

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS

June 11, 2024 – 7:00 p.m.

Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2024-04-15, Garry Villasenor, 37750 Sunnydale Street:** seeking to construct a four-season room addition resulting in a deficient rear yard setback.
2. **APPEAL CASE NO. 2024-05-18, Fred and Nancy Florkowski on behalf of Motor City Youth Theater, 27555 Grantland Street:** seeking to construct an entry addition resulting in a deficient side yard setback.
3. **APPEAL CASE NO. 2024-05-19, Jonathan and Shannon Myshock, 36244 Curtis Street:** seeking to construct an accessory shed resulting in a deficient corner lot side yard setback. Side yard setback required: equal to the principal building paralleling the corner side street.
4. **APPEAL CASE NO. 2024-05-20, Christine Renshaw, 14340 Hillcrest Street:** seeking to construct a 319-square-foot master suite addition on an existing dwelling on a nonconforming lot, resulting in a deficient rear yard setback.
5. **APPEAL CASE NO. 2024-05-21, Michael Kinaia, Indy-C-Kal, Inc., on behalf of Lessee Starbucks, 12679 Middlebelt Road:** seeking to replace existing wall signs resulting in a single sign with excessive wall sign area.

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 disabilities. 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.



CITY OF LIVONIA
Inspection Department

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

Applicant (SAME AS OWNER) Address (SAME AS OWNER)
Owner GARRY VILLASENOR Address 37750 SUNNYPDALE, LIVONIA, MI 48154
Lessee — Address —
Location WEST Side of 37750 SUNNYPDALE Street
Between RICHFIELD ST. And HUFF ST.
Lot No./Parcel No. 069 01 0095 000 Subdivision BLUE GRASS ESTATES #1
Zoning District N2 Map No. NE 18 Lot Size 58.4' x 121.7' (6,970 sq. ft.) Alley —
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size — Proposed Building Size —
Present Height of Building — Proposed Height —
Allowable Lot Coverage 35% (2,439 sq. ft.) Proposed Lot Coverage 31% (2,173 sq. ft.)
Proposal SEEKING TO CONSTRUCT A FOUR-SEASON ROOM ADDITION RESULTING
IN A DEFICIENT REAR YARD SET BACK. REAR YARD SET BACK
REQUIRED: 30 FEET ; PROPOSED: 22.9 FEET ; DEFICIENT: 7.1 FEET.

Reason for Rejection LIVONIA ZONING ORDINANCE, SECTION 3.05 (DIMENSION REGULATIONS)

Deficient Side Yard — Deficient Front Yard — Deficient Rear Yard 3.05 7.1 FEET
Deficient Lot Area — Deficient Lot Area per Room — Encroachment —
Excessive Lot Coverage — Excessive Height — Increasing No. Units —
Use Prohibited — Deficient Parking Spaces — Increasing Area and Bulk —

Remarks —
—
—

Plans and Application examined by [Signature] Date APRIL 15 2024

ZONING EXAMINER

APPLICATION FOR VARIANCE

GARRY VILLASENOR 37750 SUNNYDALE ST. LIVONIA 48154 (734) 658-0350
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

BONGERO CONSTRUCTION 33346 GLENDALE AVE LIVONIA 48150
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)
(734) 422-6216

The property address is 37750 SUNNYDALE ST LIVONIA, MI 48154

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

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? BACKYARD SETBACK ORDINANCE IS CURRENTLY 30' FROM PROPERTY LINE.

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

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: REQUEST TO BUILD AN ADDITION / ALL-SEASON SUNROOM IN THE BACKYARD THAT WILL REQUIRE A 22' SETBACK.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return: REQUEST TO BUILD ADDITIONAL LIVING SPACE TO ACCOMMODATE AILING MOTHER WHO IS SUFFERING FROM DEMENTIA/ALZHEIMER'S

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. CURRENT NEIGHBOR HAS BACKYARD SETBACK OF 17'

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? NO.

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City of Livonia

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: NO
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? N/A

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: Garry Villaseñor

Please print name of property owner: GARRY VILLASEÑOR

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

Subscribed and sworn to before me this 5th day of April, 2024

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

My Commission expires 8.25.2028

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

NOT TO BE COMPLETED BY APPLICANT

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

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

2017 MAR 13 AM 10:40

RECORDING REQUESTED BY:
Redding Bank of Commerce

WHEN RECORDED MAIL TO:
Garry Villasenor
37750 Sunnydale St
Livonia, MI 48154

MIN: 100039011923977516
Servicer ID System Phone: 888-679-6377

**SATISFACTION OF MORTGAGE
(CORPORATE TRUSTEE)**

The undersigned corporation, as Trustee, or as substitute Trustee, under that certain Mortgage executed by:

Garry Villasenor, a married man, and Katrina Villasenor, his wife

as Trustor, dated September 2, 2005, and recorded on September 15, 2005, in the office of the Recorder of the County of Wayne, as N/A, pursuant to the written request of the beneficiary, the Trustee does hereby grant and discharge, without warranty express or implied as to title, possession or encumbrance, to the person or persons legally entitled thereto, all the right, title and interest derived by the undersigned corporation, pursuant to said Mortgage, in and to the real property described therein, to which reference is made for a description of the same.

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

Lot(s) 95, BLUE GRASS ESTATES SUBDIVISION, as recorded in Liber 97 on Page(s) 66, 67 and 68 of Plats.

Consideration less than \$100.00

Liber: 43498 Page: 1008

IN WITNESS WHEREOF, the undersigned corporation, as such Trustee, has executed this Satisfaction of Mortgage by its duly authorized Officer this 08 day of March, 2017.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

As nominee for Redding Bank of Commerce

By

Jaime Taylor, Assistant Secretary of Mortgage Electronic Registration Systems, Inc.

REDDING BANK OF COMMERCE

By

Jaime Taylor, VP Consumer Lending Department of Redding Bank of Commerce

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

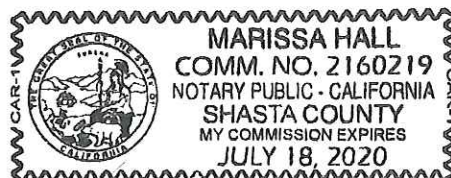
County of

On March 8, 2017 before me Marissa Hall Notary Public, personally appeared

Jaime Taylor who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature Marissa Hall (Seal)



GARRY VILLASENOR
37750 SUNNYDALE

REF: FOUR-SEASON ROOM
LOW DENSITY RESIDENTIAL

ZONING MAP

LEGEND

Zoning Districts

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

S.E. 1/4 Section 18

City of Livonia

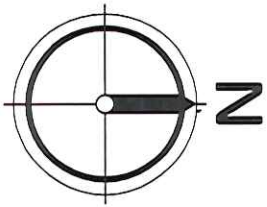
T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet





RESIDENTIAL SITE PLAN

46-069-01-0095-000 / 37750 SUNNYDALE

PROPERTY DESCRIPTION:

LOT 95, "BLUEGRASS ESTATES SUB'N", PART OF THE EAST 1/2 OF SECTION 18, T1S, R9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN. RECORDED IN LIBER 97 OF PLATS, PAGES 66-68, WCR.

ZONING INFORMATION (ZONED N2):

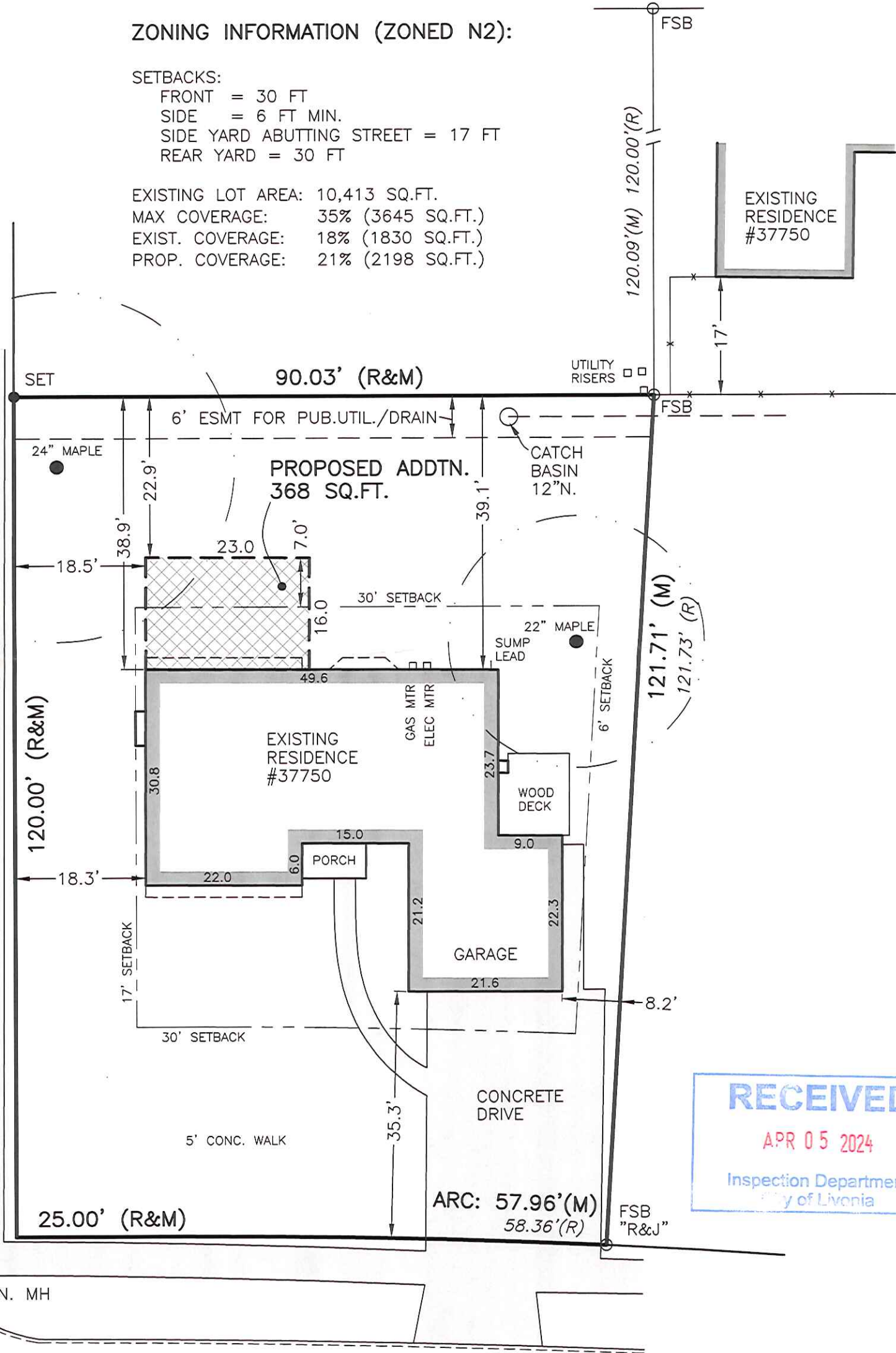
SETBACKS:
FRONT = 30 FT
SIDE = 6 FT MIN.
SIDE YARD ABUTTING STREET = 17 FT
REAR YARD = 30 FT

EXISTING LOT AREA: 10,413 SQ.FT.
MAX COVERAGE: 35% (3645 SQ.FT.)
EXIST. COVERAGE: 18% (1830 SQ.FT.)
PROP. COVERAGE: 21% (2198 SQ.FT.)

SUNNYDALE AVE.
60' WIDE PUBLIC R/W

SAN. MH

SAN. MH



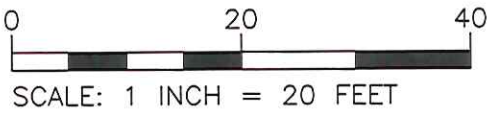
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Inspection Department
City of Livonia

SUNNYDALE AVE.

60' WIDE PUBLIC R/W



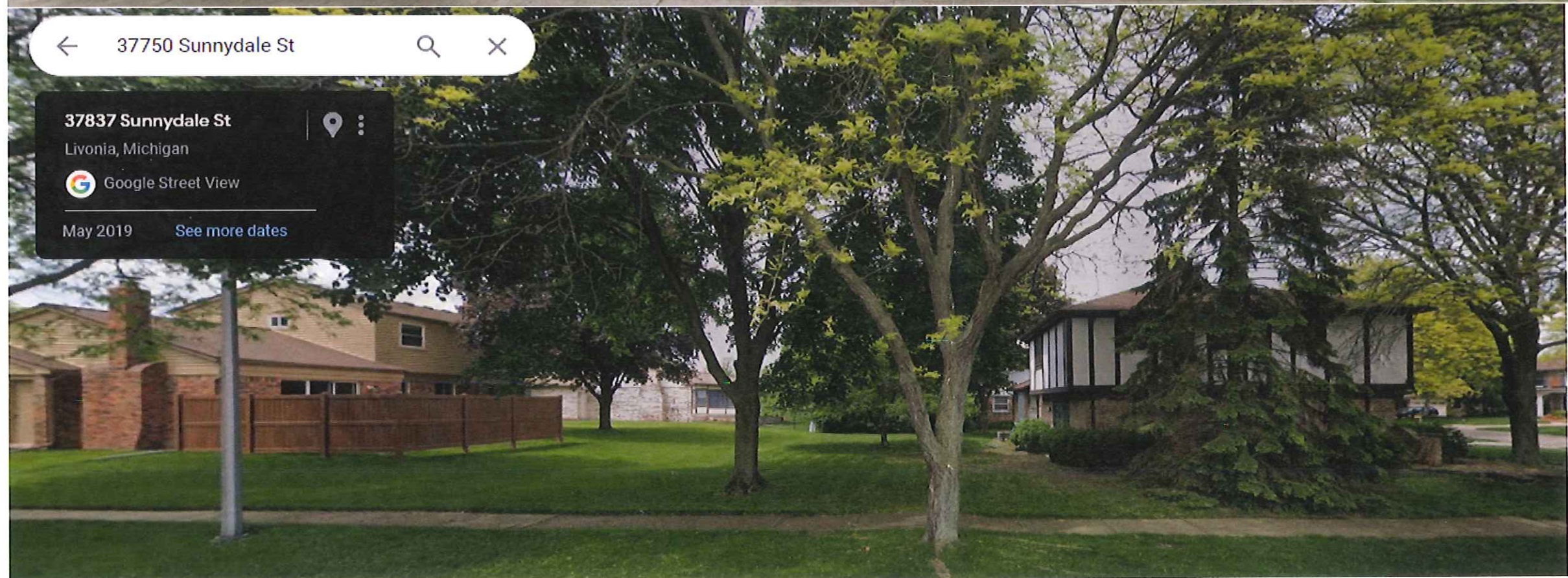
SCALE: 1 INCH = 20 FEET

PREPARED FOR:
GARRY VILLASENOR



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

JOB NO.: 230914
DATE: 10/10/23
FIELD: 10/01/23
DRAWN: DPW
SHEET: 1 OF 1



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City of Livonia



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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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

PUBLIC NOTICE ***May 24, 2024***

APPEAL CASE NO. 2024-04-15, 37750 Sunnydale: an appeal was made to the Zoning Board of Appeals by Garry Villasenor, seeking to construct a four-season room addition resulting in a deficient rear yard setback.

This Low-Density Residential property is located on the west side of Sunnydale Street (37750), between Richfield St. and Huff St., Lot. No. 069-01-0095-000, N-2, Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 3.05 (Dimension Regulations).

Rear Yard Setback:

Required: 30 feet
Proposed: 22.9 feet
Deficient: 7.1 feet

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, June 11, 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: 2024-04-15
Meeting Date: June 11, 2024

[illegible]

Signature: _____

Address:



CITY OF LIVONIA
Inspection Department

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

Applicant FRED & NANCY FLORKOWSKI Address 15498 MEADOWBROOK, REDFORD, MI 48239
Owner MOTOR CITY YOUTH THEATER Address 27555 GRANTLAND, LIVONIA, MI 48150
Lessee — Address —
Location SOUTH Side of 27555 GRANTLAND Street
Between CAVELL And ARCOLA
Lot No/Parcel No. 100 - 01 - 0247 - 000 Subdivision SCHANHITE'S MARQUETTE MANOR
Zoning District C-1 Map No. SE 25 Lot Size IRREGULAR; 0.87 ACRES Alley N/A
Present Use COMMERCIAL ASSEMBLY Proposed Use SAME
Present Building Size 2,309 SQ. FT. Proposed Building Size 2,520 SQ. FT.
Present Height of Building NO CHANGE Proposed Height NO CHANGE
Allowable Lot Coverage N/A Proposed Lot Coverage N/A
Proposal SEEKING TO CONSTRUCT AN ENTRY ADDITION RESULTING IN A
DEFICIENT SIDE YARD SET BACK. SIDE YARD SET BACK REQUIRED:
8 FEET; PROPOSED: 4.67 FEET; DEFICIENT: 3.33 FEET.

Reason for Rejection LIVONIA ZONING, SECTION 3.10 (DIMENSION REGULATIONS)
3.10
Deficient Side Yard 3.33 FOOT 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  Date May 8TH, 2024
ZONING EXAMINER

APPLICATION FOR VARIANCE

Fred & Nancy Florkowski	15498 Meadowbrook Road	Redford	48239	(313) 535-8962	N/A
(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
Matick Construction	36959 Amrhein Rd.	Livonia, MI	48150	734-838-5900	
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 27555 Grantland St Livonia, MI 48150

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

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

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

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 current entrance is non-conforming. The proposed is also non-conforming to help properly fit the newly proposed turned entrance

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

The current entry space has building users exit close to sidewalk and road and causes safety concerns.

The proposed design has building users exit the building towards the parking lot and provides a safer exit.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. The proposed design provides better safety for the building users and for drivers in the

neighborhood.

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 amendment has been attempted.

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

This does not seem necessary

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MAY - 8 2024

Inspection Department

City of Livonia

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: No rezoning has been attempted.
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? This does not seem necessary

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: [Name]

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

Subscribed and sworn to before me this 5th day of May, 2024.

[Signature]
(Notary Public, Wayne County, Michigan)
My Commission expires 8-25-2026

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 5/8/24, which reads as follows:

DEFICIENT SIDE YARD SET BACK.

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

Account No.	Due Date	Amount Due	After Due Date
016020800-001	5/10/2024	93.17	102.49

Service Address
 27555 GRANTLAND
 LIVONIA, MI 48150-2307
 PAYMENT IS DUE BY 5 PM ON THE DUE DATE

AUTOMATIC BILL PAY
 DO NOT MAIL PAYMENT

Pay Bill online at
 LIVONIAWATER.ORG

Mailing Address

MOTOR CITY YOUTH THEATRE
 27555 GRANTLAND ST
 LIVONIA, MI 48150-2307

67419101602080000100000093174



Account No.	Service Address
016020800-001	27555 GRANTLAND

Meter Readings

Water & Sewer

Meter No.	Read Type	Read Dates	Days	Previous	Current	Usage	Unit Of Measure
32703804	Actual	12/31/2023-3/31/2024	91	969	971	2	CFW

Previous Balance

93.17

Penalties

0.00

Adjustments

0.00

Payments Received

(93.17)

Balance at Billing

0.00

Current Billing

Charge Code	Amount
Water	6.42
Sewer	6.08
Fixed Fee	69.75
Det Ind Wst Chrg	10.92

Account No.

016020800-001

Current Charges

93.17

Balance Due

93.17

AUTOMATIC BILL PAY. DO NOT MAIL PAYMENT

Due Date

5/10/2024

After Due Date

102.49

PAYMENT IS DUE BY 5 PM ON THE DUE DATE

H2O QUALITY:
<https://tinyurl.com/3cvatyjv>

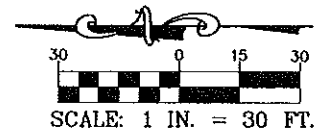
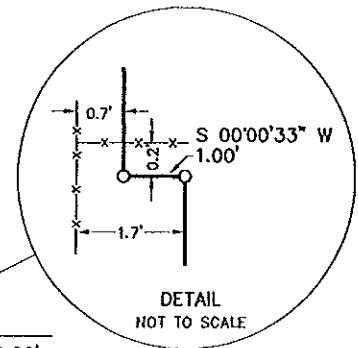
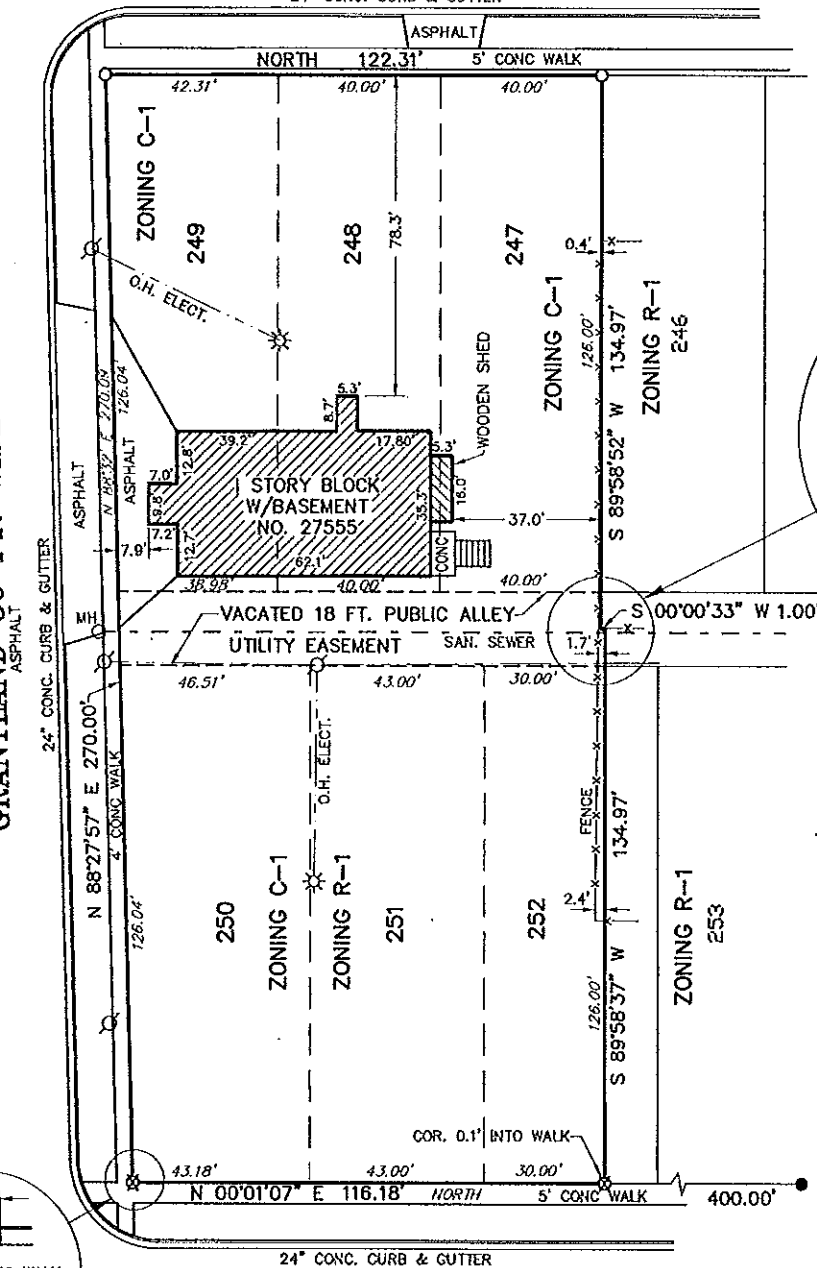
BOUNDARY SURVEY

ARCOLA AVE, 60 FT. WIDE

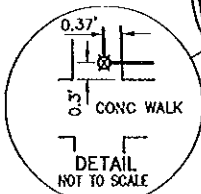
ASPHALT

24" CONC. CURB & GUTTER

GRANTLAND 50 FT. WIDE



- = CONC. MON. FOUND
- = 1/2"x18" RE-ROD SET
- ⊗ = "X" CUT IN SIDEWALK
- 00.00' = RECORDED
- ⊙ = LIGHT POLE
- ⊕ = UTILITY POLE



CAVELL AVE, 60 FT. WIDE

ASPHALT

PROPERTY DESCRIPTION

LOTS 247, 248 AND 249 AND THE EAST 1/2 OF VACATED PUBLIC ALLEY, ALSO LOTS 250, 251 AND THE NORTH 30.00 FEET OF LOT 250 AND THE WEST 1/2 OF VACATED PUBLIC ALLEY, SCHANHITE'S MARQUETTE MANOR SUB. OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25 T. 1 S., R. 9 E., LIVONIA TOWNSHIP (NOW CITY OF LIVONIA), WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 61 OF PLATS, PAGE 63, WAYNE COUNTY RECORDS. CONTAINING 32,186 SQ. FT. - 0.739 ACRES

ARPEE/DONNAN, INC.

