to you.

BARINGHAUS Yeah, please read.

ABEL Okay. So what had happened after that is he came- obviously I got a letter. He came out to my property and looked at the property and stated everything that everyone knows here that they are not allowed in this particular zone, I don't have half an acre, etc. So, going forward, what I am asking for is a variance really based on mental health, the pursuit of happiness, and also a full circle lifestyle, the kitchen that I'm owning, I'm a chef, I am a full time head culinary instructor in Mirepoix Cooking School in Royal Oak. Part of my continued education, the education of others and myself is my gardens, my full circle chicken of- my full circle, kitchen, the chickens that I raised, the gardens, the compost, etc. This is something I was raised doing and something that has brought me great happiness, especially in the last couple years. As I said, my ex-husband left very abruptly a couple years ago, and I went in a very

dark downward spiral, as many of you may know, who have gotten into divorce or something horrible has happened in their lives. And through the real healing power of growing my own food, having sustainable living, keeping these chickens. They are my family. They are beyond near and dear to me they are, they are part of who I am. And part of what I do for a living. So taking them away from me is completely breaking up my family. And my family and my neighbors are actually here tonight to support that statement. So it really comes down to a mental state and the hardship that I do not want to go back to. On top of that my neighbors really were not aware even that I have chickens. That's how quiet they are. I don't have any roosters. I keep them completely enclosed. They're not free to roam about the property. They're very well maintained. I'm very clean about them. When my neighbor Dawn actually received the notice she came over and said, "Do you have chickens?" She's right across the street from me. She had no idea. So they're not harming anyone. They are again completely clean and enclosed full circle kitchen. I understand fully - of course - the law and why it's in place. I 100% understand that. But what I really want to invoke is that this isn't just a side project it's not just something on a whim. It is part of what I do for my career, again for my well-being and for the sake of urban sustainable living, which contributes to really more beautiful Livonia. During this last summer when I presented this to city council I had pictures that I included in my variance packet and application. My property is really really meticulously upkept. I am very very proud of it. I've been a Livonia resident my entire life so everything from my gardens to my lawn to how I portray the house from the outside to the back is very very important to me. So all of this really is about attracting people to Livonia like me who want to be urban farmers who- not even farmers, but just urban- sustainable urban and suburban living and it's attractive to everyone in the neighborhood. The neighborhood kids come over. Again, my neighbors Josh and Julie over there love to come over and help and support the chickens. So that's what it's about: a more beautiful Livonia.

BARINGHAUS Do you consider this a hobby, or is this a like a livelihood or a business for you?

ABEL It is not a business. I do not sell the chickens or the eggs in any way, shape, or form. It is personal research for me, though, on a regular basis. I can- again, I garden even on the small plot that I have. So I'm continuously- part of my job is to create new recipes, create new classes, and continuously be creating. So that is 100% part of it.

BARINGHAUS Okay. Any questions for the petitioner?

TESTA [Inaudible]

BARINGHAUS Yes.

TESTA The question has to piggyback off the Chairman's question regarding your financial: so you're not selling the eggs, what are you selling? You're making your food with those eggs and selling the food?

ABEL No, that is for personal research only. I sell more than I teach.

ABEL They're very strict about health code laws, etc. Of course, I mean, I use a professional kitchen so none of those eggs go there in any way, shape or form.

TESTA When did you first become aware that your property was not zoned to have chickens?

ABEL I believe early summer of 2022 is when I first got the notice.

TESTA Okay, so it's based on the notice from Mr. Johnson

ABEL Correct.

TESTA that he said, inspecting, can you maybe give a rough recap of what's happened between May and now? It seems like a really long time.

ABEL It has been.

TESTA I would like to hear.

ABEL Yeah.

TESTA I would like to hear why you weren't here like, say, June or July.

ABEL So Mr. Johnson was very kind to me. He came out to my property. And the first thing that I said to him again, was these chickens are family, I can't just kill them. Or, or there's really not a lot of places to rehome chickens. So I said, I'm going to rehome them, I do need some extra time. So he did give me a couple of months to do that. And then I was also doing research with a number of personal friends who are attorneys who recommended me to city council, which I went to. After I went to the council, I received some support. And they helped me build this case. So it took me a while. Not just that, but also I am single, I do work full time to support myself. I do work long hours, and they are all at night. So it's not something, unfortunately, that can happen overnight. It did take a while.

TESTA Okay, when did you first become aware that you needed a variance from the ZBA?

ABEL That a variance existed that I needed to seek?

TESTA That you needed to seek a variance?

ABEL Honestly, I do not recall.

TESTA At least from your note it is as early as August that city council told you that. So I get, you know, you're saying, well, that the money isn't there and it does take some time, but it does seem pretty excessive. Can you maybe expand upon your conversation with council? What do you mean by support?

ABEL So it was \$450, just to be seen by City Council, which I did not have. So that's something that I was helped to help raise that money. I just didn't have it offhand. So that was the other thing that took me a while to actually get.

TESTA Okay. How has council helped you? Just moral- moral support, or...?

ABEL Well, moral support, verbal support.

TESTA Okay. Have you talked to them about changing the ordinance?

ABEL Changing the ordinance how? Changing the ordinance as far as the zoning area or changing the ordinance law?

TESTA Changing the ordinance in general for the lot so that you wouldn't need a variance?

ABEL No, I did not.

TESTA Okay. So what did you expect to gain from talking to city council?

ABEL More information. There's, there's- I was kind of baffled about why this existed in the first place, I guess. And so I was- Mr. Johnson did say immediately what I needed and did not need to do. However, I really wanted to go before city council and just hear what they have to say because more information is always better, especially when you're doing something like this.

TESTA Okay. All right. Thank you, Mr. Chair.

BARINGHAUS Any other questions for the petitioner?

SCHEEL I just have a quick question.

BARINGHAUS Ms. Scheel.

SCHEEL From what I could tell, we don't have any letters of objection to this. Is that correct?

ABEL That's correct.

SCHEEL Okay, thank you.

BARINGHAUS Mr. Testa indicated, you had numerous contacts with the city. You indicated going back to like 2022?

ABEL I'm sorry, 2023. I'm sorry, we're in '24. I apologize. We're in 2024 now.

BARINGHAUS Going back through the documentation, in June 2023 it seemed like there were some concerns with rodents in your yard. Can you address that, please?

ABEL Yes. So I took pictures. Actually, this is one of the other reasons why I went to city council, because I had a number of concerns about my neighbors. The neighbors' lawns, both directly next to me, adjacent to me, and back to me, are very unkempt. They're not mowed on regular basis, there is a lot of fallen wood, logs, trash, trash cans, etc. Unfortunately, and again, my neighbors that are here tonight can attest to this. There's a lot of abandoned cars in my neighborhood as well, that unfortunately, people keep trash in. So rodents are a really large problem in our area. And that is something that I brought up only because I wanted everyone to see that there's a larger problem in my neighborhood rather than chickens, unfortunately.

BARINGHAUS Did the city give you any firm deadline to remove the chickens from the property?

ABEL Not that I recall, as long as you said there was a ZBA application in, that was a pending.

BARINGHAUS Question for the inspection department.

POPP Yes, sir.

BARINGHAUS Going back through the reports, was there any like cease and desist requests? Issued?

POPP If you give me one second, I was also looking to see if any of your neighbors had rat complaints. Like [unintelligible] so the neighbor to the south of the her does have a bunch of weed complaints going back to 2019 and the neighbor to the north of her apparently, one second, let me finish what else... only doesn't have any enforcement. So back to your question on hers... There's a lot of notes. So the first time Mike contacted her with a letter was 5/17 was the first letter sent specifically. 5/17 of 23. I don't see anything. Most notes refer back to 11/17, says, "Miss Abel is your paperwork filled out, ready to submit?"

ABEL So there was a number of notices that will-

POPP Hold on one second, ma'am. I do apologize on the delay here. There's numerous notes and it takes a second to flip through them because the system doesn't exactly make it easy. There's a note on 8/28 that she was working towards getting the money to file a ZBA case. And Mr. Hanna, the head of our department, was informed of it at that time. I don't see any hard deadline whatsoever that's ever really been committed to her quite honestly.

BARINGHAUS Okay. Great. Thank you.

BOLOVEN Mr. Chair, this follow up question for Mr. Popp. I'm just reading through the inspection report. There's a reference to a 95 and a 97. What's a 95 and what's a 97?

POPP I will have to pull it up.

BOLOVEN It seems like it's something to notice. I guess more direct I'm looking to see. Was there ever a misdemeanor complaint issued?

POPP Hold on, let me pull up the attachments from-

BOLOVEN Looking at-

POPP So 95 is just so 95 just says failure to comply with this notice may result in office filing a court complaint with the 16th District Court. There never was a complaint file. It's kind of a generic. It goes on almost every ordinance enforcement. It's just trying to get someone's attention and get them to respond.

BOLOVEN That's the 95?

POPP Yeah. 96... 97?

BOLOVEN Yeah, that one.

POPP Let me see if I can find it. 97: failure to comply with this notice will result in a court complaint being filed against you in the 16th District Court. This offense is a criminal misdemeanor and upon conviction is punishable by finer details Sounds again, it's a- it's kind of a blanket do-all. It's just a warning that if you don't move forward, you're potentially going to court.

BOLOVEN So no criminal misdemeanor was ever filed?

POPP Nothing. There's never even been a [unintelligible] off here.

BOLOVEN Okay. Thank you.

BARINGHAUS Okay, go ahead. Yeah.

ABEL Yes. So I just want to make it clear that obviously there were notices 100% sent to me, but they were never, never ignored. Immediately, Mike - Mr. Johnson and I have been in constant contact, email back and forth with each other. And he's been very, you know, understanding and patient to how long a process will take.

POPP Yeah. Chairman, the notes do collaborate that.

BARINGHAUS Okay, very good. Thank you. Are there any other questions for the petitioner?

TESTA Mr. Chair, this question, Petitioner sorry, again, did you try to rehome the chickens at least temporarily so you could maybe go through the process of either having City Council change the ordinance or to get a variance?

ABEL Yes, I have made arrangements. So if that is unfortunately the case tonight, I have made arrangements with a friend to be able to take them. They have a large property out in South Lyon. Again, and one of the things that I wanted to make sure if anything they went to a good home. But that does take a bit of planning on their part. So there's another reason.

TESTA Can I ask why you haven't rehomed them yet until you got through this process?

ABEL I wasn't told I had to.

TESTA So I guess all the notes we hear here from inspections, back when they were told you need to remove them, you need to remove them, you need to remove them. But I think you were told that there wasn't a clear date. We concede that point.

ABEL Well, I was 100% told, but I think you can see in the emails that I was clarifying. Always, if I needed to actually remove them while this process was happening, that was never told to me. And of course, I wouldn't want to do that to them. I don't want to do that to any animal unnecessarily.

TESTA Okay, and then, can you maybe elaborate on how you received or came in possession of the ownership of the chickens? I think you said, you received them from your ex-husband? Were they already on the property? And then when he left? He left them with you? Or how did he come into possession of them? And where were they?

ABEL So he bought them. So he bought the coop for me. He bought the chickens for me. And that? Yes, then he left is long and short of it.

TESTA Okay, so they've always been at your house?

ABEL Correct. 2021.

TESTA Okay, and then can you maybe restate what you believe your hardship is? The why you're in need for special circumstance?

ABEL So mental health and the continued pursuit of happiness, a full circle kitchen and my continued education as a culinary instructor, all things that will take a downhill turn. So if you've ever been in a situation where you have had an animal have healing power, have you ever had a cat or a dog, or anything ever in your life that has helped you do things like lower your blood pressure, help with panic attacks, Just calm you down in general, this has been all supported from my therapist who I have gone to for a number of years, since my ex-husband left. It is a very real thing that animals

help do for you. So these are all things that they have helped with me throughout the last couple of years and I don't want to go back to a place where I'm without them.

TESTA Okay, thank you.

BARINGHAUS Yes, Mr. Popp?

POPP Yeah, I guess just flow with your comments still from the inspector Michael that was working on it. There is, to Mr. Testa's question about what she was and wasn't told, one comment does say, "Enforcement will continue until the chickens are removed or a ZBA case is opened, will advise Mr. Hanna of this before another notice is sent." So I think that would lead to the fact that there must have been a conversation between them that if she filed a ZBA case, she didn't have to do anything with the chickens. That was on 8/22 of '23.

BARINGHAUS Very good. Any further questions? Okay, very good. I'll have you take a seat. Are there any comments from the audience? Please?

ROBINSON Good evening.

BARINGHAUS Can I have your name and address please?

ROBINSON My name is Julie Robinson and I live at 12108 Cavell.

BARINGHAUS Okay, thank you.

ROBINSON I have lived in my residence for eight years. Prior to Daniela moving into her home, there was a family living there that were a true menace to our neighborhood. The yard was never cared for and the police were there for one thing or another at least once a week on the average. In April of 2017 that home burned down and it sat vacant for a very long time. I cannot remember exactly how long but if my memory serves me correctly, it was longer than a year. During that time with the house sitting vacant, I myself had numerous conflicts with the city due to the rats and other rodents that were taking over what was left of the shell of a home. It was a relief when the house was finally remodeled, cleaned up, and we had neighbors that actually took care of their property and care about the upkeep of our neighborhood. I attended the last city council meeting regarding the chickens, and I said it there and I will say it again. If you take a stroll through our neighborhood, you would see that Daniela's chickens are not a nuisance to our community. In fact, you would probably not even notice that they are there. In fact, when we got the letter in the mail about the hearing this evening, my neighbor two doors down said to me, "There's chickens there?" Their coop is clean, kept up, and they are not loud and there is absolutely zero odor. Blanche, Dorothy, Rizzo, Frenchie, and Marty are more than just chickens. They're more than just animals. They are Daniela's babies. When they first came home, it was an amazing learning experience watching them grow from being chicks that fit into the palm of our hands into hens. They have been raised with the fiercest of love and handling and it shows. The neighborhood kids, including my own son and grandchildren, love visiting and holding the chickens and learning how to care for them. And I have brought photos if you guys would like to see the kids in the

neighborhood kind of interacting with the chickens. The flip side of that is the girls have been raised with so much love and handling, when we go to visit them, they are excited to see us and they will actually run to the door to greet us. It is also not uncommon, weather permitting, to have wine with chickens at Daniela's house and let me tell you there is no experience quite like relaxing with a glass of wine and hanging out with the girls. I mean the chickens. To remove Daniela's chickens would be like severing one of her limbs, you would be tearing her little family apart. I am just her neighbor, but I would be devastated to see them go and leave. And just the thought of the kids coming and asking if they can play with them and telling them when they're gone breaks my heart. Not only do they provide us with a unique pet caring experience, and some amazing fresh eggs, they're really fun to just watch and hang out with. I'm pleading with you to please allow Daniela to keep her chickens losing them but not only devastate her it would change the positive dynamic that they bring to our community. And I can pass the photos to you guys.

BARINGHAUS Thank you. No, thank you very much. Any other comments from the audience?

ALEXANDER Good evening, I'm Steve Alexander, 9909 Deering, Livonia, Michigan. I'm the president of the Clements Circle Association, which is just kind of our informal Emerge Association. I'm wanting to touch briefly because Jill and Meghan has a lot of like, complaints from neighbors like no one ever calls me with like good news, right? It's like, here's something wrong. And then just like you said, it's usually lawns, rats, people who have like commercial vehicles who park in front of their street, don't clog up those already narrow streets. Certainly we don't get complaints about the chickens, as Daniela's neighbors, Julie, Josh already mentioned. But what's interesting is, instead of here, any guarantee or just some level of excitement, oh my gosh, there's another opportunity for people to have chickens in the neighborhood. And I'm kind of looking in this direction, because I'm going to need some guidance at some point of how we may want to see how that ordinance can be refined. Because if anything, this has brought on some level of enthusiasm for that prospect. And of course, we don't want encourage that if it's not, not legal, we want to do the right thing. So I do want to get some guidance on how to go about, you know, addressing that ordinance and see what we can do. Unfortunately, it's one of those things where people, you know, you'll see it until- happening until he knows when he gets caught. Like there's several other folks that are [unintelligible] who have chickens or other interesting bargaining scenarios. Well, there's somebody had drones and things, usually it is the weed that I get complaints about, but you know, never about the chickens. So this is not just the only coop that I'm aware of in the in the neighborhood, that that that we serve, right but just kind of throwing it out there that you know, there's opportunity to kind of seek and approve those variances as long as folks are keeping their pens clean. And there's no obstruction to the neighborhood. So appreciate you coming out of that. Thank you.

BARINGHAUS Thank you. Any other comments from the audience?

MANCINELLI Hi, we are Daniela's parents. My name is Diane Mancinelli and my husband,

KALOTA David Kalota.

MANCINELLI And we live at 19102 Fitzgerald in Livonia. We're just here to support Daniela, that's it. I wrote a letter and read it at the council meeting. I wasn't prepared with that tonight. I didn't know how this was going to happen. So I just want to very briefly say we support her 100%. She's raised those chickens, three of them from chicks and then bought another two. So she's just got five of them and she raises them for eggs. So thank you.

BARINGHAUS Thank you very much. Any other comments?

TESTA Mr. Chair?

BARINGHAUS Mr. Testa.

TESTA I have a question to Leo. Or Mr. Neville.

BARINGHAUS Sure.

TESTA Mr. Neville, is it possible for us to put a condition on a variance that is time bound, that maybe it's two years that expired, she would have to come back and pay another \$450, correct? There's, there's no way to avoid it, like a re-application fee.

NEVILLE I've never heard of a variance being granted for a limited time period, usually it's that the variance- a variance may be granted. And then, for example, when somebody's making a modification to a home, etc., and as the variance will be in existence for years, so if they fail to move forward on that project, it expires. then you have to restart it. Not seeing any situation where a variance has been granted and then subject to whether it's periodical review, or petitioner and homeowner having to come back and pick out a renewed application, the variance will typically run with that property until such time is it's sold, or there's any other changes made to the property where they'd have to come back and request another, another variance.

TESTA Okay, so this use variance case if she sold the property and the new owner wouldn't be able to use the same variance, they'd have to request.

NEVILLE When it's- yes, because it'd be specific to her, to her situation. If somebody wanted to come in and do something else that would be inconsistent with the zoning ordinance is that they would have to get a request with our application for a use variance.

TESTA And one more question. In my head, I don't know how this will be enforceable. But can we put a condition on that would be just for these five chickens and in the future, if they pass away she couldn't replace them?

NEVILLE I don't think that that would be an issue or a problem, put it that way.

TESTA Just be forfeit. Right.

NEVILLE Right now, the application is to raise, you know, it appears to be limited to these five chickens. So I mean, if you're going to expand it, to have more than that might be problematic for them.

TESTA Thank you, Mr. Chair.

BARINGHAUS Okay. Thank you. Any further comments from the audience? One last question.

SCHEEL I have a question, actually a couple of Mr. Testa's that I was going to ask also. So, Leo, the property that chickens are allowed on in Livonia? Is there a limit to the number of chickens that are allowed?

NEVILLE According to the ordinance? That answer's no.

SCHEEL Okay.

NEVILLE Let me just double check. Straight reading of the ordinance just indicates that fowl and rabbits may be raised and kept on for the owner's consumption only one half acre or more in the RUF zoning district. So-

SCHEEL So does the size of the coop determine how many chickens they can have?

NEVILLE The size of the coop? Well, that might be a matter for the Department of Agriculture or some other...

SCHEEL Okay.

NEVILLE ...or some other body.

POPP That's- I can answer that, Leo. Our zoning ordinance mentions the GAAMP which is generally accepted agricultural management practices for care of animals. And to answer that question, the amount of space needed for a chicken is very, very small, according to the state of Michigan. So stocking density, regardless of type of enclosure system or management used all birds have sufficient freedom of movement, depending on the type of bird minimum space alone should be in the range of 67 to 86 square inches. Now, that's not even one square foot per chicken. Okay to answer that question.

SCHEEL Okay. And then my last question is, if this variance waiver would be granted? And then, then for whatever reason, the coop wasn't kept up, then they- if they- if we received complaints, the inspection department received complaints, then we could, the waiver can be taken away or they could be, it could be enforced. Same as if people have dogs and there's a problem?

NEVILLE Well, I think certainly if there was a situation where the coop where the chickens were being neglected, then whether it's animal control or inspection to come in, and then if it became such a situation, we could make a situation declared a nuisance and have the [unintelligible].

SCHEEL Okay. Thank you. That answers my question.

TESTA Sorry, Mr. Chair. Now Ms. Scheel's question spurred another one for Mr. Neville. If a future neighbor who's not there now, let's say I buy the house next door to her and I don't like the chickens, do they become allowed? If I complain, the city's just going to tell me, "She has a variance; they're allowed."

NEVILLE Yes. Correct.

TESTA Thank you.

BARINGHAUS Any other questions? Secretary, Secretary Klisz, are there any letters?

KLISZ There are no letters.

BARINGHAUS Okay, thank you very much. Again, Petitioner come down please, you can make a closing statement.

ABEL Closing statement?

BARINGHAUS Yes.

ABEL Correct. So my chickens add value and aesthetic to my property. There is no negative impact on any of my neighbors and they have no complaints. It is quite the opposite. As you heard here tonight, Josh and Julie Robinson helped me care for my chickens since they were little baby chicks. My chickens are not pasture raised and are completely contained. They are not permitted to roam around my property or any of my neighbors' at liberty. They at the same time have plenty of space and are beyond happy chickens, which is one of my lots in life. There are only five of them, there are no rooster, they make little to no noise whatsoever. There is no odor as I clean the coop regularly, there's no risk of disease if they do not come into contact with other animals. My chickens are not being raised for meat, there are no sales transactions that are taking place for eggs. And in short, most of my neighbors again do not know that they exist. Keeping chickens in a clean, enclosed area is both responsible and sustainable, just clean living. I grow up produce and herbs. Like I said all scraps I otherwise would throw out and cannot be composted, go straight to the chickens. In a world that is producing too much waste and too much pollution. We already see the negative effects in our climate, and subsequent disasters that are plaguing Earth every day. This is my contribution to a more beautiful Livonia. Thank you.

BARINGHAUS Thank you very much. Okay, I'll close the public portion of the meeting now and give your comments, Mr. Testa.

TESTA So I do have some concerns with this, I'm not going to be able to support it as is tonight. I would be open to a table. I know we don't like to table stuff. But in this case, I'd like to see the petitioner work with city council and see if she could go the route of changing the ordinances. If she can't be successful, that way, I could see coming back to us. I do respect what you're doing. I have sympathy for you. In the pre-reordering, when I was reading this over the weekend, I was a little turned off by all the kind of inspection comments, the back and forth. But your verbal explanation has helped your case. I kind of understand a little bit better the back and forth. When I first read it, it looked like you were kind of ignoring the inspector but, as you explained, you were going back and forth with them. I do understand the, the hardship of producing \$450 to be able to put together a petition. But it did take you quite a while to do that. And you knew as early as August that you needed one. But I'm glad you're finally before us. But I can't, I can't support this. I do appreciate the neighbor support. And I appreciate what you're trying to do, but the ordinance is what it is for a reason. And I don't really see the hardship in your specific case. Why? Why yours is unique compared to maybe someone three doors down from it. Thank you.

BARINGHAUS Mr. Boloven.

BOLOVEN I agree with Mr. Testa that you know, to some extent, and I appreciate the tabling thought, but even if we tabled it, all it's doing is buying time. It's not like if this came back before us I would be in support. And I appreciate, you know, you hit some of the requirements to get the uniqueness and I have sympathy on your behalf what you've gone through, but at the same time, I believe Mr. Alexander's comment was the main one that I'm focusing on. It's the opening of the door. It's you have other people in your neighborhood that allegedly have chickens. And that's not this board's job to grant everybody a variance. It's us to in those unique situations, one by one. In that case, yeah. If for looking for this mass change City Council's the place, and they got to change the zoning requirement. I just can't see that precedent being set here. And then all of a sudden the floodgates open and everybody's coming here for a use variance for their property your neighborhood. So with that being said I would be in support of denial this evening.

BARINGHAUS Okay, thank you. Mr. Rotondo.

ROTONDO I think Commissioner Boloven brought up a good point. Regarding the opening the door for other people, I respect what you're doing, the Petitioner, I think it's awesome that you're raising chickens for the consumption of eggs. I think you brought up some good points, but I think the Council would be the right place to settle this, with the changing of the zoning.

BARINGHAUS Thank you. Ms. Scheel.

SCHEEL Thank you. I do support what you're doing. I think it's great that you have chickens and that you provide a place for them that most your neighbors don't know they exist. That means that you're doing a good job, and they're working for you for what you want from them, also. Since this is my first ZBA meeting, I didn't realize some of the things and I like Mr. Testa's idea of tabling it and giving you time to maybe

work with Mr. Alexander and some other people to see if you could get a group to go to Council and see if we can change the ordinance. I don't think with, with you putting that forth or a group putting that forth to council trying to see if you can change it so we're not- so we don't open the floodgates for other people to come here. I know there are other people out there that have chickens also. I'm not sure, I haven't looked at their property to see whether it's allowed there or not. If there's, if there's been no complaints then unless an inspector's at another property by them, then we don't find out about it. So I would be supportive of tabling it to give you and a group of people a chance to move forward with going to City Council. Thank you.

BARINGHAUS Secretary Klisz.

KLISZ This is a tough one, and I'll feed off the council comments because it's probably going to be a hard road to change the ordinance, I think, so if it's a table, that means if it fails, then you're going to come back here. And it's really tough because I don't think we've ever had a use variance, that I can remember, because it's the hardest one to get. It's the most amount of votes. So obviously we have to take it the most seriously. However, if it fails, you can't change the ordinance and it comes back, I'd like Mr. Testa's idea. And Mr. Neville said it was possible to limit it to just these particular chickens. Apparently they live five to 15 years. But that replacing them that it's like limited to just this particular case and just these particular chickens. Again, it is tough, and there may not be enough votes for that in the future. We are missing one member too. So I think a tabling is at least fair to give the petitioner the opportunity. And then if it comes back, we'll take another close look at it.

BARINGHAUS Thank you very much. After reading this case, I did a little research on it. And all- first of all, I do appreciate the effort that you're making with your lifestyle and raising chickens and showing your neighbors how to lead a sustainable lifestyle within the city of Livonia. It was interesting, though, when I did do my- do some research on your case. One of the first questions I asked myself is, well, how do you raise chickens in a suburb? So I queried that and the first thing that I came to was from the Michigan Humane Society. And the first sentence on that website was, "Check your local zoning ordinances first." And you made an effort to check those, to do a little bit of research. But you took the word of a Livonia policeman, which obviously wasn't an authority on the subject as well. Basically, I, I can appreciate your emotional attachment to the chickens. But if you look at the facts of the case, the ordinance calls for a property that's in an RUF district; you're not, you're in an N-1. You require- it requires a half acre of property under city ordinances. You are under that point 1/8 acre, I just I think the facts really don't stack up and then to Mr. Alexander's comment with Clements Circle and the high level of interest in raising basically livestock, you know, within a neighborhood. I'm not real familiar with Clements Circle. I don't know if it's a homeowner's association or more of a social group. Most homeowners associations will not allow this flat out. So based on that I don't see where, I don't see a hardship. You've made plans to rehome the chickens to another location. The action's really not in the spirit of the ordinances. So based on that, I won't support the variance. With that the floor is open for motion.

BOLOVEN Mr. Chair?

BARINGHAUS Mr. Boloven.

BOLOVEN Quick question for Mr. Neville. I don't know if it's ever been done before. Are you allowed with the denial to put a condition of a length of time for correction? So I get what, I get what the other Commissioners are trying to do with the tabling. And they're essentially just trying to give time, knowing that even if it does come back, the numbers aren't here. So it's not gonna be supportive. Could we do a denial that would give X number of months, which gives it opportunity to go before Council and get them to change, rather than- because if that now happens, it's effective within five days, or an appeal within 21 days.

NEVILLE We're going to be honest with you. We've never done anything of that nature. And I would say that a denial is a denial. But again, you know, if you're going to table it, how long can you table it to?

BOLOVEN That's exactly what we've tried.

NEVILLE So, I mean...

BOLOVEN What's wrong with putting that condition of the correction time? Is that violating something if we do that, say we give her six months to correct?

SCHEEL Could we table it, give her six months to come back?

BOLOVEN The problem with the tabling is, all it's going to do is clog up, it's gonna come back here, and it's gonna get denied. I'd rather, we can resolve it. Put that condition on, give that time. Great, solves the problem.

BARINGHAUS Well, I guess my only point, there's what's going to change, the zoning is not going to change. The size of the property is not going to change.

BOLOVEN She's going to try to get the zoning change with City Council that would that's the opportunity.

BARINGHAUS Would the ordinance change in the City Council?

BOLOVEN It, I think- no, that- that's right, exactly. It's a common path. But that's what can be done in that way.

NEVILLE I think you just have to deny, and then the ball's in the Petitioner's court to try to get, get Council or try to get the ordinance amended and, you know, start the ball rolling that way through whether it's Planning or Council directly.

BOLOVEN What's the length of time that would be required to get that if it were to pass before Council?

NEVILLE So if the Council adapts it, after having a public hearing-

BOLOVEN If I'm starting this process, and I want to get-

NEVILLE I, you know, I couldn't guarantee and what, what I mean, no, there's no time limit within which to- where the procedure has to be completed under an ordinance.

BOLOVEN No, I'm just saying in general, what's the normal if I was going for a council agenda? Exactly. To get on the council's agenda? And to go through that process? If I was successful? How long would that take?

NEVILLE I couldn't tell you.

BOLOVEN Six. Six.

SCHEEL Because Council has to [inaudible] again. I'd say at least six. Could be three, but six is the end in sight.

TESTA Could I ask a question of Mr. Neville as well?

BARINGHAUS Please.

TESTA If we, if we deny the petition today, she cannot come back with the same petition again. Correct?

NEVILLE Unless there's a change in the ordinance, you're correct it would be. So typically when, when an amendment is sought? Well, first of all, the ordinance, our ordinance 13.15 lays out, you know, filing the application, what needs to be contained within that application. And then whether it's to the Planning Commission, the Planning Commission would hold a public hearing on it. And then they, based on the hearing, and they would have a vote and make recommendations to Council. So I mean, you're probably talking I would think, you know, four or five months in that regard. And then depending on what Council does with it.

TESTA And maybe to elaborate on that, the reason that I propose a table is that I didn't want to put her in position where she is denied, she can't come back to us. So that's why we either table her, give her the opportunity, good faith that she says she has support from Council. But she hasn't acted on that; I want to give her an opportunity to act on it. That was just my rationale. I wanted to explain. Thank you.

BARINGHAUS The floor is still open for a motion.

KLISZ Mr. Chair?

BARINGHAUS Mr. Klisz.

KLISZ A motion to table appeal case number 2024- 01-01 filed by Daniela Abel for the purposes that have been mentioned here for her to have an opportunity to go in

front of City Council and seek a change and then if she is unsuccessful to come back to us, and I'm guessing we'll put a limit on it of like, six months.

BARINGHAUS Is there support?

TESTA Support.

BARINGHAUS Discussion? None. Secretary Klisz, will you please take a vote?

RESOLVED: APPEAL CASE NO. 2024-01-01, Daniela Abel, 12109 Cavell Street:
seeking to maintain the raising and housing of chickens for the owner's consumption, which is not allowed on this parcel in this zoning district. Lots must be at least one-half acre and zoned R-U-F (Rural Urban Farm) to maintain and raise fowl.

This Medium Density Residential property is located on the west side of Cavell Street (12109), between Capitol and Wadsworth Streets, Lot. No. 100-01-0312-000, N-1 District, Neighborhood, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 6.34. **be tabled with the following conditions, to allow the petitioner to comply with the Board's advice:**

- 1. Seek City Council amendment of Section 6.34 of the zoning ordinance.
- 2. Return before the Zoning Board of Appeals within 6 months from January 9, 2024.

ROLL CALL VOTE

AYES: 4
NAYS: 2
ABSENT: 1
PASS/FAIL/TABLED: TABLED: PASS

KLISZ Ms. Scheel.

SCHEEL Aye.

KLISZ Mr. Rotondo.

ROTONDO Aye.

KLISZ Mr. Testa.

TESTA Aye.

KLISZ Mr. Boloven.

BOLOVEN Nay.

KLISZ Secretary Klisz votes aye. Vice Chairman Baringhaus.

BARINGHAUS Nay.

KLISZ So, table passes 4-2. It's not a use variance, right?

BARINGHAUS Correct.

KLISZ So it's tabled.

BARINGHAUS Okay, so Ms. Abel, if you'll come to the podium, please. Okay, as you heard, your request has been tabled. As of this point, it has a time condition of six months for you to come back and either show that the ordinance was changed. Or if it wasn't changed, then we'll rehear. We'll rehear the case and then calling on the lawyer tonight. Is that correct, Mr. Neville?

NEVILLE Yes.

BARINGHAUS Okay. Any questions?

ABEL Yes. Is there a- this is honestly confusing to me, is there a contact that I can contact within City Council or Hall that can further break down the next steps that I need to take and exactly who, what, where, when, why. I don't, I don't really understand what a table is, I don't understand what-

BARINGHAUS A table is, no action has been taken in either respect. We have to choose to either approve it, deny it, or table it. And a table is essentially a request for more information or action on your part.

ABEL Okay.

BARINGHAUS The action that we're suggesting to you is to go back and look at revising the ordinance, you know, from City Council and begin that process as well. My suggestion and correct me if I'm wrong is contact the office of City Council, begin initiating those steps.

ABEL Okay, and they can direct me on exactly where I need to go and what I need to bring?

KLISZ You were before them before, right?

ABEL I was, yes.

KLISZ Who did you contact at that time?

ABEL I didn't contact anyone. Mike Johnson directed me if I wanted to go to City Council, just generally.

BARINGHAUS The August 21 City Council meeting and you were asked to be a part of just audience communication.

ABEL Correct. That's correct.

BARINGHAUS This will be a little more specific.

ABEL Okay. Okay. I understand.

NEVILLE If I might add, because you've indicated you were working with or speaking to lawyers to help you with, with this process, I would tell them, go to them and direct them to Section 13.15 of our Zoning- our Vision 21 Zoning Ordinance, and that lays out what the process is for trying to to get a change, you know, any kind of an amendment to our, our ordinance. And that'll lay out what they're after that, like I said, whether it would be at the Planning Commission, who makes recommendations to the Council or going to Council, but the whole process about what needs to be in the application what information is being contained? And how to go about doing that. And then, then they can either contact the office of the City Council, if you're going to go that route, or if you're going to go to the Planning Commission, you know, contact that. But my advice would be to at least sit down with those attorneys and have them work through this section of our ordinance with you so that you understand and you're on the same page as to what you think might be the best way to go about trying to get it taken care of.

ABEL Thank you.

APPEAL CASE NO. 2024-01-02, Christine and Raymond Sobocinski, 32729 Norfolk Street: Seeking to store a recreational vehicle within the front yard setback (in the driveway) which is not allowed. Recreational vehicles may be stored within an accessory building or the rear yard.

This Low-Density Residential property is located on the south side of Norfolk Street (32729), between Shadyside and Mayfield Streets, Lot. No. 010-01-0060-004, N-2 District, Neighborhood, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09 (3).

BARINGHAUS Thank you. Is there any questions for the law department? Any questions from the Building Inspection department? Will the Petitioner please approach the podium?

BARINGHAUS Good evening.

CHRISTINE SOBOCINSKI Good evening.

BARINGHAUS Would you state your name and address please?

CHRISTINE SOBOCINSKI Christine Sobocinski, 32729 Norfolk

RAYMOND SOBOCINSKI Ray Sobocinski, 32729 Norfolk.

BARINGHAUS Thank you very much. Could you summarize your request for a variance for us?

CHRISTINE SOBOCINSKI Yes. First I'd like to address the wording of our petition. The petition states that we're seeking to store our recreational vehicle in the front yard of our driveway. But that's not the case. We're requesting a variance to seek relief from Zoning Ordinance 7093. That limits parking a recreational vehicle in our driveway in front of house to 72 hours within a five day period. Our situation is unique in that many of our neighbors are able to park their RVs in their backyards. The narrowness between our house and our neighbor's fence makes it physically impossible to park our camper in the backyard. The granting of the variance would not have any effect on any of the adjoining properties. The literal- literal interpretation of strict application of the ordinance causes substantial undue and unnecessary hardship to us. Physical limitations prevent us from being able to completely unpack the RV, including the refrigerator, to take it to storage for a day, then repack it for the next trip within 72 hours. We have not had any of our campers in our driveway for more than two weeks at any time, except in the fall of 2022, when my husband developed a severe leg infection just after we arrived home from a trip and he could not drive the RV. We did move it to storage as soon as he was well enough to do so. The requested variance would be consistent with the spirit and purpose of this ordinance. It is not and never has been our intention to store the RV in our driveway. We have a space in a storage facility that we pay \$1,320 per year to store our camper. We have invested a lot of time and money to modify our camper and home to enable us to travel like we do. Without the variance we would have to give up traveling as we do or sell our home and move out of Livonia. Thank you.

BARINGHAUS How long have you owned the camper?

CHRISTINE SOBOCINSKI Our first camper was purchased in 2003. 2004.ri

BARINGHAUS So you've owned several of these vehicles?

RAYMOND SOBOCINSKI Yes.

CHRISTINE SOBOCINSKI Yes. I started with a pop up and then a pull-behind trailer, and then we have this vehicle.

BARINGHAUS Okay. How many- you take it on a number of trips with the vehicle, you documented it in your application. When you come, returning from those trips, how many days typically does it stay in your driveway? While you're unloading and loading, getting ready for the next trip?

RAYMOND SOBOCINSKI That's a very simple question with a very difficult answer. Because when we travel, sometimes we're going, we're coming home for just a day or two, sometimes five days and then we're off to some other location. So there's, there's no for us to completely unpack the camper and prepare it for storage. It would probably take about five days because there's- a camper this size to take there's, there's a lot of things that need to be done before you can put it in storage.

BARINGHAUS Does it go in and out of storage during the season that you use it?

RAYMOND SOBOCINSKI Yes.

BARINGHAUS Where is-

CHRISTINE SOBOCINSKI Most years it does; this past season it did not because we were never home very long.

BARINGHAUS Okay.

CHRISTINE SOBOCINSKI At any given time- and then when we were home for any given time, most of the time that said [unintelligible] our being here.

BARINGHAUS Where do you store your RV?

RAYMOND SOBOCINSKI I'd rather not put that on the public record if that's okay.

BARINGHAUS You had it documented on your application.

RAYMOND SOBOCINSKI Correct. Can we just go into the application and not put it on public record?

BARINGHAUS Why?

RAYMOND SOBOCINSKI I just, I don't like people, people having information on us.

BARINGHAUS Okay. You've been leaving your camper in your drive it sounds like fairly extensively, when you, between trips?

RAYMOND SOBOCINSKI No, typically it's three or four, five days. When it's between trips, we don't need to unpack the fridge. We can leave the fridge packed. And that's, that's a whole day just to pack or unpack the fridge.

BARINGHAUS How have your neighbors reacted to seeing your RV in front of your home, in your driveway?

CHRISTINE SOBOCINSKI Most of our neighbors have never made a comment. We do have one neighbor who, I'm sure you've seen in your in the records because we've pulled the public records that there is one neighbor who has filed a complaint. The rest of our neighbors seem fine with our camper, come over and usually they'll forget to do and they can't wait to see who's first they come over and see it.

BARINGHAUS Okay, questions? Mr. Testa.

TESTA Mr. Chair. A question for the Petitioner. Pardon my ignorance. Why do you have to unpack the camper, when putting it in storage, but you don't have to unpack it and keep it in storage on your site?

RAYMOND SOBOCINSKI When you're storing the camper, you need to unpack the fridge, turn it off, you can't just leave food in the fridge and leave it in the storage.

TESTA Okay, at that site, you can power it up?

RAYMOND SOBOCINSKI Leave it and power it up?

TESTA Yes.

RAYMOND SOBOCINSKI Okay. Correct.

CHRISTINE SOBOCINSKI And also we have to drain the hot water tank.

TESTA Okay.

CHRISTINE SOBOCINSKI And then we fill that before we left again.

TESTA Your current RV I understand can't fit back behind the house. Your priorities with a small effort, he could get it back there and that this is a change point that so for 20 years, you had campers in and out on your front drive.

CHRISTINE SOBOCINSKI We've lived in Livonia for 15 years, and we've had campers in that driveway.

RAYMOND SOBOCINSKI Our smallest camper, which was the pop up, would not fit in the backyard.

TESTA And you didn't have any complaints that you didn't know of until recently. Is that correct?

CHRISTINE SOBOCINSKI We, actually we pulled the records going all the way back. And the last complaint was 10 years previous.

RAYMOND SOBOCINSKI When we first moved to the city. Two weeks after we had moved into the house, I received a sticker on our pop up camper two hours before I was moving it into storage yard. And ever since then, the city has never had an issue with us in the way we camp, the way that we store- have a camper in the front yard to prepare it and to store it. It has not been an issue until all of a sudden this year.

TESTA Okay. Have you talked to City Council? We'll be consistent with the first Petitioner in my questions. Have you talked to City Council about changing the ordinance?

CHRISTINE SOBOCINSKI No, because we're not aware of anybody else who has a situation like that. Most of our neighbors are, have driveways and backyards wide enough to back your campers into. Well, the ones that are in our neighborhood at least

RAYMOND SOBOCINSKI We were in favor of the ordinance. We understand the ordinance. It's just in our situation. I'm physically not able to be able to do this in 72 hours. And sometimes I'm not able to do it in a week.

RAYMOND SOBOCINSKI It's...

CHRISTINE SOBOCINSKI It's in for an example. We came back from our last trip October 26. And which was a Thursday, we came around two in the afternoon. We, so by the ordinance, we would have had to have the camper out of the driveway by Sunday, two o'clock in the afternoon. We had an appointment on Monday morning, General RV at 10am. So according to the ordinance, we would have had to unpack the camper, take it to storage overnight, and go back to the storage yard and pick it up to take it in. It's just a restriction of the 72 hours.

TESTA You started your comments, talking about the public notice and how that was worded versus your intent for relief from the 72-hour requirement. But if, if we gave you relief to the 72-hour restriction by default, you would just be parking it out front for a lot of time, right? I guess what's the difference between the way it's written? And the relief being asked for is we get rid of that 72-hour period, it's therefore now an indefinite amount of time.

RAYMOND SOBOCINSKI I don't want to store the camper in our driveway. It is in my way. If it's in the driveway, it is difficult for me to do regular maintenance on the house or on the yard while the camper's in the driveway. The only time we have it in the driveway is when we need it to be there for packing for unpacking, sometimes for service work that needs to be done. But we don't want to store it there. We have a storage yard that we put it in as often as we can.

TESTA If we granted a variance, could you be agreeable to a, instead of 72 hours, some other timeframe so that it's not indefinite, that would allow you just to keep it there forever?

RAYMOND SOBOCINSKI Yes, perhaps three weeks would cover bases and make sure that we would always be in compliance with authorities.

TESTA And would you be open to restrictions on time of the year that's only during certain months?

RAYMOND SOBOCINSKI Certainly. We use it pretty much from middle of March until the end of November. I think the earliest we've ever taken that was really March. And the latest we've come home with it was early to mid-December. But those were exceptional years.

CHRISTINE SOBOCINSKI One year, we didn't come back til December 8 but that was an extreme exception. Typically, we're, we're done by the end of November.

TESTA Thank you, Mr. Chairman.

BARINGHAUS Any other questions? Refresh my memory. You've owned a number of campers stored in your driveway since what? 2000..?

CHRISTINE SOBOCINSKI Seven. Yeah.

BARINGHAUS Okay. Number of years. Anyways, okay, so you get one sticker on a camper, and one neighbor complained. So what's, what's your motivation for requesting a variance today?

RAYMOND SOBOCINSKI In just this past summer, I think it was June or July, we received a notice in the mail from code enforcement that we were in violation.

BARINGHAUS Okay.

RAYMOND SOBOCINSKI And when we came back from that trip that around, we went down to code enforcement, and we asked what this was about and ask for advice on what to do. And we thought everything was cleared up until we left, really September on a two month trip to Wisconsin. And when we came back, there's another violation that we received in the mail. That was written up. The day that we left. I think we left by September 11. And the violation was written on September 11.

And mailed to us. And we didn't receive it until after we came home at the end of October. And we don't want to be in violation. We are

CHRISTINE SOBOCINSKI looking to not be in violation of ordinances.

RAYMOND SOBOCINSKI We just we spotted keep traveling.

BARINGHAUS Okay, very good. Thank you. Any other questions from the board? Okay, very good. Just have a seat. Any comments from the audience? You may just want to stay there.

RAYMOND SOBOCINSKI The audience left.

BARINGHAUS Looks like yeah, definitely. Okay. There you go. Anyway, since there are no audience comments, just like- Oh, I'm sorry, letters. Yes.

KLISZ Yes, we have letters. Letter of objection, Anne Stevens, 32719 Norfolk Street. Objection. 72 hours is sufficient to load a camper for a trip. The camper obstructs my view of street traffic when backing out of my driveway. The camper is an eyesore for the weeks it routinely sits in the driveway. If this is acceptable, everyone will park RVs in their driveways. Thank you for your consideration. Letter of objection by John Cremen, 32723 Norfolk. I feel the 72-hour period before and after the use of your recreational vehicle is a fair amount of time. A letter of objection from Kimberly Naccashian, 32750 Norfolk. Good day, thank you for your- for the opportunity to speak. Ray and Chris are great neighbors. I hope they enjoy their camper. I do not care to look at my front window at a camper all year long. Please apply ordinance accordingly. Much appreciated. Not sure why we're at this point. Thank you. And letter of objection Michael Connelly, 32817 Norfolk Street. I object to any variance of the ordinance. The ordinance allows for 72 hours of temporary storage for an RV in the front drive. This is ample time to load the RV prior to a trip and ample time to unload after a trip. This is a residential neighborhood, not an RV park.

BARINGHAUS Okay, thank you very much. Okay, now you can make a closing statement.

