

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS

August 13, 2024 – 7:00 p.m.

Livonia City Hall Auditorium

33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2024-06-22, Roman Martincic, 17320 Fairfield Street:** seeking to construct a detached garage while maintaining the existing attached garage, resulting in excessive accessory building area and total area of all accessory buildings.
2. **APPEAL CASE NO. 2024-06-23, Jacob and Grace Gates, 18199 Myron Street (tabled July 9, 2024):** seeking to erect a 4-foot-tall non-sight-obscuring fence, resulting in the fence encroaching into the corner side yard, which is not allowed.
3. **APPEAL CASE NO. 2024-07-25, Sheldon Center, LLC, on behalf of Lessee Momentum Health, LLC, 33201 Plymouth Road:** seeking to erect a wall sign resulting in excess area of the sign.
4. **APPEAL CASE NO. 2024-07-26, Dennis Buddenborg, 37772 Howell Street:** seeking to construct a 15-foot by 8-foot mud room addition resulting in a deficient corner side yard setback.
5. **APPEAL CASE NO. 2024-07-27, Teri Kowalski on behalf of Mayfield Holdings, LLC, 32820 Six Mile Road:** seeking to maintain an illegally erected fence in the corner side yard while expanding it to enclose the entire rear yard, resulting in erecting a privacy fence without neighbor authorizations and erecting a privacy fence in the corner side yard that does not align with a corresponding fence that parallels the street on the adjacent property, which is not allowed.

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

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Livonia ZBA Office, upon adequate notice, will make reasonable accommodations for persons with 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.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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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
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LAURA M. TOY

PUBLIC NOTICE **July 29, 2024**

APPEAL CASE NO. 2024-06-22, 17320 Fairfield Street: an appeal was made to the Zoning Board of Appeals by Roman Martincic, seeking to construct a detached garage while maintaining the existing attached garage, resulting in excessive accessory building area and total area of all accessory buildings.

This Low-Density Residential property is located on the east side of Fairfield Street (17320), between Six Mile Road and Curtis Street, Lot. No. 039-01-0020-001, RUF, Rural Urban Farm District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09(1)A.

Detached Accessory Building Area

Allowed: 200 square feet
Proposed: 572 square feet
Excess: 372 square feet

Total Accessory Building Area

Allowed: 920 square feet
Proposed: 1,034 square feet
Excess: 114 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, August 13, 2024, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

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

APPLICATION FOR VARIANCE

ROMAN MARTINCIC 17320 FAIRFIELD ST. LIVONIA 48152 (313) 220-0643
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

N/A

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

SELF

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

The property address is 17320 FAIRFIELD ST. LIVONIA 48152

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

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

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

THE N 79.0 OF LOT 20 AND 44.60 FT OF THE S 21 FT OF LOT 20, AND THE E. 44.60 FT OF LOT 19 GREEN BRIER ESTATES BEING A SUB OF THE E. 1/2 OF SW 1/4 OF SEC 10 T18R9E WCR L69 P40. PARCEL ID # 039010020001

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:

IT ABSOLUTELY DOES EXIST ELSEWHERE WHICH IS WHY SO MANY OTHER NEIGHBORS HAVE DETACHED GARAGES IN ADDITION TO THEIR ATTACHED GARAGE.

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

MY PRIMARY VEHICLE WILL NOT FIT IN THE EXISTING ATTACHED GARAGE. I HAVE EXPENSIVE TOOLS AND EQUIPMENT I WOULD LIKE LOCKED / SECURED IN MY WORK VEHICLE IN A LOCKABLE STRUCTURE.

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

THERE ARE MANY PROPERTIES ON THE STREET THAT HAVE THE DETACHED GARAGE ALREADY. THIS DOES NOT HINDER THEIR ABILITY TO ENJOY THEIR PROPERTY IN ANY WAY.

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: NO

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

I WAS INSTRUCTED TO APPLY FOR A VARIANCE.

RECEIVED

MAY 30 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

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: 

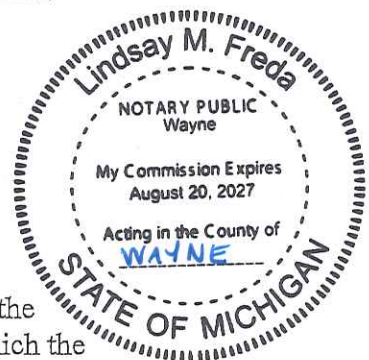
Please print name of property owner: ROMAN MARTINCIC

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 30TH day of April, 2024

Lindsay M. Freda
(Notary Public, Wayne County, Michigan)

My Commission expires 8/20/2027



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 30, 2024, which reads as follows:

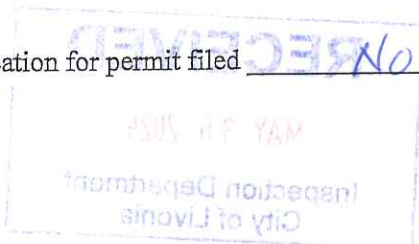
ONLY ONE GARAGE IS PERMITTED ON RESIDENTIAL PROPERTY.

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


(Supervisor)

Application for permit filed NO

Violation Issued NO



Roman Martincic
17320 Fairfield St.
Livonia MI, 48152

June 21, 2024

City of Livonia Zoning Board of Appeals Members,

Please consider this letter an opportunity to clarify the need for a variance to be issued on my property. I am currently the sole owner of RM Contracting, a registered licensed, bonded, insured, and seasoned builder in the State of Michigan, operating my business remotely through my primary residence.

I utilize work a van daily. A Ford E-250 that houses all the necessary tools and equipment that are required to do my job. My van doesn't fit in my attached garage. I have two main concerns about the Van not fitting in my garage. One, my tools and equipment are very expensive, I do not feel comfortable leaving them in my driveway with only a vehicle lock to keep them secure. Secondly, I would appreciate being able to store my vehicle in a secure building to keep the harsh and everchanging Michigan climate from deteriorating my exclusive work vehicle.

Please contact me directly if you need further information or clarification, thank you.

Sincerely,

Roman Marincic
President

A handwritten signature in black ink, appearing to read 'Roman Marincic', with a stylized flourish at the end.

RM Contracting
17320 Fairfield St.
Livonia, MI 48152
(313) 220-0643



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 ROMAN MARTINCIC Address 17320 FAIRFIELD, LIVONIA, MI 48152
Lessee — Address —
Location EAST Side of 17320 FAIRFIELD Street
Between SIX MILE RD And CURTIS
Lot No./Parcel No. 039-01-0020-001 Subdivision GREEN BRIER ESTATES
Zoning District R-U-F Map No. SW 10 Lot Size 25,699.6 sq (0.59 acres) Alley N/4
Present Use SINGLE FAMILY RESIDENTIAL Proposed Use SAME
Present Building Size N/A Proposed Building Size 26 FT. BY 22 FT. (572 sq. ft.)
Present Height of Building N/A Proposed Height 13.67 FT.
Allowable Lot Coverage 8,994.86 sq. ft. (35%) Proposed Lot Coverage 2,805 sq. ft. (10.9%)
Proposal SEEKING TO CONSTRUCT A DETACHED GARAGE WHILE MAINTAINING THE EXISTING ATTACHED GARAGE RESULTING IN EXCESSIVE ACCESSORY BUILDING AREA AND TOTAL AREA OF ALL ACCESSORY BUILDINGS. DETACHED ACCESSORY BUILDING AREA ALLOWED: 200 sq. ft.; PROPOSED: 572 sq. ft.; EXCESS: 372 sq. ft.; TOTAL ACCESSORY BUILDING AREA ALLOWED: 920 sq. ft.; PROPOSED: 1,034 sq. ft.; EXCESS: 114 sq. ft.

Reason for Rejection LIVONIA ZONING ORDINANCE, SECTION 7.09(1) A
Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment _____
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units 7.09(1) A
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk Det Acc 372 / Total Sq. Ft. 114

Remarks _____

Plans and Application examined by [Signature] Date JUNE 11, 2024

ZONING EXAMINER

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
OTREC0599888	T1DE	COMMON	2	1	

Midwest Manufacturing, Eau Claire, WI Run: 8:59 8.23 Aug 28 2018 Print: 8:230 S Aug 28 2018 MiTek Industries, Inc. Thu Jul 18 12:54:00 Page: 1
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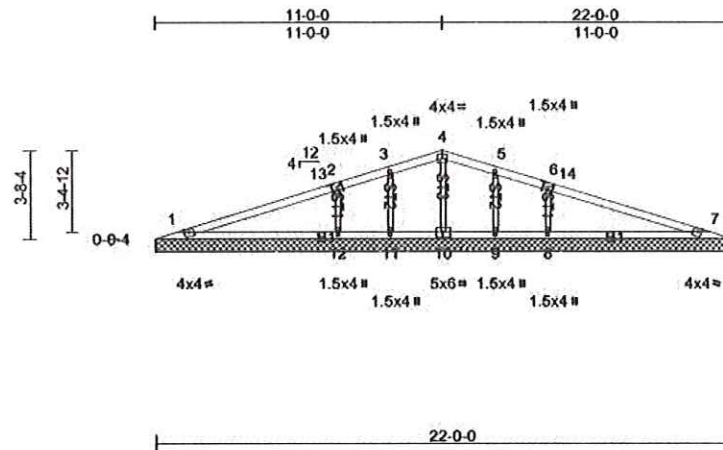


Plate Offsets (X, Y): [10.0-3.0-0.3-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l'defl	L'd	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.52	n/a	-	n/a	999	MT20	1977/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.32	n/a	-	n/a	999		
TCDL	12.0	Rep Stress Incr	YES	WB	0.17	0.00	7	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-R							
BCDL	10.0									Weight: 59 lb	FT = 15%

LUMBER

TOP CHORD 2x4 SPF No 2
BOT CHORD 2x4 SPF No 2
OTHERS 2x3 SPF Stud

BRACING

TOP CHORD
BOT CHORD

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

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

REACTIONS

All bearings 22'-0".
(lb) - Max Horiz 1=44 (LC 19)
Max Uplift All uplift 100 (lb) or less at joint(s) 1, 7, 8, 9, 11, 12
Max Grav All reactions 250 (lb) or less at joint(s) 9, 11 except 1=264 (LC 2), 7=264 (LC 2), 8=711 (LC 2), 10=324 (LC 2), 12=711 (LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 2-12=-517/161, 6-8=-517/161

JOINT STRESS INDEX

1 = 0.57, 2 = 0.51, 3 = 0.51, 4 = 0.65, 5 = 0.51, 6 = 0.51, 7 = 0.57, 8 = 0.51, 9 = 0.51, 10 = 0.31, 11 = 0.51 and 12 = 0.51

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
- 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.
- 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
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2'-0" oc.
- 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'-0" x 6'-0" tall by 2'-0" x 6'-0" wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 7, 11, 12, 9, 8.
- 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

For other design systems search "Design & Buy" on Menards.com

Page: 1Weight: 73 lb FT = 15%

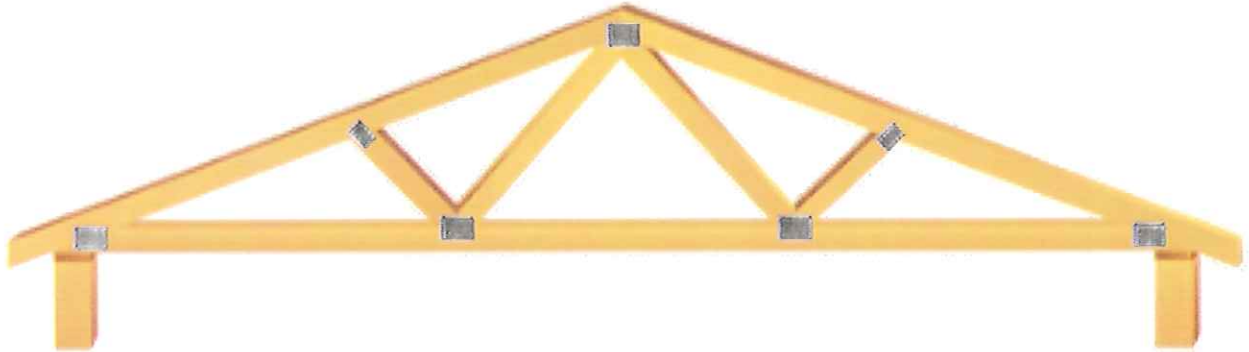
**Structural wood sheathing directly applied or 2-2-0 oc purlins.
Rigid ceiling directly applied or 2-2-0 oc bracing.**

LOAD CASE(S) Standard

7/8

Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- 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.

For other design systems search "Design & Buy" on [Menards.com](https://www.menards.com)

Overhead Door Trim Type:
Vinyl Trim Color:
Windows:

Vinyl
White
60"W x 48"H JELD-WEN® Vinyl Slider

Additional Options

Ceiling Insulation:
Wall Insulation:
Ceiling Finish:
Wall Finish:
Mounting Blocks:
Hydronic Radiant Heat:
Anchor bolt:

None
None
None
None
No
None
Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5
lb. Box
Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5
lb. Box
FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head
Timber Screw - 50 Count
No

Framing Fasteners:

Sheathing Fasteners:

Truss Fastener:
Overhead Opening Hardware:

For other design systems search "Design & Buy" on Menards.com

Materials

Building Type

Building Location Zip Code: 48152
Building Type: Gable

Building Info

Building Width: 22'
Building Length: 26'
Building Height: 10'
Wall Framing Stud: 2 x 4
Roof Framing: Truss Construction
Truss Type: Common (24" on center spacing)
Roof Pitch: 4/12 Pitch
Eave Overhang: 24"
Gable Overhang: 24"
Curb: Poured Curb
Curb Height: 4"
Foundation Type: Poured
Custom Garage Plan: No I do not need a custom building plan

Wall Info

Siding Material Types: Vinyl
Vinyl Siding: ABTCO® Waterford® Double 4-1/2 Dutchlap, Color: Tan
Vinyl Corner Trim Color: Tan
Accent Material Type: None
Wainscot Material Type: None
Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap: Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents: None

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type: Through Fastener Steel Panel
Through Fastener Steel Roofing: Cut to Length Pro-Rib® Steel Panel, Color: Bronze
SnowBar Trim: None
Roof Underlayment: #30 Felt Roofing Underlayment 3' x 72' (216 sq. ft.)
Ice and Water Barrier: Hydraguard Dual Pro High Temperature Ice & Water Barrier 39-3/8" x 61' (200 sq. ft.)
Fascia Material Type: Steel Fascia
Fascia: 12' Steel L-6 Fascia, Color: Light Stone
Soffit Material Type: Vinyl Soffit
Soffit: ABTCO® 12" x 12' Vented Vinyl Soffit, Color: Khaki
Gutter Material Type: Aluminum
Gutter: Spectra Metals 5" x 10' K-Style Aluminum Gutter, Color: Brown

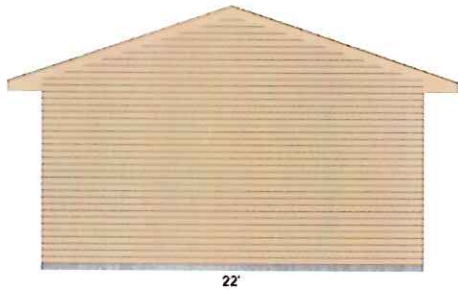
Openings

Service Door: Commander® 36W x 80H Primed Steel 6-Panel
Overhead Door: 16X8 White Raised Panel Plain EZ Set Torsion Spring
Additional Information: MDP38 EZ Set Torsion Spring

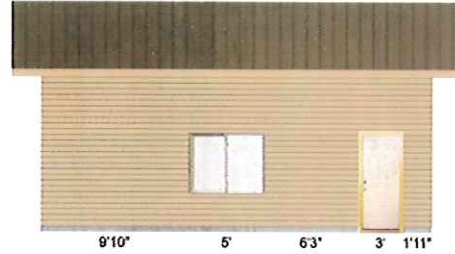
For other design systems search "Design & Buy" on Menards.com

Wall Configurations

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

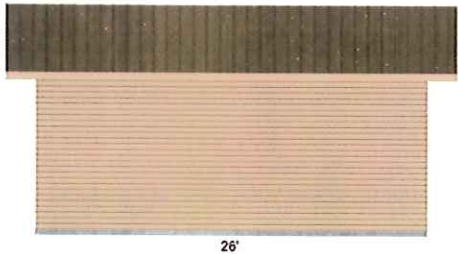


ENDWALL B

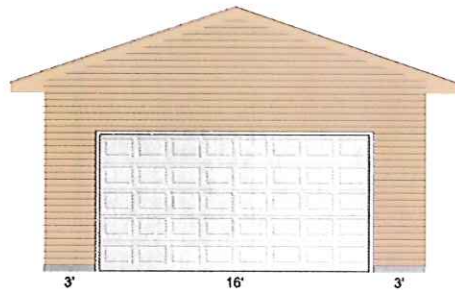


SIDEWALL D

Commander® 36W x 80H Primed Steel 6-Panel
60"W x 48"H JELD-WEN® Vinyl Slider



SIDEWALL C

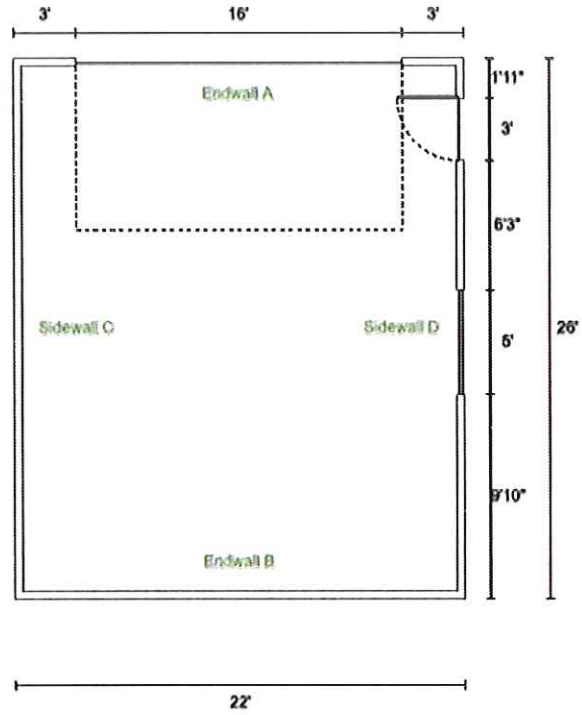


ENDWALL A

16X8 White Raised Panel Plain EZ Set Torsion Spring

For other design systems search "Design & Buy" on Menards.com

Garage Image



For other design systems search "Design & Buy" on Menards.com

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 330852783038
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 330852783038 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



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.