LAND SURVEYING • ENGINEERING • MAPPING

36937 SCHOOLCRAFT

LIVONIA, MICHIGAN 48150

(734) 953-3335

FAX (734) 953-3324

PREPARED FOR
MOTOR CITY YOUTH THEATRE

15498 MEADOWBROOK
REDFORD, MICHIGAN 48239
(313) 535-8962

DATE: 09/25/2008

FB: 000 DRAWN: WRD

PROJ. NO: 08047

SHEET 1 OF 1

WILLIAM R. DONNAN, PS 17618

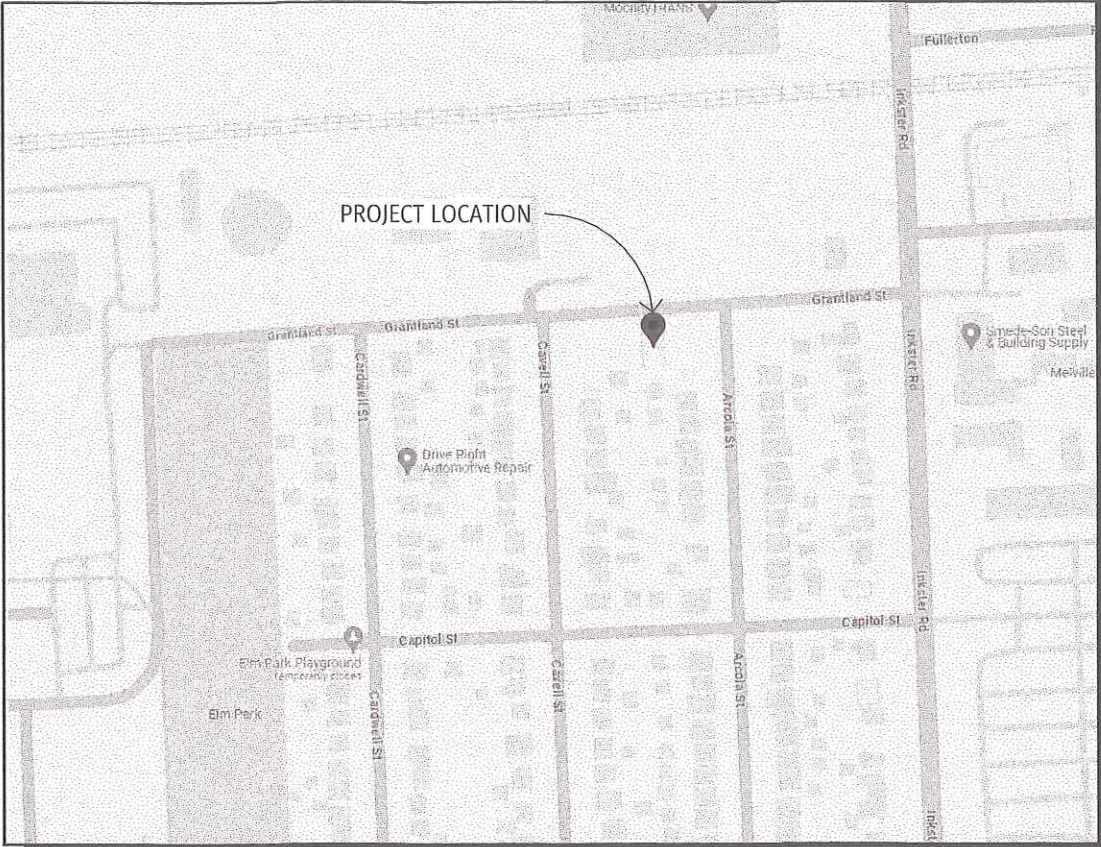
ADDITIONS TO MCYT

27555 GRANTLAND ST.
LIVONIA, MICHIGAN 48150



100 E BIG BEAVER SUITE 915
TROY, MICHIGAN 48083
PH. (248) 213-6010
mark@ABDarch.com

LOCATION MAP



SHEET INDEX

A0.1	COVER SHEET
A1.1	ARCHITECTURAL SITE PLAN
A2.1	PROPOSED FLOOR PLANS
A2.2	SECOND FLOOR PROPOSED PLANS
A3.1	ELEVATIONS



ADDITION TO THE MOTOR
CITY YOUTH THEATER

27555 GRANTLAND ST.
LIVONIA, MI 48150

REVISIONS:
ZONING SUBMITAL 05-06-24

DRAWN: NLG

DATE: APRIL 25TH, 2024

SHEET TITLE:
COVER SHEET

JOB NUMBER:
ABD24009

SHEET NUMBER:
A0.1

RECEIVED

MAY - 8 2024

Inspection Department
City of Livonia

DO NOT SCALE DRAWINGS

ADDITON TO THE MOTOR
CITY YOUTH THEATER

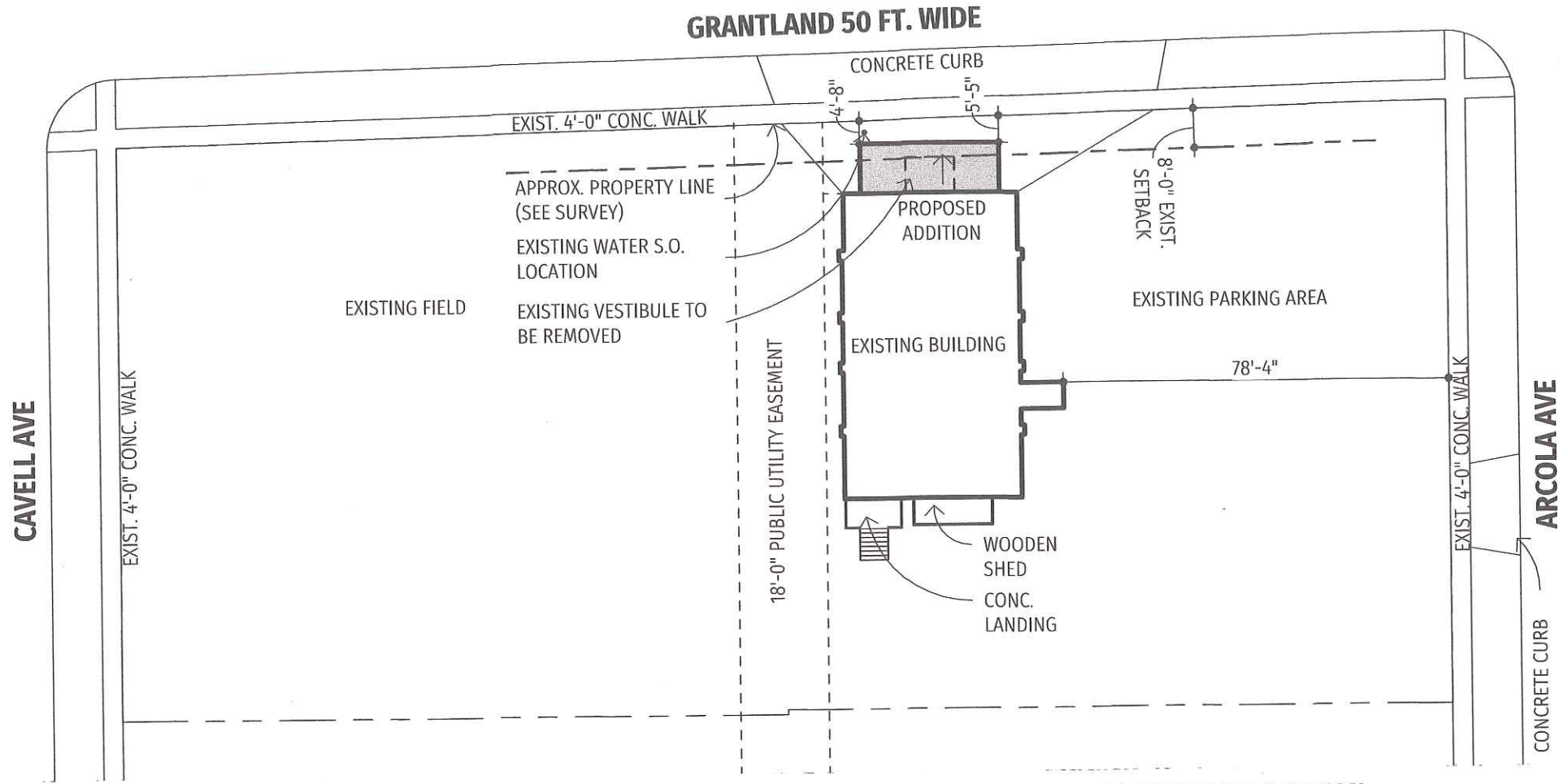
27555 GRANTLAND ST.
LIVONIA, MI 48150

REVISIONS:
ZONING SUBMITAL
05-06-24

DRAWN:	NLG
DATE:	APRIL 25TH, 2024
SHEET TITLE:	ARCHITECTURAL SITE PLAN

JOB NUMBER:
ABD24009

SHEET NUMBER:
A1.1



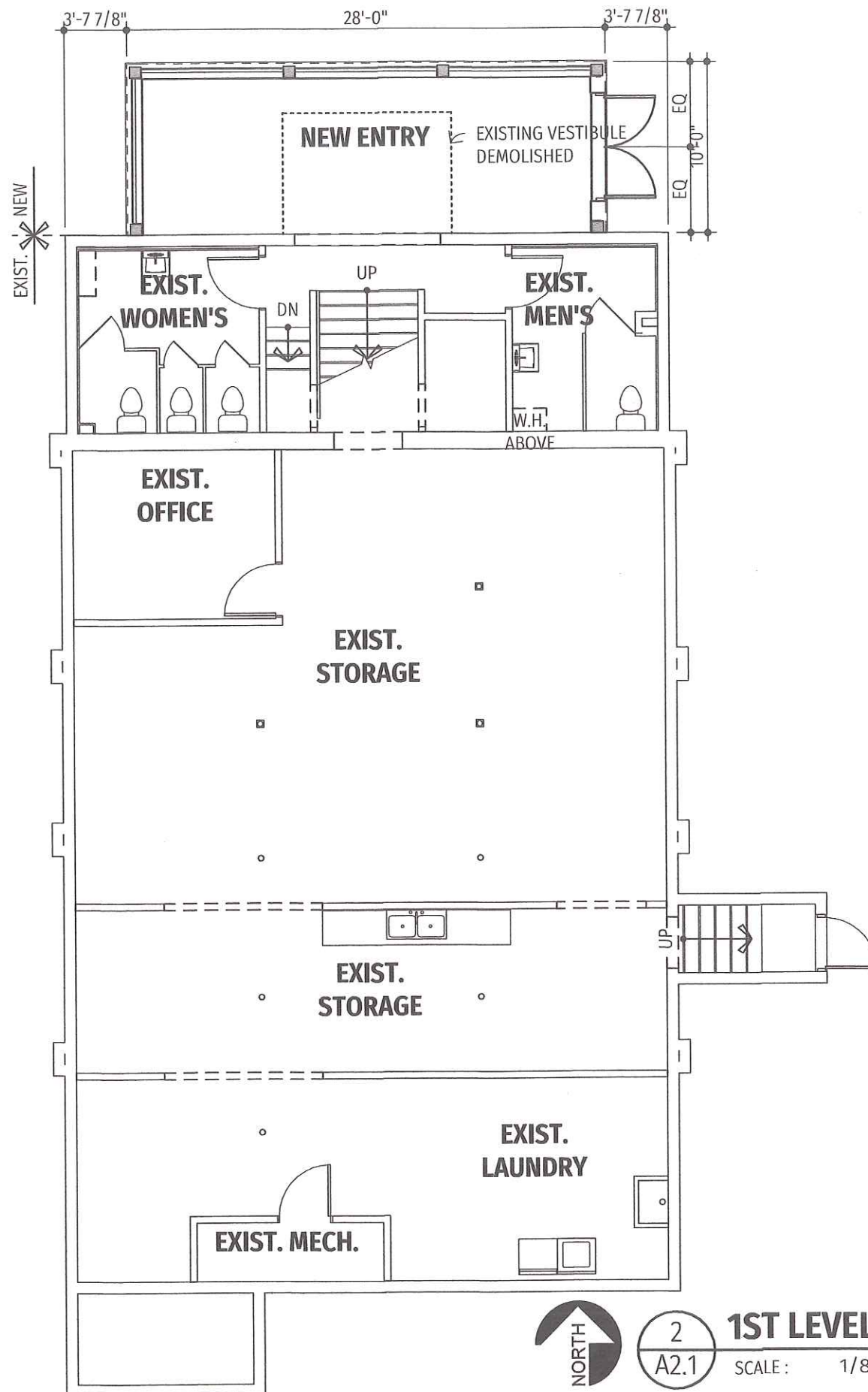
1
A1.1

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

PROPERTY DESCRIPTION

LOTS 247, 248, AND 249 AND THE EAST 1/2" OF VACATED PUBLIC ALLEY, ALSO LOTS 250, 251 AND THE NORTH 30.00 FEET OF LOT 250 AND THE WEST 1/2 OF VACATED PUBLIC ALLEY, SCHANHITE'S MARQUETTE MANOR SUB. OF PART OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 25 T. 1 S., R. 9 E., LIVONIA TOWNSHIP (NOW CITY OF LIVONIA), WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 61 OF PLATS, PAGE 63, WAYNE COUNTY RECORDS. CONTAINING SQ. FT. - 0.739 ACRES



FLOOR PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS ARE FIGURED TO EXTERIOR FACE OF MASONRY OR TO EXTERIOR SHEATHING, UNLESS NOTED OTHERWISE.
2. ALL INTERIOR DIMENSIONS ARE FIGURED TO FACE OF ROUGH STUD UNLESS NOTED OTHERWISE.
3. THE GENERAL CONTRACTOR SHALL COORDINATE ALL APPLICABLE TRADES TO ENSURE PROPER ROUTING, DROPS, ETC. FOR THE H.V.A.C., ELECTRICAL, PLUMBING, ETC. DURING THE ROUGH FRAMING.
4. ALL GLASS ADJACENT TO DOORS, TUB AND SHOWER AREAS SHALL BE SAFETY GLASS.
5. IF ANY QUESTIONS ARISE AS TO THE ARCHITECTURAL INTENT OF THESE DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ASK SUCH QUESTIONS OF THE ARCHITECT, AS THE ARCHITECT IS THE SOLE INTERPRETER OF THESE DOCUMENTS. IF NO SUCH QUESTIONS ARE ASKED, IT IS ASSUMED THAT THE ARCHITECTURAL INTENT OF THE DOCUMENTS IS UNDERSTOOD.
6. PROVIDE PIPE INSULATION FOR ALL PLUMBING LINES PASSING THROUGH OR CONTAINED IN UN-TEMPERED CAVITIES.
7. CONTRACTOR IS TO VERIFY THAT THE WINDOW MANUFACTURER HAS PROVIDED EGRESS WINDOWS IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
8. SEE WINDOW AND DOOR SCHEDULES FOR ROUGH OPENING REQUIREMENTS FOR WINDOWS AND DOORS.
9. PROVIDE SOUND ATTENUATION INSULATION FOR THE WALLS AND CEILING OF LAVATORIES
10. THE GENERAL CONTRACTOR IS TO COORDINATE THE LOCATION OF ALL FLOOR DRAINS REQUIRED FOR MECHANICAL EQUIPMENT IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.

1ST LEVEL AND BASEMENT FLOOR PLAN

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



100 E BIG BEAVER SUITE 915
TROY, MICHIGAN 48083
PH. (248) 213-6010
mark@ABDarch.com

**ADDITON TO THE MOTOR
CITY YOUTH THEATER**

27555 GRANTLAND ST.
LIVONIA, MI 48150

REVISIONS:

ZONING SUBMITAL
05-06-24

DRAWN:

NLG

DATE:

APRIL 25TH, 2024

SHEET TITLE:

PROPOSED FLOOR
PLANS

JOB NUMBER:

ABD24009

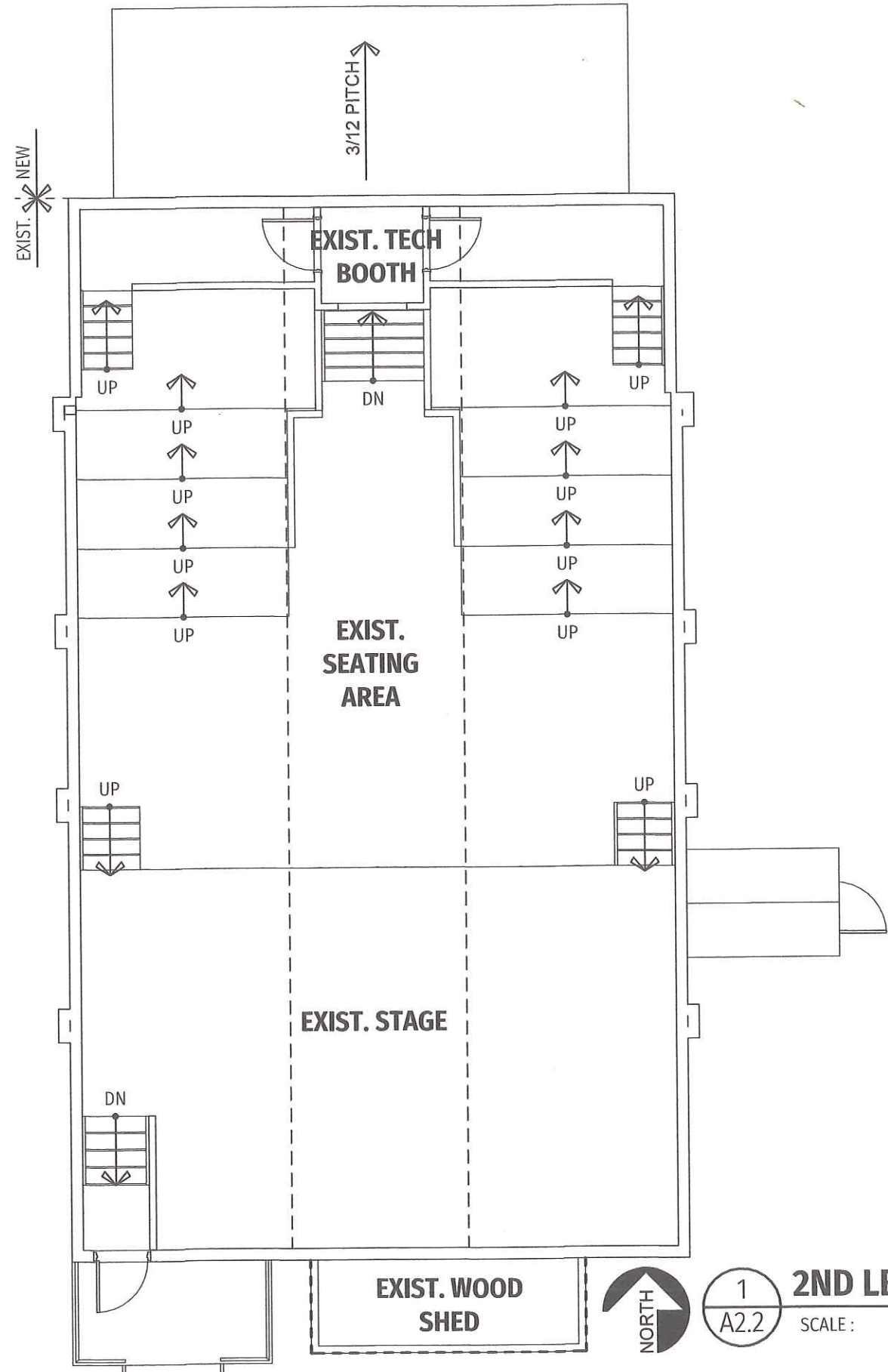
SHEET NUMBER:

A2.1

DO NOT SCALE DRAWINGS

**ADDITON TO THE MOTOR
CITY YOUTH THEATER**

27555 GRANTLAND ST.
LIVONIA, MI 48150



FLOOR PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS ARE FIGURED TO EXTERIOR FACE OF MASONRY OR TO EXTERIOR SHEATHING, UNLESS NOTED OTHERWISE.
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10. THE GENERAL CONTRACTOR IS TO COORDINATE THE LOCATION OF ALL FLOOR DRAINS REQUIRED FOR MECHANICAL EQUIPMENT IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.

2ND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS:

<u>ZONING SUBMITAL</u>
05-06-24

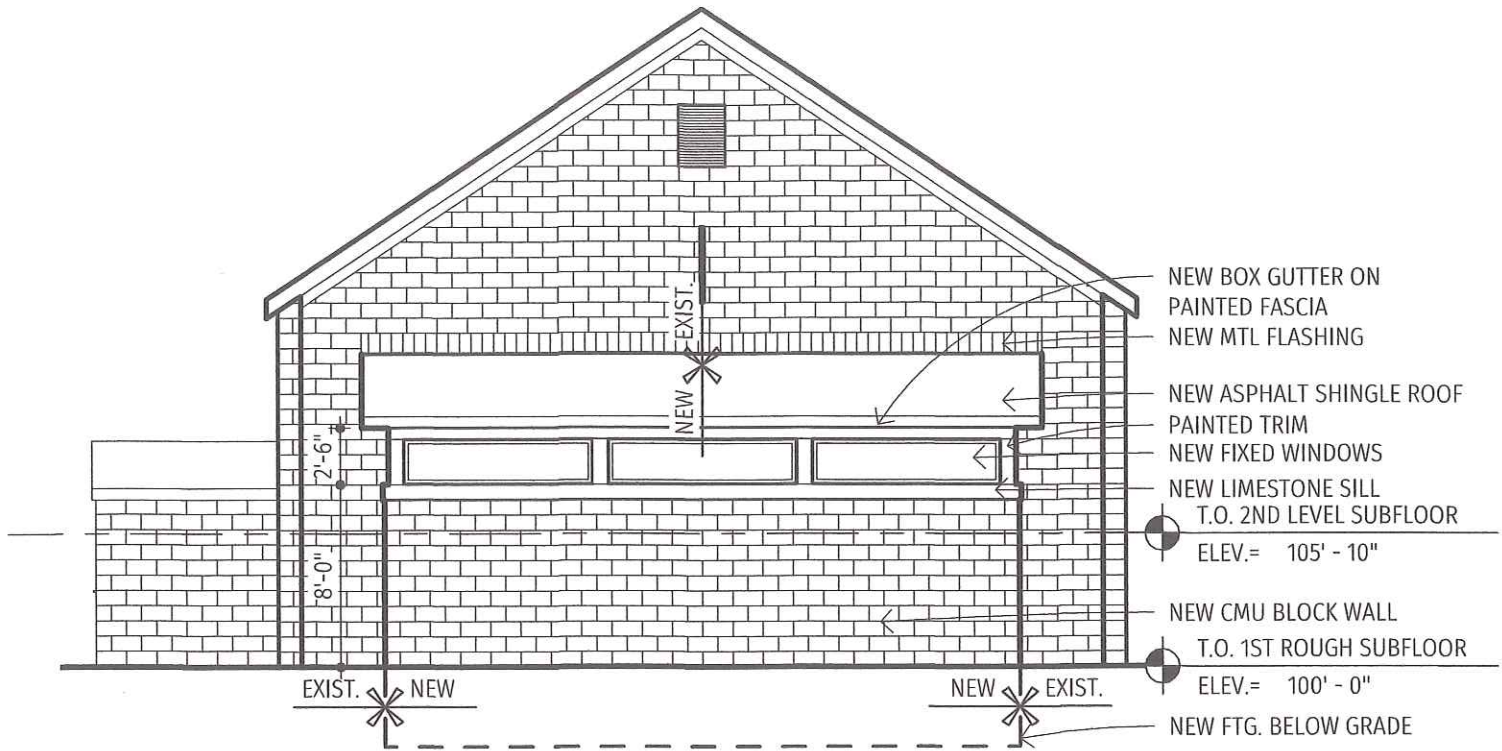
DRAWN:	NLG
DATE:	APRIL 25TH, 2024
SHEET TITLE:	SECOND FLOOR PROPOSED PLANS

JOB NUMBER:	ABD24009
SHEET NUMBER:	A2.2

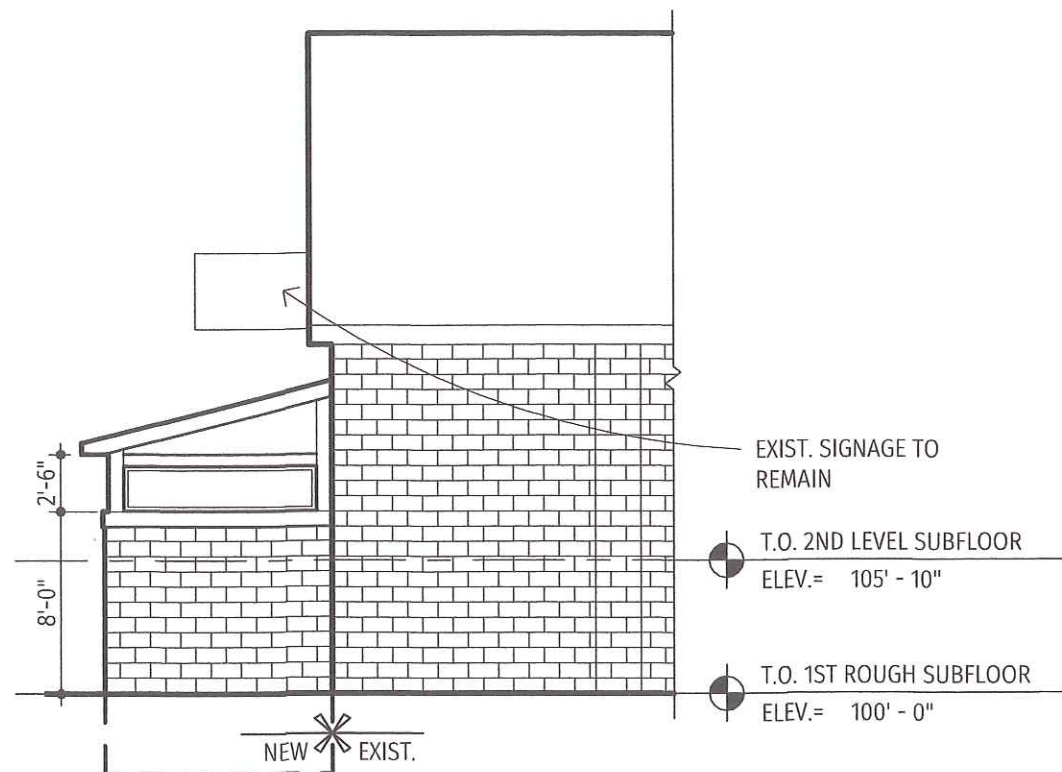
DO NOT SCALE DRAWINGS

**ADDITON TO THE MOTOR
CITY YOUTH THEATER**

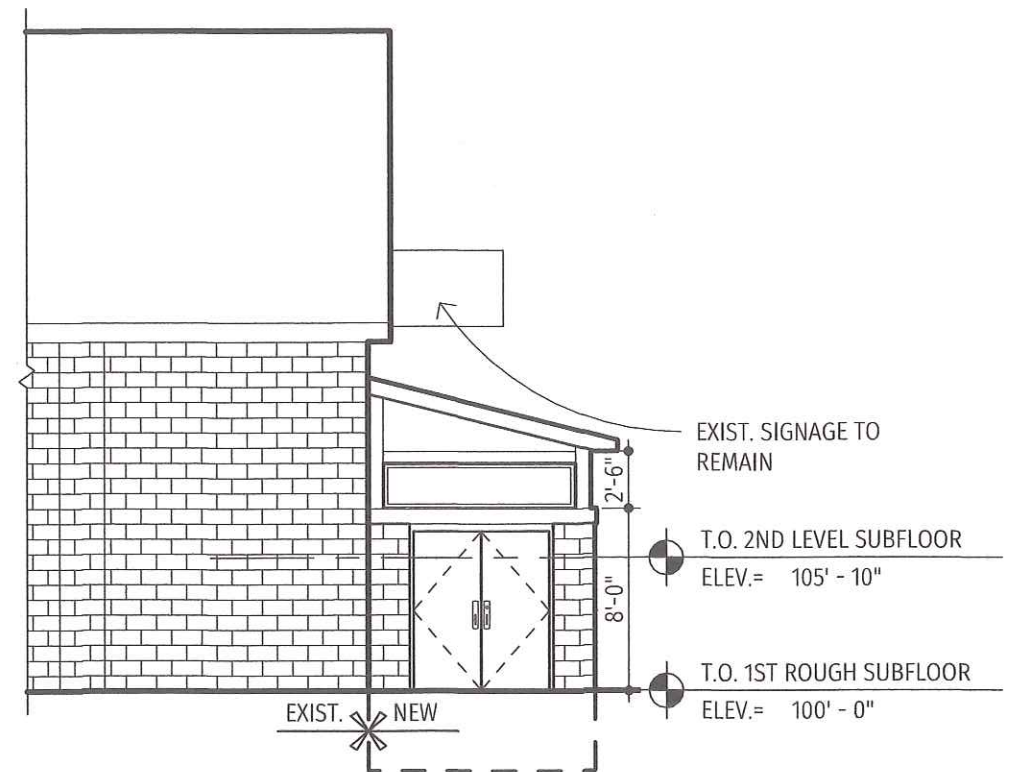
27555 GRANTLAND ST.
LIVONIA, MI 48150



1 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

REVISIONS:

ZONING SUBMITAL
05-06-24

DRAWN: NLG

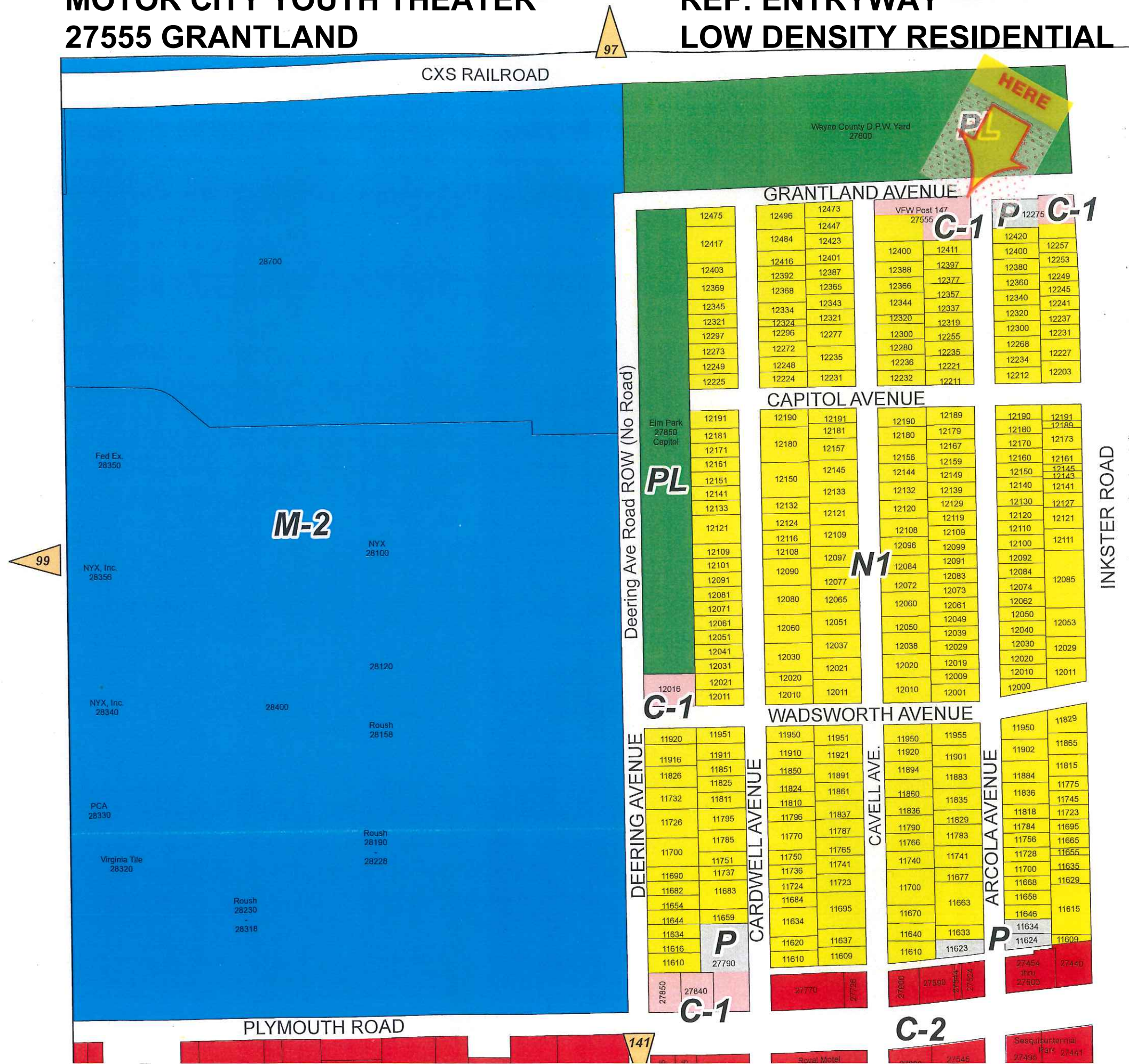
DATE: APRIL 25TH, 2024

SHEET TITLE: ELEVATIONS

JOB NUMBER: ABD24009

SHEET NUMBER: **A3.1**

REF: ENTRYWAY
LOW DENSITY RESIDENTIAL



	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

300 150 0 300 Feet



HOME OF
MOTOR CITY
YOUTH THEATRE



FW: New ZBA Case: 2024-05-18 (Motor City Youth Theater, 27555 Grantland) Ref: Entryway

Stierna, Matthew <mstierna@livonia.gov>

Fri 5/17/2024 11:25 AM

To: Fisher, Mike <mfisher@livonia.gov>; Kasprowicz, Sara <skasprowicz@livonia.gov>; Goff, Erika <egoff@livonia.gov>

Please see Marks comments.

Matthew Stierna

Building Inspector

City of Livonia | Inspection Department

(734) 466-2593

mstierna@livonia.gov

From: Taormina, Mark <mtaormina@livonia.gov>

Sent: Friday, May 17, 2024 11:00 AM

To: Stierna, Matthew <mstierna@livonia.gov>

Subject: RE: New ZBA Case: 2024-05-18 (Motor City Youth Theater, 27555 Grantland) Ref: Entryway

There is no Planning or Council history other than a rezoning petition from the early 70's that was withdrawn. Judging from the history files, the building appears to have been constructed in the 1940s, possibly as a church, which was later converted to a U.A.W. Hall before becoming a V.F.W. Post. In 2005 or thereabouts, the Planning and Inspection Departments worked with the Motor City Youth Theater on repurposing the building, which had sat empty for a few years.

We understand that Motor City Youth wants to replace the existing entrance vestibule in the front of the building. Planning considers this a 'replacement in kind' that does not require formal site plan review and approval.

Mark Taormina

Planning and Economic Development Director

City of Livonia | Planning Department

(734) 466-2292

mtaormina@livonia.gov

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

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PUBLIC NOTICE ***May 24, 2024***

APPEAL CASE NO. 2024-05-18, 27555 Grantland Street: an appeal was made to the Zoning Board of Appeals by Fred and Nancy Florkowski on behalf of Motor City Youth Theater, seeking to construct an entry addition resulting in a deficient side yard setback.

This Low-Density Residential property is located on the south side of Grantland Street (27555), between Cavell and Arcola Streets, Lot. No. 100-01-0247-000, C-1, Commercial Assembly, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 3.10 (Dimension Regulations).

Side Yard Setback

Required: 8 feet
Proposed: 4.67 feet
Deficient: 3.33 feet

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, June 11, 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: 2024-04-18
Meeting Date: June 11, 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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

Applicant (SAME AS OWNER) Address (SAME AS OWNER)
Owner JONATHAN & SHANNON MCNAMARA Address 36244 CURTIS, LIVONIA, MI 48152
Lessee — Address (248) 880-6053
Location NORTH Side of 36244 CURTIS Street
Between GOLFVIEW ST. And LEVAN RD.
Lot No./Parcel No. 029-01-0033-000 Subdivision BETTRICE GARDENS
Zoning District N-2 Map No. NE 08 Lot Size 80.4 FT X 120.0 FT (9,648 sq ft) Alley —
Present Use RESIDENTIAL Proposed Use (NO CHANGE)
Present Building Size — Proposed Building Size 10 FT X 14 FT (140 sq ft)
Present Height of Building — Proposed Height 8 FEET
Allowable Lot Coverage 3,377 sq. ft. (35%) Proposed Lot Coverage 1,925 sq. ft. (19.5%)
Proposal SEEKING TO CONSTRUCT AN ACCESSORY SHED RESULTING
IN A DEFICIENT CORNER LOT SIDE YARD SET BACK. SIDE YARD
SET BACK REQUIRED: EQUAL TO THE PRINCIPAL BUILDING PARALLELING
THE CORNER SIDE STREET (22.3 FT.); PROPOSED: 3 FEET
DEFICIENT: 19.3 FEET.

Reason for Rejection LIVONIA ZONING ORDINANCE, SECTION: 7.09 (1) D) (MINIMUM SETBACKS)

7.09 (1) D
Deficient Side Yard 19.3 FEET 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 [Signature] Date May 13, 2024

ZONING EXAMINER

WARRANTY DEED

File No. cen135160-STG

The Grantor(s) Sean Keliher and Karen Keliher, husband and wife
whose address is 36244 Curtis Rd., Livonia, MI 48152

convey(s) and warrant(s) to Jonathan Myshock, a single man and Shannon McNamara, a single woman, as joint tenants with full rights
of survivorship
whose address is 42804 Lilley Pointe Dr, Canton, MI 48187

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

Lot 33, BEATRICE GARDENS SUBDIVISION, according to the Plat thereof as recorded in Liber 88 of Plats, Page(s) 22, 23 and 24
of plats, Wayne County Records.

Commonly Known As: 36244 Curtis Rd., Livonia MI 48152
Sidwell No. 46-029-01-0033-000

For the sum of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)

Subject to easements and building and use restriction of record, if any.

Dated:

03/09/2021

File No. cen135160-STG

Signed in presence of:

Signed by:

Witness

Sean Keliher

Witness

Karen Keliher

STATE OF MICHIGAN

COUNTY OF WAYNE

The foregoing instrument was acknowledged before me on this

9

day of March, 2021, by Sean Keliher and Karen Keliher,

husband and wife

GARY L. McALEER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LIVINGSTON
My Commission Expires : April 05, 2022
Acting in the County of

WAYNE

Sign
Print

Notary Public, _____ County, MI

My commission expires _____

Acting in the County of _____

Drafted By:

Sean Keliher
36244 Curtis Rd.
Livonia, MI 48152

When Recorded Mail To:

Jonathan Myshock
36244 Curtis Rd.
Livonia, MI 48152

APPLICATION FOR VARIANCE

Jonathan & Shannon MYSHOCK 36244 CURTIS RD Livonia MI 48152 248-880-6053
 (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 36244 CURTIS 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.

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

NO

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

See attached Site Plan.