CHRISTINE SOBOCINSKI Well, I didn't really prepare a closing statement. I, we just thought we'd like to continue to travel like we do. It's, I do understand that our neighbors have said that 72 hours is enough. However, none of them own campers and pack and unpack them for long trips, especially in long term. We're going for six or eight weeks. In between trips, we need to do laundry we need to get the sheets washed, we need to take care of a lot of things. So I do appreciate that they don't have the same understanding of a 72-hour period that we do. But we don't want to be in violation of the ordinance. But we really do need more time to be able to enjoy our camper the way that we do and travel the way we do.

BARINGHAUS Thank you very much.

TESTA Mr. Chair, I know you've given me a lot of leeway already.

BARINGHAUS Go ahead.

TESTA One of the letters, spurred a question, a kind of reaction. I, when I read through the case the other day, some of the letters weren't in yet, so they were like two at the time. Now, I think you're, you seem very surprised by the neighbors' comments. Have you had conversations with your neighbors, maybe about your specific situation and why the 72 hours are insufficient for you?

CHRISTINE SOBOCINSKI No, we really haven't. Because they've never really raised objections to us. So we've never had a reason to address it, or explain it to them.

TESTA Okay, so you were given violation notice, that before you didn't know specifically who issued them, or you thought-

CHRISTINE SOBOCINSKI We did know the one neighbor that complained. Yes. I mean, that was

TESTA Did you talk to them, or you did not?

CHRISTINE SOBOCINSKI No, actually and her complaint about backing out of the driveway, that was the same person who filed the complaint. And to say that when I get out of the driveway, I am right next to the camper. So if anybody's view would be blocked, it would be mine. And I stop at the end of my driveway before I back out into the street to check your back for pedestrians, because we have no sidewalks. And I've never had a problem seeing past the camper.

TESTA Okay, thank you. Thank you, Mr. Chair.

BARINGHAUS Thank you very much. Yes, go ahead.

SCHEEL Thank you. Mr. Testa, you've had suggested in your first comment asking, you know, what additional besides the 72 hours. Can you explain what you were, what you were thinking with that?

TESTA Yeah, if, I don't know what's possible, but if we put a condition on the variance that it's, instead of 72- 72 hours we're allowing X. Those, the variance, do not leave it open ended that they're always allowed to do it, but maybe give them a one week, up, in my head. That's how I was thinking. So instead of 72 hours they have one week.

SCHEEL Okay, so I'm, can I go further, please? Okay, so I'm familiar with their fifth wheel, because I live in the area. And it is a nice, large fifth wheel, it would take a long time to unpack, and to clean in between trips, and it would take more than 72 hours. My husband and I have a large motorhome. It takes us a while to unpack and repack. So I understand where they're, where they might need more than 72 hours to do this. I don't think it should be parked there all the time. I'm glad to hear that it's not what they want. Because I can see where that would be a detriment to the, to the neighbors coming back and forth. But it would take it especially if they traveled the

beginning of the travel that they put down on the list that they do. And, and we do notice when they're, when they come in and they go out. And they do come and go. And, and I have not noticed it there for a long time. But then, you know, our travel could be different times than they travel. So but a unit that big does take you know, you come home, you want to clean it, you want to empty it, you want to wash everything out, you want to put everything in it. And in between trips, we empty our fridge because we want to clean it out and everything. I'm sure if they're gone for a long time, you want to do that too. It's just like a fridge in your house. It's a full time, it's a full size fridge, you want to empty it out every so many months. And that takes time to do when you empty all the water out, put the water back in. It takes time. Vacuum everything. And if you're going from one area to another, you want to make sure it's clean. Just like if you put a boat in the water, you want to make sure it's cleaned up before you go from one mooring to another. It would take time. So I understand that. But I also understand the neighbors not wanting to, you know, if it, if it blocks the view in their driveways from backing out. You want to be cognizant of that too.

BARINGHAUS Thank you. Okay, very good. I will close the public portion of the meeting and get the board's comments with this request.

KLISZ I think like the last one, this one is where basically the petitioners just don't like the law as it's written. And it's not our job to give an exception to the law. It's their job to see change in the law. That if Council thinks, and maybe rightfully so, at the time, these days is out of date and it should be longer, then they need to make that change. But I am not going to approve something with four neighbors saying no to it. That, that means more to me than their claimed hardship. So I will not be in support.

BARINGHAUS Ms. Scheel?

SCHEEL I would be in support of adjusting it slightly. I don't know if we're allowed to what we're allowed to do with something like what Mr. Testa was mentioning. And I get not wanting to, to, to make it with the neighbors that have filed complaints or somewhat complaints. It's, I believe they were aware of one neighbor. It's too bad they weren't aware of the other ones so that they could address those issues with the neighbors before they were here this evening. But I would be open to some sort of variance to the 72 hours because I am aware that it definitely does take time to maintain.

BARINGHAUS Okay, thank you. Mr. Rotondo.

ROTONDO Yeah, I'm gonna be against this. I understand the maintenance issues with the RV. I know it's time consuming, but I think 72 hours should be ample to unload and pack. And I just can't get behind, allowing a big RV to be in the front of the driveway, in a residential area like that for, I think the petitioner said three weeks is what he needed? Did I hear that right?

BARINGHAUS Okay, thank you. Mr. Boloven?

BOLOVEN I agree with Secretary Klisz and Member Rotondo. No, we have checkboxes here and getting all the checkboxes and [unintelligible] good, you may

have a unique property, you have a hardship, yeah, we might get those two off. But what it comes down to what Secretary Klisz says, and you have four neighbors that are directly affected based on those addresses that are objecting to this. So because of that, we don't check that box off. And we need all those boxes checked to approve. So with that being said, I'm in support of a denial.

BARINGHAUS Thank you. Mr. Testa.

TESTA Yeah, at first, I was thinking to be consistent with the first case: Tabling it, allowing them time to go talk to Council. But the difference here is you actually are allowed to have your RV be there for 72 hours. So you do have some allowance. In the case of the chickens, she's not allowed to have chickens period. So I would not support a table. And I'm gonna be against this only because, or mainly because of the objection of your, your neighbors. But I would like to suggest that you seek out Council, talk to Council Members and see if you could change the ordinance. I think you could make a case that maybe 72 hours is not enough for an RV of your size. Maybe they could consider scaling the ordinance based on the size or something along those lines to give people in your condition and ownership of that size of RV , thank you.

BARINGHAUS I wouldn't be in support of a variance as well. I think my colleagues kind of summarized quite well where I was at, in terms of it's kind of tough to be exceptions to an ordinance for individuals like that. The other thing too, is, it really doesn't check the boxes. Nobody likes to play in a trailer. They're liars. It's probably inconvenient. But you have to do it and to say, a hardship that the trailer won't fit between your house and your backyard. Like you probably knew that when you bought your existing trailer, you can't get around that. Generally, we have these trailers in my neighborhood as well. And overall 72 hours over the five day period, but at least my neighbors, they give our neighbors with these trailers maybe a day or two leeway if they need it, you kind of get a feel for what it takes and I have a sense your neighbors have been doing that for a while since 2007 as well. But again, I don't see the hardship. And I just feel that 72 hours is more than sufficient time to do what you need to do, so based on that I won't approve a variance, and with that the floor is open for a motion.

BOLOVEN Mr. Chair.

BARINGHAUS Mr. Boloven.

BOLOVEN Resolved that the variance appeal case number 24-01-02 filed by Christine and Raymond Sobocinski be denied for the following reasons: by the fact that the Petitioner has not demonstrated to the board that practical difficulty exists and that due to the neighboring properties objecting to the requested variance that the Board find that it be denied. Further that the denial of this appeal is in the best interest of the city of Livonia.

BARINGHAUS Support- can I have a motion for support? Ms. Scheel. No, no, that's not any smaller than main emotion. I need motions. Oh no, I asked for support. Support. Thank you. Okay, now please take the vote. Thank you.

RESOLVED: APPEAL CASE NO. 2024-01-02, 32729 Norfolk Street: Seeking to store a recreational vehicle within the front yard setback (in the driveway) which is not allowed. Recreational vehicles may be stored within an accessory building or the rear yard.

This Low-Density Residential property is located on the south side of Norfolk Street (32729), between Shadyside and Mayfield Streets, Lot. No. 010-01-0060-004, N-2 District, Neighborhood, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09 (3), **be denied** for the following reasons and findings of fact:

1. The petitioner has not demonstrated to the Board that a practical difficulty exists,
2. Concerns from neighbors regarding the request, and
3. Denial of the petition is in the best interest of the City of Livonia.

ROLL CALL VOTE

AYES: 5

NAYS: 1

ABSENT: 1

PASS/FAIL/TABLED: PASS: DENY

KLISZ Ms. Scheel.

SCHEEL No.

KLISZ Mr. Rotondo.

ROTONDO Aye.

KLISZ Mr. Testa.

TESTA Aye.

KLISZ Mr. Boloven.

BOLOVEN Aye.

KLISZ Secretary Klisz votes aye. Vice Chairman Baringhaus.

BARINGHAUS Aye. We can now pass this by default. If you want to come forward, please. Your variance request has been denied based on there wasn't real, any real practical difficulty established. And there were some concerns on the part of your neighbors for storing the trailer for an extended period in your driveway. So how we precede in that, so based on that, you will be asked to follow the current city ordinance that states you have 72 hours within a five day period to either maintain or repair RV. So, thank you very much. I'm sorry?

RAYMOND SOBOCINSKI Several of those neighbors I'm very surprised because in casual conversations in the past they had no objections to us having the camper in the driveway.

CHRISTINE SOBOCINSKI I have a question. if we do go to City Council now to ask to have that ordinance changed, is that an additional \$450?

BARINGHAUS No. Okay, thank you very much. Secretary Klisz, will you call the next case?

APPEAL CASE NO. 2024-01-03, Farmington Six, LLC, 17176 Farmington Road:
Seeking to erect two (2) monument signs where only one (1) is permitted.

Maximum Number Of Signs:

Allowed: 1
Proposed: 2
Excess: 1

This Local Business District property is located on the east side of Farmington Road (17176), between Six Mile and Curtis Roads, Lot. No. 039-99-0007-000, C-1 District, Commercial Retail, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (2), Monument Signs.

KLISZ We're gonna call appeal case number 2024-01-03 Farmington Six LLC. They didn't. They're not here so we can pass them, they weren't here to begin with. So we'll move on to appeal case number 2024-01-04 Henry Ford Health Systems.

RESOLVED: APPEAL CASE NO. 2024-01-03, Farmington Six, LLC, 17176 Farmington Road,: seeking to erect two (2) monument signs where only one (1) is permitted.

Maximum Number Of Signs:

Allowed: 1
Proposed: 2
Excess: 1

This Local Business District property is located on the east side of Farmington Road (17176), between Six Mile and Curtis Roads, Lot. No. 039-99-0007-000, C-1 District, Commercial Retail, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (2), Monument Signs, be **tabled** for the following reasons and findings of fact:

Petitioner failed to appear before the Board.

ROLL CALL VOTE

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

APPEAL CASE NO. 2024-01-04, 29200 Schoolcraft Road: an appeal was made to the Zoning Board of Appeals by Expedite the Diehl, LLC, on behalf of Henry Ford Health Systems, seeking to erect wall, ground and directional signs resulting in excess number of wall signs, excess height and area of directional signs and excess height and area of ground signs. Signage on utility poles on private property are not allowed.

This Commercial property is located on the north side of Schoolcraft (29200), between Middlebelt and Cardwell Roads, Lot. No. 095-99-0002-008, C-2 District, Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3), 11.05 (16).

<u>Number of Wall Signs:</u>	<u>Directional Sign Area:</u>	<u>Ground Sign Height:</u>	<u>Ground Sign Area:</u>
Allowed: One Proposed: Three Excess: Two	Allowed: 2 sq. ft. Proposed: 20 sq. ft. and 9 sq. ft. Excess: 18 sq. ft. and 7 sq. ft. respectively	Allowed: Six Proposed: Nine Excess: Three	Allowed: 30 sq. ft. Proposed: 47 sq. ft. and 45 sq. ft. Excess: 17 sq ft and 15 sq ft respectively.

KLISZ Calling appeal case 2024-01-04 Henry Ford Health, seeking erect wall, ground, and directional signs. Signage on utility poles on private property are not allowed.

BARINGHAUS Thank you very much. Good evening. Could you state your name and address, please?

HATCHER Yes. My name is Pete Hatcher. Address is 6487 Hilliard Drive, Canal Winchester, Ohio 43110.

BARINGHAUS Okay, thank you. Can you please outline your variance request and your current hardship?

HATCHER Yes, Henry Ford Health is in the process of rebranding all of their locations for consistency to their brand and to effectively communicate with their patients their use of facilities. This location is part of that rebranding, all signage is being upgraded at 29200 Schoolcraft Road, which is located in a C-2 zoning district on the north side of Schoolcraft road. We're seeking wall sign variances to deviate from section 11.08. Number three proposed are three wall signs where only one wall sign is allowed. The wall signs proposed are as follows: E40 signing 40 which is 67.7 square 66.7 Square Foot this wall says proposed on the east elevation. This elevation is approximately 170 feet in length. The sign reads, "Henry Ford Health." Sign E03 is 96.6 square feet. This wall sign is the refacing of an existing site. This elevation is approximately 250 feet in length and the sign reads, "Henry Ford Health." EO1-A is 66.7 square foot. This wall stands [unintelligible] for the West Elevation. This elevation is approximately 102 feet in length, this side reads, "Henry Ford Health." The sign that we are allowed is one square foot earlier foot voting front inch little wall sand area proposed is 230 square feet where the front edge measurement is over 250 feet in length based on Schoolcraft Road. We're seeking to allow variance where only three. We're seeking to seeking variance to allow three wall signs where only one is allowed. Sorry. We're also seeking monument sign variances to deviate from section 11.08 number three

HATCHER The proposed replacement ground signage: we see three monument sign, three monument style signs and four directional signs where only one ground sign is allowed. Sign number two is located in the driveway entrance along the west side of the property entering from Schoolcraft Road. We've proposed to remove 57.8 square foot line sign and install a 45 square foot monument sign. The sign is internally illuminated, has nine foot in height and this is smaller than the existing. This sign identifies Henry Ford Health Medical Center. This is the main ID sign that has the numerical portion of the address 29200. E05 is located in the driveway entrance along the east side of the property entering from Schoolcraft Road. We propose to remove the 14.4 square foot monument sign and install a 20.3 square foot directional monument for wayfinding. The sign is illuminated internally and has six foot in height. This sign identifies Henry Ford Health Medical Center and is a wayfinding sign as well. E21, this sign is located on the north side of the lot where persons entering the rear of the lot would navigate to the property. We propose to remove the 2.1 square foot directional sign and install a nine square foot monument sign or directional sign. This sign is a non-illuminated wayfinding sign that is four feet in height for navigations of delivery and staff. E36, this sign is located internal to the site near the building on the north elevation. We propose to install this new nine square foot monument style directional sign. This sign is non-illuminated and it's four feet in height. This monument sign is used for motorists coming onto the lot from Middle Belt Road. And this is a wayfinding sign. E37 located to the northwest side of the lot at the parking lot entry from Middle Belt Road. This is for motorists to navigate their way to the facility. We propose to install a 46.9 square foot monument sign. This sign is illuminated internally and is six feet in height. This identifies Henry Ford Health Medical Center and helps motorists to navigate their way to various parking lots and facility entrances. Sign number E38 is to install a three square foot hospital public navigation sign. This sign is not illuminated. This sign is on a light pole outside hospital campus. Now, if I'm not mistaken for E38 and E39 that these are not going to be part of the variance package? Is that correct?

BARINGHAUS I think, it's my impression they were included as part of the variance package.

HATCHER Okay. And E39 is to install another three foot square foot hospital public navigation sign. This sign is also not illuminated and this sign is on a light pole outside the hospital campus. So we are seeking to allow variance of 136.20. We're putting a monument sign where only 30 square foot is allowed. We are seeking a variance to allow the use of three monument signs where only one is allowed. We are seeking a [unintelligible] at three foot to allow for one of the proposed monument signs to be nine foot, which would exceed the maximum height of six feet. We are seeking a directional sign variance to allow directional signs that exceed the two square foot maximum allowed.

BARINGHAUS How many sides total around the property right now? Existing signs.

SCHEEL Total monument signs?

BARINGHAUS No, total, total signs. In other words I want to see what's the [inaudible] and original signs look like.

HATCHER These are replacements.

BARINGHAUS Okay.

HATCHER So E 03, that wall sign, that's a replacement. E 40 is a new sign and E 01 that wall sign is also a new sign. And as far as the directionals go, they're all replaced, they're all just replacements except for one. So we would have three new signs unless you count and they'd be like old.

BARINGHAUS Signs E 38 and E 39. Which are you proposing to place on light poles? That's not allowed in the ordinance. What? What drove your decision to do that?

HATCHER I'm not actually sure what ordinance that is that doesn't allow that?

BARINGHAUS Mr. Popp, can you?

POPP I can't elaborate on that. It'd be a legal question. I didn't write the ordinance that goes to specify why it's not allowed.

BARINGHAUS It states on the agenda, it says signage on utility poles on private property is not allowed.

POPP I think it's an exempt signs period section of the ordinance.

TESTA The paper copy we have in front of us is revised from what we have online. So I'm not sure that proposal still includes putting a sign on a utility pole. That may be a question for the Petitioner. Does your proposal still put a sign on the utility pole? I'm not seeing it in the packet, the paper packet that we have in front of us.

HATCHER I do not think so. That's what I was. That's what I'm saying. Thank you for that quick revision because that's right.

TESTA To the other board members, if you remove the staple. You can see the numbers up in the top corner of the site. And then you match up the first drawing.

POPP Mr. Chairman, I found the section in there. So it is under exempt sign. Any sign attached to a tree or utility pole whether public or private or attached to a track device or public sign. It does not give any reasoning why it's not allowed. Correct, and I will note Mr. Testa has said that it has been revised 'cause also in the original submission there is another sign EO1C which is a large address on the building that is not in this packet.

BARINGHAUS Now it's E03?

POPP It's EO1C, was a very large one foot 10 inch address on a building which is not in this packet either.

BARINGHAUS [Inaudible] Property it seems like what are your plans for signage on Middle Belt, to come to locations coming in through Middle Belt by the way. Because the complex itself is not on the corner of Middle Belt. It's set back. And it's also a challenge to get to the property when you're coming from the north like from the direction of say Olive Garden, or, I don't know, any kind of navigational signage.

HATCHER Right. I accidentally tried that highway trying to, I was trying to turn, you know, at Schoolcraft that you would go down and turn and come back up this way. GPS actually misdirected me by about at least 10 feet which is enough for me to pass that turn on the highway and had to get back off and come back around. There's a sign there, [unintelligible] that will help with that. People will be able to see that and that's one of the reasons this is needed because the, is that Aldi building? In front of it. And you can't really see it back there. So that monument sign will help with that, with directing traffic to that facility.

POPP Chairman, may I say something?

BARINGHAUS Yes, please.

POPP So, all these Chipotle, the Comfort Inn, Olive Garden, all of that property and the office complex that's dilapidated back there is all owned by one gentleman. So they probably don't have legal authority to put a sign out there because they don't own any of the land there. All they have is egress coming in from the road. Just like nobody's looking for a sign and I don't think I have one because I don't think they'd be allowed to. That's Thomas Guastello owns all that land.

BARINGHAUS Yes, exactly. Okay. Any other questions from the board?

KLISZ Mr. Chair?

BARINGHAUS Yes.

KLISZ Petitioner, I'm looking at the EO3, which is the replacements from, from the blue side and the white side shows this like final banner, is that going to be part of this?

HATCHER EO3? No, the banner is just an existing banner.

KLISZ Right. And is it meant to stay or is it gonna come down?

HATCHER I'm not aware if that is I mean if that if it has to come down....

KLISZ It's a sign that shouldn't be there. I'm sure it was never approved. That means there...

POPP It would be considered a temporary sign and those are normally approved for three periods over the course of the year. That's separate, three separate permits and I can answer you if they have one if you give me one second.

KLISZ That's okay. I would just make sure that it's to be removed permanently.

HATCHER I understand.

TESTA First I have a question for Inspection and for the Petitioner. Maybe first to Inspection. The way this is written up, there is not a request for variance on the side and area for the wall site. Is it safe to assume that means they are within the variance area within the ordinance and do not need it? One of the signs is going more than double the size of current. Three times the size, almost three times the size, that's why I'm asking.

POPP Bear with me one second. I thought it was allowed by ordinance. That's zone C-1.

TESTA So it's 10%.

POPP You're talking about a wall sign or monument sign?

TESTA The wall sign specifically the Henry Ford sign is three times the size.

POPP Maximum area of one square foot of area for each lineal foot of frontage of the building or portion thereof occupied by each separate business. So Henry Ford occupies only buildings, so that would be one square foot per lineal foot on that. The total allotted sign shall not exceed one and a half square foot for each lineal foot of frontage of the building. No single sign- How tall is that building? Two stories, three stories?

POPP I think it's two stories.

HATCHER I believe it's two.

POPP So, buildings not exceeding two stories in height, one wall sign per unit located at the front of the building. And having a single business occupying a single building, a second wall sign should be allowed on the side of the building. So it doesn't really have the maximum square footage, it would be the lineage. So that would be okay, my computer doesn't want to work.

TESTA While you're looking that up, it's a safe assumption that they're okay, resting on a variance, that one sign is going from 22.5 square feet to 66.7. Maybe a question of the Petitioner, your current signage that you have, is it problematic? Have you had complaints with people trying to find the building, why do you need to increase the size and the number of signs?

HATCHER The signage is definitely insufficient as it sets for people looking for a facility. Like I said, I'm new to duty here. But, you know, I had trouble right off the bat and with a medical facility people do come from other places to come here because there's providers, and you know, they get recommended, so there's going to be a lot of people coming from other places, and it's just, it's a little bit of a mess. The traffic there is a little bit of a mess. Trying to get around, I had a lot of trouble. But, and for legibility. They do eyecare here, some people can't see that well. You know, GPS doesn't always work, some people don't even have it. You know, so that signage is crucial to find this medical center.

TESTA It helps with the signage increase. You much better explain why traditional both sides are needed, versus what's there today.

HATCHER That's for the visibility of the signs. Because, you know, there's not there's no front wall sign on the, on the West elevation currently just the address and for the East elevation that'll help direct traffic coming down Schoolcraft Road.

TESTA Okay, and to your design package in November revision 2, remove all non-relevant signs and this scope down. Right number signs maybe give an overview of why, what prompted that.

HATCHER I believe that some of the signs actually just didn't need to be in the variance at all as far as why that happened.

TESTA So there will be more signs than what's shown on here? This is just showing the variance.

HATCHER That is set. That is all of them.

TESTA Okay. Before the package from dated in June revision 1, had 20 plus signs now you're down to about 10 signs.

HATCHER Correct. But again, we did have to reduce what was going to be planned. Okay, sorry about that.

TESTA Okay. Thank you.

BOLOVEN Mr. Chair.

BARINGHAUS Mr. Boloven.

BOLOVEN Question for Mr. Popp. Part of this is kind of grouping this package here. The directional sign area that violation is on the public notice and that they're looking for the variance. Is that included in this nine ground sign? The ground sign request?

POPP I don't know that. I don't.

BOLOVEN So I guess let me ask it a different way. Ground signs, their requirement is obviously different than directional signs on square footage, height, length, width. I'm looking at the ground sign area overage. It allows 30, proposed 45. And the next is 17, 15. And then I got directional signage 2 square feet proposed 20 and 9. So I'm trying to match up here based in the package which sign is which here.

POPP So the monument sign would just be stating it's Henry Ford, right? Whereas the directional sign is telling you where to go somewhere.

BOLOVEN Which I only see one monument sign, all the rest of them are directional. E02 I believe is the only monument sign that doesn't have a direction.

HATCHER That is wrong here.

BOLOVEN So how many directional signs are on the property right now?

HATCHER Right now, well these are all replacements except for the one, so. There would be two.

BOLOVEN So you're going from two to eight? There's only one monument sign and that's E02.

BARINGHAUS [inaudible] the directional sign?

BOLOVEN I am, but the of the proposal has nine ground signs. So I'm assuming the other eight are the directional signs here?

POPP Yeah, so this has been changed since the initial write up from plan review, if you would.

TESTA The green sheet's dated October and they revised their plans in November.

BOLOVEN It's four total. I see four directional signs. Then one monument sign. So you're only requesting five sign, five ground signs?

HATCHER Four ground, four directionals total. One of them's new.

BOLOVEN Okay. And then one monument?

HATCHER And then one monument and then that's if you're going to be, yeah, that's yeah, good. It is a directional sign, yeah correct.

BOLOVEN It says ground sign height those actual numbers are six and nine. Mr. Popp, what are they allowed for the number of ground signs? The notice of ground sign height I read that originally just because it didn't have sort of footage or feet. It says six, nine, and three. I assume that was the number of ground signs at the time of the application.

POPP Well I think directional signs are different than ground signs. I think there's an exclusion for directional, so bear with me a second.

BOLOVEN That, I'm looking for ground not directional. Sorry.

POPP Yeah, so actual monument signs?

BOLOVEN Monument signs. How many could they have?

POPP Sites consisting of a single tenant occupying a single building maximum of one sign of 30 square feet, maximum height: six foot, maximum length: 10 foot, maximum setback: 10 foot, permitted right away.

BOLOVEN That's the wall sign. What, what doesn't make sense here is on the ground sign area. Because this is ground sign, height allowed six, proposed nine, excess three. Ground sign area: allowed 30, proposed 47 and 45. So that's covering two. Excess 17 and 15. That's covering two.

POPP So I think one of those was revised out.

BOLOVEN So there was a second monument.

NEVILLE I felt like if you're looking at the sign package loaded into CivicClerk E37 and E02 are both monument signs. Because if you're looking at them, E02,

BOLOVEN I think E37.

NEVILLE E37. Based on the package that they sent.

HATCHER Yeah. E37 is a monument that also has directional information.

BOLOVEN See, and that's what-

POPP Is it a monument sign or is it a directional sign?

BARINGHAUS I think in the original packet E37 was referenced as a monument, illuminated directional monument.

BOLOVEN All these directional signs are monuments. I mean, they're not the size of a-

BARINGHAUS Basically.

BOLOVEN That's, so I guess to the question, are they, is really the variance being requested here for more ground signs than that? Because if they're requesting

five, that's an excess of four. Take sign square footage and it was ground sign they would be allowed a square footage of thirty, which there was only one.

POPP Can I? Sorry, I finally found the directional sign terminology.

BOLOVEN Yeah.

POPP So directional signs, directional signs of whatever content the owner deems appropriate located on parking areas or in ancillary parking lots used in conjunction with an adjacent permanent use when the purpose of the sign is to expedite the flow of vehicular and pedestrian traffic to, from, or within the development site. Each sign may not exceed two square feet in area. The minimum setback for such signs used to indicate an entrance or exit shall be two feet from all property lines or any public right-of-way with a maximum height of three feet. All other directional signs shall have a minimum setback of 10 feet. So really, if you're calling it a directional or a monument, by our ordinance, they say it's directional signs of whatever content the owner deems appropriate. So if it's giving directions and technically by our ordinance, I think it'd be a direction sign, would that not be the way that's phrased, Leo?

NEVILLE Based on, based on what you're saying with regards to the ordinance if it's providing, but I think if, I don't have that section open, but it has to be in the parking lot, parking area, as opposed to on the boulevard or office.

POPP Parking areas and ancillary parking lots used in conjunction and adjacent to. Correct. But I believe all of those are on the property. And in the parking area, are they not?

HATCHER Correct.

POPP So I don't, I think you're splitting hairs calling it monument or directional because either way you're over one way or the other.

BOLOVEN It seems like they're trying to sneak in a large monument sign and call it directional. The ones that are being replaced, were they ever approved?

POPP There is- Oh, my keyboard decided to work again. Cool. Nothing but the best here. There is a final sign. It was an illuminated ground sign of 32 square feet. There is an illuminated wall sign of 96 square feet. That's all I really see.

BOLOVEN As far as directionals?

POPP I do not see anything for directionals. There were directionals on site. It doesn't mean that they weren't there pre-ordinance either though, they could have preexisted the current ordinance as well.

BOLOVEN Last question I have for Petitioner. EO2 is your actual monument sign here. In the proposal, you're getting rid of landscaping around the sign. So why is it so called if it's going to be clearly visible in the street?

HATCHER Actually it doesn't add very, really very good visibility. Again. You know, right out of the bush there, it's not very good visibility at all, though the white background with it made taller, it definitely helped add visibility. And it's, you know, it's thinner.

BOLOVEN That, but, your notes say you are taking out the bush: existing landscaping around sign to be removed and make an address.

HATCHER Oh, for the address? Correct. So the address can be visible. But for the main signage to be visible, the higher height helps with the visibility,

BOLOVEN Can they cover, there's a lot of excess blue space, can that come down to the six?

HATCHER In the blue space to, to, excuse me?

BOLOVEN So right now you're about three feet up? From-

HATCHER Right.

BOLOVEN What's allowed? Can you come down to six, it looks like there's a lot of excess blue space just hanging in the middle.

HATCHER That would take away from the purpose of the variance to make the sign higher and more legible from the roadway. If we, if we pulled those words down. You have everything come down three more feet, then it's not as visible as it would have been.

BOLOVEN Thank you, Mr. Chair.

BARINGHAUS Any other questions?

TESTA Mr. Chairman.

BARINGHAUS Mr. Testa.

TESTA Question for Mr. Popp. The public notice- very quickly, Mr. Neville can chime in, too. Does the public notice adequately reflect the latest proposal from them?

POPP I don't in my personal opinion think it does, no. Because I'm sitting here trying to figure out how many square feet of wall space we had exactly, and how many square feet of monument, how many square feet of other. I realize he said in the beginning of it but that doesn't, doesn't-

TESTA Right.

POPP The original letter that went out does not describe the current conception of it.

TESTA Their drawings are clear, I'm just not sure whether the total request is, is clear to us that if we tried to make a motion I'm not sure we'll all be on the same page with what we are and are not [unintelligible], which could take the time to hash out. A new question to the Petitioner: your two monument signs, Mr. Boloven asked is E37 and 02, Right?

HATCHER That's correct.

TESTA And then 36 is a directional? Now any new directional?

HATCHER Yes, E36 is a directional sign.

TESTA And [inaudible] with my plan view and then 33 and 34 are your wall signs.

HATCHER 33 and 34?

TESTA Yeah.

HATCHER The tobacco sign?

BARINGHAUS All signs with building numbers is what we call the wall signs.

TESTA Okay. That's 01 and 1A. Right?

BARINGHAUS E01A and/or through

POPP And E44. 033 034.

HATCHER Properties and facilities are tobacco free smoking non-smoking sign.

POPP Normally those signs wouldn't fall under any ordinance they're just like a non-smoking sign on a building. Okay.

TESTA What's 021?

HATCHER 021 was a directional sign, not illuminated.

TESTA What's 005?

HATCHER 005 is a directional.

TESTA 049?

SCHEEL E40.

HATCHER E40 is a wall sign. Henry Ford Health wall sign.

TESTA Okay. Based on that you have four wall signs. Two monuments, and three directional.

HATCHER That should be three wall signs.

TESTA You have 001, 001A, 003.

HATCHER 001A?

BARINGHAUS 01A and 01C, E40 are the three wall signs?

HATCHER Yeah, that's it.

BARINGHAUS E01A, E01C, and E40 are the three wall signs.

BOLOVEN Chairman Baringhaus, are you looking at the photocopy that you have?

BARINGHAUS I'm looking at, oh, I'm sorry, E01A to E40?

HATCHER Yes.

SCHEEL So, in our packet under the application page for "denied," it lists the variance request. It goes through and lists all the signs. Is that still correct?

POPP No. Not at all.

SCHEEL Okay.

BARINGHAUS Question for the Petitioner: what was the biggest change from the prior package to the one that we're reviewing tonight?

HATCHER Square, total square footage overall. Number of signs have been reduced.

BARINGHAUS Number of signs. Square footage.

HATCHER Right.

BOLOVEN Mr. Chair?

BARINGHAUS Yes.

BOLOVEN Mr. Popp, do you have any clue if Randy or whoever does the green sheets now why this wasn't reevaluated or because?

POPP This didn't get to us before it came here. I, I can't answer that.

BARINGHAUS Question, because we have enough information to go forward in time to review this.

BOLOVEN Continue on with the hearing and do a table. That's where I'm at. Finish the process.

BARINGHAUS Any more questions for the petitioner? Okay, thank you. Just wait here a moment. Obviously, there's no audience comments here. So, Secretary Klisz, any letters?

KLISZ No letters.

BARINGHAUS Okay, very good. Would you like to make a closing statement?

HATCHER Is this going to be a vote to approve or disapprove, or?

BARINGHAUS We're gonna, we'll have more discussion and then we'll discuss and make a call.

HATCHER Okay. I just want to say the variances granted from that won't have any adverse effect on the objectives of the city of Livonia sign ordinance, but rather enhance the safety, health, and welfare of the community by providing adequate signage for a medical facility. This does not create any sign clutter, the signs proposed are appropriate for posted seamless distances from the roadways, lines of sight and overall size. The nature of a commercial property versus the nature of a medical facility needs to be taken into consideration and the signs are consistent with what needs are for a medical facility. Thank you.

BARINGHAUS Very much appreciated. Okay, we'll close the public portion of the meeting. And we'll begin the comments with Ms. Scheel.

SCHEEL So, although I think the signs look great, I'm sort of confused as to the amount and not having the correct information in the application process. And I don't know how it should have been corrected before it got to us. So I'm not sure where I'm going to go with this now. Although I do believe the signs are necessary. It's just how much in size which is what you're here for tonight. I look forward to hearing from the rest of my colleagues. Thank you.

BARINGHAUS Mr. Rotondo.

ROTONDO Yeah, I agree with Commissioner Scheel. I think I'd be willing to maybe table this and could we have the Petitioner do a new application reflecting what they're actually petitioning before they come in front of us again, can we do something like that? Or does that make sense?

ROTONDO So we'd have a more accurate idea on the application of what we're, exactly what we have?

BARINGHAUS Yeah. Thank you. Mr. Testa.

TESTA Yeah, thank you, Mr. Chair. So I agree with the comments. So maybe clarification to the Petitioner, what we received and had online was your packet that was last updated 6/23. What we received tonight as a paper copy was revised, revised in November. And those revisions weren't reflected into the overall package or proposal, the way it was written up. So it's a little confusing. What we'd be approving tonight, because the way it's written doesn't match with what you're, what you're asking. I think there will probably be a motion to table. I don't feel comfortable approving this, because there's a mismatch between what's on one the public notice, on the green sheet and the application. That being said, what you're presenting in terms of your package tonight, I think I could be in support of ultimately, when they come before us. It's much more modest in terms of what you're originally proposing, scaled down, it reflects maybe one of the benchmarks I did was looking at the old summary of what St. Mary's likes to call it. And then also the former site, it's not what you're what you're requesting is not excessive compared to that it's within that realm or scope. So ultimately, I can approve this package. I'm just not sure I can do it tonight.

BARINGHAUS Secretary Klisz.

KLISZ I agree it needs to be tabled. We're obviously confused by looking at stuff, getting new stuff, that kind of thing. I guess adding to it, just for my sake is that I would ask the Petitioner to, again, trim down what is not needed in terms of height. Like again, if something is overly tall, bushes have been removed. Like, just give us the bare minimum. And you did a good job by already trimming it. But like, again, seems like a third wall sign is just not needed. People know where they're going. They're looking for an address. They know the building, there's monument signs and directional signs everywhere. So I would just say also, while we're at it, one the public notice needs fixed, it will be correct next time on a table. But also I'd like to see a trimmed down package, so ever so slightly. I know it's replacing a lot of things. But there's also some new things in there that I would ask the Petitioner to consider.

BARINGHAUS Mr. Boloven.

BOLOVEN I agree with Secretary Klisz. Taking aside the procedural aspect here. We need to get a proper write up and proper notice needs to be given. I personally do agree that I think there's excess here. And you have an opportunity to decrease it like Secretary Klisz said, get it to the bare minimum, make that over to the inspection department will go right to the board. We can evaluate next time. But as far as a decision tonight, I think I support table.

BARINGHAUS Thank you. Yeah, I agree I would be in support of tabling. Well, again, we'll need to adjust the public notice, also adjust the green sheet as well. So let's whatever the current package comes back in. Me, maybe personally, I think you're going in the right direction. Looks like from the original plan to the revised plan you did reduce the number of signs and also square footage. Question is presented

just in the package, of what she did. So you may get a decision on the minor package as well. Driving the property myself, I agree with you that it's very undersigned. I'm a patient there and I get confused. So I share your pain. But again, just revise the package as I indicated earlier. If you can get that turned around by January 12. We could see about getting you on the February 6 agenda or if that's too tight. Your next target date would be February 16. And then we can come back with your revised package on March 12. Thank you.

TESTA Do we need to make a motion?

BARINGHAUS Yes.

TESTA Move to table appeal case 2024- 01-04 from Henry Ford Health Systems to allow them to reevaluate and resummarize the package with the city and have agreement about their latest revisions.

BOLOVEN Support.

BARINGHAUS Do I have support? Thank you, Mr. Boloven. Is there a discussion? Secretary Klisz you take the vote.

RESOLVED: APPEAL CASE NO. 2024-01-04, Henry Ford Health Systems, 29200 Schoolcraft Road: an appeal was made to the Zoning Board of Appeals by Expedite the Diehl, LLC, on behalf of Henry Ford Health Systems, seeking to erect wall, ground and directional signs resulting in excess number of wall signs, excess height and area of directional signs and excess height and area of ground signs. Signage on utility poles on private property are not allowed.

This Commercial property is located on the north side of Schoolcraft (29200), between Middlebelt and Cardwell Roads, Lot. No. 095-99-0002-008, C-2 District, Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3), 11.05 (16),

<u>Number of Wall Signs:</u>	<u>Directional Sign Area:</u>	<u>Ground Sign Height:</u>	<u>Ground Sign Area:</u>
Allowed: One Proposed: Three Excess: Two	Allowed: 2 sq. ft. Proposed: 20 sq. ft. and 9 sq. ft. Excess: 18 sq. ft. and 7 sq. ft. respectively	Allowed: Six Proposed: Nine Excess: Three	Allowed: 30 sq. ft. Proposed: 47 sq. ft. and 45 sq. ft. Excess: 17 sq ft and 15 sq ft respectively.

be tabled to allow the Petitioner to reevaluate their plan in light of the Board's comments and return with a summary for their revised plans.

ROLL CALL VOTE

AYES: 6
NAYS: 0
ABSENT: 1
PASS/FAIL/TABLED: TABLED

KLISZ Ms. Scheel.

SCHEEL Aye.

KLISZ Mr. Rotondo. [inaudible] Mr. Testa. [inaudible] 6 Zero.

BARINGHAUS So your variance is tabled but again, taking from the past the board, we've gone in the other direction again, just give us a final clean package that we can review. When you come back.

HATCHER So by the 12th if we're good?

BARINGHAUS Yeah, January 12, just get in touch with the inspection department.

HATCHER All right, thank you. Have a great day.

APPEAL CASE NO. 2024-01-05, Thomas Posner, 20409 Oporto Avenue: Seeking to erect a six (6) foot tall vinyl privacy fence to enclose the rear yard, resulting in the fence extending toward the front of the lot beyond the back plane of the dwelling, which is prohibited.

This Low-Density Residential property is located on the east side of Oporto Avenue (20409), between Morlock and Norfolk Streets, Lot. No. 005-99-0058-002, R-U-F District, rejected by the Inspection Department under Livonia Code of Ordinances, Section 15.44.090 (B).

Encroachment Next to Dwelling:

Allowed: 0 ft.
Proposed: 22 ft.
Excess: 22 ft.

Encroachment on south side of Dwelling:

Allowed: 0 ft.
Proposed: 3 ft.
Excess: 3 ft.

BARINGHAUS Thank you very much. Secretary Klisz, please call the next case.

KLISZ Sure. Calling appeal case number 2024-01-05, Thomas Posner, 20409 Oporto Avenue. Seeking to erect a six foot tall vinyl privacy fence to enclose the yard, resulting in a fence extending towards the front of a lot beyond the back plane of the dwelling, which is prohibited.

BARINGHAUS Okay, thank you. Come to the podium. Give your name and address, please?

POSNER Thomas Posner, 20409 Oporto, Livonia.

BARINGHAUS Can you outline your variance request and your hardship for us?

POSNER We're just requesting? Well, we, our, our plan is to install a six foot standard vinyl privacy fence down the north side of our lot and down the south side of our lot coming over to the house from the property line is I guess, what's the question? We're proposing that we on the north side of the house, move that fence from the house over the property line 22 feet towards the front of the house. We, we have, we.... A herd of deer have made our backyard their home. Every day we deal with that we can't do any landscaping. Because of that. They eat up everything, we're going to try to enclose the yard with this fence. On that side of the property I abut to the apartment complex, I think it's called Purlingbrook Apartments. And their parking carports are right there right along that fence. That fence is just a cyclone fence down and allows for a lot of noise a lot of headlights at night. We're trying to block that with, with this fence. Also on that fence line, there are a number of mature trees. So we have to move that fence two feet into our yard because of those mature trees. If we didn't, we'd have to start and stop the fence in between each tree which is unacceptable, really. So anyway 22 feet towards the front of our house on that side. That's our request. I was told that it has to be in the back corner of the house is where that fence has to start and go over to the property line. But we're proposing to move it up. We want to extend our yard a little more, block a little more of the headlights from the apartments and enclose our air conditioning unit which is on that side of the house also within the yard instead of having it outside of the yard.

BARINGHAUS Now that's on the side of your house where you're building like a looks like in addition, that's the north side?

POSNER I'm in that process right now. I'm building that sunroom back there. Yes.

BARINGHAUS Okay. Very good. Is there an existing fence from the apartment along the property line?

POSNER Yes.

BARINGHAUS What type of fence?

POSNER It's a cyclone fence, four-foot.

BARINGHAUS Question for the inspection department. Is there a double fence condition?

POPP I believe he is proposing removing that fence and putting it in. I would also say with a sunroom I believe, aren't they making you put another bedroom window facing the door?

POSNER Facing the west and that's already been done. Yes. An egress window, yes.

BARINGHAUS And now you describe the work on the looks like the south side of the house. Okay,

POSNER On that side we, we want to put a fence that to enclose the yard over there. We want a fence all the way from our house to the house next door, which is Tina's house, behind me here, she lives there. We want to put a straight fence all the way across so there isn't an offset. The back of our house and the back of her house are offset. So they couldn't line up if we did it according to the ordinance. But we're proposing to move it a couple of feet forward. And that way, we can have a straight fence with a gate on her side and a gate on our side. And it'll be a straight, nice straight line that will look pleasing from the road. The reason we want to move it forward, though, is because there is a air conditioning on her side too. And there's also a water spigot, and she wants to have that water spigot into her backyard, rather than having outside of the yard for purposes that I'm sure she'll explain when she talks to you. So.

BARINGHAUS Question for the inspection department, is it permissible to run one style of fence from structure to structure?

POPP Normally going through plan review if it came in, and that her fence already came to say, the back corner of her house, and theirs was set back farther, we would normally allow it to plane out there because aesthetically, it does look better. Also, if there was a side door, within half the distance of the house, like say where he

wants to come on the north side, if there was a side door there, we would normally within half like say half the distance of the house, which he's not even proposing. If there was a side door, we would allow him to come to that side door. Just putting that out there too as far as what would be allowed.

BARINGHAUS Okay, very good. Thank you. And then on the South side, same scenario, you would remove the existing fence and replace it with, I believe the package shows like a beige vinyl privacy fence?

POSNER Yeah, that's going to be adobe color. Adobe is the color and Superior Fence is going to install it for us. And yes, that that is in the contract for them to actually remove that fence to both fences will be removed and on the North side and the South side when the new vinyl fence goes in.

BARINGHAUS Okay, great. Thank you. Any questions for the Petitioner?

BOLOVEN Mr. Chair.

BARINGHAUS Mr. Boloven.

BOLOVEN So follow up on that question. I'm looking at your proposal on the South side and the West side, there's portions that says existing fences to remain. What is that?

POSNER Well, on the south side of property line, the fence is going to start up near the house and it's going to go back about three quarters of the way back to the to the rear property line. There's a number of trees back there that are kind of grown right into the existing fence. And we propose to stop right at those trees with the vinyl fence. So the cyclone fence will stay from where those trees start to the rear property.

BOLOVEN So question for inspection. Can you do that? I didn't think you could have two different types of fences.

POPP I don't know off the top of my head. Give me one second.

BOLOVEN We had this recently.

POPP That was two adjoining properties. It's worded different.

BOLOVEN Essentially, it looks like he's taking the one fence, stopping, privacy, then going cyclone, cyclone, wraps along the west side, stops, and goes privacy on the north side.

BOLOVEN While he's looking it up, for the Petitioner, have you thought about moving the AC unit?

POSNER I have not. In the midst of construction right there.

BOLOVEN You're doing this addition? Can that be moved?

POSNER Not really, because it's in the rear corner of the basement right now. And the sunroom, the addition that's being put on is on a crawlspace. And I don't know that they can extend that those air conditioning lines under the crawlspace in there and then move that air conditioner back further. I don't I'm not sure if that's something that they could do or not.

BOLOVEN You don't have a fence guarding the AC unit right now. Correct?

POSNER Correct.

BOLOVEN So what's the concern about moving that privacy fence back?

POSNER Just safety I guess, the view from the road and also, you know from the apartments on that side. I'm also trying to basically extend my yard a little bit more and protect it from the, the apartment noise and headlights and also enclose the air conditioner at the same time. So that's my attempt over there.

BOLOVEN If you were to come back and make it actually, even with the south side, what would that do? Essentially, right now you're looking for 22 feet on the one side. It's three feet on the south side. If I came back, put you at about, just eyeing this, looks like that's another

POSNER It would be 14 feet from the rear corner of the sunroom.

BOLOVEN Correct. Is that permissible?

POSNER I would prefer it to be up further. I mean, that's what our request is.