RECEIVED

MAY 30 2024

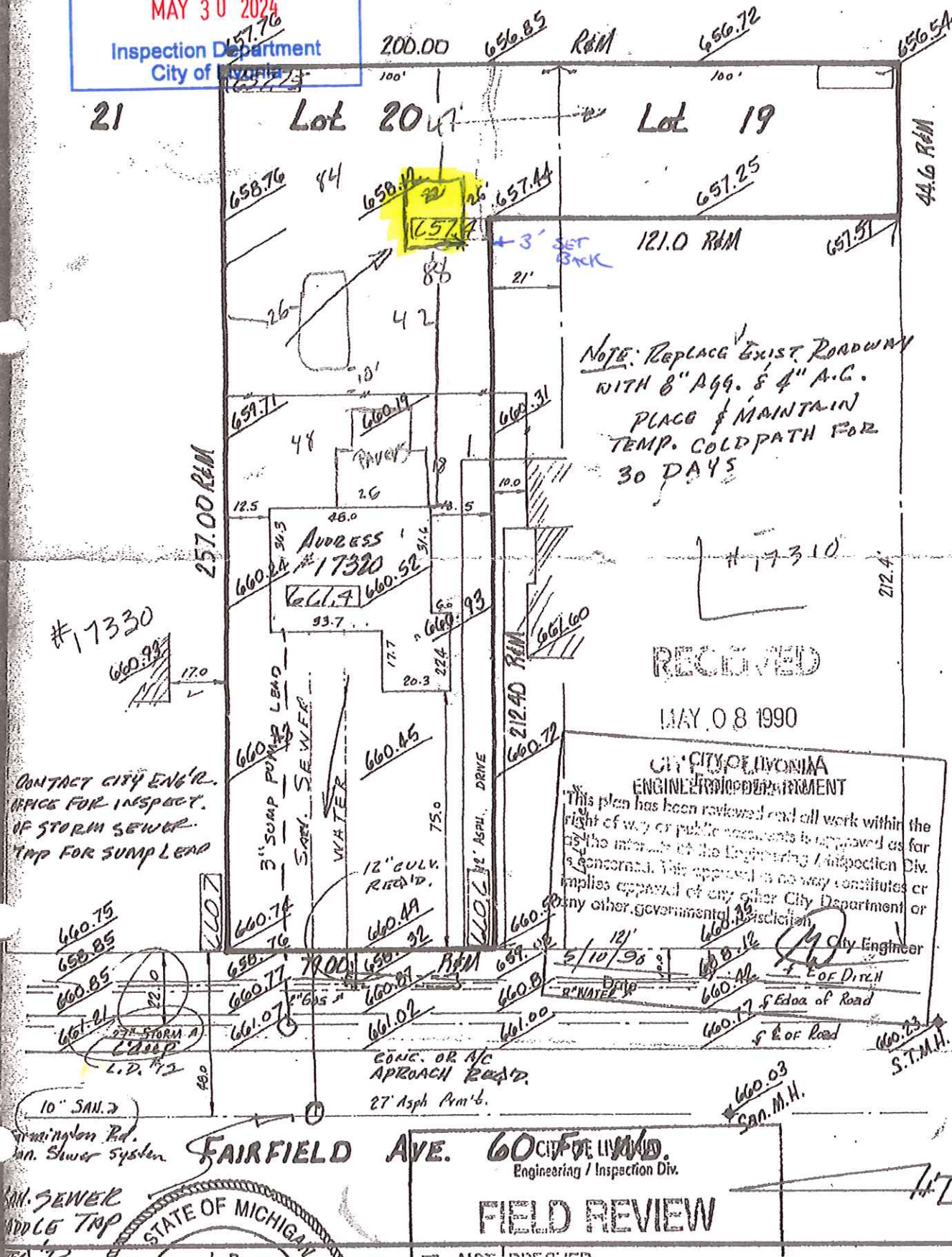
**Inspection Department
City of Livonia**

For other design systems search "Design & Buy" on Menards.com

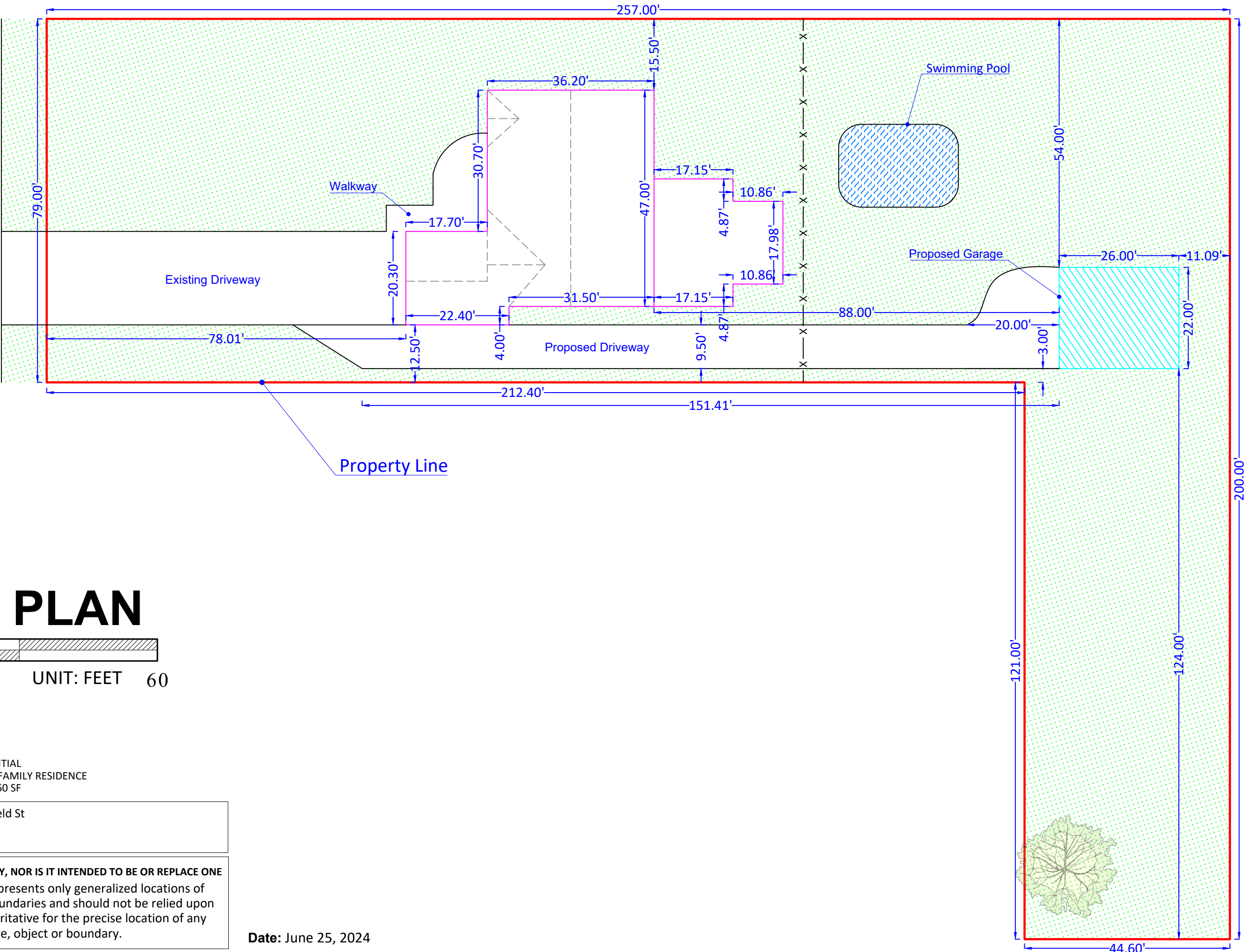
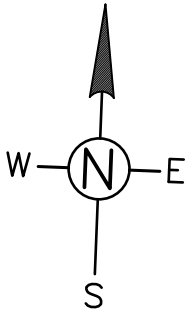
10452

MAY 30 2024

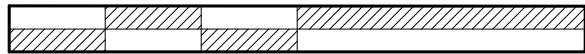
Inspection Department
City of Lyons



Fairfield St



SITE PLAN



0 10 20 UNIT: FEET 60

Land Use RESIDENTIAL
SINGLE FAMILY RESIDENCE
Lot Area 25,699.60 SF

ADDRESS: 17320 Fairfield St
Livonia, MI 48152
Scale: 1"=20'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE

This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

Date: June 25, 2024

ROMAN MARTINCIC
17320 FAIRFIELD

REF: DETACHED GARAGE
LOW DENSITY RESIDENTIAL

Page 39

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 10

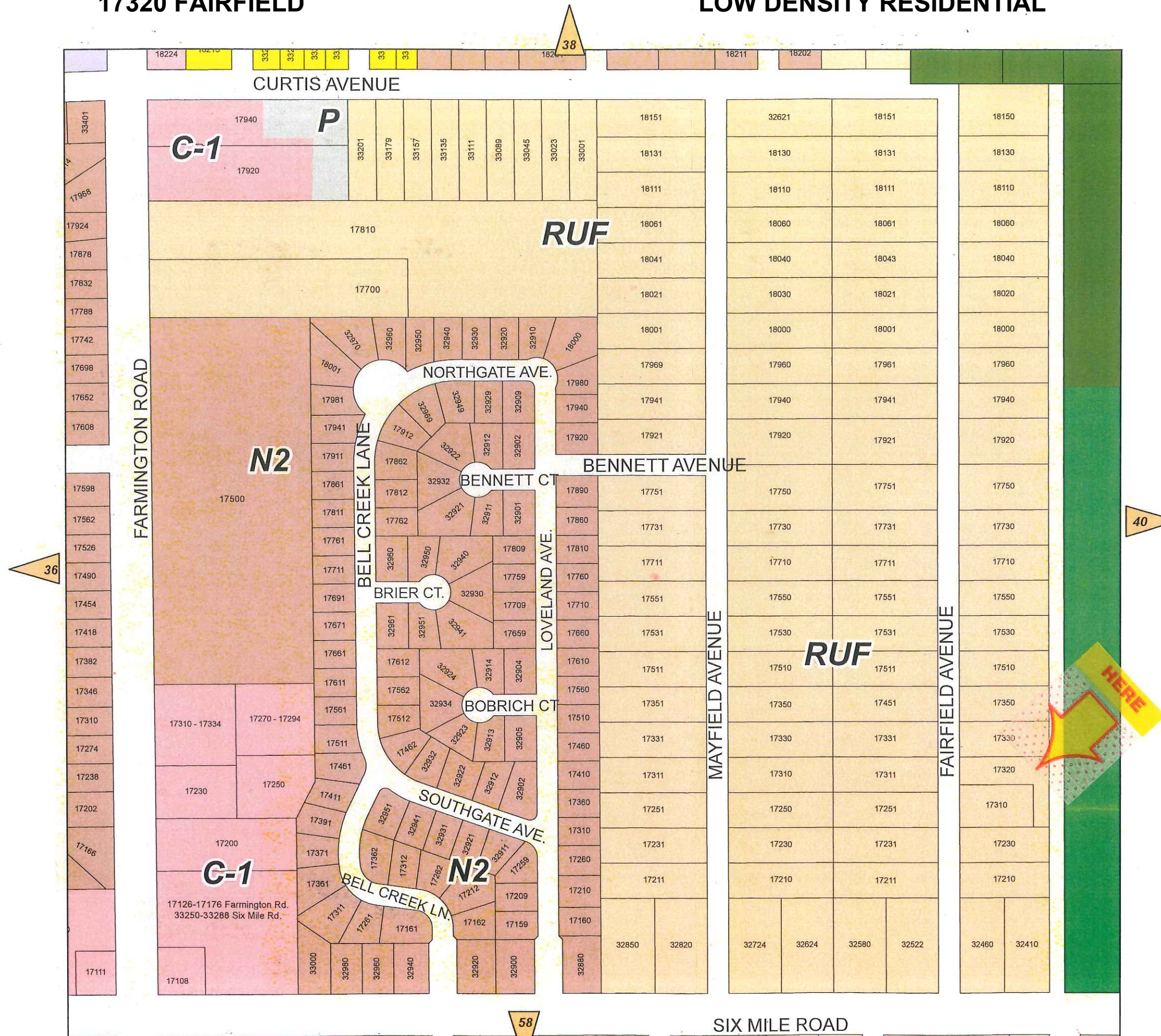
City of Livonia

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

Copyright 2001, City of Livonia



300 150 0 300 Feet



DEPARTMENT OF PUBLIC SAFETY

DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

15050 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5499
(734) 466-2470
FAX: (734) 261-2265

July 26th 2024

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

Re: Zoning Waiver Request: Jacob & Grace Gates, 18199 Myron

To Whom it May Concern,

I have reviewed the fence proposed by the resident of 18199 Myron and have visited the location. I do not believe the fence described would pose any vision obstruction to motorists on the street or pedestrians on the sidewalk based upon the provided plans.

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

Sincerely,

FOR THE CHIEF OF POLICE,

Sergeant Paul Walters
Traffic Safety Bureau
734-466-2107

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
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PUBLIC NOTICE **July 29, 2024**

APPEAL CASE NO. 2024-06-23, 18199 Myron Street (tabled July 9, 2024): an appeal was made to the Zoning Board of Appeals by Jacob and Grace Gates, seeking to erect a 4-foot-tall non-sight-obscuring fence, resulting in the fence encroaching into the corner side yard, which is not allowed.

This Low-Density Residential property is located on the west side of Myron Street (18199), between Curtis and Vacri Streets, Lot. No. 036-02-0211-000, N-2, Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 15.44.090 (A) 4.

Encroachment

Allowed: 0 feet
Proposed: 17 feet
Excess: 17 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, August 13, 2024, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

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



CITY OF LIVONIA
Inspection Department

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 OWNERS) Address (SAME AS OWNERS)
Owner JACOB AND GRACE GATES Address 18199 MYRON, LIVONIA, MI 48152
Lessee — Address —
Location WEST Side of 18199 MYRON Street
Between CURTIS And VACRI
Lot No./Parcel No. 036-02-0211-000 Subdivision FRANCAVILLA SUB #2
Zoning District N 2 Map No. SE 09 Lot Size 95 FT X 157.26 FT (14,940 SQ FT) Alley N/A
Present Use SINGLE FAMILY RESIDENTIAL Proposed Use SAME
Present Building Size N/A Proposed Building Size N/A
Present Height of Building N/A Proposed Height N/A
Allowable Lot Coverage N/A Proposed Lot Coverage N/A
Proposal SEEKING TO ERECT A 4 FT TALL NON-SIGHT OBSCURING FENCE
RESULTING IN THE FENCE ENCRACHING INTO THE CORNER SIDE YARD
WHICH IS NOT ALLOWED.
ENCROACHMENT ALLOWED: 0 FT; PROPOSED: ~~29 FT~~; Δ 17 FT
EXCESS: ~~29 FT~~ Δ 17 FT

Reason for Rejection LIVONIA CODE OF ORDINANCE, SECTION 15.44.090 (A) 4
Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard 15.44.090 (A) 4 Δ 17 FEET
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment ~~29 FEET~~
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 JUNE 12, 2024

ZONING EXAMINER



THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE

This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

// = DRIVE GATE 8'

26700 W. Eight Mile Rd.
Southfield, MI 48033
TBSFence@gmail.com



DARIN
734-751-9042

www.TBSuperiorFence.com
REVISION OF MAY 11
QUOTE

Date 7/14/24

Customer Name JACOB & GRACE GATES		Home Phone 734-664-6560		Alternate Phone	
Address 18199 MYRON ST		City LIVONIA		State MI	Zip 48152
Email		ALL WORK COMES WITH A TWO YEAR WORKMANSHIP WARRANTY			
Type of Fence WHITE BLACK ALUMINUM 3-RAIL					
Over All Length 269	Over All Height 4	SPECIAL INSTRUCTIONS			
Walk Gates 1	Drive Gates 1				
CHAIN LINK FENCE					
Wire Gauge	Diameter of Top Rail	SPECIAL WORK TO BE PERFORMED BY CUSTOMER			
Diameter of Corner Post	Diameter of Line Post				
W-TO					
CL-TO					
✓ CC 2					
✓ CORNER LOT					
POOL					

Responsibility of Buyer: I agree to locate and identify all **Property Lines, Easements, Underground Cables, Pipes, Sprinkler Lines, Personal Electrical**, such as the house to the garage, and any other **External Unmarked Utilities** not identified by MISS DIG System Inc. (Miss Dig). I agree that I am solely responsible for the location of the fence described in this proposal. I will be responsible for all damages including costs and attorney fees incurred from T. Buell's Superior Fence LLC (Superior Fence), in connection with any claim made by anyone regarding this project.

Terms and Conditions: Superior Fence is not responsible for repair or costs of any unmarked utilities by Miss Dig, including, but not limited to: **Underground Cables, Pipes, Sprinkler Lines, Personal Electrical**, and any other **External Unmarked Utilities**. Superior Fence does not haul dirt, trees or brush of any kind. Superior Fence is not responsible to maintain integrity of landscaping, including, but is not limited to: regrading or trenching for the fence, flowers, plants, mulch, or any decorative ornaments. All balances are due immediately upon completion of the project, as described in this contract. All material remains the property of Superior Fence until the balance is paid in full. Superior Fence reserves the right to post a lien on the property where the work has been performed. Initial payments become non-refundable 72 hours after this contract is executed.

Estimate is valid for 30 days. A 3% Convenience Fee will be added for all credit card transactions.

I understand and agree to all terms and conditions.

Date: 7/14/24

Customer Signature:

Sub Total: 15,262

After Discount: 15,262

Earnest Money Received: 8000

3% Convenience Fee: 0

Balance Due Upon Completion: 7262

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

COUNCIL MEMBERS

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JIM JOLLY
SCOTT MORGAN
LAURA M. TOY

JULY 11, 2024

Jacob and Grace Gates
18199 Myron
Livonia, MI 48152

Dear Mr. and Mrs. Gates,

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

RESOLVED: APPEAL CASE NO. 2024-06-23, 18199 Myron Street: an appeal was made to the Zoning Board of Appeals by Jacob and Grace Gates, seeking to erect a 4-foot tall non-sight-obscuring fence, resulting in the fence encroaching into the corner side yard, which is not allowed.

This Low-Density Residential property is located on the west side of Myron Street (18199), between Curtis and Vacri Streets, Lot. No. 036-02-0211-000, N-2, Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 15.44.090 (A) 4,

Encroachment

Allowed: 0 feet
Proposed: 29 feet
Excess: 29 feet

be tabled

1. To allow the Petitioner to return with a detailed plan, and
2. To allow a traffic study to be done.

ZONING BOARD OF APPEALS,


Timothy Klisz, Secretary

Meeting Date: July 9, 2024

3. **APPEAL CASE NO. 2024-06-23, Jacob and Grace Gates, 18199 Myron Street:** seeking to erect a 4-foot tall non-sight-obscuring fence, resulting in the fence encroaching into the corner side yard, which is not allowed.

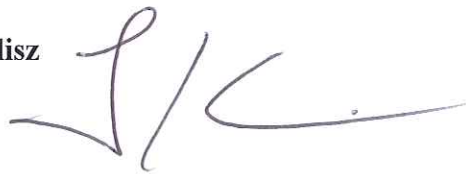
Motion To:		Comments:
Support		
Deny		
Table	X	
Other		

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

CONDITIONS

1. TO come back w/ Detailed plan
2. Traffic Study to be done.
- 3.
- 4.

ZBA Secretary: Timothy Klisz



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

Case No: 2024-06-23
Meeting Date: July 9, 2024

You are not required to respond to this letter. If you choose to do so, please note the following reason: (APPROVAL) OR (OBJECTION) to the requested variance.

WE FULLY SUPPORT THIS REQUEST
FOR FENCING.

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

Signature: Bruce D. Hofsess

Name: Bruce D. Hofsess

Address: Alice M. Kachman MD

(Please print)

Bruce D. Hofsess
Alice M. Kachman MD
18236 Stamford St
Livonia, MI 48152-3032

REC'D 7/2/24

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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JAMES. M. BARINGHAUS, VICE CHAIRMAN
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LAURA M. TOY

PUBLIC NOTICE ***June 21, 2024***

APPEAL CASE NO. 2024-06-23, 18199 Myron Street: an appeal was made to the Zoning Board of Appeals by Jacob and Grace Gates, seeking to erect a 4-foot tall non-sight-obscuring fence, resulting in the fence encroaching into the corner side yard, which is not allowed.