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.

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

CITY ordinance on corner LOT PROPERTIES +
Cable Line location on the property.

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

CITY ordinance on corner LOTS. We currently have a privacy fence that extends beyond the main building - The shed would be inside of the privacy fence.

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

My neighbors at 36245 Hammer Lane have agreed to allow us to place a shed in the suggested location. The shed would not cause any issues and would not be an eyesore for them.

- 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.

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

I understand the need for the ordinance in several locations in the city. The law is important, and does not need to be changed. However, my location is in an interior neighborhood, and a visual obstruction wouldn't be created with this shed.

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? _____

Re-zoning would have no effect on this project.

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

RECEIVED

MAY 10 2024

Inspection Department
City of Livonia

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: _____

Jonathan R. Myshock
J. R. Myshock B.Z.

Please print name of property owner: Jonathan R. Myshock

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 10 day of May, 2024

Brandy Ziegler
(Notary Public, Wayne County, Michigan)
My Commission expires 02/26/2028

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 _____, which reads as follows:

N/A

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

[Signature]
(Supervisor)

Application for permit filed No

Violation Issued No

ZONING 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

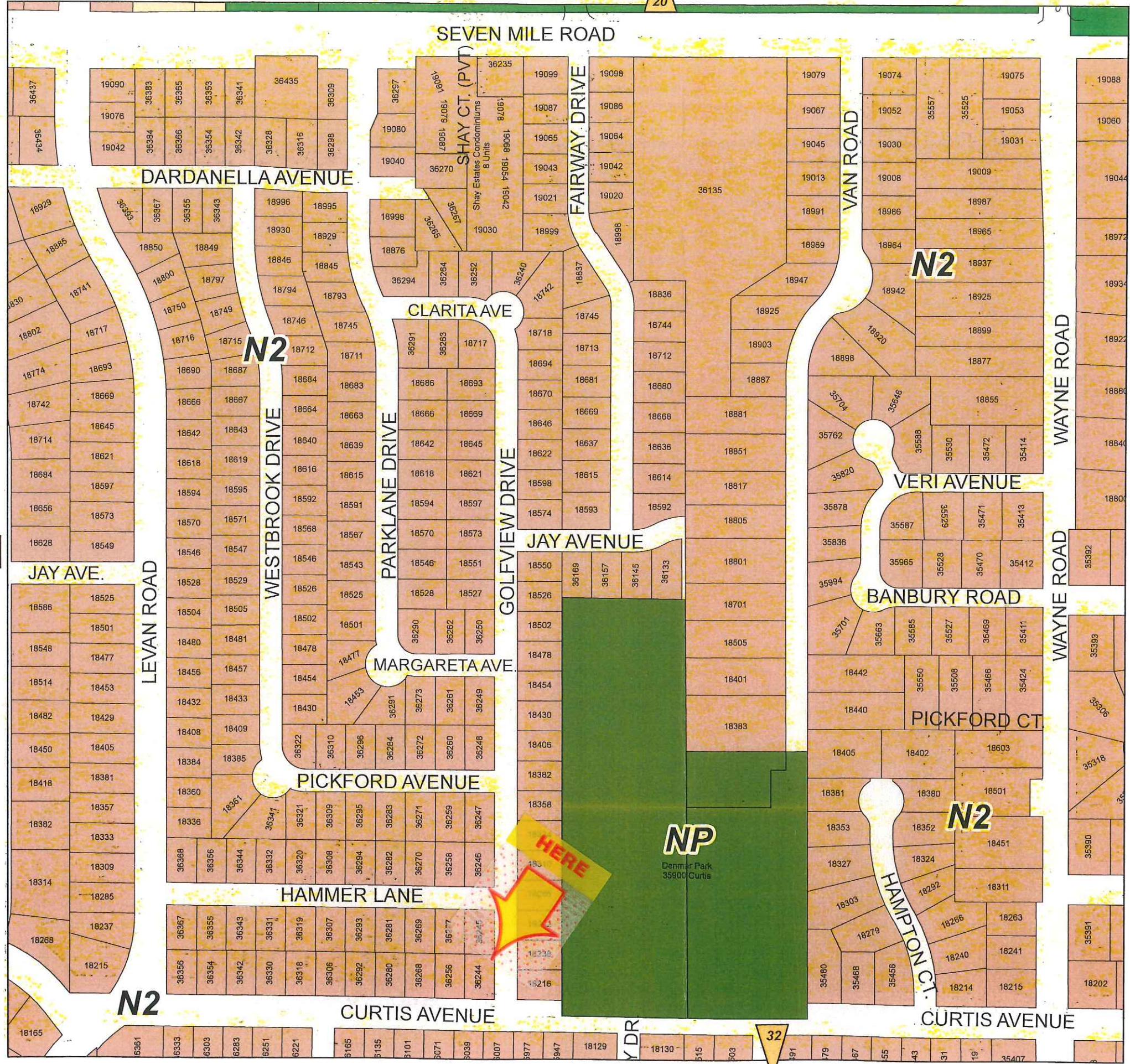
P-L Public Lands

NP Nature Preserves

N.E. 1/4 Section 8

City of Livonia

T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia



From: Jonny M <jmyshock18@gmail.com>

Sent: Saturday, May 18, 2024 1:40 PM

To: Stierna, Matthew <mstierna@livonia.gov>

Subject: 36244 Curtis Rd Shed Variance

Good afternoon, Inspector Stierna,

I apologize for not returning your call yesterday--unfortunately it was a crazy day at work. However, having listened to your voicemail, I have attached the following site plan with the dimensions and location of the proposed shed.

Also, attached is a folder of pictures of a shed project my brother, dad, and I installed for a family friend in 2022. We intend on having this proposed shed built to the same standard, if not higher quality!

Finally, I received confirmation from my neighbor that lives on Hammer Lane that a shed would not be an issue. I have a text message conversation, however, if you would prefer I can always get a signature on a quick word document!

I hope you have a great weekend, and look forward to hearing from you soon!

Respectfully,
Jonathan Myshock

















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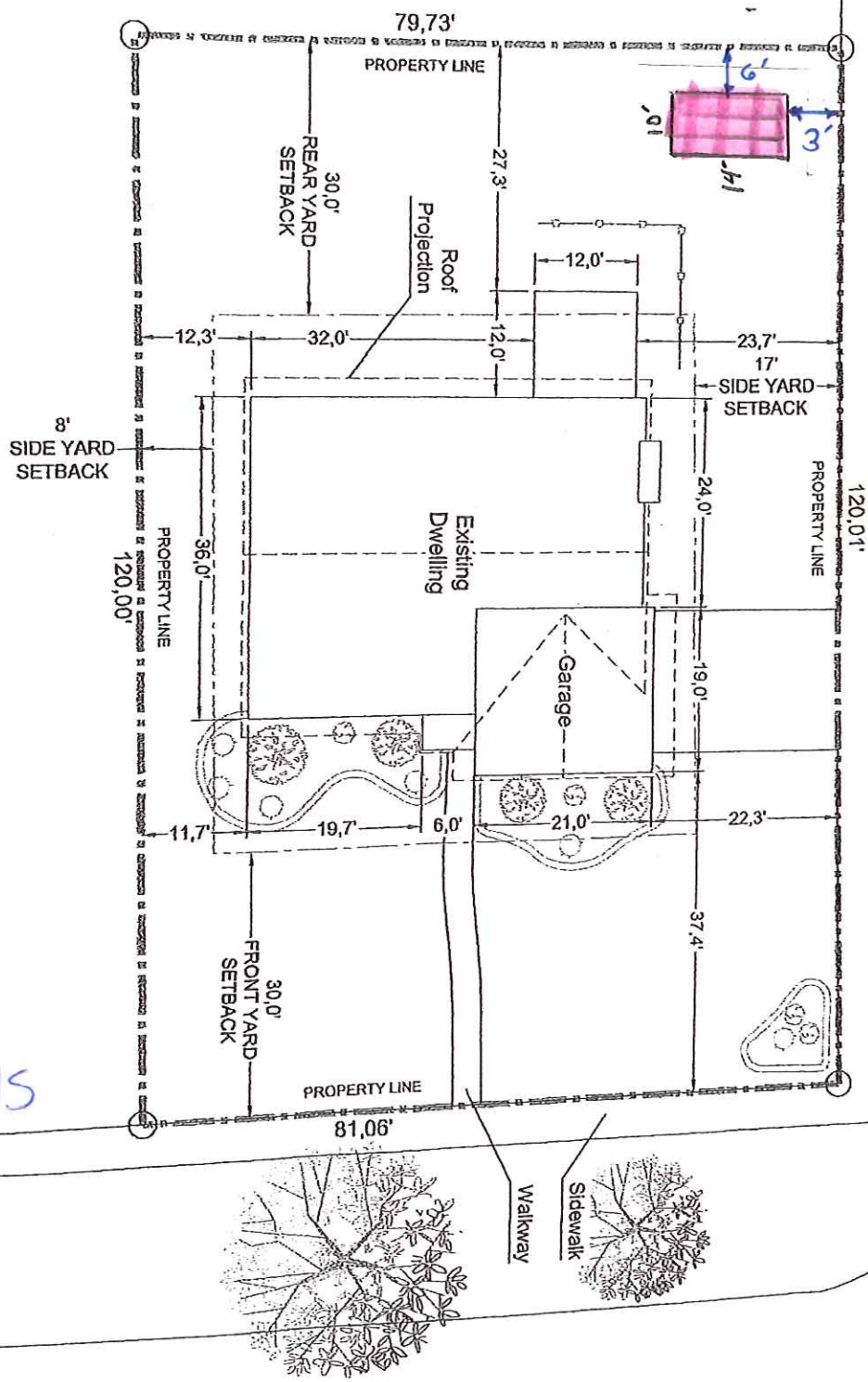
Call 1-800-448-9835 tyvek.com
MADE IN THE USA

1-800-448-9835
MADE IN THE USA

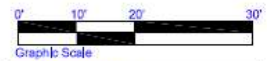
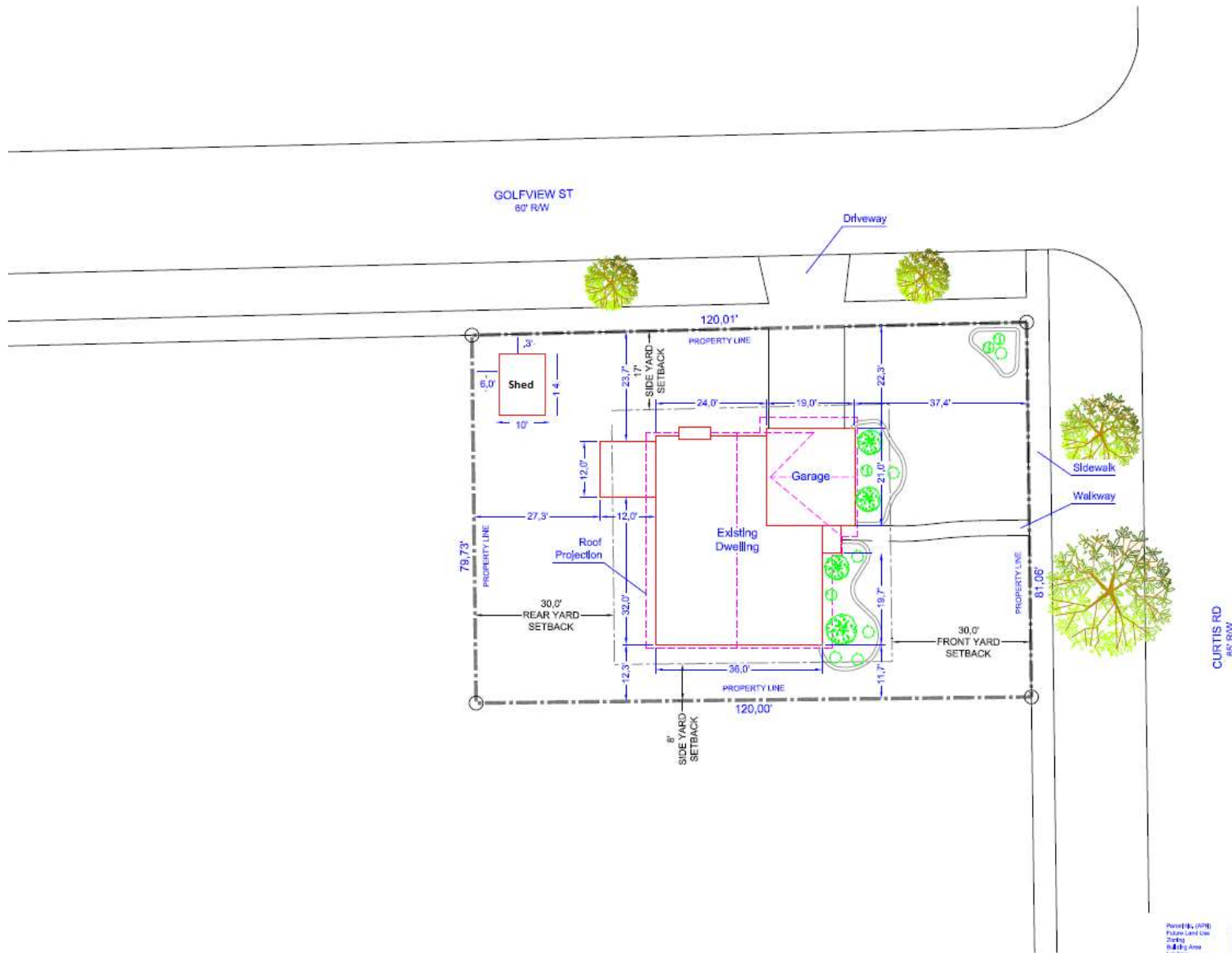
Call 1-800-



Driveway



36244 Curtis



Parcel ID: 48152-00000
Future Land Use: LOW DENSITY RESIDENTIAL
Zoning: RD 4000-000-000
Total Area: 9,742 SF
Lot Area: 8,714 SF (0.20 ACRES)
Highway Area: 0.04

36244 CURTIS RD
LIVONIA, MI 48152
Scale: 1"=20'



Date: 5/20/2024 - 8:54 PM
Design Name: Shed Design
Design ID: 330853108813
Estimated Price: \$4,839.28

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



How to recall and purchase your design at home:



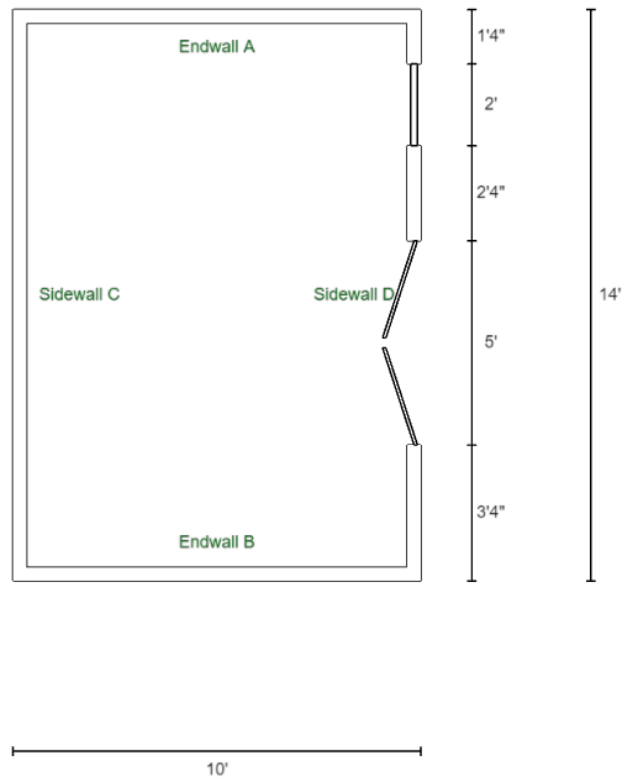
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Shed Designer
3. Recall your design by entering Design ID: 330853108813
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 330853108813 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Shed Image



Date: 5/20/2024 - 8:54 PM
Design Name: Shed Design
Design ID: 330853108813
Estimated Price: \$4,839.28

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

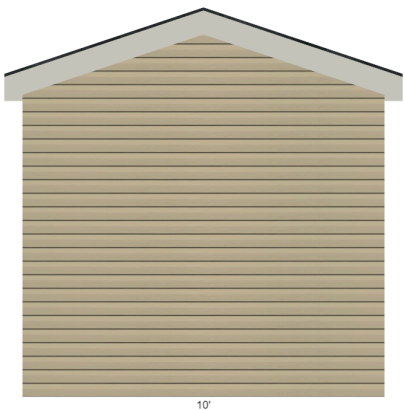
MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Date: 5/20/2024 - 8:54 PM
Design Name: Shed Design
Design ID: 330853108813
Estimated Price: \$4,839.28
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Dimensions

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

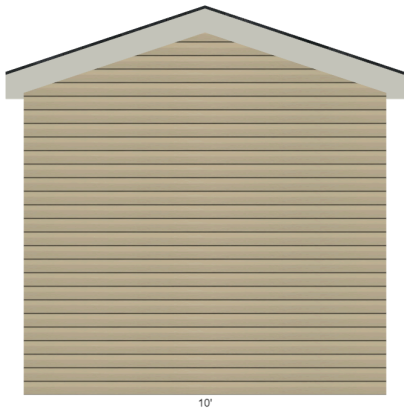


SIDEWALL D

Mastercraft® Embossed 60W x 80H Primed Steel 9-Lite 6-Panel Double
24"W x 24"H JELD-WEN® Vinyl Slider



SIDEWALL C



ENDWALL A

Date: 5/20/2024 - 8:54 PM
Design Name: Shed Design
Design ID: 330853108813
Estimated Price: \$4,839.28

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



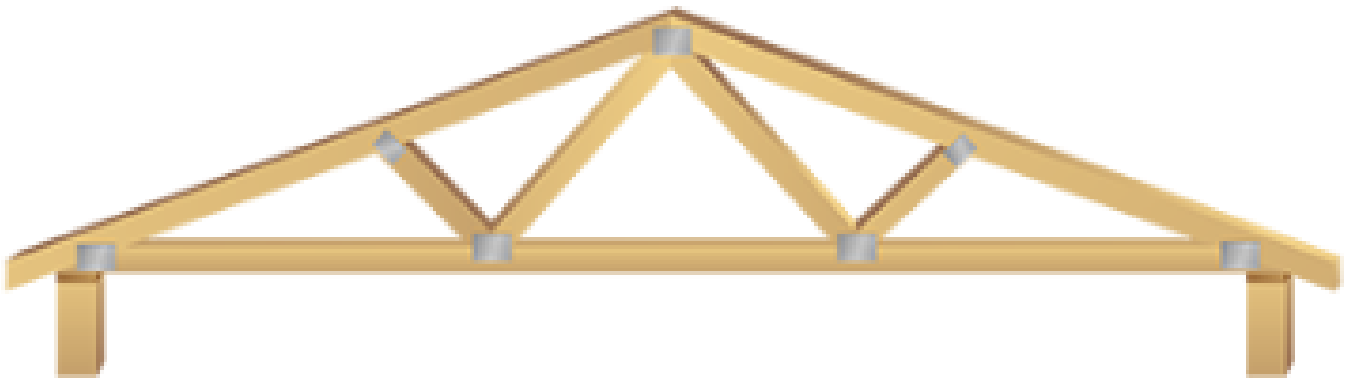
Additional Options

Ceiling Insulation:	R13 Kraft Faced Roll
Wall Insulation:	R-11 Kraft Faced Fiberglass Insulation 3-1/2" x 15" x 40' - 50 sq ft
Ceiling Finish:	1/2 x 4 x 8 Lightweight Drywall
Wall Finish:	1/2 x 4 x 12 Lightweight Drywall
Mounting Blocks:	No
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count

Date: 5/20/2024 - 8:54 PM**Design Name: Shed Design****Design ID: 330853108813****Estimated Price: \$4,839.28****Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Helpful Hints for Shed Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

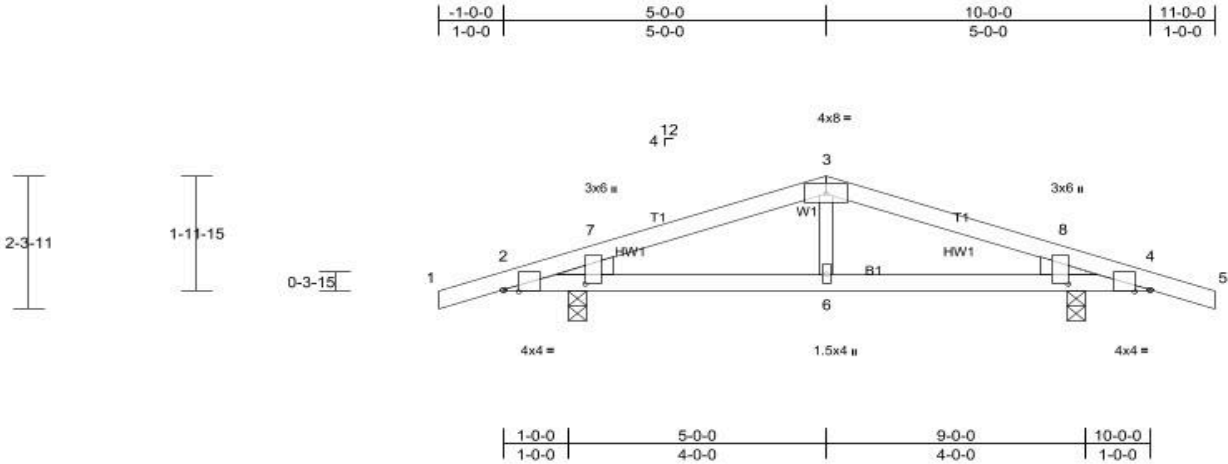
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0842435	C11010	COMMON	1	1	

Midwest Manufacturing, Eau Claire, WI

Run: 8.72 S Sep 6 2023 Print: 8.720 S Sep 6 2023 MiTek Industries, Inc. Mon Apr 22 10:23:06

Page: 1

ID:hOKQQVxPhCQaDTJBKTJE0zGIHC-Yfpon4 dR1AQIJ4JT4eVQrr7k9hn7DtkRh0QzOBmZ



Scale = 1:31

Plate Offsets (X, Y): [2:0-2-14,Edge], [2:0-1-4,1-3-4], [4:0-2-14,Edge], [4:0-1-4,1-3-4]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	42.0	Plate Grip DOL	1.15	TC	0.43	Vert(LL)	-0.04	4-6	>999	240	MT20	197/144
Snow (Ps/Pg)	41.6/60.0	Lumber DOL	1.15	BC	0.40	Vert(CT)	-0.06	4-6	>999	180		
TCDL	10.0	Rep Stress Incr	YES	WB	0.12	Horz(CT)	0.02	4	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-R								
BCDL	10.0										Weight: 29 lb	FT = 0%

LUMBER

TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
WEBS 2x3 SPF Stud
WEDGE Left: 2x4 SPF Stud
Right: 2x4 SPF Stud

BRACING

TOP CHORD
BOT CHORD

Structural wood sheathing directly applied or 5-3-8 oc purlins.
Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=716/0-3-8, (min. 0-1-8), 4=716/0-3-8, (min. 0-1-8)
Max Horiz 2=26 (LC 18)
Max Uplift 2=73 (LC 10), 4=73 (LC 11)
Max Grav 2=721 (LC 2), 4=721 (LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-7=-1121/142, 3-7=-1045/154, 3-8=-1045/154, 4-8=-1121/142
BOT CHORD 2-6=-90/986, 4-6=-90/986

JOINT STRESS INDEX
2 = 0.86, 2 = 0.43, 3 = 0.90, 4 = 0.86, 4 = 0.43 and 6 = 0.27

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed ; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-10; Pr=42.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=60.0 psf (ground snow); Ps=41.6 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 41.6 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 73 lb uplift at joint 2 and 73 lb uplift at joint 4.
- This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0836599	T1E	COMMON	2	1	

Midwest Manufacturing, Eau Claire, WI

Run: 8.72 S Sep 6 2023 Print: 8.720 S Sep 6 2023 MITek Industries, Inc. Tue Mar 12 12:07:57

Page: 1

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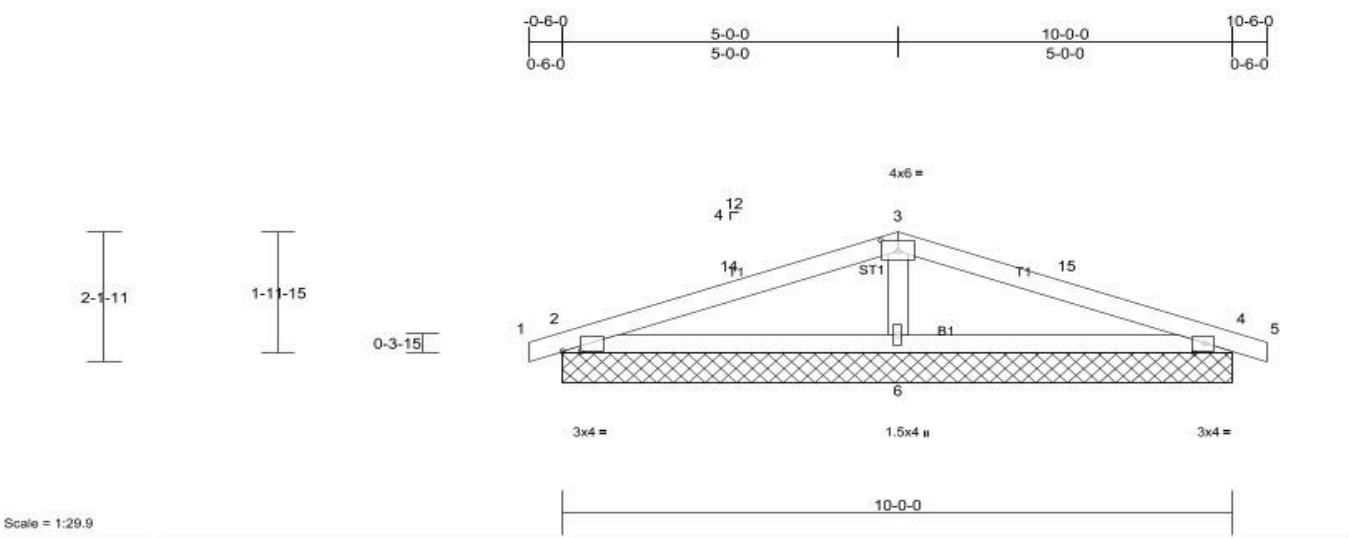


Plate Offsets (X, Y): [2:0-3-4,Edge], [3:0-3-0,0-2-2], [4:0-3-4,Edge]									
Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.28	Vert(LL)	n/a	-	n/a
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.30	Vert(CT)	n/a	-	n/a
TCDL	7.0	Rep Stress Incr	YES	WB	0.07	Horz(CT)	0.00	11	n/a
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-MS					
BCDL	10.0								
									Weight: 26 lb FT = 15%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x4 SPF Stud

BRACING
TOP CHORD
BOT CHORD

REACTIONS All bearings 10'-0-0.
(lb) - Max Horiz 2=-24 (LC 15), 7=-24 (LC 15)
Max Uplift All uplift 100 (lb) or less at joint(s) 2, 4, 6, 7, 11
Max Grav All reactions 250 (lb) or less at joint(s) except 2=257 (LC 32), 4=257 (LC 33), 6=513 (LC 2), 7=257 (LC 32), 11=257 (LC 33)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 3-6=-311/106

JOINT STRESS INDEX
2 = 0.83, 3 = 0.54, 4 = 0.83 and 6 = 0.18

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) TCLL: ASCE 7-10; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
5) Roof design snow load has been reduced to account for slope.
6) Unbalanced snow loads have been considered for this design.
7) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
8) Gable requires continuous bottom chord bearing.
9) Gable studs spaced at 2'-0-0 oc.
10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
11) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-0-0 tall by 2'-0-0 wide will fit between the bottom chord and any other members.
12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 4, 6, 2, 4.
13) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Structural wood sheathing directly applied or 6'-0-0 oc purlins.
Rigid ceiling directly applied or 10'-0-0 oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

Shed Example

DESIGN LOADS:

- [illegible]

[illegible]

advancedhouseplans
EST 2002



SCAN TO RECEIVE
OUR LATEST DESIGNS

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ALL STRUCTURE IS
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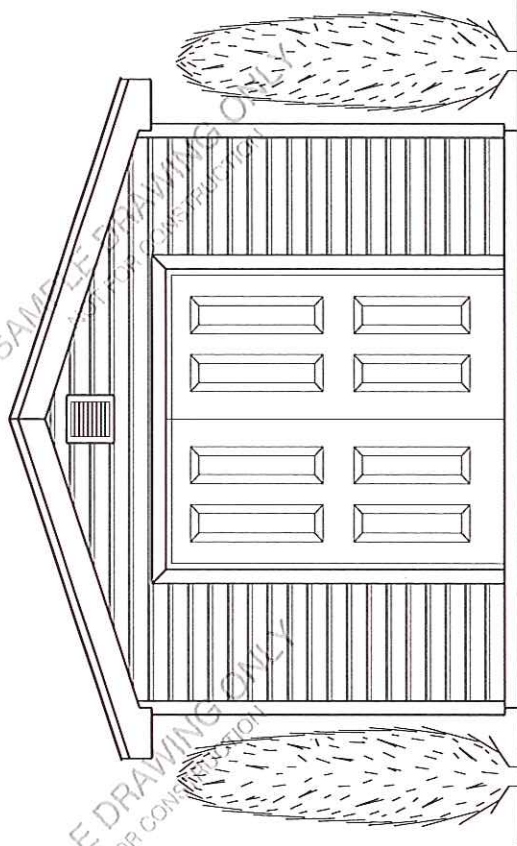
IF THIS IS NOT RED
DO NOT COPY

[illegible]

XXXXXX

SHEET
1
OF
4

Shed Example



2022 XXXXXX

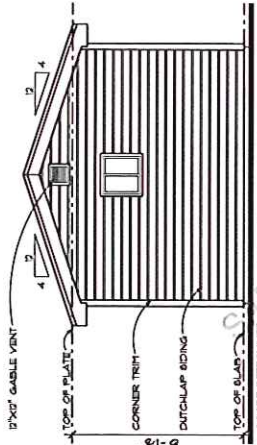
WISCONSIN STATE POLICE IN MILWAUKEE WOULD NOT SAY WHETHER
ANY OF THE THREE DEFENDERS WERE IN THE COUNCILHOUSE
ON MONDAY MORNING AT 1:30 PM. THOUGH THE POLICE WOULD
NOT SAY IF THEY WERE, THE COUNCILHOUSE WOULD
PROBABLY NOT HAVE BEEN IN USE AT THAT TIME.
AS AN OTHER SOURCE WOULD NOT SAY WHETHER THE DEFENDERS
WENT TO THE COUNCILHOUSE, AN ALTERNATE SOURCE WOULD
NOT SAY WHETHER THE DEFENDERS WERE IN THE COUNCILHOUSE
ON MONDAY MORNING PROBABLY AT 1:30 PM. THE SOURCE WOULD NOT



Shear Example

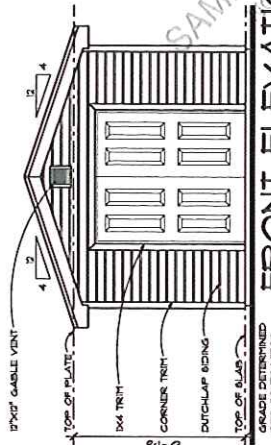
NOTED/ADJST	
22/06/2010	
FINAL	
PRELIM	

MENARDS
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 DESIGNED BY MENARDS
 LUMBERYARD
 DESIGN-IT-CENTER. AHP IS
 NOT LIABLE FOR ANY
 STRUCTURE.
 HOMEOWNER/CONTRACTOR
 TO VERIFY ALL STRUCTURE
 BEFORE CONSTRUCTION.