BARINGHAUS While you're waiting, I noticed you have a bedroom window above the AC unit indicated on your site plan.

POSNER No.

BARINGHAUS That your window?

POSNER No. That wall does not have a window. On the north side of the building on that one?

BARINGHAUS Was there plans for one?

POSNER No.

BARINGHAUS No. Okay. Because it is indicated on your plans. Just curious. Why was it there?

POSNER Is that kind of drawn in by hand?

BARINGHAUS Yes, it was.

POSNER Okay. Mr. Stierna kind of helped me with that at the window there when he took that plot plan. And he indicated down there what I wanted to do, and maybe he put that on there. But that's incorrect.

BARINGHAUS Okay. Just curious.

TESTA Mr. Chairman.

BARINGHAUS Mr. Testa.

TESTA Question for the Petitioner. So I apologize, I try to drive out to the properties. I kind of want to review the site. I tried to do it, couldn't make it out there. I was using Google Maps, which is you notice a lot of trees and vegetation under the north side of the property. That is not enough to block the headlights so to speak, coming from the apartment complex?

POSNER Well, it does in the summer, I had a bunch of vegetation, vines and everything incorporated in that fence for ever since I moved into that. I built the house 10, 12 years ago. And it's been, you know, like I said, but in the wintertime, all the leaves fall off. And then it's just pretty much wide open until next spring when the leaves come back. So that's why we're proposing to just replace the whole thing with a privacy fence instead.

TESTA Understood, the corner case is for during the winter months. If the fence is approved. And once you've put it in, you say you're going to move it about two feet in, away from the tree on the north side. Views of the tree line there. How are you going to maintain the property? The two feet, they'll be now on the other side of the fence?

POSNER Well, right now, it's just wood chips from the apartment on the apartment side of the property line. He doesn't have any landscaping along there at all. There's basically carports right there. So the woodchips are going to probably just come over that two feet around the trees. And just that's, that's basically what it would be. So he would, there's really no maintenance at that point. It's just woodchips along there.

TESTA So two feet of the property and the other side of the fence towards the apartment complex would be your property, right? Yes. Okay. So you would just put wood chips there to match up to what he has?

POSNER Exactly.

TESTA Understood. And from the drawing your fence would be completely straight or it would jog to get around the trees?

POSNER No, it's going to be completely straight. Because there is one tree that near the, near the rear that I know the fence company wants to jog in and then back. But I'm going to make them just go right. It's just the root. The very bottom part of the tree that's sticking into the fence line. So I'm going to have them just notch around it so the fence will be a straight fence.

TESTA Okay, you're giving up basically two feet of space on your property line. Usually when the petitioners come in they don't want to.

POSNER Believe me, I don't want to. But it's almost impossible to-

TESTA Okay. On that property line.

POSNER They want \$2,000 to take out each one of those trees and I think I got eight.

TESTA Okay. Your lot is narrow and long, relatively speaking.

POSNER Yeah.

TESTA I understand. Thank you,

BARINGHAUS Mr. Popp, do you have an answer for Mr. Boloven?

POPP Yeah, Mr. Boloven. So he was referring to previous cases where it was a corner lot condition. So the only condition about abutting to another fence is under number four, fences on a corner lot shall not be located within the corner side yard unless all the following conditions are met. One of those conditions, Condition D is the proposed fence, including its pipe, height, color, materials fully conform to any adjoining fences, it doesn't apply to a single run. It's only if it's a, an adjoining corner lot. And the neighbor has an abutting fence that's different already.

BOLOVEN So he had one side of the property connect two different types of fences?

POPP Correct, because it's not a corner lot, that doesn't apply. I don't want to start by just, I have no other explanation for that. But the only section that says anything about abutting fences with new and old as it refers to corner lots which it was one of the previous cases I sat here on was a corner lot. And that was why they were here, because it was two different fences.

BARINGHAUS Any other questions for the Petitioner? Okay, very good. See if there's not a lot of comments from the audience.

OSTRANDER I do.

BARINGHAUS Sorry, I didn't see you there.

OSTRANDER I'm hiding.

BARINGHAUS Come on. You're looking down at something. Could I have your name and address, please.

OSTRANDER My name is Tina Ostrander, I live at 20389 Oporto Avenue, right next to Tom. I'm on the south side. I'm a single mom, two beautiful children, my son is seven and severely autistic, nonverbal. And when he approached me about the fence, I was very excited and even more worried about him safety wise, going over the fence, stuff like that. So I'm very excited to have a tall fence. And I would like the spigot in the backyard. He loves water. You'll get my summer water bill. You'll see. He loves sprinklers. So I'm worried about going in and out of the gate. And where the, he's going to try to get out of the gate and turn the water on. So by just moving it a little bit in, lining it up straight. The spigot will be in my backyard, I'll feel safe. I mean, it's hard being a mom and doing all these things, but he's given me a run for my money. So that's my request. Just move it up a little bit. Let me keep my son safe.

BARINGHAUS Thank you very much. Next time you visit us don't sit behind the podium. Thank you. Secretary Klisz, any letters?

KLISZ No.

BARINGHAUS Okay. No letters. We'll close the public portion of the meeting. Voice comments. Mr. Rotondo.

ROTONDO I think that the Petitioner's request is pretty reasonable. And I could be in favor of this. It makes sense with the, with the parking bay right next, right next to his house and the cars coming in there, headlights coming in on his house. I think it's, it's very reasonable. And then with the fence on the south side as well, I think it makes sense. Bring it straight across, it would look a lot better.

BARINGHAUS Thank you. Ms. Scheel.

SCHEEL I agree with those comments, I think it makes sense to bring the to give the 22 -foot variance on the north side because of closing the air conditioner makes a lot of sense. [Inaudible] protecting it from the road also. And on the south side, and from the fence line that makes sense. And for the safety of the child, I think it's good, too. So, I would be agreeable to this.

BARINGHAUS Thank you. Secretary Klisz.

KLISZ I would agree with my colleagues a it's a minute de minimis change especially as a three foot and as the 22 foot that includes the proposed [inaudible] that wasn't really there at the beginning. But it still does cover the AC unit and I think would be that would be a hardship for the petitioner. So I would be in approval of the petition as presented this evening.

BOLOVEN I agree to some extent with my colleagues. The only thing I don't like is the mixed fences, but it's a big enough property I can see it, but that's something you

got to live with and it's in the back and it's not the front. Everything else I agree with in regards to distance and being de minimis. I support it.

TESTA Yeah, I can support as well and Mr. Boloven asked the question about the fences not being the same material. I frantically did a partial search on my previous property they did the exact same thing: wood fence up to a certain point and chain link further to a tree, that block was there. And we pulled proper permits. 20 years ago my, my contractor did, so it does seem strange based on some of the cases we had at the corner lot fit within a given line. You can have multiple fences, but adjoining your neighbor you can't, but that's a different, different issue. I understand your condition, especially on the north side with the apartment complex, your lot is oddly shaped and the fact that you're right next to apartment complex, I can kind of understand why you want to move the fence line forward to block the air conditioner. And really, it's probably aesthetically better, that you're gonna log in and then two, it's probably gonna be slightly better from both sides of the house, north side and south side, that those fences are going to be mostly in the same plane, instead of pushing one back. And on the south side, I understand with your neighbor's agreement, I can also be agreeable to move that line. It's logical. And I think because you have her agreement and kind of your hardship by the north side, I would agree to this variance.

BARINGHAUS Thank you. I'll agree with the variance as well. I think my colleagues pretty much stated my reasons. My impression: plan is very well thought out, very aesthetically pleasing, and you definitely demonstrated a hardship by living next to the apartment building. So based on that, I'll approve the variance. and the [inaudible] motion.

KLISZ Mr. Chair. Resolved with the variance on appeal case number 2024-01-05 filed by Thomas Posner be granted for the following reasons and findings of fact, uniqueness requirement is met because of the location of the property in regards to a neighboring apartment complex. Denial of variance would have severe consequences for the Petitioner due to the safety of both himself, his neighbors, and the, again, vis-a-vis the apartment complex. The variance is fair in light up on its effect on neighboring properties and the spirit of the zoning ordinance because of full neighbor support and no neighbor opposition. This property is classified for

BARINGHAUS [inaudible] specified

KLISZ RUF under the master plan, and the proposed variance is not inconsistent with that classification. Further, the variance be granted with the following conditions: that it'd be built as presented here this evening as to location and material.

SCHEEL Support.

BARINGHAUS Support by Ms. Scheel. Discussion. Hearing none. Secretary Klisz, please take the vote.

RESOLVED: APPEAL CASE NO. 2024-01-05, 20409 Oporto Avenue: an appeal was made to the Zoning Board of Appeals by Thomas Posner, seeking to erect a six (6) foot tall vinyl privacy fence to enclose the rear yard, resulting in the fence extending toward the front of the lot beyond the back plane of the dwelling, which is prohibited.

This Low-Density Residential property is located on the east side of Oporto Avenue (20409), between Morlock and Norfolk Streets, Lot. No. 005-99-0058-002, R-U-F District, rejected by the Inspection Department under Livonia Code of Ordinances, Section 15.44.090 (B).

Encroachment Next to Dwelling:

Allowed: 0 ft.
Proposed: 22 ft.
Excess: 22 ft.

Encroachment on south side of Dwelling:

Allowed: 0 ft.
Proposed: 3 ft.
Excess: 3 ft.

be granted under the condition that the fence be built both as to the location and materials as presented at the meeting

ROLL CALL VOTE

AYES: 6
NAYS: 0
ABSENT: 1
PASS/FAIL/TABLED: PASS

KLISZ Ms. Scheel.

SCHEEL Aye.

KLISZ Mr. Rotondo. Mr. Testa. Mr. Boloven. I Secretary Klisz, vote aye. Vice Chairman Baringhaus.

BARINGHAUS Aye.

KLISZ six zero

BARINGHAUS Your variance has been approved. Please go to the inspection department to [inaudible].

POSNER Thank you.

OSTRANDER Very interesting, and I don't want your job.

POSNER I don't know how you deal with that last case. I have to say, last time I was before this board was 40 years ago when I built my first house. And on that night, I was the last case on the agenda. I remember sitting there all night. And sure enough, here I was again, last case.

ADMINISTRATIVE TASKS

BARINGHAUS Thank you very much. Secretary Klisz, we have some minutes to approve.

TESTA Mr. Chair. Move to approve the minutes for. December 12 2023.

BARINGHAUS Thank you support? or support. Any discussion? All those in favor say aye. Aye. Any other terminal comment?

KLISZ You want to put on the record that for some reason. Mr. Testa's name has been removed unceremoniously from the letterhead of the Zoning Board Office. I had inquired to see if he was still a member. And he is so hopefully they can add that back in.

TESTA I haven't checked my mail this week.

BARINGHAUS But now anyways, seriously, you know, Lynda, Marc, Erika, welcome aboard and looking forward to working with you and more people are going to make the meeting shorter, I guess. Yeah, for sure. I would say just one more motion. Motion to adjourn. Support? [inaudible] Meeting adjourned.

2024-01-04

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LOCATION NUMBER:

192

SITE ADDRESS:

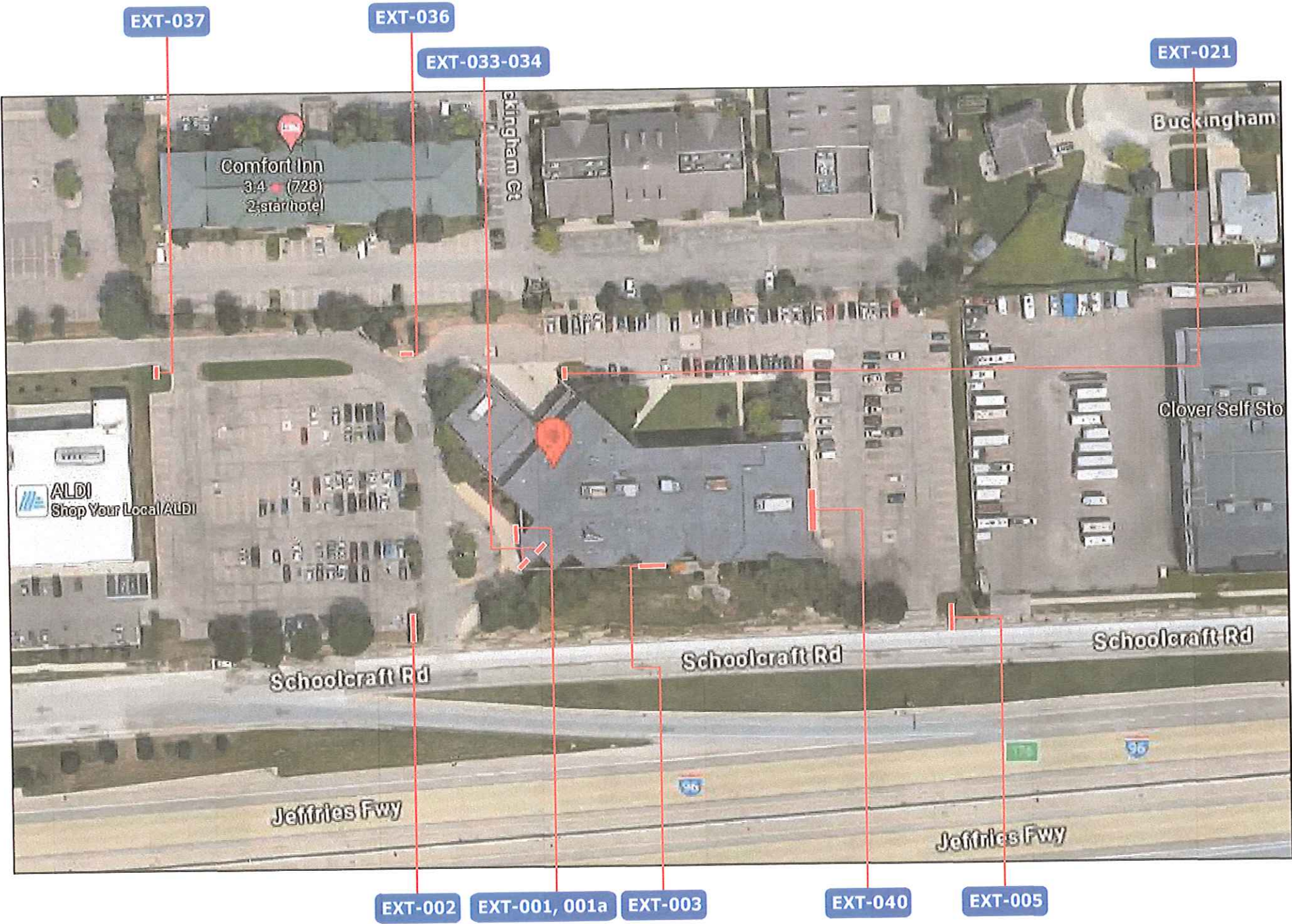
29200 Schoolcraft Rd.
Livonia, MI 48150-2228

**HENRY
FORD
HEALTH**

SITE PLAN

Scale: NTS

HFH192
HFMC - Livonia / 29200 Schoolcraft Rd / Livonia, MI, 48150





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PAGE NO.:
192

ORDER NUMBER:
1177761

SITE NUMBER:
192

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R2.cdr

PROJECT NUMBER:
86474

PROJECT MANAGER:
MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR	
Rev 1	435076	06/23/23 CR	
Rev 2	453289	11/08/23 CR	Removed all signs not relevant to scope

Rev #	Req #	Date/Artist	Description

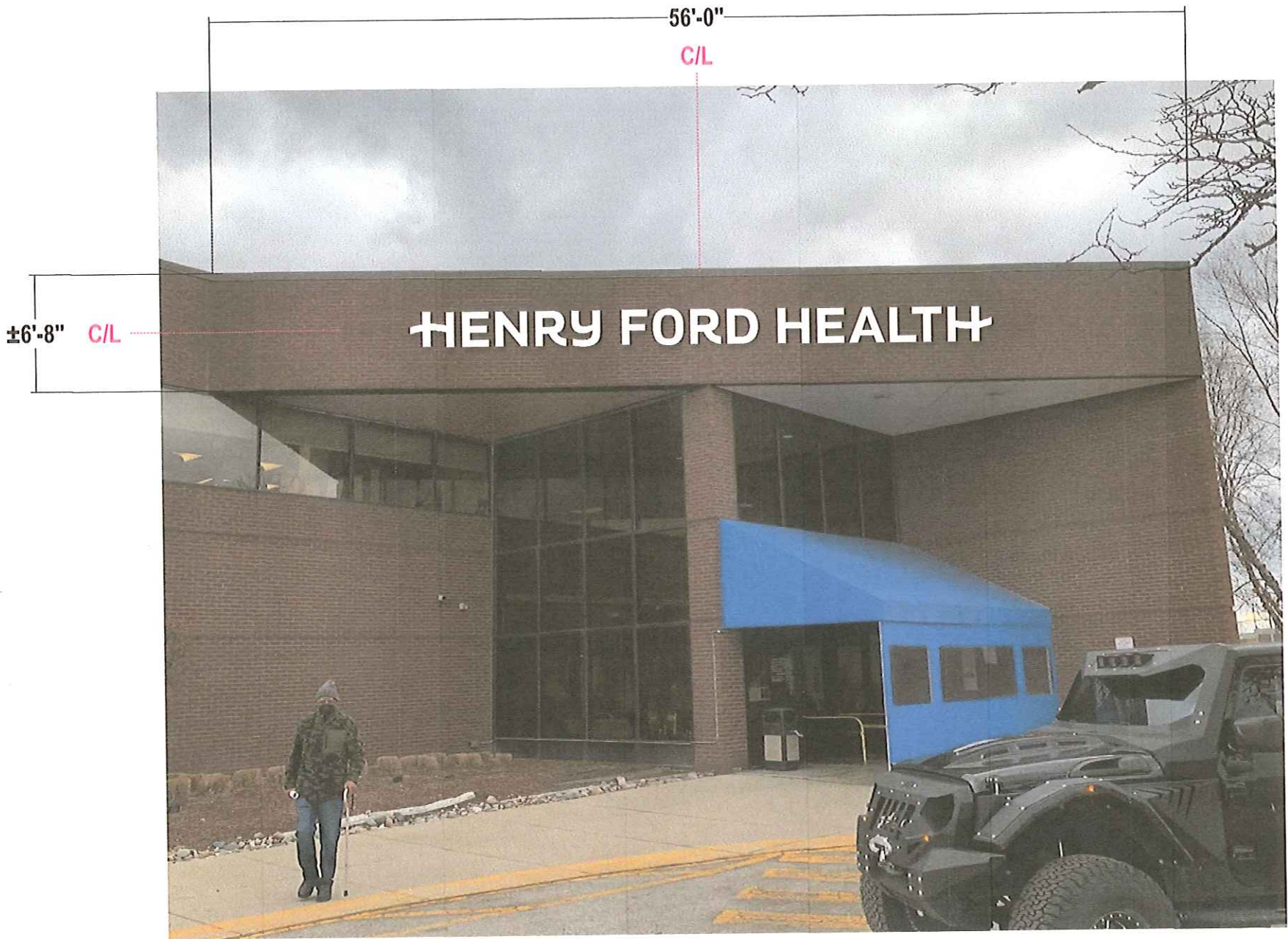
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E01a BUILDING ELEVATION
Scale: 1/8"=1'-0"

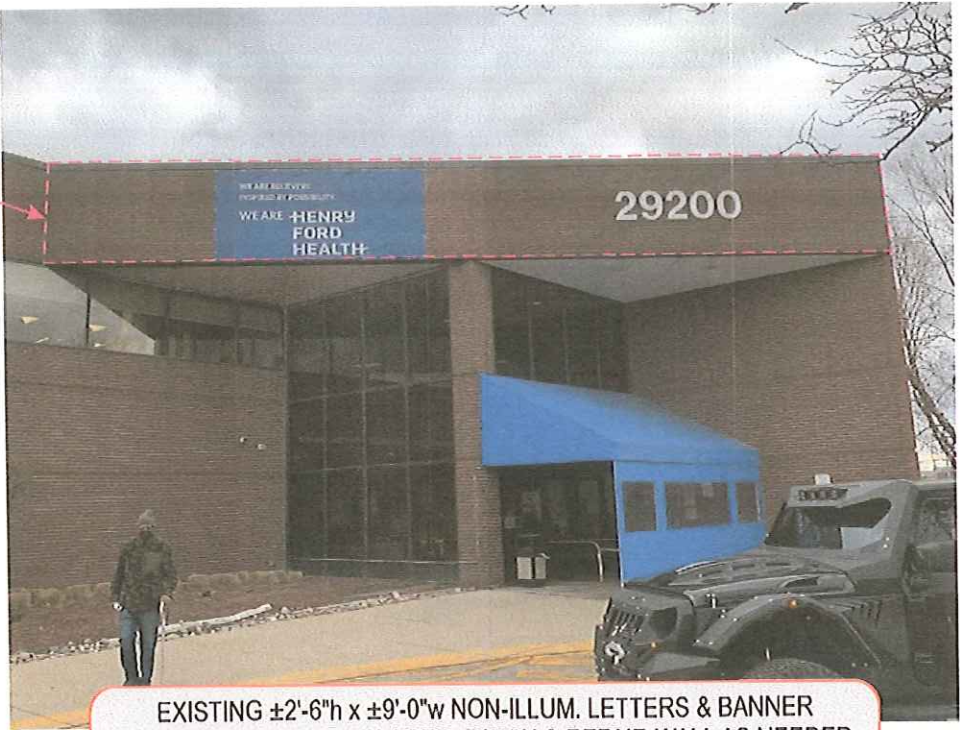
LIF-24-HORZ1-W

EXISTING SIGN SF:	22.5
PROPOSED SIGN SF:	66.7

EXISTING CONDITIONS



Restoration Area: 373.3 sq.ft.
Patch and repair with like
materials & silicone



EXISTING ±2'-6"h x ±9'-0"w NON-ILLUM. LETTERS & BANNER
TO BE REMOVED & REPLACED. PATCH & REPAIR WALL AS NEEDED.

SIGN LOCATION - PLAN VIEW



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ORDER NUMBER:
1177761

SITE NUMBER:
192

ELECTRONIC FILE NAME:
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PROJECT NUMBER:
86474

PROJECT MANAGER:
MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					
Rev 2	453289	11/08/23 CR	Added plan view sign location				

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E01a

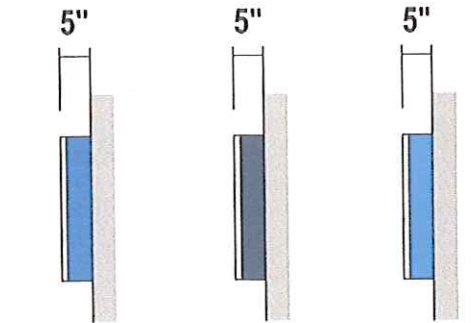
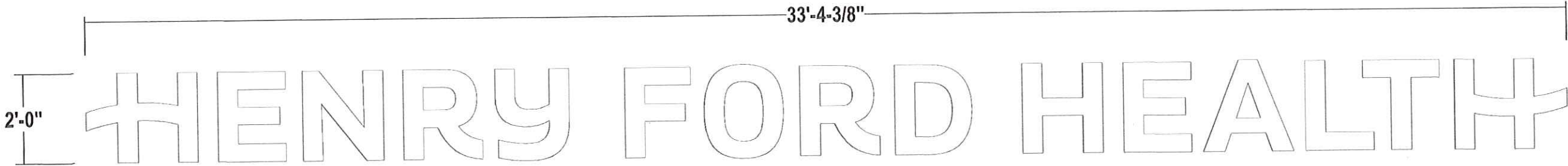
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LIF-24-HORZ1-W

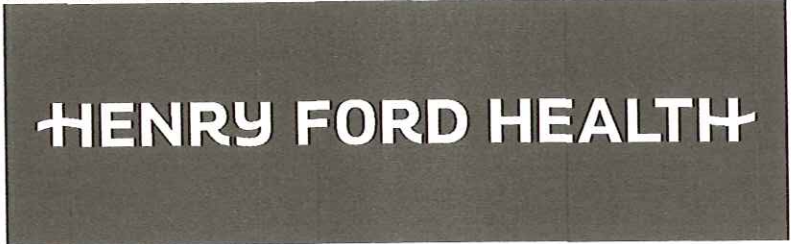
66.7 square feet

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details



"HENRY" RETURNS MED. BLUE
"FORD" RETURNS DK. BLUE
"HEALTH" RETURNS LT. BLUE

SIMULATED NIGHTTIME VIEW

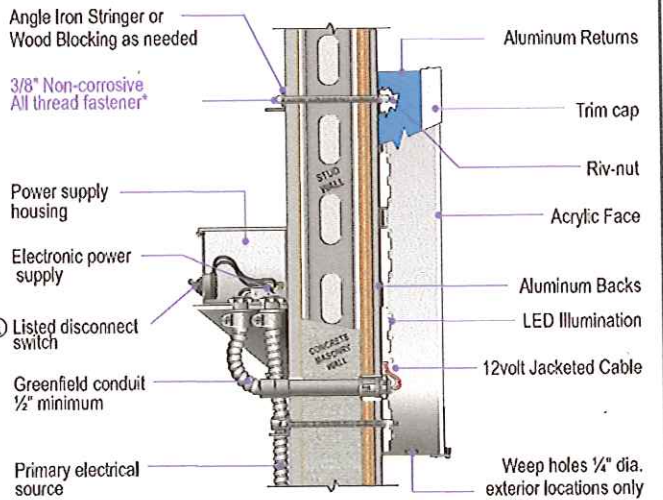
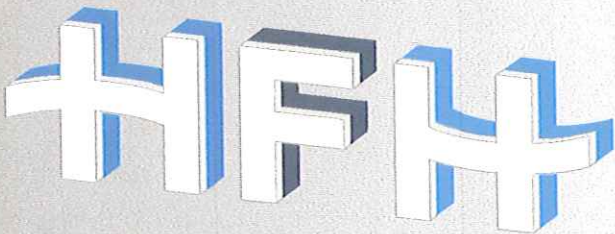


- FACES: .177" #7328 White acrylic
- TRIMCAP: 1" Std. White Jewellite
- RETURNS: 'HENRY' - 5" deep .050" alum. - painted HFH Med. Blue; semi gloss finish
'FORD' - 5" deep .050" alum. - painted HFH Dk. Blue; semi gloss finish
'HEALTH' - 5" deep .050" alum. - painted HFH Lt. Blue; semi gloss finish
Interior painted with light enhancement paint
- BACKS: .063" Alum. - Interior painted White
- ILLUMINATION: White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.: Brick
- INSTALL: Thru bolted flush using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
All attachments to be on lower half of letters to avoid internal I-Beam at install Site
- QUANTITY: (1) ONE LETTERSET REQUIRED

COLOR PALETTE

- Med. Blue: Matthews MP 106752 R 213116; Semi Gloss
- Dk. Blue: Matthews MP 74601 R 211027; Semi Gloss
- Lt. Blue: Matthews MP79491 R211027; Semi Gloss
- Matthews MP 6425sp Satin High Hide White

FACE LIT CHANNEL LETTERS



FACE LIT LED, REMOTE FLUSH MOUNTED



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CLIENT:

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PAGE NO.:

ORDER NUMBER:

1177761

SITE NUMBER:

192

ELECTRONIC FILE NAME:

K:\ACCOUNTS\H\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R2.cdr

PROJECT NUMBER:

86474

PROJECT MANAGER:

MARCUS HAVERTY

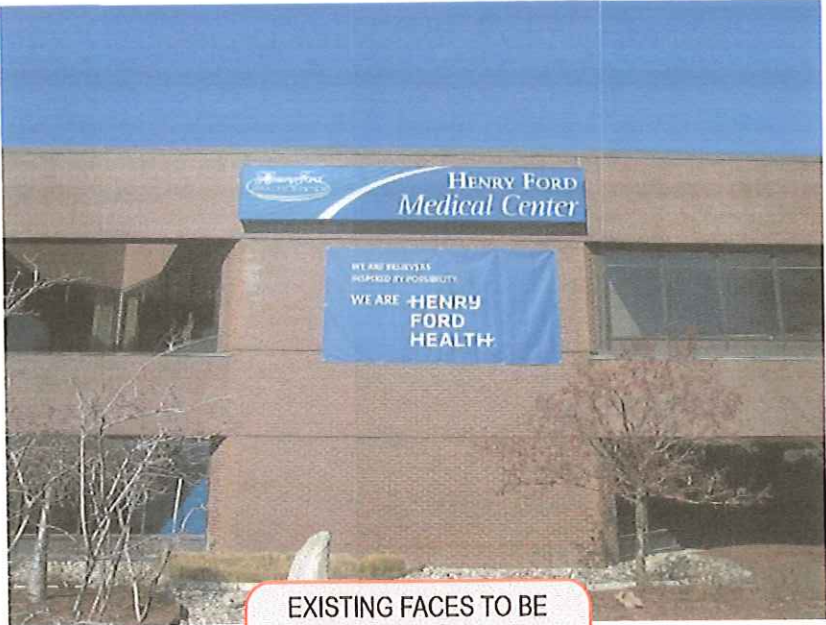
Rev # Req # Date/Artist Description

Original 432054 06/08/23 CR
Rev 1 435076 06/23/23 CR
Rev 2 453289 11/08/23 CR

Rev # Req # Date/Artist Description

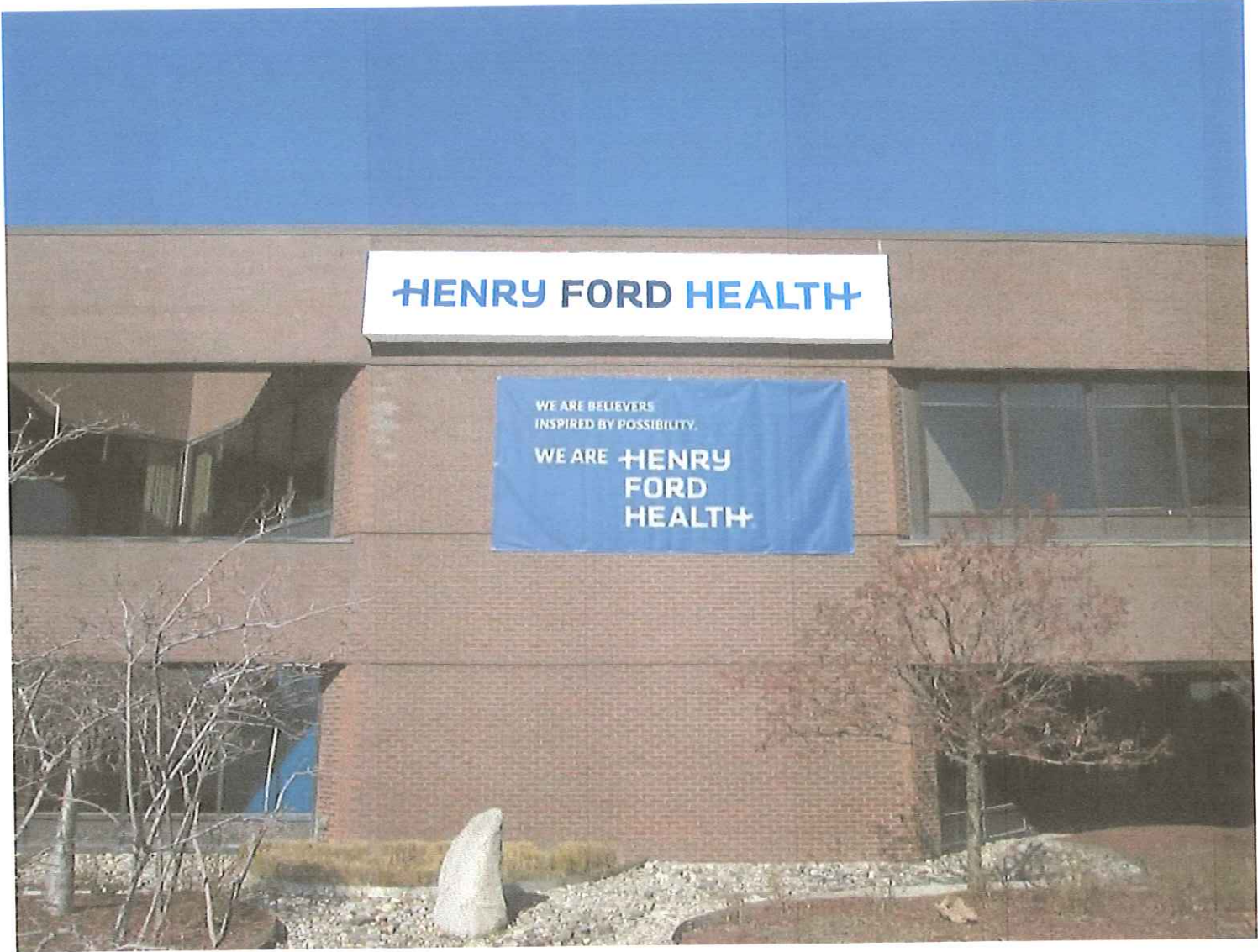
96.6 square feet

EXISTING SIGN SF:	96.6
PROPOSED SIGN SF:	96.6



EXISTING FACES TO BE REMOVED & REPLACED

PROPOSED SIGNAGE



SIGN LOCATION - PLAN VIEW



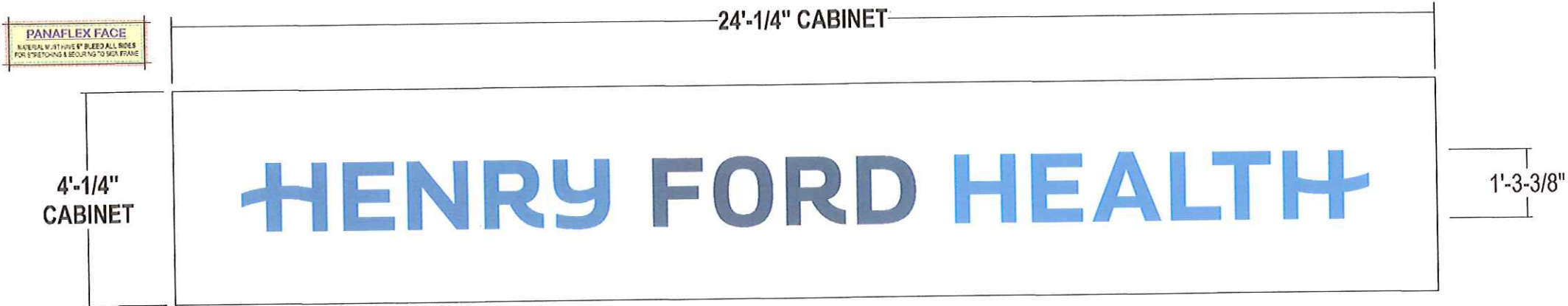
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					
Rev 2	453289	11/08/23 CR	Separated photos & specs; Added plan view sign location				

E03

REPLACEMENT FACE

Scale: 3/8"=1'-0"

96.6 square feet



- CABINET:** Re-Use existing 7"d cabinet; Repaint HFH White on all exposed surfaces
- FACES:** 3M Panagraphics III Flexible Substrate
- GRAPHICS:** Surface applied vinyls to match colors shown
- ATTACH.:** Re-Use Existing Sign Comp clips
- QUANTITY:** (1) ONE FACE REQUIRED FOR EXISTING S/F CABINET

COLOR PALETTE

 Matthews MP 74601
R 211027

 Matthews MP 6425sp
Satin High Hide White

 Matthews MP 106752
R 213116

 Matthews MP79491
R211027

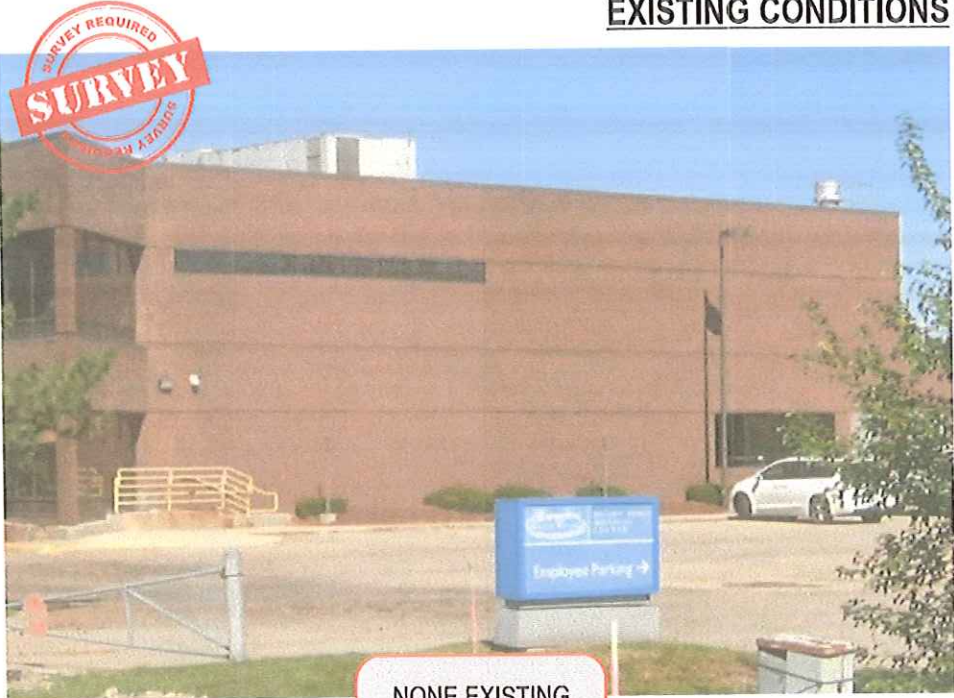
E40 BUILDING ELEVATION

Scale: ±1/8"=1'-0"
(Skewed due to Angle)

LIF-24-HORZ1-W

EXISTING SIGN SF:	22.5
PROPOSED SIGN SF:	66.7

EXISTING CONDITIONS



NONE EXISTING

Left Align w/ Window

±87'-0" EST.

±6'-8" EST.

C/L

HENRY FORD HEALTH

SIGN LOCATION - PLAN VIEW



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CLIENT:
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PAGE NO.:

ORDER NUMBER:
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SITE NUMBER:
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ELECTRONIC FILE NAME:
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PROJECT NUMBER:
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PROJECT MANAGER:
MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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Rev 1	435076	06/23/23 CR					
Rev 2	453289	11/08/23 CR	Added plan view sign location				

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E40

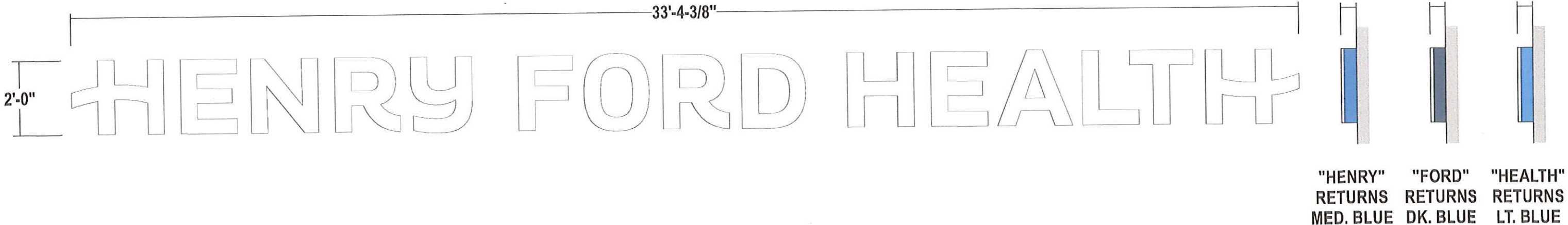
ILLUM. CHANNEL LETTERS - WHITE

Scale: 3/8"=1'-0"

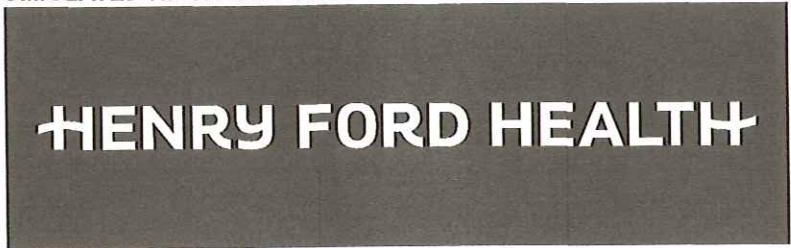
LIF-24-HORZ1-W

66.7 square feet

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details



SIMULATED NIGHTTIME VIEW

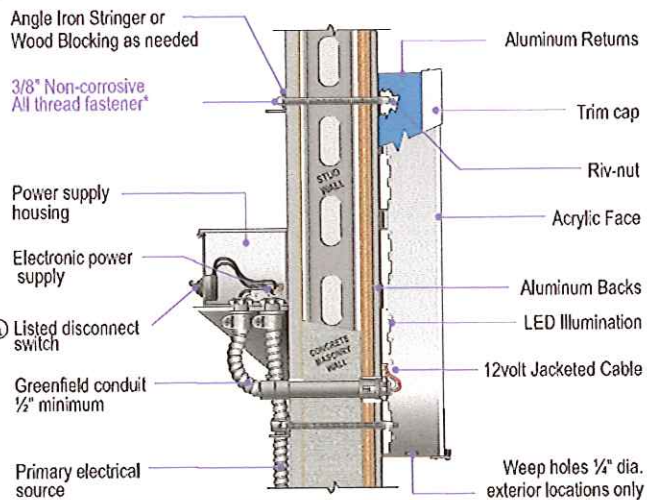
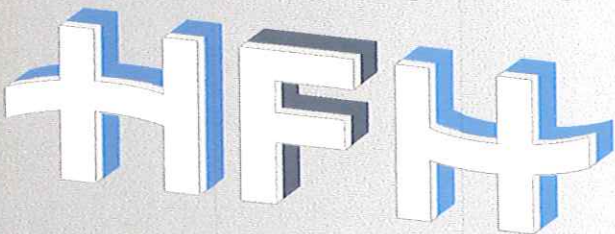


- FACES:** .177" #7328 White acrylic
- TRIMCAP:** 1" Std. White Jewellite
- RETURNS:** 'HENRY' - 5" deep .050" alum. - painted HFH Med. Blue; semi gloss finish
'FORD' - 5" deep .050" alum. - painted HFH Dk. Blue; semi gloss finish
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REMOTE POWER SUPPLIES
- WALL MATL.:** Brick
- INSTALL:** Thru bolted flush using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
All attachments to be on lower half of letters to avoid internal I-Beam at install Site
- QUANTITY:** (1) ONE LETTERSET REQUIRED

COLOR PALETTE

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- Dk. Blue:** Matthews MP 74601 R 211027; Semi Gloss
- Lt. Blue:** Matthews MP79491 R211027; Semi Gloss
- Matthews MP 6425sp Satin High Hide White

FACE LIT CHANNEL LETTERS



FACE LIT LED, REMOTE
FLUSH MOUNTED

READ TO BE A SYSTEM
AND WALL MOUNTING INSTRUCTIONS
FOR THE FOLLOWING: 1. ALL ELECTRICAL COMPONENTS TO BE LISTED
2. ALL ELECTRICAL COMPONENTS TO BE APPROVED BY THE
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Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:

HENRY FORD HEALTH

ADDRESS:

29200 SCHOOLCRAFT RD.
LIVONIA, MI 48150-2228

PAGE NO.:

ORDER NUMBER:

1177761

SITE NUMBER:

192

ELECTRONIC FILE NAME:

K:\ACCOUNTS\H\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R2.cdr

PROJECT NUMBER:

86474

PROJECT MANAGER:

MARCUS HAVERTY

Rev # Req # Date/Artist Description

Original 432054 06/08/23 CR

Rev 1 435076 06/23/23 CR

Rev 2 453289 11/08/23 CR

Rev # Req # Date/Artist Description

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E02 PYLON ELEVATION

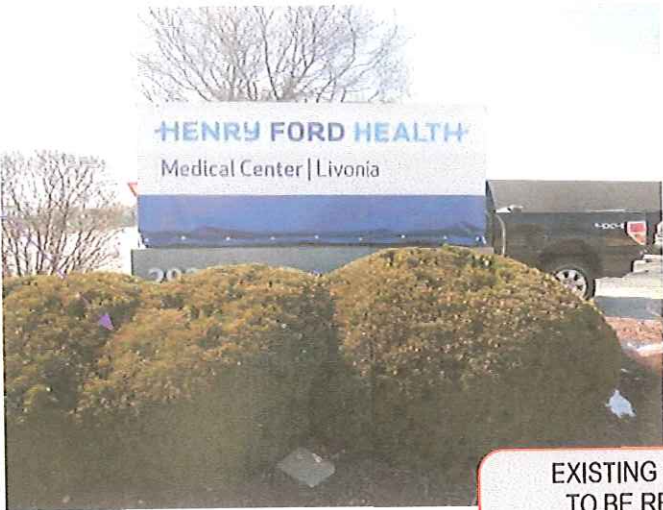
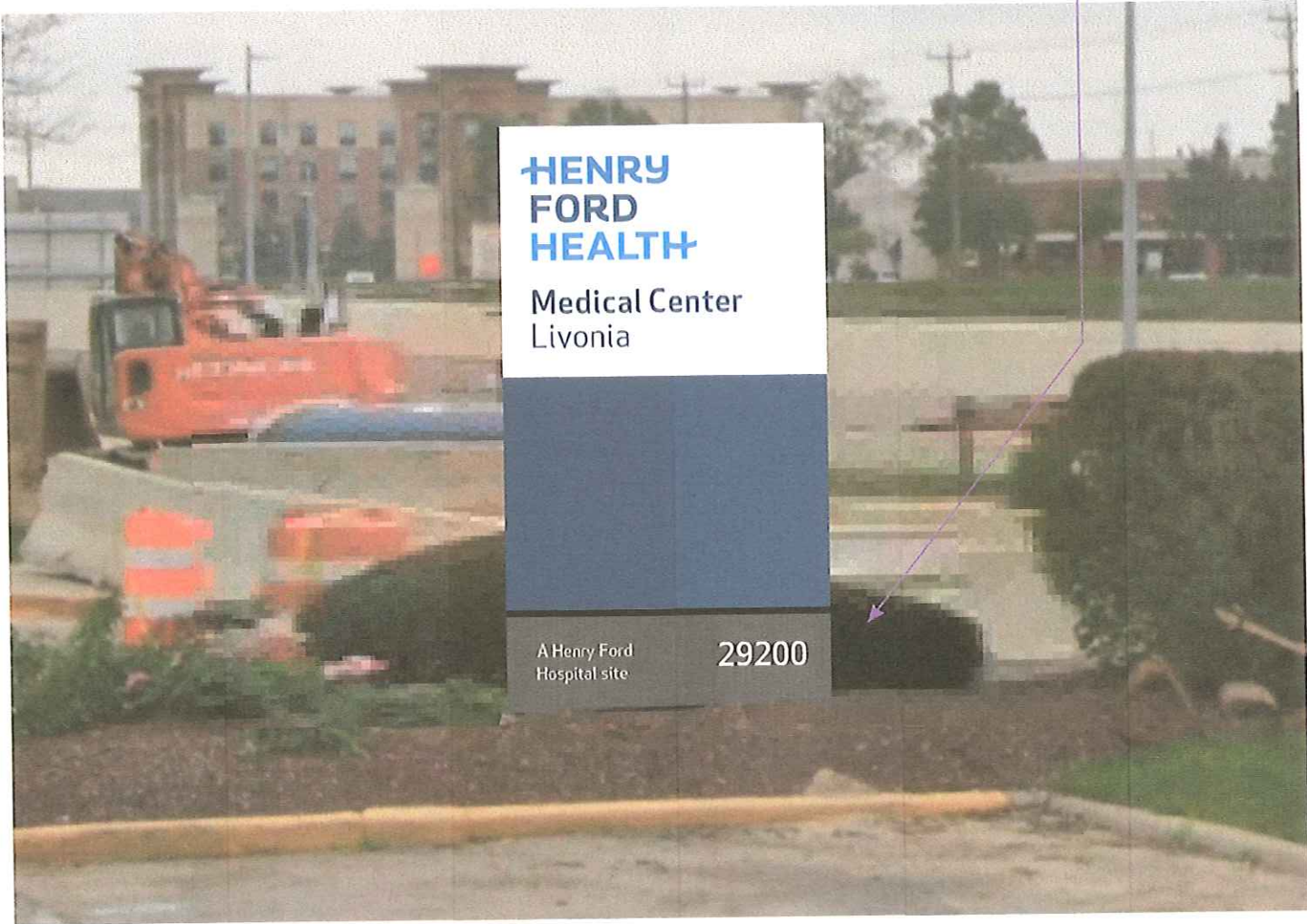
Scale: 3/8"=1'-0"

P-9-IL
45 square feet

EXISTING SIGN SF:	57.8
PROPOSED SIGN SF:	45

EXISTING CONDITIONS

EXISTING LANDSCAPING AROUND
SIGN TO BE REMOVED TO MAKE
ADDRESS VISIBLE FROM STREET VIEW



EXISTING 3'-6"h x 9'-0"w (6'-2" OAH x 9'-4-1/2" OAW) MONUMENT
TO BE REMOVED & REPLACED w/ EXISTING FOUNDATION &
STEEL TO BE CUT 12" BELOW GRADE. RE-USE EXISTING ELECTRICAL.