This Low-Density Residential property is located on the west side of Myron Street (18199), between Curtis and Vacri Streets, Lot. No. 036-02-0211-000, N-2, Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 15.44.090 (A) 4.

Encroachment

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Proposed: 29 feet
Excess: 29 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, July 9, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

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

APPLICATION FOR VARIANCE

Jacob and Grace Gates, 18199 Myron St, Livonia	48152	(734) 664-6560
(Owner of Premises)	(Street Address)	(City) (Zip Code) (Telephone) (Fax)
N/A		
T. Buell's Superior Fence, 26700 W. Eight Mile Rd, Southfield	48033	(248) 935-5443
(Contractor)	(Street Address)	(City) (Zip Code) (Telephone) (Fax)

The property address is 18199 Myron Street, 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? None
- Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
Please see attached listing with 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.

- Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:
Please see attached documentation.
- Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
Please see attached documentation.
- Explain why you think this variance would be fair to the neighbors and others who might be affected. Please see attached documentation.
- 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: Not applicable
- If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?
Not applicable



8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: Not applicable
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? Not applicable

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: Jacob Gates

Please print name of property owner: JACOB GATES

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 12 day of June, 2024

Dylan Wright
(Notary Public, Wayne County, Michigan)
My Commission expires 02/16/2029

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 6/12/24, which reads as follows:

FENCE NOT PERMITTED IN CORNER SIDE LOT.

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

Owners Jacob & Grace Gates
18199 Myron Street
Livonia, MI 48152

To whom it may concern,

There are no restrictions in our deed or subdivision rules to include in this space.

We request variance to build a fence to ensure that our children have a safe space to play, particularly because our unique corner lot on Curtis Road experiences a high volume of foot/vehicle traffic. In addition, it is the site of multiple school bus stop routes. Without a secure area for our children and dog to play, their safety would be at significant risk. It would be nice knowing that eventually we could install a playscape and play frisbee with our dog, Cooper, in an enclosed environment. Furthermore, adhering to current fence laws with a diagonal situated fence would necessitate losing approximately 20-25% of our backyard space, which would not only reduce the usability of our yard but also detract from the overall aesthetic for onlookers and the city of Livonia. Our proposed fence is a stately 4-foot ornamental aluminum design that is non-obstructing, ensuring fairness to our neighbors while providing the necessary security for our family.

We believe the current law is reasonable; however, our unique situation prompted us to seek a variance rather than requesting the City Council to change the law.

We did not attempt to have the property rezoned because it is already appropriately designated for a household residence.

Thank you for your consideration,

Jacob & Grace Gates

(734) 664-6560



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 OWNERS) Address (SAME AS OWNERS)
Owner JACOB AND GRACE GATES Address 18199 MYRON, LIVONIA, MI 48152
Lessee — Address —
Location WEST Side of 18199 MYRON Street
Between CURTIS And VACRI
Lot No./Parcel No. 036-02-0211-000 Subdivision FRANCAVILLA SUB #2
Zoning District N 2 Map No. SE 09 Lot Size 95 FT X 157.26 FT (14,940 SQ FT) Alley N/A
Present Use SINGLE FAMILY RESIDENTIAL Proposed Use SAME
Present Building Size N/A Proposed Building Size N/A
Present Height of Building N/A Proposed Height N/A
Allowable Lot Coverage N/A Proposed Lot Coverage N/A
Proposal SEEKING TO ERECT A 4 FT TALL NON-SIGHT OBSCURING FENCE
RESULTING IN THE FENCE ENCRACHING INTO THE CORNER SIDE YARD
WHICH IS NOT ALLOWED.
ENCROACHMENT ALLOWED: 0 FT; PROPOSED: 29 FT.;
EXCESS: 29 FT

Reason for Rejection LIVONIA CODE OF ORDINANCE, SECTION 15.44.090 (A) 4
Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment 15.44.090 (A) 4
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 JUNE 12, 2024

ZONING EXAMINER

Residential Client Full

18199 MYRON Street, Livonia 48152-3117MLS#: **20230106054**Area: **05021 - Livonia**Trans Type: **Sale**LP: **\$399,900**County: **Wayne**School D: **Livonia**OLP: **\$415,000**Status: **Pending**Location Information

Prop Type: **Residential**
 City: **Livonia**
 Mailing City: **Livonia**
 Side of Street:
 Location: **Curtis**
 Directions: **bet 6 & 7 mile and south of Farmington**

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim:
 Grg Feat: **Attached**

Lot Information

Acreage: **0.29**
 Lot Dim: **95.00 x 131.70**
 Rd Front Ft: **50**

Square Footage

Est Fin Abv Gr: **1,607**
 Est Fin Lower: **1,500**
 Est Tot Lower: **1,591**
 Est Tot Finished: **3,107**

Layout

Rooms: **6**
 Beds: **3**
 Baths: **2.1**

Arch Style: **Ranch**Arch Level: **1 Story**Waterfront Information

Water Name:
 Water Facilities:
 Water Features:
 Water Front Feet:

General Information

Year Built: **1981**
 Year Remod:
 Possession: **Close Plus 30 Days**

Recent CH: **01/28/2024 : PEND : ACTV->PEND**

Includes:

Pets Allowed:
 Foundation: **Basement**
 Foundation Feat: **Sump Pump**
 Basement: **Finished**
 Porch Type: **Deck, Patio**
 Fireplc Fuel: **Gas**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel:
 Water Source: **Public (Municipal), Water at Street**

Features

Entry Location: **Ground Level w/Steps**
 Fndtn Mtrls: **Poured**
 Roof Mtrls: **Asphalt**
 Fireplace Loc:
 Cooling:
 Road Frontage: **Paved**
 Sewer: **Public Sewer (Sewer-Sanitary)**

Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	8 x 7	Ceramic
Bath - Lav	First/Entry	3 x 7	Vinyl
Bedroom	First/Entry	11 x 12	Carpet
Family Room	First/Entry	13 x 17	Carpet
Laundry Area/Room	First/Entry	7 x 7	

Room Information

Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	6 x 7	Ceramic
Bedroom	First/Entry	12 x 12	Carpet
Bedroom - Primary	First/Entry	12 x 13	Carpet
Kitchen	First/Entry	10 x 11	Vinyl

Property ID: **46036020211000**
 Ownership: **Standard (Private)**
 Tax Summr: **\$3,712**
 SEV: **167,600.00**
 Legal Desc: **09K211 LOT 211 AND THAT PT OF LOT 212 DESC AS BEG AT NE COR LOT 212 TH S 13D 35M 52S W 98.37 FT TO SW COR OF 211 TH N 01D 26M 55S W 95.0 FT TO PT ON S LINE CURTIS TH N 88D 33M 05S E ALONG SAID S LINE CURTIS 25.54 FT TO POB FRANCAVILLA SUB NO 2 197 P48-50 WCR**

Legal/Tax/Financial

Short Sale: **No**
 Occupant: **Owner**
 Homestead: **Yes**
 Existing Lease: **No**
 Home Warranty: **Yes**
 Oth/Sp Asmnt: **79.00**

Subdivision: **FRANCAVILLA SUB NO 2**
 Terms Offered: **Cash, Conventional, FHA, VA**

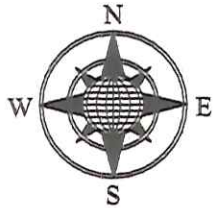
Listing Office & Compensation Information

List Office: **Jason Mitchell Real Estate Group Michigan LLC**

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.
 Sub Agency Comp: **Buyer Agency Compensation: Yes: 2.50%**
 Trans Coord Comp: **Compensation Arrangements:**

Remarks

Pub Rmks: **Beautiful well maintained brick ranch offers 3 bed 2.5 baths located in a desirable sub in Northwest Livonia. The large family room/dining room combination has a door wall leading to a large deck. Huge eat in kitchen and all kit appliances stay. The backyard is perfect for entertaining with an extra wide lot. The large corner lot adds extra entertainment space. The fin basement is large and open with additional kitchen space. New roof installed December 2023. The home is professionally landscaped and has a 2 car attached garage. Within walking distance to Stevenson High School *LOT DIMENSION IS 95X 157.36* ACRES 0.034 SELLER TO PROVIDE BUYER WITH A ONE YEAR HOME WARRANTY WITH CINCH HW**



Curtis Rd

Property Line

Myron St

Property Line

House
33545 Curtis Rd
Livonia, MI 48152

Property Line

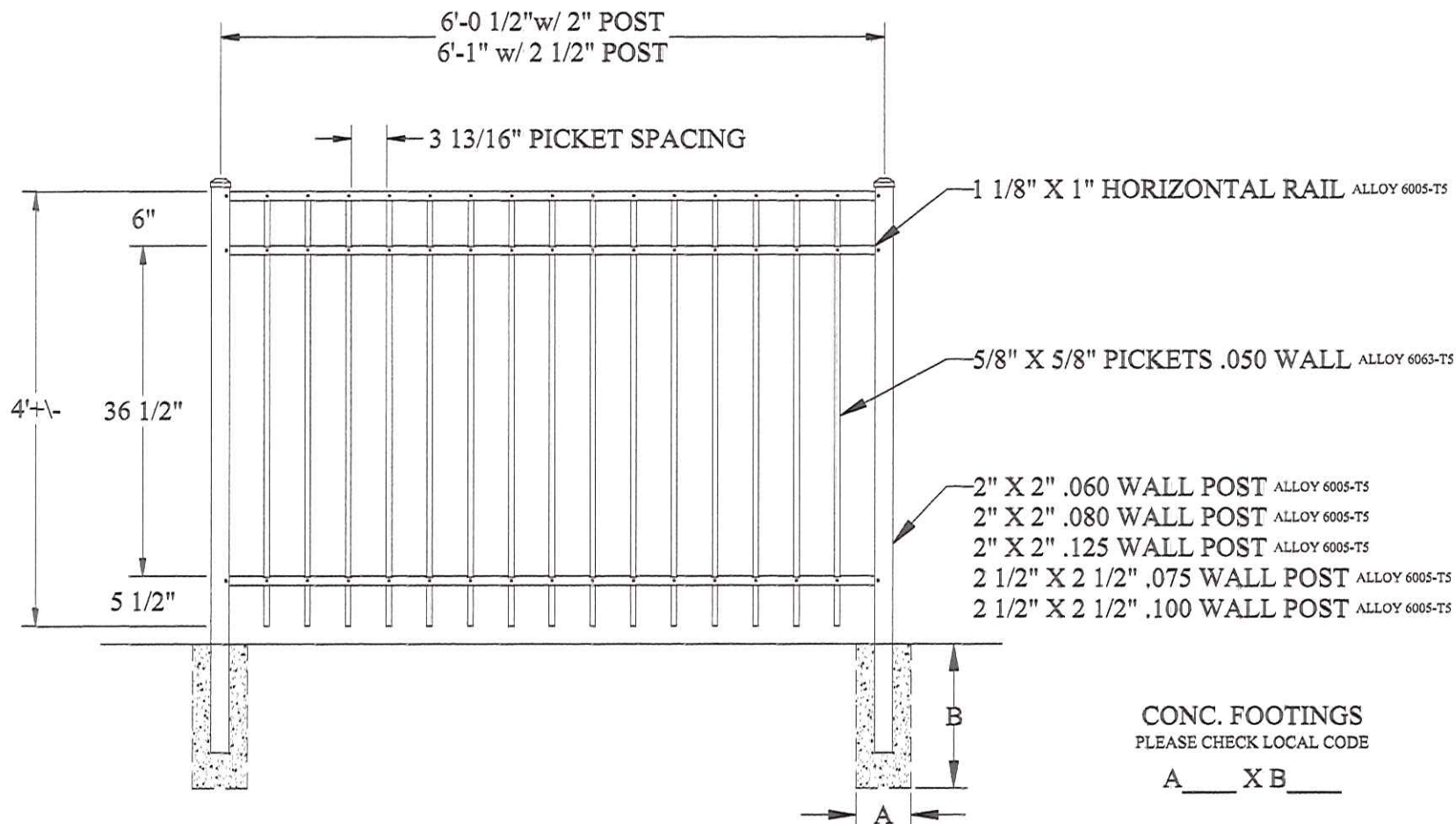
Property Line

House
18151 Myron St
Livonia, MI 48152

Parcel 1 No. (APN)	46 036 02 0212 000
Lot 1 Area	0.79 ACRES
Parcel 2 No. (APN)	46 036 02 0210 000
Lot 2 Area	0.27 ACRES

ADDRESS: 18199 Myron St
Livonia, MI 48152
Scale: 1"=30'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of
features, objects or boundaries and should not be relied upon
as being legally authoritative for the precise location of any
feature, object or boundary.



NOTE: DRAWING NOT TO SCALE. ALL SECTIONS COME FULLY ASSEMBLED.

EFF-20
RESIDENTIAL

4' HIGH 3-RAIL
ALUMINUM FENCE PANEL
2-21-16 V.1.0 KS KS STD DRAWING

CONTRACTOR:

PROJECT:

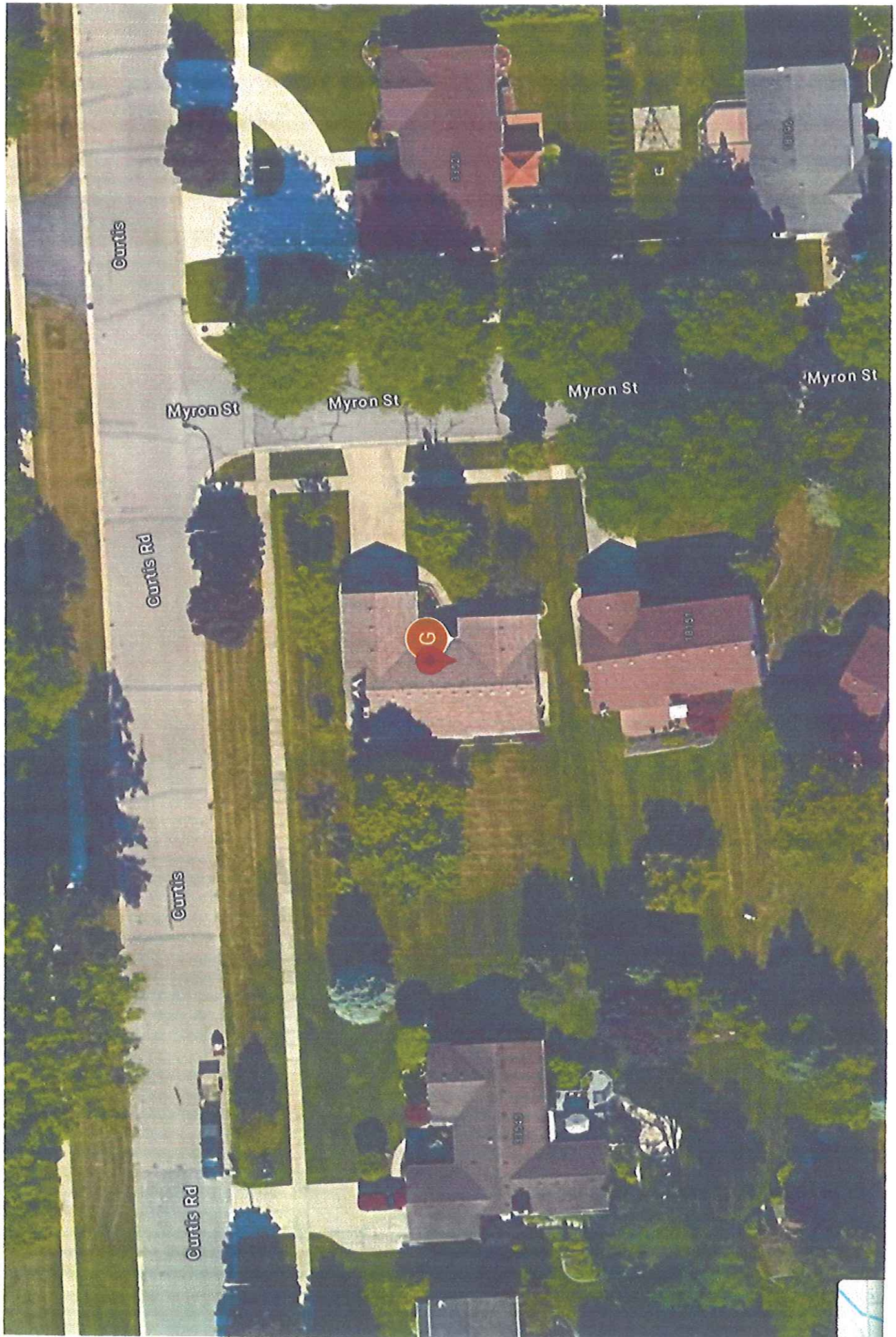
COLOR:

DATE:



50925 RICHARD W. BLVD
CHESTERFIELD TOWNSHIP, MI 48051
WWW.ELITEFENCE.COM
1-800-783-1331

This drawing is the property of Elite Fence Products, Inc.. It is not to be reproduced, copied, or traced in whole or part without written permission. See product specifications for installation requirements.



Curtis

Myron St

Myron St

Myron St

Myron St

Curtis Rd

Curtis

Curtis Rd

6

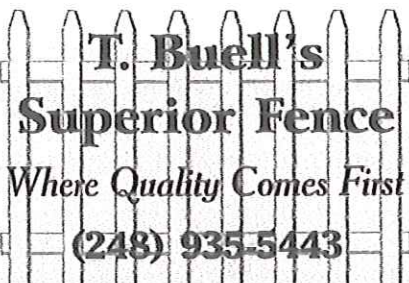
1818

1817

1815

1816

26700 W. Eight Mile Rd.
Southfield, MI 48033
TBSFence@gmail.com



DARIN
734-751-9092
www.TBSuperiorFence.com

Date 5/11/24

Customer Name JACOB & GRACE GATES		Home Phone JACOB 734-664-6560		Alternate Phone	
Address 18199 MYRON ST		City LIVONIA		State MI	Zip 48152
Email		ALL WORK COMES WITH A TWO YEAR WORKMANSHIP WARRANTY			
Type of Fence MATTE BLACK ALUMINUM 3-RAIL					
Over All Length 293	Over All Height 4	SPECIAL INSTRUCTIONS			
Walk Gates 1	Drive Gates 1				
CHAIN LINK FENCE					
Wire Gauge	Diameter of Top Rail	SPECIAL WORK TO BE PERFORMED BY CUSTOMER			
Diameter of Corner Post	Diameter of Line Post				
W-TO					
CL-TO					
☒ CC 2					
CORNER LOT					
POOL					

Responsibility of Buyer: I agree to locate and identify all **Property Lines, Easements, Underground Cables, Pipes, Sprinkler Lines, Personal Electrical**, such as the house to the garage, and any other **External Unmarked Utilities** not identified by MISS DIG System Inc. (Miss Dig). I agree that I am solely responsible for the location of the fence described in this proposal. I will be responsible for all damages including costs and attorney fees incurred from T. Buell's Superior Fence LLC (Superior Fence), in connection with any claim made by anyone regarding this project.

Terms and Conditions: Superior Fence is not responsible for repair or costs of any unmarked utilities by Miss Dig, including, but not limited to: **Underground Cables, Pipes, Sprinkler Lines, Personal Electrical**, and any other **External Unmarked Utilities**. Superior Fence does not haul dirt, trees or brush of any kind. Superior Fence is not responsible to maintain integrity of landscaping, including, but is not limited to: regrading or trenching for the fence, flowers, plants, mulch, or any decorative ornaments. All balances are due immediately upon completion of the project, as described in this contract. All material remains the property of Superior Fence until the balance is paid in full. Superior Fence reserves the right to post a lien on the property where the work has been performed. Initial payments become non-refundable 72 hours after this contract is executed.