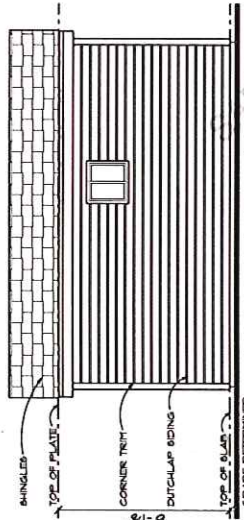
PEAR ELEVATION

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



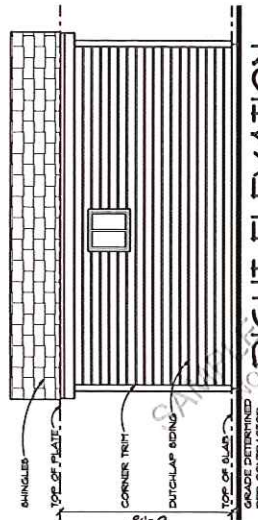
FRONT ELEVATION

CA 17.14 - 1.0



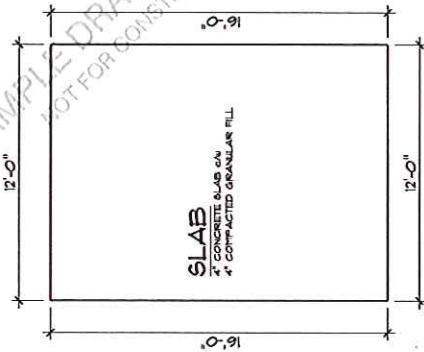
LEFT ELEVATION

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



RIGHT ELEVATION

100

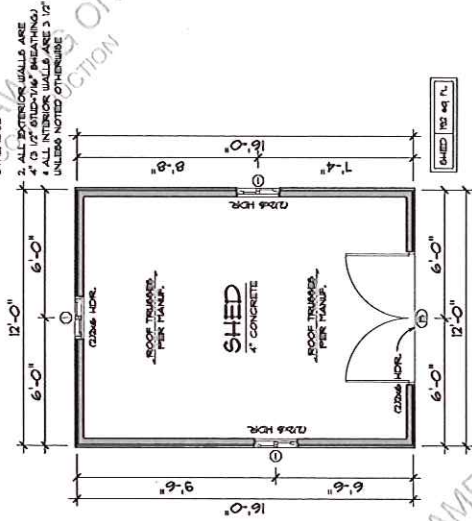


SLAB FOUNDATION PLAN

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

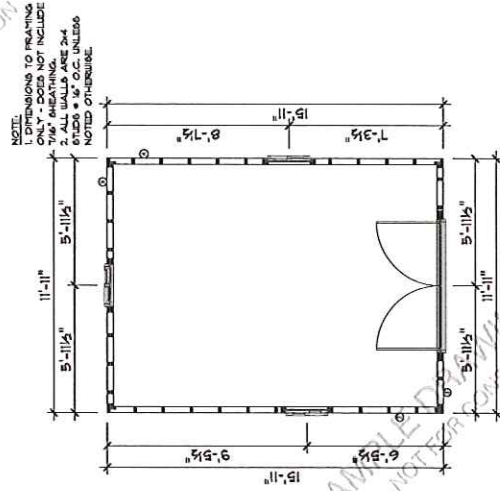
OPENING SCHEDULE			
OPENING ID	TYPE	PRODUCT CODE	SIZE
1	WINDOW	2000-GLDR	2'-0" x 2'-0"
2	DOOR	2004-DYR	6'-0" x 7'-0"

GENERAL NOTES:
1. ALL MAIN LEVEL WALLS ARE 8'-1 1/2" UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE 8'-0" UNLESS NOTED OTHERWISE.
3. 1/2" RICKYVA BREATHING TAPE SHALL BE USED AT ALL WALL JOINTS UNLESS NOTED OTHERWISE.



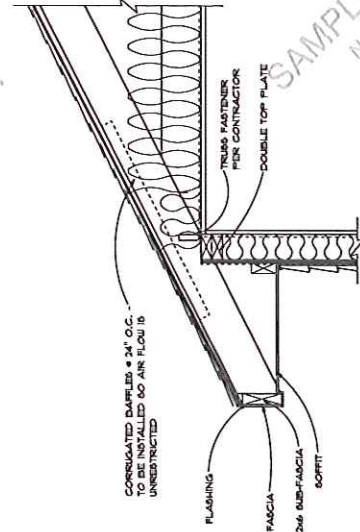
MAIN LEVEL FLOOR PLAN

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



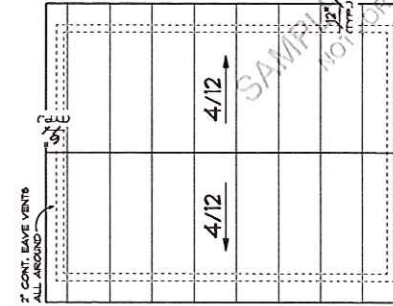
MAIN LEVEL FRAMING PLAN

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



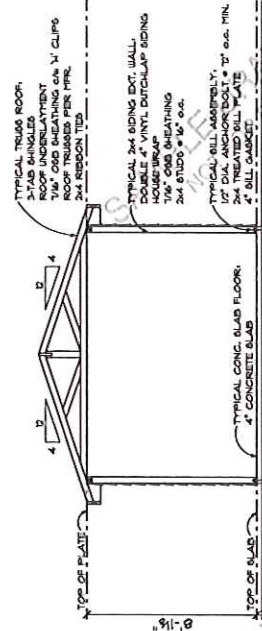
EAVE VENT

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



ROOF PLAN

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



CROSS SECTION

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

DISCLAIMER
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BEFORE CONSTRUCTION.

Shed Example



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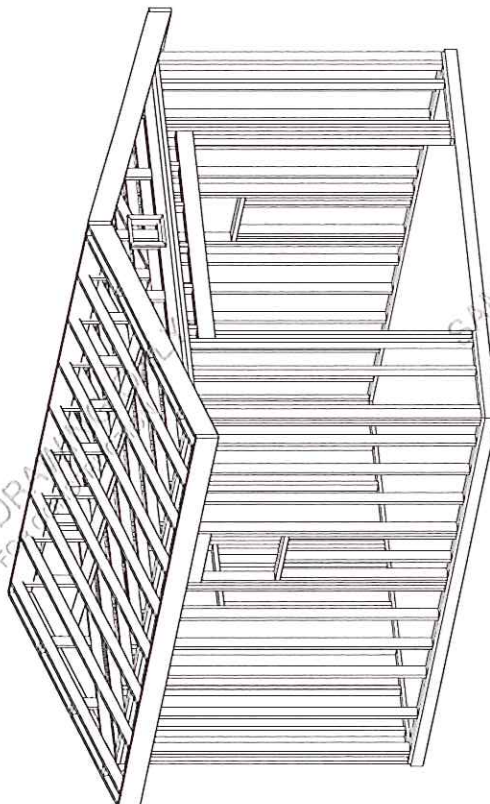
advanced house plans

ADVANCED HOUSE PLANS
100% SCALE: 1/4" = 1'-0"

XXXXXX

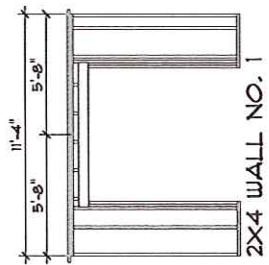
SHEET 3 OF 4

GENERATED: 10/20/2023

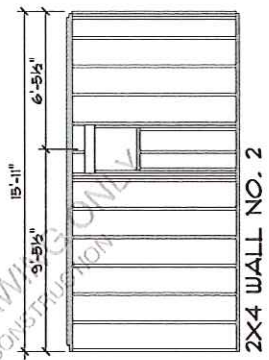


FRAMING DIAGRAM

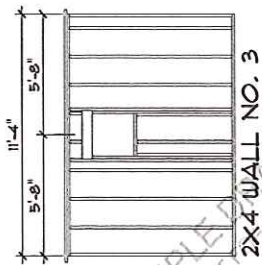
NOT TO SCALE



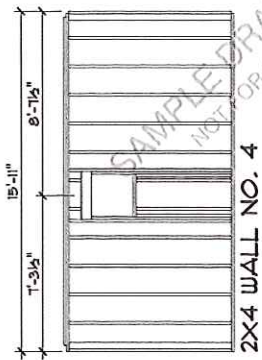
2x4 WALL NO. 1



2x4 WALL NO. 2



2x4 WALL NO. 3



2x4 WALL NO. 4

WALL PANELS

SCALE: 1/4" = 1'-0"
VERIFY ALL ROUGH OPENINGS BEFORE FRAMING

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BEFORE CONSTRUCTION.

Shed Example



advancedhouseplans

Advanced House Plans is a professional residential design firm. We are not responsible for the construction of any structure based on these plans. The purchaser of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Do not scale prints - use dimensions.

XXXXXX

SHEET 4 OF 4

GENERATED: 03/27/2023

BEATRICE GARDENS SUB'N

OF PART OF THE N. E. 1/4 OF SECTION 8, T.1 S., R.9 E.,
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

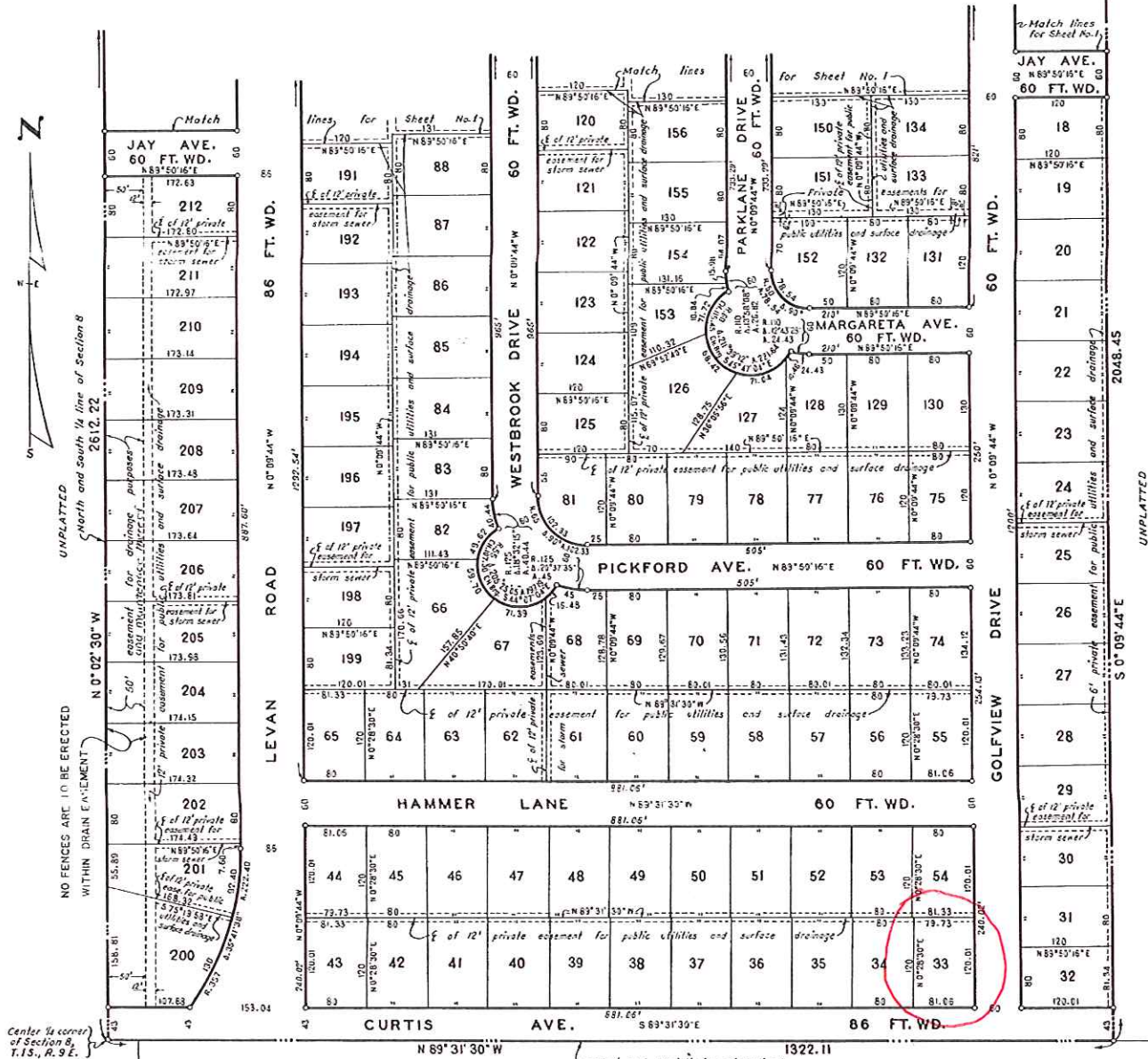
SCALE: ONE INCH=100 FEET.



NOTE: All dimensions are shown in feet and decimals thereof.
All curvilinear dimensions are shown along the arc.

LIVONIA CIVIL ENGINEERS
& LAND SURVEYORS INC.,
15223 FARMINGTON ROAD,
LIVONIA, MICH. 48154

SHEET 2
OF
3 SHEETS



SURVEYORS CERTIFICATE

I hereby certify that the Plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 36 inches in length, exposed in concrete cylinders at least 4 inches in diameter and 36 inches in depth have been placed at points marked thus (o) as thereon shown at all angles in the boundaries of the land platted, at all the intersections of lines of streets and at the intersections of lines of streets with the boundaries of the Plat as shown on said Plat.

LIVONIA CIVIL ENGINEERS & LAND SURVEYORS, INCORPORATED

William M. Lincoln, Registered Land Surveyor, #1054
15223 Farmington Road Livonia, Michigan

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 15 day of APRIL 1965 by the Board of County Road Commissioners of the County of Wayne.

Al Barbour Chairman

Philip J. Neudeck Member

William E. Erger Member

CERTIFICATE OF MUNICIPAL APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Livonia at a meeting held March 16, 1965 and that it complies with Section 19a, and that the width of the lots conform with the requirements of Section 30, Act 172 of 1929, as amended.

Addison W. Bacon, Clerk

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

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LAURA M. TOY

PUBLIC NOTICE **May 24, 2024**

APPEAL CASE NO. 2024-05-19, 36244 Curtis Street: an appeal was made to the Zoning Board of Appeals by Jonathan and Shannon Myshock, seeking to construct an accessory shed resulting in a deficient corner lot side yard setback. Side yard setback required: equal to the principal building paralleling the corner side street.

This Low-Density Residential property is located on the north side of Curtis Street (36244), between Golfview Street and Levan Road, Lot. No. 029-01-0033-000, N-2, Residential, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09(1)D (Minimum Setbacks).

Side Yard Setback

Required: 22.3 feet
Proposed: 3 feet
Deficient: 19.3 feet

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, June 11, 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: 2024-05-19
Meeting Date: June 11, 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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

Applicant CHRISTINE RENS HAW Address 14340 HILLCREST, LIVONIA, MI 48154
Owner (SAME AS APPLICANT) Address (248) 639-1492
Lessee — Address —
Location EAST Side of 14340 HILLCREST Street
Between SCHOOLCRAFT And LYNDON
Lot No./Parcel No. 091-01-0011-002 Subdivision B.E. TAYLOR'S SCHOOLCRAFT MANOR
Zoning District R-U-F Map No. SW23 Lot Size 150 FT. X 126 FT. (18,900) Alley —
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size 1,294 SQ. FT. Proposed Building Size 1,613 SQ. FT.
Present Height of Building NO CHANGE Proposed Height NO CHANGE
Allowable Lot Coverage 35% (6,615 SQ. FT.) Proposed Lot Coverage 8.5% (1,613 SQ. FT.)
Proposal SEEKING TO CONSTRUCT A 319 SQUARE FOOT MASTER SUITE
ADDITION ON AN EXISTING DWELLING ON A NONCONFORMING LOT
RESULTING IN A DEFICIENT REAR YARD SET BACK. REAR YARD
SET BACK REQUIRED: 45 FEET; PROPOSED: 31 FEET; DEFICIENT: 14 FEET.

Reason for Rejection LIVONIA ZONING ORDINANCE; SECTION: 306 (DISTRICT REGULATIONS)

Deficient Side Yard 3.06 Deficient Front Yard 14 FEET Deficient Rear Yard 14 FEET

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

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

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

Remarks —

Plans and Application examined by [Signature] Date MAY 13, 2024

ZONING EXAMINER

APPLICATION FOR VARIANCE

Christine Renshaw 14340 Hillcrest St. Livonia MI 48154 (248) 639-1492
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Bongero Construction 33340 Glendale Ave^{Livonia} 48150 (33) 530-8408
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 14340 Hillcrest St Livonia MI 48154

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

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

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

The west 126 feet lot 11, B.E. Taylor's Schoolcraft Manor Subdivision
is recorded in Liber 71 Page(s) 42 of plats, Wayne County Records. (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:

Our lot does not qualify by the current RUF
zoning requirements due to lot size.

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

our proposed building addition complies to all side,
rear, & front yard setbacks according to N1 zoning of which our lot qualifies for.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. There are multiple lots on this street that have been

previously split. There are existing homes in which qualify under
N1 zoning due to previously split lots.

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?

Due to lot size, we were not aware of RUF zoning regulations
& found out about them during permit requests. Plans were
compiled in accordance to N1 zoning as rear lot & lot size
indicated we were in.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: NO
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? We were not aware that our home was zoned as RUF until we requested permits.

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

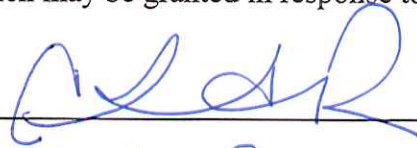
COUNTY OF WAYNE)
STATE OF MICHIGAN)

RECEIVED

MAY 10 2024

Inspection Department
City of Livonia

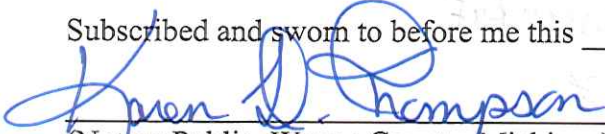
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property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

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 10TH day of May, 2024


(Notary Public, Wayne County, Michigan)

My Commission expires 08/25/2028

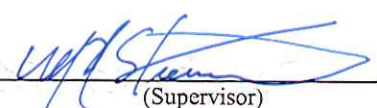
Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

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 May 9, 2024, which reads as follows:

DEFICIENT REAR YARD SET BACK

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 YES

Violation Issued No

①

WARRANTY DEED

66839488-5315351

KNOW ALL MEN BY THESE PRESENTS Terri L. Renshaw, whose address 14340 Hillcrest Street, Livonia, MI 48154

Conveys and Warrants to: Christine Renshaw, a single woman, whose address 29870 W 12 Mile Rd., Apt 707, Farmington Hills, MI 48334

the following described premises situated in the City of Livonia in the County of Wayne in the State of Michigan:

THE WEST 126.00 FEET OF LOT 11, B.E. TAYLOR'S SCHOOLCRAFT MANOR SUBDIVISION, AS RECORDED
IN LIBER 71, PAGE(S) 42 OF PLATS, WAYNE COUNTY RECORDS.

More commonly known as 14340 Hillcrest Street, Livonia, MI 48154
Tax Parcel #: 46 091 01 0011 002

For the sum of: \$230,000.00 (Two Hundred Thirty Thousand Dollars and 00/100dollars)

Exempt under MCL 207.526(6)(j)

Together with and subject to any and all hereditaments, appurtenances, rights, reservations, restrictions, easements and conditions appearing in the recorded chain of title, if any.

Dated: 12/5/2019

Terri L. Renshaw
Terri L. Renshaw

STATE OF MICHIGAN

COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 5th day of December, 2019 by Terri L. Renshaw

Shannel Konia
Notary Public, County, Michigan
Acting in Wayne County, Michigan
My Commission Expires:



Drafted by: Terri L. Renshaw
14340 Hillcrest Street, Livonia, MI 48154

When recorded, return to: Amrock - Recording Dept.
662 Woodward Ave.
Detroit, MI 48226

State Transfer Tax: EXEMPT

County Transfer Tax: \$253.00

organization shall not implement changes to the program without approval by the department. All changes must be submitted in writing for approval. The authorization must be in writing from the department.

(9) The department shall have access to any location during the presentation of an approved program for the purpose of evaluation to determine compliance with an approved program.

PART 10. BUILDING OFFICIALS, INSPECTORS AND PLAN REVIEWERS

R 339.5261 Applicability.

Rule 261. These rules apply to all the following:

- (a) The registration and reregistration of all building officials, plan reviewers, and inspectors.
- (b) The approval of educational and training programs, required testing and instructors to qualify individuals for registration, reregistration as building officials, plan reviewers, or inspectors.
- (c) The minimum training and experience standards, qualifications, and classification of responsibility applicable to individuals who are engaged in the administration and enforcement of codes and plan reviews.

R 339.5262 Educational and training program; program approval process; instructional qualifications.

Rule 262. (1) A provider of an educational and training program shall apply for approval of the program by completing an application for program approval as provided by the department and submitting the application with the required fee to the department.

(2) To qualify as an instructor of an educational and training program, an individual shall possess experience or education, or both, to supervise and instruct courses as required under section 1007 of the act, MCL 339.6007. An individual shall be at least 1 of the following to qualify:

- (a) A licensed, certified, or approved instructor at any of the following in this state:
 - (i) A high school.
 - (ii) An intermediate school district.
 - (iii) A community college.

- (iv) A public or private university.
- (v) The bureau of construction codes in the department.
- (vi) The Michigan occupational safety and health administration.
- (vii) Any other federal, state, or local governmental agency.
- (viii) A proprietary school licensed by the department.
- (b) Be currently licensed with at least 3 years of experience, and possess equivalent qualifications or relevant experience in the subject matter being taught.
- (3) The subject matter of educational and training programs must meet the minimum requirements of section 1007 of the act, MCL 339.6007, and must be relevant to the subject trade for which the applicant is seeking approval.

R 339.5263 Changes to program, provider information, or test.

Rule 263. (1) A provider of an approved education and training program or test who

organizations, such as the International Code Council.

(4) The department of the commission may approve the following educational or training association programs that are sponsored by any of the following entities to satisfy an individual's registration or reregistration requirements:

- (a) Inspector organizations.
 - (b) Township, municipal, and county organizations.
 - (c) Professional and trade organizations.
- (5) Table 264 reads as follows:

Table 264
Hours Required for Reregistration

Category	Training					Registration Classifications			
	Building	Inspector				Plan Reviewer			
	Official	Building	Electrical	Mechanical	Plumbing	Building	Electrical	Mechanical	Plumbing
Rules and Acts	18 hrs (b)	4 hrs (b)	4 hrs (b)	4 hrs (b)	4 hrs (b)	4 hrs (b)	4 hrs (b)	4 hrs (b)	4 hrs (b)
Technical	16 hrs (a)	16 hrs (a)	16 hrs (a)	16 hrs (a)	16 hrs (a)	16 hrs (a)	16 hrs (a)	16 (a)	16 hrs (a)
Plan Review	2 hrs	2 hrs	2 hrs	2 hrs	2 hrs	8 hrs	8 hrs	8 hrs	8 hrs
Specialty	8 hrs (a)	12 hrs (a)	12 hrs (a)	12 hrs (a)	12 hrs(a)	12 hrs (a)	12 hrs (a)	12 hrs (a)	12 hrs (a)
Total	44 hrs	34 hrs	34 hrs	34 hrs	34 hrs	40 hrs	40 hrs	40 hrs	40 rs

(6) When applying for reregistration in 1 or more review classifications, including building, electrical, mechanical, and plumbing, the number of technical and specialty hours

is per classification. If an individual is also a plan reviewer and is also applying for reregistration as either a building, electrical, mechanical, or plumbing inspector, the number of hours for a technical and specialty may be applied to the same plan reviewer classification, refer to table 264 subrule (5) of these rules.

(7) When applying for reregistration in more than 1 plan reviewer or inspector classification, the number of acts and rules hours may be applied to more than 1 registration classification, refer to table 264 subrule (5) of these rules.

R 339.5265 Building official registration qualifications.

Rule 265. An individual who is applying for registration as a building official shall comply with all the following:

- (a) File a completed application on a form provided by the department.
- (b) Pay the applicable registration fee established under section 1023 of the act, MCL 339.6023.
- (c) Pay the applicable examination fee and pass an examination required by the act.
- (d) Provide documentation supporting that the applicant has 2 years of experience as a registered inspector or plan reviewer.

(iii) Seven years of experience in general building construction in any 1 or more of the following professions:

- (a) A building contractor.
 - (b) A person in charge of general building construction.
 - (c) A project manager, superintendent, supervisor, or foreman actively engaged in general building construction immediately preceding submission of the application.
 - (d) A skilled worker in structural carpentry, structural masonry, structural steel erection, or structural concrete construction who has been actively engaged in the general building construction field immediately preceding the submission of the application.
 - (e) Possesses a current license as an architect or engineer under the article 20 of the occupational code, 1980 PA 299, MCL 339.2001 to 339.2014.
- (2) Contractor and general building construction does not include a plumbing contractor's license, an electrical contractor's license, or a mechanical contractor's license.

R 339.5290 Requirements for renewal of registration as a building inspector.

Rule 290. (1) As a condition for renewal of a building inspector registration, an individual shall meet the requirements of section 1011 of the act, MCL 339.6011, by doing both of the following:

- (a) Submitting an online application for renewal as a building inspector as prescribed by the department and accompanied by the required fee of \$25.00 per year of the registration.

(b) Providing documentation supporting the successful completion of continued training and educational programs as approved by the department pursuant to section 1007 of the act, MCL 339.6007, and required in R 339.5502.

(2) The fee and continued training are in addition to any other fee and continued education requirements specified in subrule (1) of this rule, if the building inspector holds additional inspection classifications, plan review classifications, or other licenses under the act.

(3) Successful completion of continued education for building inspectors includes all the following:

- (a) Four hours of education regarding state public acts and state administrative rules directly related to this state's construction regulations.
 - (b) Sixteen hours of education regarding technical knowledge related to this state's codes and various technical code provisions.
 - (c) Two hours of building plan review education.
 - (d) Twelve hours of specialty training, including, but not limited to, courses designed to increase a building inspector's knowledge of inspection and construction techniques in the various trades.
- (4) Failure to comply with all renewal requirements in the act or these rules will result in the denial of the registration renewal and the forfeiture of all renewal fees.
- (5) This rule does not apply to an individual who obtains an initial building inspector registration partially through a 3-cycle registration cycle.

rules directly related to this state's construction regulations.

(b) Sixteen hours of education regarding technical knowledge related to state codes and various technical code provisions.

(c) Two hours of mechanical plan review education.

(d) Twelve hours of specialty training including, but not limited to, courses designed to increase a mechanical inspector's knowledge of inspection and construction techniques in the various trades.

(4) Failure to comply with all renewal requirements in the act or these rules will result in the denial of the registration renewal and the forfeiture of all renewal fees.

(5) This rule does not apply to an individual who obtains an initial mechanical inspector registration partially through a 3-cycle registration cycle.

R 339.5300b Requirements for renewal of registration as a plumbing inspector.

Rule 300b. (1) As a condition of renewal of a plumbing inspector registration, an individual shall meet the requirements of section 1011 of the act, MCL 339.6011, by doing both of the following:

(a) Submitting an online application for renewal as a plumbing inspector, as prescribed by the department, and accompanied by the required fee of \$25.00 per year of the registration.

(b) Providing documentation supporting the successful completion of continued training and educational programs as approved by the department pursuant to section 1007 of the act, MCL 339.6007, and required in R 339.5502.

(2) The fee and continued training are in addition to any other fee and continued education requirements specified in subrule (1) of this rule, if the plumbing inspector holds additional inspection classifications, plan review classifications, or other licenses under the act.

(3) Successful completion of continued education for a plumbing inspector includes of all the following:

(a) Four hours of education regarding state public acts and state administrative rules directly related to this state's construction regulations.

(b) Sixteen hours of education regarding technical knowledge related to state codes and various technical code provisions.

(c) Two hours of plumbing plan review education.

(d) Twelve hours of specialty training including, but not limited to, courses designed to increase a plumbing inspector's knowledge of inspection and construction techniques in the various trades.

(4) Failure to comply with all renewal requirements in the act or these rules will result in the denial of the registration renewal and the forfeiture of all renewal fees. (5) This rule does not apply to an individual who obtains an initial plumbing inspector registration partially through a 3-cycle registration cycle.

R 339.5300c Requirements for renewal of registration as a building plan reviewer.

Rule 300c. (1) As a condition of renewal of a building plan reviewer registration, an individual shall meet the requirements of section 1011 of the act, MCL 339.6011, by doing both of the following:

(a) Submitting an online application for renewal as a building plan reviewer, as

to increase an electrical plan reviewer's knowledge of plan review and construction techniques in the various trades.

(4) Failure to comply with all renewal requirements in the act or these rules will result in the denial of the registration renewal and the forfeiture of all renewal fees.

(5) This rule does not apply to an individual who obtains an initial building plan review registration partially through a 3-cycle registration cycle.

R 339.5300e Requirements for renewal of registration as a mechanical plan reviewer.

Rule 300e. (1) As a condition of renewal of a mechanical plan reviewer registration, an individual shall meet the requirements of section 1011 of the act, MCL 339.6011, by doing both of the following:

(a) Submitting an online application for renewal as a mechanical plan reviewer, as prescribed by the department, and accompanied by the required fee of \$25.00 per year of the registration.

(b) Providing documentation supporting the successful completion of continued training and educational programs as approved by the department pursuant to section 1007 of the act, MCL 339.6007, and required in R 339.5002.

(2) The fee and continued training are in addition to any other fee and continued education requirements specified in subrule (1) of this rule, if the mechanical plan reviewer holds additional plan review classifications, inspector classifications, or other licenses under the act.

(3) Successful completion of continued education for a mechanical plan reviewer includes all of the following:

(a) Four hours of education regarding state public acts and state administrative rules directly related to this state's construction regulations.

(b) Sixteen hours of education regarding technical knowledge related to state codes and various technical code provisions.

(c) Eight hours of mechanical plan review education.

(d) Twelve hours of specialty training including, but not limited to, courses designed to increase a mechanical plan reviewer's knowledge of plan review and construction techniques in the various trades.

(3) Failure to comply with all renewal requirements in the act or these rules will result in the denial of the registration renewal and the forfeiture of all renewal fees.

(4) This rule does not apply to an individual who obtains an initial mechanical plan review registration partially through 3-cycle registration cycle.

R 339.5300f Requirements for renewal of registration as a plumbing plan reviewer.

Rule 300f. (1) As a condition of renewal of a plumbing plan reviewer registration, an individual shall meet the requirements of section 1011 of the act, MCL 339.6011, by doing both of the following:

(a) Submitting an online application for renewal as a plumbing plan reviewer, as prescribed by the department, and accompanied by the required fee of \$25.00 per year of the registration.

(b) Providing documentation supporting the successful completion of continued training and educational programs as approved by the department pursuant to section 1007 of the act, MCL 339.6007, and required in R 339.5502.

- (C) A person in charge of structural construction.
- (ii) A license as a building plan reviewer from another state or foreign country with plan reviewer experience in building construction. The individual shall provide to the department the requirements of licensure for that state or country before he or she receives approval from the department.
- (iii) Seven years of experience in general building construction in 1 or more of the following professions:
 - (A) A contractor.
 - (B) A skilled trades worker.

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- (C) An individual who was a person in charge of structural construction.
- (iv) An individual under paragraph (iii) of this subdivision must also possess 2 years of experience as a journey level, structural, construction, or skilled trades worker including as a carpenter, brick layer or mason, or steel worker.

R 339.5305 Electrical inspector registration; qualifications.

Rule 305. An individual who is applying for an electrical inspector registration shall comply with all of the following:

- (a) File a completed application on a form provided by the department.
- (b) Pay the applicable registration fee established under section 1023 of the act, MCL 339.6023.
- (c) Pay the applicable examination fee and pass an examination required by the act.
- (d) Provide documentation supporting that the individual is licensed as an electrical journeyman or master electrician as required under section 1022 of the act, MCL 339.6022.