SIGN LOCATION - PLAN VIEW



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CLIENT:
HENRY FORD HEALTH

ADDRESS:
29200 SCHOOLCRAFT RD.
LIVONIA, MI 48150-2228

PAGE NO.:
192

ORDER NUMBER:
1177761

SITE NUMBER:
192

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R2.cdr

PROJECT NUMBER:
86474

PROJECT MANAGER:
MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR	Added note to remove landscaping				
Rev 2	453289	11/08/23 CR	Added plan view sign location				

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E02 S/F ILLUMINATED PYLON SIGN

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

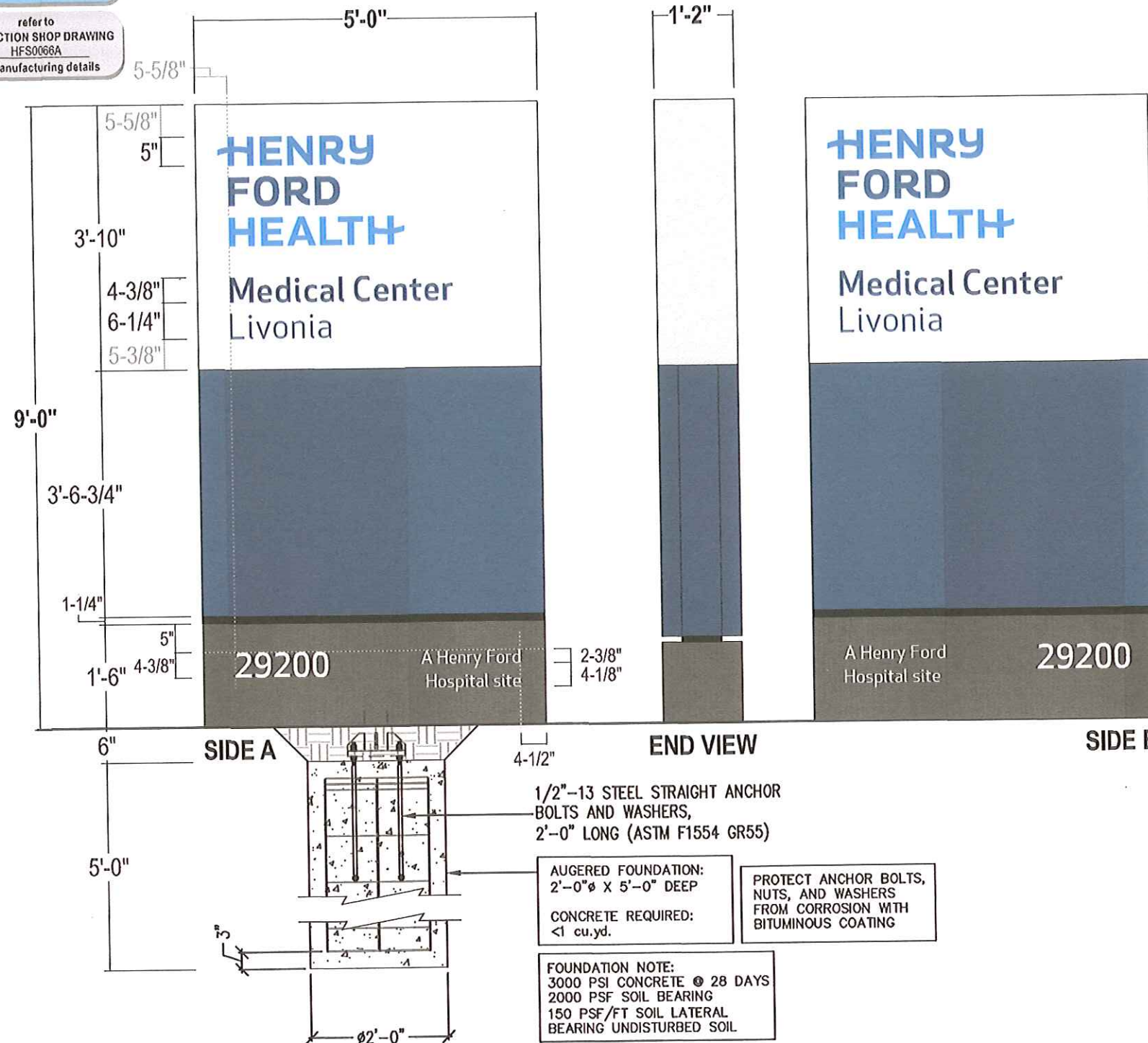
P-9-IL

45 square feet

See Engineering Drawing For all Details

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0066A
for manufacturing details



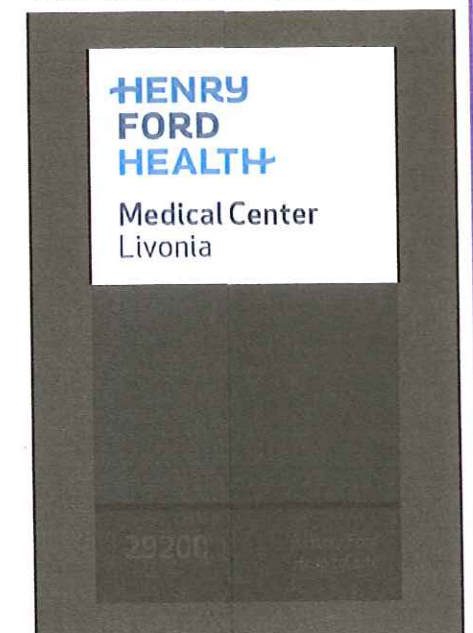
- CABINET:** 14" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown
- FACES:** *Upper Faces:* 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
Directional Copy: .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET - Re-use existing electrical
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied Reflective vinyl graphics to match colors shown
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE PYLON SIGN REQUIRED
- NOTE:** Existing monument to be removed and replaced with existing foundation and steel to be cut to 12" below grade. Existing foundation has (2) 4" poles with 84.5" O.C. New single pole foundation to be placed centered in middle of existing foundations.

ADDRESS NUMERALS
ORIENTED TOWARD
STREET SIDE

COLOR PALETTE

- Dk. Blue:** Matthews MP 74601 R 211027; Semi-Gloss
- Med. Blue:** Matthews MP 106752 R 213116
- Lt. Blue:** Matthews MP79491 R211027
- 3M 3630-43** Translucent red
- Matthews MP70427** R207976; HOH RED
- Matthews MP 6425sp** Satin High Hide White

SIMULATED NIGHTTIME VIEW



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Mentor, Ohio 44060

888.503.1569

CLIENT:

HENRY FORD HEALTH

ADDRESS:

29200 SCHOOLCRAFT RD.
LIVONIA, MI 48150-2228

PAGE NO.:

ORDER NUMBER:

1177761

SITE NUMBER:

192

ELECTRONIC FILE NAME:

K:\ACCOUNTS\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R2.cdr

PROJECT NUMBER:

86474

PROJECT MANAGER:

MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					
Rev 2	453289	11/08/23 CR					

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E37

MONUMENT ELEVATION

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

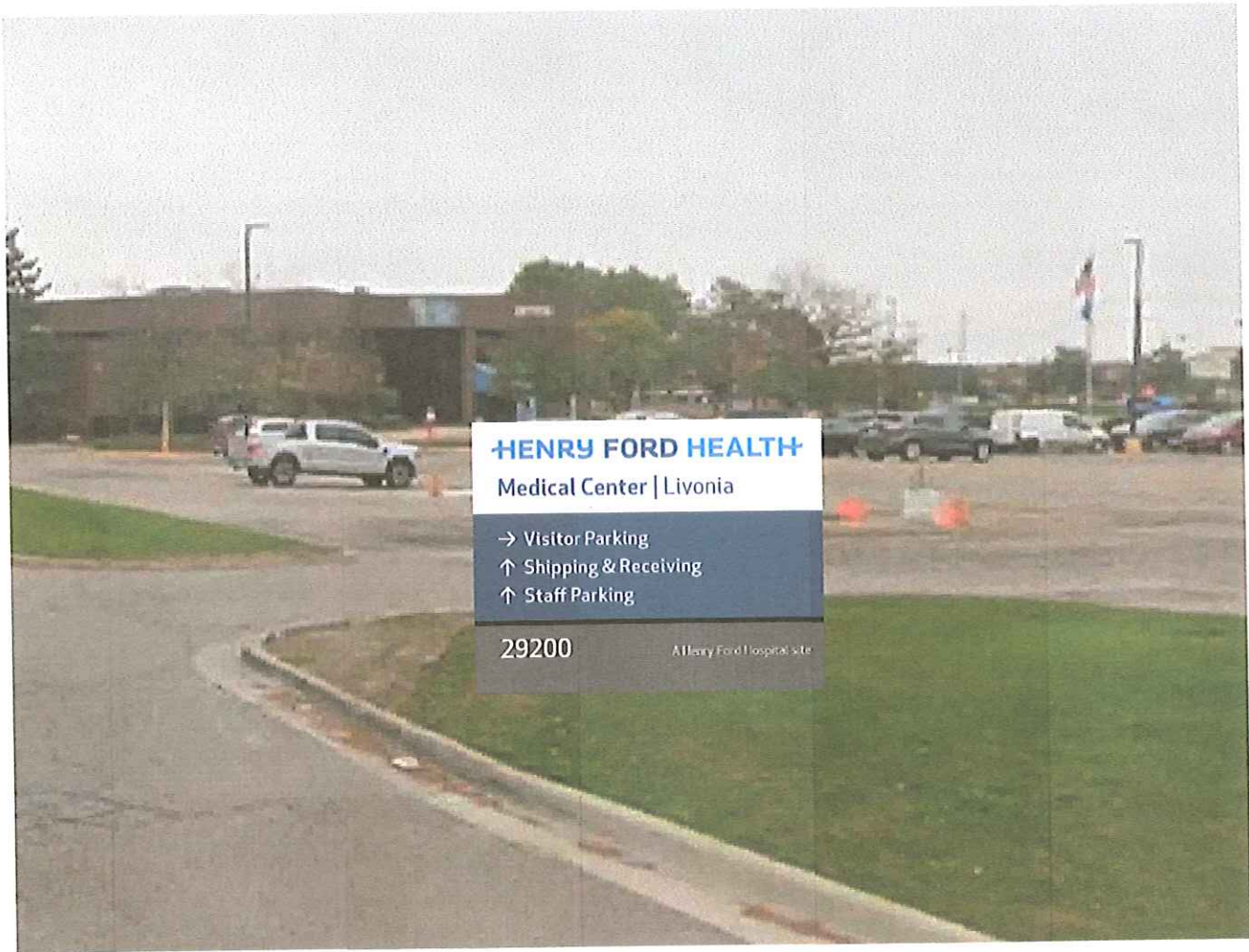
DM-6-IL

EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	46.9

EXISTING CONDITIONS



EXISTING 10"H X 4'-6"W X 11"D CONCRETE BASE TO BE REMOVED & REPLACED. RE-USE EXISTING ELECTRICAL. RESTORE GROUND MATERIAL AT THE BASE OF SIGN.



PROPOSED SIGNAGE

SIGN LOCATION - PLAN VIEW



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					
Rev 2	453289	11/08/23 CR	Added plan view sign location				

E37

D/F ILLUMINATED DIRECTIONAL MONUMENT SIGN

DM-6-IL

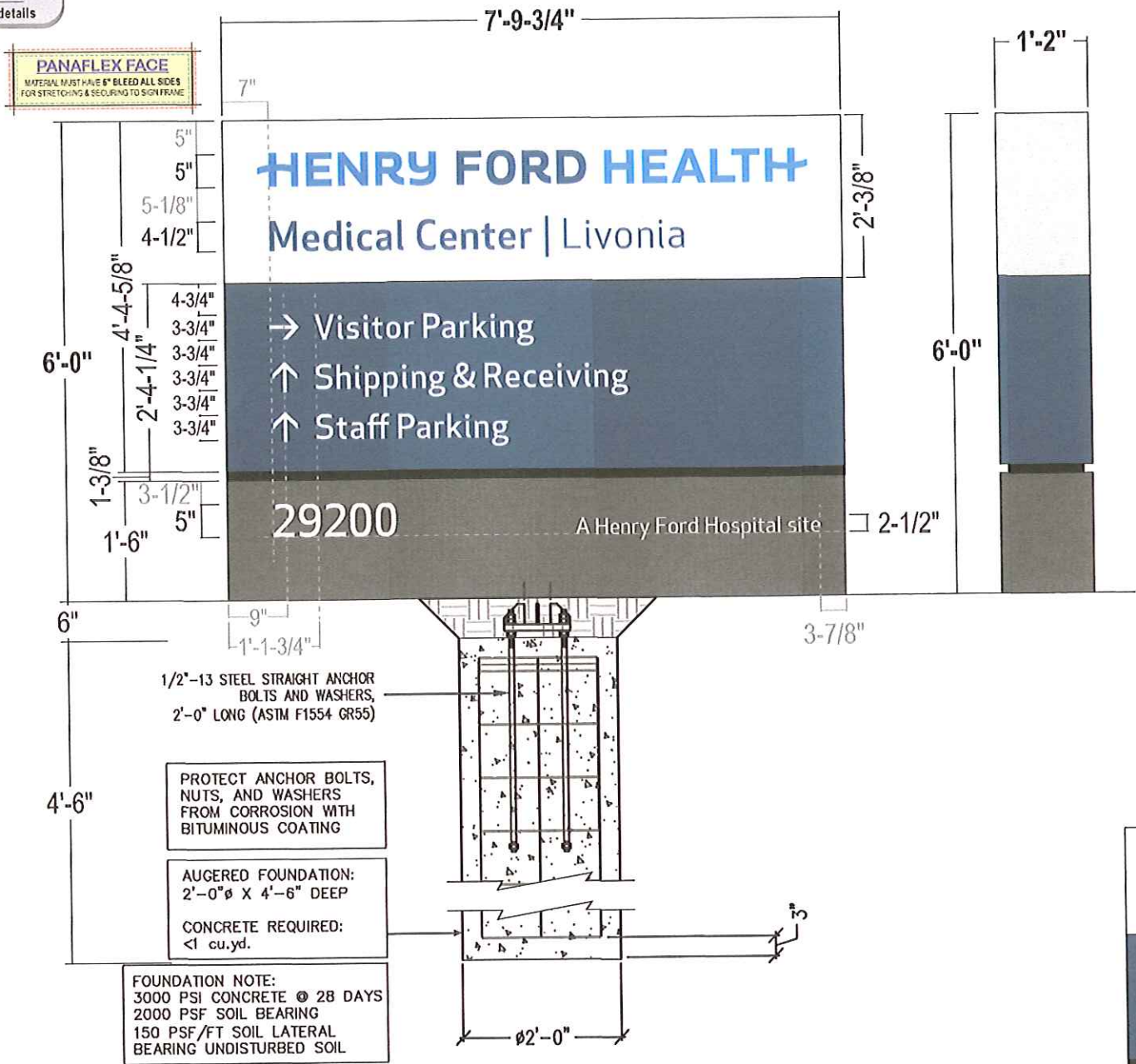
Scale: 1/2"=1'-0"

46.9 square feet

See Engineering Drawing For all Details

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0039D
for manufacturing details

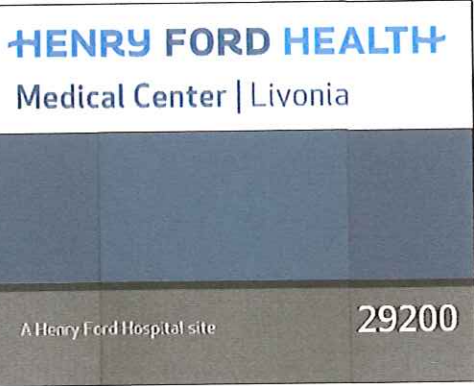
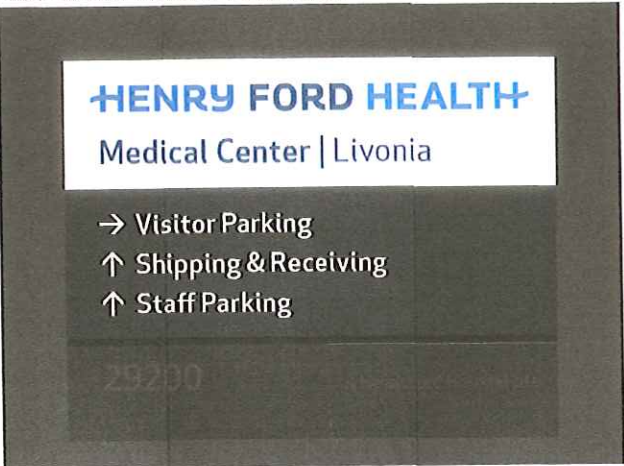


- CABINET:** 14" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown
- FACES:** *Upper Faces:* 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
Lower Faces: .125" Aluminum face painted dk. blue - graphics routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE MONUMENT SIGN REQUIRED
- NOTE:** Existing 10'h x 4'-6"w x 11'd Concrete base to be removed & replaced.
New single pole foundation to be placed centered in same location.

COLOR PALETTE

- Matthews MP 74601 R 211027; Semi-Gloss
- Matthews MP 6425sp Satin High Hide White
- Matthews MP 106752 R 213116
- Matthews MP79491 R211027
- Matthews MP 18243 R 212556; Semi-Gloss
- Matthews MP 30914; Semi-Gloss

SIMULATED NIGHTTIME VIEW



ADDRESS NUMERALS
ORIENTED TOWARD
STREET SIDE

SIDE B
NTS

Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
29200 SCHOOLCRAFT RD.
LIVONIA, MI 48150-2228

ORDER NUMBER:
1177761

SITE NUMBER:
192

ELECTRONIC FILE NAME:
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PROJECT NUMBER:
86474

PROJECT MANAGER:
MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					
Rev 2	453289	11/08/23 CR					

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E05

PROPOSED DIRECTIONAL ELEVATION

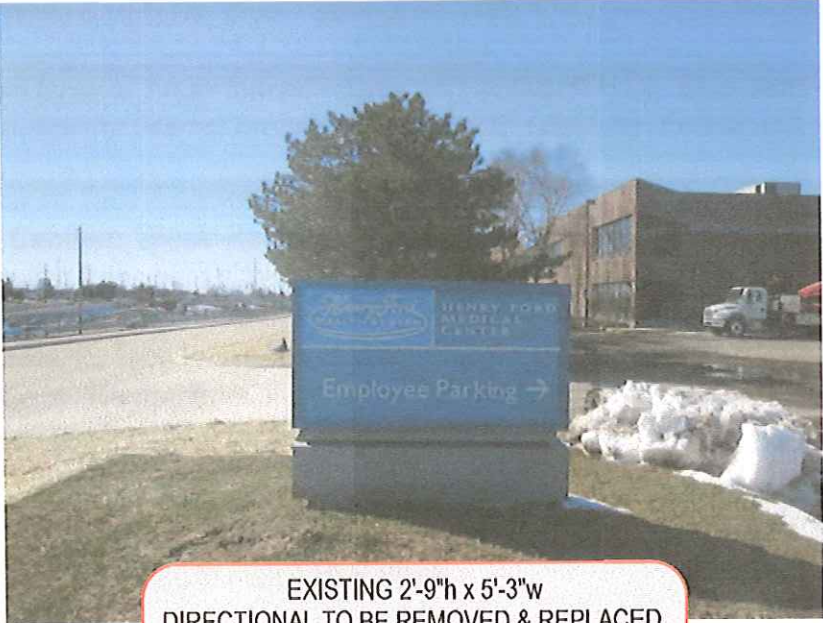
Scaled Proportionately

BD-6-IL

20.3 square feet

EXISTING SIGN SF:	14.4
PROPOSED SIGN SF:	20.3

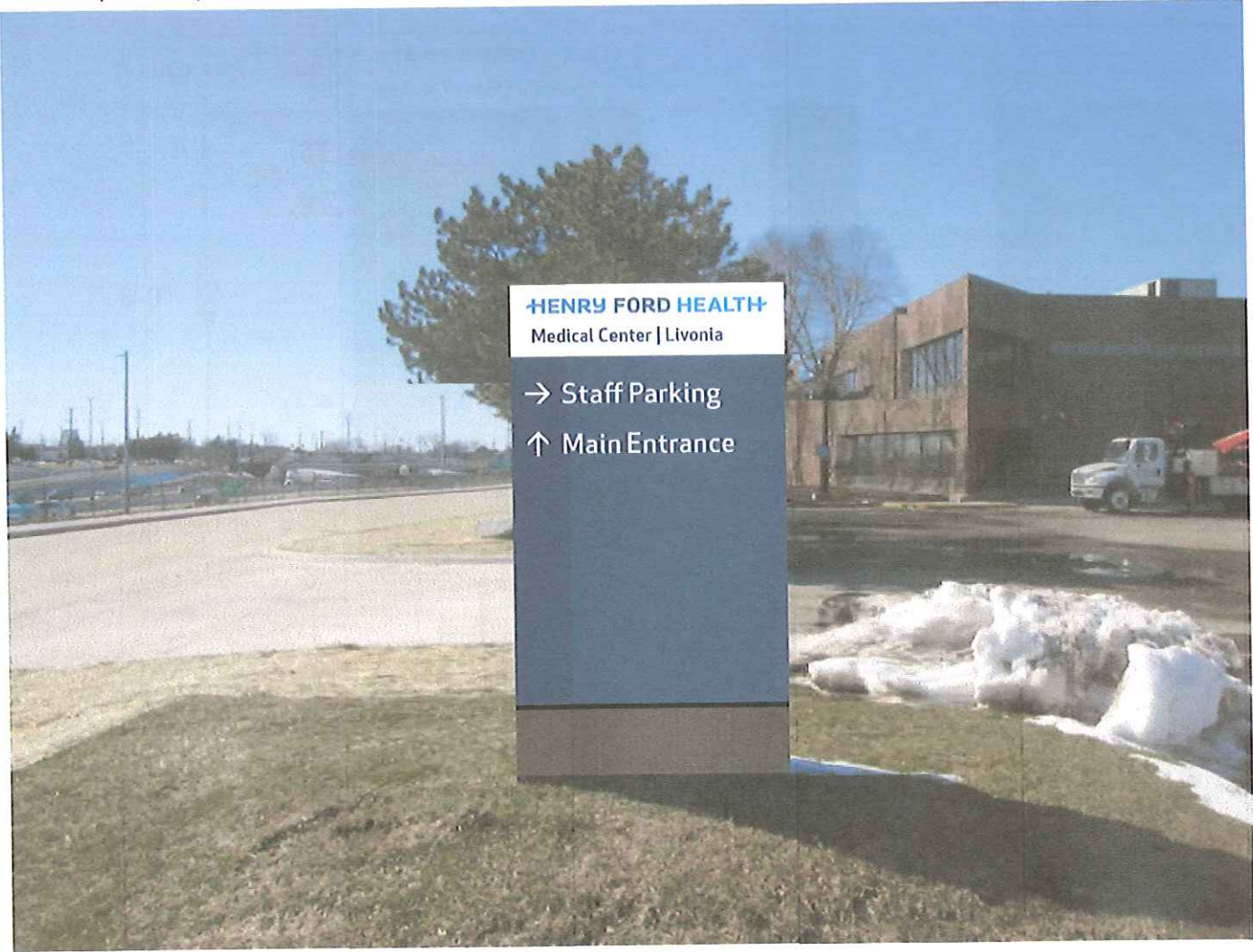
EXISTING CONDITIONS



EXISTING 2'-9"h x 5'-3"w
DIRECTIONAL TO BE REMOVED & REPLACED.
CUT EXISTING SIGN 12" BELOW GRADE.

Scaled Proportionately

PROPOSED SIGNAGE



SIGN LOCATION - PLAN VIEW



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888.503.1569

CLIENT:

HENRY FORD HEALTH

ORDER NUMBER:

1177761

PROJECT NUMBER:

86474

SITE NUMBER:

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PROJECT MANAGER:

MARCUS HAERTY

ADDRESS:

29200 SCHOOLCRAFT RD.
LIVONIA, MI 48150-2228

PAGE NO.:

ELECTRONIC FILE NAME:

K:\ACCOUNTS\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R2.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					
Rev 2	453289	11/08/23 CR	Separated photos & specs; Added plan view sign location				

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E21

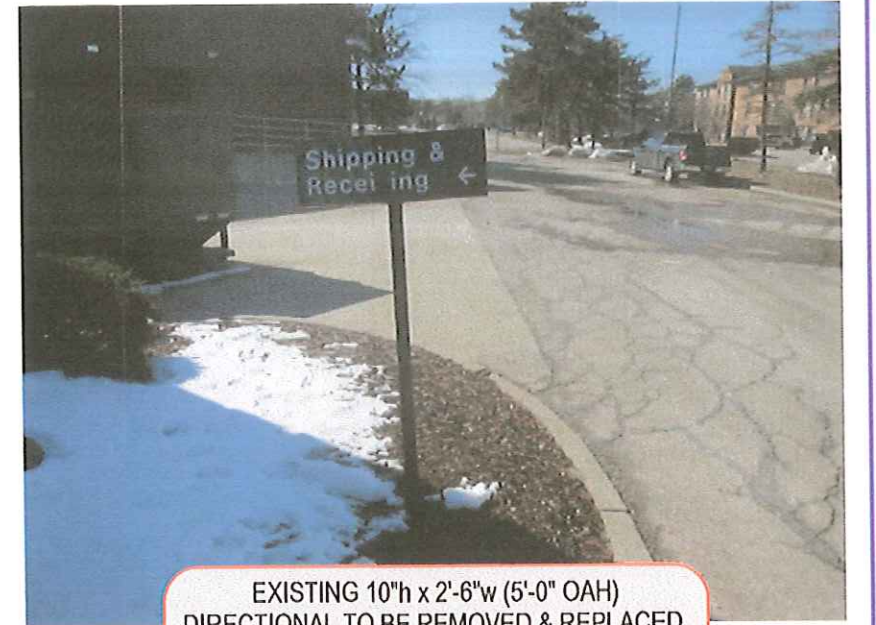
PROPOSED DIRECTIONAL ELEVATION

Scaled Proportionately

NBD-4-NIL
9 square feet

EXISTING SIGN SF:	2.1
PROPOSED SIGN SF:	9

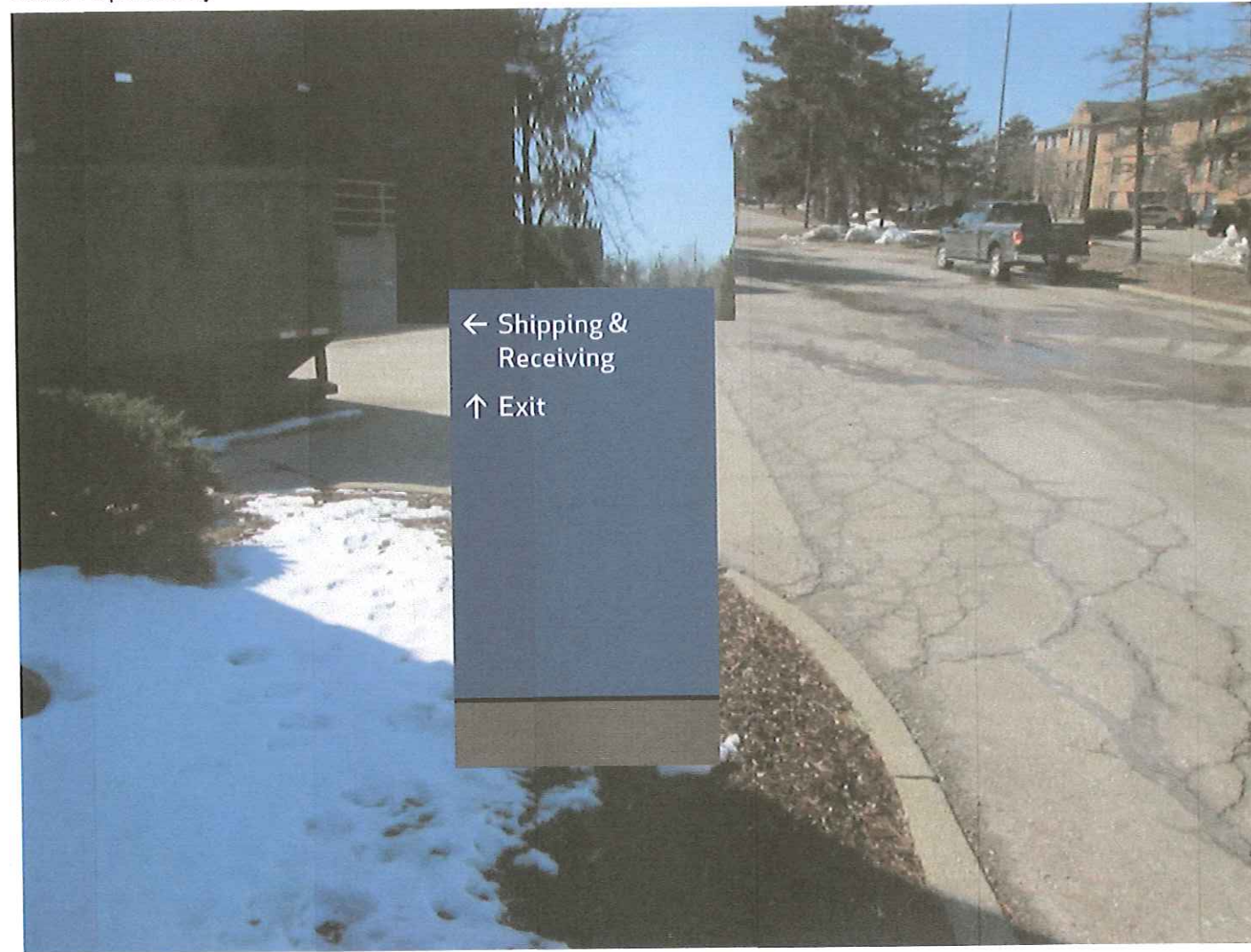
EXISTING CONDITIONS



EXISTING 10" h x 2'-6" w (5'-0" OAH)
DIRECTIONAL TO BE REMOVED & REPLACED.
CUT EXISTING SIGN TO GRADE.

Scaled Proportionately

PROPOSED SIGNAGE



SIGN LOCATION - PLAN VIEW



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	08/23/23 CR					
Rev 2	453289	11/08/23 CR	Separated photos & specs; Added plan view sign location				

E21

D/F NON-ILLUMINATED DIRECTIONAL

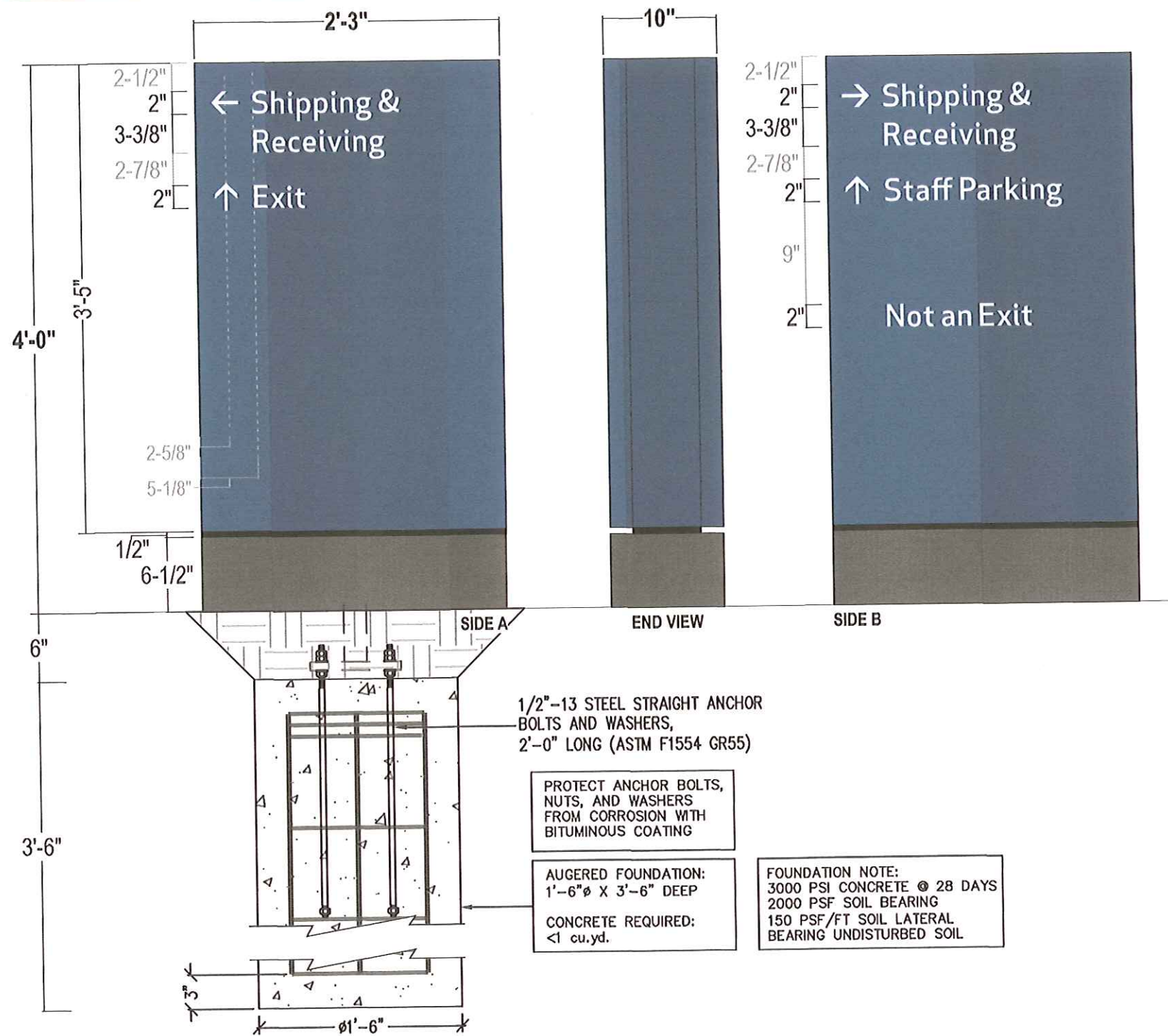
NBD-4-NIL

Scale: 1"=1'-0"

9 square feet

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS00558
for manufacturing details



- CABINET:** 10" deep aluminum angle sign frame w/ .125 alum. skin;
Painted HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns;
all painted HFH Dk. Blue- semi gloss finish
Attached w/ stainless steel piano hinge for internal access
- GRAPHICS:** Surface applied Reflective vinyl graphics to match colors shown
- REVEAL:** Alum. Construction; Painted to match HFH Black
semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using
base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED

COLOR PALETTE



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8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:

HENRY FORD HEALTH

ADDRESS:

29200 SCHOOLCRAFT RD.
LIVONIA, MI 48150-2228

PAGE NO:

ORDER NUMBER:

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ELECTRONIC FILE NAME:

K:\ACCOUNTS\H\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R2.cdr

PROJECT NUMBER:

86474

PROJECT MANAGER:

MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					
Rev 2	453289	11/08/23 CR	Separated photos & specs				

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EXISTING SIGN SF:	-
PROPOSED SIGN SF:	9



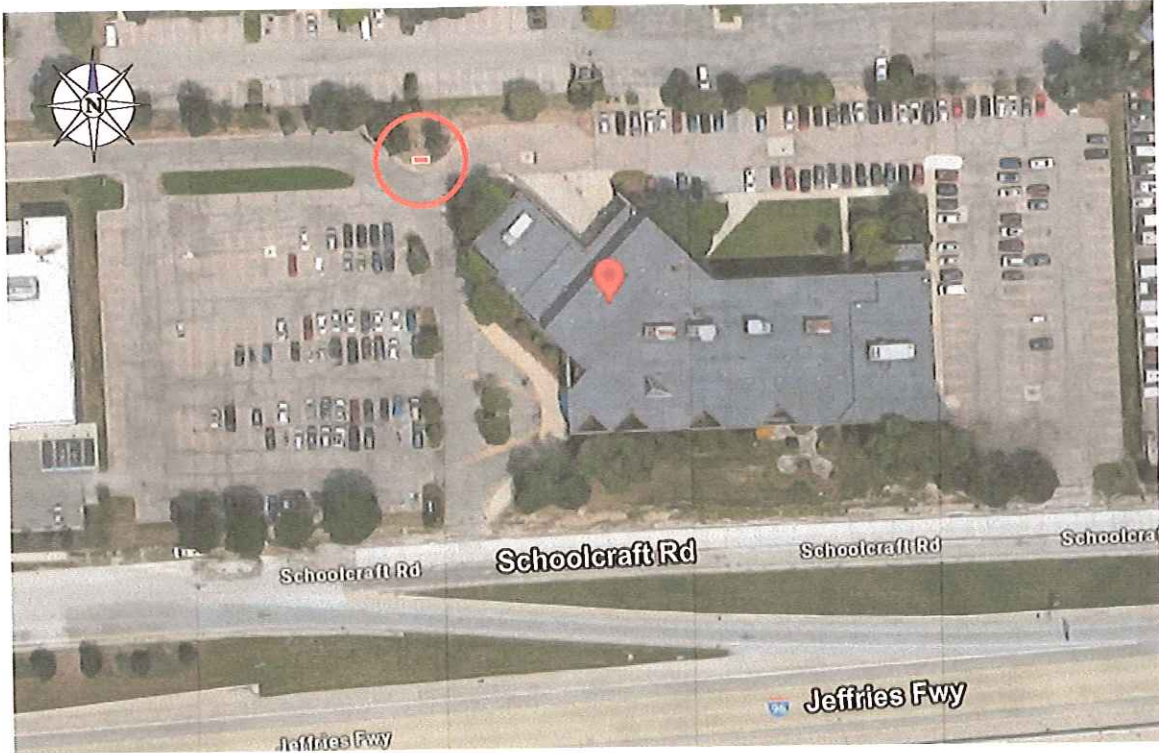
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Scaled Proportionately

PROPOSED SIGNAGE



SIGN LOCATION - PLAN VIEW

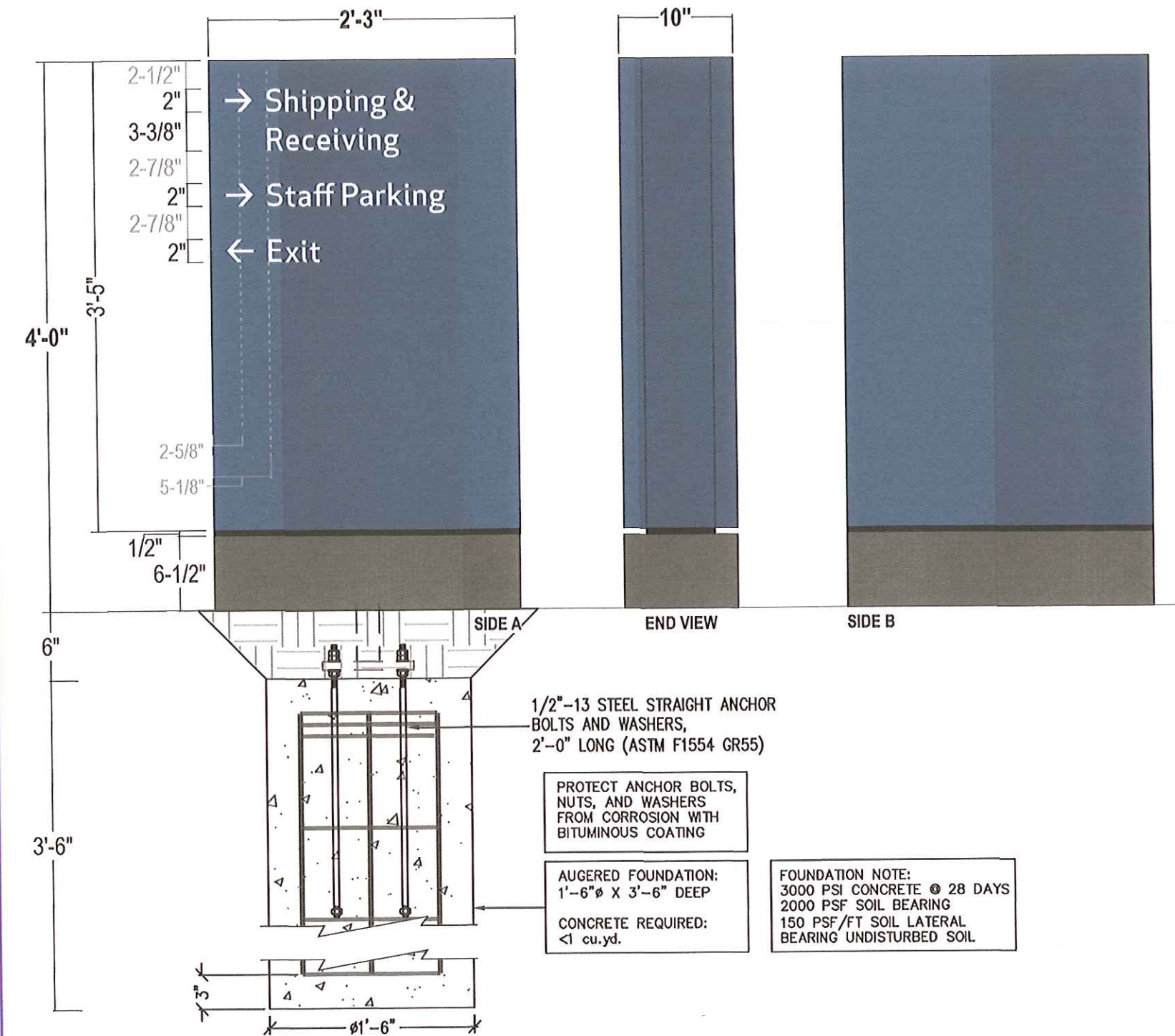


Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR	
Rev 1	435076	08/23/23 CR	
Rev 2	453289	11/08/23 CR	Separated photos & specs; Added plan view sign location

Rev #	Req #	Date/Artist	Description

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0055B
for manufacturing details



- CABINET:** 10" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
Attached w/ stainless steel piano hinge for internal access
- GRAPHICS:** Surface applied Reflective vinyl graphics to match colors shown
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED

HENRY FORD HEALTH 29200 SCHOOLCRAFT REF: WALL AND GROUND SIGNS REGIONAL COMMERCIAL

Page 95

29200 SCHOOLCRAFT
OWNER: HENRY FORD HEALTH
RE: WALL AND GROUND SIGNS
FUTURE LAND USE PLAN:
"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

S.W. 1/4 Section 24

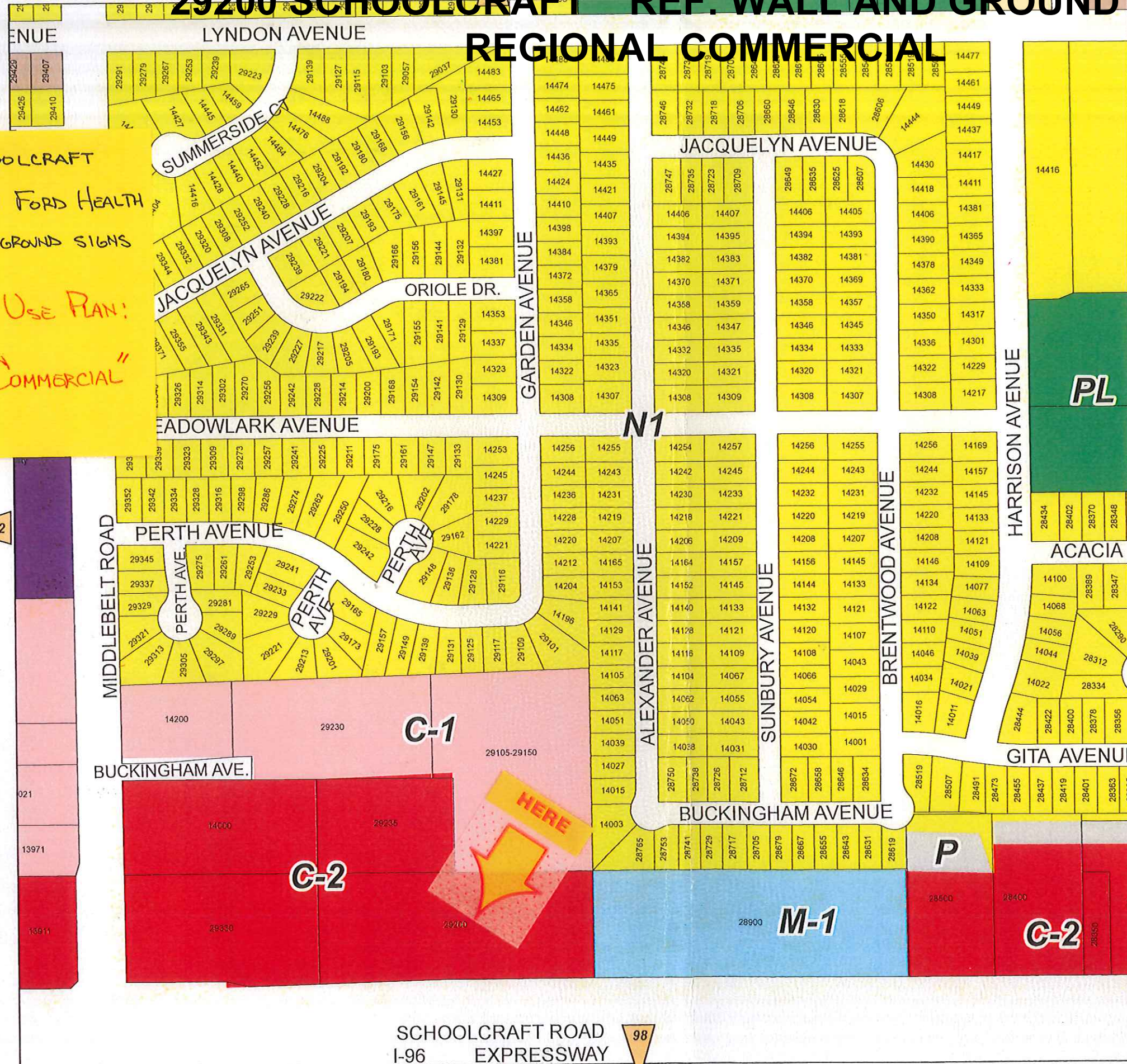
City of Livonia

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

Copyright 2001, City of Livonia



300 150 0 300 Feet



Henry Ford Health Systems 29200 Schoolcraft Road, Livonia, MI 48150

(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
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Henry Ford Health Systems 29200 Schoolcraft Road, Livonia MI 48150

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

Expedite The Diehl LLC Agent -6487 Hilliard Drive, Canal Winchester, OH 43110 [614]828-8215

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

The property address is 29200 Schoolcraft Road

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

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

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

24AA1B AA1C1 AA2A1 PT OF THE SW 1/4 SEC 24 T1S R9E BEG N88DEG 8M 2S E 577.69 FT AND N 1D 51M 58S W 108.83 FT FROM SW COR SEC

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. See attached

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:
This is a medical facility where typical sign allowances are not appropriate for adequate wayfinding, patient navigation, and emergency services.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
Henry Ford Health seeks to replace existing signage and install a wall sign on the west wall. Patients and emergency services rely on adequate signage when trying to navigate their way here under distress.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. Signs already exist here and this westerly facing wall sign faces a parking lot entry that does not face residential property. This sign is over 100' from the street front and over 200' from neighboring properties.