Estimate is valid for 30 days. A 3% Convenience Fee will be added for all credit card transactions.

* IF VARIANCE BOARD DOESN'T APPROVE LAYOUT WE WILL
REFUND DEPOSIT. **DARIN SUGLE**

T. BUELL'S SUPERIOR
FENCE.

Sub Total: **15,928**

After Discount: **15,928**

Earnest Money Received: **8,000**

3% Convenience Fee: **0**

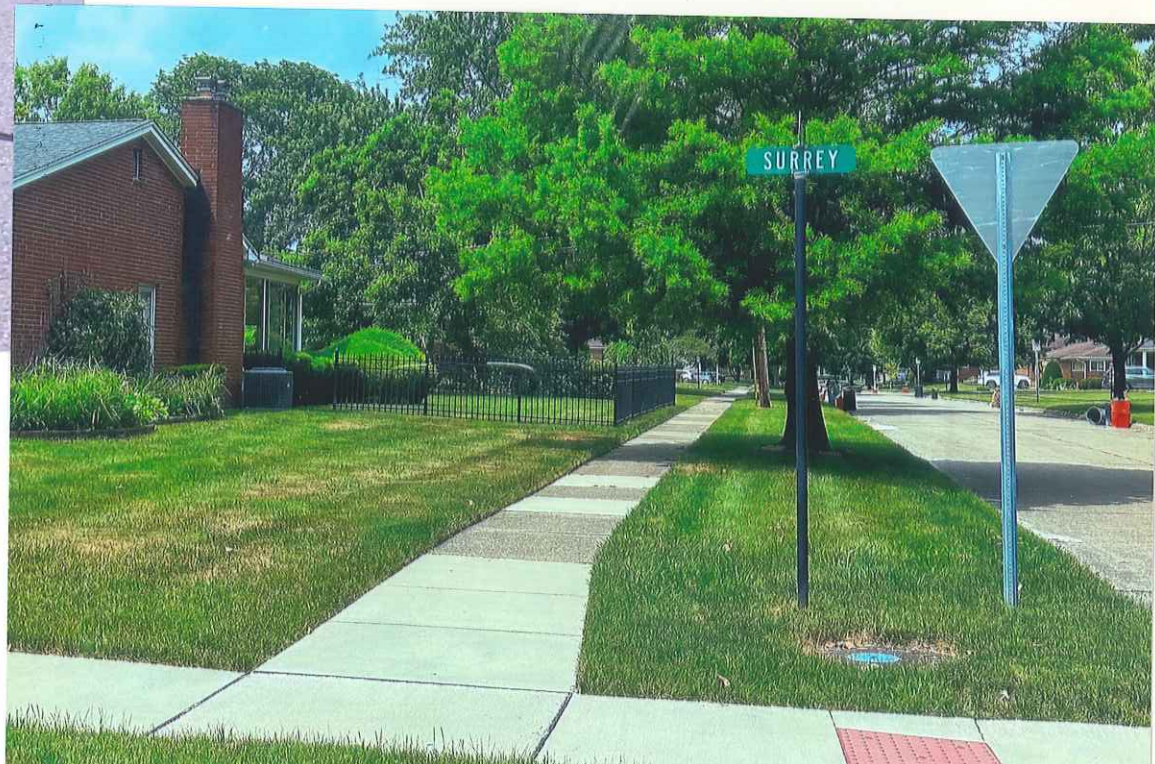
Balance Due Upon Completion: **7,928**

I understand and agree to all terms and conditions.

Date: **6/9/24**

Customer Signature: **[Signature]**

PD 8000 check # 787 6/9/24





JACOB AND GRACE GATES
18199 MYRON

REF: FENCE
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 9

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
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 **July 29, 2024**

APPEAL CASE NO. 2024-07-25, 33201 Plymouth Road: an appeal was made to the Zoning Board of Appeals by Sheldon Center, LLC, on behalf of Lessee Momentum Health, LLC, seeking to erect a wall sign resulting in excess area of the sign.

This Corridor Commercial property is located on the south side of Plymouth Road (33201), between Farmington Road and Woodring Avenue, Lot. No. 134-99-0003-004, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3) (Maximum Area).

Sign Area

Allowed: 60 sq. ft.
Proposed: 90 sq. ft.
Excess: 30 sq. ft.

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, August 13, 2024, 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.



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

CITY OF LIVONIA
Inspection Department

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

Applicant (Same as owner) Address (Same as owner)
Owner Sheldon Center, LLC. Address 24255 W.13 Mile, Suite 220, Bingham Farms, MI 48082
Lessee Momentum Health, LLC. Address 30525 Jefferson Ave., St Clair Shores, MI 48082
Location South Side of 33201 Plymouth Street
Between Farmington Rd. And Woodring Ave.
Lot No/Parcel No. 134-99-0003-004 Subdivision n/a
Zoning District C-2 Map No. NW 34 Lot Size n/a Alley n/a
Present Use General Business Proposed Use No change
Present Building Size 60 feet of suite frontage Proposed Building Size No change
Present Height of Building n/a Proposed Height n/a
Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal
Seeking to erect a wall sign resulting in excess area of the sign. Maximum area allowed: 60 square feet.; Proposed: 90 square feet.;
Excess: 30 square feet.

Reason for Rejection Livonia Zoning Ordinance, Section 11.08 (3) (Maximum area)
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 30 square feet

Remarks

Plans and Application examined by [Signature] Date July 18, 2024

ZONING EXAMINER

APPLICATION FOR VARIANCE

SHELDON CENTER, LLC 24255 W 13 MILE RD STE 220 BINGHAM FARMS MI 48025 (248)752-1748
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

MOMENTUM HEALTH, LLC 30525 JEFFERSON AVE ST CLAIR SHORES MI 48082 (586) 496-2825
(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

ARCHETYPE 9611 James Avenue S Minneapolis, MN 55431 (952) 641-9602
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

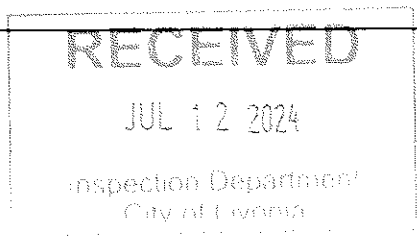
The property address is 33201 PLYMOUTH ROAD LIVONIA MI 48150

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

- 1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? No
- 2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
see attached deed

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

- 3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:
This shopping center has unusual long depth of building (150') that created "long and narrow" stores . These unique dimensions give tenants a disproportionately small amount of signage under the ordinance, and the wall signs are an unusually far distance from Plymouth Road.
- 4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
Signage that is permissible under the ordinance would not be adequate for visibility from Plymouth road for motorists creating un-safe condtions for traffic and patrons looking for signs.
- 5. Explain why you think this variance would be fair to the neighbors and others who might be affected. Neighbors have received this same variance for 150% sign area because of the same depth building (33231 Plymouth 2011-06-28). The previous tenant for this space (33201) received a 150% sign variance (My Hobby & Toys 2013-08-35) The proposed signage is consistent in scale with the neighbors sign sizes.
- 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?
This specific building's deep dimensions are too unique to address in the zoning ordinance.



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

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? This building is too unique. General Commercial is the proper zoning for the building. The

proposed variance is not inconsistent with General Commercial zoning.

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 OAKLAND)
STATE OF MICHIGAN)

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

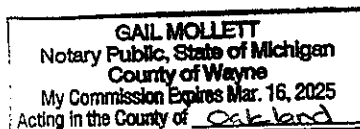
Signature of property owner: _____

Please print name of property owner: Josh Grenadier - SheldenCenter, LLC

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 12th day of July, 2024.

Gail Mollett
(Notary Public, Wayne County, Michigan)
My Commission expires 3/16/25



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 7/12/24, which reads as follows:

EXCESSIVE SIGN AREA

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

CHIEF

00039663 APR 18 2000

PA. 327 OF 1868
AFFIDAVIT FILED

Liber-31466 Page-40
200127500 4/18/2000
F.E. Youngblood, Wayne Co. Register of Deeds
RDFXBOB

COVENANT DEED

husband and wife (B)

WALTER R. SAMUELS and MARILYN JOY SAMUELS, each an individual having an address at 810 Seventh Avenue, 28th Floor, New York, New York 10019 (collectively "Grantor"), does hereby convey, grant, demise, alien and confirm to SHELDON CENTER, L.L.C., a Michigan limited liability company having an address at 300 River Place, Suite 6600, Detroit, Michigan ("Grantee") 48207 all of Grantor's right, title and interest, in the following described premises situated in the City of Livonia, Wayne County and State of Michigan, to wit:

SEE Exhibit A

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Ten (\$10.00) Dollars, subject to such easements, restrictions, and encumbrances as set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

*see Real Estate Transfer Tax Valuation Affidavit filed (B)

Grantor herein does hereby covenant and agree that it is lawfully seized of the premises, has good right to convey, that it has not heretofore done, committed or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, shall or may be charged or encumbered in title, estate or otherwise, except as may be hereinabove stated, and Grantor will warrant and defend title to the above granted premises against all persons lawfully claiming from, through and under it, except with respect to those matters described on Exhibit B.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make all division (s) under Section 108 of the Land Division Act, Act 288 of the Public Acts of 1967.

Dated: August 4th, 1999

This is to certify that there are no tax liens or titles on this property and that taxes are paid for FY 1999-2000 previous to date of this instrument EXCEPT
No. 4444 Wayne County Treasurer Date 1999 not examined
Wayne County Treasurer Clerk E. Ward

WITNESSES:

Venus Ortiz
Venus Ortiz
Indra Rivas
Indra Rivas

Walter R. Samuels
Walter R. Samuels
Marilyn Joy Samuels
Marilyn Joy Samuels

DRAFTED BY AND RETURN TO:

Stephen J. Bock, Esq.
Liberson & Bock, P.C.
30500 Northwestern Highway, Suite 200
Farmington Hills, MI 48334

82-374717

TAX IDENTIFICATION:

Part of 46-134-99-0003-004 (1997 Taxes)
Part of 46-134-99-0003-005 (Future Taxes)
Address: 33101-33251 Plymouth Road, Livonia, Michigan

13 112 25

DD
21 4R SP9 A MB

STATE OF NEW YORK)

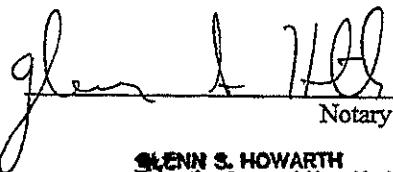
COUNTY OF NEW YORK)

) ss.:

Liber-31466

Page-41

On the 4th day of August, 1999, before me personally came Walter R. Samuels, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.


Notary Public

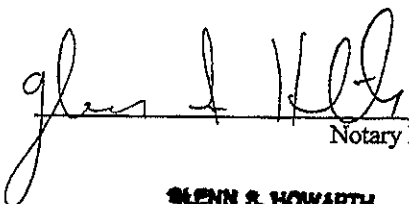
GLENN S. HOWARTH
Notary Public, State of New York
No. 31-4966670
Qualified in New York County
Commission Expires May 14, 2001

STATE OF NEW YORK)

COUNTY OF NEW YORK)

) ss.:

On the 4th day of August, 1999, before me personally came Marilyn Joy Samuels to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.


Notary Public

GLENN S. HOWARTH
Notary Public, State of New York
No. 31-4966670
Qualified in New York County
Commission Expires May 14, 2001

Exhibit A

LEGAL DESCRIPTION: PARCEL I

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

Part of the northwest 1/4 of section 34; town 1 south, range 9 east, City of Livonia, Wayne County, Michigan being described as: Beginning at the intersection of the south line of Plymouth Road and the east line of Farmington Road, said point being south 0 degrees 54 minutes 16 seconds west 60.0 feet and south 88 degrees 39 minutes 44 seconds east 60.0 feet from the northwest corner of section 34; town 1 south, range 9 east, thence along the east line of Farmington Road, said line being 60.0 feet east of and parallel to the west line of section 34, south 0 degrees 54 minutes 16 seconds west 666.0 feet; thence along the north line of Van Court (60 feet wide) south 88 degrees 39 minutes 44 seconds east 590.53; thence north 14 degrees 18 minutes 15 seconds east 269.32 feet; thence north 01 degrees 20 minutes 16 seconds east 403.53 feet; thence along the south line of Plymouth Road, said line being 60.0 south of and parallel to the north line of section 34, north 88 degrees 39 minutes 44 seconds west 656.0 feet to the point of beginning.

CONTAINING 9.61 Ac.

Parcel Identification Nos:

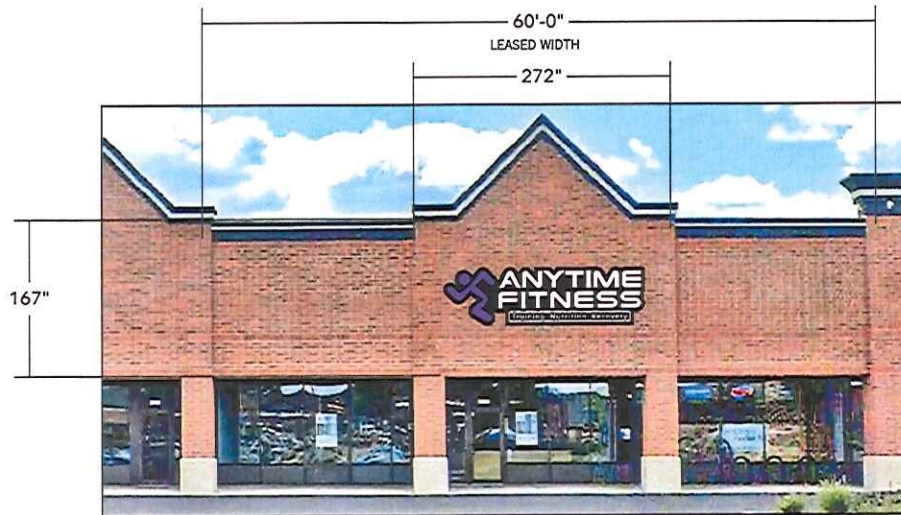
(part of) 46-134-99-0003-004 (1997 Taxes)

(part of) 46-134-99-0003-005 (Future)

LEGAL DESCRIPTION: PARCEL II - OUTLOT X

Also, the South 1.13 acres of the following described parcel; Beginning at a point on the South line of Plymouth Road (120 ft. wide) distant South 00° 54' 16" West along the West section line, 60.00 feet and South 88° 39' 44" East, 716.00 feet from the Northwest corner of Section 34; thence along said South line, South 88° 39' 44" East, 153.13 feet; thence South 01° 19' 46" West, along the West line of Woodring Avenue (60 ft. wide), 665.98 feet; thence North 88° 39' 44" West along the North line of Van Court (60 ft. wide), 213.85 feet; thence North 14° 18' 15" East, 269.32 feet; thence North 01° 20' 16" East, 403.53 feet to the point of beginning.

Vacant land



CITY CRITERIA
SUBMIT FOR APPROVAL
LANDLORD CRITERIA
SUBMIT FOR APPROVAL
ALLOWED: PROPOSED: 90.00 SQFT

① ELEVATION | NORTH

Scale: 3/32"=1'-0"



PROFILE

② CHANNEL LETTERS, LOGO & MONIKER ON CONTOUR PANNED BACKER PANEL

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

Q | 108670

ANYTIME FITNESS

33201 PLYMOUTH RD, LIVONIA, MI 48150

DESCRIPTION

- (A) CHANNEL LETTERS**
3" BLACK ALUMINUM RETURNS (STOCK)
3/16" WHITE ACRYLIC FACES (7328) (CNC)
1" BLACK TRIM CAPS (STOCK)
PRE-FINISHED WHITE ALUMINUM BACKS (CNC)
- (B) CHANNEL LOGO**
3" BLACK ALUMINUM RETURNS (STOCK)
3/16" WHITE ACRYLIC FACES (7328) (CNC)
ANYTIME FITNESS TRANSLUCENT CUSTOM PURPLE VINYL (3630-8912-48) - APPLIED FIRST SURFACE
1" BLACK TRIM CAPS (STOCK)
PRE-FINISHED WHITE ALUMINUM BACKS (CNC)
- (C) CHANNEL MONIKER**
3" BLACK ALUMINUM RETURNS (STOCK)
3/16" WHITE ACRYLIC FACE (7328) (CNC) - OVERLAPPING SEAMS AS NEEDED
REVERSE CUT MATTE BLACK VINYL COPY (220-22) - APPLIED FIRST SURFACE
1" BLACK TRIM CAPS (STOCK)
PRE-FINISHED WHITE ALUMINUM BACKS (CNC)
- (D) CONTOUR PANNED BACKER**
.063" X 2" ALUMINUM RETURNS (WELDED) - 1/8" ALUMINUM FACE (CNC)
1/8" ALUMINUM BACK (CNC) - ATTACHED TO RETURNS WITH ALUMINUM CLIPS
FACE AND EDGES PAINTED BLACK (SATIN FINISH)
- ILLUMINATION**
PRISM SYNERGY MINI 6500K WHITE LED UNITS
290 L.E.D. MODULES - 161 LINEAL FEET TOTAL
(2) HE 96W 24V POWER SUPPLY (P-OH096-24-HE)
110-277 VAC - 60 HZ 0.98 @ 100VAC,
0.42 @ 277 VAC
TIMER CONTROLLER
FINAL ELECTRICAL CONNECTION BY OTHERS
- INSTALL**
MOUNT TO WALL USING WALL ANCHORS - TYPE & SIZE TBD BY WALL CONDITIONS



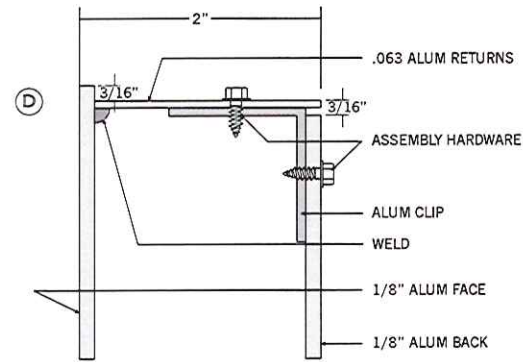
Jenny Kruse | 952 641 9602
jennyk@archetypesign.com

date: 5.22.24 designer: JB

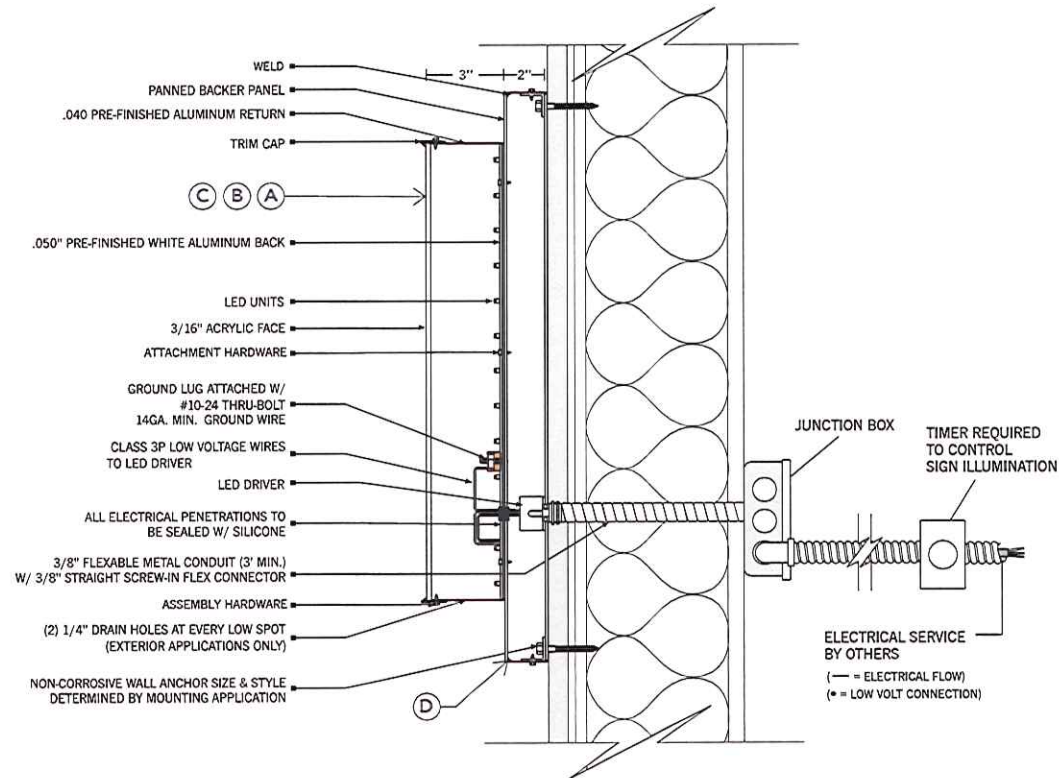
Rev 2 - 7.11.24

approval

This print is meant as a representation of a sign shown in consideration of being manufactured by Archetype. Materials may influence final result. Samples available upon request. Designs contained herein are not meant to be exhibited to others outside of included parties and employees. Designs received from Archetype may not be manufactured by others without reimbursement for time spent in the creation of these designs or any resemblance. Drawings may contain elements considered artistic intellectual property of Steve Carpenter, owner of Archetype.