R 339.5306 Electrical plan reviewer registration; qualifications.

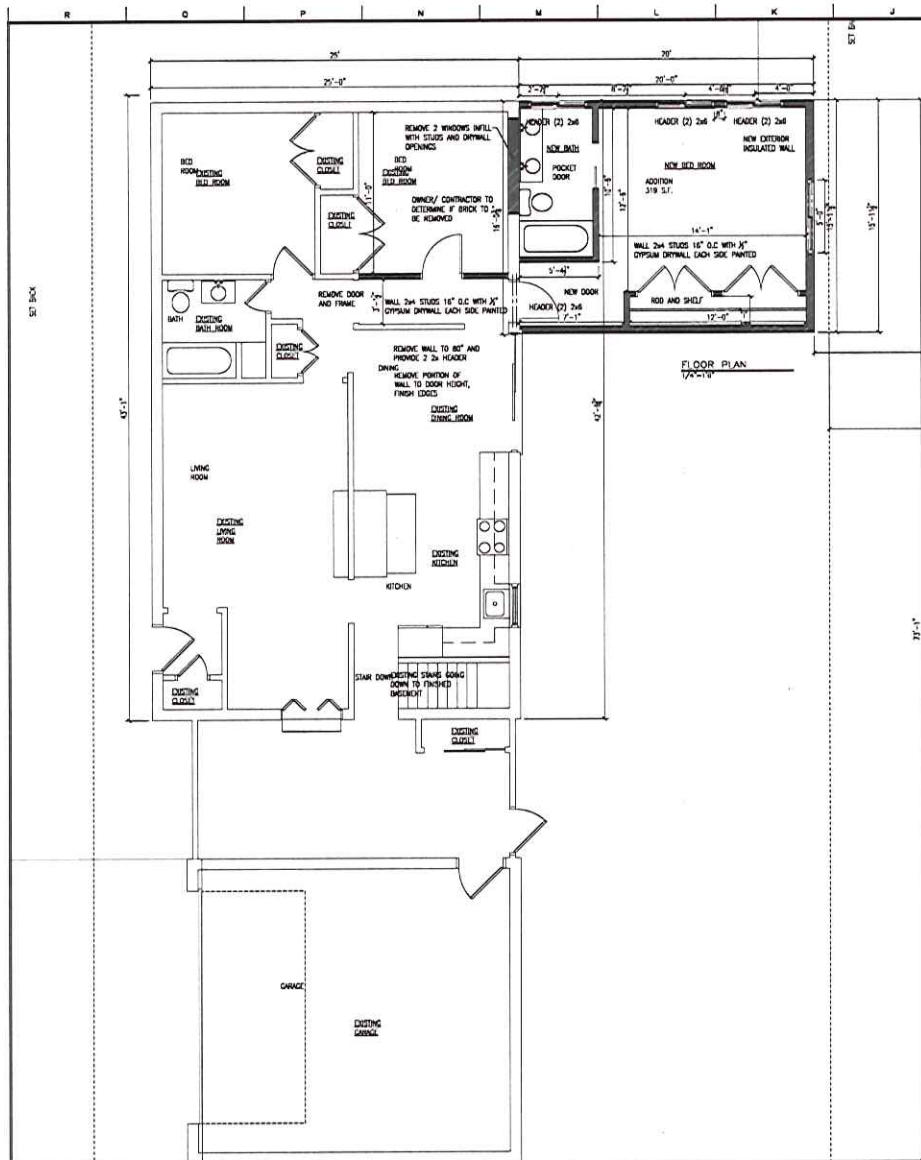
Rule 306. An individual who is applying for registration as an electrical plan reviewer shall comply with all of the following:

- (a) File a completed application on a form provided by the department.
- (b) Pay the applicable registration fee established under section 1023 of the act, MCL 339.6023.
- (c) Pay the applicable examination fee and pass an examination required by the act.
- (d) Provide documentation supporting that the individual is licensed as an electrical journeyman or master electrician as required under section 1022 of the act, MCL 339.6022.

R 339.5309 Mechanical inspector registration; qualifications.

Rule 309. (1) An individual who is applying for registration as a mechanical inspector shall comply with all of the following:

- (a) File a completed application on a form provided by the department.
- (b) Pay the applicable registration fee established under section 1023 of the act, MCL 339.6023.
- (c) Pay the applicable examination fee and pass an examination required by the act.
- (d) Hold a mechanical license from this state in 3 of the 4 following categories for at least 1 year immediately preceding application:



CONCRETE:

- ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH MICHIGAN CONCRETE INSTITUTE (ACI) DOCUMENTS REFERENCED IN SPECIFICATIONS.
- MATERIAL PROPERTIES:

LOCATION	FC PER ACI	SLABS	WALLS	CLIMATE	SLAB
WALL FOOTINGS, GRADE BEAMS	3000	NO TEST	4" MIN.	4" MIN.	
FOUNDATION WALLS	4000	68 ± 15	4" MIN.	4" MIN.	
SPREAD FOOTINGS	3000	NO TEST	4" MIN.	4" MIN.	
BASEMENT WALLS	4000	NO TEST	4" MIN.	4" MIN.	
WALLS, DAMPS, AND ALL CONCRETE EXPOSED TO WEATHER	4000	68 ± 15	4" MIN.	4" MIN.	
INTERIOR SLABS-ON-GRADE	3000	NO TEST	4" MIN.	4" MIN.	
SUPPORTED SLABS	4000	NO TEST	4" MIN.	4" MIN.	
REINFORCING STEEL	60,000 A-615				
COLUMN TIES, STIRRUPS	60,000 A-615				
ALL OTHER BARS	60,000 A-615				
WELDED WIRE FABRIC	60,000 A-180				

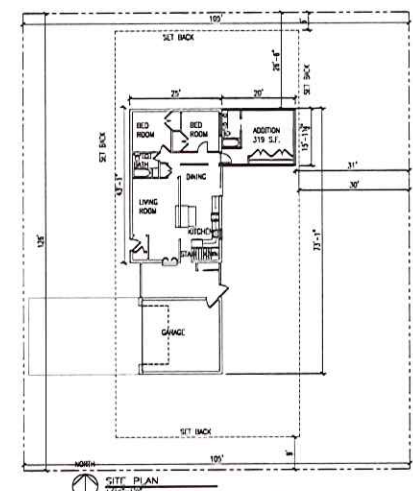
3. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS. IF FORMS ARE REMOVED BEFORE THE END OF CURING PERIOD, CURT SURFACES WITH LIQUID CURING COMPOUND.

ENERGY/INSULATION REQUIREMENTS
 ZONE 5A IN MICHIGAN
 WALLS MINIMUM R-20
 FLOORS MINIMUM R-32
 ROOF R-38
 SLAB ON GRADE R-10
 BASEMENT R-10
 FLOOR R-30

STRUCTURAL NOTES

- GENERAL:
- DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS INDICATED. IN THE EVENT OF A CONFLICT IN DIMENSIONS, NOTIFY ARCHITECT BEFORE PROCEEDING.
 - CHECK ALL DIMENSIONS AND ELEVATIONS INDICATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS. FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS AT EXISTING CONSTRUCTION. REPORT DISCREPANCIES TO ARCHITECT/ENGINEER FOR CLARIFICATION PRIOR TO STARTING CONSTRUCTION OR EXISTING MATERIALS.
 - CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS.
 - BUILDING CODE - MICHIGAN BUILDING CODE 2015.
 - DESIGN LIVE LOADS:
 FLOORS 40 PSF LIVING ROOM (LVC) + 15 PSF (per/room)
 30 PSF BEDROOM (LVC) + 15 PSF (per/room)
 SNOW-GRADED SNOW, PC = 30 PSF
 IMPORTANCE FACTOR = 1.0
 THERMAL FACTOR CT = 1.1
 EXPOSURE CATEGORY = II
 FLAT ROOF SNOW, PF = 23.1 PSF
 WIND-BASIC WIND SPEED, V = 105 MPH
 IMPORTANCE FACTOR, I = 1.0
 EXPOSURE CATEGORY = II
 INTERNAL PRESSURE COEFFICIENT = +/- 0.18
 SEISMIC: SEISMIC IMPORTANCE FACTOR, I = 1.0
 OCCUPANCY CATEGORY = II
 MAPPED SPECTRAL RESPONSE ACCELERATIONS = 5a = .102
 21 = .043
 SITE CLASS = D
 SPECTRAL RESPONSE COEFFICIENTS, RS = 0.109
 RS1 = 0.088
 SEISMIC DESIGN CATEGORY = A

- FOUNDATIONS:
- FOUNDATIONS SHALL BEAR ON SOILS HAVING A MINIMUM ALLOWABLE BEARING PRESSURE OF 1500 PSF FOR FOOTINGS.
 - FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT ELEVATIONS SHOWN ON THE DRAWINGS. IF SMITH-LOGANSON IS REQUIRED, CONNECTED FILL SHALL BE PLACED FOR SPECIFICATIONS UP TO BEARING ELEVATION. TESTING OF SOILS SHALL BE ACCORDING TO SPECIFICATIONS PRIOR TO PLACEMENT OF FOOTINGS.



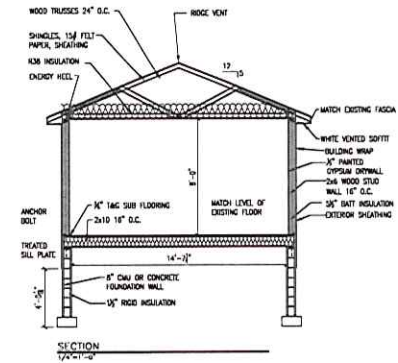
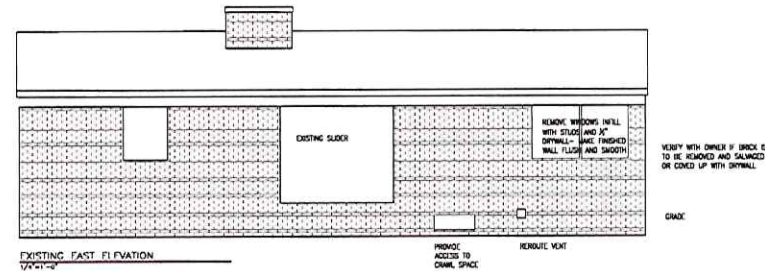
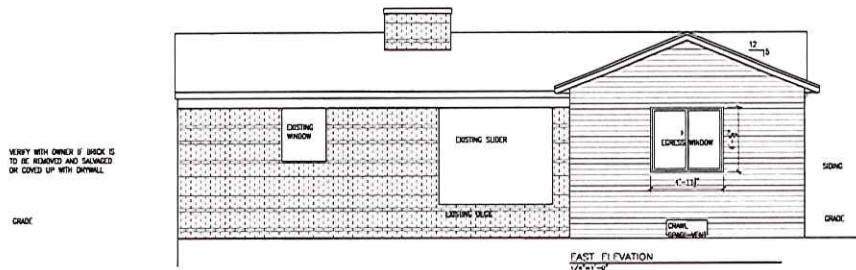
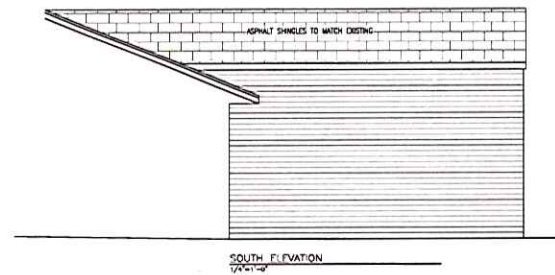
REVISIONS	
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SWANSON DESIGN STUDIOS
 330 E. GEARL E. CHASE AVE.
 LANSING, MICHIGAN 48206
 WWW.SWANSONDESIGN.COM
 TEL (313) 482-8280
 FAX (313) 482-8280

ARCHITECTURE
 DESIGN
 ARCHITECTURE

FIRST FLOOR PLAN
BUILDING DATA
HARRIS HOME
 14340 HILLCREST
 LANSING, MICHIGAN

DATE: 8/23/2023
 JOB NUMBER: 2023.023
 SHEET NUMBER: A1



REVISIONS

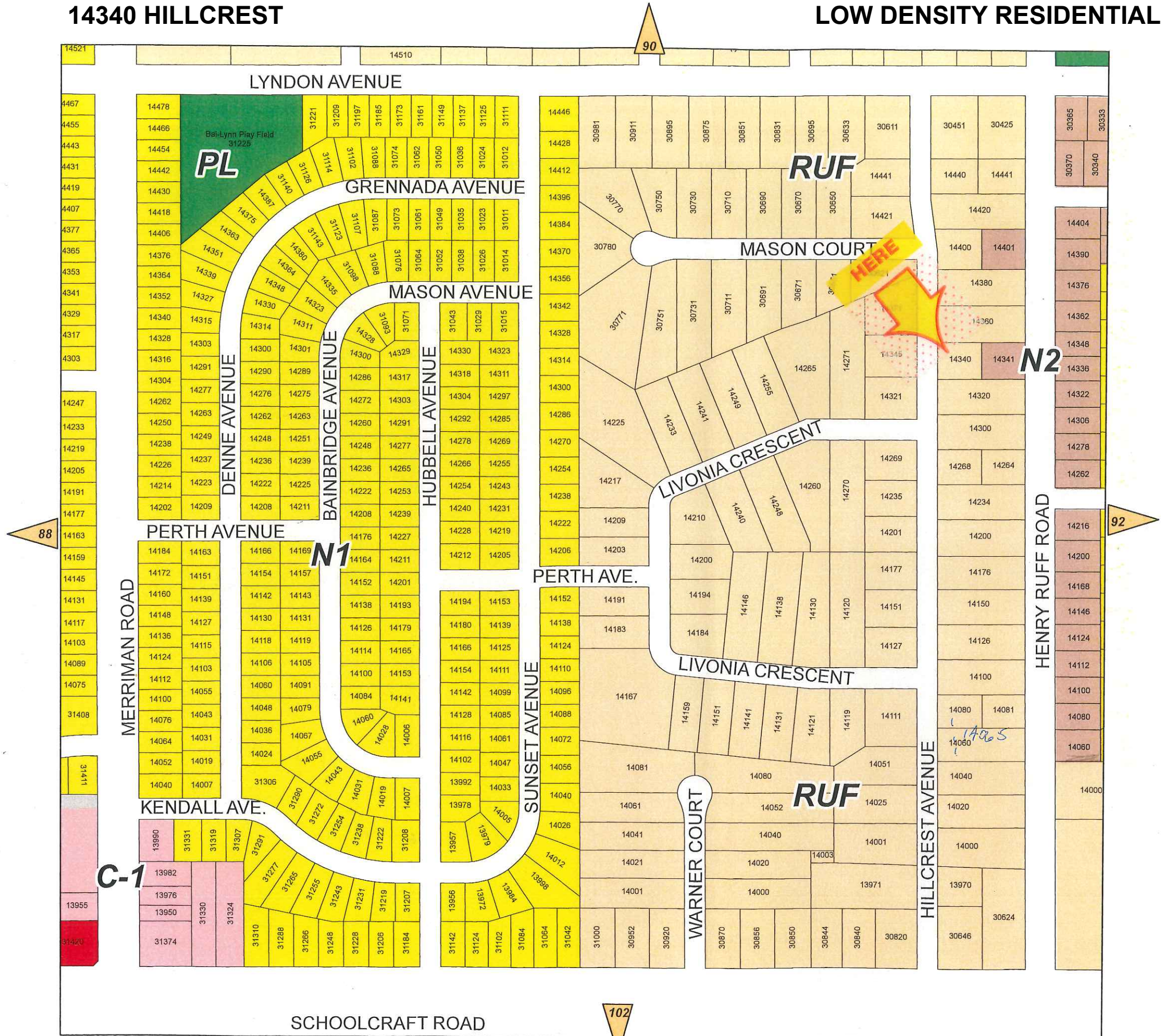
NO.	DATE	DESCRIPTION
1	8/23/2023	ISSUED FOR PERMIT



SWANSON DESIGN STUDIOS
 324 J. COLEMAN BLVD. SUITE 100
 LANSING, MI 48206
 (313) 432-8833
 www.swansondesign.com

DATE
 8/23/2023
 JOB NUMBER
 2023.023
 SHEET NUMBER
 A2

ZONING MAP

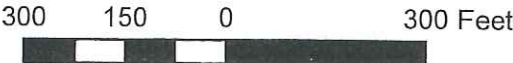


LEGEND

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 23
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
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

PUBLIC NOTICE ***May 24, 2024***

APPEAL CASE NO. 2024-05-20, 14340 Hillcrest Street: an appeal was made to the Zoning Board of Appeals by Christine Renshaw, seeking construct a 319-square-foot master suite addition on an existing dwelling on a nonconforming lot, resulting in a deficient rear yard setback.

This Low-Density Residential property is located on the east side of Hillcrest Street (14340), between Schoolcraft Road and Lyndon Street, Lot. No. 091-01-0011-002, RUF, Rural Urban Farm District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 3.06 (District Regulations).

Rear Yard Setback

Required: 45 feet
Proposed: 31 feet
Deficient: 14 feet

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, June 11, 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: 2024-05-20
Meeting Date: June 11, 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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

(248) 333-7733

Applicant NORTHERN SIGN Address 2181 E. WATSON STE 100
AUBURN HILLS, MI 48326
Owner INDY-C-KAL, INC. Address 2500 WESTMONT CIR.
STERLING HEIGHTS, MI 48310
Lessee STARBUCKS Address 2401 UTAH AVE.
SEATTLE, WASHINGTON, MI 48326
Location WEST Side of 12679 MIDDLEBELT Street
Between INDUSTRIAL RD And PLYMOUTH RD.
Lot No/Parcel No. 101-99-0008-015 Subdivision —
Zoning District C-2 Map No. NE 26 Lot Size 1.26 ACRES Alley —
Present Use COMMERCIAL Proposed Use SAME
Present Building Size 28 LN.FT. FRONTAGE Proposed Building Size NO CHANGE
Present Height of Building ONE STORY Proposed Height NO CHANGE
Allowable Lot Coverage N/A Proposed Lot Coverage N/A
Proposal SEEKING TO REPLACE EXISTING WALL SIGNS RESULTING
IN A SINGLE SIGN WITH EXCESSIVE WALL SIGN AREA. WALL SIGN
AREA ALLOWED: 28 SQ.FT.; PROPOSED: 36.5 SQ.FT.; EXCESS: 8.5 SQ.FT.

Reason for Rejection LIVONIA ZONING, SECTION 11.08 (3) SIGN REGULATIONS
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 11.08(3) 8.5 sq.ft.

Remarks _____

Plans and Application examined by [Signature] Date MAY 13, 2024

ZONING EXAMINER

APPLICATION FOR VARIANCE

RECEIVED

APR 23 2024

Inspection Department
City of Livonia

Indy-C-Kale Inc (Owner of Premises)	2500 WestMont Cr (Street Address)	Sterling Heights (City)	48310 (Zip Code)	586-524-7040 (Telephone)	(Fax)
Starbucks (Lessee)	2401 Utah Ave (Street Address)	Seattle WA (City)	98134 (Zip Code)	206-318-1575 (Telephone)	(Fax)
Northern Sign (Contractor)	2181 E Walton Ste 100 (Street Address)	Auburn Hills, MI (City)	48326 (Zip Code)	248-333-7733 (Telephone)	(Fax)

The property address is 12679 Middlebelt

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

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

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

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

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:
Wall Sign: We are bringing the wall signage into better compliance. We are removing 3 signs that are well over code allowances

if the variance were not in place. We want to de clutter the building and align with the towns code more appropriately

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
The full word "Starbucks Coffee" in a letter height that would be visible from the road is much larger square footage that just

the well-know logo. The "Drive Thru" lettering is essential to let driving customers know that this site offers this service.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. We are decreasing our signage on the building, not increasing. Our direct neighbors, AT&T and the Vitamin

Shoppe have simply their logo and name. We simply want our logo and "drive Thru"

Directionals: we did not include logos so that our neighbors do not view this as extra advertising they cannot receive.

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? No

Attached is the full explanation of 3, 4, & 5

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? N/A

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.

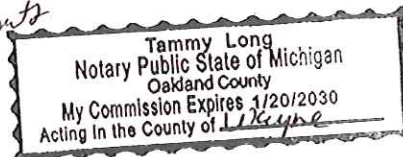
Signature of property owner: [Signature]

Please print name of property owner: Michael Kinawa

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 11 day of April, 2024

Tammy Long
(Notary Public, Wayne County, Michigan) Oakland County
My Commission expires 1-20-2030



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

NOT TO BE COMPLETED BY APPLICANT

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

Questions answered below. Working on lease/deed situation.

- #3

- Wall signs: We are bringing the wall signage into better compliance. We are removing 3 signs that are well over code allowances, if the variance were not in place. We want to de-clutter the building and align with the towns code more appropriately.
- Directionals: Our drive thru cannot start where our business is located due to this being a strip of stores. The directionals are to guide customer to the correct area of the parking lot to keep the parking lot running properly. The lettering on the directionals is within compliance. We are not using the entire face to add lettering. This is simply a more modern look.

- #4

- Wall signs: The full word "Starbucks Coffee" in a letter height that would be visible from the road is a much larger square footage that just the well-know logo. The "Drive Thru lettering is essential to let driving customers know that this site offer this service. Many of the Starbucks store do not. We chose smaller lettering as to respect code. We chose not to have the letter drive thru on the side a secondary sign as there would be no logo or letters to let them know what business the drive thru is for.
- Directionals: The placement is for the safety of vehicle flow through the parking lot. We are not asking for several and we did not apply advertising/logos to the signs. We simply want guests to know where to enter/exit safely. We have had many cars drive into drive thru from the opposite way which can be dangerous around the blind curve of the building.

- #5

- Wall signs: We are decreasing our signage on the building, not increasing. Our direct neighbors, AT&T and The Vitamin Shoppe have simply their logo and name. We simply want our logo and "drive thru".
- Directionals: We did not include logos so that our neighbors do not view this as extra advertising they cannot receive. No other neighbors have a drive thru so a simple green sign directing flow of drive thru traffic is not distracting from their business.

Thank you,

Jo Hall

Project Manager II

~~HILTONDISPLAYS~~

Phone: 864-313-9908

Email: johall@hiltondisplays.com

125 Hillside Dr. Greenville, SC 29607



Northern Sign Co Inc.

2181 E. Walton Blvd., Suite 100, Auburn Hills, MI 48326

248.333.7733 Office

www.northernsign.com

248.333.7684 Fax

AUTHORIZATION AND CONSENT FORM

By my signature below, I hereby represent that I am the owner of the property indicated below or otherwise duly authorized by the Lease to grant authorization for Northern Sign Co. Inc. and/or their sub-contractor to apply for permits, represent said owner at ZBA meetings and install new signage at the below referenced location.

LANDLORD APPROVAL

Signature [Signature] Print Name: Mike Kinaia Date: 4/4/2024

Title: Owner Email: mikekinaia@gmail.com

Address 2500 Westmont Cr. Phone: 586-524-7040
- Sterling Heights, MI 48310

Return Form To: Northern Sign Co. Inc.
2181 E. Walton Blvd., Suite 100
Auburn Hills, MI 48326

Email to: tammy@northernsign.com

Site/Job - Property Address:

12679 Middle Belt Road

Livonia, MI 48150



NORTHERN SIGN CO. INC.

2181 Walton Blvd Ste. 100, Auburn Hills, Mi 48326
248.333.7733 Office www.northernsign.com 248.333.7684 Fax

Permit Payment Sheet

Date: 4/12/24

Job Name: Starbucks #23871

Job Address: 12679 Middlebelt

Attention: Name: _____

Department: Building Department

From: Name: Tammy

tammy@northernsign.com

Check # 6948

Application: _____

Electrical Permit : _____

Sign Permit: _____

Contractor Registration: _____

Other: \$450.00

Total: \$450.00

Thank You!

WARRANTY DEED

Know all persons by these presents; that Middlebelt Retail Development LLC, a Michigan limited liability company
whose address is 1260 Library St, Detroit, Michigan 48226

Conveys and warrants(s) to, Indy-C-Kal, Inc., a Michigan corporation
whose address is 2500 Westmont Circle, Sterling Heights, Michigan 48310

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

All that part of the Northeast 1/4 of Section 26, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan described as: Commencing at the Northeast corner of said Section 26; thence South 02 degrees 00 minutes 00 seconds East 1781.60 feet, along the easterly line of said Section 26; thence South 87 degrees 52 minutes 20 seconds West 60.00 feet, to the westerly right of way line of Middlebelt Road, for the PLACE OF BEGINNING OF THIS DESCRIPTION; thence continuing South 87 degrees 52 minutes 20 seconds West 50.96 feet; thence North 02 degrees 00 minutes 00 seconds West 30.22 feet; thence South 87 degrees 52 minutes 20 seconds West 256.57 feet; thence South 02 degrees 00 minutes 00 seconds East 133.98 feet; thence Southerly 50.97 feet, along a 272.50 foot radius curve to the right, having a central angle of 10 degrees 43 minutes 01 seconds and a chord which bears South 03 degrees 21 minutes 29 seconds West 50.89 feet; thence North 87 degrees 52 minutes 20 seconds East 235.28 feet; thence North 02 degrees 00 minutes 00 seconds West 6.14 feet; thence North 88 degrees 00 minutes 00 seconds East 77.00 feet; to the westerly right of way line of said Middlebelt Road; thence North 02 degrees 00 minutes 00 seconds West 148.45 feet, along said westerly right of way line to the place of beginning.

Commonly known as: 12691 Middlebelt, Livonia, MI 48150
Parcel I.D. Number: 46 101 99 0008 015

For the full consideration of Three Million Sixty Thousand and 00/100 (\$3,060,000.00)

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

NOTE: The Covenant Deed previously recorded in Liber 51625, Page 97, Wayne County Records incorrectly recited the Tax ID Number for (2014) as 46 101 99 0008 012 when in fact it should be 46 101 99 0008 015.

Dated: January 2, 2015

Middlebelt Retail Development LLC, a Michigan
limited liability company

Gabriel L. Schuchman, Manager

State of Michigan
County of

The foregoing instrument was acknowledged before me on this 2nd day of January, 2015, by Gabriel L. Schuchman, Manager of Middlebelt Retail Development LLC, a Michigan limited liability company.

Jeffrey S. Gunsberg
Notary Public-Oakland County
My Commission Expires
On July 4, 2018

Notary Public
____ County, Michigan
Acting in ____ County
My Commission Expires:

Instrument drafted without opinion by:	When recorded return to
Walter Quillico, ESQ. 28470 W. 13 Mile Rd., STE 325 Farmington Hills, MI 48334	Sesi & Sesi, P.C. / Attn: Ramy Sesi 32000 Northwestern Hwy., Suite 155 Farmington Hills, MI 48334
Recording Fees: \$20.00 State & County Tax: \$3,366.00 & \$22,950.00	

STARBUCKS COFFEE #23871
12679 MIDDLEBELT ROAD
LIVONIA MI 48150



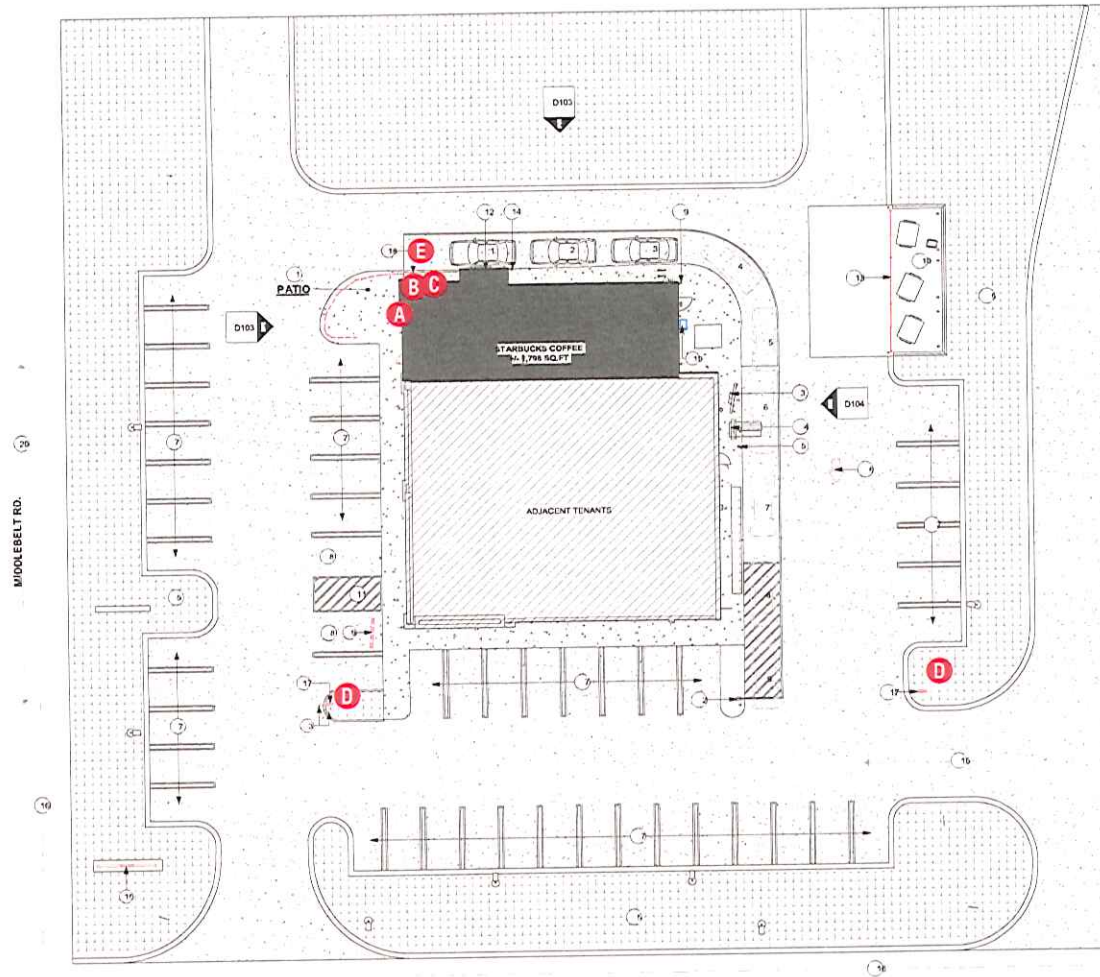
24-70874

~~HILTONDISPLAYS~~

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

DEMO SITE PLAN

- A** DEMO "STARBUCKS COFFEE" CHANNEL LETTER
- B** DEMO SIREN
- C** DEMO DRIVE THRU WALL SIGN
- D** DEMO DRIVE THRU DIRECTIONALS
- E** DEMO TY/EO DIRECTIONALS
- F** PARKING PANELS
- G** 60" SIREN
- H** 6" DT CHANNEL LETTERS
- I** 36" TY/EO DIRECTIONAL
- J** 36" DT DIRECTIONALS



1 DEMOLITION SITE PLAN
Scale: 1/32" = 1'-0"

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www.hiltondisplays.com

QID 24-70874

JOB NAME

Starbucks 23871

LOCATION

12679 Middlebelt Road
Livonia MI

CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Ashley Smith

DWG. DATE

2-9-24

REV. DATE / REVISION

2-22-24

SCALE

As Noted

FILE

2024/Starbucks/Locations/
Livonia MI/ 24-70874/
SB Livonia MI 24-70874

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

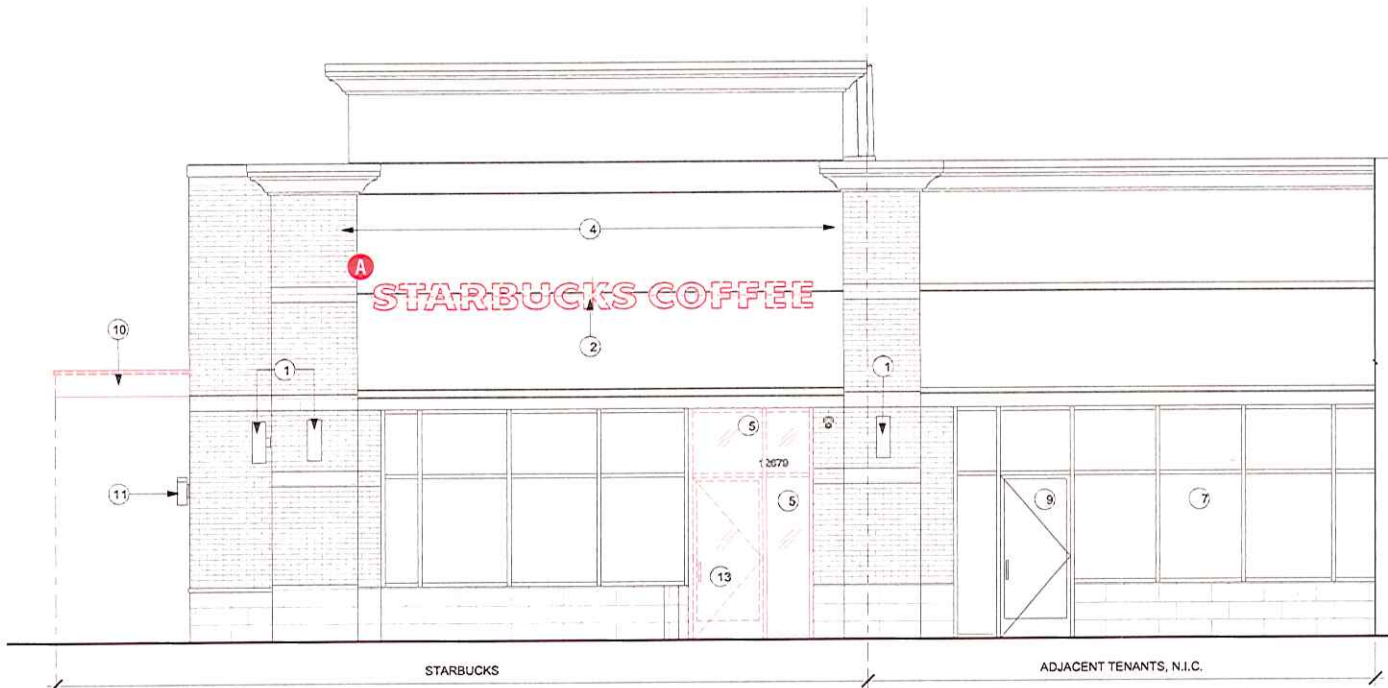
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

U1 Underwriters
Laboratories Inc.