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?
Requesting a zoning ordinance amendment for a hospital is not the most practical approach when a variance would not have a major impact on the community as a whole. The zoning allowances for C2 are appropriate for a retail establishment in a C2 zoning district. Variances are appropriate when there is a hardship or practical difficulty that is peculiar to this piece of property that are the result of a condition that doesn't exist generally throughout the city. Most cities like Livonia have few hospital facilities thereby creating circumstances which make the property unique in it's own merit by use. The variance will result in substantial justis being done because it is regarding public health benefits that are intended to be protected by the overall intent of the sign ordinance.



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? Hospitals are permitted in C1, C2, C4 and as a waiver use in C3 and PL districts.
This property is zoned C2

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

Franklin
COUNTY OF WAYNE)
STATE OF MICHIGAN)
Ohio



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:

Tracy Dien Agent

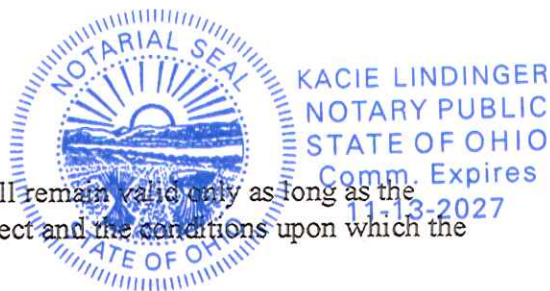
Please print name of property owner:

Tracy Dien

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 19 day of October, 2023

Kacie Lindinger
Franklin Ohio
(Notary Public, Wayne County, Michigan)
My Commission expires 11/13/27



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 26, 2023 which reads as follows:
ZONING ORDINANCE SECTION 11.08 (3) AND 11.05 (16)

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 NO

Violation Issued NO

AFFIDAVIT OF PERMIT AUTHORIZATION

This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a variance and permit(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf.

I, Gene Barber "owner of the property listed below certify that I have granted, Stratus Unlimited and their permit expeditor Expedite The Diehl LLC, my duly authorized agent, permission to obtain the variance, sign permits and related documents necessary for the construction (or installation) of signs at the following address:

29200 Schoolcraft Rd Livonia MI 48150

Address of permit location

I understand that I am authorizing them to apply for necessary permits, appeals and related permit documents. This is limited to what is necessary for sign permit projects to be completed.



8-28-23

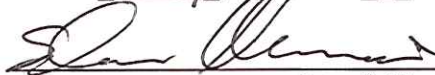
Signature of Property Owner

Date

Our Expeditor: Tracey Diehl / Pete Hatcher
Company Name Expedite The Diehl LLC
Company Address: 6487 Hilliard Drive
Company City, State: Zip Canal Winchester OH 43110
Contact Phone: Tracey Diehl

Notary

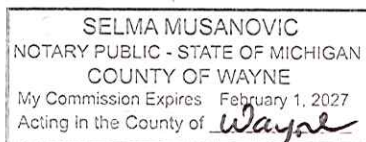
State of Michigan City/ County of Wayne
I, Selma Musanovic Notary Public in and for the aforesaid State hereby certify that Gene Barber appeared before me in the State and City/County aforesaid and executed this affidavit on this 7th Sept day of "2023".



Notary Public

My Commission Expires the 1 day of February, 2027.
Date Month year

Affix Seal



Henry Ford Health

29200 Schoolcraft Road

Livonia, MI

Variance Request

Henry Ford Health is in the process of rebranding all of their locations. For consistency to their brand and to effectively communication with the patients that use their facilities, this location is part of that rebranding. All signage is being upgraded at 29200 Schoolcraft Road which is located in the C2 zoning district on the north side of Schoolcraft Road. The applicant is seeking wall variances to deviate from Section 11.08(3). The applicant proposed three [3] wall signs where only one [1] wall sign is allowed. The wall signs proposed are as follows:

E40 66.7 sq. ft. Wall sign proposed for the east elevation this elevation is approx. 170' in length, this sign reads "HENRY FORD HEALTH"

E03 96.6 sq. ft. Wall sign [reface of existing sign] this elevation is approx. 250' in length, this sign reads "HENRY FORD HEALTH"

E01a 66.7 sq. ft. Wall sign proposed for the west elevation this elevation is approx. 102' in length, this sign reads "HENRY FORD HEALTH"

Sign area allowed 1 sq. ft. per linear ft. of building frontage. Total wall sign area proposed is 230 sq. ft. where the frontage measurement is over 250' in length facing Schoolcraft Road.

The applicant is seeking a variance to allow 3 wall signs where only 1 is allowed.

The applicant is seeking monument sign variances to deviate from Section 11.08(3). The applicant proposed replacement ground signage. The applicant seeks three [3] monument style signs and four [4] directional signs where only one ground sign is allowed.

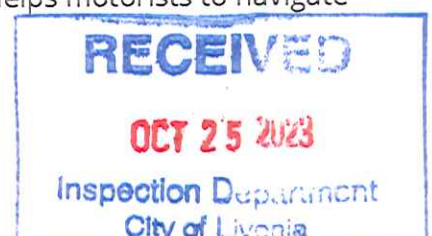
E02 located at the driveway entrance along the west side of the property entering from Schoolcraft Road. The applicant proposes to remove 57.8 sq. ft. monument sign and install **45 sq. ft.** monument, this sign is internally illuminated and is 9' in height. This sign identifies Henry Ford Health Medical Center Livonia. This is the main ID sign that has the numerical portion of the address for 29200 listed.

E05 located at the driveway entrance along the east side of the property entering from Schoolcraft Road. The applicant proposes to remove 14.4 sq. ft. monument and install **20.3 sq. ft.** directional monument for wayfinding, this sign is illuminated internally and is 6' in height. This sign identifies Henry Ford Health Medical Center and is a wayfinding sign as well.

E21 located at the north side of the lot where persons entering the rear of the lot would navigate to the property. The applicant proposes to remove 2.1 sq. ft. directional sign and install **9 sq. ft.** monument sign directional this sign is non illuminated wayfinding sign that is 4' in height for navigation of deliveries and staff.

E36 located internal to the site and near the building on the north elevation, the applicant proposes to install new **9 sq. ft.** monument sign directional this sign is non illuminated and 4' in height. This monument sign is used for motorists coming into the lot from Middlebelt Road. This is a wayfinding sign.

E37 located to the northwest side of the lot at the parking lot entry from Middlebelt Road for motorists to navigate their way to the facility, the applicant proposes to install **46.9 sq. ft.** monument sign, this sign is illuminated internally and is 6' in height. This sign identifies Henry Ford Health Medical Center and helps motorists to navigate their way to various parking lots and facility entrances.



E38 install **3 sq. ft.** hospital public navigation sign , this sign is non illuminated – this sign is on a light pole outside of the hospital campus.

E39 install **3 sq. ft.** hospital public navigation sign , this sign is non illuminated – this sign is on a light pole outside of the hospital campus.

The applicant is seeking a variance to allow 136.20 sq. ft. of monument sign area where only 30 sq. ft. is allowed. The applicant is seeking a variance to allow for the use of 3 monument signs where only one is allowed. The applicant is seeking a height variance of 3 ft. to allow for one of the proposed monument signs to be 9 ft. which will exceed the maximum height of 6 ft. The applicant is seeking a directional sign variance to allow directional signs that exceed the 2 sq. ft. maximum allowed.

In summary the variances sought for this medical facility are as follows:

3 wall signs where 1 is allowed

3 monument signs where 1 is allowed

136.20 sq. ft. of monument sign area where only 30 sq. ft. is allowed

1 monument sign that is 9' where only 6' is allowed

3 directionals to exceed the 2 sq. ft. directional allowance in Section 11.06.(8)

Application of Variance Power. No variance in the application of the provisions of this Ordinance shall be allowed by the Board of Appeals relating to buildings, land, or premises now existing or to be constructed, except in cases involving practical difficulties or unnecessary hardships when the evidence in the official record of the appeal from a decision or order of the building official supports the following affirmative findings:

- A) That the alleged hardships and practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City.

This is an existing hospital medical facility and the exceptional peculiar conditions that exist here are the result of those that would exist for any medical facility operating in the city where the ordinance is generally applicable to commercial property and not the needs of emergency medical services. The variance request is not the result of conditions that exist for all properties in the C2 zoning district, these circumstances are specifically related to the needs of a medical facility. In keeping with the overall intent of the sign ordinance this is a signage need the does not arise out of financial gain but rather the unique nature of the needs of a medical facility.

- B) That the alleged hardships and practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

The practical difficulty and hardship that exists here is created when signage is denied that prevents a medical facility from having adequate signage for all emergency situations that may arise. Persons traveling here will not be here for financial gain but out of medical necessity.

- C) That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

The substantial justice is being done when considering that this is a public health benefit service. The hardship suffered by failure of the board to grant the variance could result in the loss of life when emergency services cannot safely and adequately



use sufficient signage to navigate their way to this facility thru the parking lot. Persons that are unfamiliar with this area will be using the signage to navigate the campus and GPS technology is not always reliable or accessible. Medical facilities needs to be readily locatable and signage needs to be legible for all vision capabilities in all traffic and weather conditions. The hospital engages in research to determine what's appropriate for each of their facilities and has determined that this is the minimum necessary for the signs here to be effective.

- D) That the variance, if granted, will not adversely affect the purpose or objectives of the Master Plan of the City of Livonia.

The overall intent of the sign ordinance is as follows:

It is not the intent of this Ordinance to have the open spaces and lines of vision created by public rights-of-way used as license for unrestricted advertising through the use of signage, but rather to enhance the physical appearance of the city, preserve scenic and natural beauty of designated areas, make the city a more enjoyable and pleasing community and to create a more attractive economic and business climate by preserving property values. It is intended by the provisions of this Ordinance to reduce sign or advertising distractions, to eliminate the visual blight caused by abandoned or poorly maintained signs and to avoid the confusion of conflicting adjacent signs. Through this Ordinance signage will be allowed in such a manner so as to provide those similar uses in similar zones the opportunity for identification exposure regardless of parcel size, although the location and size of buildings will influence the amount and type of signage permitted. This Ordinance shall make a distinction between those non-residential zones that provide for transitional or other than retail activity as a primary use. This section, through this approach, reflects the transitional nature of the zoning district arrangements shown on the zoning map and the future land use plan so that as the intensity of land use is decreased, so is the amount of permitted signage. This consistent approach is necessary to remove the need for the type of signs which compete for attention for the motorist, thereby creating traffic hazards as well as creating visual blight within the city. It is therefore within the health, safety and welfare responsibility of the city of Livonia that this section of the Ordinance is promulgated.

The variance if granted would not have an adverse effect on the objectives of the city of Livonia Sign ordinance but rather enhance the safety, health, and welfare of the community by providing adequate signage for a medical facility. This does not create sign clutter. The signs proposed are appropriate for posted speed limits, distances from the road ways, lines of site and overall façade size. The nature of a commercial property versus the nature of a medical facility needs to be taken into consideration, and these signs are consistent with what the needs are for a medical facility.



Bernard J. Youngblood
Wayne County Michigan
Register of Deeds
International Center Building
400 Monroe Street, 7th Floor
Detroit, MI 48226-2925
(313) 224-5850

Receipt: 23-236225

*** REPRINT *** REPRINT *** REPRINT ***

Product	Name	Extended
COPY-COUNTER	COPY COUNTER	\$4.00
	# of Pages	2
	# of Copies	1
	Comments	mail search copies
	No Charge	false
Copy - Counter		\$4.00
SR	SEARCH REQUEST	\$15.00
Document #		230926-13398
Description:	MAIL SEARCH CUSTOMER TRACEY DIEHL REQUESTED COPY OF DEED FOR 29200 SCHOOLCRAFT LIVONIA, MI (THROUGH EMAIL WITH S. TUGGLE) SENT CHECK #1576 DATED 09/27/2023 FOR \$19.00 - EMAILED TWO PAGE DOCUMENT TO TRACEY@EXPEDITETHEDIEHL.COM	
# Mail		1
Total		\$19.00
Tender (Check or Money Order)		\$19.00
Check #	1576	
Name	expedite the diehl llc	

*** REPRINT *** REPRINT *** REPRINT ***

Thank You!
WayneCountyLandRecords.Com

9/26/23 2:20 PM rdwebjoa
Workstation: H302661



For as to copy, and then to an...
FIVE V...
FEB 21 1996
WAYNE COUNTY TREASURER

LIMITED WARRANTY DEED

LIBER 28620 PAGE 639

HEALTH ALLIANCE PLAN OF MICHIGAN, a Michigan nonprofit corporation that is exempt from Federal income tax pursuant to Section 501(c)(3) of the Internal Revenue Code, that is the successor in interest by statutory merger to Metropolitan Hospital, a Michigan nonprofit corporation, and whose address is 2850 West Grand Boulevard, Detroit, Michigan 48202 ("Grantor"), hereby conveys by donative transfer to its affiliated entity, HENRY FORD HEALTH SYSTEM, a Michigan nonprofit corporation that is exempt from Federal income tax pursuant to Section 501(c)(3) of the Internal Revenue Code, and whose address is 1 Ford Place, Detroit, Michigan 48202 ("Grantee"), the following real estate situated in the City of Livonia, County of Wayne, State of Michigan:

Part of the Southwest 1/4 of Section 24, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, being more particularly described as follows: Beginning at a point on the North line of Interstate 96 distant, North 88 degrees 08 minutes 02 seconds East, 577.69 feet and North 01 degrees 51 minutes 58 seconds West, 108.83 feet from the Southwest corner of Section 24; thence North 02 degrees 19 minutes 23 seconds West, 294.37 feet; thence North 88 degrees 09 minutes 06 seconds East 739.70 feet; thence South 02 degrees 21 minutes 52 seconds East, 285.23 feet to the North line of Interstate 96; thence along the said North line of Interstate 96, South 88 degrees 15 minutes 03 seconds West, 387.80 feet and South 86 degrees 33 minutes 16 seconds West, 352.17 feet to the point of beginning;

96054497

together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining (collectively the "Premises"), subject to building and use restrictions and easements of record. The sole consideration paid by Grantee to Grantor for the donative transfer described in this Limited Warranty Deed is One (\$1.00) Dollar, the receipt of which Grantor hereby acknowledges. Grantor hereby covenants and warrants that it and its successors and assigns shall and will defend the title to the Premises in the name of Grantee, but only against the claims of persons claiming by, from, through or under Grantor, and only until such time as Grantee conveys said Premises.

IN WITNESS WHEREOF, this Limited Warranty Deed has been executed this 1st day of January, 1996, by an authorized representative of Grantor.

Witnesses:

Health Alliance Plan of Michigan
("Grantor")

Glenna M. Harris
GLENN A. HARRIS
Mary K. Larkin
MARY K. LARKIN

By: James Walworth
James Walworth
26 FEB 96 3:53 P.M. RECEIVED
His: President and Chief Executive Officer
WAYNE COUNTY, MI

NO REVENUE AT LIAISON
6 2 6 3 600

095-99-0002-008

RECEIVED
OCT 25 2023
Inspection Department
City of Livonia

State of Michigan }

County of Wayne }

The foregoing instrument was acknowledged before me this 1st day of January, 199 6, by James Walworth.

My Commission Expires:

March 30, 2000

Karalle A. Hoskins
KARALLE A. HOSKINS
Notary Public, Wayne County

When Recorded Return To:

Henry Ford Health System
1 Ford Place, 4B
Detroit, Michigan 48202
Attn: David B. Lee

Send Subsequent Tax Bills To:

Henry Ford Health System
1 Ford Place, 4AB
Detroit, Michigan 48202
Attn: Chris Cobb

This Instrument Prepared By:

David B. Lee, Esq.
Henry Ford Health System
1 Ford Place, 4B
Detroit, Michigan 48202

Recording Fee:

\$14.00

This conveyance is exempt from the transfer tax imposed by M.C.L.A. Section 207.504 pursuant to M.C.L.A. Section 207.505(a), and is exempt from the transfer tax imposed by M.C.L.A. Section 207.525(1) pursuant to M.C.L.A. Sections 207.526(a) and (s). No valuation affidavit is being filed with this Limited Warranty Deed because this conveyance is exempt from all transfer taxes.

Stratus™

stratusunlimited.com

888.503.1569

LOCATION NUMBER:

192

SITE ADDRESS:

29200 Schoolcraft Rd.
Livonia, MI 48150-2228

RECEIVED

OCT 25 2023

Inspection Department
City of Livonia

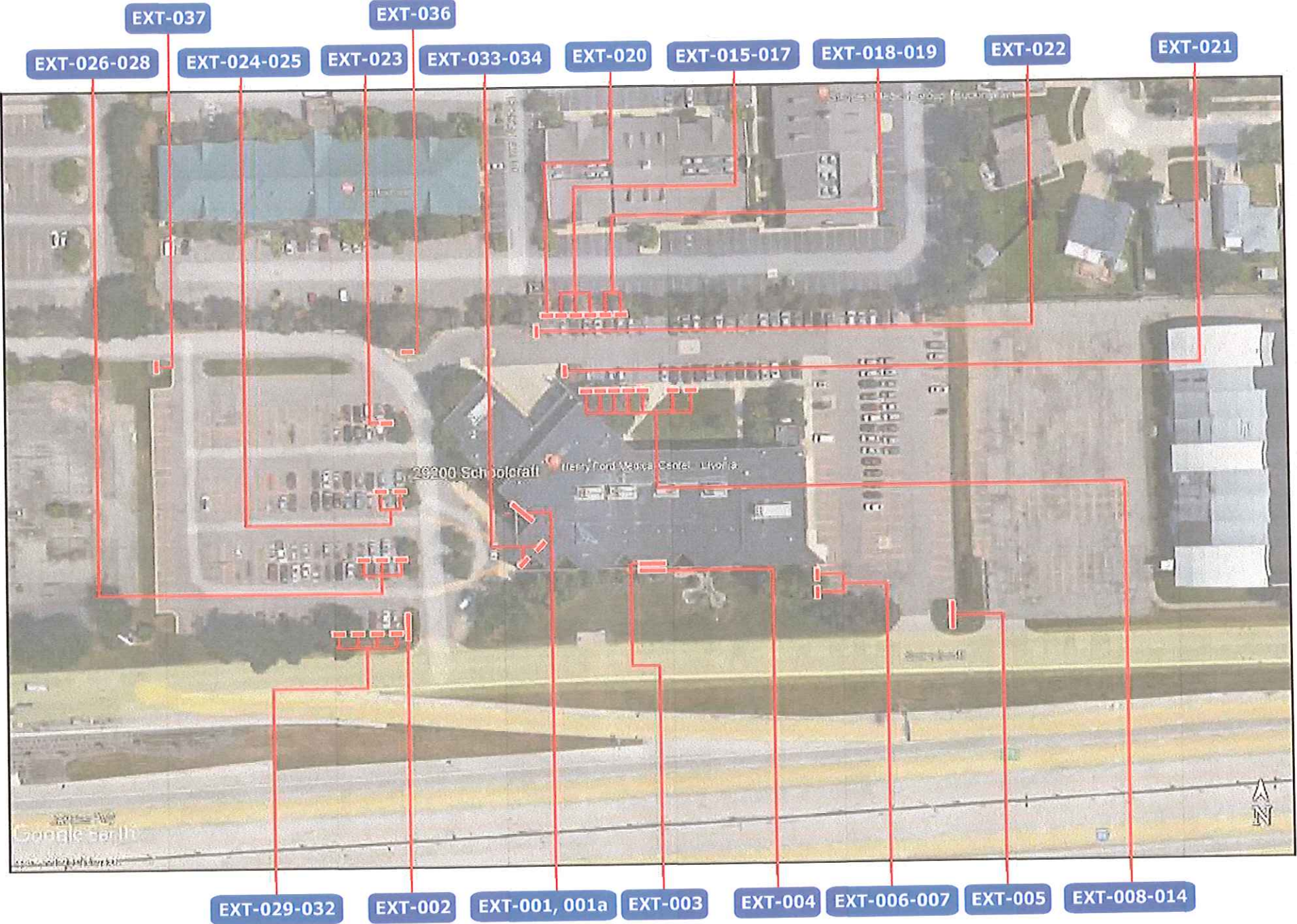
HENRY FORD HEALTH

Infinite possibilities, ideal solutions.

SITE PLAN

Scale: NTS

HFH192
HFMC - Livonia / 29200 Schoolcraft Rd / Livonia, MI, 48150



StratusTM
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
29200 SCHOOLCRAFT RD.
LIVONIA, MI 48150-2228

PAGE NO.:
2

ORDER NUMBER:
1177761

SITE NUMBER:
192

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2023\MM192_Livonia\192_Livonia_R1.cdr

PROJECT NUMBER:
86474

PROJECT MANAGER:
MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					

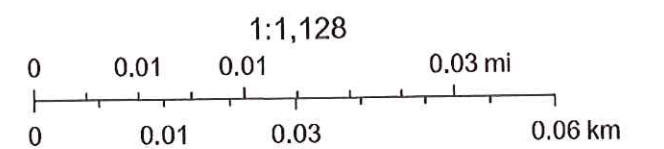
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED OR OTHERWISE REPRODUCED WITHOUT THE WRITTEN CONSENT OF STRATUS.

29200 Schoolcraft



October 19, 2023

-  Condominiums
-  Parcel Boundaries



SEMGOG, Esri Canada, Esri, HERE, Garmin, INCREMENT P,
USGS, EPA, USDA

E01a BUILDING ELEVATION

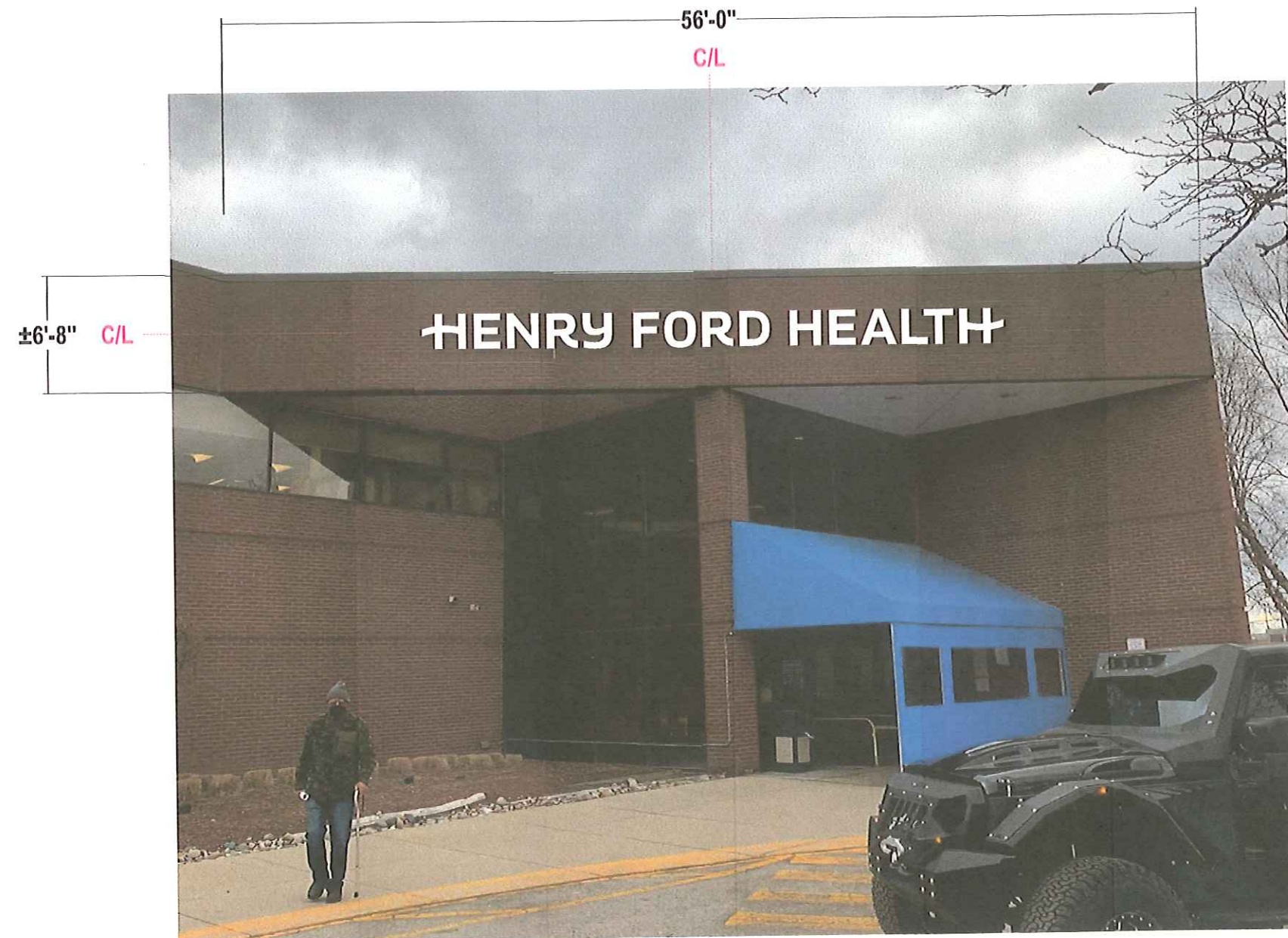
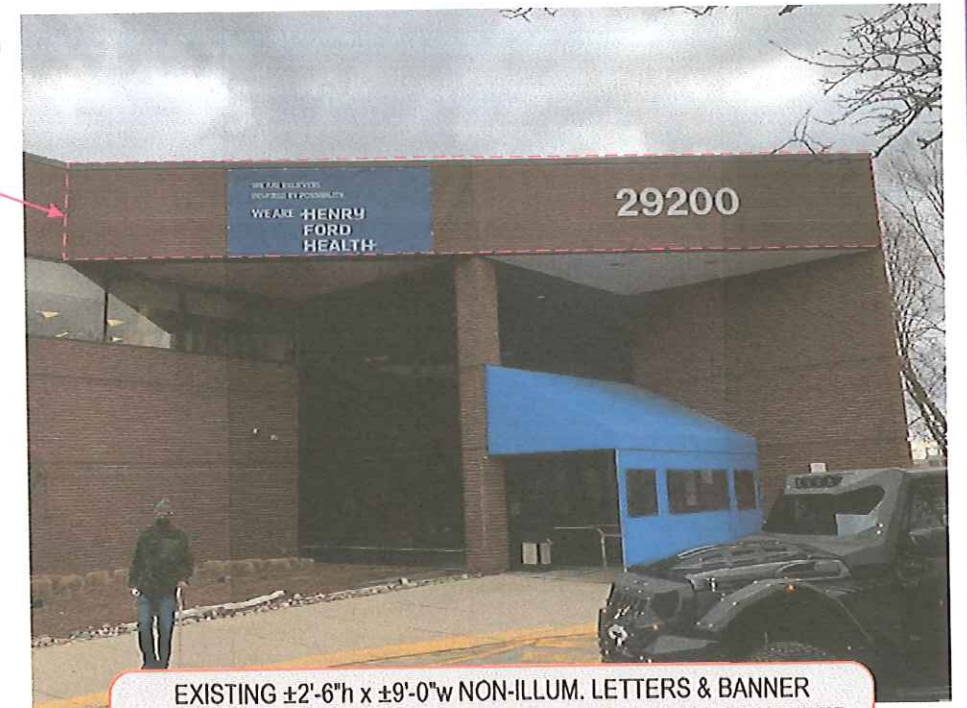
Scale: 1/8"=1'-0"

LIF-24-HORZ1-W

EXISTING SIGN SF:	22.5
PROPOSED SIGN SF:	66.7

EXISTING CONDITIONS

Restoration Area: 373.3 sq.ft.
Patch and repair with like
materials & silicone



Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

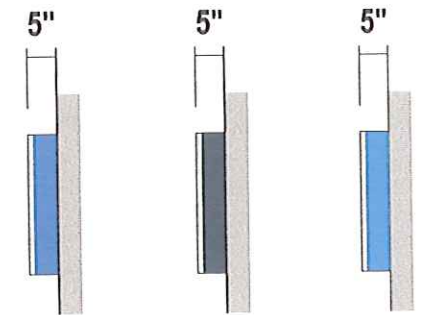
CLIENT: HENRY FORD HEALTH	ORDER NUMBER: 1177761	PROJECT NUMBER: 86474
ADDRESS: 29200 SCHOOLCRAFT RD. LIVONIA, MI 48150-2228	SITE NUMBER: 192	PROJECT MANAGER: MARCUS HAVERTY
PAGE NO.: 3	ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R1.cdr	

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

33'-4-3/8"
2'-0"
HENRY FORD HEALTH



"HENRY" RETURNS MED. BLUE
"FORD" RETURNS DK. BLUE
"HEALTH" RETURNS LT. BLUE

SIMULATED NIGHTTIME VIEW

HENRY FORD HEALTH

FACES: .177" #7328 White acrylic

TRIMCAP: 1" Std. White Jewellite

RETURNS: 'HENRY' - 5" deep .050" alum. - painted HFH Med. Blue; semi gloss finish
'FORD' - 5" deep .050" alum. - painted HFH Dk. Blue; semi gloss finish
'HEALTH' - 5" deep .050" alum. - painted HFH Lt. Blue; semi gloss finish
Interior painted with light enhancement paint

BACKS: .063" Alum. - Interior painted White

ILLUMINATION: White LED's as required by manufacturer;
REMOTE POWER SUPPLIES

WALL MATL.: Brick

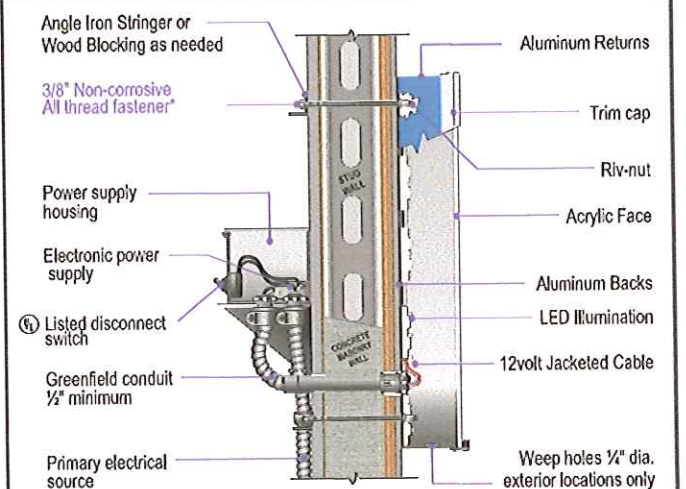
INSTALL: Thru bolted flush using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
All attachments to be on lower half of letters to avoid internal I-Beam at install Site

QUANTITY: (1) ONE LETTERSET REQUIRED

COLOR PALETTE



FACE LIT CHANNEL LETTERS



FACE LIT LED, REMOTE
FLUSH MOUNTED



Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:

HENRY FORD HEALTH

ADDRESS:

29200 SCHOOLCRAFT RD.
LIVONIA, MI 48150-2228

PAGE NO.:

4

ORDER NUMBER:

1177761

SITE NUMBER:

192

ELECTRONIC FILE NAME:

K:\ACCOUNTS\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R1.cdr

PROJECT NUMBER:

86474

PROJECT MANAGER:

MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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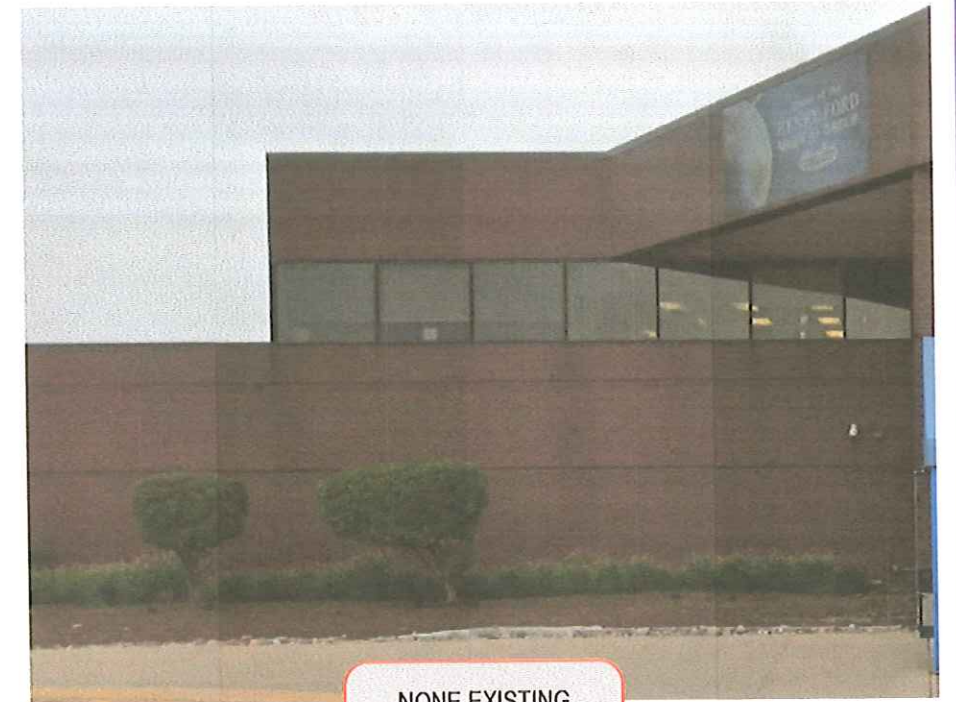
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E01c **BUILDING ELEVATION**
Scale: 1/8"=1'-0"

CUST-LNIP

EXISTING SIGN SF:	N/A
PROPOSED SIGN SF:	13.6

EXISTING CONDITIONS



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					

E01c

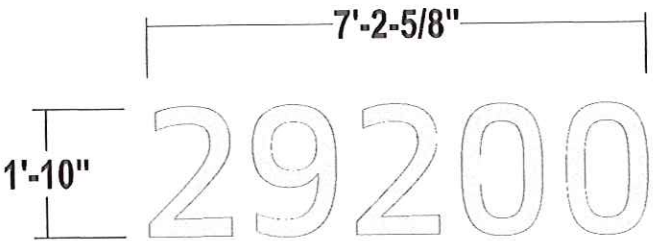
NON-ILLUM. FLAT CUT-OUT LETTERS - WHITE

Scale: 3/8"=1'-0"

CUST-LNIP

13.6 square feet

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

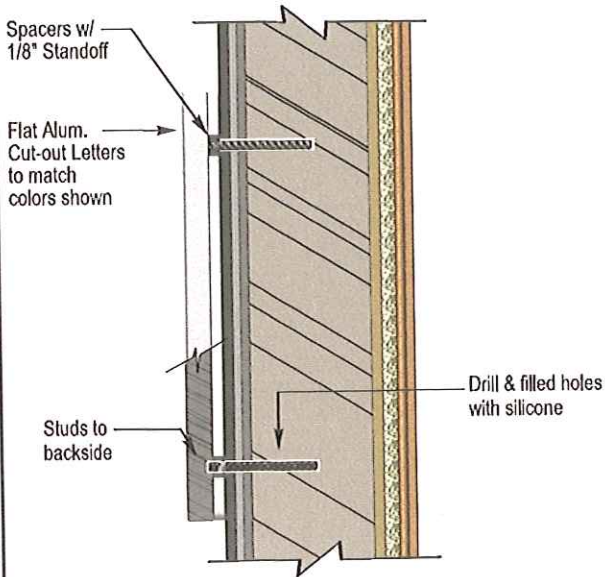


- LETTERS:** 1/4" thick flat cut out aluminum letters; Painted HFH White to match color shown
- FONT:** Apex New Medium
- INSTALL:** Studs to backside of letters, mounted w/ spacers for 1/8" Standoff
- QUANTITY:** (1) ONE LETTERSET REQUIRED

COLOR PALETTE



FLAT CUT-OUT LETTERS - STUD MOUNTED FLUSH



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HENRY FORD HEALTH

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LIVONIA, MI 48150-2228

PAGE NO.:
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ORDER NUMBER:
1177761

SITE NUMBER:
192

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R1.cdr

PROJECT NUMBER:
86474

PROJECT MANAGER:
MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					

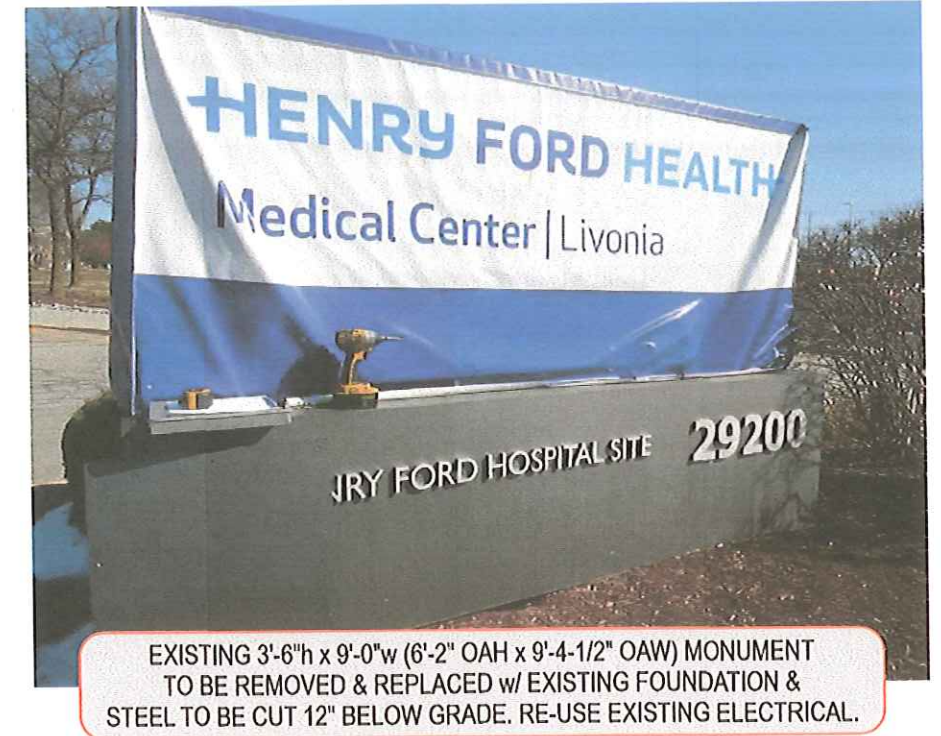
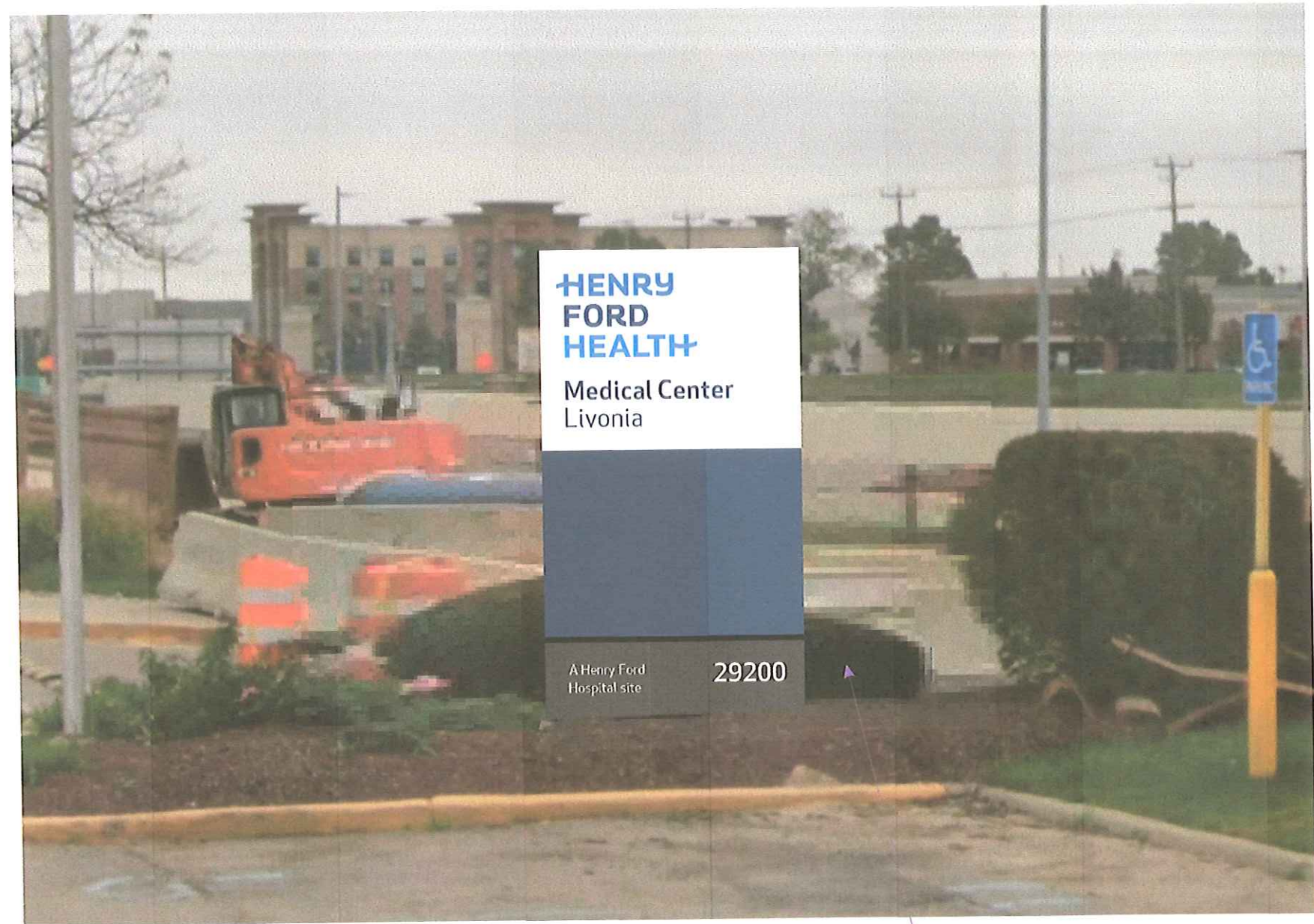
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E02 PYLON ELEVATION
Scale: 3/8"=1'-0"

P-9-IL
45 square feet

EXISTING SIGN SF:	57.8
PROPOSED SIGN SF:	45

EXISTING CONDITIONS



EXISTING LANDSCAPING AROUND
SIGN TO BE REMOVED TO MAKE
ADDRESS VISIBLE FROM STREET VIEW

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR	Added note to remove landscaping				

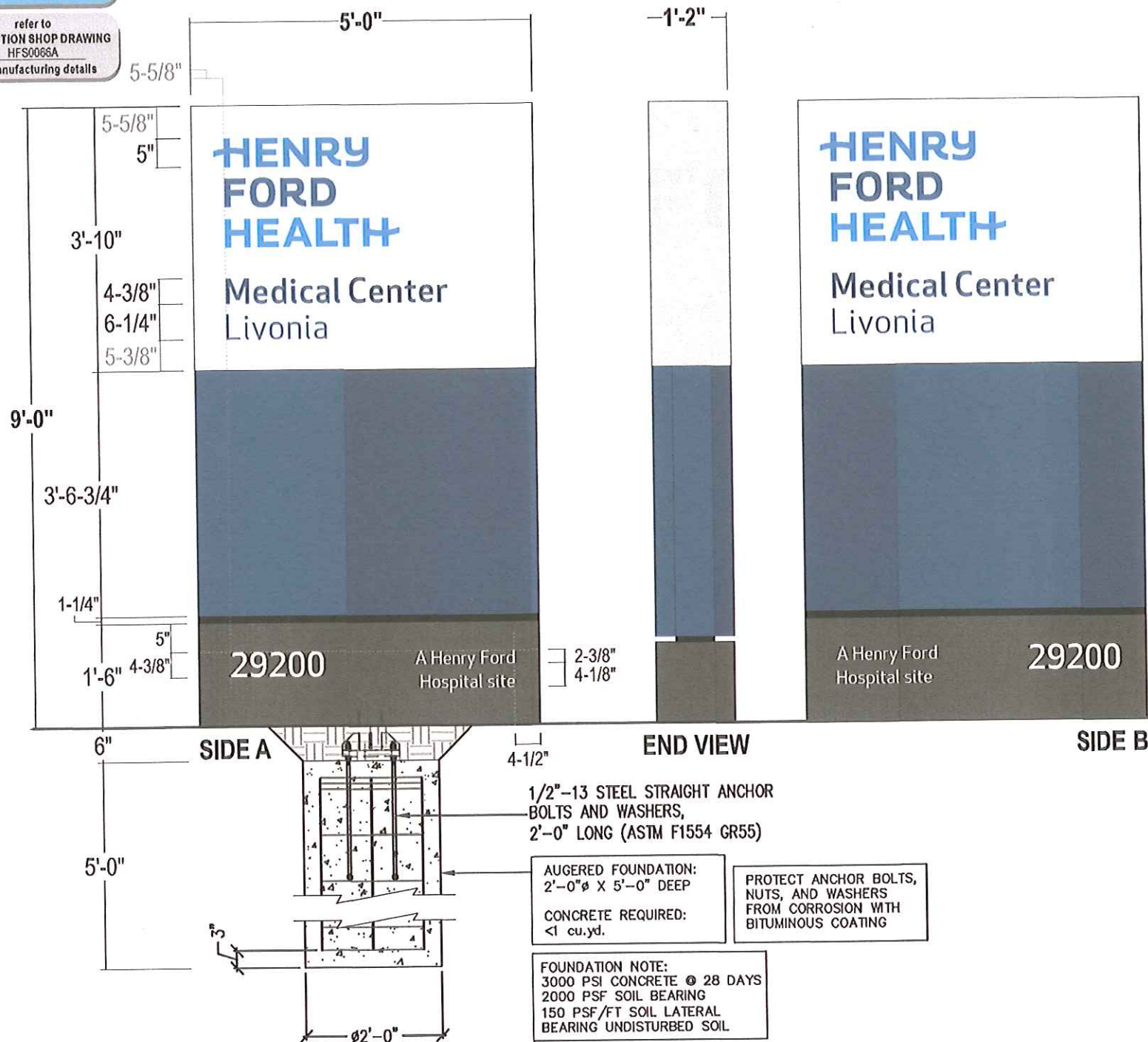
E02 S/F ILLUMINATED PYLON SIGN

P-9-IL
45 square feet

See Engineering Drawing For all Details

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0066A
for manufacturing details



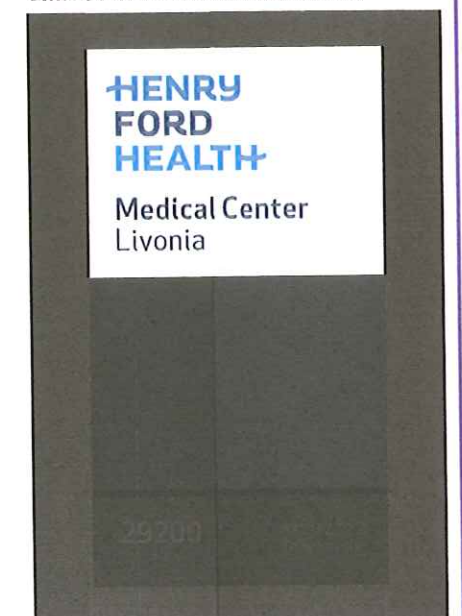
- CABINET:** 14" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown
- FACES:** *Upper Faces:* 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
Directional Copy: .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET - Re-use existing electrical
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied Reflective vinyl graphics to match colors shown
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE PYLON SIGN REQUIRED
- NOTE:** Existing monument to be removed and replaced with existing foundation and steel to be cut to 12" below grade. Existing foundation has (2) 4" poles with 84.5" O.C. New single pole foundation to be placed centered in middle of existing foundations.