4 CONTOURED PANNED BACKER DETAIL
Scale: NTS



3 CHANNEL LETTERS (3\"/>

Scale: NTS

108670

ANYTIME FITNESS

33201 PLYMOUTH RD, LIVONIA, MI 48150



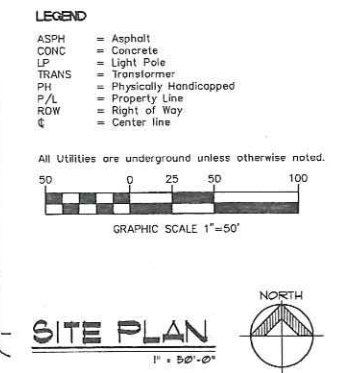
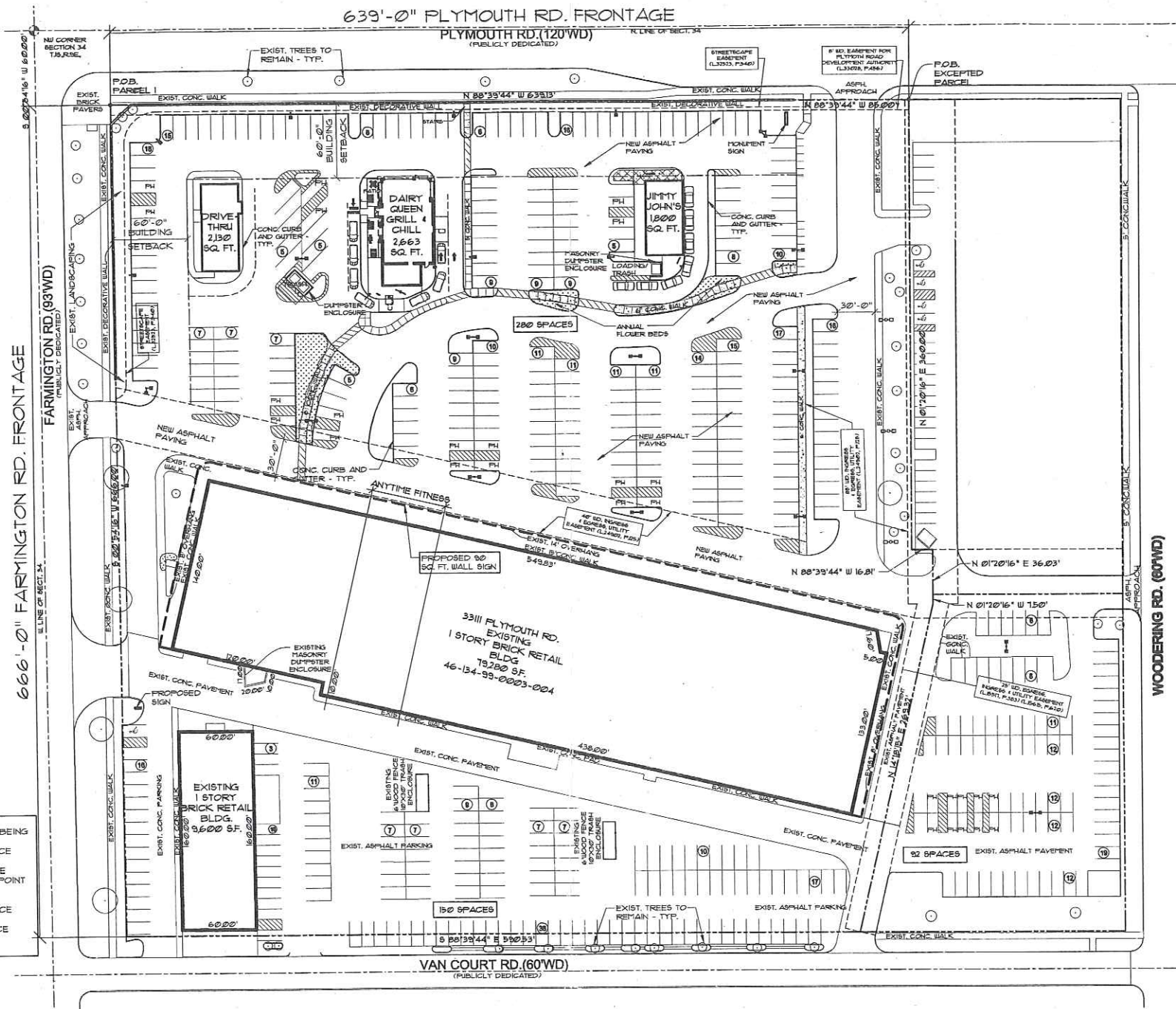
Jenny Kruse | 952 641 9602
jennyk@archetypedesign.com

date: 5.22.24 designer: JB

Rev 2 - 7.11.24

approval

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Issued For:
07-10-24

Sheet No.

$$SP = \frac{1}{2} \left(\frac{1}{\rho} + \frac{1}{\sigma} \right)$$




ZONING MAP

LEGEND

Zoning Districts

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

N.W. 1/4 Section 34

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

**ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF
JANUARY 20, 2016**

#38-16 RESOLVED, that having considered a communication from the City Planning Commission, dated December 21, 2015, which transmits its resolution #12-91-2015, adopted on December 15, 2015, with regard to **Petition 2015-11-08-18, submitted by Sheldon Center, L.L.C.**, in connection with a proposal to renovate and expand the existing commercial shopping center (**Shelden Park Village**) including remodel the exterior façade of the existing shopping center building, reconfigure the layout of the parking lot, construct a freestanding full service restaurant, and obtain preliminary approval for two (2) future commercial buildings, located at the southeast corner of Plymouth and Farmington Roads (33111 thru 33251 Plymouth Road) in the Northwest 1/4 of Section 34, the council does hereby concur in the recommendation of the Planning Commission and Petition 2015-11-08-18 is hereby approved and granted, subject to the following conditions:

1. That the Site Plan marked Sheet SP-1 and the Enlarge Site Plan marked Sheet SP-2, both dated December 10, 2015, as revised, prepared by J2BA Architects, are hereby approved and shall be adhered to;
2. That the parking lot shall be repaired, resealed and restriped as necessary to the satisfaction of the Inspection Department. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length;
3. That the Landscape Plan prepared by Stewart Hass & Associates, as received by the Planning Commission on December 11, 2015, is hereby approved and shall be adhered to;
4. That all disturbed lawn areas shall be sodded in lieu of hydro-seeding;
5. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
6. That the Floor Plan and Elevations – Large Building Plan marked Sheet A-3 dated November 20, 2015, prepared by J2BA Architects, is hereby approved and shall be adhered to;
7. That the Farmington Road Elevation - Small Building Plan marked Sheet A-4 dated December 10, 2015, prepared by J2BA Architects, is hereby approved and shall be adhered to;

8. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;
9. That the issues as outlined in the correspondence dated December 4, 2015, from the Fire Marshal, including the recommendation of installing a Ladder Port/Ladder Receiver, shall be resolved to the satisfaction of the Fire Department;
10. That a significant number of dumpster enclosures shall be located throughout the development and within a practical walking distance from the buildings and the number, distance and locations shall be approved by the Inspection Department
11. That the three walls of the trash dumpster areas shall be a minimum of seven feet (7') in height, constructed out of the same brick used in the construction of the buildings or in the event a poured wall is substituted, the wall's design, texture and color shall match that of the buildings and the enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass and maintained and when not in use closed at all times;
12. That this site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and shall secure any required permits, including soil erosion and sedimentation control permits;
13. That all light fixtures along the front part of the development shall not exceed twenty feet (20') in height and those at the back of the site shall not exceed twenty-five feet (25') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
14. That only conforming wall signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
15. That no LED lightband or exposed neon shall be permitted on this site including, but not limited to, the buildings or around the windows;
16. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and

17. Pursuant to Section 19.10 of Ordinance #543, the Zoning Ordinance of the City of Livonia, this approval is valid for a period of ONE YEAR ONLY from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

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PUBLIC NOTICE ***July 29, 2024***

APPEAL CASE NO. 2024-07-26, 37772 Howell Street: an appeal was made to the Zoning Board of Appeals by Dennis Buddenborg, seeking to construct a 15-foot by 8-foot mud room addition resulting in a deficient corner side yard setback.

This Low-Density Residential property is located on the north side of Howell Street (37772), between Richfield and Blue Skies Streets, Lot. No. 073-01-0028-000, N-1, Neighborhood District, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 3.04 (Dimension Regulations).

Corner Side Yard Setback

Required: 25 feet

Proposed: 22 feet

Deficient: 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, August 13, 2024, 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.



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

CITY OF LIVONIA
Inspection Department

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

Applicant (SAME AS OWNER) _____ Address (SAME AS OWNER) _____
Owner DENNIS BUDDENBORG _____ Address 37772 HOWELL, LIVONIA, MI 48154 _____
Lessee N/A _____ Address N/A _____
Location NORTH _____ Side of 37772 HOWELL _____ Street _____
Between RICHFIELD _____ And BLUE SKIES _____
Lot No/Parcel No. 073-01-0028-000 _____ Subdivision CASTLE GARDENS #1 _____
Zoning District N-1 _____ Map No. NE 19 _____ Lot Size IRREGULAR (0.25 ACRES) _____ Alley N/A _____
Present Use SINGLE FAMILY RESIDENTIAL _____ Proposed Use (NO CHANGE) _____
Present Building Size 995 SQ. FT. _____ Proposed Building Size 1,115 SQ. FT. _____
Present Height of Building _____ Proposed Height (NO CHANGE) _____
Allowable Lot Coverage 35% _____ Proposed Lot Coverage 15.3% _____

Proposal _____
SEEKING TO CONSTRUCT A 15 FT. BY 8 FT. MUD ROOM ADDITION RESULTING IN A DEFICIENT CORNER SIDE YARD
SETBACK. CORNER SIDE YARD SETBACK REQUIRED: 25 FEET; PROPOSED: 22 FEET; DEFICIENT: 3 FEET.

Reason for Rejection LIVONIA ZONING ORDINANCE, SECTION 3.04 (DIMENSION REGULATIONS)

Deficient Side Yard 3 FEET (3.04) _____ 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 JULY 22, 2024

ZONING EXAMINER

APPLICATION FOR VARIANCE

Dennis Buddenberg 37772 Howell Livonia 48154 734-464-7428
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

- Steve Gilson 15558 Doris Livonia 48154 248-986-7990
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)
- Dennis Buddenberg 37772 Howell Livonia 48154 734-464-7428
The property address is 37772 Howell, Livonia 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:

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:

Main floor mudroom allows us to move our laundry facilities to the main level, negating carrying laundry up and down a stairwell.

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

This variance will allow us to remain in our home as we go into our senior years, when navigating stairs become tenuous and dangerous.

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

This variance should only enhance the character of our home and reflect positively on the surrounding 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

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

Don't believe it's applicable to this variance.

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

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

Don't believe it's applicable to this variance

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

RECEIVED

JUL 22 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: Dennis Buddenberg

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 22nd day of July, 2024

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

My Commission expires June 2, 2029

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated July 22, 2024, which reads as follows:

DEFICIENT 5.05 YARD SETBACK

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

(Supervisor)

Application for permit filed No

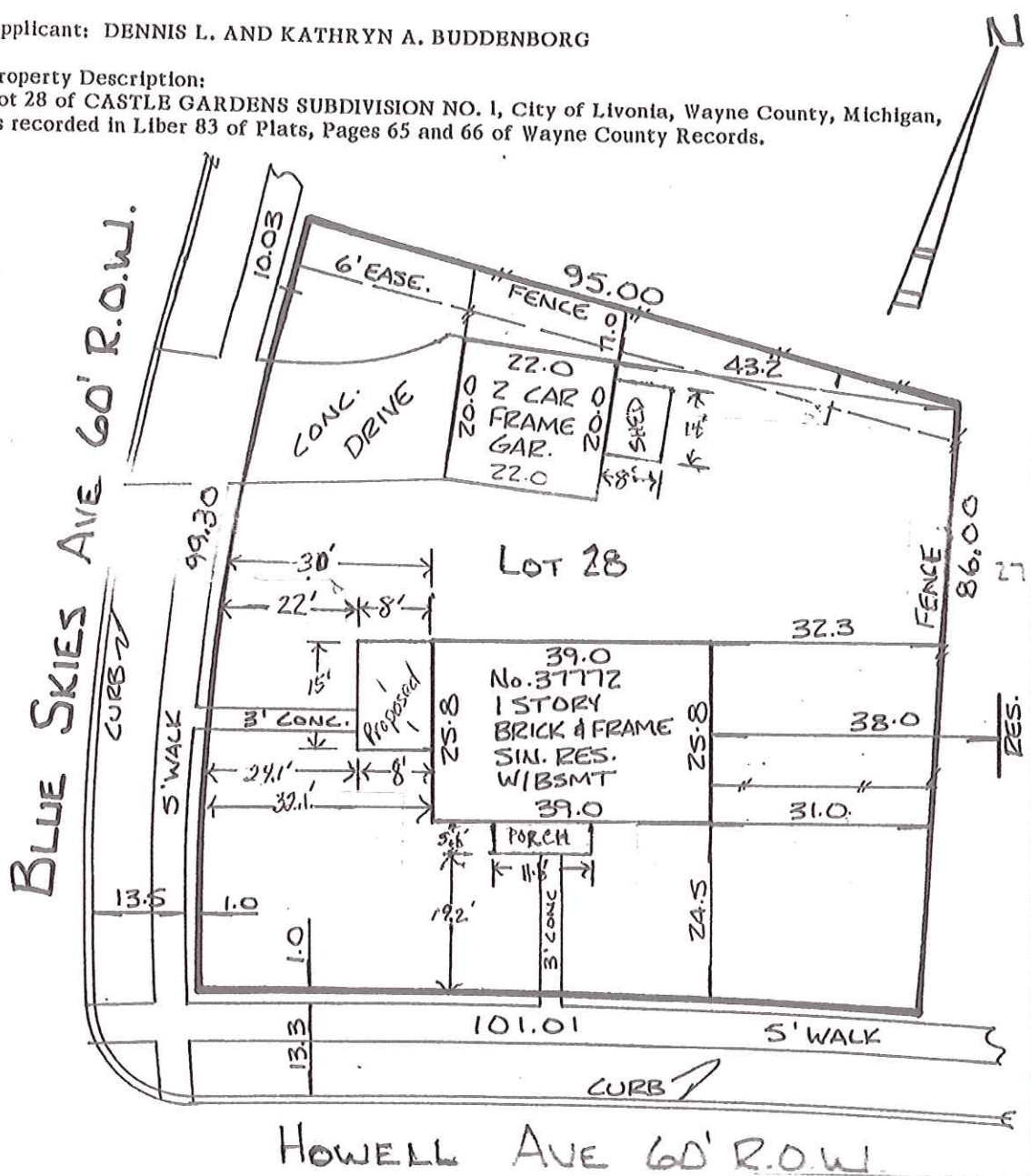
Violation Issued No

Kathryn and Dennis Buddenborg
37772 Howell St.
Livonia, MI 48154
Parcel: 46073010028000
Single Family Home

Applicant: DENNIS L. AND KATHRYN A. BUDDENBORG

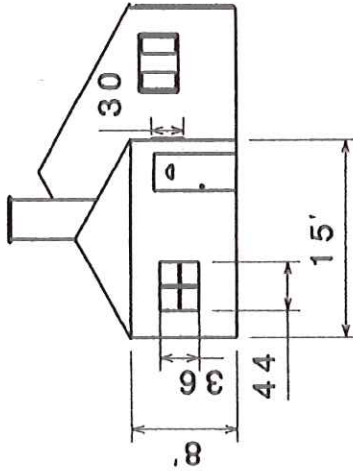
Property Description:

Lot 28 of CASTLE GARDENS SUBDIVISION NO. 1, City of Livonia, Wayne County, Michigan,
as recorded in Liber 83 of Plats, Pages 65 and 66 of Wayne County Records.

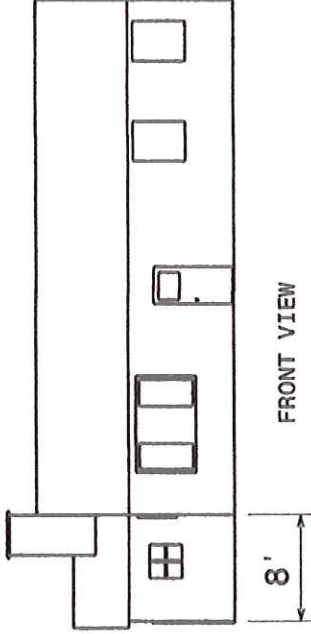


NOTES:

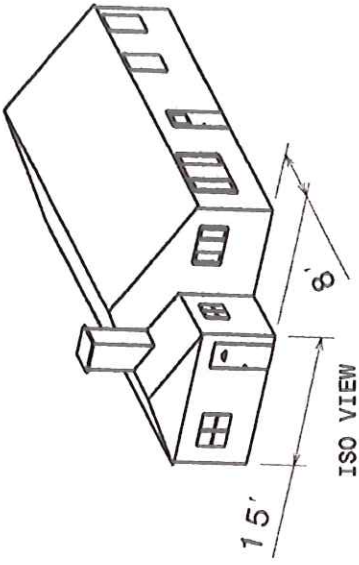
1. BRICK VENEER ON 3 SIDES 7/16" OSB WALLS WITH 3 1/2" INSULATION.
2. 42" DEEP FOUNDATION WITH BRICK LEDGE. REROOF IN FOOTINGS.
3. 2X8" FLOORING AND BRACES, 8" FLOORING INSULATION. HEAT DUCT INSULATED.
4. 12" CEILING INSULATION.
5. ICE GUARD AND DIMENSIONAL SHINGLES ON 1/2" OSB ROOFING. ONE ROOF CANISTER. HURRICANE CLIPS ON ALL 2X6" RAFTERS. TYVEK WRAPPED AROUND ALL WALLS, WITH SEAMS AND WINDOWS TAPED.