DRY
DAMP
WET

DEMO ELEVATION

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1 DEMO EXTERIOR ELEVATION @ STOREFRONT
Scale: 3/16" = 1'-0"

HILTON DISPLAYS

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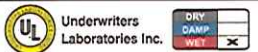
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Livonia MI/ 24-70874/
SB Livonia MI 24-70874

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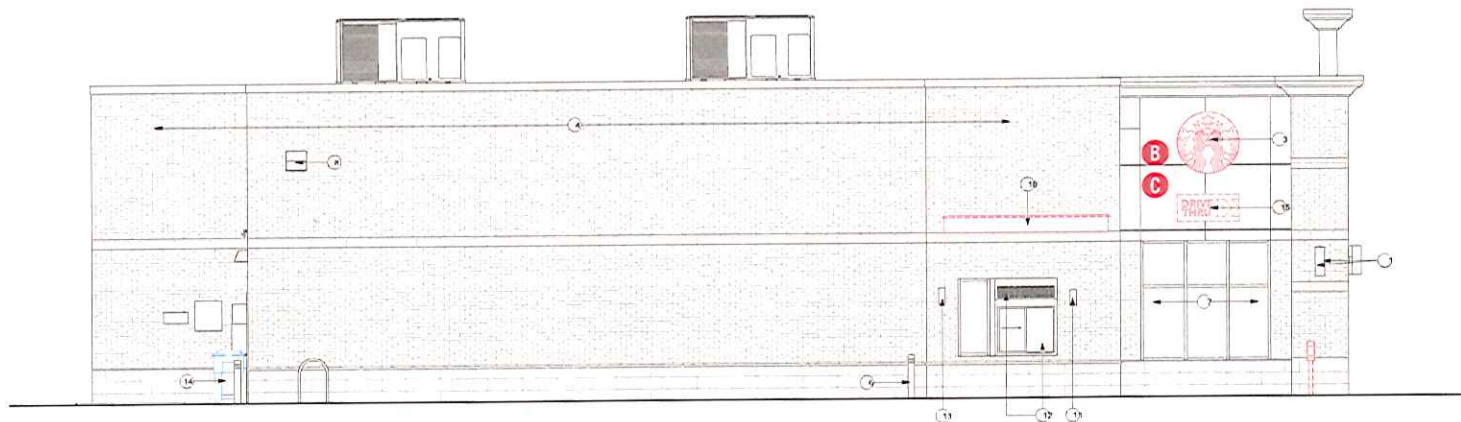
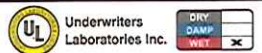
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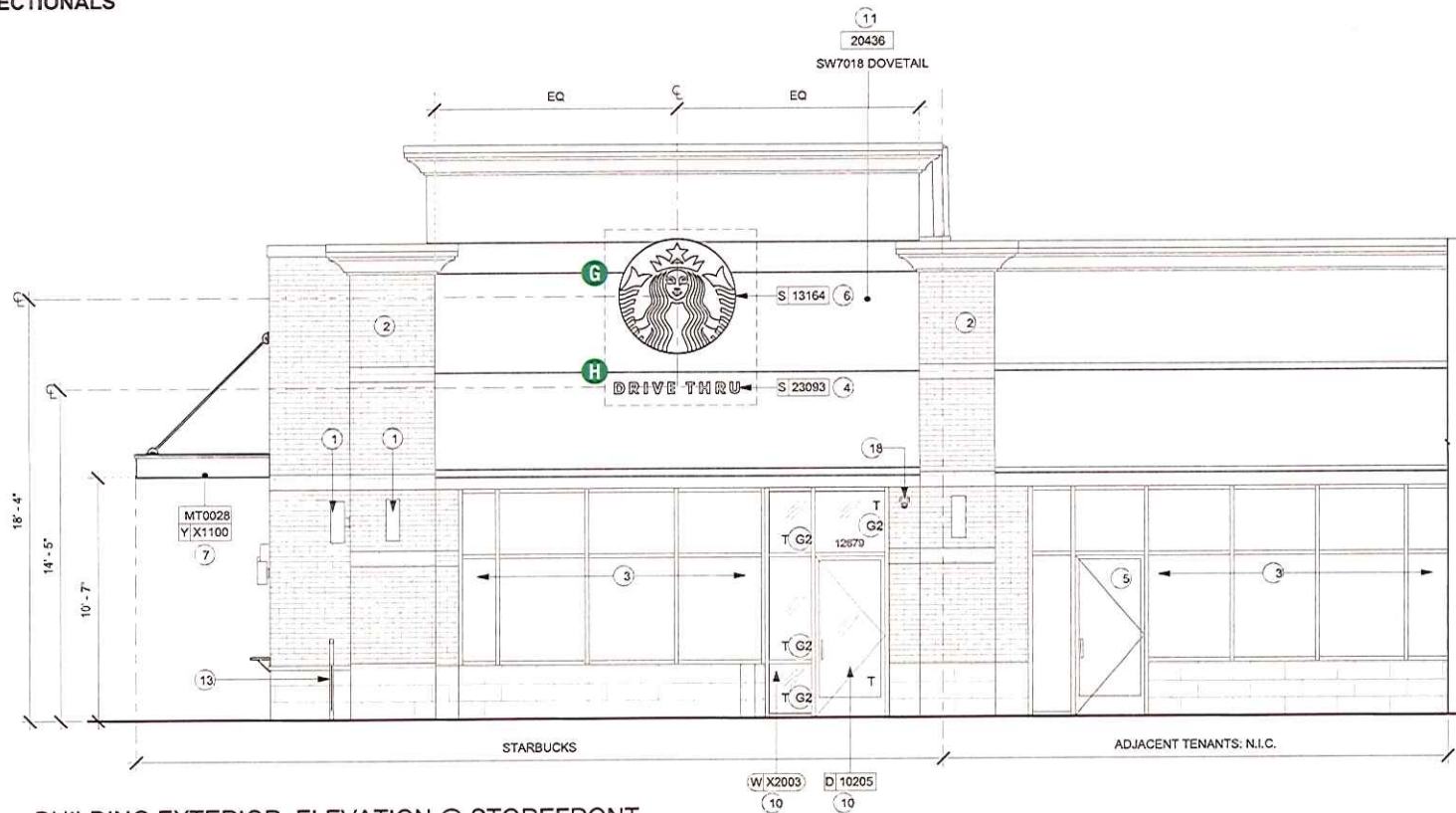
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2 DEMO EXTERIOR ELEVATION @DT WINDOW
Scale: 1/8" = 1'-0"

ELEVATION

- A** DEMO "STARBUCKS COFFEE" CHANNEL LETTER
- B** DEMO SIREN
- C** DEMO DRIVE THRU WALL SIGN
- D** DEMO DRIVE THRU DIRECTIONALS
- E** DEMO TY/EO DIRECTIONALS
- F** PARKING PANELS
- G** 60" SIREN
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1 BUILDING EXTERIOR ELEVATION @ STOREFRONT
Scale: 3/16" = 1'-0"

HILTON DISPLAYS

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QID 24-70874

JOB NAME

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LOCATION

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CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Ashley Smith

DWG. DATE

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REV. DATE / REVISION

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SCALE

As Noted

FILE

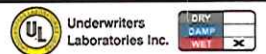
2024/Starbucks/Locations/
Livonia MI/ 24-70874/
SB Livonia MI 24-70874

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



S/F EXTERIOR TRIMLESS FLEX FACE SIREN WALL SIGN-BOTTOM POWER

SBC-S13164-60-FF-BE

Qty. 1

6

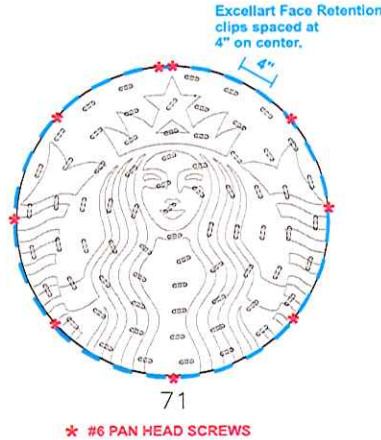


1 FRONT VIEW

Scale: 1/2" = 1' (11x17 Paper)

Specifications:

- A Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- B White 3M 19 oz Panagraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- C Interior of cabinet painted reflective white and exterior painted satin black.
- D Internally illuminated with 6500K Sloan Prism Enlighten LEDs with remote power supply.
- E 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs. **POWER TO COME IN BOTTOM**
- F Drain holes to be covered with drain hole covers to reduce light leaks.

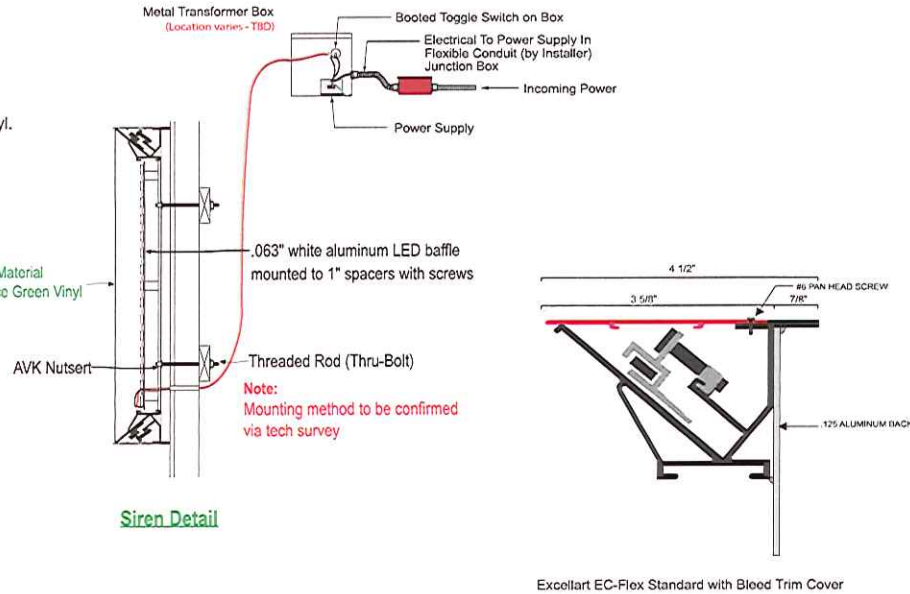


* #6 PAN HEAD SCREWS

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 5.0" ON CENTER
- 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 2.5" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WEJ1-MB WATTS PER MODULE: .75
- 7) PRIMARY SYSTEM POWER: 66.56 WATTS
- 8) LED MODULE POWER USAGE (secondary): 53.25 WATTS

ESTIMATED PRODUCT B.O.M. PER SIGN:

- 71 Each Prism Enlighten White 6500K Modules - 48'
- PN: 701269-6WEJ1-MB
- 1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
- 1 Each 100' Roll of Jacketed Cable



Siren Detail

Excellart EC-Flex Standard with Bleed Trim Cover

COLOR LEGEND	
PMS/PAINT	VINYL
PMS 3425 C	3M 3630-126
SATIN BLACK	NA
PMS WHITE	NA

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
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12679 Middlebelt Road
Livonia MI

CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Ashley Smith

DWG. DATE

2-9-24

REV. DATE / REVISION

2-22-24

SCALE

As Noted

FILE

2024/Starbucks/Locations/
Livonia MI/ 24-70874/
SB Livonia MI 24-70874

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

UL Underwriters Laboratories Inc.

DRY
DAMP
WET

ILLUMINATED CHANNEL LETTERS - REMOTE

Qty. 1

SBC-S23093-RCL-DT-W-6



HILTONDISPLAYS

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www.hiltiondisplays.com

QID 24-70874

JOB NAME

Starbucks 23871

LOCATION

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Livonia MI

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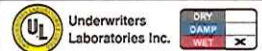
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5'-4 5/16"

0'-6"

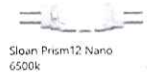
DRIVE THRU

Scale: 1 1/2" = 1' (11x17 paper)

2.68 SF

- New Illuminated Letterset
- Remote Wired
- Trim-less Drop In Face Construction
- Illuminated with LED.
- Letters are mounted flush to fascia

LED used only for 6" Letters



Colors:

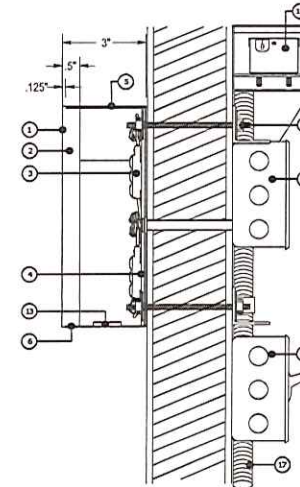
Face to be #7328 White Acrylic

Returns Painted Pantone 419 Black (satin finish)

1	NA
2	acrylic face shoulder routed to fit inside returns
3	6500k white LED
4	3mm ACM back
5	.040 aluminum return
6	#4 1/4 undercut countersunk phillips flat head screw
7	NA
8	NA
9	NA
10	NA
11	power supply
12	NA
13	weep hole cover (under side painted black)
14	mounting varies upon wall condition and material
15	junction box
16	disconnect switch
17	primary power source

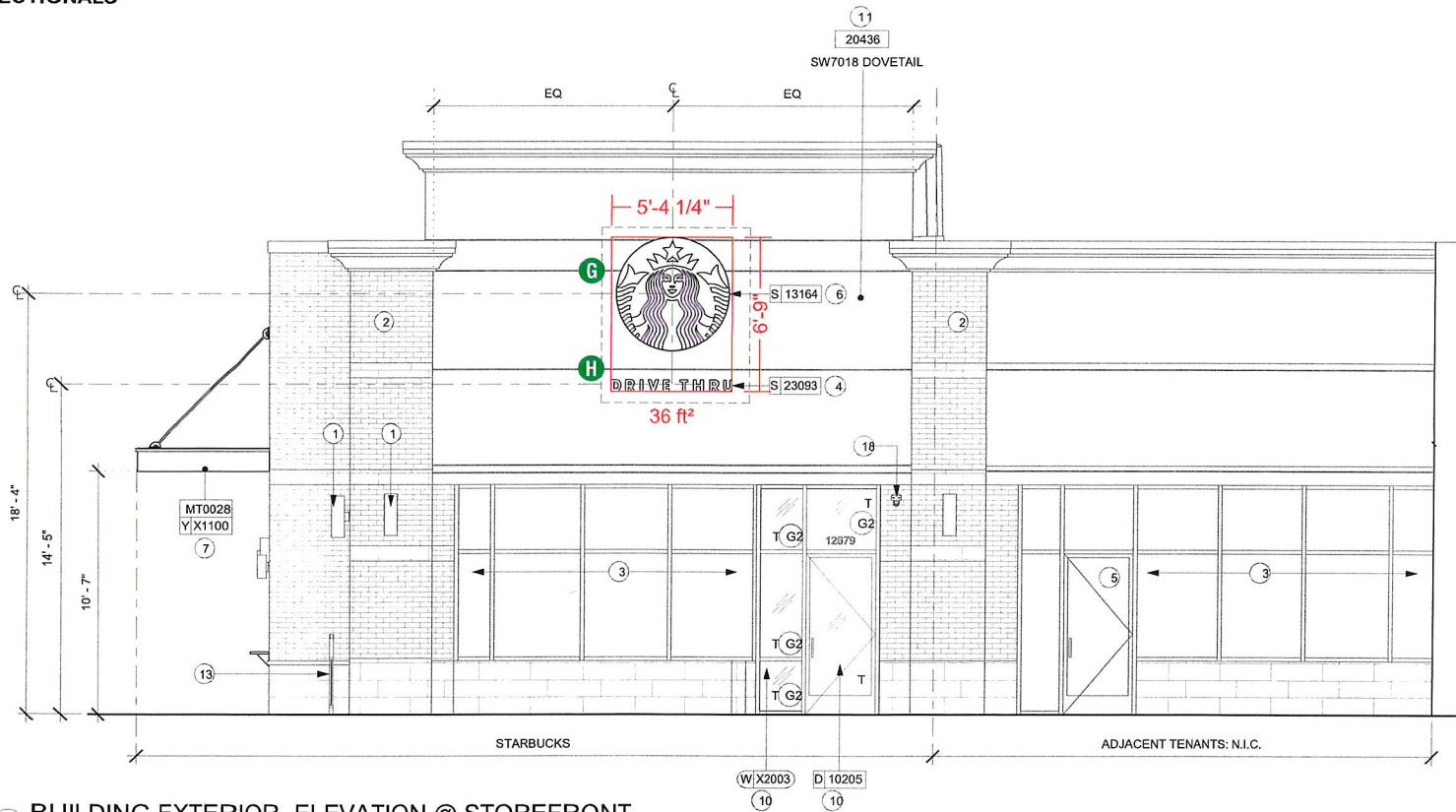
ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 600.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B), 1 or (B), 2.
6. All Signs controlled by photocell or time clock per FBC 13-415, (ABC), 1.4.
7. One visible 20 amp disconnect per sign per NEC 600.6(A), 1



ELEVATION

- A DEMO "STARBUCKS COFFEE" CHANNEL LETTER
- B DEMO SIREN
- C DEMO DRIVE THRU WALL SIGN
- D DEMO DRIVE THRU DIRECTIONALS
- E DEMO TY/EO DIRECTIONALS
- F PARKING PANELS
- G 60" SIREN
- H 6" DT CHANNEL LETTERS
- I 36" TY/EO DIRECTIONAL
- J 36" DT DIRECTIONALS



1 BUILDING EXTERIOR ELEVATION @ STOREFRONT
Scale: 3/16" = 1'-0"

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Underwriters Laboratories Inc.



S/F EXTERIOR TRIMLESS FLEX FACE SIREN WALL SIGN-BOTTOM POWER

SBC-S13164-60-FF-BE

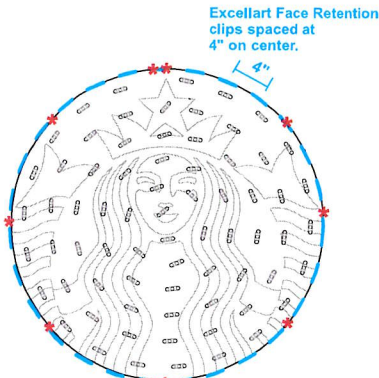
Qty. 1

6



1 FRONT VIEW

Scale: 1/2" = 1' (11x17 Paper)



* #6 PAN HEAD SCREWS

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 5.0" ON CENTER
- 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 2.5" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WEJ1-MB WATTS PER MODULE: .75
- 7) PRIMARY SYSTEM POWER: 68.56 WATTS
- 8) LED MODULE POWER USAGE (secondary): 53.25 WATTS

ESTIMATED PRODUCT B.O.M. PER SIGN:

71 Each Prism Enlighten White 6500K Modules - 48'

PN: 701269-6WEJ1-MB

1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power

Supply 12VDC

1 Each 100' Roll of Jacketed Cable

Specifications:

- A Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- B White 3M 19 oz Panagraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- C Interior of cabinet painted reflective white and exterior painted satin black.
- D Internally illuminated with 6500K Sloan Prism Enlighten LEDs with remote power supply.
- E 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs. **POWER TO COME IN BOTTOM**
- F Drain holes to be covered with drain hole covers to reduce light leaks.

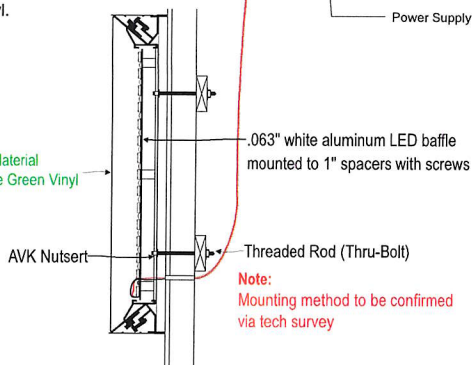
Metal Transformer Box
(Location varies - TBD)

Booted Toggle Switch on Box

Electrical To Power Supply In
Flexible Conduit (by Installer)
Junction Box

Power Supply

Incoming Power



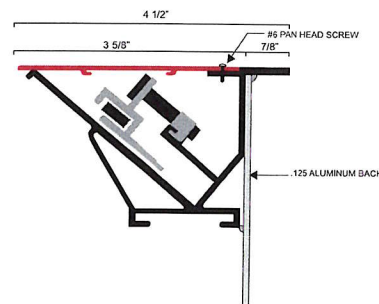
White Flex Material
- 1st Surface Green Vinyl

AVK Nutsert

Threaded Rod (Thru-Bolt)

Note:
Mounting method to be confirmed
via tech survey

Siren Detail



Excellart EC-Flex Standard with Bleed Trim Cover

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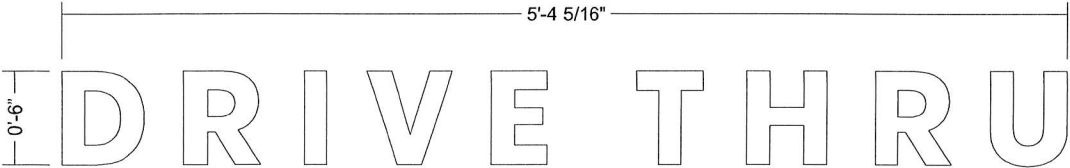
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Underwriters
Laboratories Inc.

DRY
DAMP
WET

ILLUMINATED CHANNEL LETTERS - REMOTE

Qty. 1 SBC-S23093-RCL-DT-W-6



Scale: 1 1/2" = 1' (11x17 paper)

- New Illuminated Letterset
- Remote Wired
- Trim-less Drop In Face Construction
- Illuminated with LED.
- Letters are mounted flush to fascia

LED used only for 6" Letters



Sloan Prism12 Nano
6500k

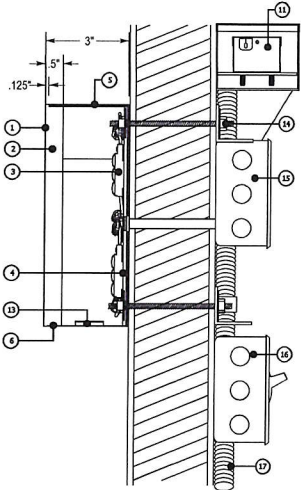
Colors:

- Face to be #7328 White Acrylic
- Returns Painted Pantone 419 Black (satin finish)

1	NA
2	acrylic face shoulder routed to fit inside returns
3	6500k white LED
4	3mm ACM back
5	.040 aluminum return
6	#4 1/4 undercut countersunk phillips flat head screw
7	NA
8	NA
9	NA
10	NA
11	power supply
12	NA
13	weep hole cover (under side painted black)
14	mounting varies upon wall condition and material
15	junction box
16	disconnect switch
17	primary power source

ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B), 1 or (B), 2.
6. All Signs controlled by photocell or time clock per FBC 13-415, (ABC), 1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A), 1.



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Underwriters
Laboratories Inc.





The Sign that Are
Existing

STARBUCKS
12679 MIDDLEBELT

REF: SIGN
REGIONAL COMMERCIAL

ZONING MAP

LEGEND

Zoning Districts

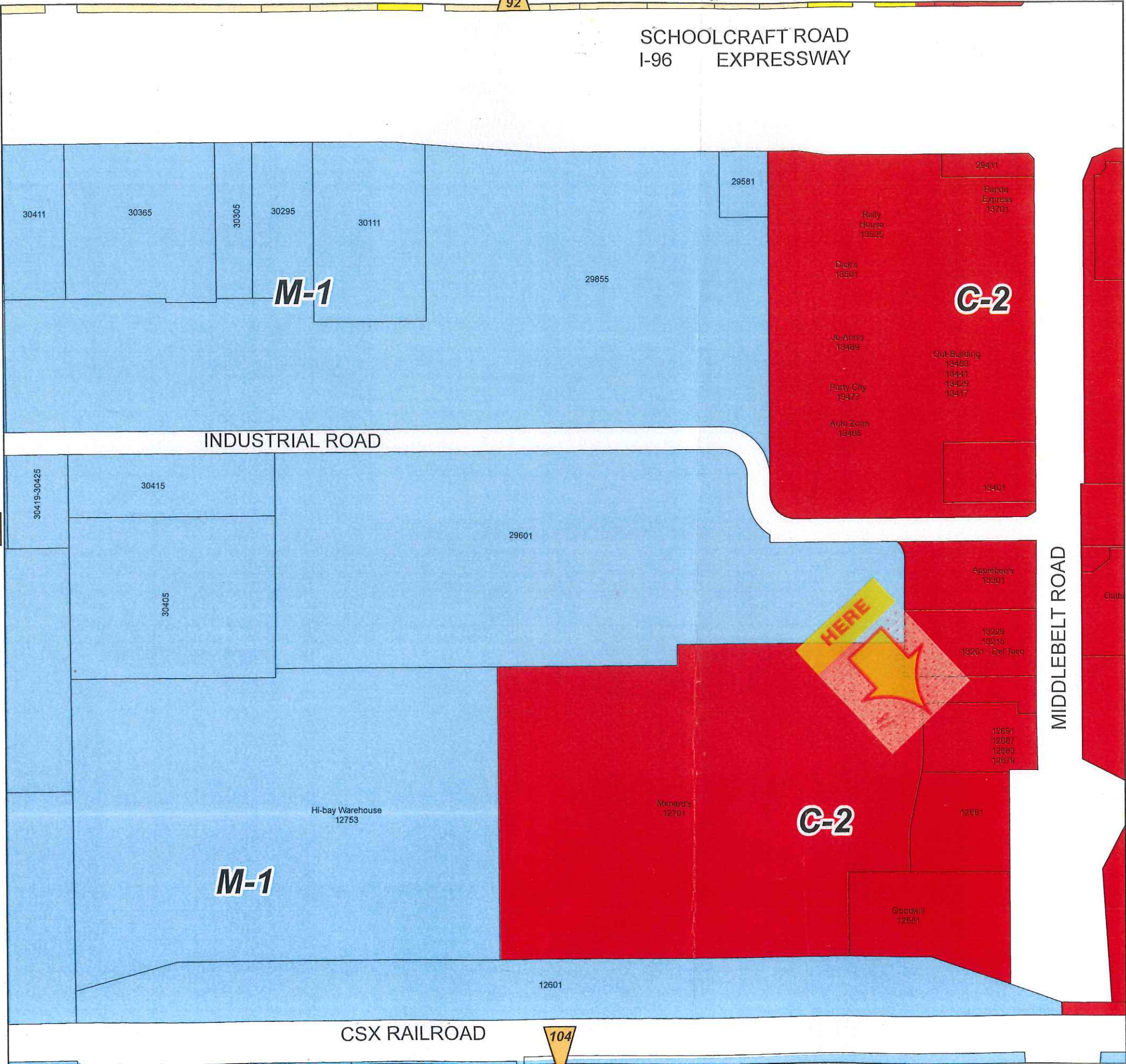
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing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

N.E. 1/4 Section 26

City of Livonia

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

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ZONING BOARD OF APPEALS

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PUBLIC NOTICE ***May 24, 2024***

APPEAL CASE NO. 2024-05-21, 12679 Middlebelt: an appeal was made to the Zoning Board of Appeals by Michael Kinaia, Indy-C-Kal, Inc. on behalf of Lessee Starbucks, seeking to replace existing wall signs resulting in a single sign with excessive wall sign area.

This Regional Commercial property is located on the east side of Middlebelt Road (12679), between Industrial Road and Plymouth Road, Lot. No. 101-99-0008-015, C-2, Commercial District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3) (Sign Regulations).

Wall Sign Area

Allowed: 28 square feet
Proposed: 36.5 square feet
Excess: 8.5 square feet

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, June 11, 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: 2024-05-21
Meeting Date: June 11, 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:

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

Number of Wall Signs:

Allowed: One

Proposed: Three

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

Excess: Two

Wall Sign Area:

Allowed: 28 sq. ft.

Proposed: 55 sq. ft.

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

Excess: 27 sq. ft.

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

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

DeMeyer: Not at this time, Mr. Chair.

Caramagno: Mr. Chair.

Henzi: Mr. Caramagno.

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

Henzi: It was just rescheduled.

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

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

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

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

Gesel: Okay.

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

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

Henzi: Sure. Okay, go ahead.

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

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

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

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

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

Gesel: Yes.

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

Gesel: Which smaller circle?

Henzi: Toward the bottom.

Gesel: The one in the window?

Henzi: Below the drive-thru.

Gesel: That's a window sign.

Henzi: But is it the same logo?

Gesel: Yes.

Henzi: In what--in green or--

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

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

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

Henzi: No, I mean is it just--

Gesel: Oh.

Henzi: That I understand.

Gesel: Okay.

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

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

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

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

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

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

Pastor: Mm-hmm.

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

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

Gesel: We do have some, yes.

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

Gesel: I think it's just for--

Pastor: If you have ground signs--

Gesel: Right.

Pastor: --that should be directing the traffic.

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

Pastor: Thank you.

Henzi: Any other questions?

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

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

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

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

Gesel: Okay.

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

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

Pastor: That's it for me.

Henzi: Any other questions?

Coppola: Mr. Chair.

Henzi: Mr. Coppola.

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

Henzi: Mm-hmm.

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

DeMeyer: I believe they are different sized units.

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

DeMeyer: Right.

Coppola: Okay.

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

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

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

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

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

Pastor: Okay, thank you.

Henzi: Any other questions?