ADDRESS NUMERALS
ORIENTED TOWARD
STREET SIDE

COLOR PALETTE

- Dk. Blue:**
Matthews MP 74601
R 211027; Semi-Gloss
- 3M 3630-43**
Translucent red
- Matthews MP 18243**
R 212556; Semi-Gloss
- Matthews MP70427**
R207976; HOH RED
- Matthews MP 30914;**
Semi-Gloss
- Lt. Blue:**
Matthews MP79491
R211027
- Med. Blue:**
Matthews MP 106752
R 213116
- Matthews MP 6425sp**
Satin High Hide White

SIMULATED NIGHTTIME VIEW



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					

E05 S/F ILLUMINATED DIRECTIONAL
Scale: 1/2"=1'-0"

BD-6-IL
20.3 square feet

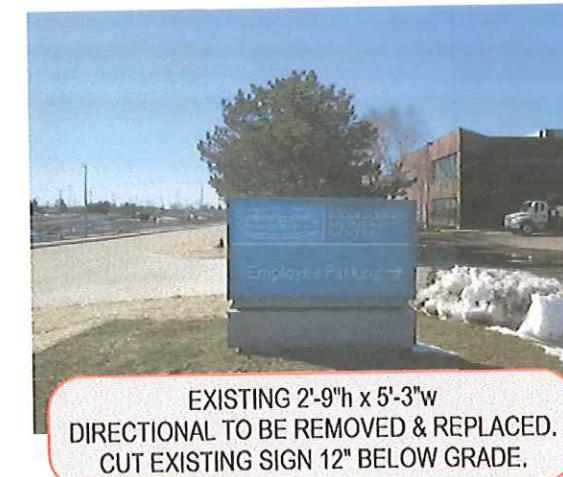
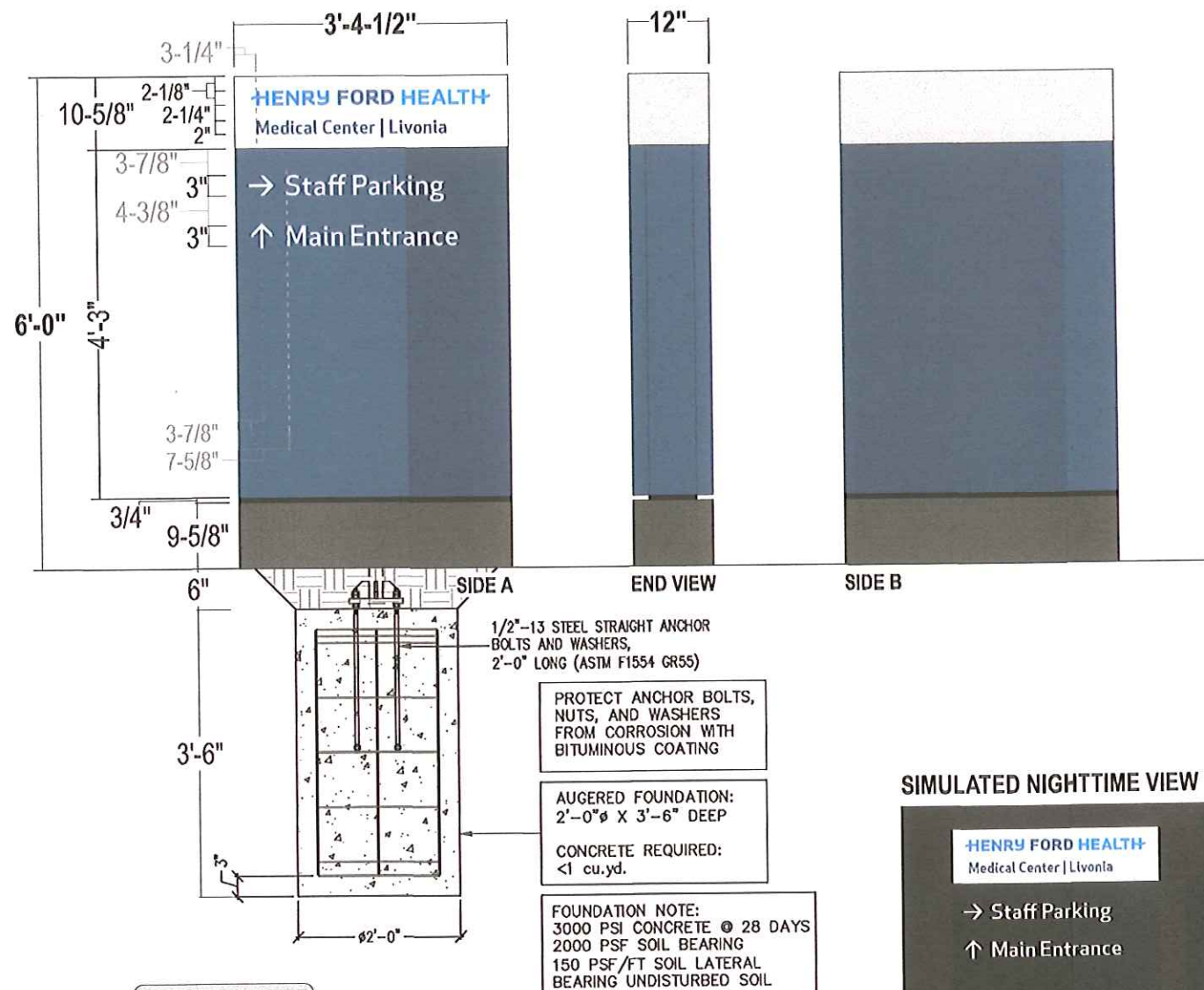
EXISTING SIGN SF:	14.4
PROPOSED SIGN SF:	20.3

Scaled Proportionately

PROPOSED SIGNAGE

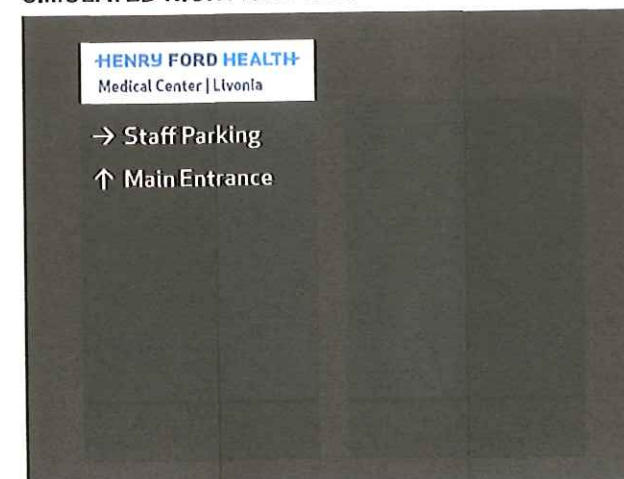
refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0054B
for manufacturing details



- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH White & HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
One side removable for internal access, mounted w/ 'Z' Clips and countersunk fasteners
- GRAPHICS:** Routed from alum. face & backed up w/ 1/8" #7328 white acrylic
Logo Upper Cabinet: 'Block' Routed from face.177" Tuffak LD #7328 white Acrylic w/ surface applied trans blue vinyl Logos to match color shown; Chem weld 1/2" x 1/2" clear retainer block at perimeter of sign face - Inset 1/8" to allow for face to overlap face returns. Secure w/ c/s screws thru returns.
Directional Copy: Routed from alum. face; 1/4" thick white push thru acrylic (flush w/ face) Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacture; **POWER SUPPLIES HOUSED IN CABINET**
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE SIGN REQUIRED

SIMULATED NIGHTTIME VIEW



COLOR PALETTE

- Dk. Blue:** Matthews MP 74601 R 211027; Semi-Gloss
- Med. Blue:** Matthews MP 106752 R 213116
- Lt. Blue:** Matthews MP 79491 R211027
- Matthews MP 18243 R 212556; Semi-Gloss**
- Matthews MP 30914; Semi-Gloss**
- Matthews MP 6425sp Satin High Hide White**

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ELECTRONIC FILE NAME:
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PROJECT NUMBER:
86474

PROJECT MANAGER:
MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					

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E21 D/F NON-ILLUMINATED DIRECTIONAL

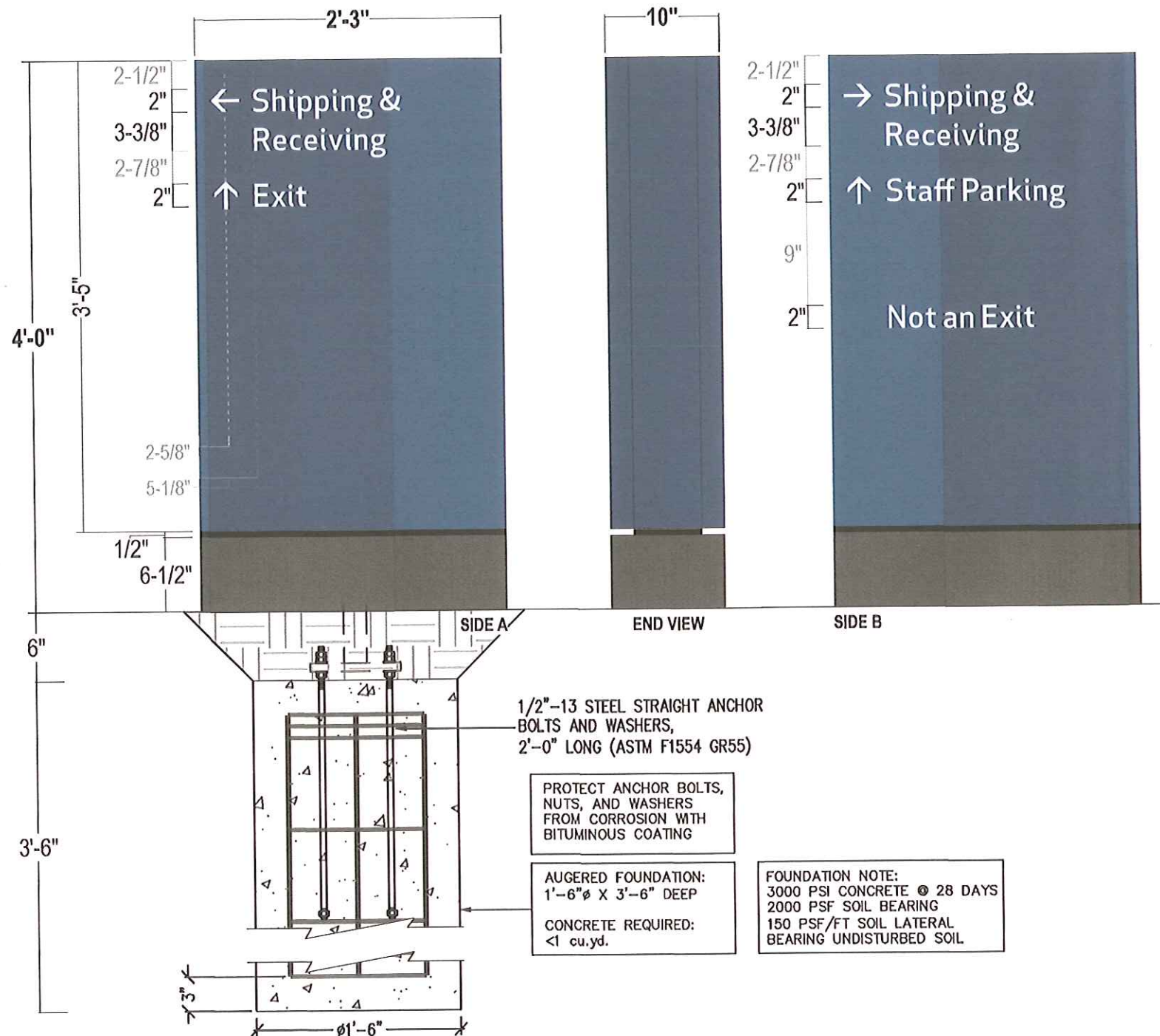
Scale: 1"=1'-0"

NBD-4-NIL

9 square feet

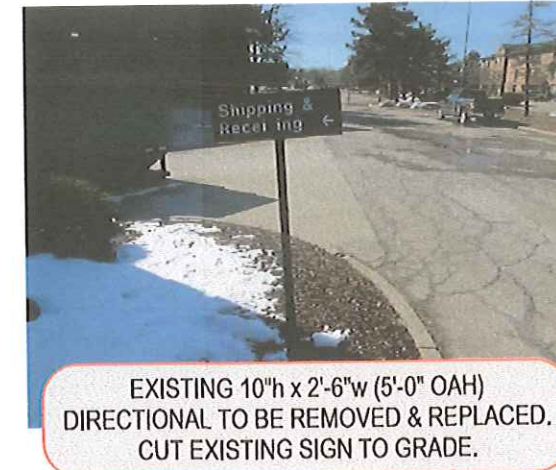
refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0055B
for manufacturing details



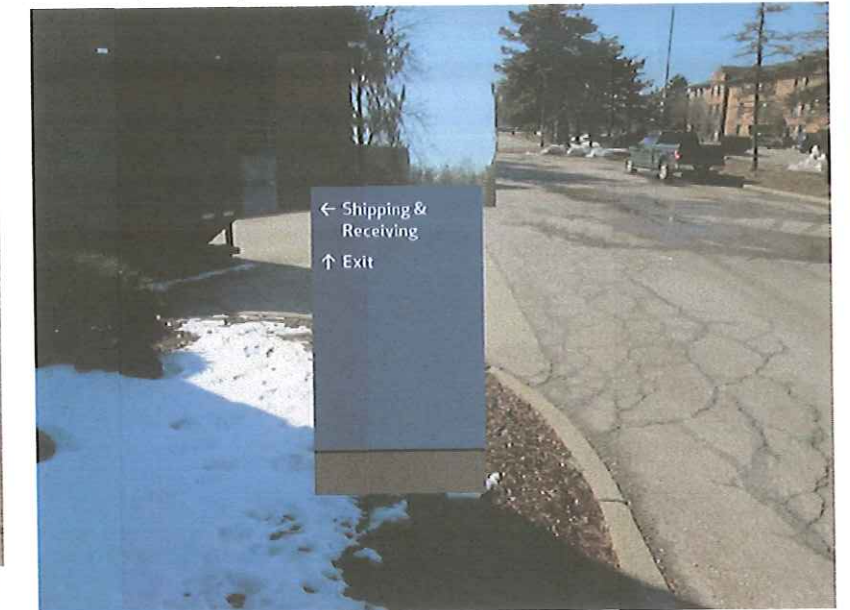
EXISTING SIGN SF:	2.1
PROPOSED SIGN SF:	9

EXISTING CONDITIONS



Scaled Proportionately

PROPOSED SIGNAGE



- CABINET:** 10" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
Attached w/ stainless steel piano hinge for internal access
- GRAPHICS:** Surface applied Reflective vinyl graphics to match colors shown
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED

COLOR PALETTE



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ORDER NUMBER:
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SITE NUMBER:
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ELECTRONIC FILE NAME:
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PROJECT NUMBER:
86474

PROJECT MANAGER:
MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					

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E33
E34

S/F REGULATORY PANEL - TOBACCO FREE

Scale: 3"=1'-0"

REG-W4-SF

1 square feet

EXISTING SIGN SF:	1.5
PROPOSED SIGN SF:	1

- PANEL:** .125" Aluminum w/ 1/4" radius corners; painted w/ Semi Gloss yellow finish
- GRAPHICS:** Surface applied Die Cut Reflective vinyls to match colors shown.
- INSTALL:** Weld threaded studs to backside of panel;
all penetrations to be filled w/ silicone adhesive
- QUANTITY:** (2) TWO SIGNS REQUIRED



COLOR PALETTE

- 3M 680-85
Black Reflective
- Pantone 109C
MP77322 R219548;
Semi Gloss

PROPOSED SIGNAGE

EXISTING CONDITIONS



EXISTING 1'-6" x 12" SMOKING SIGNS
TO BE REMOVED & REPLACED



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ELECTRONIC FILE NAME:

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PROJECT NUMBER:

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PROJECT MANAGER:

MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					

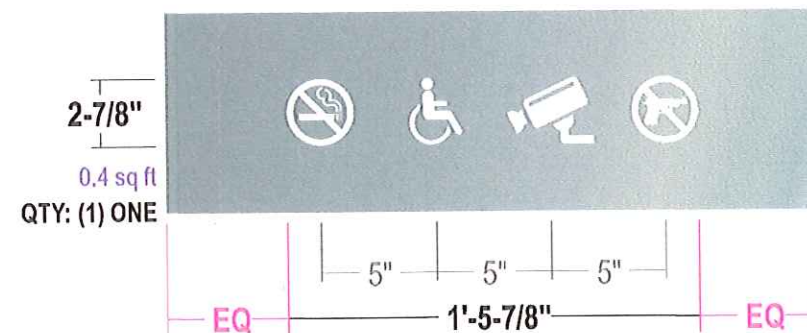
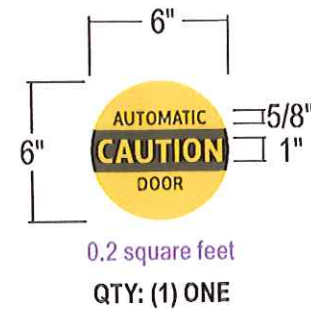
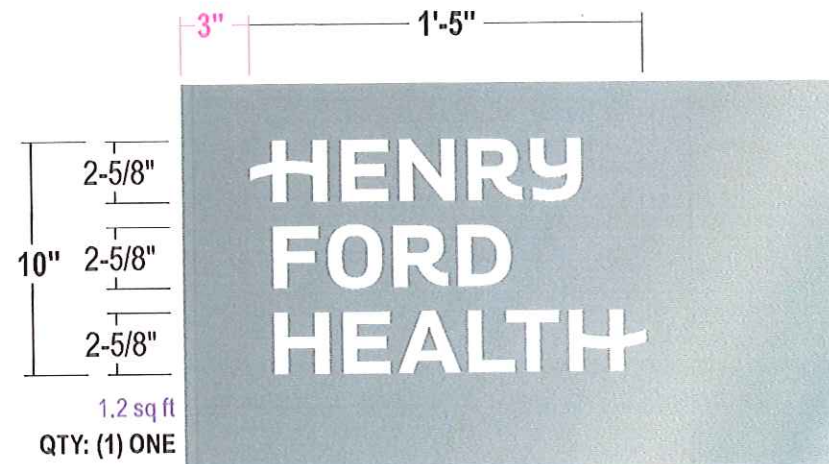
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E35 VINYL GRAPHICS

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

V1-AD

1.8 square feet



GRAPHICS: Die cut vinyl graphics as shown

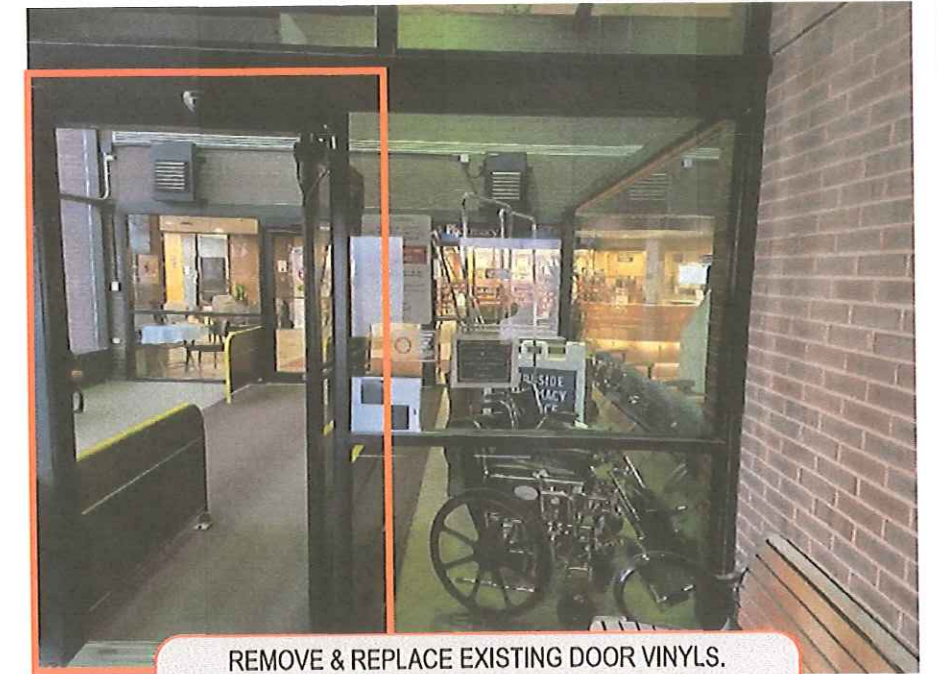
INSTALL: Install 1st Surface application to outside of glass panel

QUANTITY: Individual quantities noted

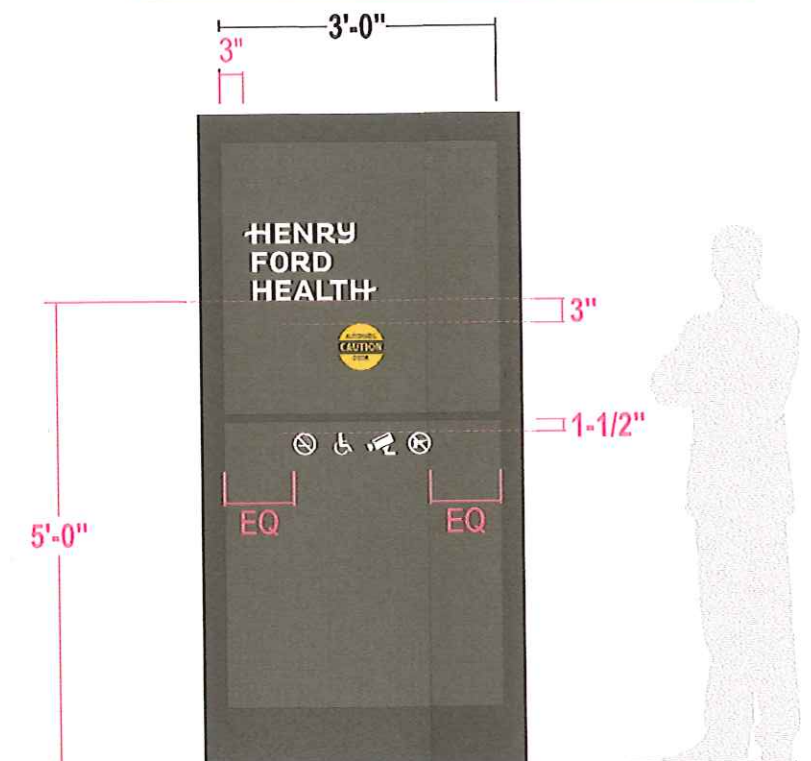
COLOR PALETTE



EXISTING CONDITIONS



REMOVE & REPLACE EXISTING DOOR VINYLs.
GLASS CLEANED THOROUGHLY PRIOR TO NEW INSTALL



TYP. PROPOSED ELEVATION

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

NOTE: FOR EXAMPLE PURPOSES ONLY - ACTUAL DOOR LAYOUT MAY VARY

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ELECTRONIC FILE NAME:

K:\ACCOUNTS\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R1.cdr

PROJECT NUMBER:

86474

PROJECT MANAGER:

MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR	Confirmed door width & removed red notes				

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E36

S/F NON-ILLUMINATED DIRECTIONAL

Scale: 1"=1'-0"

NBD-4-NIL

9 square feet

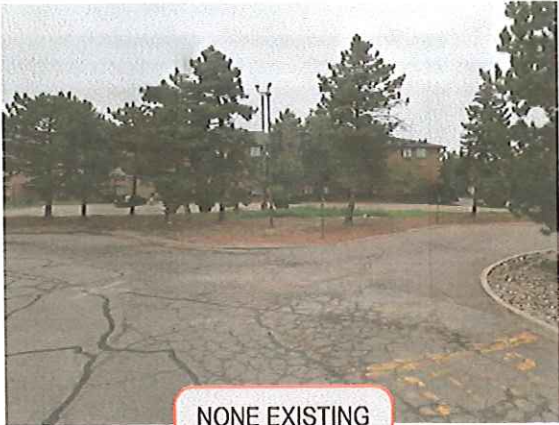
EXISTING SIGN SF:	-
PROPOSED SIGN SF:	9

Scaled Proportionately

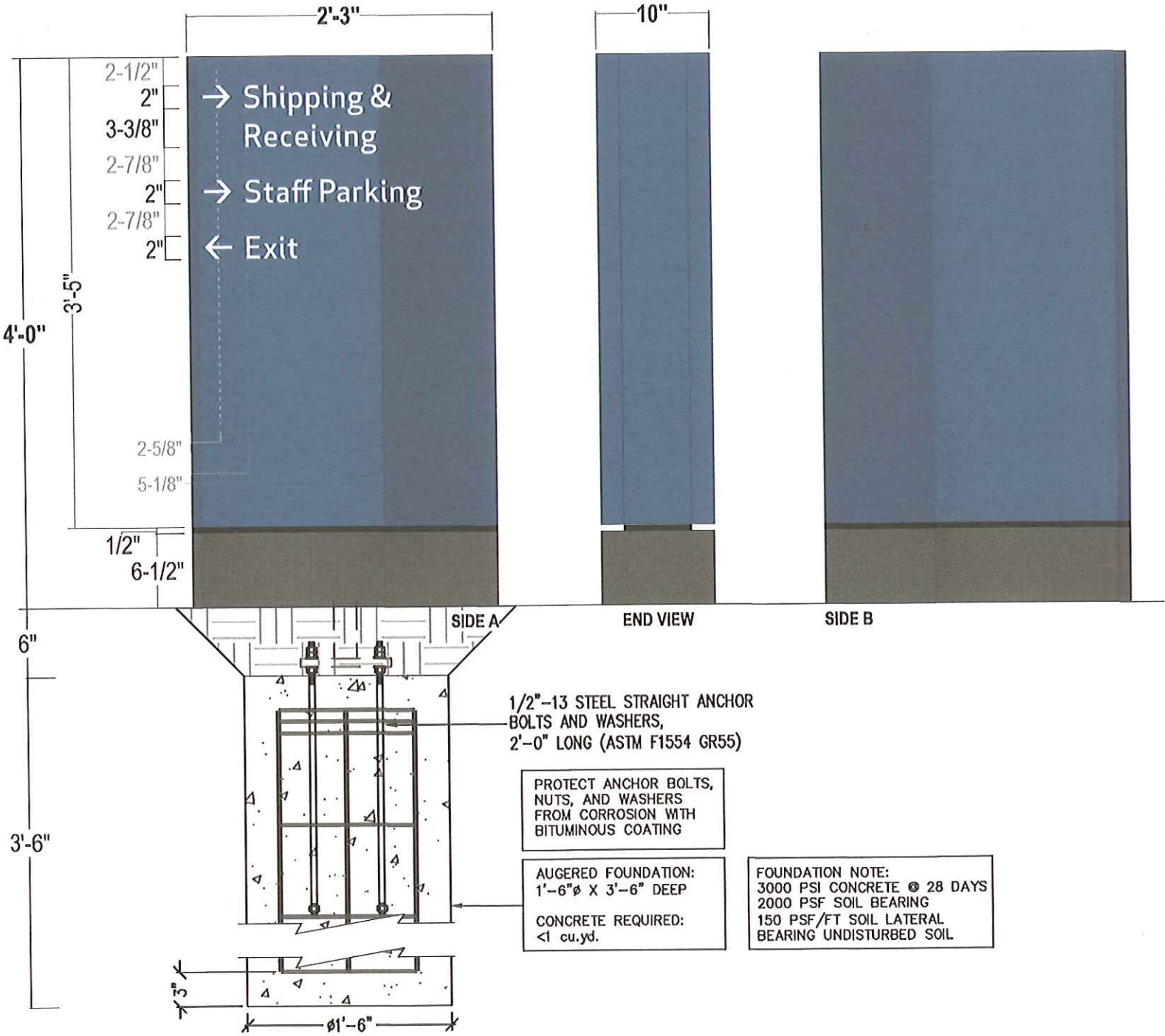
PROPOSED SIGNAGE



EXISTING CONDITIONS



NONE EXISTING



- CABINET:** 10" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
Attached w/ stainless steel piano hinge for internal access
- GRAPHICS:** Surface applied Reflective vinyl graphics to match colors shown
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED

COLOR PALETTE

- Matthews MP 74601 R 211027; Semi-Gloss
- 3M 680-10 White Reflective
- Matthews MP 18243 R 212556; Semi-Gloss
- Matthews MP 30914; Semi-Gloss

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D/F ILLUMINATED DIRECTIONAL MONUMENT SIGN

Scale: $1/2"=1'-0"$

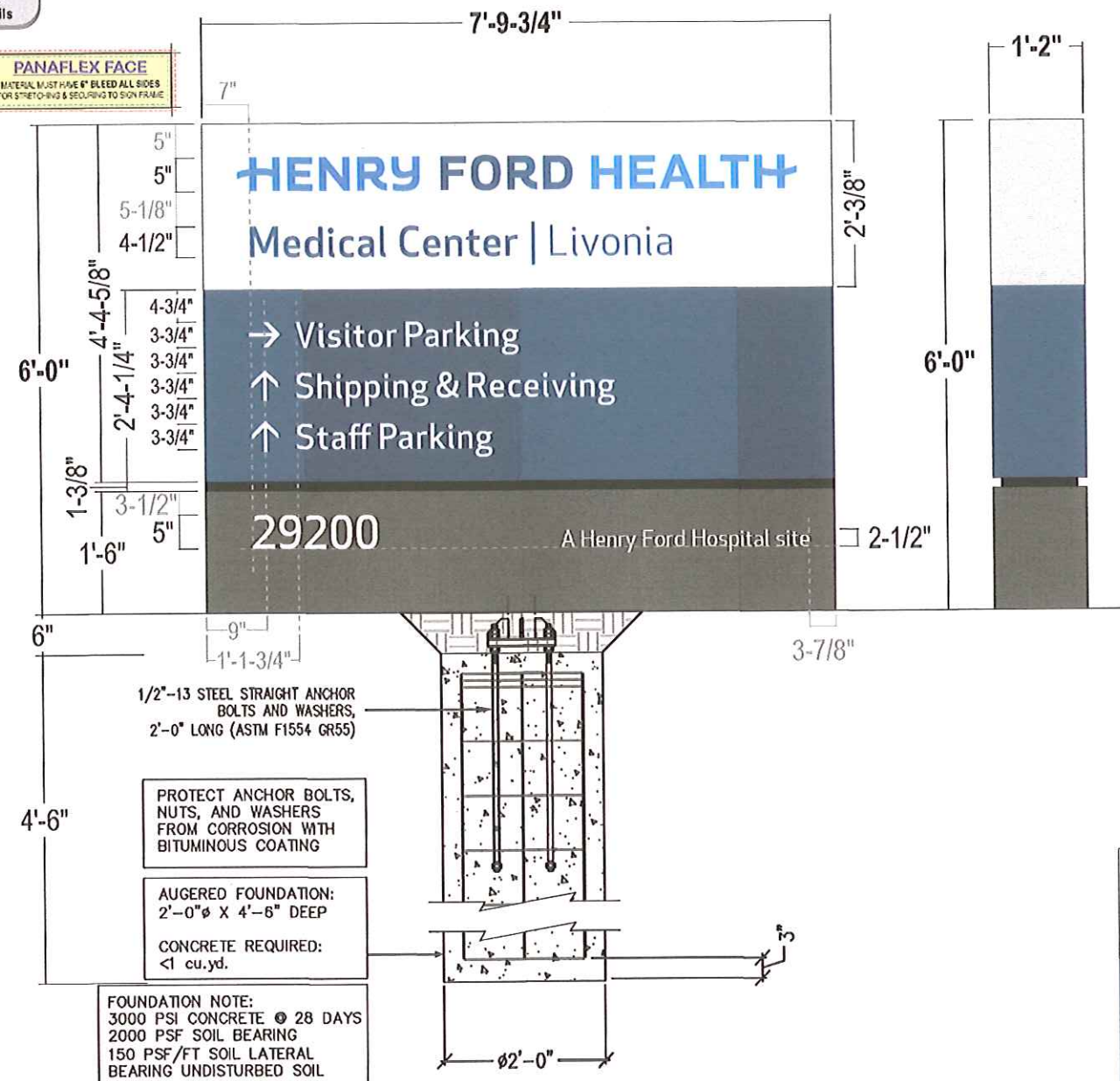
DM-6-IL

46.9 square feet

See Engineering Drawing For all Details

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0039D
for manufacturing details



CABINET: 14" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin;
Painted to match colors shown

FACES: *Upper Faces:* 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
Lower Faces: .125" Aluminum face painted dk. blue - graphics routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics

ILLUM.: White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET

REVEAL: Alum. Construction; Painted to match HFH Black semi-gloss finish

BASE: .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access

INSTALL: Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*

QUANTITY: (1) ONE MONUMENT SIGN REQUIRED

NOTE: Existing 10" h x 4'-6" w x 11" d Concrete base to be removed & replaced.
New single pole foundation to be placed centered in same location.

COLOR PALETTE



SIMULATED NIGHTTIME VIEW



ADDRESS NUMERALS
ORIENTED TOWARD
STREET SIDE

SIDE B
NTS

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SITE NUMBER:

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PROJECT NUMBER:

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PROJECT MANAGER:

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ELECTRONIC FILE NAME:

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[illegible]

E38

S/F REGULATORY PANEL

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

CUSTOM

3 square feet

EXISTING SIGN SF:	-
PROPOSED SIGN SF:	3

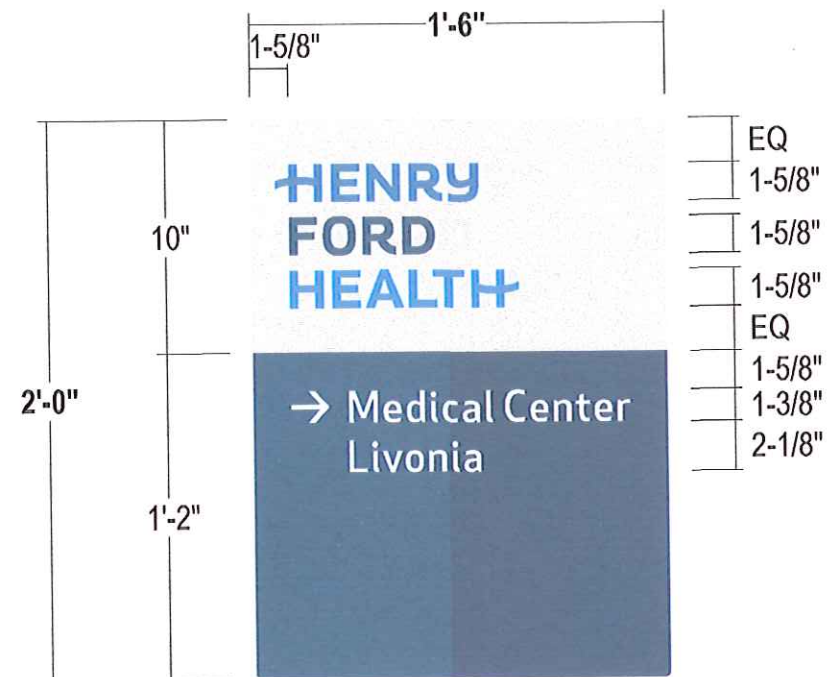
PANEL: .125" Aluminum w/ 1/4" radius corners; painted w/ Semi Gloss Blue finish

GRAPHICS: Surface applied digital print reflective vinyls to match colors shown.

INSTALL: Secured to existing lamp post w/ rear-mounted brackets to suit; No visible fasteners through faces

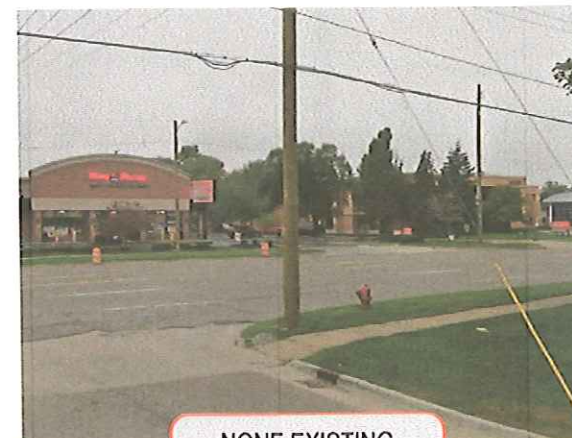
QUANTITY: (1) ONE REQUIRED

JOB NOTE: No visible fasteners



COLOR PALETTE			
	Mathews MP 74601		3M 680-10
	R 211027; Semi-Gloss		White Reflective
	Mathews MP 106752		Mathews MP79491
	R 213116		R211027
	Mathews MP 6425sp		
	Satin High Hide White		

EXISTING CONDITIONS



NONE EXISTING

PROPOSED SIGNAGE

Not to Scale



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Rev 1	435076	06/23/23 CR					

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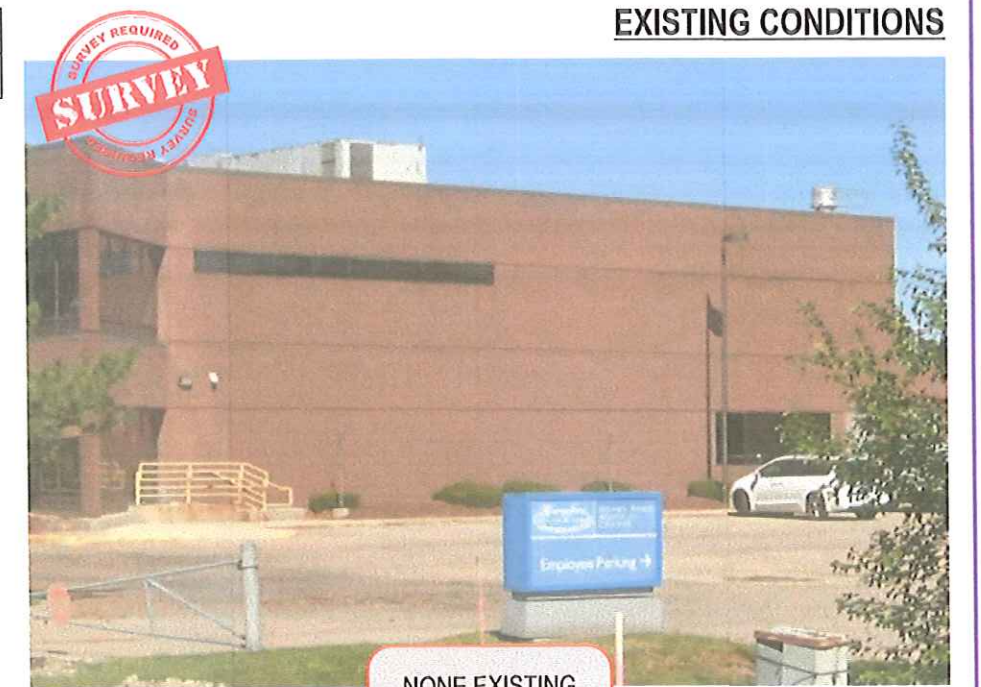
E40 BUILDING ELEVATION

Scale: ±1/8"=1'-0"
(Skewed due to Angle)

LIF-24-HORZ1-W

EXISTING SIGN SF:	22.5
PROPOSED SIGN SF:	66.7

EXISTING CONDITIONS



±87'-0" EST.