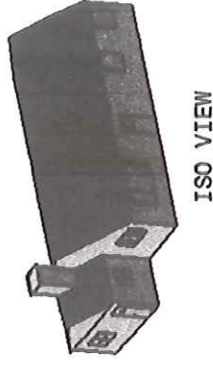
SIDE VIEW



FRONT VIEW



ISO VIEW



ISO VIEW

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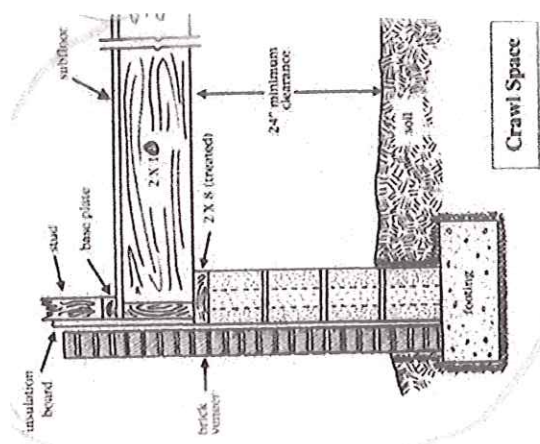
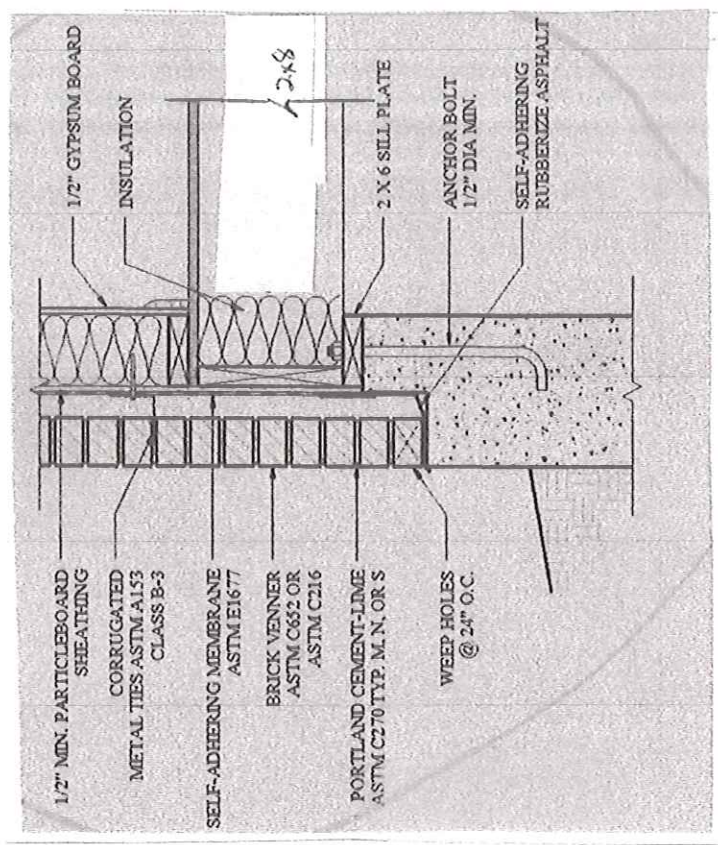
DRAWN BY	DATE
CCS	7/3/2024
CHECKED BY	DATE
M. GUIDER	7/3/2024
DESIGNED BY	DATE
D. BUDDENBORG	7/1/2024

Addition 8x15

DRAWING TITLE Livonia Dwelling
37772 Howell St 48154

SIZE	DRAWING NUMBER	REV
A4	PARCEL:46073010028000	A
SCALE	N/A	Ft / Inches
		SHEET 1/3

A B C D

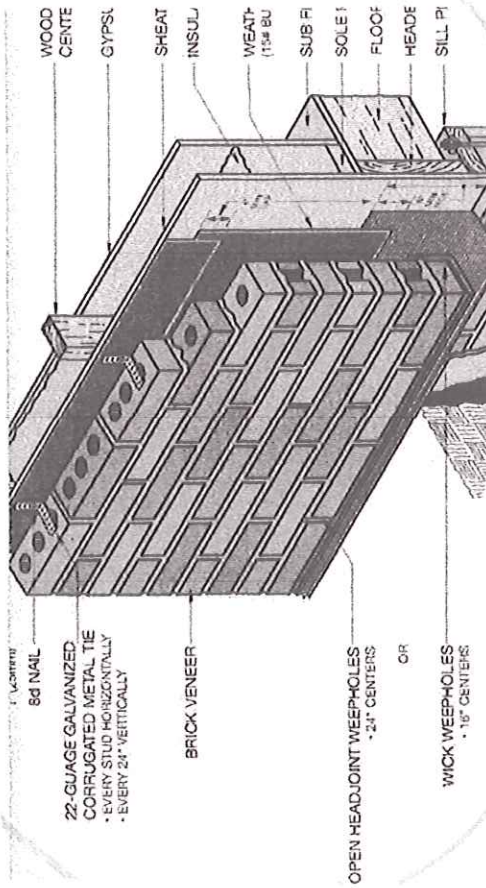
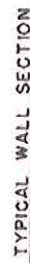


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Addition 8x15

DRAWN BY CCS	DATE 7/3/2024	DRAWING TITLE Livonia Dwelling 37772 Howell St 48154	
CHECKED BY M. GUIDER	DATE 7/3/2024	SIZE A4	DRAWING NUMBER PARCEL: 46073010028000
DESIGNED BY D. BUDDENBORG	DATE 7/1/2024	SCALE N/A	REV A
		Ft / Inches	SHEET 2/3

D A



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DRAWN BY	DATE
CCS	7/3/2024
CHECKED BY	DATE
M. GUIDER	7/3/2024
DESIGNED BY	DATE
D. BUDDENBORG	7/1/2024

DRAWING TITLE		Livonia Dwelling	
		37772 Howell St 48154	
SIZE	DRAWING NUMBER		REV
A4	PARCEL: 46073010028000		A
SCALE	N/A	Ft / Inches	SHEET 3/3

Addition 8x15

**REF: MUD ROOM ADDITION
LOW DENSITY RESIDENTIAL**



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October 30, 2017

Dennis Buddenborg
37772 Howell
Livonia, MI 48154

Dear Mr. Buddenborg,

The Zoning Board of Appeals of the City of Livonia, at a Special meeting held October 24, 2017, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2017-10-62: Dennis Buddenborg, 37772 Howell, Livonia, MI 48154, seeking to maintain a covered front porch constructed without a permit, resulting in deficient front yard setback.

Front Yard Setback:

Required:	25.0 ft.
Proposed/Existing:	20.2 ft.
Deficient:	4.8 ft.

The property is located on the north side of Howell (37772), between Richfield and Blue Skies, Lot. No. 073-01-0028-000, R-1 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 4.05, "Schedule of Minimum Front and Rear Yard Requirements in R-1 through R-5 Districts," **be granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met because of the porch and the high level of sunlight and heat it maintains.
2. Denial of the variance would have severe consequences for the Petitioner because of property damage that has occurred due to the porch being exposed to these temperatures.

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 734-466-2259 if you need assistance.

3. The variance is fair in light of its effect upon neighboring properties and in the spirit of the Zoning Ordinance because of the overwhelming neighborhood support.
4. The Board received ten (10) letters of approval and zero objection letters from neighboring property owners.
5. This property is classified as "Low Density Residential" in the Master Plan and the proposed variance is not inconsistent with that classification.

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

1. That a double fee be assessed for constructing the porch without a permit.
2. That no enclosure be added to the porch at any time and that the current concrete pad be maintained at its present size.
3. That the Board waives the five-day period so the Petitioner can complete the project expeditiously.

Sincerely,

James Baringhaus
Secretary

/mm

cc: S. Banko, City Clerk, M. Fisher, S. Reece, S. Miller, R. Abrahamson, C. Hanosh

APPEAL CASE NO. 2017-10-62: An appeal has been made to the Zoning Board of Appeals by Dennis Buddenborg, 37772 Howell, Livonia, MI 48154, seeking to maintain a covered front porch constructed without a permit, resulting in deficient front yard setback.

Front Yard Setback:

Required:	25.0 ft.
Proposed/Existing:	20.2 ft.
Deficient:	4.8 ft.

The property is located on the north side of Howell (37772), between Richfield and Blue Skies, Lot. No. 073-01-0028-000, R-1 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 4.05, "Schedule of Minimum Front and Rear Yard Requirements in R-1 through R-5 Districts."

Henzi: Mr. Stroble, anything to add to this case?

Stroble: Not at this time, Mr. Chair.

Henzi: Any questions for Mr. Stroble? Hearing none, will the Petitioner please come forward?

D. Buddenborg: Good evening.

Henzi: Good evening.

D. Buddenborg: My name is Dennis Buddenborg. I live at 37772 Howell Street in Livonia.

K. Buddenborg: Hi. I'm Kathy, his wife.

Henzi: Same address?

K. Buddenborg: Yes, same address.

Henzi: Same last name?

K. Buddenborg: Same last name.

Henzi: So we've all driven by. We know what the porch looks like. We know what your neighbor across the street -- what his porch looks like. So could you describe for us -- number one -- why it was erected without a permit, and number two, why you want it?

D. Buddenborg: Well, first of all, I didn't get a permit because I thought it was just a little small porch but I was corrected on that by the Inspection Department and they said,

"You can't build anything basically without a permit," so that's my fault.

Henzi: Did you ever talk to the neighbor across the street and ask him whether he pulled a permit?

D. Buddenborg: No, not before. He came over afterwards after I already had this thing up and talked to me. I said, "Where were you a week ago? Why didn't you come over and say, 'Hey, idiot. Why didn't you get a permit?'"

K. Buddenborg: Basically I said that to him because I walk in the neighborhood all the time with my dear friend, Kyle, and I know the inspector is in our neighborhood all the time. I said, "You need to pull a permit because he's in our neighborhood all the time." But we went ahead without one.

Henzi: Okay. And then number two, why do you want it? Why did you build it?

D. Buddenborg: It's convenience. Age of Amazon, we're getting a ton of packages at the front door, stuff is getting all wet. We used to have a big tree in the front that was cut down and got struck by lightning and the sun is beating in on the doors. I used to put a storm door up in the winter, but we can't even put that up because the heat builds up inside of it and cracks the doors. I put two doors on the front already because of that. We're due for a new porch and our roof is in bad shape. We already have that contracted obviously, but that's on hold until I get a variance on this so we're going to redo all that roofing and all that. But another -- I guess that's the hardship is that we would like the convenience of not having guests get wet when they come to our house when it's raining or inclement weather. The snow won't be accumulating on it in the winter because it will be covered, another safety feature.

Henzi: Okay.

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: You said the porch needs to be redone. Does that mean you're extending your porch up to your footings?

D. Buddenborg: No. The porch is all new. It's all new construction.

Pastor: The concrete pad and everything is already --

D. Buddenborg: No, there's no concrete. It's just footings.

Pastor: But you have a porch. You have a concrete porch.

D. Buddenborg: I have an existing porch there.

Pastor: Are you rebuilding that to meet --

D. Buddenborg: No.

Pastor: You said it needed to be repaired.

D. Buddenborg: I'm sorry. I must have misspoke.

Pastor: You said the porch needs to be repaired.

D. Buddenborg: No.

Pastor: What do you do for a living?

D. Buddenborg: A system engineer.

Pastor: What type of --

D. Buddenborg: Computers.

Pastor: If you had said you were an engineer in the construction it would be a different response from me. Thank you.

Henzi: Any other questions?

Baringhaus: Mr. Chairman.

Henzi: Mr. Baringhaus.

Baringhaus: What materials? Is it just going to be wood or do you plan on siding it?

D. Buddenborg: Next spring we're going to side the whole house and everything. We're going to finish it all off. It's all going to be sided.

Baringhaus: So eventually you have plans to side everything?

D. Buddenborg: Yes. The house, the garage, everything. Yes.

Baringhaus: Thank you.

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: You don't plan on enclosing this at all, do you?

D. Buddenborg: No. It's going to stay open. It's going to be a gable type roofing on it.

Pastor: But if you put any siding on it, are you going to side the posts?

D. Buddenborg: No. The posts are natural cedar and they're sealed right now, so that's the way they're going to stay.

Pastor: I just want to make sure that we're all on the same page. Thank you.

Campbell: Mr. Chair.

Henzi: Ms. Campbell.

Campbell: When I drove by it, actually it looks very nice. I was very impressed.

D. Buddenborg: Thank you.

Campbell: At the bottom of the two posts, are you going to finish that off?

D. Buddenborg: Yes. We're going to put the landscape bricking around there and kind of make planters out of it.

Campbell: Very nice. Thank you.

Henzi: Anything else? Is there anyone in the audience who wants to speak for or against? If so, c'mon up to the podium.

Swider: My name is Kyle Swider. I reside at 37831 Howell, and I certainly have no objection at all. I live catty-corner from them, second house off the corner, and it will certainly provide curb appeal. I certainly have no problem on it. I'm totally on it. I've lived there 39 years, so I have been there a long time and certainly part of the neighborhood there a lot of places I wish would look as nice as theirs.

Henzi: Thank you. Anybody else?

Swift: I'm Sara Swift, 15019 Blue Skies. I did write a letter and I approve. The Buddenborgs have the most beautiful home. If there was an award for Castle Gardens they would win the most beautiful home. They take care of home and Dennis does all the work, he has worked so hard and Kathy too. I would approve the variance.

Henzi: Thank you.

Burgan: I'm Larry Burgan. I live at 15032 Blue Skies which is immediately adjacent to their property around the corner. They're great neighbors, they've kept their yard up. I find walking past it that it's very appealing and kind of takes away from the cookie cutter

look that we have going down that block. I would support your approval so they can finish getting their roof on.

S. Busuito: My name is Salvatore Busuito. I live at 37756 Howell. I'm the other side neighbor of Buddenborgs. I just want to echo what the others have said here, that the Buddenborgs have really shown -- in the 19 years that I have been their neighbor -- a very distinct pride in ownership with taking care of their yard, always done things very nicely. This porch is no exception. It's very nicely done, not overstated, nice design, nice construction, and I would urge that you approve the appeal because it really does improve not only his home but the whole neighborhood. Thank you.

D. Busuito: Good evening. I'm Debra Busuito, 37756 Howell Street. I'm married to Salvatore. We live right next door to the Buddenborgs. As everyone has said, the porch has been well done. It adds to the neighborhood, it adds to their home itself. It's also something that I myself would like to have done. But the street itself also has a couple of vacant homes, and this house really just adds to our property value so I hope that you approve it. Thank you.

Henzi: Thank you. Can you read the letters, please?

Baringhaus: A letter of approval, Dennis Slater, 37843 Howell. (Letter read.) Letter of approval, Debra Miller, 37735 Howell. (Letter read.) Letter of approval, Troy Keller, 37855 Howell. (Letter read.) Letter of approval, James Green, 15055 Blue Skies. (Letter read.) Letter of approval, Pauline J. Crowley, 15108 Blue Skies. (Letter read.) Letter of approval, Steve Kosinski, 37775 Howell. (Letter read.) Letter of approval, Tiffany Alberts, 37706 Jamison. (Letter read.) Letter of approval, Randy and Ruth Langlais, 37838 Howell. (Letter read.) Letter of approval, Julia Ann Grohoski, 37720 Howell. (Letter read.) Letter of approval from Sara Swift, she made some comments earlier.

Henzi: Just for the record, we've read Ms. Swift's letter. We just don't read it out loud because she spoke here tonight. Mr. Buddenborg, anything you want to say in closing?

D. Buddenborg: I would like to comment on the people at the Inspection office especially Craig and Marilyn. They expedited this request. Initially, I missed the cutoff date by two days, and they said we'll do everything we can to get you in on the 24th. I have a lot of thanks to them for this.

Henzi: No problem. We'll pass that along.

D. Buddenborg: Thank you.

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

Pastor: Well, I will have to agree with your neighbors. You do keep a very nice house, and actually I think this front porch is very attractive. I'm very disappointed that you didn't listen to your wife.

K. Buddenborg: I agree.

Pastor: I'll be in support of this. And if you had anything to do with the trades, I'd ask for at least a triple fine on this, but I would ask for double the fee for the permit.

Henzi: Mr. Schepis.

Schepis: Yeah, I agree with Mr. Pastor. I live in the neighborhood, and I've walked past your house many times. And really, you guys do a great job. I like what you've done with covering porch. I think that the variance you're asking for is pretty minimal and I would support it.

Henzi: Ms. Campbell.

Campbell: I would also be in support. It's a beautifully maintained yard, the house looks beautiful, the porch fits right in. I think in addition to your house in the neighborhood it really makes the house stand out giving it some character, so I would definitely be in support.

Henzi: Mr. Coppola.

Coppola: I too am in support. I think they've shown an appropriate hardship for this variance. The only thing I would suggest is that any motion includes the prohibition of another enclosure and also I want to make sure that the concrete slab doesn't get any bigger than it is today.

Henzi: Mr. Baringhaus.

Baringhaus: I agree with my colleagues' comments. I think the design itself is very well thought out and will definitely be an asset to the home. I also agree with the suggestions -- even though I think you probably made an honest mistake -- you did a permit. I think you realized that, and I'll recommend a double fee for the permit. I agree with the condition of no enclosures and that the concrete be maintained at its current status. I'll support the variance with this issue.

Henzi: I too will support the variance. I think it's very attractive. I think the cedar posts look great. I also commend you for getting into this Board very quickly. We don't see folks act this quickly as you did, so compliment you for that. You had overwhelming support; believe me, we don't get this much support on something that looks this nice in such positive support very often. I'll look to the Board for a motion.

Upon motion by Baringhaus and supported by Pastor, it was:

RESOLVED: APPEAL CASE NO. 2017-10-62: An appeal has been made to the Zoning Board of Appeals by Dennis Buddenborg, 37772 Howell, Livonia, MI 48154, seeking to maintain a covered front porch constructed without a permit, resulting in deficient front yard setback.

Front Yard Setback:

Required:	25.0 ft.
Proposed/Existing:	20.2 ft.
Deficient:	4.8 ft.

The property is located on the north side of Howell (37772), between Richfield and Blue Skies, Lot. No. 073-01-0028-000, R-1 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 4.05, "Schedule of Minimum Front and Rear Yard Requirements in R-1 through R-5 Districts," **be granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met due to the location of the porch and the high level of sunlight and heat it maintains.
2. Denial of the variance would have severe consequences for the Petitioner because of property damage that has occurred due to the porch being exposed to these temperatures.
3. This variance is fair in light of its effect on the neighboring properties and is in the spirit of the zoning ordinance and due to overwhelming neighborhood support.
4. This property is classified as Low Density Residential under the master plan and the proposed variance is consistent with this classification.

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

1. That a double fee be assessed for constructing the porch without a permit.
2. That no enclosure be added to the porch at anytime and that the current concrete pad be maintained at its present size.
3. The Board waives the five-day waiting period so the Petitioner can complete the project expeditiously.

ROLL CALL VOTE:

AYES: Baringhaus, Pastor, Campbell, Coppola, Henzi, Schepis

NAYS: None

ABSENT: Klisz

Henzi: The motion carries with those four conditions, so you have got to build it or maintain it without an enclosure, don't increase the slab, you have got to pay the double permit fee, and then normally you would have to wait five days from tonight in order to go pull a permit. We waived that. You can go get one tomorrow.

D. Buddenborg: Thank you very much.

K. Buddenborg: Thank you.

Henzi: So just call Marilyn, talk to Craig. They'll help you out again. Good luck to you.