Bowling: Mr. Chair.

Henzi: Mr. Bowling.

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

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

Henzi: Anything else?

Caramagno: Mr. Chair.

Henzi: Mr. Caramagno.

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

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

Baran: Hi.

Henzi: Good evening.

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

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

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

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

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

Baran: Sure.

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

Baran: Correct.

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

Baran: I--

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

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

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

Baran: I believe that's the case.

Henzi: Okay.

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

Henzi: Thank you. Okay.

Schepis: Mr. Chairman.

Henzi: Mr. Schepis.

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

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

Schepis: Thank you.

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

Henzi: Thank you.

Caramagno: Mr. Chair.

Henzi: Mr. Caramagno.

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

Baran: Travelling--

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

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

Caramagno: Traveling northbound.

Baran: I'm sorry.

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

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

Caramagno: Sure.

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

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

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

Caramagno: Yes.

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

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

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

Caramagno: Thank you.

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

Caramagno: No letters.

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

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

Henzi: Thank you very much.

Gesel: Mm-hmm.

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

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

Henzi: Mr. Schepis.

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

Henzi: Mr. Pastor.

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

Henzi: Mr. Caramagno.

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

Henzi: Mr. Coppola.

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

Henzi: Mr. Sills.

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

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

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

Caramagno: Mr. Chair.

Henzi: Mr. Caramagno.

Upon Motion by Caramagno supported by Coppola, it was:

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

Number of Wall Signs:

Allowed: One

Proposed: Three

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

Excess: Two

Wall Sign Area:

Allowed: 28 sq. ft.

Proposed: 46.5 sq. ft.

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

Excess: 27 sq. ft.

As revised by the Board at the meeting:

Number of Wall Signs:

Allowed: One

Proposed: Three

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

Excess: Two

Wall Sign Area:

Allowed: 28 sq. ft.

Proposed: 55 sq. ft.

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

Excess: 18.5 sq. ft.

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

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

FURTHER, This variance is granted with the following conditions:

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

ROLL CALL VOTE:

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

NAYS: Pastor

ABSENT: None

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

Gesel: Okay.

Coppola: And the removal of the window sign.

Henzi: And the removal of the window sign.

Gesel: Okay, thank you.

Henzi: Good luck.

Baran: Thank you.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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JAMES M. BARINGHAUS, Vice Chairman
TIMOTHY J. KLISZ, Secretary
CHRISTOPHER N. BOLOVEN
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SCOTT MORGAN

May 19, 2023

Mike Kinaia
2500 Westmont Circle
Sterling Heights, MI 48310

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

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

Menu/Pre-menu signs:

Allowed: 1
Proposed: 4
Excess: 3

Menu sign area:

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

Directional sign size:

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

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

1. Failure to appear before the Board.

ZONING BOARD OF APPEALS,

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

Timothy Klisz, Secretary

ZONING BOARD OF APPEALS
CITY OF LIVONIA
MINUTES OF MEETING HELD TUESDAY, MAY 16, 2023

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, May 16, 2023.

MEMBERS PRESENT: Gregory G. Coppola, Chairman
James Baringhaus, Vice Chairman
Timothy Klisz, Secretary
Christopher Boloven
Tamara Oliverio
Martha Ptashnik
Michael Testa

MEMBERS ABSENT: None

OTHERS PRESENT: Leo Neville, Assistant City Attorney
Harry Ramsden, Building 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. Seven (7) members were present. Secretary 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 eleven people present in the audience.

(7:00)

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

Menu/Pre-menu

signs:

Allowed: 1

Proposed: 4

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Menu sign area:

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

COPPOLA

Why don't you give one more call out for Starbucks?

KLISZ

Starbucks, Michael Kinaia. One last call out. Do we need a motion on that?

COPPOLA

We called it. They didn't answer. They can pay a penalty and get rescheduled. We could call it and deny it, but I don't think we want to do that. I think we'll just pass them over and have them pay the penalty and they can reschedule. Call the next case.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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KATHLEEN E. MCINTYRE
SCOTT MORGAN

August 2, 2023

Mike Kinaia
2500 Westmont Circle
Sterling Heights, MI 48310

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

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

Menu/Pre-menu signs:

Allowed: 1
Proposed: 4
Excess: 3

Menu sign area:

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

Directional sign size:

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

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

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

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

The menu signs are to be built as presented.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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

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

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

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

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

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

The meeting was called to order at seven p.m. Chairman Coppola explained the Rules of Procedure to those interested parties. Each petitioner must give their name and address and declare hardship for appeal. Appeals of the Zoning Board's decisions are made to the Wayne County Circuit Court. The Chairman advised the audience that appeals can be filed within 21 days of the date tonight's minutes are approved. The decision of the Zoning Board shall become final within five (5) calendar days following the hearing and the applicant shall be mailed a copy of the decision. There are four decisions the Board can make: To deny, to grant, to grant as modified by the Board, or to table for further information. Each petitioner may ask to be heard by a full seven (7) member Board. Five (5) members were present. Acting Secretary, Christopher Boloven, then read the Agenda and Legal Notice to each appeal, and each petitioner indicated their presence. Appeals came up for hearing after due legal notice was given to all interested parties within 300 feet, petitioners, and City Departments. There were ten (10) people present in the audience.

(7:00)

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

Menu/Pre-menu signs:

Allowed: 1
Proposed: 4
Excess: 3

Menu sign area:

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

Directional sign size:

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

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

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

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

Menu/Pre-menu signs:

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

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

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

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

ROLL CALL VOTE

AYES: 5

NAYS: 0

ABSENT: 2

PASS/FAIL: PASS

ZONING BOARD OF APPEALS
CITY OF LIVONIA
MINUTES OF MEETING HELD TUESDAY, MAY 7, 2024

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, May 7, 2024.

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

MEMBERS ABSENT: Gregory G. Coppola, Chairman
Michael Testa

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 Vice 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. 2023-09-24, 37437 Lancaster (Tabled on October 10, 2023): an appeal was made to the Zoning Board of Appeals by Souad Massoud, seeking to erect an accessory building within the side yard, also the corner side yard setback, which is not allowed. The slab and rat wall have been placed without permits. Accessory building must be located in the rear yard, not in the side yard or within the corner side street setback.

This Low-Density Residential property is located on the south side of Lancaster Street (37437), between Newburgh Rd and Richfield St, Lot. No. 072-01-0001-000 (N-2, Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09 (1), D (Minimum Setbacks).

Corner Side Yard Setback:

Required: 25 feet

Proposed: 3 feet

Deficient: 22 feet

BARINGHAUS Okay, thank you. Could I have a motion to remove this case from the table?

SCHEEL So moved.

BARINGHAUS Okay. Motion by Ms. Scheel. Is there support?

KLISZ Support.

BARINGHAUS Support by Secretary Klisz. Any discussion? All those in favor say aye.

The Board voted unanimously to remove the case from the table.

BARINGHAUS Okay the case is removed. Petitioner can come forward to the podium, please. Good evening, can you state your name and address for the record?

MASSOUD My name is Souad Massoud. I live in 37437 Lancaster, Livonia, 48154. I'm the owner of the house.

BARINGHAUS Okay. Very good. Since you last appeared before us, can you tell us what changes that you've made based on the Board's recommendations?

MASSOUD Yes. It was, I think it was eight by twelve, the shed, and we changed the size from eight by twelve to eight by eight. And they sent me a quote from the City in here, I want to appeal and I came and I followed up with many people, the Inspector, and I went to the Engineering Department. And I told them about my garden and why we put this cement in there. And the problem is I hired a contractor. He didn't pull a permit for the cement. It wasn't my fault. And I didn't know [until] after I came in the City [that] we didn't have a permit to put this cement over there. And I'm asking you if you will give permission to build because we have so many

problems in my backyard from the neighborhood and you have so many pictures showing what happens in my backyard when it's raining and in the summertime, it's raining all the time. My backyard was a flat backyard. Nothing in my backyard after Consumers Energy came and they put this stuff over the end stone. All the water is coming in my backyard and all the backyard is wet. This is the only place [there] is no water.

BARINGHAUS One of the requests that we made to you at the last meeting was that you provide a detailed site plan. Did you correct that?

MASSOUD I did. The Inspector came in my house and he saw what--

BARINGHAUS No. One of the items we asked you to submit was a site plan showing the layout of your backyard in an accurate

MASSOUD I think—

BARINGHAUS Excuse me, I'm not done. An accurate description of where the rat wall is currently located. Was that completed?

MASSOUD I think I sent everything in here, in the City. And the Inspector, when he came I gave him all the papers.

BARINGHAUS Question for the Inspection Department. Mr. Popp, was there an updated site plan?

POPP Yeah, I'm trying to see right now. Give me one second.

BARINGHAUS One moment.

POPP I mean, this would be the site plan to her house. I don't see it attached to the permit.

SCHEEL There's something in here for 4-18-24, but it shows the shed.

BARINGHAUS Yeah, that's the old one.

SCHEEL It's dated 4-18-24, though.

POPP I mean, I was there today. This would be accurate to her house. Who had the--?

KLISZ It was in the file.

POPP Okay.

KLISZ I see it now. I see it.

BARINGHAUS Okay, you do have an accurate plan on file. Did the City come out and re-verify the water issue you're having with your backyard?

MASSOUD Yes, I asked. I came in the City and met the Inspector. He sent me to the Engineering Department and I went there. And the Engineer, he came and saw the water, and then on a rainy day, how it is like a pool in my backyard.

BARINGHAUS Okay, very good. Any other questions?

BOLOVEN Mr. Chair?

BARINGHAUS Yes, Mr. Boloven.

BOLOVEN Yes, two of the main questions for the Petitioner last time. What's the height going to be?

MASSOUD What's the height? Really, I don't know what height, but I can make it any way in the same size, the City will give me permission to put it there.

BOLOVEN So the two main issues we left off were the height that the shed was going to be and the location of the shed.

MASSOUD Yes.

BOLOVEN I'm looking at the revised plans. I don't see the height of the shed. And I don't see the location.

MASSOUD The location is the same location. I didn't change the location. Where is the cement? We put it before.

BOLOVEN So I read the minutes from last time. You heard the Board's comments, the main issues that you were facing, why we tabled it was the height of the shed and the location and neither look like they've been changed.

MASSOUD I didn't change the location.

BOLOVEN Okay. Thank you, Mr. Chair.

BARINGHAUS Thank you.

POPP Mr. Chair?

BARINGHAUS Yes.

POPP I will say Matt Stierna from Plan Review was the one that went out on site there. And he did verify the water and Troy from Engineering verified that that section, that whole neighborhood has water issues at the back of the properties, the entire neighborhood does, not just her particular lot.

BARINGHAUS I have another question, too. I was reading that the proposed location of the shed is in a drainage area for the property that would take the water for the neighborhood?

POPP That I don't know, I didn't really notice that when I was there today. It is kind of at a high point in the yard. So I don't know how it would be a drainage area. It looks like the low point in her yard is the southeast corner. When she does appear to be, without actually putting a transit on it, lower than some of the surrounding neighbors.

BARINGHAUS But the water conditions, just to clarify, the water conditions she's describing, it's also common to her neighbors as well?

POPP Correct. In their backyards, a lot of... Troy from Engineering said they have a lot of complaints in that neighborhood of standing water. There's no infrastructure at the back of the properties to take it off. So it's just got to naturally soak into the ground.

BARINGHAUS Any other questions? Mr. Boloven.

BOLOVEN Sorry, Mr. Chair, just a follow up on your questions to Mr. Popp. You're looking at Mr. Stierna's email now. There's locations that this could have been placed that were comportsment. Is that correct?

POPP I don't... from what Matt told me today. He said that that was what in the backyard. I don't... I didn't witness it myself.

BOLOVEN So I'm looking at Mr. Stierna's email to Mr. Fisher on April 18 at 3:03p.m.

POPP I don't have that in front of me.

BOLOVEN I'll read it for the record. "However, similar low areas exist immediately adjacent to the new slab that just are likely to flood. Further that there were a couple of conforming locations that the shed foundation could have been placed with a similarly raised foundation to keep it dry inside, if not a damp slog to get to in the rain." I read that as the current location is no different than any other location that's going to flood and that there are other conforming locations that it could have been put that wouldn't have flooded.

POPP Yeah, I didn't see this email before, but that's not what Matt told me earlier. So... but yes, that is how I would take what his email says.

BOLOVEN Thank you.

BARINGHAUS So at this point means have been explored, other options for relocating the shed?

MASSOUD I cannot put it anywhere. And it is confirmed from the Inspection and the Engineer. They came and saw the water all over my backyard. And this is what if you give me the permission to put it there and then make it lower, thank you very much or we skip [it]. I cannot put it anywhere, it's all wet. All wet. It's like a pool in my backyard.

BARINGHAUS Can we go back and discuss the hardship that you're under that requires the variance. What was it? Why do you need a shed when you have a 400 square foot garage.

MASSOUD Okay, I need the shed because the most important for me for the Christmas decoration and we are two girls in the house. Every time we take it, we put it again. It's very hard for us to go in the attic. We don't have any men in the house. [It's just] me and my sister. And we have a big problem taking it [out] and putting it again in the attic. I don't have any place. I don't like to put anything in my garage. I like my garage to be clean and proper and this is the most. That's why I asked to put the shed.

BARINGHAUS What are you currently storing in the garage now?

MASSOUD I have nothing. I have two freezers.

BARINGHAUS Nothing?

MASSOUD Empty, empty garage. Because I don't like to put anything in my garage.

BARINGHAUS You have a basement in the home?

MASSOUD I have a basement and it's fully loaded. I have finished basement

BARINGHAUS Do you have storage available?

MASSOUD I have storage that we put stuff in desperation. I don't have storage in my basement. My storage is too, too small. It's in a heat and air-conditioned room. At this point, I don't have....

BARINGHAUS Thank you.

MASSOUD Thank you.

BARINGHAUS Any other questions? Yes, Mr. Rotondo.

ROTONDO Question for Mr. Popp. Just looking at the Engineering report email, was there supposed to be... So when that was originally developed, was there supposed to be a swale or something in between that Newburgh block and the back of this lot on the south property line?

POPP Let me pull it up. Give me one second. I don't want to try to have computer problems here. I could probably pull it up on a plat map.

ROTONDO I'm just looking...Troy from Engineering sent an email. I think that's what he was trying to say.

POPP It's basically just saying that it's just a drainage plane period. The property is still the shared property line between the businesses behind her and hers is just a drainage plane towards Newburgh Road.

ROTONDO That's the spot in the back and then....

POPP Yeah, so... but a lot of the houses on that section drain through her backyard too like yeah, so everything's coming through her backyard towards Newburgh. I can try to find a plat map and see if that actually has gradient lines to see that.

ROTONDO Okay. No, that's fine. Were you on site to snap...?

POPP I was just there today.

ROTONDO Do you think there's potential to regrade that lot to pitch it? First of all, go to the back, in your professional opinion.

POPP Right now most of the water is... it's like a giant bowl back there. Well, not giant but there's like a bowl shape where the water is sitting. You can see the low spot, the depression where water is sitting.

ROTONDO It doesn't go anywhere from there? It just sits.

POPP It appears to me that it just sits there and it drains... and doesn't look like it really drains anywhere. If that drains it'd be the southeast corner of the property towards Newburgh Road.

ROTONDO Okay, would there be, from what you observed, would there be an area in that backyard to place a shed?

POPP I don't see it. I only saw photos of it flooded. So I don't-- I didn't see it flooded today. It didn't rain enough today to do anything.

ROTONDO Yeah. Thank you, Mr. Chair.

BARINGHAUS Thank you. Any other questions for the Petitioner? Okay.

ROTONDO Sorry. To the Petitioner, have you ever tried to do any regrading or anything with the backyard to address the water issue?

MASSOUD I did. I brought an engineer and Consumers Energy, they sent an engineer to see what's going on in my backyard. And it's been more than six years, they never did anything. Instead, my backyard is going down and down more and more. I did.

ROTONDO Did the engineer give a solution or an opinion?

MASSOUD They said we're gonna try to find the solution. And they never... and I came in the City six years ago, I have complained about Consumers Energy, but they never did anything. And they said it's hard, a little bad because of your backyard. I don't know what you know, the engineer what they say. And I tried my best to fix my backyard to not have water. And I was scared that water would come in my house, not only in the backyard. I had told before, never had this problem. My backyard was like that. Never. But it's been like six, six years, I had the same problem. And I couldn't fix it. I brought a landscaper and engineer and they said this is all water.

ROTONDO Okay. Now in regards to this slab that is currently there. So that was done without permits, correct?

MASSOUD I'm so sorry. Yes, it was.

ROTONDO Okay, who did the work?

MASSOUD Yeah, okay, Hope Well... Corewell? I had a letter from him. He did the piece without a permit and I didn't know and I went to the company and I told them, "Why you put the slab before you take permission from the City of Livonia?" I didn't know he didn't pull that permit. After Tuff Shed, they sent me a message, "Come, City of Livonia. They cannot let you put [it in] because they present the paper to have a permit to put the shed," and everything has stopped since then.

ROTONDO Okay, and then what did they do in terms of the slab, did they do a rat wall, did they [inaudible] the slab?

MASSOUD Yeah. The Inspector, he came and saw the slab.

ROTONDO Okay. Did he-- do we have... Mr. Popp? Do you want to comment on that? Do you have any...?

POPP Not on that.

ROTONDO The slab itself?

POPP The slab itself? They would have to just dig and Inspection will verify it's 24 inches deep.

ROTONDO Okay. Did you have something else?

POPP I'll wait for you to be done.

ROTONDO No, I'm all set. Thank you, Mr. Popp.

POPP Mr. Chair?

BARINGHAUS Sure.

POPP So I did just pull up a plat for it. And interesting to note there's actually a 46 foot easement at the back of her property that you wouldn't be able to put anything in anyways. And on the east side of the property is a six foot easement entitled or titled "six-foot private easement for utilities and surface drainage is on the east side of the property." And on the north side of the property or south side of the property it says, "40-foot easement for branch of Bell Creek." So out there I don't know that there's maybe a creek buried there that's not daylighted. And then on top of it is a six foot in front of the private easement for public utilities and surface drainage. So literally their backyard is the drainage plane for that side of Lancaster. If you want to see that I can pass this around, if anyone wants to see it.

BARINGHAUS Ironically, I found a map of the area and there's a-- it's the Bell branch like you said, the Rouge River that passes just north of Lancaster and then kind of runs along Newburgh down to Five Mile. That explains some tension on there but yeah, it does exist.

SCHEEL I have a question.

BARINGHAUS Yes, a question, Ms. Scheel.

SCHEEL So from what you just said, is her slab in the easement? Where her slab is, right here, is that part... is that on top of an easement?

POPP Actually, yes, it's three foot into the easement. According to this, this was the original plat when it was developed. Now that easement, that six-foot easement there might be where the sidewalk is. Without actual overlay from Engineering...

SCHEEL You can't tell.

POPP I can't tell, but usually it's from the property line. Not the... usually this is from the right-of-way, the drawing. So yeah, potentially that could be three foot in. So if you've shrunk the shed up like she said, she could slide it forward and get that out of the easement.

SCHEEL Get the shed out. Go to the side.

POPP Yeah. Correct. But yeah, forty... forty-six foot at the back of her property is a pretty big chunk of... that's kind of a weird easement.

SCHEEL Forty-six straight across the backyard? A straight line across.

POPP So it's showing 40-foot and then there's another six-foot easement in front of it right across the back. So there's 46 foot at the back, back here, that she can't do anything with.

SCHEEL A line going this way.

POPP Correct.

SCHEEL A line pointing this way. Okay.

POPP Yes, yep. This is her property right there, that thirty-seven.

SCHEEL Okay.

BARINGHAUS Another question for Mr. Popp.

POPP Yes, sir.

BARINGHAUS Is there an area that's easement-free where that shed could be placed in the backyard?

POPP I wish I had looked up this plat earlier. I don't know what the actual distance to the back of her property... actually give me one second, I can measure it aerially. I can get you an answer on that. Bear with me one second. I can measure that pretty accurately north-south on Near Maps. So actually, I'm gonna use the city's GIS map. So the back of her house is about eight feet from the back property line to the back corner of her structure. So that would leave her basically like 10 feet because her lot is kind of funky-shaped, so the back corner, the southeast corner of her house is roughly like 56, 57 feet to the corner of her house.

BARINGHAUS So that would be the logical...?

POPP Yeah, so 40 foot of that, forty... 46 foot of that she can't have anything in legally anyway. I don't know why we didn't make note of that before when we were discussing it.

BARINGHAUS Okay, very good. Thank you.

POPP Yes, sir.

BARINGHAUS Any other questions? Okay, just one more thing. Are there any comments from the audience at this point? None? Okay. Then would you like to make a closing statement for your variance? Oh, yes. You have letters. I'm sorry.

KLISZ Not a problem. We do have some letters. This is a letter of approval. Patricia Recker, 37481 Lancaster. "I approve the erection of this building." That was Patricia. Another letter of approval. Kais Karana, 15365 Newburgh. "I, Kais Karana, I approve Souad Massoud to have [a] shed in her backyard." A letter of approval. Ehab Al-Ghurbani, 37456 Lancaster. "We approve as Souad Massoud put[ting] the shed in her backyard poses no issue to us or our neighborhood." A letter of approval. Salwa Nasser, 37455 Lancaster, "I, Salwa Nasser, I do not have any objection to Souad Massoud putting a shed in her backyard." A letter of approval by David Hudyma, 37533 Lancaster, just says, "Approve." And a letter of approval, Paul Gutkowski, 37507 Lancaster, "I approve the shed." Those are the letters.

BARINGHAUS All right. Thank you very much. Okay, now would you like to make a closing statement before the Board?

MASSOUD I am at peace. If I can put the shed in the same place we put the slab, I thank you very much. If not, thank you very much anyway. This is my only... I don't want to say more than that.

BARINGHAUS Okay, thank you very much.

MASSOUD Thank you.

BARINGHAUS Could you have a seat, please? Okay, we'll close the public portion of the meeting and we'll begin the Board's comments with Ms. Scheel.

SCHEEL Thank you. I'm sort of torn on this because of not being able to do anything in the backyard, if that's the case. So I'm torn because the cement was put in without a permit. That's not something that should be taken lightly. I think that's something that's a problem. And I don't know, is the City... how we address that with the company that did that. But I also don't want to penalize you from not being able to have a shed anywhere. Now that we've found out that you can't have a shed in the backyard either. So I'm sort of torn on this. I'm gonna wait and see what the rest of my peers say. Thank you.

BARINGHAUS Mr. Rotondo?

ROTONDO Yeah, I obviously understand your issues with the water, in the flooding water. A part of me thinks that this could be regraded and pitch the water towards the back more. But

now seeing these easements too, I know that you're going to have an issue trying to even put a shed in the backyard. But the thing is that the rest of your neighbors all deal with that same easement as well. So I don't know that there's a hardship here, seeing that they all have that forty, 46-foot easement. And the proposed-- the area of the proposed shed is also in an easement. So I think I'm going to be against this at this time.

BARINGHAUS Thank you. Secretary Klisz.

KLISZ Yeah, this is kind of a tough one. I think finding out about the giant easements made it a little bit different. Obviously, with the permit, we standardly impose a double permit fee for people who have run afoul of permitting rules. And I do believe the Petitioner, you know, she wasn't trying to sidestep this, that it was some contractor who did it all. [Inaudible] And it doesn't sound like it can go very many other places in this. And she does have a unique, certainly a unique setup of her lot. And the fact that it's basically on a creek and all that kind of stuff. I believe that if you know, as we talked about if it was moved to the far side, like the house side of the slab, that would still give the easement towards the sidewalk side so based on that I think I can approve it with all these conditions.

BARINGHAUS Okay, thank you. Mr. Boloven.

BOLOVEN Thank you, Mr. Chair. I would not be in support. We left the last meeting, like I said during my questioning, there were two issues. The issues were the location and the size, and neither were addressed. And even more so with the facts presented tonight. Mr. Hall from Engineering says there were no grading violations. And Mr. Stierna's email says that there were other locations that could have been put with conforming, the current location is a flood location. So you have multiple issues that were not addressed from the last meeting. So with all that being said, I can't be in support as to what was presented this evening.

BARINGHAUS Okay, thank you. I kind of echo the same sentiments. I mean, one, I don't.... I'd like to revisit the hardship in the case, which is kind of the basis of the variance. And this Petitioner indicated that she has a 400 square foot garage that's empty. So I guess the question is, why do you need a 64-square foot shed? That there obviously isn't a hardship, isn't a burden created by our present arrangement. The other thing too is I'm not real comfortable with the shed that close to the fence. I think it doesn't present well to the community, to the traffic on Newburgh. Her reliance on the flooding in the backyard as we found out this evening. That's a very common occurrence with a number of neighbors as well. So based on that, based primarily due to lack of a hardship, I'm not in favor the variance. So with that the floor is open for a motion.

BOLOVEN Mr. Chair.

BARINGHAUS Mr. Boloven.

BOLOVEN Resolved: that the variance sought in appeal case number 2023-09-24 filed by Souad Massoud, 37437 Lancaster Street, be denied for the following reasons and findings of fact: that the Petitioner has not demonstrated to the Board that practical difficulty exists, and furthermore, that the uniqueness requirement has not been met due to the common issue in the neighborhood. Further, that the denial of this appeal is in the best interest of the city of Livonia.

BARINGHAUS Thank you. Is there support?

ROTONDO Support.

BARINGHAUS Supported by Mr. Rotondo. Is there discussion? Okay, very good. Secretary Klisz, will you please take a vote?

RESOLVED: APPEAL CASE NO. 2023-09-24, 37437 Lancaster (Tabled on October 10, 2023): an appeal was made to the Zoning Board of Appeals by Souad Massoud, seeking to erect an accessory building within the side yard, also the corner side yard setback, which is not allowed. The slab and rat wall have been placed without permits. Accessory building must be located in the rear yard, not in the side yard or within the corner side street setback.

This Low-Density Residential property is located on the south side of Lancaster Street (37437), between Newburgh Rd and Richfield St, Lot. No. 072-01-0001-000 (N-2, Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09 (1), D (Minimum Setbacks).

Corner Side Yard Setback:

Required: 25 feet

Proposed: 3 feet

Deficient: 22 feet

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. The Petitioner has failed to establish that a hardship exists because the uniqueness requirement has not been met due to the common water issue experienced by other properties in the neighborhood.
3. Further, that the denial of this appeal is in the best interest of the City of Livonia.

ROLL CALL VOTE

AYES: 4

NAYS:1

ABSENT:2

PASS/FAIL/TABLED: PASS: DENIED

KLISZ Ms. Scheel.

SCHEEL Aye.

KLISZ Mr. Rotondo.

ROTONDO Aye.

KLISZ Mr. Boloven.

BOLOVEN Aye.

KLISZ Secretary Klisz votes no. Vice Chairman or Chairman-- Acting Chairman Baringhaus.

BARINGHAUS Aye.

KLISZ Passes. Four to one.

BARINGHAUS Okay, so you've received the vote that the Board has voted to deny your request for a variance as well. So if you still want the shed, you've heard tonight, that you do have some more areas in your backyard where you could propose putting another shed as well, but at this point, your request has been denied. So thank you.

MASSOUD Thank you.

BARINGHAUS Okay. Secretary Klisz, you can call the next case.

APPEAL CASE NO. 2024-01-09, 16922 Surrey (Tabled on March 12, 2024): an appeal was made to the Zoning Board of Appeals by Dave and Marguerite Pietrowski, seeking to maintain a privacy screen erected over a concrete protective wall separating the property from adjoining commercial property which is not allowed. The proposed height of the screen is 9.5 feet tall. Maximum height of fencing on residential property is 6 feet

Also proposed are landscape treatments (fencing) exceeding the maximum allowed forty-foot length.

Screen Height:

Allowed: 6 feet
Proposed: 9.5 feet
Excess: 3.5 feet.

Fencing:

Allowed: 40 feet
Proposed: 62 feet
Excess: 22 feet

This Low Density Residential property is located on the east side of Surrey Drive (16922), between Bloomfield Drive and Wood Drive, Lot. No. 061-02-0041-000, N-2 District, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinances, section 15.44.090 B, H.

BARINGHAUS Okay, thank you very much. And could I have a motion to remove this case from the table, please?

SCHEEL So voted.

BARINGHAUS Okay, motion by Ms. Scheel. Is there support?

ROTONDO Support.

BARINGHAUS Support by Mr. Rotondo. All those in favor say aye.

The Board voted unanimously to remove the item from the table.

BARINGHAUS The case is removed from the table. Will the Petitioner please come to the podium. Good evening. Could we have your name and address for the record, please.

DAVE PIETROWSKI Yes, Dave Pietrowski, 16922 Surrey Street, Livonia, 48154.

BARINGHAUS And...?

MARGUERITE PIETROWSKI Marguerite Pietrowski, 16922 Surrey Street, Livonia, Michigan 48154.

BARINGHAUS Okay, great. Thank you. Okay, can you give us an update on what actions you've taken since your case was tabled?

MARGUERITE PIETROWSKI I missed the first meeting and I want to apologize for that. But can I address something that one of the reasons I didn't come in, why I was so upset, because I moved to Livonia because I want to live in a nice city. That's what I want. So we were having issues with next-door getting new lights, which was making our backyard like a football field. So we called, and they came out. I chatted with the fella, you know, and I said, "Oh, gosh, I'm caught," and I had one what you're calling lattice. I'm calling it.... I like flowers. I like, you know, growing up, I like the vines for the birds. So I said, "Oh, I'm caught." And I said, "That's too high, isn't it? He said "No, you have something on it. As long as something's on it, you may do it." And I said, "Well, you know, I was talking to my neighbors about putting one up where the windows are." And you know what? One of the windows aren't far from my bedroom window where you can see now. I discussed it with my neighbors before I did it. But when I asked him this, he said, "No, no, you don't have to go get a permit." And I said, "Are you sure? I think I better go in," and he said, "No, no, as long as you have something growing on it." So that's where I got a little flustered because I was going to come in and talk to you guys about doing it. And it's not about-- it's about making the neighborhood look nicer. It's not just about our property. The neighbors look at it and it's an eyesore. If you look at it now, it looks nice. It doesn't look.... You know, I don't. But you know, I just didn't get to address that earlier. Because I don't want to put something up that isn't going to look nice. I want Livonia to look great. And that's-- I just wanted to say that.

DAVE PIETROWSKI You got that gentleman Zac.

MARGUERITE PIETROWSKI And you know, that's the thing is... we had them come out multiple times.

BARINGHAUS Okay, I understand. We did hear this the last time.

MARGUERITE PIETROWSKI Okay.

BARINGHAUS We do have specific questions for you. One of the issues we looked at was the decorative fencing in the front yard, which I believe as I recall you're permitted for 40 feet. I was just curious what drove you to ignore that and then expand it to 63 feet?

PIETROWSKI Well, that I tried to explain last time. When Zac came out, we both misunderstood the 40 feet total, I thought it was 40 feet basically, for the just straight 40 feet along the sidewalk. And I even have a drawing that I brought that I didn't present last time with Zac's writing on it that are eight by eight by eight by eights. And he did not mention anything about coming back, which is the extensions, inputs in the 40 foot from the front and for eight footers coming back. So it was a misunderstanding, and we would have done it.

MARGUERITE PIETROWSKI We would have done it, we didn't know.

BARINGHAUS One at a time. We have to record this and then transcribe it. So I would say it was a misunderstanding as such.

DAVE PIETROWSKI Correct.

BARINGHAUS Mr. Popp, would you like to explain the study for everyone? We were just handed....

POPP So this was done at approximately nine o'clock at night, one night. Light trespass, you're allowed a half a foot candle by our ordinance on to an adjoining property. The far southwest light pole in the neighboring property on Farmington Road. On the wall side is 2.7 foot candles on their side. On the wall side it's at-- our ordinance says five foot from the ground mind you-- so I took a light rating at five foot up, which is... so none of that's making it over the fence, the fence is six foot. So five foot up from the ground on the business side is 10.4 foot candles. And then on their side above the wall coming over is 2.7. So it's far over the point five allowed by city ordinance, we did write a violation to that business owner and he is working on either changing that southwestern most light pole, it does have two heads on it right now, to a different light or getting guards that will direct the light back towards his property to get it back. If you look at the southeast property and the north property, we're at point three and point two six. So we're addressing it as trying to get to that point five.

BARINGHAUS So that would dramatically reduce the amount of light.

POPP It would reduce their light down. We're gonna get it below the point five. The property owner is complying with us and working with us to try to accomplish that.

BARINGHAUS Okay, very good. That's good news. One question about the concrete wall in the back. Is that your wall or is it the business's?

PIETROWSKI You know, we really... nobody really knows. I had him sign off on the lattices that we did put up on there, but I am not sure whose wall that is.

MARGUERITE PIETROWSKI I did check with them before we did it. You know? Okay, he was looking forward to the flowers. I believe that's the business's because my neighbor also has it.

PIETROWSKI It stretches the whole parking lot all the way to Farmington Road behind the building. And then it goes behind the building to Six Mile. So it could be the builder's, which is the owner.

BARINGHAUS Okay, great. Thank you. Any questions for the Petitioner?

BOLOVEN Mr. Chair.

BARINGHAUS Yes, Mr. Boloven.

BOLOVEN This is a question, asking the Petitioners. I wasn't here for the last meeting. I did read the minutes, so I'm apprised of your situation. What have you changed, if anything, from the original petition to the petition in front of us today?

DAVE PIETROWSKI We have changed nothing at this time.

BOLOVEN All right.

SCHEEL Mr. Chair.

BARINGHAUS Yes, Ms. Scheel.

SCHEEL I have a question. When you talk about the flowers that are on the lattice wall, they face the neighborhood, they don't face the business?

MARGUERITE PIETROWSKI They go both. When they grow they go on both sides. Yes.

SCHEEL Thank you.

BARINGHAUS Any other questions at this point to the Petitioner? Thank you.

DAVE PIETROWSKI Can I present a picture to you guys really quick?

BARINGHAUS Sure.

DAVE PIETROWSKI Okay. I believe it was Mike last time when I came here that he Google mapped that there was no fence. This is a picture that I took of the Trump caravan that was next door in the parking lot. But it proves that there was a fence up there. I took that fence down, specifically, because I probably put 200 screws in it over a two year period.

BARINGHAUS It was only a trellis...?

PIETROWSKI It was basically like a privacy fence.

MARGUERITE PIETROWSKI I did the trellis because I wanted to do that.

BARINGHAUS That was the-- I'm sorry. That was the first fence?

PIETROWSKI That was the fence before we owned the home. It was there when we bought it.

BOLOVEN Mr. Chair?

BARINGHAUS Yes, Mr. Boloven.

BOLOVEN Are the funds due to the City paid now?

DAVE PIETROWSKI Yes, it was paid last month.

BOLOVEN Okay.

ROTONDO Was that the old fence? Is that the same way as what you have right now?

DAVE PIETROWSKI No, it's actually a little bit shorter. It is short.

MARGUERITE PIETROWSKI I did go higher because I thought I was allowed to.

DAVE PIETROWSKI And the reason we did go a little bit higher, was because of the lights and I explained last time, they tore that tree down around that gas station. And it just kind of hides the Walgreens sign a little bit, and it hides the lights and we're not staring at the back of the gas station without that big, beautiful oak tree or whatever it was, before they tore it down.

BARINGHAUS Thank you. One question, Could you restate your hardship as to why you put the decorative fencing in front of the property, and then also state your hardship of why you put the nine and a half foot fences in the back of your property.

MARGUERITE PIETROWSKI It was because it was such an eyesore, the business, the way--

BARINGHAUS You're talking about the rear of the property?

MARGUERITE PIETROWSKI Oh, the front.

BARINGHAUS Start with the front.

MARGUERITE PIETROWSKI From the front, it was the way it is. And I chatted with my neighbors about it because I didn't want to do it if they didn't agree because they're staring at it also. And what it is, is we don't see the side of a building, you see three lattices with a bunch of flowers on it. Versus... it's not an eyesore like it was. It actually looks really nice.

BARINGHAUS And the fencing in front of the house, the decorative fencing?

DAVE PIETROWSKI That was trying to hold back some of the leaves from all directions. We happen to be on the east side of the end of a curved road. And everything from the other side of the neighborhood blows directly into our yard. And it's absolutely horrible.

MARGUERITE PIETROWSKI Well, we have two streets going right to our house. So all the way it brings it right to our house. I can say I've raked every month, all year round. And I mean I walk out of the house and I'm almost knee deep in leaves in December.

DAVE PIETROWSKI And they do help. They do help coming from the from the wind blowing out of the west. And the wind blowing from the north and the south. They do help. Do they stop everything? Heck no.

MARGUERITE PIETROWSKI It is just trying to...

DAVE PIETROWSKI It's still just a mess. As a matter of fact, I'd actually like to put another piece of fencing up in between our island and our garage, but I know that that's not feasible now.

BARINGHAUS There was also some concern about the [inaudible] chain-link fence on the side of the house in other areas of property. Have you addressed any of that, or no?

DAVE PIETROWSKI No, we have not. And I've actually got some pictures of some other ones in our neighborhood that have been up since we moved in and one right down the street on Fairfield up here. The fence in the backyard is... I explained last time, when we moved in in February, I didn't realize how low it is. But I mean the fence is literally... they built a flower garden in front of it that extends the whole way along the back. And it comes up about a foot and a half. And the problem is that that fence... even my dog could leap right over that fence; my grandson could probably fall over into the backyard. And to be quite frank with you... that nobody sees that fence but us and there's our extend my neighbor's backyard directly behind us that completely hide it so... it looks nice and we have vines growing up that also.

MARGUERITE PIETROWSKI I didn't know so I grew a bunch of vines all over that thing.

DAVE PIETROWSKI It looks nice and better. The fence is just a piece of junk. It's just too... it's too low from our yard.

BARINGHAUS Do you have street lights in your neighborhood?

DAVE PIETROWSKI We have... not really, no. We have along the borders.

BARINGHAUS Yeah. So your neighborhood is very dark. Do you feel that maybe—

MARGUERITE PIETROWSKI Not that dark.

BARINGHAUS --accentuates what you're seeing with the lighting condition in the backyard?

MARGUERITE PIETROWSKI The backyard is very bright.

DAVE PIETROWSKI It's very, very bright plus...

MARGUERITE PIETROWSKI We didn't realize how much that tree was hiding.

DAVE PIETROWSKI And you know at the gas station, the Shell sign was....

[Inaudible Crosstalk]

DAVE PIETROWSKI The Shell sign at night isn't pretty until it turns off. [Inaudible]
Which we did not see until the next tree was cut down. [Inaudible]

BARINGHAUS Are there any further questions for the Petitioner at this point? Yes, Ms. Scheel.

SCHEEL I just want to clarify: What you're asking for is done already. Everything's up already, there's nothing that you're adding to it. Everything is up already.

DAVE PIETROWSKI That's correct.

SCHEEL And then for whatever reason, it was brought to someone's attention and that's how you're ending up before Zoning is because you found out that you're not in compliance.

MARGUERITE PIETROWSKI But when the Zoning [sic] came out to check the light I asked about this. He said as long as you have something growing on it, you're fine.

SCHEEL That's the back and the fences in front you're not answering about--

MARGUERITE PIETROWSKI I asked. I said I want to do three here and I want to go there and he said as long as there are vines or something growing so I-- you know, I had double asked, or I would have come.

SCHEEL Okay, but the fences in front that you want. Those are the-- what's there already? You're not asking to add to it?

DAVE PIETROWSKI No.

SCHEEL Okay, that's it for me.

BARINGHAUS Okay, very good. Any other questions? Just stand right there. Are there any comments from the audience? We have one? You can just step aside from the podium please. Good evening, could we have your name and address, please?

BRINKER My name is Dan Brinker, I live at 33614 Wood, Livonia, 48154 of course. I live two doors down and I'm just here in support of this. The Pietrowskis have done a great job in fixing up their house and cleaning it up. It looks nice. They take excellent care of it. You know, I really think this has been quite an improvement they've done on that property. As I said last time, I feel I can remember the fence being up on top of that wall and it was awful. And falling down. And I find it frustrating that we're worried about this. And I see it in a lot of ways because it Mr. Popp, you might be familiar with my home, the--

BARINGHAUS Sir, could you please direct your comments to the Chair and the Board?

BRINKER Oh! My apologies. Perhaps the Inspection Department is aware of the issue with my neighbor who was between Mr. Pietrowski and I, who attempted to build a three-foot wall out of dirt between the properties and put up a temporary fence that was cited by the City and it's still there as a temporary fence. It's still dirt, it's still spilling into my yard. And there's an ugly piece of whatever next to this house, which is really very well-kept. So I find it frustrating that we're kind of splitting little pins and needles here. I also question on my own curiosity, is it in the purview of this committee to penalize applicants?

BARINGHAUS I'm sorry?

BRINKER I asked you if it's within the purview of this committee to penalize.

BARINGHAUS In what manner, can you be clear?

BRINKER Well, Ms. Scheel moments ago said, you know that she was not wanting to penalize the previous applicant—

BARINGHAUS Okay.

BRINKER --because of something and it was just a curiosity to me.

BARINGHAUS Can you explain to Mr. Brinker the authority of the Zoning Board [inaudible]?

NEVILLE When we are in violation, if there's going to be a correction of that violation, you have to pay.

BRINKER Absolutely understood.

NEVILLE Right.

[Inaudible crosstalk]

BRINKER We're talking about making a decision penalizing because they hadn't gotten the proper--

NEVILLE It's a figure of speech, okay, so direct your comments, whether you're in support of this petition, or in opposition, limited to that--

BRINKER Forget it. I'm sorry, it was a question.

BARINGHAUS I'll give you a little attitude on that, too. One moment, just as Mr. Neville stated, you're making comments either in support of the petition, or--

BRINKER Absolutely, I am absolutely supporting this.

BARINGHAUS Okay.

BRINKER The Pietrowskis have made a great improvement on the property they're living in. They made the neighborhood look much better in that section. They are at the east end of a west street and the north end of a north-south street and all the leaves do bundle in their space. It's pretty horrible. So that's all I'd say that is. I definitely support this.

BARINGHAUS Okay, very good, thank you very much.

BRINKER Thank you very much for your time.

BARINGHAUS Appreciate your comments. Secretary Klisz, are there any letters?

KLISZ Yes, there's one letter, a letter of approval by Vincent Hogrebe, 16927 Surrey. "I approve of this appeal."

BARINGHAUS Thank you very much. Okay, great. If you could approach the podium now, and I'd like to ask you to just make a closing statement regarding your variance.

DAVE PIETROWSKI Well, I think what we did are all improvements. We did not, I just want to make it clear, we did not do this to disappoint the City or any neighbors. We really think that we made an upgrade to our property. By the way, the bucket is still on top of the building next to us. But we just ask if you can be in favor of us. And I don't really need to dwell too much more into it. I just think, we just think [inaudible].

BARINGHAUS Very good. Do you have a final comment?

MARGUERITE PIETROWSKI I'm just.... Yeah, I just think we've improved this by what we've done with the house. It has never been taking care of. I don't think anyone could because of where it is. I'm retired. So that's what I do every day. But you know, we're just trying to make

it easier. So even when we move, the next owners, they can maintain it and it's not going to be an eyesore after we leave one day. That's all.

BARINGHAUS Okay.

MARGUERITE PIETROWSKI Thank you.

BARINGHAUS Thank you very much. Please have a seat. We'll close the public portion of the meeting and we'll begin the Board's comments with Mr. Boloven.

BOLOVEN Thank you, Mr. Chair. Again, read the minutes from last time, wasn't here. I parse this out to two separate issues. One is the screen height in the back, two is the fencing in the front. The screen height in the back, I'm not in support of, I think the lighting issue is going to be fixed. I do think that there's some issues with that fencing. The main issue you had in a hardship reading your prior minutes was that lighting. I do take note of Chairman Coppola's comment from last time of you know, the coming to a pig farm example. Some of the stuff you knew existed, and you came to it and then trying to change that being there is something that I take note of. The other thing is, and you kind of heard it from the prior meeting example. I have an issue where the Board gives comments, and then people come back and don't really take any deference to it. And you know, that's kind of the question I asked: what's changed here, has anything changed from last time? So the screen height I'd be against. The fencing in the front, I'm torn between. I see the commentary that 40 is enough. I do appreciate the pruning you did to the property, like you said that there is some beauty that's been added to it. Twenty-two feet, is that excessive? Yeah. I wish you would have come down a little bit at least before this meeting. Yeah. I'm curious to hear the Board's comments, fellow Board[member]'s comments on the fencing. Toss up on that, but the screen I would not be in support.

BARINGHAUS Thank you. Secretary Klisz.

KLISZ I think I'm exactly the opposite from Mr. Boloven. I don't have a problem with the screen. I don't have confidence that the lighting is going to change. Maybe it does. Maybe it doesn't. But that is a bigger deal to me. And they were replacing something that was already there. And then again, we talked about in the last meeting, not at this one, what makes a fence? Is this a fence? Is this trellis? Is this decorative? You know, the neighbors are in support of it. I've looked at it many times. Every time I drive by there now. But I don't think it's a problem. And that's I guess the bottom line. And then the excess fencing, I guess we'll call it, in the front. I think I'm more... I don't... I'm not really going one way or another with that. It's excessive, but it's not by a whole lot, it does serve a purpose, there is a hardship. So you know, I guess I could go I can move either way when it comes to the front exception.

BARINGHAUS Okay, thank you. Mr. Rotondo.

ROTONDO Yes. So in regards to the fencing in the front yard, I guess I don't see the hardship in it. And obviously, it's excessive and violating the ordinance. I see it as more of an

inconvenience than a hardship for you, I know you're talking about it keeps the leaves out of the yard. But I think I think pretty much everyone has to deal with leaves in their yard. And it's obviously a decoration. So I would be against that. And then, as for the fence in the back along the commercial property, I'm going to be against that as well, because we've already... we've done the lighting study, and our Inspection Department is addressing it with the property owner over there. So you shouldn't have any issues with the lighting coming over the wall.

BARINGHAUS Okay, thank you very much. Ms. Scheel.

SCHEEL Okay, so I'm going to be in the middle on this. So I like the fencing in front. If you could make it within what it's supposed to be, I would be fine with that. The fencing in the back, when you purchased the home, there was fencing there, there was something on top. So I would like to let them be able to put something there, maybe not as tall as what it is now. But to have something there, at least to what it was before. So that's how I'm looking at that. But I see that something would help there. And that's where I am.

BARINGHAUS Okay, thank you very much. Basically, I think the issue revolves on the fact that we've given you specific suggestions in our last meeting on which to address and you didn't really choose to do any of those. In terms of the fencing the front of the yard, I think it was clearly stated on the permit, that it was limited to 40 feet, and which was actually the ordinance and you went well above that. I think 40 feet is more than enough. It's decorative fence. I don't know how much fence you could put in any front yard that would totally protect you from not having to rake leaves in the fall. I mean, it's just, it's going to be [inaudible] so I'm not really in support of that. I'd like to see it return to 40 feet. In terms of the backyard, I cannot justify a nine-and-a-half-foot privacy fence in the City. One, I think it's a bad precedent. Because once somebody else sees nine-and-a-half-foot privacy fence, that's going to probably drive others to consider that type of option on their property, which again, like I said, isn't a good precedent. The other thing I noticed was I mentioned this last meeting was, while it may look attractive from your backyard, in your opinion, for the rest of the public, I mean, when you're driving down Six Mile, it doesn't present well, when you just see seven screens on top of the gray concrete wall. And one of the things that we have to consider with the variance is not only is it fair to the neighborhood but is it fair to the community and if it isn't within the spirit of the city ordinances. Now usually with fences, we've shown some latitude on making adjustments on replacement of them. But we generally held to the six-foot level as a consistent rule throughout the City. And that's the way I feel today. So based on that I will not support the variance.

BOLOVEN Mr. Chair.

BARINGHAUS Yeah, Mr. Boloven.

BOLOVEN Question for Mr. Neville. Can you separate out a motion with two issues present where it can be tabled on one and either approved or denied on the other? Or is it all or nothing based on the petition?

NEVILLE Well, as I look at the petition there are two different issues. Certainly. Let's say if you were inclined to grant one and table the other, that's something that's certainly doable.

BOLOVEN I mean, just knowing that the Petitioner needs four approval votes to pass a variance. It seems during the Board's comments, and please somebody correct me if I'm wrong, it seems like one issue is not going to get to four approvals, the other one may or may not. So I'm more inclined to deny one but table the other just to give the opportunity to the other two members to potentially get to four. Does that make sense?

SCHEEL It does.

BARINGHAUS I think it makes sense.

BOLOVEN With that being said, Mr. Chair, I'd like to make a motion.

BARINGHAUS Mr. Boloven.

BOLOVEN Mr. Chair, resolved that the variance sought in appeal case number 2024-01-09 filed by Dave and Marguerite Pietrowski be... The split on a separate subject... to be denied on the issue regarding... getting the wording right... regarding the screen height for the following reasons and findings of fact: that the Petitioner has not demonstrated to the Board that a practical difficulty exists, as well as with the additional support of the lighting inspection from the City. In addition, further that the denial of this appeal is in the best interest of the city of Livonia. Mr. Neville, should I separate this out into two, one for the one, one for the other?

NEVILLE Yes.

BOLOVEN That would be my motion on the first piece.

BARINGHAUS Motion to deny the variance on the screen height by Mr. Boloven. Is there support?

SCHEEL Support.

BARINGHAUS Support by Ms. Scheel. Is there any discussion? Hearing no discussion, Secretary Klisz, would you please take a vote?

RESOLVED: APPEAL CASE NO. 2024-01-09, 16922 Surrey (Tabled on March 12, 2024): an appeal was made to the Zoning Board of Appeals by Dave and Marguerite Pietrowski, seeking to maintain a privacy screen erected over a concrete protective wall separating the property from adjoining commercial property which is not allowed. The proposed height of the screen is 9.5 feet tall. Maximum height of fencing on residential property is 6 feet.

Also proposed are landscape treatments (fencing) exceeding the maximum allowed forty-foot length.

Screen Height:

Allowed: 6 feet
Proposed: 9.5 feet
Excess: 3.5 feet.

Fencing:

Allowed: 40 feet
Proposed: 62 feet
Excess: 22 feet

This Low Density Residential property is located on the east side of Surrey Drive (16922), between Bloomfield Drive and Wood Drive, Lot. No. 061-02-0041-000, N-2 District, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinances, section 15.44.090 B, H., be **denied** in part regarding the screen height for the following reasons and findings of fact:

1. That the Petitioner has not demonstrated to the Board that a practical difficulty exists, as well as with the additional support of the lighting inspection by the City which should improve the situation greatly.
2. The denial of this appeal is in the best interest of the city of Livonia.

ROLL CALL VOTE

AYES: 4

NAYS: 1

ABSENT: 2

PASS/FAIL/TABLED: PASS: DENIED

KLISZ Ms. Scheel.

SCHEEL Aye.

KLISZ Mr. Rotondo.

ROTONDO Aye.

KLISZ Mr. Boloven.

BOLOVEN Aye.

KLISZ Secretary Klisz votes no. Chairman Baringhaus.

BARINGHAUS Aye.

KLISZ That part passes four to one.

BARINGHAUS Okay, so on the first part of the variance from one plus four the rear screen in the backyard has been denied.

BOLOVEN Mr. Chair.

BARINGHAUS Mr. Boloven.

BOLOVEN Subsequent motion in appeal case number 2024-01-09 filed by Dave and Marguerite Pietrowski that the fencing request be tabled in order to allow a full board to be present, as well as to give the Petitioner time to potentially heed the Board's comments and bring a revised proposal regarding the excess fencing.

BARINGHAUS Okay, motion to table by Mr. Boloven. Is there support?

SCHEEL Support.

BARINGHAUS Supported by Ms. Scheel. Is there discussion? No discussion. Secretary Klisz, please take a vote.

RESOLVED: APPEAL CASE NO. 2024-01-09, 16922 Surrey (Tabled on March 12, 2024): an appeal was made to the Zoning Board of Appeals by Dave and Marguerite Pietrowski, seeking to maintain a privacy screen erected over a concrete protective wall separating the property from adjoining commercial property which is not allowed. The proposed height of the screen is 9.5 feet tall. Maximum height of fencing on residential property is 6 feet.

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This Low Density Residential property is located on the east side of Surrey Drive (16922), between Bloomfield Drive and Wood Drive, Lot. No. 061-02-0041-000, N-2 District, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinances, section 15.44.090 B, H., be **tabled** in part regarding the front yard excess fencing, in order to:

1. Allow the Petitioners the chance to be heard by the full Board.
2. Give the Petitioners time to heed the Board's comments and to bring a revised proposal regarding the excess fencing.

ROLL CALL VOTE

AYES:5

NAYS: 0

ABSENT: 2

PASS/FAIL/TABLED: TABLED

KLISZ Ms. Scheel.

SCHEEL Aye.

KLISZ Mr. Rotondo.

ROTONDO Aye.

KLISZ Mr. Boloven.

BOLOVEN Aye.

KLISZ Secretary Klisz votes aye. Chairman Baringhaus.

BARINGHAUS Aye.

KLISZ Passes five to zero.

BARINGHAUS Okay. So regarding the front fencing, that request from the variance is going to be tabled. That will give you an opportunity to come back with a revised plan or just revise the fence back to 40 feet, which will fall within the limits, so then you wouldn't need to pursue the variance. Again, the screen through the backyard, that variance has been denied. Mr. Popp, if I'm not mistaken, that will need to be removed?

POPP Correct.

BARINGHAUS Okay. And then again, what you have going in favor of you, the City did initiate a light study in order to reduce that lighting, which I think will alleviate a lot of the problems you have.

DAVE PIETROWSKI Can... there was a fence up there when we moved in, we would have liked to request—

BARINGHAUS Come up to the podium.

DAVE PIETROWSKI Sorry. Okay, being that there was a fence up there, is there anything that we can do with those current sheets that are in the back of the ladders along the back wall? Would you guys be in favor of us lowering them?

BARINGHAUS The variance was to deny the fences altogether. So what will happen is, it'll go back to the concrete wall that exists later today which is within code.

MARGUERITE PIETROWSKI Can I— Is that the front yard?

BARINGHAUS The backyard.

MARGUERITE PIETROWSKI Okay, so... okay.

DAVE PIETROWSKI So in other words, there's no... I cannot... if I take that down I cannot put up like what you saw on that picture?

BARINGHAUS Correct. It would just be the concrete wall. Is that correct?

POPP The concrete wall is six foot, is what would be allowed by ordinance is six foot tall. And that concrete wall does belong to the business. That is mandated in the Code of Ordinances, the separation between the residential and commercial.

SCHEEL May I ask a question?

BARINGHAUS Sure, please.

SCHEEL So I know we did this based on the lighting. How soon would they have to take the fence down? Would they be allowed to keep it up until this lighting is corrected? Or is there something there that says how soon they have to take it down?

POPP I would have to refer that to Leo. I don't have an answer for that. I don't know when the lighting will be taken care of, but it will be taken care of.

NEVILLE Technically, they would have to remove it—

SCHEEL Right away?

NEVILLE Right away, immediately. Otherwise Inspection could cite them for ordinance violation.

DAVE PIETROWSKI What's—

NEVILLE They have what's [inaudible], you're gonna have the right to, if you decided to take an appeal to the Wayne County Circuit Court, that would stay the enforcement, you'd have to file the appeal down at the court, the Wayne County Circuit Court.

DAVE PIETROWSKI I'm just curious why it was never brought up to the people who lived there prior to us. I kind of like a fence there.

BARINGHAUS Okay, thank you very much.

ADMINISTRATIVE TASKS

BARINGHAUS Before we have some minutes to approve, I just wanted to briefly talk about the Committee of the Whole meeting that was conducted on April 26. Ms. Scheel attended, Secretary Klisz attended. A summary basically, the City Council listened to our concerns regarding various processes and the hardware we're using right now in the ZBA, meaning our iPads. And they were in agreement that these iPads needed to be replaced. They would still keep our concerns in the Committee of the Whole, but I think they understood the direction that we were going in. Lynda, you were there. What were your thoughts on that?

SCHEEL They seem very open to our concerns, especially the fact that we need to have machines that work, whether they choose to go to surfaces or laptops, we need to have machines that work for us so that we can see what's in our packet. So we can all be on the same program. If we also-- I think they said we're going to stay with CivicClerk, get away from SharePoint and stay with CivicClerk. But they were looking into the cost of getting seven, having all seven at one time. So we all have the same equipment. But they did keep it in the Committee of the Whole just to make sure that things progressed. And then you had put out something to put together for us to look at in a second.

KLISZ Yeah, I think that they were just, you know, they would have to figure out whatever the budget is for that. But we have a budget for those kinds of things. And then I think we also discussed training in CivicClerk and maybe put something together for all of us who have never been taught it. And then we get a training program for future people. Because obviously, people come every couple of years, we're getting some new people to be able to get them right in, give them their machine, get them trained. And we've really never had any training. There was that one ZBA training.

[Inaudible crosstalk]

KLISZ So I think those things are good. They were certainly not trying to, you know, hinder us, it was more like let's all work together.

SCHEEL Right.

KLISZ I think we have a good start on that.

BARINGHAUS Yeah. And then what I did is just from our comments, we have 63 comments, boiled them down to about 16 main points. And actually, I added one more, which was developing the onboarding checklist for ZBA Members. So the second email I sent was basically a spreadsheet that has those 17 points. And it's kind of a way for us to track it, it'll show what the latest discussion was on those points. What I'd like to do is put a team together, that can track that maybe from Inspection, Law Department, in different areas, City Council office, and then assign ownership to that process and then get an estimated completion date.

So we can monitor the progress and make sure everything's you know, resolved and streamlined to everybody's satisfaction.

SCHEEL The hope was, with Council, was that we would get our new surface or laptop as soon as possible and making sure we can get on CivicClerk, because I still can't do that. I get on through the normal public one. And--

BOLOVEN It's totally inconsistent. I can, but...

BARINGHAUS The recommendation was for laptops, so I think that will be the relative [inaudible] which they make sense. It's a little more doable.

BOLOVEN If you look at the history of the financing of this Board, it's significantly gone down in cost. We used to be two days a week, right? So that's gone down to... two days a month, right. That's down to one, so that salary is back into play, and then they used to be, before me, reimbursed for mileage, right? That doesn't happen anymore. So there should be a benefit here. Some pockets of building, the purpose of technology.

BARINGHAUS Still have to cover the Mayor's salary.

[Laughter]

DAVE PIETROWSKI Are we all set?

BARINGHAUS Yeah, you're all set. Thank you very much. If you have any questions, just contact the Building Inspection Department.

MARGUERITE PIETROWSKI Okay, awesome. Thank you.

BARINGHAUS Thank you very much. So yeah, I think we're moving in the right direction. We're just getting some of the pieces in place. And we'll just keep working on getting our questions answered or getting processes documented so we're all standing together. So.

BOLOVEN I will say that BS&A access is a big help.

SCHEEL It is, isn't it? Huge.

BOLOVEN Oh, they have all the full notes. They gave us a general login to BS&A, which has been great.

POPP I didn't realize you guys didn't have that before.

SCHEEL I realized it right away. I was used to using it.

KLISZ We were never, you know...

POPP Can I ask if you guys have access to Near Maps? No? You may want to ask for that, too.

BARINGHAUS Near Maps?

POPP So Near Maps is a program, we use in Inspection a lot as you can, you can go back through time, it's a satellite that flies over every three months. This goes over like every three months. So if there's trees in the way or you can skew it so you can see it at like a 45-degree angle.

SCHEEL But you can go back and see it from four years ago?

POPP Just an example. I was looking at there. I'm just saying, it's....

[Inaudible crosstalk]

BARINGHAUS Okay, yeah, so we'll ask for Near Maps as well. That's a good suggestion.

POPP I mean, it's a subscription of some kind, you get a login to it.

KLISZ I assume that we have some.

POPP And we use it a lot.

BOLOVEN Right. Okay. I mean, they just gave us one login to BS&A so should I mention a generic...?

POPP Look, here's their property as an example. So it's last on April 8. And of course it's not gonna work in....

SCHEEL Google Maps was September.

POPP Okay, I guess I got to have the keyboard on it. Can you guys get me a new laptop, too? So right there we got April 8, March 26. March 29 of '22, March 12 of '21, March 7 of '20. I mean, it just... so this goes back.... It varies in where you're at in the City too. But this goes to 2017. Like, it's actually pretty funny. Sometimes you'll have someone say they didn't do something and you pull their address up and it's actually under construction when the satellite went over.

BARINGHAUS Secretary Klisz, do we have some minutes to approve?

KLISZ We have minutes for April 2 and March 12, I guess we'll start with March 12. I propose a motion to approve the minutes of March 12.

BARINGHAUS Okay. Motion to approve by Secretary Klisz. Support?

ROTONDO Support.

BARINGHAUS Support by Mr. Rotondo. All those in favor say aye.

The Board voted unanimously to approve the minutes of March 12, 2024.

BARINGHAUS The minutes are approved. Next set.

KLISZ We have a motion to approve the minutes of April 2.

BARINGHAUS Support?

BOLOVEN Support.

BARINGHAUS Secretary Klisz, support from Mr. Boloven. All those in favor?

The Board voted unanimously to approve the minutes of April 2, 2024.

BARINGHAUS Okay, minutes approved. Any other comments? One last motion?

KLISZ I have a motion to adjourn.

BARINGHAUS Okay. Secretary Klisz made a motion to adjourn.

SCHEEL Support.

BARINGHAUS In favor?

The Board voted unanimously to adjourn.

BARINGHAUS We are adjourned.

**AGENDA DATE: June 11, 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. 2024-04-15, Garry Villasenor, 37750 Sunnydale Street:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
2. **APPEAL CASE NO. 2024-05-18, Motor City Youth Theater, 27555 Grantland Street:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
3. **APPEAL CASE NO. 2024-05-19, Jonathan and Shannon Myshock, 36244 Curtis Street:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
4. **APPEAL CASE NO. 2024-05-20, Christine Renshaw, 14340 Hillcrest Street:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
5. **APPEAL CASE NO. 2024-05-21, Starbucks, 12679 Middlebelt Road:** Should be denied because the alleged practical difficulty does not entail more than mere inability to earn a higher financial return.

FUTURE LAND USE PLAN

**CITY OF LIVONIA
ZONING BOARD OF APPEALS
June 11, 2024 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI**

1. APPEAL CASE NO. 2024-04-15, Garry Villasenor, 37750 Sunnydale Street:
Seeking to construct a four-season room addition resulting in a deficient rear yard setback.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

2. APPEAL CASE NO. 2024-05-18, Fred and Nancy Florkowski on behalf of Motor City Youth Theater, 27555 Grantland Street: seeking to construct an entry addition resulting in a deficient side yard setback.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

3. APPEAL CASE NO. 2024-05-19, Jonathan and Shannon Myshock, 36244 Curtis Street: seeking to construct an accessory shed resulting in a deficient corner lot side yard setback. Side yard setback required: equal to the principal building paralleling the corner side street.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

4. APPEAL CASE NO. 2024-05-20, Christine Renshaw, 14340 Hillcrest Street:
seeking to construct a 319-square-foot master suite addition on an existing dwelling on a nonconforming lot, resulting in a deficient rear yard setback.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

5. APPEAL CASE NO. 2024-05-21, Michael Kinaia, Indy-C-Kal, Inc., on behalf of Lessee Starbucks, 12679 Middlebelt: seeking to replace existing wall signs resulting in a single sign with excessive wall sign area.

FUTURE LAND USE PLAN (FLUP): REGIONAL COMMERCIAL