Left Align w/ Window

±6'-8"
EST. C/L



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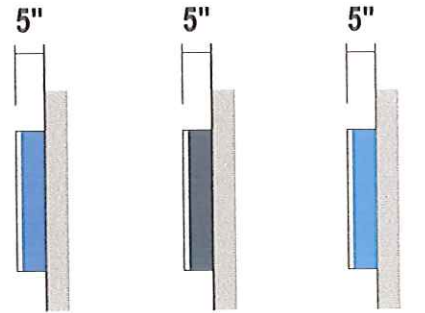
PROJECT MANAGER:
MARCUS HAVERTY

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refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

33'-4-3/8"
2'-0"
HENRY FORD HEALTH



"HENRY" RETURNS MED. BLUE
"FORD" RETURNS DK. BLUE
"HEALTH" RETURNS LT. BLUE

SIMULATED NIGHTTIME VIEW

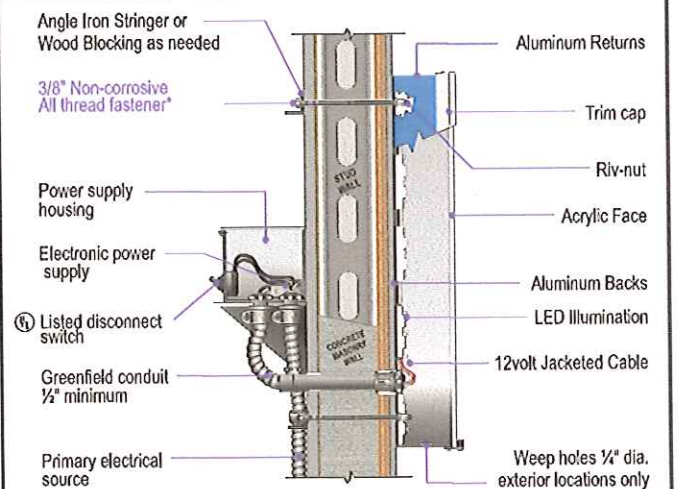
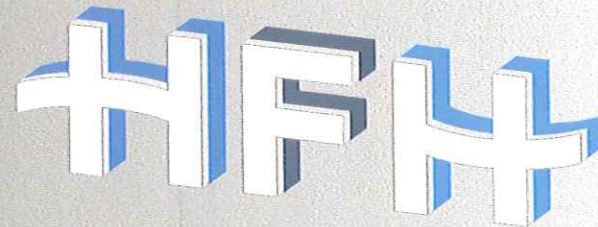
HENRY FORD HEALTH

- FACES:** .177" #7328 White acrylic
- TRIMCAP:** 1" Std. White Jewellite
- RETURNS:** 'HENRY' - 5" deep .050" alum. - painted HFH Med. Blue; semi gloss finish
'FORD' - 5" deep .050" alum. - painted HFH Dk. Blue; semi gloss finish
'HEALTH' - 5" deep .050" alum. - painted HFH Lt. Blue; semi gloss finish
Interior painted with light enhancement paint
- BACKS:** .063" Alum. - Interior painted White
- ILLUMINATION:** White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.:** Brick
- INSTALL:** Thru bolted flush using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
All attachments to be on lower half of letters to avoid internal I-Beam at install Site
- QUANTITY:** (1) ONE LETTERSET REQUIRED

COLOR PALETTE



FACE LIT CHANNEL LETTERS



FACE LIT LED, REMOTE FLUSH MOUNTED



Stratus™

stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
29200 SCHOOLCRAFT RD.
LIVONIA, MI 48150-2228

PAGE NO.:
20

ORDER NUMBER:
1177761

SITE NUMBER:
192

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2023\MI\192_Livonia\192_Livonia_R1.cdr

PROJECT NUMBER:
86474

PROJECT MANAGER:
MARCUS HAVERTY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	432054	06/08/23 CR					
Rev 1	435076	06/23/23 CR					

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ZONING BOARD OF APPEALS

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LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

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PUBLIC NOTICE **December 22, 2023**

APPEAL CASE NO. 2024-01-04, 29200 Schoolcraft Road: an appeal was made to the Zoning Board of Appeals by Expedite the Diehl, LLC, on behalf of Henry Ford Health Systems, seeking to erect wall, ground and directional signs resulting in excess number of wall signs, excess height and area of directional signs and excess height and area of ground signs. Signage on utility poles on private property are not allowed.

This Commercial property is located on the north side of Schoolcraft (29200), between Middlebelt and Cardwell Roads, Lot. No. 095-99-0002-008, C-2 District, Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3), 11.05 (16).

<u>Number of Wall Signs:</u>	<u>Directional Sign Area:</u>	<u>Ground Sign Height:</u>	<u>Ground Sign Area:</u>
Allowed: One Proposed: Three Excess: Two	Allowed: 2 sq. ft. Proposed: 20 sq. ft. and 9 sq. ft. Excess: 18 sq. ft. and 7 sq. ft. respectively	Allowed: Six Proposed: Nine Excess: Three	Allowed: 30 sq. ft. Proposed: 47 sq. ft. and 45 sq. ft. Excess: 17 sq ft and 15 sq ft respectively.

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, January 9, 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: 2024-01-04
Meeting Date: January 9, 2024

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

Signature: _____

Address:

Meeting Date: February 6, 2024

2. **APPEAL CASE NO. 2024-01-04, 29200 Schoolcraft Road:** an appeal was made to the Zoning Board of Appeals by Expedite the Diehl, LLC, on behalf of Henry Ford Health Systems, seeking to erect wall, ground and directional signs resulting in excess number of wall signs, excess height and area of directional signs and excess height and area of ground signs. Signage on utility poles on private property are not allowed.

Motion To:		Comments:
Support	X	
Deny		
Table		
Other		

Motion	Support	ZBA Board Member	Yes	No	Tabled	Absent
		Greg Coppola - Chairman				X
		Jim Baringhaus - Vice Chairman	X			
		Timothy Klisz - Secretary	X			
X		Christopher Boloven	X			
		Michael Testa	X			
		Marc Rotondo	X			
	X	Lynda Scheel	X			

CONDITIONS

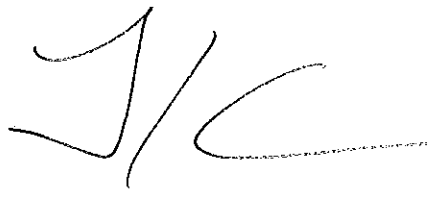
1. Built as Presented.

2.

3.

4.

ZBA Secretary: Timothy Klisz

 6-0

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
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LYNDA L. SCHEEL
MIKE TESTA



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JIM JOLLY
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LAURA M. TOY

FEBRUARY 7, 2024

Henry Ford Health Systems
29200 Schoolcraft Road
Livonia, MI 48150

Dear Ms. Diehl,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held February 6, 2024, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2024-01-04, 29200 Schoolcraft Road: an appeal was made to the Zoning Board of Appeals by Expedite the Diehl, LLC, on behalf of Henry Ford Health Systems, seeking to erect wall, ground and directional signs resulting in excess number of wall signs, excess height and area of directional signs and excess height and area of ground signs. Signage on utility poles on private property are not allowed.

<u>Number of Wall Signs:</u>	<u>Directional Sign Area:</u>	<u>Directional Sign Height</u>	<u>Ground Sign Height:</u>	<u>Ground Sign Area:</u>
Allowed: One Proposed: Three Excess: Two	Allowed: 2 sq. ft. Proposed: 47 sq. ft, 9 sq. ft., and 9 sq. ft. Excess: 45 sq. ft., 7 sq. ft., and 7 sq. ft.	Allowed: 5 ft. Proposed: 6 ft. Excess: 1 ft.	Allowed: 6 ft Proposed: 9 ft Excess: 3 ft	Allowed: 30 sq. ft. Proposed: 45 sq. ft. Excess: 15 sq ft.

This Commercial property is located on the north side of Schoolcraft (29200), between Middlebelt and Cardwell Roads, Lot. No. 095-99-0002-008, C-2 District, Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3), 11.05 (16), **be granted** for the following reasons and findings of fact:

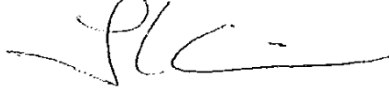
1. That the uniqueness requirement is met due to the location of the property in relation to the expressway as well as a busy, congested area,
2. That denial of the variance would have severe consequences for the Petitioner due to the lack of signage for patients coming to the facility as well as staff, deliveries, and vendors,
3. That the variance is fair in light of its effect on neighboring properties and the spirit of the ordinance because of no neighbor objection, and
4. That this property is classified as Regional Commercial under the Master Plan, and the proposed variance is not inconsistent with that classification.

Further, that the variance **be granted** with the following condition:

1. It will be built as presented to the Board at the meeting.

Further, that Petitioner withdrew its request for a variance allowing Petitioner to place its signs on utility poles.

ZONING BOARD OF APPEALS,

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

Timothy Klisz, Secretary

ZONING BOARD OF APPEALS
CITY OF LIVONIA
MINUTES OF MEETING HELD TUESDAY, JANUARY 23, 2024

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, January 23, 2024.

MEMBERS PRESENT: Jim Baringhaus, Vice Chairman
Christopher Boloven
Michael Testa
Marc Rotondo
Lynda Scheel
Timothy Klisz, Secretary

MEMBERS ABSENT: Gregory G. Coppola, Chairman

OTHERS PRESENT: Leo Neville, Assistant City Attorney
David Popp, Inspector

The meeting was called to order at seven p.m. Vice Chairman Baringhaus 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. Vice Chairman, Jim Baringhaus, further explained the option for petitioners to reschedule their petition to a future date for a full board hearing. 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 several (not counted) people present in the audience.

(7:00)

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APPEAL CASE NO. 2023-08-20, Adnan Halaweh, 34108 Schoolcraft Rd: seeking to construct a detached accessory building resulting in excess total accessory building area.

Accessory Building Area:

Allowed: 920 sq. ft.

Proposed: (additional) 1491 sq. ft. Excess: 571 sq. ft.

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

BARINGHAUS Secretary Klisz, will you please read the first case?

KLISZ Sure. Calling appeal case number 2023-08-20. 34108 Schoolcraft Road, tabled on September 26, 2023. That appeal was made to the Zoning Board of Appeals by Adnan Halaweh seeking to construct a detached accessory building resulting in excess total accessory building area. Accessory building area allowed: 920 square feet, proposed: additional 1491 square foot, excess: 571 square feet.

BARINGHAUS Thank you. Will the Petitioner please come forward? Does the Board have any questions for the law department? Can I have a motion first to remove the case from the table?

KLISZ Mr. Chair?

BARINGHAUS Secretary Klisz.

KLISZ Move to remove appeal case number 2023-08-20 from the table.

BARINGHAUS Thank you.

BOLOVEN Support.

BARINGHAUS Motion by Secretary Klisz, support by Mr. Boloven to remove appeal case number 2023-08-20 from the table. All those in favor say aye.

The item was unanimously approved by group agreement.

BARINGHAUS The case is now removed. Just one further question. Does the Board have any questions for the inspection department? Okay, very good. Sir, can I have your name and address please for the record?

HALAWEH Yes. My name is Alaa Halaweh. I'm the son of Adnan Halaweh for 34108 Schoolcraft Road.

BARINGHAUS Okay, great. Can you provide us with an overview of how you progressed on the case since you last appeared before the Board?

HALAWEH Yeah, so last time I was here we had a barn that was about 40 by 38 feet wide. And the problem with Council was that it was just an excess amount of square footage. So we updated the plans to be 30 feet or 35 feet long and 25 feet wide. A big reason why there's so much excess square footage was because of an overhang on the barn that we removed

because we weren't aware that it had extra square footage. We even decided that we'd be okay with removing the shed if that was necessary to be able to build this barn and I also wanted to provide the Council with some photographs of some of the excess items that we have that we'll be using the barn for if that's okay.

BARINGHAUS That's fine.

TESTA Mr. Chair.

BARINGHAUS Yes.

TESTA I'm not seeing any updated plans. Am I the only one?

BARINGHAUS There were updated plans as of last night.

HALAWEH I have another copy of the updated plans if you guys need it.

BARINGHAUS Yeah, if you don't mind sharing those.

TESTA Thank you.

HALAWEH So the photographs that I'm going to be circulating around, show the boat that we own, the camper, a lot of excess tools. Me and my father, we manage properties and we bought a few houses that we've had to, what's it called? Model and everything. So we have a lot of excess tools that we have to keep in order to maintain these properties. And because of all these excess tools we're running out of storage in our garage and our shed and because of the boat that we have, the campers, we've started to become an eyesore to our neighbors because we have to leave a lot of stuff outside due to that. We have a VW Volkswagen, this car, and we're running out of room to place the car as well. So we just wanted to use the barn for excess storage so that way it's not so much of an eyesore to our neighbors and so that we can maintain all the equipment that we have.

BARINGHAUS Earlier you had mentioned you had reduced the size of the overhang. What was it, about 320 square feet?

HALAWEH We got rid of the overhang. I had the overhang there because I didn't know that it counted as square footage. It was just an accessory. Once I found out that it counted for square footage I just removed it altogether because we don't need it.

BARINGHAUS And then concerning the shed, will you remove that as well? To reduce your square footage.

HALAWEH Yes, ideally. I mean you know ideally we would love to keep the shed but if that's necessary in order to approve the appeal then we'd be willing to do that.

BARINGHAUS No changes on the materials as you discussed [inaudible]?

HALAWEH No. Not a change. No, sir.

BARINGHAUS Very good. Thank you. Any other questions? Any questions?

TESTA I'm fine with the paper copy but I don't have this in my packet.

SCHEEL I don't have anything in my packet, either.

TESTA The packet shows a large overhang from last time. You got rid of that large overhang.

BARINGHAUS Porch, maybe. [inaudible] Let's do that. I do have a question for the inspection department. Maybe you can kind of summarize what the excess is now under the revised plan. I thought I saw a revised green sheet.

POPP There is a revised green sheet. So he's allowed 920. You said you're getting rid of the shed?

HALAWEH If it's necessary to plead the case, yes.

POPP Do you have an existing garage on the house, too?

HALAWEH We do.

POPP Is that getting converted to living space or no?

HALAWEH No. It is an attached garage, but it's just used to store tools. We'd like to be able to use it to store our cars as well.

POPP Okay. So he'd be allowed. By current zoning, he'd be allowed 720 square foot of attached garage or one structure, and 200 on the second. The third one wouldn't be allowed at all; you would have to get rid of the shed. So what they're saying is, he's allowed- if you have two, you're only allowed 920 total. And he's proposing 1491 total, which I don't- what did you say the new dimensions of the barn are?

HALAWEH I don't have the plans with me. I believe it's 35 feet long, 25 feet wide.

POPP No, it's got to be bigger than that.

ROTONDO They have the updated plan sets the [inaudible].

SCHEEL It was 40 by 38.

ROTONDO 16 and a half by 35 almost.

BARINGHAUS Because looking at the revised green sheet, it wasn't really present on the public notification. I think the excesses didn't decrease from over 1400 square feet that it says prior down to 571. Based on what the petitioner is describing to us.

POPP Well, what he's proposing is 875. And he's allowed 920. But that doesn't include the attached garage. Do you know how big the attached garage is?

HALAWEH No, sir.

POPP Hold on one second. I can measure it aerially.

HALAWEH The plans I gave you should be to scale. If you need to look at them as well.

POPP I'll get by here.

BARINGHAUS Are you sure the garage isn't 814 square feet? The existing, right?
814 square feet.

POPP The existing? I find that hard to believe. Is it just like a two-car garage?

BARINGHAUS No, that's with the shed, too. I'm sorry.

POPP Because he wouldn't be allowed the third structure at all. The shed would have to go by the current zoning.

BARINGHAUS Okay. 616 square feet to the garage plus 198 for the shed, 814 total.

POPP Okay, so 616. So we're... So he's 571 square feet over without the shed. That's including getting rid of the shed, but the shed wouldn't be allowed, because you're only allowed two structures unless you're RUF and a third structure would be for animals.

BARINGHAUS Based on what's been described here. It's been substantially reduced.

POPP Correct. So yeah, he's at 571. Now that the revised green sheet is correct, it says 571 on the revised green sheet. Thank you.

SCHEEL You're welcome.

BARINGHAUS Thank you. Are there any additional questions from the Board at this point?

TESTA I'm not seeing the revised green sheet. Do we have an electronic copy?

POPP There is an electronic copy online.

TESTA Okay, it's not in CivicClerk.

POPP No, it's on the other one.

BOLOVEN Sharepoint?

POPP I guess. I don't know. Whatever Sara sent me.

TESTA Okay. I'll try that one.

BARINGHAUS I have no further questions from the Board at this point.

HALAWEH Council, may I say one more thing?

BARINGHAUS Yeah, please.

HALAWEH So last time I was here I was able to provide the Council a list of signatures from all my neighbors saying that they were completely okay with the structure and that was when it was bigger, that it wasn't a revised plan. Yeah, other than that, I was, we would, really appreciate it, it would really help our family if we could build this barn. So thank you.

BARINGHAUS Okay, thank you. Seeing that there's no further questions from the Board at this point. [Inaudible] Are there any comments from the audience? Okay, very good. Just, we'll ask you make a final statement.

KLISZ We got one letter.

BARINGHAUS Oh, I'm sorry. Letters?

KLISZ We have one letter. Letter of approval from Arlo Wittenberg, 34068 Schoolcraft Road, I have no issue with this being allowed.

BARINGHAUS Thank you very much. Now you can make a closing comment.

HALAWEH I stated my closing comment. Thank you.

BARINGHAUS Okay, very good. You can just have a seat. Okay, I'll close the public portion of meeting and we'll begin the board's comments with Ms. Scheel.

SCHEEL Thank you. I like the fact that you brought the square footage down. I wasn't on Board when this was before the Board before. But I read the minutes and saw that there were several questions regarding what it was needed for, and in fact you were able to bring it down. It's huge that your neighbors are in agreement with it, that there's nobody that says that they don't want it and as long as it is only used for storage, then that's what I would want to make sure that it's only used for storage and nothing else. Thank you.

BARINGHAUS Thank you. Mr. Rotondo.

ROTONDO Yeah, I think, I think Commissioner Scheel summed it up pretty well. I also was not here during the original meeting. But it appears that our petitioner has kind of met us with some middle ground here and revised his plans to try and try and make things work. I know, obviously, he's still a bit over. But, I think Commissioner Scheel summed it up pretty well. I'm in favor of this.

BARINGHAUS Thank you. Secretary Klisz.

KLISZ And I also was not here last time. It's very neat that actually half of the current Board wasn't here. But I read the minutes. The existing Board at the time did a good job in explaining how it was too big and it needed to come down. And the Petitioner did a great job in doing that. With the shed being removed and the current structure being smaller and more acceptable to what we allow for this kind of project. I will be in support.

BARINGHAUS Thank you. Mr. Boloven.

BOLOVEN Add me to the list of Board Members that weren't present at the last hearing. I did read the minutes, though. And I do appreciate any concessions made. I have nothing further to add.

BARINGHAUS Great. Thank you. Mr. Testa.

TESTA I thank you, Mr. Chairman. For the record I found it on One Drive and I will continue the rest of the meeting off of One Drive instead of CivicClerk. I was at the previous meeting. Thank you very much. As, as my fellow Commissioners have pointed out, you revised your plans based on the feedback that we gave you. Also, thanks for your willingness

to remove that shed, that makes this a little bit easier. So, I will be in support of this, mainly because of those two things and the general support you had from your neighbors previously, and the fact that you don't have any neighbors against this. Thank you.

BARINGHAUS Okay, thank you. I share my colleagues' opinion. I think I'm in agreement with the variance as well. I think the Petitioner took our advice from the previous meeting to heart and made some fairly substantial adjustments regarding the overhang and the shed in order to bring the proposed building more into line with the ordinances. So very well thought-out plan and again, I support the variance. So with that, the floor is open for a motion.

KLISZ Mr. Chair.

BARINGHAUS Mr. Klisz.

KLISZ Resolved that the variance sought in appeal case number 2023-08-20 filed by Adnan Halaweh be granted for the following reasons and findings of fact: the uniqueness requirement is met because of the lot size and the need of the Petitioner to store various vehicles and tools inside of a structure as opposed to being out in the elements. Denial of the variance would have severe consequences for the Petitioner because, again, they would have to leave their stuff out for the public to see. The variance is fair in light of its effect on neighboring properties in the spirit of the zoning ordinance, because of the full neighbors support this property is classified N-2 under the Master Plan and the proposed variance is not inconsistent with that classification. Third, that the variance be granted in the following conditions: that it be built as presented and that no business be operated out of the structure.

BARINGHAUS Very good, do I have support?

TESTA Support.

BARINGHAUS Supported by Mr. Testa. Is there any discussion? Very good. Secretary Klisz, will you please take a vote?

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

Accessory Building Area:

Allowed: 920 sq. ft.

Proposed: (additional) 1491 sq. ft. Excess: 571 sq. ft.

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

1. The uniqueness requirement is met by the lot size and the need of the Petitioner to store various vehicles and tools inside of a structure instead of outside in the elements,

2. Denial of the variance would have severe consequences for the Petitioner because he would need to store the vehicles and tools outside,
3. The variance is fair in light of its effect on neighboring properties, and the spirit of the zoning ordinance is met due to full support from the neighbors, and
4. This property is classified as N-2 under the Master Plan and the proposed variance is not inconsistent with this classification.

Further, that it **be granted** under the following conditions:

1. It will be built as presented, and that
2. No business activity will be operated from the structure.

ROLL CALL VOTE

AYES: 6

NAYS: 0

ABSENT: 1

PASS/FAIL/TABLED: PASS

KLISZ Ms. Scheel.

SCHEEL Aye.

KLISZ Mr. Rotondo.

ROTONDO Aye.

KLISZ Mr. Testa.

TESTA Aye.

KLISZ Mr. Boloven.

BOLOVEN Aye.

KLISZ Secretary Klisz votes aye. Chairman Baringhaus.

BARINGHAUS Aye.

KLISZ Passes 6-0.

BARINGHAUS Okay, very well. Congratulations, your variance has been granted. Just reach out to the building inspection department and finalize your plans with them.

HALAWEH Thank you.

BARINGHAUS Secretary Klisz, will you call the next case, please.

ROTONDO Mr. Chair.

BARINGHAUS Yes.

ROTONDO I'm going to recuse myself from the next item.

BARINGHAUS Yes, thank you.

APPEAL CASE NO. 2024-01-06, Stuart Michaelson, on behalf of Lyndon Park, LLC, 28201

Lyndon: seeking to erect two (2) monument signs where only one (1) is permitted, resulting in excess signs, excess height and deficient set back from public right of way and easement lines.

This Low Density Residential property is located on the south side of Lyndon Street (28201), between Harrison St. and Lyons St, Lot. No. 095-09-0040-000, N-1 Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (1), Monument Signs.

Maximum Number of Signs:

Allowed: 1
Proposed: 2
Excess: 1

Maximum Allowed Height:

Allowed: 5 feet
Proposed: 5 feet 10 inches
Excess: 10 inches

Setbacks:

Required: 10 feet from all property lines and any right of way lines
Proposed West Sign: 5 feet from right-of-way and 4 feet from easement line
Deficient: 5 feet and 6 feet respectively
Proposed East Sign: 5 feet from right-of-way and 0 feet from easement line
Deficient: 5 feet and 10 feet respectively

BARINGHAUS Thank you very much. Does the Board have any questions for the building inspection department? Any questions for the law department at this point? Will the Petitioner come forward, please.

MICHAELSON Good evening. My name is Stuart Michaelson. We're the developers of Lyndon Park Development. It was the old Adams School site. We developed 39 Lots. And does everybody have a picture of the entrance plans? I know I submitted them with the application.

BARINGHAUS Yeah, I did see it.

MICHAELSON It would be helpful if you can see it.

BARINGHAUS I did see a large copy of it with a smaller photo or actually sketch of it.

MICHAELSON A copy may help if I show you what I have.

BARINGHAUS Sure.

POPP I've seen it.

SCHEEL Thank you.

POPP I think there's two there. I'll keep digging. We don't have any. Keep that.

MICHAELSON Before we get into the nitty-gritty of everything, I just wanted to say that we've been developing and building communities for almost 40 years now. And one of the things that we really pride ourselves on is having beautiful entrances. So it's very important to us, for the residents, to be able to pull into their subdivision and have a nice entrance. So they feel really good about when they pull in. We, when we submitted and went through the Planning Commission and the Council, we always had the two entrance signs. Because

there's two entrances, and we always felt in all our communities, if you could have more than one entrance, you should have a sign the identifying the community. So and it never came up at the time that it wasn't legal to do that. So what we did was we created a 10-foot easement for landscaping purposes, all along Lyndon Road, which is the whole front because we want to do a nice landscape job. And we want to be able to have the signs at each entrance identifying the community. So that's why we did what we did. And we're hoping that at our position right now, we want to, we kind of intermediate with our customers, our customers and we are sold out there. And we're building houses that are, that are sold. And we led them to believe that this is what they're gonna get until I found out that when we went through the permit that we couldn't. So I guess what I'm saying is, I'm asking this Board to give us a blessing to be able to do the two signs, we have it within the easement, the 10 foot easement, and we are going to landscape that whole front along Lyndon Road, to enhance the whole community. It's, it's really for the good of the, for the good of Livonia, it's good for all the neighbors, and it just enhances the whole feel for the community. As far as the height goes, if you look at the picture, you'll see the Lyndon Park sign. The height is only a little out of, a little higher than it should be at the very top of the arch. And the reason that the arch was created was to make the Lyndon Park visible from the street. So when people pull in they can see it otherwise, it would be difficult to see if we had to make the print smaller. So that's basically it. And I can answer any questions. Yeah, George, my partner.

BARINGHAUS Please.

MAGER Good evening. My name is George Mager. I'm also one of the principals of Lyndon Park Development and the homebuilding company, Lyndon Park Homes. When we put together the original site plan to gain site plan approval, it showed the detail of the entranceways as well as this green space and the plantings we were going to do. We were also asked to submit a landscape plan. That plan also showed in detail the plantings that we were going to do, as well as the two signs, which in those drawings were taller and larger than the signs that we've come back with at this point in time. We went through the Planning Commission and the City Council, and were applauded at the City Council for what we had proposed both in terms of entryways, landscaping, and the nature of the design with larger and smaller lots mixing together. In fact, one of the Council Members said that was the best plan that he'd ever seen in the city of Livonia. We let our residents know, we let people we were marketing to know that this is what we're going to create: the lawn, the fountain, the retention pond in the back, and park area there. And the rest of the attraction, we are looking forward to us doing this. We, of course, were surprised to find out that you can only do one sign since during the whole planning process, nobody had mentioned that. And we were also surprised to find out that the original height that we had submitted was substantially larger than it should have been. We can reduce the size, the height of the sign, we have this ten-foot easement. You can't make that larger because that's part of the overall site plan approval. So we have to keep that. We did have a little bit larger area, easement area, for where the signs would be on one side and the other. But then the engineering design put a hydrant in the location of that larger easement so we had to put the sign on the other side of the street. So what we're asking is for consideration both for ourselves and for our homebuyers, to be able to install substantially what we had hoped to install and what we were going to install to the Council. That's essentially our story.

BARINGHAUS Just to clarify how many entrances to the development?

MICHAELSON Two.

BARINGHAUS Two, of course. And can you tell me about the materials on the sign?

MICHAELSON It's gonna be brick and limestone. If you look at the plan that I gave you there's a blow-up of the actual sign itself. It's not a huge sign. We're gonna brick it and then we put up a piece of limestone in the middle where the name is.

BARINGHAUS Carved into the lines?

MICHAELSON Yeah.

BARINGHAUS Okay. Is the sign illuminated?

MICHAELSON Illuminated? Yes. Both signs.

BARINGHAUS Both signs are illuminated? Okay, very good. Is there a sidewalk in front of the easement?

MICHAELSON Yes, there will be along Lyndon Road. I know they're repaving Lyndon.

BARINGHAUS Okay. Yeah.

MICHAELSON I think this coming year, but there is a sidewalk.

BARINGHAUS Yeah. You couldn't tell with the snow covering it.

MICHAELSON Right. We actually haven't poured all of it yet because we're waiting to get the houses built and then we're probably not going to do it until you come in and redo Lyndon.

BARINGHAUS Okay, very good. Okay, thank you. Any other questions from the Board?

KLISZ Mr. Chair.

BARINGHAUS Mr. Klisz.

KLISZ To the Petitioner. Who is going to be tasked with maintaining the landscaping? Once it's done

MICHAELSON The homeowners association, which we formed already. They're going to be handling. They're in charge of maintaining all the common areas, which includes the pond and the park.

KLISZ So the maintenance of the sign would also be handled by the homeowners association?

MICHAELSON Correct.

KLISZ Thank you.

MAGER If I may, please [inaudible] the response. Every time we complete the sale of a home, I have a meeting with the buyers where we turn the keys over. One section of the 12-item agenda has to do with the condominium association, common elements and what will be maintained by the association of the ownership party. Fortunately or unfortunately, I always mentioned the signs and the landscaping will be at the front of the project. So they're expecting to maintain it, I guess they expected to have it as well.

SCHEEL I just want to make sure I heard you correctly. So in this plan for Planning Commission, and when it went before City Council, it showed the two monument signs there?

MICHAELSON Yes. Yes. It did. [Inaudible] you.

SCHEEL Thank you.

TESTA Mr. Chair.

BARINGHAUS Yes. Mr. Testa.

TESTA Thank you, Mr. Chair. I'm a little hung up on that point, as well. With my experiences with both Planning Commission and City Council generally do a pretty good job of warning petitioners that we're approving X,Y, and Z, but A, B, and C, you may need to go get a variance for. I don't discount what you're saying. I do remember at least the City Council meetings back when this was presented. I remember the comments from Council. I think they really liked this site plan. My memory is more speaking to the spacing of the houses and not specifically maybe the signs. I do trust that both signs were on the plan, but was the size of the sign in terms of the height and the location. Were those dimensions clearly on what was presented to Council and Planning Commission or were they just generically showing as two signs?

MICHAELSON There was actually a larger wall which we scaled back down on our own even before we knew that it was a problem.

TESTA Okay. What about the positioning. Was the five foot setback dimension or was it shown as 10 foot, or a different dimension maybe I should say?

MICHAELSON It's always been 10-foot. The easement, you mean?

TESTA No, the location of the sign, the setback, where the sign is positioned.

MICHAELSON Well, it's always been- well, we had to move it because of the hydrant. So the one on the west side got moved over to the other side. See this one in front of lot 31? That was always there.

MAGER Mr. Testa, more to do the response to the size. There was always a situation where the base of the sign didn't permit for 10-foot and five-foot setback so always there was about four or five feet on either side of the sign because the easement was only so deep in order to accommodate that and the lot designs.

TESTA Okay, thank you.

BARINGHAUS Any other questions from the Board? Okay, if there's no further questions from Board, basically, I'll ask for any audience comments, please. Please go to the podium.

KARCHO Actually. I just want to introduce myself. My name is-

BARINGHAUS The podium, please. Thank you. Now you need to state your name and address.

KARCHO Hi, my name is Brad Karcho with BMK Asphalt Repair and Paving. I do apologize. This technically wasn't a comment in regards to the proposal. I just want to introduce myself to Mr. Michaelson to possibly see if I can give him a business proposal.

BARINGHAUS Thank you. Excuse me, sir. Could you please sit down?

KARCHO I do apologize.

BARINGHAUS Are there any other audience comments? Yes. Okay. And I said comments, not referrals.

KARCHO I'm sorry.

BARINGHAUS It's okay, I'm just having a little fun. Please, could I have your name and address?

VITALE My name is Ignazio Vitale. My address is 14459 Dooley Drive. I'm a new owner in the new subdivision. And I'm in favor of the two signs. I think it'll look nice when it's landscaped. I know we're in charge of it once we get to the homeowners association, we're going to be in charge of taking care of all that. So. But, yeah, hopefully you guys can bring something out with the variance or something. So that's all I want to say. Any questions?

BARINGHAUS No, very good. Thank you very much.

HALA KAKISH Hello.

BARINGHAUS Hi. Good evening. Could I have your name and address, please?

HALA KAKISH My name is Hala Kakish. I'm also, I just went to purchase that house too, in 14441 Dooley Street. This is my first purchase. That's me and my husband. And it'd be amazing to see two signs. Because I mean, we live on that side. And it looked beautiful, especially across from church, across from some duplex. So it looked beautiful. And when we saw, when we first saw the whole thing, we saw its two signs. It's not one sign. So I would really appreciate it if you guys let them have that. Thank you very much.

RAID KAKISH And I just want to say-

BARINGHAUS Can we have your name again, please?

RAID KAKISH My name is Raid Kakish.

BARINGHAUS Same address?

RAID KAKISH I live on 14441 Dooley.

BARINGHAUS Great, thank you.

RAID KAKISH That's my future home.

BARINGHAUS Okay.

RAID KAKISH And I just want to take the time to thank you guys. And I want to thank these beautiful people for building our dream house.

BARINGHAUS Thank you very much. Are there any other audience comments? Okay, very good. Do we have any letters?

KLISZ We do. We have three letters, first is a letter of objection from Amanda Schram, 14394 Nova Drive, I object to the appeal. We do not need two signs. The sign doesn't need to be taller than the original proposed five feet. We have a letter of approval from Dima Sprague, 14449 Nova Drive, it just says approval. And we have a letter from Hakeem Huraibi and Natalie Purcell. We're the buyers of lot 39 at 14494 Dooley Drive, directly bordering the proposed signage location at the west entrance to Lyndon Park. We're in favor of granting the signage variance for a few reasons. The developers at Lyndon Park have been conscientious of preserving the neighborhood and city aesthetics, and they've used high quality materials throughout this project. The developments in other cities completed by their parent company are all tasteful and designed to blend in with their respective areas. We trust that this one would be no different. The proposed signage would provide us personally with a bit of separation and privacy from the moderate amount of foot and vehicle traffic on Lyndon Avenue. For these reasons, we hope that Lyndon Park Development, LLC's request is approved. Thank you in advance for your kind consideration. Those are the letters.

BARINGHAUS Okay, thank you. If I could I have the Petitioners come forward to make a closing statement please, to the podium? Would you like to make any final remarks?

MICHAELSON Well, go ahead.

MAGER I want to thank you for your consideration of the matter. We're hoping to get our buyers what they're hoping for and expected as you've heard. I know it's difficult to get a variance to an ordinance. But I think in this case, it would be helpful for the community as well.

BARINGHAUS Thank you very much.

BOLOVEN Mr. Chair.

BARINGHAUS Yes, Mr. Boloven.

BOLOVEN Just a quick question for Mr. Popp before we get into the [inaudible] session. Is there any chance these signs on either east or west would be sight obscuring?

POPP They should not be because you still have the public right-of-way before that easement that they created even starts.

BOLOVEN So do you want to recommend it being sent to Public Safety for an inspection report?

POPP It should be far enough back just on the easement. I mean, you could request that if you want to.

BOLOVEN You don't feel that's necessary?

POPP I don't think it would be necessary, no. I would say to Mr. Testa's question on the Council. It was a surprise to them coming from the building department side when they came to apply for it. There was a small blurb from Planning, which basically said signage must meet zoning ordinance. So they were kind of blindsided because they had presented it the

whole time. So speaking from our side, they weren't really aware of what the local ordinance was. They just assumed because Council and Planning looked at it that it was okay.

BOLOVEN Thank you. Petitioner, could you come up real quick. One more question for you.

MICHAELSON Yeah.

BOLOVEN You're going for 10 inches over. And you may have said it in the midst of all the documents here. Why can't you come down to five feet?

MICHAELSON If that's a directive, we'll be glad to do it, we'll figure it out.

BOLOVEN What does that do to...?

MICHAELSON Well, we'll have to go straight across and lower the sign and we'll just have to make the letters smaller. But it is possible to do.

BOLOVEN You wouldn't have that arc still? It would go straight across, it just wouldn't...?

MICHAELSON Well, the problem, you know, that's something I, we have a landscape architect that will have to go back to the drawing boards with him and see what he recommends. We're gonna have landscaping in front of it, and you can't drop it down too low. So lowering the whole limestone sign may not work. Because it may get covered up, but you know, or maybe we should, maybe we don't put landscaping in front of the sign. We'll figure something out.

BOLOVEN Thank you.

BARINGHAUS Any other comments? Okay, very good. We'll close the public portion of the meeting then, and we'll begin the Board's comments with Secretary Klisz.

KLISZ I think this is a good proposal. When we look at the access in terms of the height: 10 inches, it probably could be reduced, but on the off chance that it's going to look different and not look as good, I'm not, I'm really not too concerned about 10 inches, and I like the look of it. I think two signs is fine. There's just the one objection that doesn't really say why they object to it, it's gonna look good, the neighborhood looks nice. And so based on that, I'll be in support as presented.

BARINGHAUS Okay, thank you. Mr. Boloven.

BOLOVEN I agree with Secretary Klisz, I wouldn't want to change the design for the 10 inches. And that's kind of why I asked the question there and said, "You're gonna go flat." I like the arc. I love what you did with the area. Again, driving through, it's always gonna be different than in the summer but what you guys are doing is truly beautiful for that subdivision. I would be in support as presented this evening.

BARINGHAUS Thank you. Ms. Scheel?

SCHEEL I agree. I would be in support as presented this evening so that the design stays the same. And I like the idea of having a sign at each entrance.

BARINGHAUS Thank you. Mr. Testa?

TESTA Thank you, Mr. Chair. My oldest daughter went to [inaudible]. I was sad to see this be torn down on a change of subdivision but we drive by there frequently and I really like, my daughter likes, as a family we did, we were friends with everyone there. I think these homes are perfectly sized, layout as well. I like the variety of homes you built. Might have changed the color scheme a bit, but I do like what you've done there. The signage, I can't agree with this proposal. I'll complain to my City Council friends and Planning Commission friends about how this kind of got through without giving you guys more warning. I'm okay with the height, with the setbacks, you are where you are. You're stuck with what you got, because these things were built where the sidewalk is going to be. So I'll be in support of this.

BARINGHAUS Thank you very much. I share my colleagues' opinions as well being in support of the variance. A couple of reasons why we do have an extensive Greenbelt in front of the development which from my experience, you need a very strong sign to kind of power through that. And in terms of the landscaping design, you don't know what the vegetation in front of all the signs will look like five years from now; it could cover them up. It's a beautiful development. I think it's a real credit to Livonia and I think what it really calls for is two signs. That would really finish the project and I am a total proponent, I think every neighborhood in Livonia should have the sign and name in front of them because once you do that, then the neighborhood starts to take on a character and personality as well. So again, I will be supporting the variance. And motion, please.

BOLOVEN Mr. Chair.

BARINGHAUS Mr. Boloven.

BOLOVEN Resolved: the variance in appeal case number 2024-01-06, filed by Lyndon Park Development be granted for the following reasons and findings of fact: that the uniqueness requirement is met due to the layout of the development as well as where the entrance and locations are for signage. Denial of the variance would have severe consequences for the Petitioner due to the lack of the signage for the entrance of the subdivision as well as the detrimental consequences to the owners that bought in that subdivision already. That the variance is fair in light of its effect on neighboring properties in the spirit of the zoning ordinance and overwhelming neighbors support and that this property is classified as N-1. Under the Master Plan, the proposed variance is not inconsistent with that classification. Further, the variance be granted with the following conditions: that it be built as presented this evening.

BARINGHAUS Thank you, do I have support?

KLISZ Support.

BARINGHAUS Okay. Motion by Mr. Boloven, support by Secretary Klisz. Is there any discussion from the board? Secretary Klisz, could you please take a vote?

RESOLVED: APPEAL CASE NO. 2024-01-06, Stuart Michaelson, on behalf of Lyndon Park Development, LLC, 28201 Lyndon: seeking to erect two (2) monument signs where only one (1) is permitted, resulting in excess signs, excess height and deficient set back from public right of way and easement lines.

This Low Density Residential property is located on the south side of Lyndon Street (28201), between Harrison St. and Lyons St, Lot. No. 095-09-0040-000, N-1 Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (1), Monument Signs,

Maximum Number of Signs:

Allowed: 1
Proposed: 2
Excess: 1

Maximum Allowed Height:

Allowed: 5 feet
Proposed: 5'10"
Excess: 10 inches

Setbacks:

Required: 10 feet from all property lines and any right of way lines
Proposed West Sign: 5 feet from right-of-way and 4 feet from easement line
Deficient: 5 feet and 6 feet respectively
Proposed East Sign: 5 feet from right-of-way and 0 feet from easement line
Deficient: 5 feet and 10 feet respectively

be granted for the following reasons and findings of fact:

- a. That the uniqueness requirement is met because of the layout of the development, as well as where the entrance and locations are for signage,
- b. Denial of the variance would have severe consequences for the Petitioner due to lack of signage for the entrance of the subdivision as well as the detrimental consequences to the owners who live in the subdivision already,
- c. That the variance is fair in light of its effects on neighboring properties and the spirit of the zoning ordinance because of overwhelming support of neighbors, and
- d. This property is classified as N-1 and the proposed variance is not inconsistent with that classification.

Further, that it **be granted** under the following condition:

3. It will be built as presented to the Board.

ROLL CALL VOTE

AYES: 5
NAYS: 0
RECUSED: 1
ABSENT: 1
PASS/FAIL/TABLED: PASS

KLISZ Ms. Scheel.

SCHEEL Aye.

KLISZ Mr. Testa.

TESTA Aye.

KLISZ Mr. Boloven.

BOLOVEN Aye.

KLISZ Secretary Klisz votes aye. Chairman Baringhaus.

BARINGHAUS Aye.

KLISZ Passes five to zero.

BARINGHAUS Okay. Thank you. Okay, congratulations, you have your variance.

MICHAELSON [Inaudible] later this summer and see how everything looks.

TESTA We'd love to, yes.

BARINGHAUS Just reach out to the building inspection department and finalize the details. Thank you very much. Thank you. Thank you. Secretary Klisz, can you call the next case, please?

APPEAL CASE NO. 2024-01-07, Barbara Vicars, 16335 Westbrook: seeking to erect a six (6) foot tall vinyl privacy fence to enclose a side door, beyond the midpoint between the front and back building line, which is not allowed.

This Low Density Residential property is located on the west side of Westbrook Street (16335), between Mallory and Levan Streets, Lot. No. 065-06-0232-000, N2 Neighborhood District, rejected by the Inspection Department under Livonia Code of Ordinances, Section 15.44.090 (B).

BARINGHAUS Thank you. Any questions for the inspection department?

BOLOVEN Yes, Mr. Chair.

BARINGHAUS Yes, Mr. Boloven.

BOLOVEN Question for Mr. Popp. We have these cases all the time. And it always comes up here. If they have a side entry, they're allowed to come up to pass the side entry. Correct?

POPP Correct. They'll usually allow a footpath to the side entry.

BOLOVEN So that's the main sections, footpaths on the side entry

POPP Well, yeah, the side entry can be halfway up the building. The side entrance all the way to the front, no side entry can be halfway up the building. So the center point side of the building, and usually they allow them like a footpath, so you have access to the door.

BOLOVEN So this is about, I'm guessing, looking at some of the pictures, is about five foot past.

POPP I don't know the exact dimensions, but it is a little bit past.

BOLOVEN All right, so we get a leeway of about a foot.

POPP And normally that's what they allow when the doors are center, back half of the structure. Correct.

BOLOVEN Thank you, Mr. Popp.

BARINGHAUS Any other questions for the inspection department?

TESTA Yes, Mr. Chair.

BARINGHAUS Yes, Mr. Testa.

TESTA Mr. Popp, along the same lines, there is an existing fence there and I looked, it was permitted back in 2004. [Inaudible] upright fence. I'm assuming that the city at that time approved it in its current position.

POPP Because it's non-sight obscuring. That wouldn't be allowed to the front corner of the house and it's only four feet tall.

TESTA So the difference being...

POPP Sight obscuring is the main difference. If it's four feet tall and sight obscuring it would not have been allowed originally.

TESTA Understood. Thank you.

BARINGHAUS Thank you. Any questions for the law department? Okay. Can the Petitioner step forward, please?

VICARS Thank you.

BARINGHAUS Good evening. Name and address, please. Thank you,

VICARS Barbara Vicars, 16335 Westbrook Street.

BARINGHAUS Perfect. Why don't you outline your proposed variance to us?

VICARS Okay. Like it was just previously stated, There was a fence that was already there. It's wood, it's rotted. I run a home daycare at my home. It's licensed through the state and the city. The state is going to pay for me to have a new fence for safety reasons for the children. The current fence is old. It's wobbly, it's not safe. I'd also like the taller fence for multiple reasons. One the current fence is about this high and the children can actually reach the lock, open the gate, and leave the yard. Or a taller fence would allow me to have the lock higher out of the children's reach where they could not leave the yard. I also liked the idea that the fence is high enough where people that are walking around down the sidewalks and driving don't see a bunch of kids in the yard. I like the privacy of them not knowing I do a daycare. I don't like to advertise that there's a lot of kids in my yard. Also like the idea of the fence being taller so that somebody can't reach over the fence and grab the kids. I mean I hope that's not something that would ever happen but it is the world we live in. My neighbor okayed the fence, the design, and the location. The fence is only on the north side of the property. The majority of the property has the old-fashioned as it's called cyclone, the wire fence. So this is only, we're talking about five panels, two panels that run north and south visible from the street. Three panels that run east and west. that are not visible from the street. I'm trying to follow my current property line, I have a cemented patio over there where the kids play with their little cars and their tricycles and that kind of thing. So I don't want the fence to be five foot closer to my side garage door. It's five foot closer to the street than the variance allows. I think that pretty much sums up my opinion.

BARINGHAUS Can you tell, have you selected the design of the fence yet?

VICARS Yeah, the fence has actually already been built. The fence is done, they just can't put it in without the...

BARINGHAUS What color and materials? Can you describe those for us?

VICARS Sure.

BARINGHAUS Okay.

VICARS I'm gonna say it's beige, the same color as the house. It's six foot tall, the top foot of the fence is kind of picket looking. So you actually can see through the top foot, so it's private to us five feet tall. And then you can see through the last foot, making it six foot tall.

BARINGHAUS You mentioned you wanted to obscure the line of sight on that side of the home. I noticed on the other side of your home, you have a four foot picket fence. How do you plan on obscuring the backyard from the other side of the house?

VICARS That's not an issue because the kids don't generally hang out in that corner, they came out in the corner where I want the higher fence because that's where the only cement is in the yard.

BARINGHAUS Gotcha.

VICARS There really isn't anything that interests them on that side of the yard, if that makes sense. So they tend not to go there.

BARINGHAUS Okay, very good. Thank you. Are there any other questions for the Petitioner?

KLISZ Mr. Chair.

BARINGHAUS Yes, Secretary Klisz.