D. Buddenborg: Thank you.

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
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CARRIE BUDZINSKI
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SCOTT MORGAN
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PUBLIC NOTICE **July 29, 2024**

APPEAL CASE NO. 2024-07-27, 32820 Six Mile Road: an appeal was made to the Zoning Board of Appeals by Teri Kowalski, on behalf of Mayfield Holdings, LLC, seeking to maintain an illegally erected fence in the corner side yard while expanding it to enclose the entire rear yard, resulting in erecting a privacy fence without neighbor authorizations and erecting a privacy fence in the corner side yard that does not align with a corresponding fence that parallels the street on the adjacent property, which is not allowed.

This Low-Density Residential property is located on the north side of Six Mile Road (33201), between Mayfield and Loveland Streets, Lot. No. 039-01-0003-000, RUF, Rural Urban Farm District, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 A.4, 15.44.090 B.

Corner Side Yard Encroachment

Allowed: 0 feet
Proposed: 29 feet
Excess: 29 feet

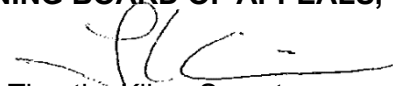
Neighbor Authorizations

Required: 2
Proposed: 0
Deficient: 2

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, August 13, 2024, 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.



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

CITY OF LIVONIA
Inspection Department

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

Applicant (SAME AS OWNER) _____ Address (SAME AS OWNER) _____
Owner TERI KOWALSKI _____ Address 32820 SIX MILE, LIVONIA, MI 48152 _____
Lessee _____ Address _____
Location NORTH _____ Side of 32820 SIX MILE _____ Street _____
Between MAYFIELD _____ And LOVELAND _____
Lot No/Parcel No. 039-01-0003-000 _____ Subdivision GREEN BRIER ESTATES #1 _____
Zoning District R-U-F _____ Map No. SW 10 _____ Lot Size 150 FT X 270FT (0.93 ACRES) _____ Alley N/A _____
Present Use RESIDENTIAL GROUP HOME _____ Proposed Use SAME _____
Present Building Size N/A _____ Proposed Building Size N/A _____
Present Height of Building N/A _____ Proposed Height N/A _____
Allowable Lot Coverage N/A _____ Proposed Lot Coverage N/A _____

Proposal _____
SEEKING TO MAINTAIN AN ILLEGALLY ERECTED PRIVACY FENCE IN THE CORNER SIDE YARD WHILE EXPANDING IT TO
ENCLOSE THE ENTIRE REAR YARD RESULTING IN ERECTING A PRIVACY FENCE WITHOUT NEIGHBOR AUTHORIZATIONS
AND ERECTING A PRIVACY FENCE IN THE CORNER SIDE YARD THAT DOES NOT ALIGN WITH A CORRESPONDING FENCE
THAT PARALLELS THE STREET ON THE ADJACENT PROPERTY, WHICH IS NOT ALLOWED. CORNER SIDE YARD
ENCROACHMENT ALLOWED: 0 FEET; PROPOSED: 29 FEET; EXCESS: 29 FEET. NEIGHBOR AUTHORIZATIONS REQUIRED: 2;
PROPOSED: 0; DEFICIENT: 2.

Reason for Rejection LIVONIA CODE OF ORDINANCE, SECTION 15.44.090 A.4, 15.44.090 B _____
Deficient Side Yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
Deficient Lot Area _____ Deficient Lot Area per Room _____ Encroachment 29 FEET (15.44.090 A. 4) _____
Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
Use Prohibited NEIGHBOR AUTHORIZATIONS REQUIRED (15.44.090 B.) _____ Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by _____ Date _____ 19 _____

ZONING EXAMINER

APPLICATION FOR VARIANCE

TERI KOWALSKI 32820 6 MILE RD. LIVONIA 48152 248-687-4545
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

SAME
 (Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)
 AIS OUTLET (HOME DEPOT CONTRACTOR)
 (Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 32820 6 MILE RD. LIVONIA, MI 48152

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

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

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

LOTS 3 & 4, "GREEN BRIER ESTATE SUB." BEING A SUB. OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN. RECORDED IN LIBER 69 OF PLATS, PAGE 45, WAYNE COUNTY RECORDS.

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

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

See attached

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

See attached

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

See attached

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

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

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

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

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

JUL 18 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: Teri Kowalski

Please print name of property owner: TERI KOWALSKI

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 18th day of July, 2024

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

My Commission expires 8.25.2028

KAREN D. THOMPSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Aug. 25, 2028
Acting in the County of Wayne

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated JAN. 11, 2024, which reads as follows:

NEIGHBOR'S AUTHORIZATION REQUIRED; FENCE NOT PERMITTED IN CEMENT SIDELOT

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

[Signature]
(Supervisor)

Application for permit filed YES

Violation Issued YES

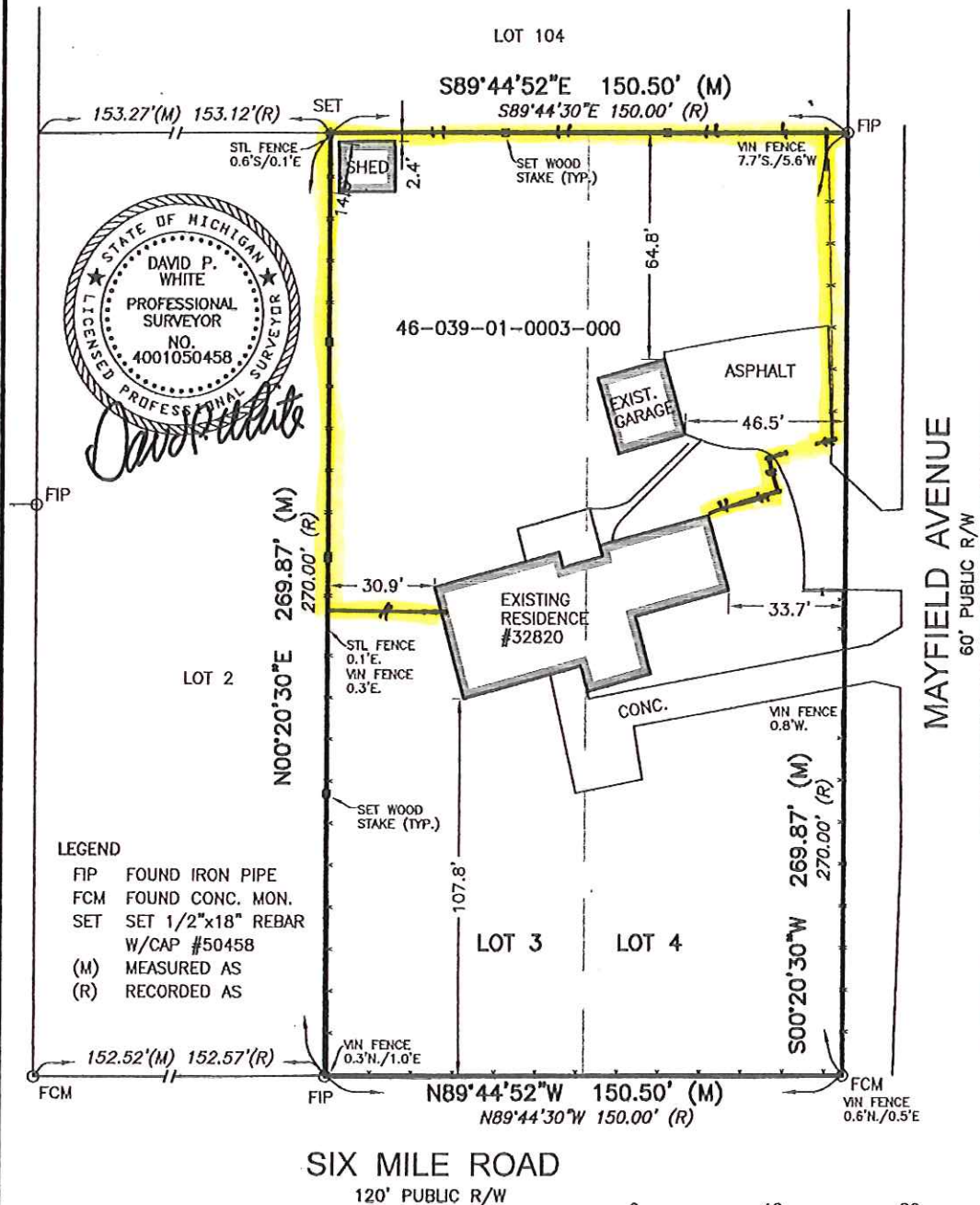
PLAT OF SURVEY



PROPERTY DESCRIPTION:

LOTS 3 & 4, "GREEN BRIER ESTATE SUB." BEING A SUB. OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN. RECORDED IN LIBER 69 OF PLATS, PAGE 45, WAYNE COUNTY RECORDS.

WAYNE CO. TAX ID #46-039-01-0003-000



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SHEET 1 OF 1

McNEELY & LINCOLN
Associates, Inc.

CIVIL ENGINEERING & LAND SURVEYING
PH. (734) 432-9777 FAX (734) 432-9786
37741 PEMBROKE, LIVONIA, MICHIGAN, 48152
WWW.MNLINC.COM

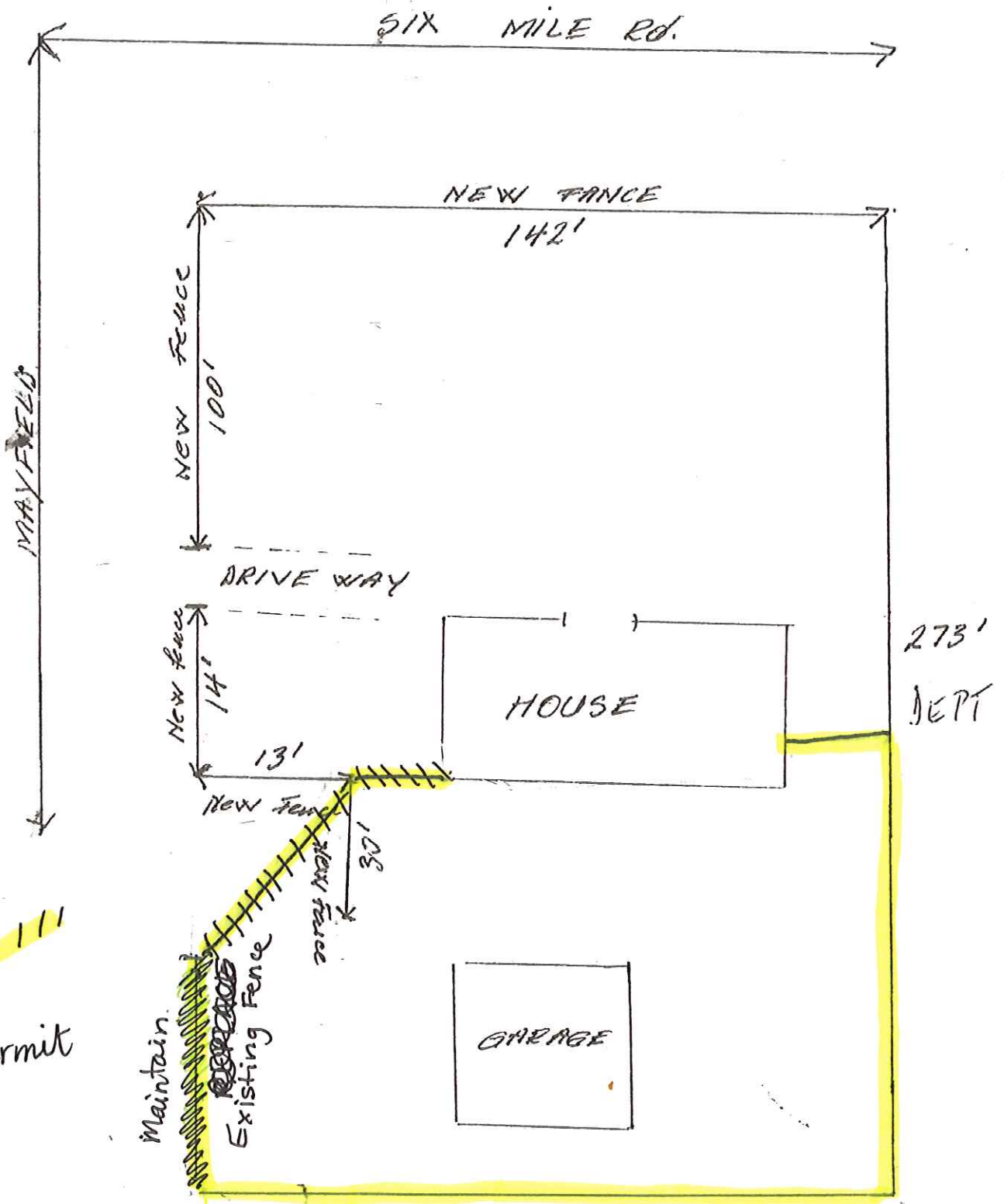
For T. KOWALSKI Date 8/15/23

Scale 1"=40' Drawn By DPW

Job No. 8324.01 Checked By CG

Attachment 2

PETER BOTA
32820 SIX Mile Rd
LIVONIA MI 48152



PZ19-0030

32820 SIX M11

APPROVED

BY

[Signature]

DATE

03/21/19

INSP. DEPT COPY

Attachment for Questions 3-5 on Application:

3. Please explain how the practical difficulty you claim is unique to your property and does not exist elsewhere in the city.
4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return.
5. Explain why you think this variance would be fair to the neighbors and others who might be affected.

Response to Above Questions:

I am filing this variance to seek approval to allow a 6' privacy fence to be installed along the north and west sides of my 1-acre lot. A plot plan is provided as Attachment 2.

Currently a 4' chain link fence is present on the west side and nothing across the north side of the property. I have invested in a plot survey conducted by McNeely & Lincoln of Livonia to provide a legal footprint of the property and stake out the lot. (see attachment 3).

For the past 4 years, my property has provided a loving home to 6 ladies suffering from various levels of dementia. These ladies are quiet, non-violent residents of Livonia ranging in ages from 68 to 97 years old. Being a licensed AFC home, it is a requirement for the property to be safe and secure both inside and outside the home. On many occasions we have felt our outdoor activities have been viewed by on-lookers and neighbors. We've recently experienced strange vehicles parked along Mayfield St. viewing our ladies outdoor activities. (gardening, picnics and bird feeding). This is not a comfortable feeling by anyone, and we feel our privacy is being compromised. We've even had a new lady wander off the property which is a common characteristic of dementia and now realize it is a safety issue to not have a secure perimeter around our home. Our home is located on the corner of 6 Mile Rd and Mayfield St. which leaves it exposed to all traffic traveling down Mayfield St. Our backyard feels like a fishbowl with no privacy or security. It is imperative at this time to install a privacy fence for the safety of my family and residents in our home.

The neighbor to the North has refused to allow a fence to be installed because she feels this will shrink property landscape and close off her view and the feeling of openness to the neighbors. She has convinced the neighbor to the West to also deny signing the request for a privacy fence. Along this property line is a rusty old 4' chain-link fence that is in disrepair.

The main reason for this privacy fence is to provide my property with badly needed security that is not present today. This fence would provide the neighbors with an upgraded fence to the west and a beautifully finished side to the neighbor to the North. It would also provide privacy to their home and ensure no wondering of residents onto their property. This would also eliminate strangers in the area thereby increasing safety in the neighborhood.

Zoning

FENCE

Location 32820 SIX MILE

039 01 0003 000

LIVONIA 48152

Contractor/Applicant
BOTA PETER / CARMEN

32820 6 MILE RD
LIVONIA MI 48152-3276
Ph# (248) 843 5525

Owner

BOTA PETER / CARMEN
32820 6 MILE RD
LIVONIA MI 48152-3276

Permit No: PZ19-0030

Email:

Issued: 04/05/19

Const value

Zoning: R-U-F

Bond:

Type of Construction:

Use Group: PLAN:

Zoning Grant:

Planning Commission:

Council Resolution:

Water/Sewer:

Reviewed By: RABRAHAMSON

Issued By: SMendelssohn

0
Sec. No SW 10

Work Description: INSTALL (4') FT TALL VINYL OPEN PICKET FOR 200 LINEAR FEET. THIS REPLACES (4') FT TALL SPLIT RAIL FENCE.

Stipulations:

Permit Item	Work Type	Fee Basis	Item Total
Administration Fee	Admin	1.00	\$39.00
B11. Fence	Miscellaneous	1.00	\$46.00

Fee Total: \$85.00

Amount Paid: \$85.00

Balance Due: \$0.00

Jerome A. Hanna
Building Official

Three (3) Days Before You Dig.

Call Miss dig: 1-800-482-7171

Minimum permit fee \$40.00 - Not including Administration Fee

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY, SIDEWALK, OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY.

UNLAWFUL TO OCCUPY PREMISES WITHOUT CERTIFICATE OF OCCUPANCY

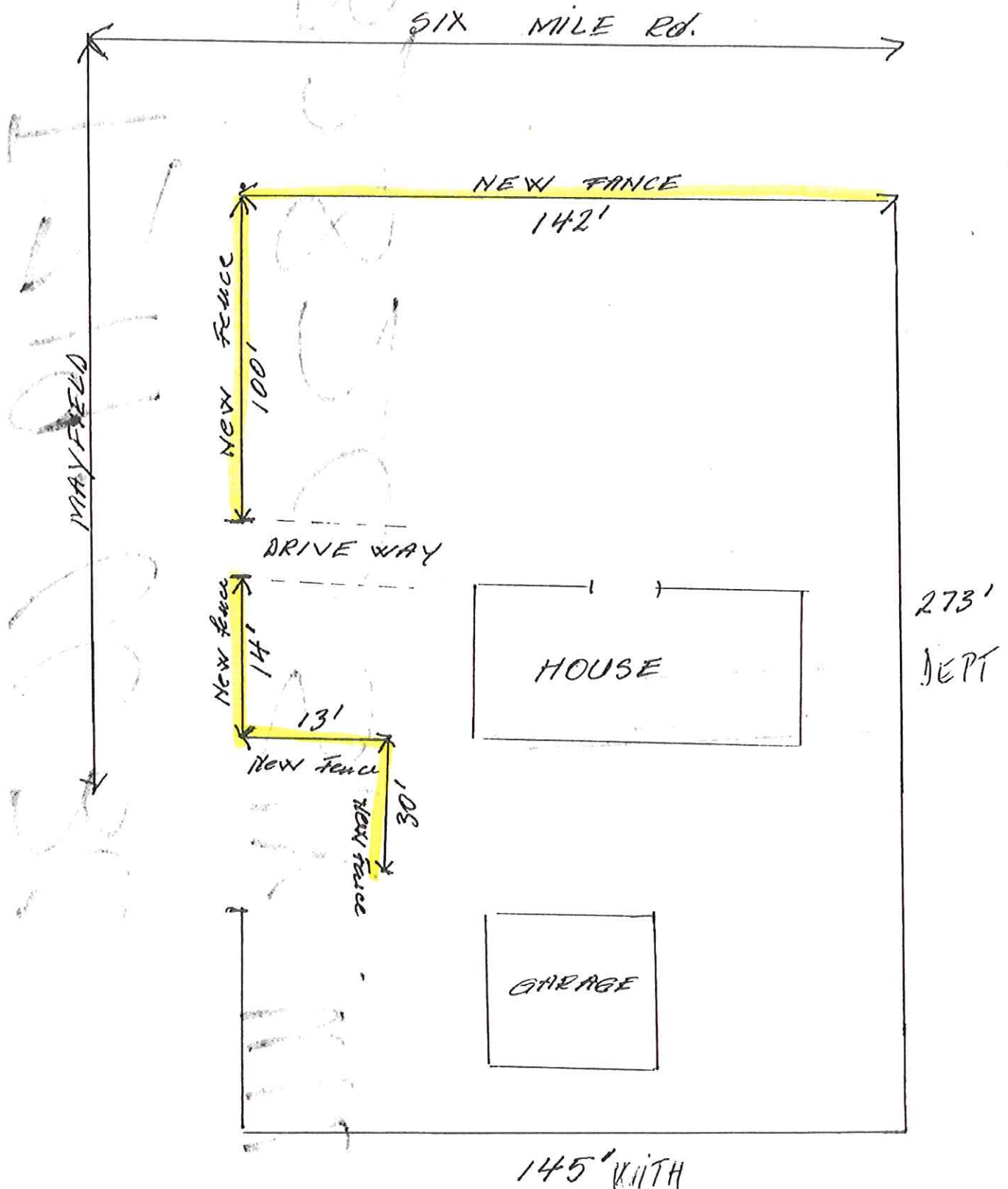
ALL permits, in addition to CODE requirement compliance, must also conform to and comply with any additional requirements imposed by (but not limited to) any and all City of Livonia Zoning or Code requirements, Planning Commission Resolutions, Council Resolutions, Building Code Board of Appeals conditions and grants, Zoning Board of Appeals conditions and Grants, Court Consent Decree conditions, PRDA conditions and approvals, Engineering conditions and approvals, County and State Conditions and approvals; non-compliance with any of the aforementioned may result in a Certificate of Occupancy and/or Zoning Compliance Certificate NOT being granted.