KLISZ Really, there's no problem with the height, and all that kind of stuff. But the real issue is where it's placed next to the side of the house. As you heard the inspection department explain that it's normally a one foot, you know, allowance past the door, and you're proposing five feet? What's your hardship? What's the reason why you need the five feet?

VICARS The current patio, the cement is poured, there has been more there for years. So to move the fence closer, I'd have to rip up the cement and make the area smaller, and therefore kind of defeating the purpose of the patio.

KLISZ Okay. And that's where the kids hang out at and exercise.

VICARS It's the only cement. I mean, if they're running around, they have the whole backyard grass, but that's the only cemented part of the yard.

KLISZ Okay, thank you.

VICARS And I sent some pictures to show that it's five feet closer. And in the summer, there's two hydrangea bushes that are probably going to cover the majority of that fence. And on the east and west part of the fence, my neighbor has giant arborvitae. So he doesn't, he's not going to see much of the fence either.

BARINGHAUS How long has the fence been in that location?

VICARS I don't know. It was in that location when I moved in 20 years ago. I replaced the current when I moved in 20 years ago, it was also a wooden fence that was rotted. So I put in a new wooden fence and that fence is now rotted.

BARINGHAUS So this is fence number three.

VICARS At least.

BARINGHAUS Okay. Thank you, very good. Any questions?

ROTONDO This, this new fence is going to be in the same exact location as the one right now?

VICARS Yes.

BOLOVEN Mr. Chair?

BARINGHAUS Yes, Mr. Boloven.

BOLOVEN I'm sorry. One more question is, I see that the wood comes back. And so not just the front? And I don't know. Southeast, west. Is that same material coming up to the chain link?

VICARS I don't know if I understand the question. But currently, there's two panels that run north and south and three panels that run east and west. It's all wood. The rest of the fence is cyclone. So the current wood fence and the new fence, hits the cyclone fence, three panels deep and then continues around the yard.

BOLOVEN Sorry, just let me ask in a better way. Are you replacing all the wood with privacy fence?

VICARS Yes, just-

BOLOVEN The wrap around to the cyclone.

VICARS Yeah. If you look at the picture, the hand-drawn picture, do you see the hand-drawn picture?

BOLOVEN I'm looking at the picture sheet.

VICARS I'm not talking about a photograph, I'm talking about a drawing. You can see the corner that's just replacing the current rotting wood fence.

BOLOVEN Okay, so you're coming up to the end of the sidewalk, the end of the concrete.

VICARS Yes.

BOLOVEN Okay, thank you.

TESTA Mr. Chair, one more if I may.

BARINGHAUS Mr. Testa.

TESTA The description of the fence being a six foot privacy, the first five feet are privacy and upper foot is, I guess, lattice. That wasn't in our packet. Maybe you knew that before. Is that still considered sight obscuring?

POPP I mean, the top foot wouldn't be, so it could be five foot sight obscuring, but I don't know. That would still fall over, anything sight obscuring is only allowed to the back corner of the house technically.

TESTA Okay, so even if it was a three foot or solid?

POPP Even if it was just four foot, right. Yeah, it would only be allowed to the back corner of the house normally.

NEVILLE Anything in excess of four feet. That goes beyond has to be, a variance has to be applied for.

TESTA Thank you.

NEVILLE If it's not chain-link.

BARINGHAUS Any other questions for the Petitioner? Okay. Very good. I'll just have you take a seat for the moment. Any audience comments? Are there any letters?

KLISZ There was a letter and as we discussed prior to the meeting, it's unsigned, it's an anonymous two-paragraph attachment to the public notice, but it is not signed. It is not, there's no address. So we will, according to our rules, ignore that.

BARINGHAUS Okay, very good. Thank you. The Committee will have you come back to the podium. You can make a closing statement, please.

VICARS I guess just in summary, I would say that I appreciate consideration for the safety of the children probably more than anything, but it also obscures their low, I call them Fred Flintstone cars, you guys probably know, those little Cozy Coupe Cars, it hides that in there too, and hides the kids.

BARINGHAUS Okay, thank you very much.

VICARS Thanks.

BARINGHAUS Okay, we'll close the public portion of the meeting and we'll get our comments from Mr. Testa..

TESTA Thank you, Mr. Chair, I can be in support of this. I understand the hardship. The fence is already there. It's been there for years. I do understand that you're going taller with the fence and it is sight obscuring. But I think it would be fine. And I understand why you want it. Why you need it, I should say.

BARINGHAUS Thank you. Mr. Boloven.

BOLOVEN I agree with Mr. Testa, I've been looking at your pictures. It makes sense. You're just replacing the wood fence. And based on where your landscaping is and the layout, I agree it'd be more of a detriment to come back. Inspection department seems like you're saying give me about a foot to even one report says 16 inches, it looks like you're either between five and seven feet off for these purposes. And with the approval of the neighbor, I'd be in support as presented.

BARINGHAUS Thank you, Secretary Klisz.

KLISZ I agree with both my colleagues, I really have nothing else to add. It makes sense. It's good. It's safe. And there's a hardship, so I'm in support.

BARINGHAUS Mr. Rotondo.

ROTONDO Yeah, I agree as well. I've like said I think they summarized it pretty well. I'm in support of this.

BARINGHAUS Thank you. Ms. Scheel?

SCHEEL I agree with everything that my colleagues have said. I am in support of this. Thank you.

BARINGHAUS I too agree with my colleagues' opinion on this. Basically, it's a one for one replacement. I'm pleased that you're making an effort to use the beige color on the fence because it ties in I think to the look of the house. It's not uncommon to have a privacy fence in that location within your neighborhood as well. So, again, I am in favor of the variance. With that the floor is open for a motion.

BOLOVEN Mr. Chair.

BARINGHAUS Mr. Boloven.

BOLOVEN Resolved in appeal case number 2024-01-07, filed by Barbara Vicars, be granted for the following reasons and findings of fact: That the uniqueness requirement is met due to the current location of the current fence that's being replaced, as well as landscaping of the residence. Denial of the variance would have severe consequences for the petitioner as she would not be able to install the new fence. The variance is fair in light of its effect on neighboring properties and in the spirit of the zoning ordinance due to no neighbor objections. This property is classified as, I believe it's Low Density, N-2 under the Master Plan as proposed, the variance is not inconsistent that code of classification. Further, that the variance be granted with the following conditions: that it be built as presented this evening, with the same material and color as presented this evening.

TESTA Support.

BARINGHAUS Support. Okay, very good. Motion by Mr. Boloven, supported by Mr. Testa. Any discussion from the board? Hearing none, Secretary Klisz, will you please take a vote?

RESOLVED: APPEAL CASE NO. 2024-01-07, 16335 Westbrook: An appeal was made to the Zoning Board of Appeals by Barbara Vicars, seeking to erect a six (6) foot tall vinyl privacy fence to enclose a side door, beyond the midpoint between the front and back building line, which is not allowed.

This Low Density Residential property is located on the west side of Westbrook Street (16335), between Mallory and Levan Streets, Lot. No. 065-06-0232-000, N-2 Neighborhood District, rejected by the Inspection Department under Livonia Code of Ordinances, Section 15.44.090 (B), **be granted** for the following reasons and findings of fact:

- a. The uniqueness requirement is met due to the current location of the current fences being replaced as well as landscaping,
- b. Denial of the variance would have severe consequences for the Petitioner, as she would be unable to install the new fence without hardship,
- c. The variance is fair in light of its effect on neighboring properties and due to the spirit of the zoning ordinance due to no neighbor objections, and
- d. This property is classified as N-2 and this variance is not inconsistent with that classification.

Further, that the variance **be granted** with the following condition:

4. It will be built as presented as to location, materials, and color.

ROLL CALL VOTE

AYES: 6

NAYS: 0

ABSENT: 1

PASS/FAIL/TABLED: PASS

KLISZ Ms. Scheel.

SCHEEL Aye.

KLISZ Mr. Rotondo.

ROTONDO Aye.

KLISZ Mr. Testa.

TESTA Aye.

KLISZ Mr., Boloven.

BOLOVEN Aye.

KLISZ Secretary Klisz votes aye. Chairman Baringhaus.

BARINGHAUS Aye.

KLISZ Passes six to zero.

BARINGHAUS Thank you. Could you come to the podium, please?

VICARS I just thank you so much for helping keep the kids safe. But I do have a question about something that Mr. Kileweetz said?

KLISZ Klisz.

VICARS Klitz?

BARINGHAUS Klisz.

VICARS Klisz. I'm sorry. You said that there was a letter that was two paragraphs long. Is that public record? Can I get a copy of that? Can we read the letter? Just out of-

BARINGHAUS That's a question for Mr. Neville.

NEVILLE Probably a FOIA, Freedom of Information Act request.

VICARS Okay, but I won't, you cannot read that.

SCHEEL No, I'm sorry.

VICARS Okay.

KLISZ Usually unsigned letters are not read. It's [inaudible].

NEVILLE It's unsigned. No. No name, or anything that indicates who submitted it.

VICARS Okay, and there's no- Can you, I understand you're not reading it. But what was the argument? Or you don't even address it.

KLISZ It's nothing to do with your fence. Let's put it that way. That's all I can say.

BARINGHAUS Congratulations on your variance. Please reach out to the inspection department to finalize the arrangements.

VICARS Okay. Thank you.

BARINGHAUS Thank you very much. Secretary Klisz, will you call the next case?

APPEAL CASE NO. 2024-01-08, Brad Karcho on behalf of BMK Asphalt Repair and Paving, 19985 Parker: seeking to erect a detached accessory building resulting in excess building area and height.

This Low Density Residential property is located on the west side of Parker Street (19985), between Norfolk and Pembroke Streets, Lot. No. 009-99-0116-000, N-2, Neighborhood, District, rejected by the Inspection Department under Zoning Ordinance, Section 7.09 (1) A, C. The existing attached accessory building (garage) is to be converted to living area.

Accessory Building Area:

Allowed: 1000 sq ft
Proposed: 1680 sq ft
Excess: 680 sq ft

Accessory Building Height:

Allowed: 16 feet
Proposed: 17 feet
Excess: 1 foot

BARINGHAUS Okay. Thank you. Does the Board have any questions for the inspection department? Any questions for the law department? Very good. State your name and address again.

KARCHO Good evening. No, this will not be a business pitch. I just like to thank you guys for coming out, ladies and gentlemen. for this is my first time actually going through this. So it's really neat that you guys...

BARINGHAUS You need to identify. You need to identify yourself with name and address, please.

KARCHO Brad Karcho. Address is 19985 Parker Street, Livonia, Michigan. I am the sole owner of BMK Asphalt Repair and Paving. And I'm here to basically plead my case.

BARINGHAUS Okay, very good. Why don't you do that? Who don't you summarize your variance request and the hardship that's driving your request for a variance.

KARCHO So, I recently purchased this home last year. I fell in love with the property as soon as I saw it, very big lot, it's a little bit over an acre. The home was abandoned for well over a decade, we're actually unsure of the actual number of years that it was abandoned, but it was well over a decade. I did a full gut rehab on this property. And in the middle of the gut rehab, we actually ran into some legal issues due to the sale. But all in all, I went through a year worth of litigation over this property. And there's been a lot of issues with it. But this is my home. I don't plan to do a fix and flip. Don't plan to do a rental. I'm 34 years old. I own two construction companies as well as two other rental properties. And this is the home that I plan to keep forever. I don't ever plan on selling this. I do have quite a big issue, though. I am a car collector. I love cars. It's what I live for. And unfortunately this property only has a one-car garage. And I need much more space. Currently in my collection, I own a Mercedes Benz CL 63 AMG. I own an Aston Martin Rapide. I own, my newest collection, newest addition to it, is a 2022 Ferrari Roma and a 91 Jeep YJ. That's a fun off-road vehicle. And then my Maserati Gran Turismo. Currently right now two of those vehicles are actually out in the elements under carports. I know it is crazy to think of, but I had to have two of those vehicles under carports now, and it's due to the fact that I can't really find storage. Or, or at a reasonable rate within the area. And that is why I'm seeking approval to the Board to build a bigger garage than, than the norm. And then if we, I also have along with my family, we have a boat, and two Jet skis.

BARINGHAUS Tell me about the materials on the structure.

KARCHO So the siding is a mixture of corrugated metal, as well as aluminum, and they are all color-matched to match the home. I don't know if you can see the pictures that are 3D models that are included within the plans. But they are beautiful, they match the home very well. They complement the property and the neighborhood. And actually, if you look at, I think I included the picture, if you look at the setback, opposed to the actual home, it's quite far back compared to the house in the street. So it's actually quite hidden from the rest of the neighborhood.

BARINGHAUS The vehicles you just described, the real goal is to store it in a very temperature-controlled environment. Do you have any plans on modifying that building to adapt to those conditions?

KARCHO So no, I don't plan on doing that. I don't know, I'd have to argue that a lot of my friends, we actually don't put our cars in heated storage because it really doesn't serve much more of a purpose, as long as it's out of the elements in that it's in a safe, covered drive, you're in good hands. It's really just a waste of money, in my opinion.

BARINGHAUS Going through our records, you have the property, the home listed under BMK Asphalt rather than your name. Can you explain that?

KARCHO Well, it's very simple. The company owns it. I am the owner of the company. However, the property is under my LLC. I'm a business owner, and you know, everything I do is an investment.

BARINGHAUS Seeing how you are that business and the home is registered under the business, do you have any plans to operate the business out of that address?

KARCHO Absolutely not. No. I plan on living in the home and I plan on continuing to build.

BARINGHAUS You don't operate your business out of your home?

KARCHO No.

BARINGHAUS Where's your business located?

KARCHO Eight Mile and Telegraph.

BARINGHAUS Eight and Telegraph.

KARCHO Yeah.

BARINGHAUS Okay, thank you. Any other questions?

TESTA Mr. Chair.

BARINGHAUS Mr. Testa.

TESTA You're converting the existing attached garage to living space, is that correct?

KARCHO That is correct.

TESTA Okay, has that already been done? Or no?

KARCHO It has not, not just yet. On approval for this because my fear was that at least I had one car space, right? So once this, if this does get approved, then I will be doing that immediately.

TESTA Okay, what type of living space will that be? And is it feasible?

KARCHO More or less that would just be another bedroom for sure be converted to. If we could get another bathroom there, that would be awesome. I'd have to check with the plans and see if I can work it out with the plumbing. Right? Yeah, more than likely a master bedroom-bath.

TESTA Okay, so you'd be removing the garage door, and changing it, putting it-

KARCHO So I wouldn't be removing the garage door, but I would build a whole wall covering it. And I'll tell you my reasons why. I've seen structures in the past where there's been remodels in the home and they removed the garage door and they built it out of brick. In mine, it looks horrible. I don't like it. For aesthetic appeal I'd rather just keep the garage door there. But the entire garage will be non-existent. There will be a wall going straight up and the windows will be spray-painted or painted black, painted black, and then all insulated from that, from inside the garage.

TESTA Basically, you would give the appearance of it's still a garage but it would not be a garage.

KARCHO Exactly.

TESTA Okay.

KARCHO Because it would look horrible built out.

TESTA Right. Speaking only for myself, when we see these variances for larger garages, I'm more favorable to them when they're attached to the house. Is there a reason why you weren't going for an attached garage versus a detached garage.

KARCHO So I was thinking more or less for my neighbors. But I will be totally open to attaching this to my house, I more or less wanted to think of my neighbors' perspective on this, I didn't want to come in to this neighborhood, new guy on the block, and I'm attaching this shiny garage to my home. I have more or less kind of wanted to put it in the backyard, you know, not totally invisible from them. But, you know, I was thinking more or less for my neighbors. But yeah, I would definitely love attach this to my home. That would be so much better for me.

TESTA Okay, maybe to thinking back about that? How did you decide the location of the detached?

KARCHO So the, if you look at my home to the left of my house, it's a perfect drive, going straight to the back. Whereas I can still have my yard to the right. And, you know, for my future family? And if I put it there as well, that would kill my front yard, too. It's actually a double lot.

TESTA Right. Could you do a detached off the back of your house and have it as a side entry?

KARCHO So I could, the only thing would be, I'd have to rip out my kitchen again. That wouldn't be too fun. I just spent all that money on it. I'm in the middle of the gut rehab right now or actually on the tail end of it. Actually, considering that I probably if we, if we did want to attach it to the house, I would want to attach it to the other side. If, if we were to go that route, because on that, on the side of the house in which you are speaking of, that's where all the major work has all been done. Tens of thousands of dollars have already been invested in that area and to attach the garage to there. That would kind of mess up a whole, the whole...

TESTA Okay.

KARCHO The floorplan.

TESTA The reason I'm asking you is because I kind of prefer it that way. But again, that's just me, I'm only speaking for myself there. I assume your current location of the current proposal would be visible to the street, correct?

KARCHO Yes.

TESTA My thinking was if the detached were somewhere in the back then it would not be so viewable from the street. But again, it's my first impression.

KARCHO Yeah, no, it's 100% viewable from the street.

TESTA And one last question, I'm just going to ask it. How did you decide the size? This is pretty massive. I see from your drawings -- thank you -- that you're putting the specific cars in there. So basically, you took what you have, you laid it out, and decided that's the size you needed to fit all of it.

KARCHO Actually, even with this garage, I'm still going to be putting stuff into storage in Saline. I rent a pole barn out there. But even if, even when I wanted to go bigger, my designer convinced me to go smaller. But yeah, with all that I have even they won't fit 100% into the structure, but we still have the pole barn in Saline.

TESTA Okay, then part of your variance is the height issue. Is there any way you can come down to not need a variance for the height? What's dictating your height of the structure?

KARCHO The boat and the trailer, bringing it in? So that's a big one. Yeah.

TESTA Okay.

KARCHO That's probably the most.

TESTA Understood. So the garage, the door opening is dictating that, and that's creating your roofline from there.

KARCHO That's correct.

TESTA Okay. Thank you for that clarification. Thank you, Mr. Chair.

BOLOVEN Mr. Chair?

BARINGHAUS Yeah, Mr. Boloven.

BOLOVEN Following up on Vice Chairman Baringhaus's questions, you said your business is on Eight and Telegraph?

KARCHO That is correct.

BOLOVEN What is at 6898 Maple Creek Boulevard?

KARCHO That is office space.

BOLOVEN That's office space? So is that where your business is at?

KARCHO Someone had me, that's kind of the first address, that's where, when I first started my business. That's where I was. My family's home, that's where I lived. But now it's, I never once kept equipment at my family's home. It was more or less just for my, my EAN, right? All my equipment is stored at the yard on Eight Mile and Telegraph. And, frankly, I don't think there's any way I can bring. I wouldn't want to bring any of my equipment to my home. I don't know if you're familiar with asphalt. Very dirty business, sealcoating rigs, pavers, excavators. This isn't stuff that we can generally sneak into the backyard, you know?

BOLOVEN Who is Margaret Karcho?

KARCHO That's my mother.

BOLOVEN One more time. The Vice Chairman asked this question, you bought the property and made it your business because of why?

KARCHO It's a business investment. And there's my business, everything I do. I like to look at myself as my business, everything I do as a business.

BOLOVEN You own a principal residence in Michigan?

KARCHO I apologize?

BOLOVEN Do you own a principal residence in Michigan?

KARCHO I do.

BOLOVEN What's your license address?

KARCHO 6898 Maple Creek Boulevard.

BOLOVEN Thank you, Mr. Chair.

BARINGHAUS Thank you. I've got one question. Did you submit a site plan for the project? In other words, I want to see the relationship of the proposed structure to your house, to your yard, getting the general layout?

KARCHO I did. Yes. It should be in the packet.

SCHEEL This one I think is it. The pictures aren't on this one.

BARINGHAUS Yeah, I saw that. In terms of the drive to the structure will it be concrete, asphalt, or?

KARCHO It will be asphalt.

BARINGHAUS Looking at your lot, a lot of the, a lot of your neighbors have very deep lots. Yours seems much more shallow. The only concern is about a facility that large being that close then taking up a lot of space in property.

KARCHO I'm very confused. You said that my lot...?

BARINGHAUS Your lot seems to be very, not as deep as your neighbors' lots, just from driving through.

KARCHO My, my property is deeper than all others.

BARINGHAUS It seems like there's trees that come up fairly close to your home.

KARCHO I, well, I cut all those down. So I would say there is, they've been cut down for quite a while now. The biggest one, the 90-footer I just cut that down, I want to say three months ago. Yeah, all the other trees have been excavated for the most part. I do have some trees in the backyard. But that's, I would say, probably about 60-70 feet from my house.

BARINGHAUS Okay, very good. Question for the building.

KARCHO Oh, yeah.

BARINGHAUS You have an interesting roof slab on it.

KARCHO Yeah.

BARINGHAUS Can you explain that?

KARCHO Oh, it's just kind of me and my designer wanted to go with something pretty cool. If you've, if you come inside my home, I have these barn beams everywhere. And it's just like an aesthetic of mine. And, I don't know, it kind of looks like a log cabin.

BARINGHAUS You'll have your chance later. No, no you can't. We'll have an opportunity where we have public comments or questions about- no, no, sir.

KARCHO Is it possible if I could add one more thing? So in regards--

BARINGHAUS One moment. Ms. Scheel has a question.

SCHEEL So you mentioned some ownership issues. You were in litigation for a year. Are you still in litigation? Or is that done?

KARCHO Oh man, that is done. So I fell victim to a horrible scam. I don't know if you've ever been familiar with wholesaling, the term wholesaling for residential properties? So basically, the person that I purchased it from sold it to two people at the same time, and I was the first of those.

SCHEEL Okay. Okay, but you're all through that.

KARCHO Yeah.

SCHEEL Okay. Thank you.

BARINGHAUS Thank you. Great, thank you. Any other questions from the Board? Okay, we have no further questions then. Basically, I have to step aside and ask for any audience comments. Anybody that has a comment, please?

SUMNER My name is Ron Sumner. I live across the street, basically. 20,008 Parker.

BARINGHAUS Okay, thank you.

SUMNER Okay, So my question was basically on that is, does it show the size of the garage door, the height of it?

BARINGHAUS Question for Mr. Popp.

SUMNER That's just one question I had. So on the south side of that lot, where the driveway is going to go is all treed right now. So I'm thinking all those trees are probably going to be cut down. It's extremely close to those neighbors' backyard. So I'm just wondering if there's any kind of a setback rule for there. Also, I think there's a utility pole at the southeast corner of the lot. So is there some kind of easement there? Right. So also I'm in agreement with Mr. Boloven that the business address is 6869 Maple Creek Drive, I believe it is, which is a residence, so I'm thinking Brad's going to be moving into this house and he has all these three businesses. I can't help but think that he's going to bring in some equipment in there from time to time, maybe doing repairs because it's cost saving. That'd be jackhammers, you know, welding, whatever it, whatever it takes to do brakes, to do fix trailers, wheels, whatever the case. So we're thinking more about the possibility of having trucks in front of the house, cars, maybe employees come there, park on that narrow street. [inaudible] I think what Brad failed to mention that's a double lot. But I think he's putting it on the south side of the lot. So he can build a house on the right, south, north side. Which I have no problem with. Okay, but I'm still thinking that garage is gonna be meant for something different than what he's leading on it to be. Brad could move out of there tomorrow. What moves in there next, goes, "Hey, I've got a huge barn back here, I can start my own business." So I am not in favor of building this massive barn back there that's actually going to be bigger than most of the houses in that area. So not only that driveway on the south side if it is gonna have to drain someplace, probably not great for those neighboring yards. So for all those reasons I'm against it.

BARINGHAUS Okay. Thank you very much. Again, any comments? From the audience. And then we'll get you next. Your name and address, please.

MCDONALD Ken McDonald, 20059 Parker. I've been a resident down Parker for quite some time. So I'll try to hit all the bullet points here and skip around. So on the plans does it have a ceiling height for the overall ceiling in that structure?

POPP I guess that was directed at me. Ceiling height, no, and to address the height on the garage door if it's scaled properly on the drawing, it's a four-door eight foot tall.

MCDONALD Okay, will the building be insulated?

POPP It is not on the drawing.

MCDONALD Brad, will it be insulated?

KARCHO I mean, do I?

BARINGHAUS No, sir, you have to address us.

MCDONALD Okay, so I guess where I'm coming from the list of high end cars I find it kind of quite odd. Everybody's got their own way of storing things, but I myself have a few cars, they're not that high-end cars. Like again, mine is in heated storage. To bring up Mr. Testa's about the garage door. If we're painting the house to match the proposed structure. I don't see why it couldn't be blacked out and made aesthetically pleasing rather than leaving the garage door existing. Through tonight's proceedings in other proposals we've heard about community, neighbors, image. If Brad is so concerned about the neighbors, did he approach any of the neighbors and ask them, "Hey, this is the thing I want to do,"? I found out about it through a letter from the City, by which I'm gonna say no. Everybody at the City Hall has been fantastic. They have a very professional, pleasant to work with, I think that they go not recognized for their duties and what they have to put up with. So in that is what I see with the ceiling height, why I asked about that.

POPP So it doesn't show certain things. The only place that shows ceiling height to the bottom of the rafter on the shallow side is 12 foot six inches. On the tall side it's showing 15 foot five inches, but it does not show a detail on anything what's the average.

MCDONALD So it'd be fair to say that you can possibly look, look up to the car lifts in there? The doors are about 10ish, 10 feet tall. So, what I'm looking for, I'm totally against this. This is a pole barn structure. I mean, it's sheet metal, it doesn't fit into the area. It doesn't. I don't think that there's anything of this size or this architecture style within three blocks of any of these addresses. My feeling up and down the rest of the neighbors that they are against this and definitely not in favor of. When I was down here and talking with the City that I definitely did bring up that there's been quite a bit of construction, trash discarded in the driveway. It said that there was a registered complaint about that, but it took over a week to get that resolved. Regardless, in regards to the property and maintenance of it, there has been times that the lawn has been well over eight inches long, for long periods of time. Now, whether or not that was with his proceedings involving the legal problems he had. Okay, if he signs on it, being neighborly, he can clean it up, cut it down, clean it up, blend in, try to fit in.

BARINGHAUS Do you have any final comments?

MCDONALD No.

BARINGHAUS Thank you very much.

LINDA TREWIN Hi. I'm Linda Trewin, 19984 Hubbard. Our lots back up to each other. And we have a lot longer.

BARINGHAUS Are they side by side, or are you...?

LINDA TREWIN No. We're right behind. So our property lines are the same. We're behind, we do have a little bar, but, yeah. I feel that this structure is too big for his car, what he wants it for or for the neighborhood. I said that backwards. If it gets too big for the neighborhood maybe, you know, he proposes it a little differently, different sizing? Because I don't know how far back from his back fence to the back of the structure. And he said a lot of things that I agree with. But I think maybe we can all work together and see what you know, can happen. But there is a lot of trees there and that house has been vacant for at least 20 years. Because we've been there more than 20 years. And yes, it was an older woman. And

she did have to go to assisted living. And nobody took care of the house. Was it a while I think it was male relative but I don't know how they were connected. So that's all I can say. I hope we can work together on it.

BARINGHAUS Okay, thank you very much. Okay.

LINDA TREWIN He said that there was no structure. There is a structure on Hubbard that's north of us. That is like a salt, saltbox. You know.

BARINGHAUS Okay.

LINDA TREWIN So I just wanted to let you know, I don't know the size of it, though. And it's within the back of their lot.

BARINGHAUS Okay, thank you.

LINDA TREWIN But the ones that I'm, I'm afraid of is the ones that are right south of him. Those are very small lots. Thank you very much.

BARINGHAUS Okay, well, thank you very much. Sir, could I have your name and address, please?

CHUCK TREWIN Yes. My name is Chuck Trewin and I live at 19984 Hubbard Street. And also the lot next door of ours is 19990. So we have an empty, empty lot. And where the house is. And both of those lots back up to the property that Brad owns. I have a couple of concerns. Of course, you brought up the one concern that the house is titled in the name of the business. That bothers me a little bit. Especially since from our lot we can see that there's a commercial trailer in the backyard. And the trees. Also another commercial trailer with a Bobcat on it. And it's been back there at least three months. So I'm, I'm afraid that, you know, his intentions are to put vehicles in the garage and I'm a vehicle lover myself. I have no objections to that. But I think the structure is too lengthy. And I have concerns about potentially using the garage space for his commercial endeavors. So the other thing is, I'm not sure how high the house is, but I'm thinking that the garage might be taller than the house.

BARINGHAUS I'm not sure.

CHUCK TREWIN The garage I think is 17 foot and it's a, it's a ranch style house. So I think that might look a little odd from the street also. Those are my comments.

BARINGHAUS Okay. Well, thank you very much.

CHUCK TREWIN Thank you, Commissioner.

BARINGHAUS Are there any additional audience comments?

TESTA Mr. Chair.

BARINGHAUS Yes, Mr. Testa.

TESTA Could I ask a question to the neighbors at the public comment?

BARINGHAUS Sure.

TESTA To maybe make it easy. I'm inferring from the comments that no one's seen the drawings or plans? Maybe from a show of hands. Has anyone seen the drawings and plans? So you have? Okay. So you all know what he is, clearly what he's proposing.

BARINGHAUS Sorry, sir, did you want to make a comment? To the podium, please.

ROUHAN Hello, my name is Bryan Rouhan. I'm at 19331 St. Francis Street, Livonia. I'm one of the designers helping out Brad on this project. And there's quite a few things that I heard that aren't mattering for this project. It's about the garage variance, it doesn't have to do with the house, the driveway, stuff like that. The materials on the garage, we said are matching the house, it's aluminum bottom stone face, the upper part of the garage is horizontal siding to match the house. Everything on it, it's to match. It's not cheap, it's not ugly. The slope for the roof is so that he can get the height he needs to get the boats and the vehicles and stuff like that in but still get the roof pitch low enough so that he's not going really tall on the structure itself. We shrank this garage down by 10-15 feet wide and 20 deeper than what he really wanted to try and get the variance in here because we knew it would be past for the area he really needed. So being 24 feet wide is the typical standard width of every garage, that's probably in the neighborhood. With a garage door being slightly taller than the normal for getting the vehicles, the boats and stuff into the garage. So the shape, the size, we pushed it back in the lot far enough so that from the road, it's visible, but you would not see the depth of the structure. That way, the ridge height on this is lower than the house because the house is actually higher on that part of the property. So the roof is higher, there's a chimney there that makes it higher. So all of this makes it [inaudible] because smaller being on that side of the lot. With the setbacks we did with the garage, we actually set the garage back farther than what the code requires, and further back so that it's not as noticeable. And we kept it far away enough from the rear of the property lines so that the neighbors on the sides and the rear don't have this structure so close to them. So everything was thought of on this to make it nicer for the neighborhood. Yes, trees will be removed. Driveway will go in. But when everything's done, Brad's fixing up the house, there's going to be plantings, there's going to be trees planted, and bushes and shrubs and flowers, all that's going to be done. We're in the construction phase of the house itself. So improving the neighborhood, we just said this house has been empty and abandoned for 20 years. He's improving the lot, making it better. And he's not using it for work or business, anything like that here. And he said he's going to be living there. So if any neighbor can do their brakes in the driveway, take a motor out, have the car up on jacks in the driveway. So if he was fixing his own vehicle, it's his house, his own vehicle. Every neighbor does the exact same thing. Just because this is a new structure, that's the issue. And what we're trying to do is, is the size relatable to what's on that lot, he has a double lot, which is bigger than a lot of the neighbors and that's correct. He doesn't have millions of dollars where he can make his house bigger to where the garage would be to code. So he's asking for this so that he doesn't have to pay for a storage unit and use a pole barn and store things other places. He wants to store his materials at his house. And that's what this is all about. A variance for the garage. Nothing else.

BARINGHAUS Thank you. I'm sorry. Ms. Scheel, do you have a question?

SCHEEL Yeah, I just wanted to verify since you're here, but there's two garage doors on this structure, correct?

ROUHAN Correct.

SCHEEL And they're both the same size? Are they both eight feet?

ROUHAN No. The side one is eight feet with the size of his lot he can have a riding lawnmower. So that way he can pull the riding lawnmower into his garage and store that so it's not in view.

SCHEEL Okay.

ROUHAN This is also another reason we have the garage as large as it is because by code he can have 100 foot by 30 foot concrete patio, and store all of this on the patio. That would look awful. And that's what we're trying to prevent, is have some work covered. So nobody sees all this stuff in his yard.

SCHEEL Okay, both garage doors, what size are they?

ROUHAN They're actually on the drawings, on the floorplan. So it's on the floorplan, it shows the front garage door 18 wide by 10 high.

SCHEEL 18 by 10, okay, thank you.

ROUHAN And the side one, I can't remember if the side one was six feet wide or eight feet wide.

SCHEEL Okay.

POPP So the scale's not right on the drawing?

ROUHAN I do not know that. But it's labeled. It's labeled right on the drawing what the door sizes are and then the exterior elevations show floor to ceiling heights, ridge heights.

SCHEEL Which we were told...

POPP I don't see the door height anywhere on the drawing.

ROUHAN There should be a floor plan on sheet two or sheet three. And on the floor plan it gives you door sizes and window sizes. Yeah, the sheet, I'm sorry, sir. This sheet right there on the floorplan right there. It doesn't have windows or door sizes on it?

POPP Yeah, it does. It says 18080 and your key says it's, window and door dimensioned from here to width and height.

ROUHAN There you go.

POPP So you're saying it's 18 foot zero inches wide and eight foot zero inches tall, which is exactly what the scale is on here. Eight foot not ten foot.

ROUHAN Okay.

POPP So if it's ten foot. So that means from the top of the door to, the top of the door to your ceiling plan, you've got four foot. And then your side doors. You got eight foot, eight foot zero inches. So the side door is packed inside the front door, basically.

ROUHAN And as the one gentleman mentioned earlier, even if we wanted, one of the reasons is, if we wanted to put a car lift in, there's nothing against the code that says you

can't. It's actually smart to put a car lift in a garage. That way you can store more in a smaller space.

SCHEEL Okay, thank you.

ROUHAN Thank you.

BARINGHAUS Thank you. Any other audience comments? Yes.

CURETON Good evening. Robert Cureton. The address is 20000 Parker, directly across the street. My concern is the property being used for a business. That's my biggest concern and my neighbors' as well. The size of this structure doesn't really fit the neighborhood. But as far as having the equipment there. You just had the paver over there a couple times, and rolled back in the evening to pick it up to move it to another type.

KARCHO No. That's a lie. Sir. That's a lie.

BARINGHAUS Excuse me.

KARCHO That is a lie.

BARINGHAUS Excuse me, every.... Audience, please be quiet.

NEVILLE You get a chance to talk later.

KARCHO I keep hearing all lies.

BARINGHAUS No, you need to halt. Stop. Proceed, sir.

CURETON I'm really all set. Thank you.

BARINGHAUS Thank you. Any other audience comments at this point? Secretary Klisz, are there any letters?

KLISZ We do. First one was Mr. Cureton, who spoke so we won't read this letter. Letter of objection by Robert Zaske, 20016 Hubbard, I don't want our area to have an industrial look. A letter of objection: Antoinette M. Boyd, 32149 Pembroke Street. The surge of commercial equipment does not belong in a residential neighborhood. Because it is commercial equipment there will be constant traffic and noise moving the equipment in and out of the building. Property values likely could go down not to mention damage to the street with heavy wear and tear. I urge you to please disapprove this request and I know my opinion is shared by neighbors who are unable to attend this meeting. Thank you for your consideration. A letter of objection: Andrew Yaworsky and Nancy McGuire-Yaworsky, 19934 Hubbard. My wife and I strongly object to the proposed detached accessory building that is in excess of the current city ordinance. Letter of objection: Pete and Cynthia Garcia, 20040 Parker Street. We value the green space around our homes and believe this accessory building, which is larger than the existing home on the site, will occupy the majority of the green space and the lot and negatively impact our property value. We are concerned about the addition of commercial truck traffic damaging the street and the noise resulting from using this building to house industrial business equipment. This is a residential neighborhood and is zoned as such, the chemicals involved in asphalt products if mishandled can become an environmental hazard and negatively impact our property value. Letter of objection: Nancy Shrewsbury, 32010 Pembroke. Dear Zoning Board Members and Council Members, We

believe the zoning ordinances currently in place are fair and reasonable. The ordinances for building size in a residential neighborhood are made and enforced for good reasons. We find it unnecessary for any homeowner to erect an outbuilding exceeding allowable square footage by nearly 700 feet. We have concerns that this homeowner will use this oversized building to store commercial trucks, vehicles from his business. None of the neighboring houses wish for this kind of traffic. We object to any exceptions made on behalf of this homeowner. This homeowner has been rehabbing his property for several months. There's building debris in the front yard. This homeowner has not shown any respect for the neighborhood. Letter of objection: Michael Dwyer, 20009 Parker. The proposed accessory building is the size of a house. Greater in area by more than 50% of code. Letter of objection: Linda Schaffer, 32126 Pembroke. I spoke with Mr. Karcho a while ago. He said he had a lot of classic cars he wanted to store in a large structure in the backyard. He didn't mention anything about an asphalt business. There is a large Bobcat machine in his yard now. How much more equipment will he be bringing to store in his property? I don't want to be awakened in the early morning hours if he has employees coming to his house to get equipment out of the building every day. I don't want to have to deal with all the commotion. This is a residential neighborhood. Letter of objection: Gerald Schmitt, 32111 Pembroke. As a homeowner for 44 years residing in Spring Valley Sub, I see no reason to allow a variance to the zoning ordinances for this project. Letter of objection: James Knowles, 20004 Parker Street. As a homeowner on Parker Street for 18 years I do not want any accessory building built across the street from me, let alone one that is bigger than allowed by the City of Livonia. On the public notice I was sent on January 5, 2024, it lists Mr. Karcho as representing BMK Asphalt Repair and Paving, obviously a business. Since this is a residential neighborhood. I am bewildered about how the City of Livonia allowed the house to be purchased for business purposes in the first place. I purchased my house specifically because of the quiet, large, wooded lots in our neighborhood, where the air is cleaner, and my asthma is under better control. More cars, trucks, paving materials and equipment associated with Mr. Karcho's business will disturb the peace. With the prevailing wind out of the west, the business material smells and truck exhaust will come in my direction. And the last one is a letter of objection by Cristina Nila, 20001 Parker Street. To whom it might concern, I object to this appeal because looks like Mr. Karcho or his company are planning to bring his businesses on this very quiet residential area because he owns a construction company and an asphalt company. I think the reason in building this garage/warehouse is to store some of his company's equipment. He already have some equipment for some time in his yard. He also told us he's planning on splitting his property to build another house next to the existing one, case where how many buildings this land is going to have? In case you consider to approve his appeal, we are going to request in my husband's company name to build a warehouse too and store some of his business equipment, plus we own a lot of cars, ATVs, snowmobiles and watercrafts. I like to end my letter telling Mr. Karcho, his company, and Board Members, this objection is not personal to nobody. And it's just because we like to keep our street quiet, private and residential. Thank you, Cristina Nila. And that's the letters.

BARINGHAUS Okay, thank you. The Petitioner can come forward for a closing statement. And perhaps in your closing statement you might want to address some of the neighbors who are concerned about the presence of your company's industrial equipment on the property and your intention.

KARCHO There was one-

BARINGHAUS Sir, I am not finished. And your intentions to, with the property relative to the operation of your business.

KARCHO I have a Bobcat on site. And that was to remove all the trees which just as you pointed out earlier, my whole property when I purchased it was completely covered in trees. I

don't even know how many 40-50 footers I've taken down, if they want to see equipment, they aint seen nothing. My excavator wouldn't even fit into this garage. I own \$800,000 worth of vehicles and that's just leisure vehicles. This is my love, this is what I like to do. And if I can't have my \$800,000 worth of vehicles on my property that I own, why would I want to live there? Why? I'm young, 34 years old, I've worked my tail off to build a successful business. Now I want to enjoy my life. I want to enjoy everything about it. I went in every single one of these people's homes with all the plans that you have, presented these to them in every situation, every which way and I asked every one of these kind people, "What would you like in reference to this?" Some said the trees, they wanted the trees done. No problem! Get right on it. I started cutting them down before these plans were even approved. Everything I've done, it's been to appease my neighbors, and as of right now I want you to take all these plans, all these plans in front of you and I want you to just scrap them, throw them away. Because there's no way in hell I'm gonna live in this neighborhood. No way. I went to every single- I don't care about my house, I don't care about the property, I don't care about my neighbors that I'm living around. And if this is the way I've been treated over this? They all came here to do. You could have told me this when I knocked on your door, when I sent you all these.

BARINGHAUS Sir, address your comments to the front.

KARCHO I invested my time and my money.

BARINGHAUS Let me finish, please. Also, I would encourage you to direct your comments in terms of your project.

KARCHO It's done. I'm not building nothing. I'm not building nothing. I'm not even going to build.

BARINGHAUS Stop for a moment. [Inaudible]

KARCHO What's that?

BARINGHAUS I'd like you to direct your comments to your project.

KARCHO There's no way. I won't build nothing.

BARINGHAUS You want to withdraw the variance?

KARCHO I'm gonna withdraw 100 percent. There's no way I'm gonna live around these people. No way. Impossible. No way.

BARINGHAUS Do you have any other additional comments?

KARCHO No, that's it. Scrap it off. I'll go to Bloomfield Hills.

BARINGHAUS Okay.

KARCHO There you go. Twenty years that property has been abandoned. I've been harassed since day one since I bought this property. Since day one. Would it have been better? Better have been abandoned?

BARINGHAUS Sir, can you wrap up your comments, please?

KARCHO Oh yeah. That's fine.

BARINGHAUS Thank you. Okay, that closes the local portion of the meeting.
[Inaudible] It's over. We're done.

CURETON With regard to the petition?

BARINGHAUS I'm sorry?

CURETON Just with respect to the four cases. You're done?

BARINGHAUS Yes. Right. This case is then concluded.

WITHDRAWN: APPEAL CASE NO. 2024-01-08, Brad Karcho, on behalf of BMK Asphalt Repair and Paving, 19985 Parker: seeking to erect a detached accessory building resulting in excess building area and height.

This Low Density Residential property is located on the west side of Parker Street (19985), between Norfolk and Pembroke Streets, Lot. No. 009-99-0116-000, N2, Neighborhood, District, rejected by the Inspection Department under Zoning Ordinance, Section 7.09 (1) A, C. The existing attached accessory building (garage) is to be converted to living area.

Accessory Building Area:

Allowed: 1000 sq ft
Proposed: 1680 sq ft
Excess: 680 sq ft

Accessory Building Height:

Allowed: 16 feet
Proposed: 17 feet
Excess: 1 foot

ADMINISTRATIVE TASKS

KLISZ Question for if we have any minutes?

BARINGHAUS Yes, please, Mr. Klisz.

KLISZ The 1-9-2024 minutes need approval. I would put their approval as support.

BARINGHAUS All those in favor?

The Board approved the January 9, 2024 meeting minutes unanimously.

BARINGHAUS Are there any other additional comments? I have one. Basically, Sara did create a contact list that was for ZBA members. Look it over. If you see any changes, there's always been a couple. Other than that once it's done, we'll redistribute it. And then also, I did send out [inaudible] as well as a simplified mission statement and the standard resolutions as well. And so with that, just one more motion.

KLISZ Mr. Chair.

BARINGHAUS Mr. Klisz.

KLISZ Motion to adjourn.

BARINGHAUS Support?

SCHEEL Support.

BARINGHAUS Support by Ms. Scheel. All those in favor?

The Board unanimously approved the motion to adjourn.

**AGENDA DATE: February 6, 2024
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. 2023-11-31, Bethel Baptist Temple, 29475 Six Mile Road (Tabled on December 12, 2023):

Should be denied because the alleged practical difficulty does not entail more than mere inconvenience; FURTHER, even if commercial district sign rules applied to Petitioner, Petitioner's proposal would exceed the maximums allowed for monument signs (30 sq. ft. allowed; 50 sq. ft. proposed) and Electronic Message Center signs (15 sq. ft. allowed; 27 sq. ft. proposed).

2. APPEAL CASE NO. 2024-01-04, Henry Ford Health Systems, 29200 Schoolcraft Road (Tabled on January 9, 2024):

Should be denied because the alleged practical difficulty does not entail anything more than mere inability to earn a higher financial return.

FUTURE LAND USE PLAN

**CITY OF LIVONIA
ZONING BOARD OF APPEALS
February 6, 2024 – 7:00 p.m.
Livonia City Hall Auditorium, 1st floor
33000 Civic Center Drive, Livonia, MI**

1. **APPEAL CASE NO. 2023-11-31, Bethel Baptist Temple, 29475 Six Mile Road (Tabled on December 12, 2023):** Seeking to erect a ground sign resulting in excess overall sign area and excess area of the bulletin board message display portion of the sign.

2.

FUTURE LAND USE PLAN (FLUP): CORRIDOR COMMERCIAL

3. **APPEAL CASE NO. 2024-01-01-04, Henry Ford Health Systems, 29200 Schoolcraft Road (Tabled on January 9, 2024):** Seeking to erect wall, ground and directional signs. Signage on utility poles on private property are not allowed.

FUTURE LAND USE PLAN (FLUP): REGIONAL COMMERCIAL

AGENDA DATE: February 6, 2024
ZONING BOARD OF APPEALS
CITY OF LIVONIA

FUTURE LAND USE IN COMARISON TO THE PROPOSED FINDINGS OF FACT
Pursuant to Zoning Board of Appeals
Rules of Procedure, Rule V-Hearings, Paragraph 7

1. **APPEAL CASE NO. 2023-11-31, Bethel Baptist Temple, 29475 Six Mile Road (Tabled on December 12, 2023)**: Seeking to erect a ground sign resulting in excess overall sign area and excess area of the bulletin board message display portion of the sign.

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FUTURE LAND USE PLAN (FLUP): CORRIDOR COMMERCIAL

2. **APPEAL CASE NO. 2024-01-04, Henry Ford Health Systems, 29200 Schoolcraft Road (Tabled on January 9, 2024)**: Seeking to erect wall, ground and directional signs. Signage on utility poles on private property are not allowed.

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FUTURE LAND USE PLAN (FLUP): REGIONAL COMMERCIAL