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced and that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the

State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge. Payment of permit fee constitutes acceptance of the above terms. Payment of permit fee constitutes acceptance of the above terms.

State Mandated Codes Apply to all Construction in the City of Livonia

PETER BOTA
32820 SIX Mile Rd
LIVONIA MI 48152



PZ19-0030

32820 SIX MILE

APPROVED

BY [Signature] DATE 03/21/19

INSP. DEPT COPY

TERI KOWALSKI
32820 SIX MILE ROAD

REF: FENCE
LOW DENSITY RESIDENTIAL

ZONING MAP

LEGEND

Zoning Districts

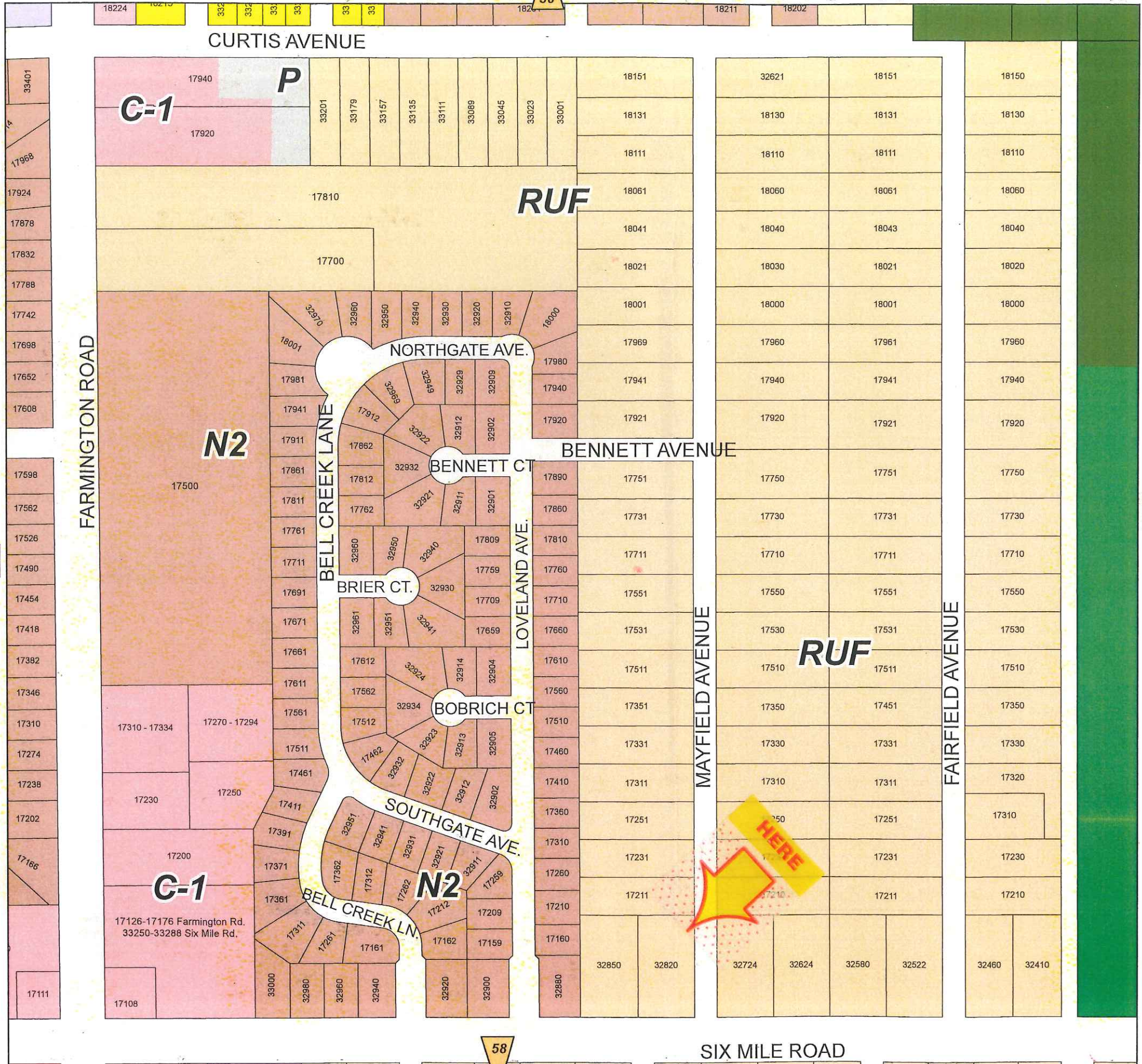
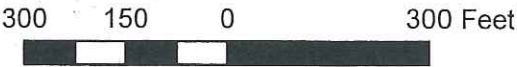
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing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

S.W. 1/4 Section 10

City of Livonia

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

Copyright 2001, City of Livonia



Google Maps 17222 Mayfield Ave

Livonia, Michigan

Google Street View

Jul 2018 [See more dates](#)



Image capture: Jul 2018 © 2024 Google

BUILDING VIOLATIONSEnforcement | EN23-3250**Property Information**

039 01 0003 000 32820 SIX MILE Subdivision:
LIVONIA MI, 48152 Lot: Block: SW 10

Name Information

Owner: MAYFIELD HOLDINGS LLC Phone:
Occupant: MAYFIELD ASSISTED LIVING & CARE Phone: (248) 687 4545
Filer: Phone:

Enforcement Information

Date Filed: 11/27/2023 Date Closed: Status: Investigate Sched'd

Complaint:

FENCE APPLICATION REC'D 10/27/23. NO FENCE AUTHORIZATIONS !! VERIFY STATUS OF THE FENCE INSTALLATION. ADVISE SHARON

Last Action Date: 02/12/2024 Last Inspection: 07/02/2024

Last Action:

FOLLOW-UP Inspection | HARRY RAMSDEN

Status: Completed Result: Not Complied
Scheduled: 07/02/2024 Completed: 07/02/2024

Comments:

Inspector's Comment Called in complaint about shed with large hole in it where a family of raccoons have been living and terrorizing trash cans

Send show cause 30 day No response from owners of this group home.

NEXT STEP SHOW CAUSE Inspection | HARRY RAMSDEN

Status: Completed Result: Not Complied
Scheduled: 04/29/2024 Completed: 04/29/2024

Comments:

see PZ24-0017 Under review.

Inspection Inspection | Matt Stierna

Status: Completed Result: Not Complied
Scheduled: 03/05/2024 Completed: 04/26/2024

Comments:

Scheduling Comment Check if everything is in for the paperwork.

FOLLOW-UP Inspection | JAMIE GASTON-EALOM

Status: Completed Result: Violation(s)
Scheduled: 02/12/2024 Completed: 02/12/2024

Comments:

Scheduling Comment CHECK IF THE FENCE IS DOWN, OR APPLICATION WITH SIGNATURES.

INSPECTION DEPARTMENT
ORDINANCE ENFORCEMENT
CITY OF LIVONIA
33000 CIVIC CENTER DR.
LIVONIA, MI 48154

AIS INSTALLATION SERVICES
6040 WALL ST
Sterling Heights, MI 48312

01/11/2024

RE: 32820 SIX MILE

PLAN REVIEW CORRECTION SHEET

Your application for a permit was reviewed for the above location. It has been rejected for the following reasons:

1. FENCE - Fences: Site plan deficient, neighbors' approvals? Location of fences incorrect, namely privacy fences placed in the side yard or up to the front building line, our web site should clearly give these guidelines.

REVIEWER COMMENTS:

- 1) PROVIDE NEIGHBOR AUTHORIZATION FORMS.
- 2) FENCE SHALL NOT BE LOCATED IN THE CORNER SIDE YARD UNLESS IT ALIGNS WITH A CORRESPONDING FENCE THAT PARALLELS THE STREET ON THE ADJACENT PROPERTY.

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

File: PZ24-0017

Reviewer: Matt Stierna
Telephone (734) 466-2593

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

Zoning (Sheds, and Fences) Permit | PZ24-0017**Property Information**

039 01 0003 000	32820 SIX MILE	Subdivision:		
	LIVONIA MI, 48152	Lot:	Block:	SW 10

Name Information

Owner:	MAYFIELD HOLDINGS LLC	Phone:	
Occupant:	MAYFIELD ASSISTED LIVING & CARE	Phone:	(248) 687 4545
Applicant:	ATIS INSTALLATION SERVICES	Phone:	(586) 274 9100
Contractor:	ATIS INSTALLATION SERVICES	Phone:	(586) 274 9100
Licensee:	ATIS INSTALLATION SERVICES	Phone:	(586) 274 9100
License Issued:			
License Expires:			

Permit Information

Date Issued:	Date Expires:	Status:	HOLD (FEE)
--------------	---------------	---------	------------

Work Description:
WHITE VINYL PRIVACY FENCE

Stipulations:

Comment:

Fee Information

Admin	Administration Fee	1.00
Miscellaneous	B11. Fence	1.00
General	Work Started - Pre Permit	46.00

FINAL - RC Inspection | Building Inspector

Status:	Scheduled	Result:	
Scheduled:	08/07/2024 12:00 AM	Completed:	

FINAL - 6 MONTHS Inspection | HARRY RAMSDEN

Status:	Completed	Result:	Disapproved
Scheduled:	07/03/2024 12:00 AM	Completed:	07/03/2024 04:07 PM

Comments:

Reviewed w/owner at co Ms. Kowalski was unable to secure west neighbor approval for privacy fence. She stated she will apply for a ZBA variance. I advised her to disclose on the application EN23-3250 for the illegal privacy fence erected on the east line without permits or inspections.

SITE VISIT Inspection | HARRY RAMSDEN

Status:	Completed	Result:	Disapproved
Scheduled:	01/11/2024 12:00 AM	Completed:	01/11/2024 04:41 PM

Violations:

Uncorrected	1. Obtain the required permit for the illegally erected fence or dismantle and remove the same from this property. Livonia Code of Ordinance, Section 15.44.050
Uncorrected	2. Pay double fee for work started without permits. Livonia Code of Ordinances SEC 15.56.010 & 15.56.020 I (2)
Uncorrected	3. FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN THIS OFFICE FILING A COURT COMPLAINT IN 16TH DISTRICT COURT.

Comments:

Scheduling Comment VERIFY WORK HAS BEEN COMPLETED, STILL WAITING ON NEIGHBOR AUTHORIZATIONS

Send viol letter 30 days To owner and contractor/applicant. Fence is up, no permit issued. I revediwd the requirements with owner Teri Kowalski 248.687.4545 See EN23-3250, EN 23-3251 & EN24-0132.

ILLEGAL FENCESEnforcement | EN23-3251**Property Information**

039 01 0003 000	32820 SIX MILE	Subdivision:	
	LIVONIA MI, 48152	Lot:	Block: SW 10

Name Information

Owner:	MAYFIELD HOLDINGS LLC	Phone:	
Occupant:	MAYFIELD ASSISTED LIVING & CARE	Phone:	(248) 687 4545
Filer:		Phone:	

Enforcement Information

Date Filed:	11/27/2023	Date Closed:	01/22/2024	Status:	Resolved
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Complaint:

AIS INSTALLATION SENT IN FENCE PERMIT IN OCT 27, 2023. STILL NO FENCE AUTHORIZATIONS

Last Action Date:	01/22/2024	Last Inspection:	01/22/2024
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Last Action:

CLOSED

FOLLOW-UP Inspection | JAMIE GASTON-EALOM

Status:	Completed	Result:	Complied
Scheduled:	01/22/2024	Completed:	01/22/2024

Comments:

Reveiwd w/owner on ph Teri Kowalski stated she will come in this week and apply for a ZBA variance for fencing. Transferred to clerical to schedule generator inspections.

Inspector's Comment Looks like since the last conversation Harry had with the owner the fence is still not in compliance and there has been no application for the ZBA.

Inspector's Comment There was a case open under building violations and illegal fence. Most of the notes are in File # EN23-3250 so I am going to file this case.
File

Investigation Inspection | HARRY RAMSDEN

Status:	Completed	Result:	Violation(s)
Scheduled:	11/28/2023	Completed:	11/28/2023

Violations:

Corrected 1. Obtain the required permit for the illegally erected fence or dismantle and remove the same from this property.

Livonia Code of Ordinance, Section 15.44.050

BUILDING VIOLATIONSEnforcement | EN24-0132

Property Information

039 01 0003 000	32820 SIX MILE	Subdivision:	
	LIVONIA MI, 48152	Lot:	Block: SW 10

Name Information

Owner:	MAYFIELD HOLDINGS LLC	Phone:	
Occupant:	MAYFIELD ASSISTED LIVING & CARE	Phone:	(248) 687 4545
Filer:		Phone:	

Enforcement Information

Date Filed:	12/15/2023	Date Closed:	01/22/2024	Status:	Resolved
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Complaint: FENCE APP ON HOLD SINCE 10/27/23 WAITING FOR NEIGGHBOR AUTHORIZATION. PLEASE VERIFY INSTALLATION OF SAID FENCE.

Last Action Date:	01/22/2024	Last Inspection:	
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Last Action: CLOSED

Inspector's Comment

The violation has not been corrected and the fence is still up.

1. FENCE - Fences: Site plan deficient, neighbors' approvals? Location of fences incorrect, namely privacy fences placed in the side yard or up to the front building line, our web site should clearly give these guidelines.

REVIEWER COMMENTS:

1) PROVIDE NEIGHBOR AUTHORIZATION FORMS.

2) FENCE SHALL NOT BE LOCATED IN THE CORNER SIDE YARD UNLESS IT ALIGNS WITH A CORRESPONDING FENCE THAT PARALLELS THE STREET ON THE ADJACENT PROPERTY.

This is what Matt is waiting on. I am going to include Matts letter that was issued on 1/11/2024

MAIL TO:

MAYFIELD HOLDINGS LLC
30000 SIX MILE
LIVONIA, MI 48152

MAYFIELD ASSISTED LIVING & CARE
32820 SIX MILE
Livonia, MI 48152

AIS INSTALLATION SERVICES
6040 WALL ST
Sterling Heights, MI 48312

FOLLOW-UP Inspection | JAMIE GASTON-EALOM

Status:	Completed	Result:	Not Complied
Scheduled:	01/22/2024	Completed:	01/22/2024

Comments:**Inspector's Comment**

Harry had this conversation with the owner. "Teri Kowalski stated she will come in this week and apply for a ZBA variance for fencing. " Inspection Notes"

To owner and contractor/applicant. Fence is up, no permit issued. I reveiwd the requirements with owner Teri Kowalski 248.687.4545 See EN23-3250, EN 23-3251 & EN24-0132.

There has been no compliance to date for the fence. The last inspection that was done was denied due to fence in wrong location and neighbors signature.

Mail 2nd notice

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

Livonia Code of Ordinance, Section 15.44.050

2. Pay double fee for work started without permits.
Livonia Code of Ordinances SEC 15.56.010 &15.56.020 I (2)

3. FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN THIS OFFICE FILING A COURT COMPLAINT IN 16TH DISTRICT COURT.

MAYFIELD HOLDINGS LLC
30000 SIX MILE
LIVONIA, MI 48152

MAYFIELD HOLDINGS LLC
32820 SIX MILE
LIVONIA, MI 48152

AIS HOLDINGS SERVICES Contractor
600 Wall St
Sterling Heights, MI 48312

Investigation Inspection | HARRY RAMSDEN

Status:	Completed	Result:	Violation(s)
Scheduled:	11/28/2023	Completed:	11/28/2023

Violations:**Uncorrected**

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

Livonia Code of Ordinance, Section 15.44.050

Uncorrected

2. Pay double fee for work started without permits.
Livonia Code of Ordinances SEC 15.56.010 & 15.56.020 I (2)

Comments:

Send viol letter 30 days To taxpayer. Group home. 6' white vinyl privacy fence installed on the east line of a corner lot.

DEPARTMENT OF PUBLIC SAFETY

DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

15050 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5499
(734) 466-2470
FAX: (734) 261-2265

July 31st 2024

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

Re: Zoning Waiver Request: Teri Kowalski, 32820 Six Mile

To Whom it May Concern,

I visited the location of the unpermitted fence installed at 32820 Six Mile and as currently erected I do not believe it causes any vision obstructions for pedestrian or vehicular traffic. Any additional fencing installed in the rear yard, based upon its location, will not cause any traffic safety issues. From a public safety point of view there are no concerns if this ZBA variance is approved or denied.

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

Sincerely,

FOR THE CHIEF OF POLICE,

Sergeant Paul Walters
Traffic Safety Bureau
734-466-2107

FUTURE LAND USE PLAN

CITY OF LIVONIA
ZONING BOARD OF APPEALS
August 13, 2024 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI

1. APPEAL CASE NO. 2024-06-22, Roman Martincic, 17320 Fairfield: Seeking to construct a detached garage while maintaining an existing attached garage, resulting in excessive accessory building area and total area of all accessory buildings.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

2. APPEAL CASE NO. 2024-06-23, Jacob and Grace Gates, 18199 Myron Street: Seeking to erect a 4-foot-tall non-sight-obscuring fence, resulting in the fence encroaching into the corner side yard, which is not allowed.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

3. APPEAL CASE NO. 2024-07-25, Sheldon Center, LLC, on behalf of Lessee Momentum Health, LLC, 33201 Plymouth Road: seeking to erect a wall sign resulting in excess area of the sign.

FUTURE LAND USE PLAN (FLUP): CORRIDOR COMMERCIAL

4. APPEAL CASE NO. 2024-07-26, Dennis Buddenborg, 37772 Howell: seeking to construct a 15-foot by 8-foot mud room addition resulting in a deficient corner side yard setback.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

5. APPEAL CASE NO. 2024-07-27, Teri Kowalski on behalf of Mayfield Holdings, LLC, 32820 Six Mile Road: seeking to maintain an illegally erected fence in the corner side yard while expanding it to enclose the entire rear yard, resulting in erecting a privacy fence without neighbor authorizations and erecting a privacy fence in the corner side yard that does not align with a corresponding fence that parallels the street on the adjacent property, which is not allowed.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL