

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS
February 11, 2025 – 7:00 p.m.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2024-11-39, David Bozyk, 38530 Morningstar Drive:**
Seeking to maintain a privacy fence erected in conflict with the approved plans, resulting in a privacy fence erected along a common property line without neighbor approval, which is prohibited.
2. **APPEAL CASE NO. 2024-12-41, Seven Mile/Farmington Venture, LLC, on behalf of Lessee Meijer, Inc., 33500 W Seven Mile Road (tabled on January 7, 2025):** Seeking to erect a sign package resulting in an excessive number of wall signs, total wall sign area, wall sign size and directional signs in excess sign size.

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

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PUBLIC NOTICE JANUARY 24, 2025

APPEAL CASE NO. 2024-11-39, 38530 Morningstar: An appeal was made to the Zoning Board of Appeals by David Bozyk, seeking to maintain a privacy fence erected in conflict with the approved plans, resulting in a privacy fence erected along a common property line without neighbor approval, which is prohibited.

This Low-Density Residential property is located on the north side of Morningstar (38530), between Meadowview and Hickory, Lot. No. 022-01-0009-000, RUF District, Rural Urban Farm, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090B, Residential District Regulations.

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, February 11, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

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

Timothy Klisz, Secretary

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

Case No: 2024-11-39
Meeting Date: February 11, 2025

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

Signature: _____

Address: _____

RECEIVED

NOV 13 2024

CITY OF LIVONIA
ZONING BOARD OF APPEALS



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	David Boyk	Address	38530 Morningstar, Livonia, MI 48152
Owner	(same as applicant)	Address	(same as applicant)
Lessee	n/a	Address	n/a
Location	North	Side of	38530 Morningstar Street
Between	Meadowview	And	Hickory
Lot No./Parcel No.	022-01-0009-000	Subdivision	Livonia Hill Estates
Zoning District	R-U-F	Lot Size	0.342 acres Alley n/a
Present Use	Single Family Residential	Proposed Use	No Change
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 MAINTIAN A PRIVACY FENCE ERECTED IN CONFLICT WITH THE APPROVED PLANS RESULTING IN A PRIVACY FENCE ERECTED ALONG A COMMON PROPERTY LINE WITHOUT NEIGHBOR APPROVAL, WHICH IS PROHIBITED.

Reason for Rejection Livonia Code of Ordinance, Section: 15.44.090 B. - Residential district regulations.

Deficient Side yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area Per Room	Encroachment
Excessive Lot Coverage	Excessive Height	Increasing No. Units
Use Prohibited	Deficient Neighbor Approval	Deficient Parking Spaces
	Increasing Area and Bulk	
Remarks		

Plans and Application examined by MD Starna Date 11/13/2024

APPLICATION FOR VARIANCE

David Bozyk - 38530 Morningstar St. Livonia 48152 (810) 610-0915
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

None
(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

None
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 38530 Morningstar St. Livonia MI 48152

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

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

subdivision rules that affect my property.

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property: SEE Mortgage Survey Certificate Lot 9 of "Livonia Hills Estates Subdivision" of the Northwest 1/4 of section 6, T.15, R.9E, City of Livonia Wayne County, MI as recorded in Liber 81 of Plats, Pages 92-93, Wayne County Record.

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

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

The practical difficulty is unique to my property due to its layout, proximity to the neighbors property, and the pool area. The neighbors dog, which has shown aggressive behavior creates a safety risk for my family particularly when using the pool. A secure, privacy-maintaining fence is necessary, and the current fence provides that.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return: The difficulty extends beyond inconvenience due to safety concerns related to my neighbors aggressive dog. This situation poses a risk to my families well-being, particularly when using the pool area. The need for a secure high quality fence that protects my family from potential harm is essential. This is not an issue of financial gain but a matter of personal safety and privacy.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. This variance is fair because the proposed fence provides privacy and safety without causing undue hardship to my neighbors. The new fence would improve the overall security of the property and ensure my families safety, especially given the history of aggressive behavior from the neighbors dog. The fence would not negatively impact the surrounding area or affect other properties adversely.

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, I have not sought an amendment to the zoning ordinance for this project, as the need for the variance pertains to the unique circumstances and safety concerns related to the property.

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made? I have not attempted to amend the zoning ordinance because the Variance request directly addresses the specific challenges posed on my property, including the safety concerns regarding my neighbors dog and need for secure privacy fence. I believe the Variance is the appropriate solution to resolve these issues.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: No I have not attempted to have the property rezoned. Rezoning the property does not seem to be a suitable approach to address the specific issues I am facing.
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? I have not attempted to rezone the property because the issue I am addressing - creating a secure, privacy-maintaining barrier due to the neighbors aggressive dog - does not require

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)

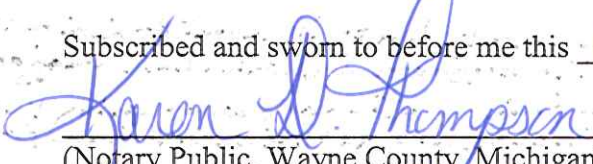
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property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

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 13TH day of November, 2024


(Notary Public, Wayne County, Michigan)

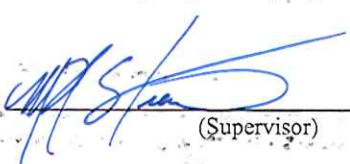
My Commission expires 8.25.2028

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 11/13/24, which reads as follows:

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


(Supervisor)

Application for permit filed YES

Violation Issued YES

APPLICATION FOR VARIANCE

Owner of Premises:

Name: David Bozyk

Street Address: 38530 Morningstar St.

City: Livonia

Zip Code: 48152

Telephone: (810) 610-0915

The Property address is: 38530 Morningstar St. Livonia, MI 48152

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

No deed restrictions or subdivision rules have been identified for my property.

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

Lot 9 of "Livonia Hills Estates Subdivision", of the Northwest ¼ of Section 6, T.1S., R.9E., City of Livonia, Wayne County, Michigan, as recorded in Liber 81 of Plats, Pages 92-93, Wayne County Records.

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

The practical difficulty unique to my property involves the layout and proximity of my property to my neighbor's, along with the presence of a pool. The neighbor's aggressive dog further complicates the situation, creating a need for a secure, privacy-maintaining fence, which is not typically necessary in other areas of the city. The combination of these factors creates a unique circumstance that requires a more substantial fence than is generally required for other properties.

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

The difficulty goes beyond mere inconvenience due to safety concerns related to my neighbor's aggressive dog. This situation poses a risk to my family's well-being, particularly when using the pool area. The need for a secure, high-quality fence that protects my family from potential harm is essential. This is not an issue of financial gain but a matter of personal safety and privacy.

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

This variance is fair because the proposed fence provides privacy and safety without causing undue hardship to my neighbors. The new fence would improve the overall security of the property and ensure my family's safety, especially given the history of aggressive behavior from the neighbor's dog. The fence would not negatively impact the surrounding area or affect other properties adversely.

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, I have not sought an amendment to the zoning ordinance for this project, as the need for the variance pertains to the unique circumstances and safety concerns related to the property.

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

I have not attempted to amend the zoning ordinance because the variance request directly addresses the specific challenges posed by my property, including the safety concerns regarding my neighbor's dog and the need for a secure privacy fence. I believe the variance is the appropriate solution to resolve these issues.

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

No, I have not attempted to have the property rezoned. Rezoning the property does not seem to be a suitable approach to address the specific issue I am facing, which is related to the security and privacy needs due to the neighbor's aggressive dog and the unique layout of my property. A variance would be the more appropriate solution in this case.

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

I have not attempted to rezone the property because the issue I am addressing—creating a secure, privacy-maintaining barrier due to the neighbor's aggressive dog—does not require a rezoning. The need for a variance is due to specific conditions on my property that affect safety and privacy, and rezoning would not resolve these unique circumstances. Therefore, seeking a variance is the most appropriate path forward.

David Bozyk
38530 Morningstar St.
Livonia, MI 48152
pureenergy333@yahoo.com
810-610-0915

November 12, 2024
City of Livonia
Inspection Department
33000 Civic Center Drive
Livonia, MI 48154

Subject: Additional Information Regarding Fence Replacement Hardship

Dear Sir/Madam,

I am requesting permission to retain the 72 feet of new 6-foot dogwood fence I installed along my property line, rather than replacing it with a chain-link fence at my neighbor's request. To support my application for a hardship variance, I am providing additional context and details regarding the fence replacement.

Approximately a year ago, my neighbor Doug and I discussed replacing the old fence with a privacy fence. Initially, Doug mentioned the possibility of sharing the cost of the new fence along our shared property line. Over time, however, this offer was not reiterated, and Doug stated several times that it was my fence and I could handle it as I wished since I was covering the costs.

In early spring of 2024, I approached Doug for a quote on a vinyl fence, letting him know that my budget was around \$6,000. After a few months, he provided a quote of \$19,500, which significantly exceeded my budget. Meanwhile, another neighbor who was installing a wood fence suggested that their son-in-law bid on the project. His quote for a similar style wood fence came in at \$11,000. Although this was still above my initial budget, I decided to proceed with it.

In April 2004, in support of Doug's new nursery business, I had him plant a Japanese maple tree for \$800. Trusting my neighbor and wanting to support his new venture, I later discovered that the same tree was available at Eastern Market for \$150. When I brought this to Doug's attention, I also mentioned that I had received a bid for a wood fence for \$11,000. Doug responded that he could not install a fence for that price.

As the construction of the fence began, Doug initially appeared supportive, even asking to keep the aluminum rods from the old fence for his nursery's sprinkler system. However, during the installation, Doug raised concerns about the property line, specifically a section he claimed was six inches closer to his side, preventing his gate from closing properly. I offered to move the fence at that time, which would not have incurred any additional costs. However, Doug declined and only requested that his gate be able to close. We then ensured that the rest of the fence was positioned six inches to one foot within my property line to avoid any disputes, installing the posts before removing the old fence. Had Doug raised these concerns earlier, before construction began, the cost of relocating the fence would have been negligible, and I would have made the adjustment without the additional \$3,900 expense incurred later.

After completing the fence, we ensured Doug's gate could open, close, and latch correctly, repairing it twice to ensure functionality. Despite this, Doug and his wife, Carolanne, have been increasingly hostile. They have repeatedly changed their stance and have become loud and disrespectful. During an attempted apology from Carolanne, their dog attacked and bit me, which Carolanne witnessed. Despite this incident, I have remained calm and apologetic.

Initially, Doug and Carolanne were agreeable to me replacing the fence as I was covering the costs, and I was under the impression that I could choose the materials and design. Now, after completion, they are demanding a chain-link fence instead of the wood fence I installed, which is causing me significant stress. I believe Doug's attitude changed because he did not get the original bid for the fence, and he is now making it difficult for me to keep the new wood fence.

In addition to photographs of both the previous and current fences, I can provide testimony regarding an incident involving Doug's dog that *supports my need for a secure, sturdy fence. The dog has already bitten me once, an event which Carolanne witnessed. Additionally, the dog frequently runs up and down the chain-link fence, barking aggressively. On one occasion, while Monica, my girlfriend, was gardening on the opposite side of the fence, the dog almost attacked her. The dog also barks incessantly at the kids when they are swimming or playing outside, creating a stressful and unsafe environment. These incidents further highlight the need for a more secure fence that provides both privacy and safety, which the dogwood fence effectively accomplishes, but chain-link would not.*

In response to the city's request and in an effort to address both the city's requirements and Doug's concerns, I took several actions. I removed the existing chain-link fence along the west property line and relocated the 73-foot section of dogwood fence 1 foot to be inside my property line to ensure compliance. These changes resulted in an additional cost of \$3,900, further surpassing my original budget. Given these unforeseen expenses, I respectfully request the City of Livonia's assistance in permitting the existing wood fence to remain as it is. I have included photographs of both the old and new fence to demonstrate the improvements that have been made. Your understanding and support in this matter would be deeply appreciated.

Thank you for your time and consideration.
Sincerely,
David Bozyk

David Bozyk
38530 Morningstar St.
Livonia, MI 48152
pureenergy333@yahoo.com
810-610-0915

November 12, 2024
City of Livonia
Inspection Department
33000 Civic Center Drive
Livonia, MI 48154

****Subject: Hardship Variance Request for Retaining Existing Dogwood Privacy Fence****

Dear Zoning Board Members,

I am writing to respectfully request a hardship variance to retain 72 feet of dogwood privacy fencing currently installed at my residence at 38530 Morningstar St., instead of replacing it with chain-link as required by my neighbor. Replacing this section with chain-link presents significant financial, practical, and privacy challenges. I am seeking the City's understanding and approval to keep the existing dogwood fence, which enhances my property and contributes positively to the community.

****Efforts to Comply with City Requests****

In compliance with the city's directives, I have removed the previous chain-link fence along the west property line. Additionally, I took proactive steps to relocate the dogwood fence by approximately 1 foot to be within my property line, in response to any concerns regarding encroachment on my neighbor's property. This effort demonstrates my willingness to cooperate with city guidelines and to ensure a harmonious neighborhood boundary.

****Explanation of Hardship****

1. ****Safety and Privacy Concerns****: The prior fence was in disrepair, with rotted posts and missing panels. It was a safety risk for my family and the neighborhood, especially given the proximity to my pool. The new dogwood privacy fence provides both safety and essential coverage for our yard, addressing these hazards and ensuring that the pool area is secure for family and guests.

2. ****Neighbor's Dog and Safety****: My immediate neighbor's dog has displayed aggressive behavior, barking incessantly and running along the fence line when we are outside. The dog has bitten me on one occasion, which I have documented with surveillance footage. Retaining a solid, secure dogwood fence would greatly mitigate these disturbances and enhance the safety of our property.

3. ****Consistency with Neighborhood Aesthetic****: The previous fence was a mismatched collection of chain-link, shadowbox, and wood picket sections, all in poor condition. I have installed a uniform 6-foot dogwood fence, which enhances my property's appearance and contributes positively to the neighborhood's overall aesthetic. Notably, my adjacent neighbor is installing a matching dogwood-style fence, and my other neighbor already has a fence of the same style. Additionally, the disputing neighbor, Doug, has wood panels and a wooden gate. The continuity of dogwood fencing in the area helps create a visually cohesive and pleasing environment for our community.

4. ****Financial Hardship****: Meeting my neighbor's request to replace the existing dogwood fence with chain-link creates a significant financial strain. I have already invested in new materials for the dogwood fence, moved this section to comply with property boundaries, and removed the chain-link fencing along the west property line, all of which have already exceeded my budget. The costs of further changes, especially replacing it with chain-link as my neighbor has requested, are simply not feasible. I am respectfully requesting a variance to retain the dogwood fence, which is both financially manageable and meets essential safety and aesthetic needs. Additionally, my neighbor along this property line has declined to sign the required authorization, adding complexity to obtaining a permit for further changes.

5. ****Community Support****: I have discussed this matter with my other neighbors, who support the retention of the dogwood fence, recognizing its visual and functional benefits. I can provide letters of support from these neighbors if required, as they too value the improved neighborhood aesthetic and safety that the privacy fence provides.

****Supporting Documentation and Evidence****

I have attached photographs documenting the condition of both the previous and current fences to illustrate the improvements made for safety and privacy. These materials highlight the practical and financial challenges of replacing the existing dogwood fence to meet my neighbor's request.

****Proposed Solution****

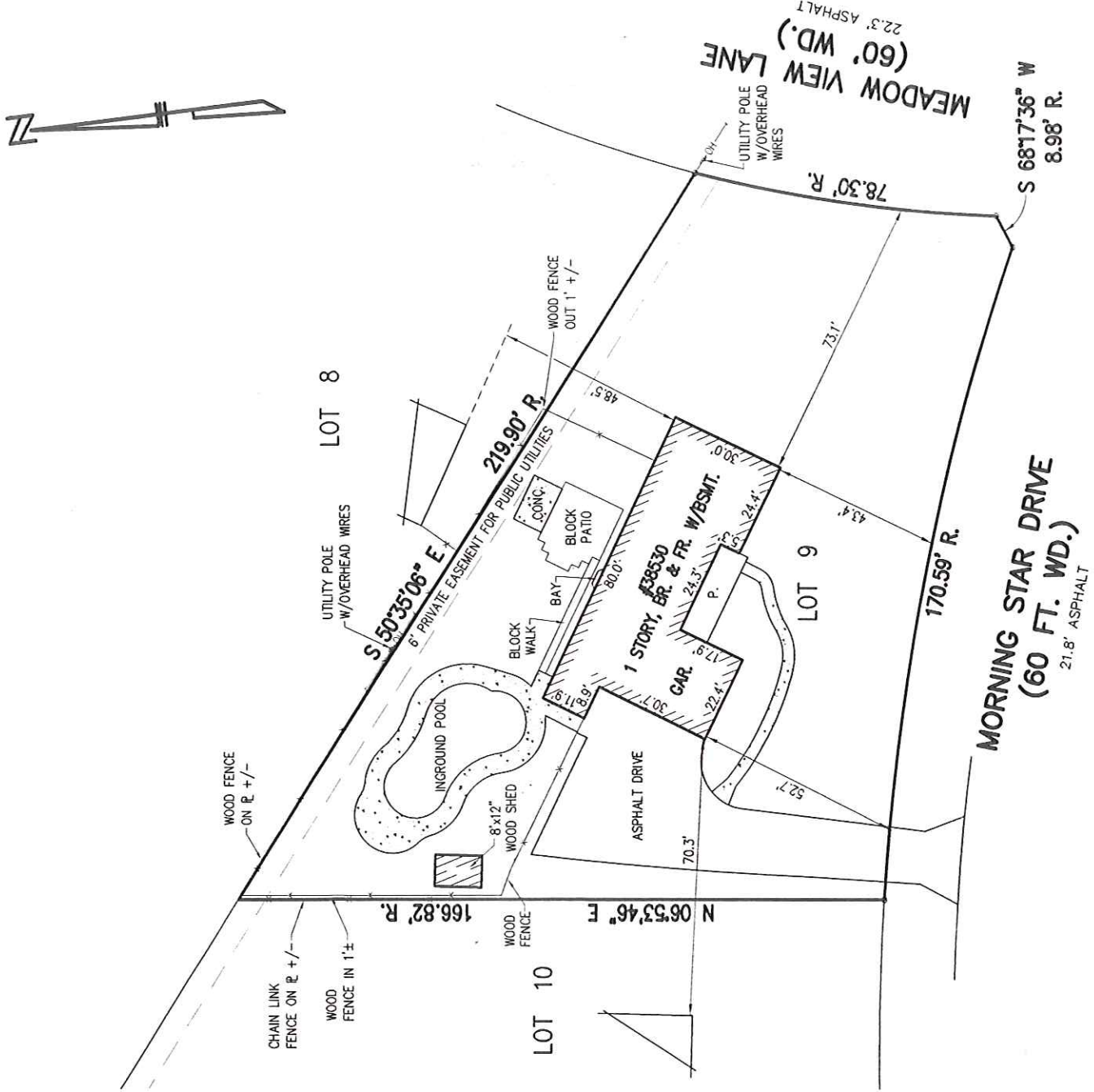
I propose to maintain the existing 72' of new, 6-foot dogwood privacy fence. This fence was carefully selected and installed to meet my property's privacy, safety, and aesthetic needs, as well as neighborhood style. The request to replace this section with chain link comes solely from my neighbor, not the city. Retaining the dogwood fence provides a balanced solution that respects both my financial constraints and the standards upheld by the city, ensuring a structurally sound, visually appealing, and secure boundary.

Thank you for your time and consideration. I am committed to working with the city and neighbors to ensure a fair and beneficial outcome. Please feel free to reach out at 810-610-0915 or pureenergy333@yahoo.com if further details or documentation are needed.

Sincerely, David Bozyk

Description

Land in the City of Livonia, County of Wayne, State of Michigan, described as:
Lot 9 of "LIVONIA HILLS ESTATES SUBDIVISION", of the Northwest 1/4 of Section 6, T.1S., R.9E., City of Livonia, Wayne County, Michigan, as recorded in Liber 81 of Plats, Pages 92-93, Wayne County Records.



MORTGAGE CERTIFICATE

We hereby certify to _____ N/A
a mortgage lender, and certify to all Title Insurance Companies for the purpose of a mortgage loan to be made by said lender to _____
David Bozyk

NOTE This mortgage certificate was prepared specifically for IDENTIFICATION PURPOSES for the sole use of the mortgagee and Title Insurance Companies disclosed hereon. Nothing herein shall be construed to give any rights or benefits to the present or future land owners or occupants. This certificate is not intended nor represented to be a land boundary or property line survey and is not to be used to establish property lines, easements, public right-of-way, building lines, conformity or non-conformity to State, County or local ordinances and/or codes, etc. No boundary markers were set.

Job No. BOZYK
Scale 1" = 40'

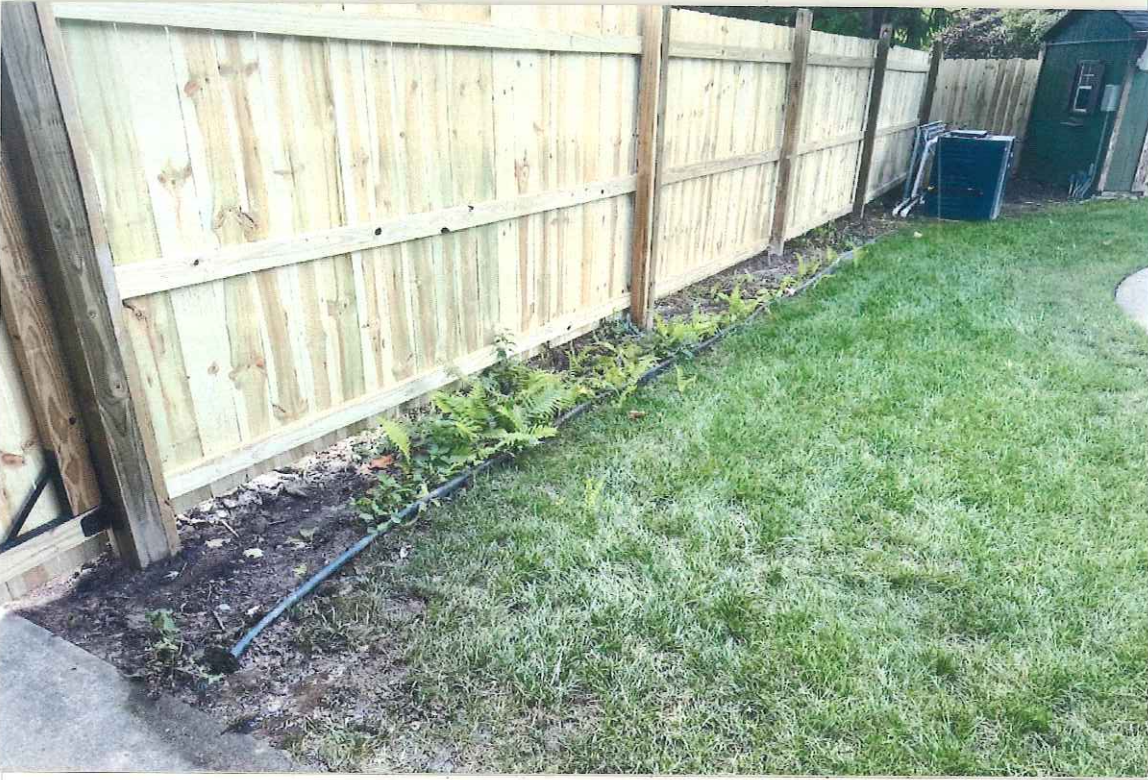
Date: August 21, 2024

By: *David Bozyk*

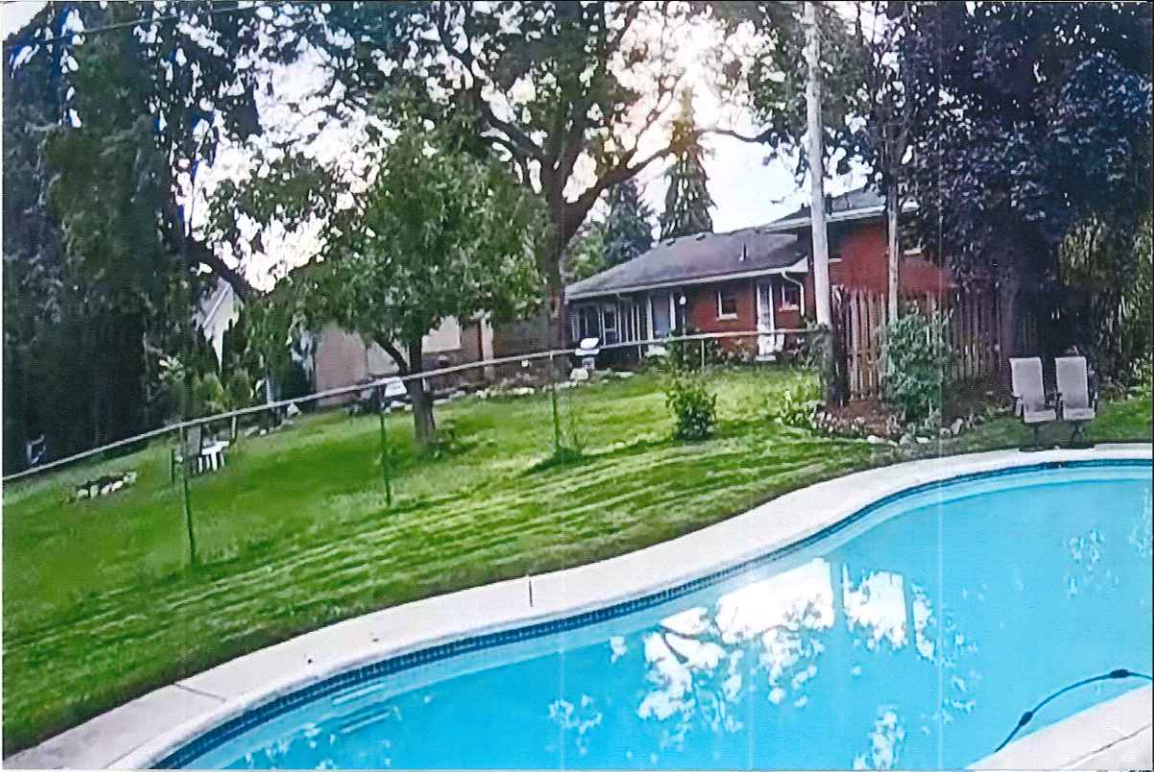
Copyright © 2024 by McNeely & Lincoln, Associates, Inc.

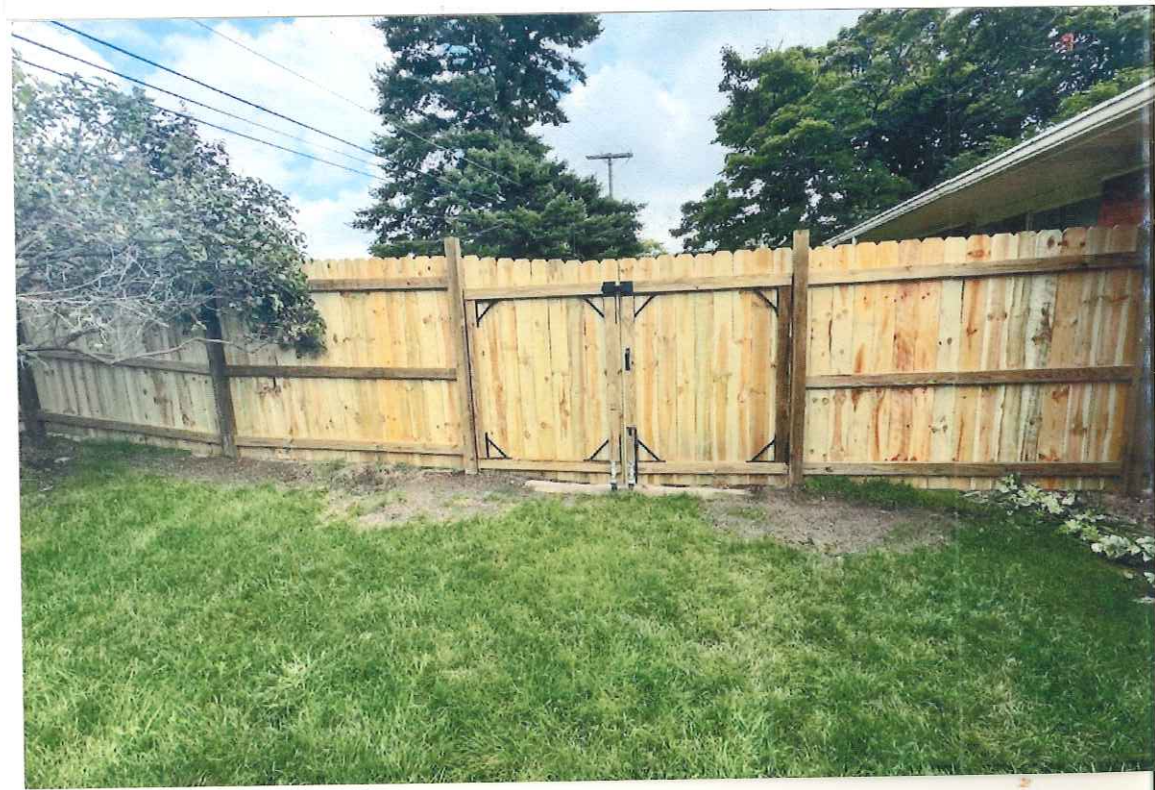












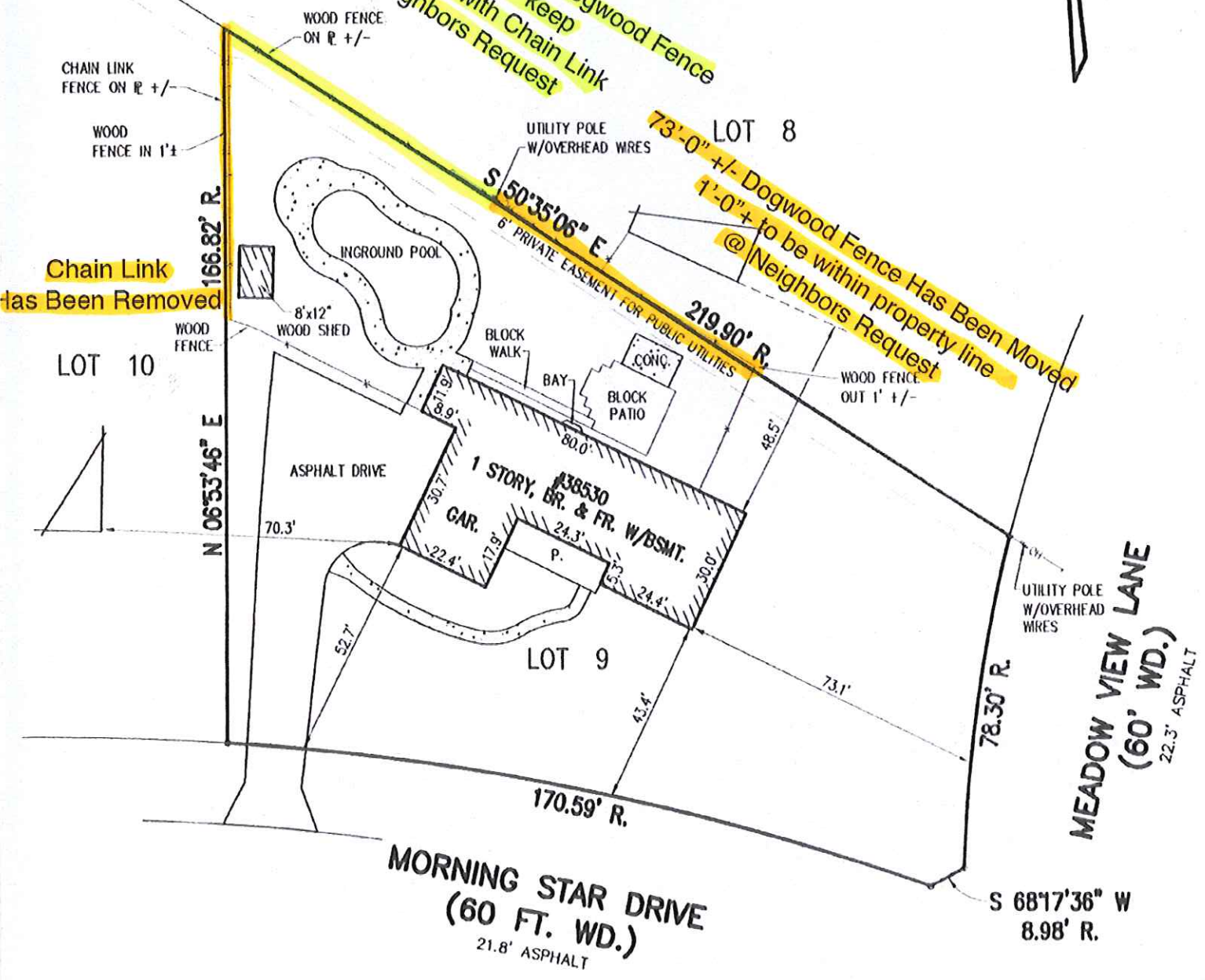








Section of 72'-0" +/- of NEW Dogwood Fence
Requesting to keep
v/s Replacing with Chain Link
@ Neighbors Request



MORTGAGE CERTIFICATE

N/A

We hereby certify to _____
a mortgage lender, and certify to all Title Insurance Companies for the purpose of a mortgage loan to be made by said



MORTGAGE CERTIFICATE

N/A

We hereby certify to _____
a mortgage lender, and certify to all Title Insurance Companies for the purpose of a mortgage loan to be made by said

Morningside St

Morningside St

33330

5'0"

6'10"

44'-0"

145'-6"

32'-6"

16'-2"

Meadowview St

Meadowview St



DAVID BOZYK
38530 MORNINGSTAR

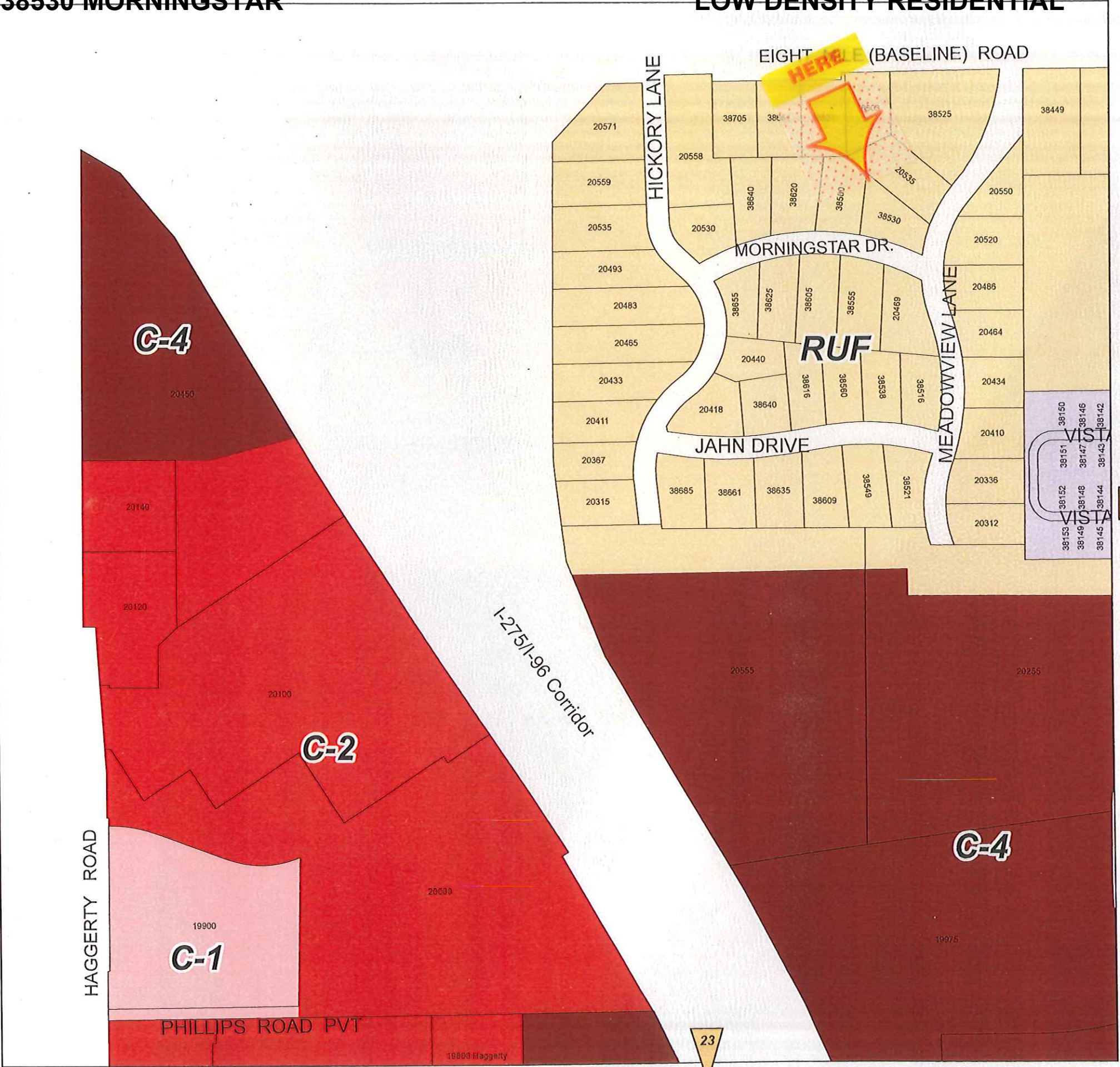
REF: PRIVACY FENCE
LOW DENSITY RESIDENTIAL

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



N.W. 1/4 Section 6
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
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MIKE TESTA



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

MAYOR

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COUNCIL MEMBERS

BRANDON MCCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

PUBLIC NOTICE JANUARY 24, 2025

APPEAL CASE NO. 2024-12-41, 33500 W Seven Mile Road (tabled on January 7, 2025): an appeal was made to the Zoning Board of Appeals by Seven Mile/Farmington Venture, LLC, on behalf of Lessee Meijer, Inc., seeking to erect a sign package resulting in an excessive number of wall signs, total wall sign area, wall sign size and directional signs in excess sign size.

Number of Wall Signs

Allowed: 2
Proposed: 6
Excess: 4

Maximum Area

Allowed: 494 sq. ft.
Proposed: 496.7 sq. ft.
Excess: 2.7 sq. ft.

Maximum Wall Sign Size

Allowed: 200 sq. ft.
Proposed: 253.7 sq. ft. (sign D1)
Excess: 53.7 sq. ft.

Maximum Directional Sign Size

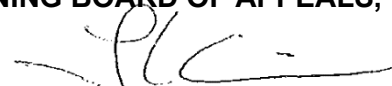
Allowed: 2 sq. ft.
Proposed: 6 sq. ft. (sign C4) and 4 sq. ft. (sign C5)
Excess: 4 sq. ft. and 2 sq. ft. respectively

This Mixed Development Center property is located on the north side of West Seven Mile (33500), between Farmington Road and Norwich Road, Lot. No. 016-99-0016-003, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Sections 11.08 (3) – Sign Regulations in C-2 districts & 11.06 (8): Exempt Signs.

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, February 11, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

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

Case No: 2024-12-41
Meeting Date: February 11, 2025

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

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant Seven Mile/Farmington Venture, LLC. Address 17800 Laurel Park Drive North, Ste 200C, Livonia,
Owner (same as applicant) Address continued: MI 48152
Lessee Meijer, Inc. Address 2929 Walker Ave., Grand Rapids, MI 49544
Location North Side of 33500 West Seven Mile Street
Between Farmington And Norwich
Lot No./Parcel No. 016-99-0016-003 Subdivision (unplatted)
Zoning District C-2 Lot Size 16.54 acres Alley n/a
Present Use General Business - commercial 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 sign package resulting in an excessive number of wall signs, total wall sign area, wall sign size and directional signs in excess sign size. Number of wall signs allowed: 2; Proposed:6; Excess: 4. Maximum area allowed: 494 sq. ft.;

Proposed: ~~506.5~~ ^{496.7} sq. ft.; Excess: ~~12.5~~ ^{2.7} sq. ft.. Maximum wall sign size allowed: 200 sq. ft.; Proposed: 253.7 sq. ft. (sign D1);

Excess: 53.7 sq. ft.. Maximum directional sign size allowed: 2 sq. ft.; Proposed: 6 sq. ft. (sign C4) and 4 sq. ft. (signs C5); Excess: 4 sq. ft. and 2 sq. ft. respectively.

Reason for Rejection Livonia Zoning Ordinance, sections: 11.08 (3) Sign regulations in C-2 districts & 11.06 (8) Exempt Signs

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 4 (11.08 (3))
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk See remarks:

Remarks ^{2.7} Total area increase of all wall signs: ~~12.5~~ sq. ft.; Bulk increase of wall sign (D1): 53.7 sq. ft. (11.08 (3)); Bulk increase of Directional sign C4: 6 sq. ft. (11.06 (8)); Bulk increase of Directional signs C5: 2 sq. ft. (11.06 (8)).

Plans and Application examined by *MD Shanna* Date _____

REVISION by *MD Shanna* 1/16/25

APPLICATION FOR VARIANCE

Seven Mile/Farmington Venture LLC, 17800 Laurel Park Drive North, Suite 200C, Livonia, MI, 48152 248.262.1000
C/O (Schostak Brothers & Company, Inc. as Agent, same address and tel)

(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
Meijer, Inc.	2929 Walker Ave NW, Grand Rapids, MI	49544		616.735.7992	

(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
To be provided at time of Sign Installation Permitting					

(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
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The property address is 33500 West Seven Mile Road, Livonia, Michigan, 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? See Attached Narrative

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

Separate Legal 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:

See Attached Narrative

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

See Attached Narrative

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

See Attached Narrative

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:

See Attached Narrative

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

See Attached Narrative

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

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

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.

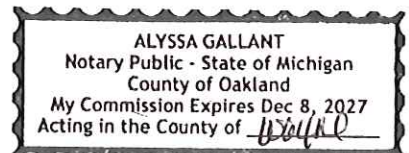
Signature of property owner: David H. Johns

Please print name of property owner: Senstec Brothers & Company, Inc.

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 17th day of October, 2024

Alyssa Gallant
(Notary Public, Wayne County, Michigan)
My Commission expires 12-8-27



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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 10/18/24, which reads as follows:

Excess Number Signs

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



17800 Laurel Park Drive North, Suite 200C
Livonia, MI 48152
248.262.1000
www.schostak.com

DAVID H. JOHNS
Vice President
Development and Construction Division

direct: 248.357.6152
johns@schostak.com

October 18, 2024

Matt Stierna
Building Inspector
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154-3097



**RE: Meijer Grocery Sign Variance Submittal and ZBA Agenda Request
7 Mile Planned General Development
33500 W. Seven Mile Road
Livonia, MI**

Dear Mr. Stierna,

Per your recent conversation with Erik Fix of my office, we respectfully request to be placed on the November 19th Zoning Board of Appeals Agenda for the variances requested for the proposed Meijer Grocery store to be located at the above address.

Enclosed please find the following documents (1 Copy each) for your review:

- Application For Variance and Signage Variance Responses document dated October 18, 2024
- Site Plan, Sheet C-2.0 dated August 19, 2024
- Meijer Building Elevation Plan dated July 10, 2024
- Sign Detail Plan, Sheet C-5.2 dated August 19, 2024
- #683 Exterior Signage Review Presentation dated August 15, 2024

The payment check for the Variance Request was delivered on October 15th to the City under separate cover from Fishbeck (Check from Fishbeck, check no. 201211 in the amount of \$450). We apologize for any inconvenience with this separate mailing.

Please let us know if you have any questions or require any additional information.

Sincerely,

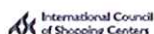
SEVEN MILE/FARMINGTON VENTURE, LP

By: Schostak Brothers & Company, Inc.
Its: Managing Agent

By: David H. Johns, VP Development & Construction
Its: Authorized Representative

DHJ/amg

ec: Erik Fix



INSTRUCTIONS FOR COMPLETING APPLICATION FOR VARIANCE

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

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

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

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

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

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

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



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

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

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

For signs only:

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

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

FEE SCHEDULE FOR ZONING BOARD OF APPEALS

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

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

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

Project Name: Meijer LVA – City of Livonia
Application Type: Zoning Board of Appeals - Application for Signage Variance
Fishbeck Project: 201287

Signage Variance Responses:

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

Restriction No. 1 – There is a Planned General Development (PGD) zoning in effect for the next year restricting the use of the property to the Planning Commission and City Council approved Meijer Grocery Store and multi-family townhomes project as shown on the PEA drawings.

Restriction No. 2 – There is an existing scenic easement on the property located at the SE corner dedicated to the City of Livonia.

Restriction No. 3 – There are existing DTE and ATT easements along the north and northwest property lines (shared with McDonalds) as well as an ATT pedestal along the north property line.

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

See Attached as part of the Application for Variance

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

Restrictions 1-3 noted in question #1 above limit the use, size, location, density, building architecture, traffic circulation, parking, pedestrian circulation, resting areas, customer wayfinding, and many other aspects of the redevelopment. These restrictions are unique to our property and do not exist elsewhere in the City.

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

The building architectural design places the pedestrian friendly front entry atrium closest to the intersection of 7 Mile and Farmington. In contrast, the car-centric shopping for Pharmacy Drive-Thru and Pick-up are located at the building corners away from this walkable front corner entry feature. The remote placement of the Pharmacy and Pickup service promotes front entry pedestrian safety and the proposed wayfinding signage guides for drive-thru customers away from the main entry plaza. Without the proposed signs, drive-thru customers would become confused about their route around the parking lot. Parking lot confusion causes increased vehicle stopping, turning, and crossing movements, potential vehicle conflict points and increased vehicle-pedestrian interactions. Also, driving and parking in the wrong areas creates longer and less predictable customer walking routes. Therefore, the additional wayfinding signage should reduce property damage and potential personal injury. Without the wayfinding signage customers may drive to incorrect areas on site such as our semi-truck dock area or to our neighboring townhomes, rather than the Meijer Pick-up or Pharmacy Drive-Thru areas. Meijer believes that the wayfinding clarity provided by the requested signage directly improves driver safety, pedestrian safety, and site walkability in adherence to Vision 21.

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

The following reasons describe why the issuance of this variance will be fair to the neighbors and others who might be affected:

First, all immediate neighbors (within 300 feet of the subject property). have received written notice, attended numerous public meetings, viewed the renderings with signage shown, and shared their opinions both verbally and in writing throughout the PGD review and approval processes with City Staff, Planning Commission and City Council. The initial Meijer prototype signage package submitted was significantly more impactful in the size and scale than the approved elevation signage. The neighbor's comments have been carefully weighed and implemented by these governing bodies and the resulting project reflects the final outcome of that rigorous process.

Second, the requested variance is solely for increasing number of wall signs from two (2) allowed to four (4). The two allowed signs are the Meijer (156.6 sf) and Grocery (32.4 sf) signs. The two extra signs are the Pharmacy (98.22 sf) and Pickup(34.7 sf). We are not asking to exceed the maximum 200 square foot size of the wall signage as allowed. The 200 square foot maximum limitation remains applicable to Meijer and any other retailer in the community. All other proposed signs (site signs, window signs and blade signs) are within the ordinance limits. The requested increase in sign count variance is consistent with other similar nearby retail sites in the City of Livonia, such as Kroger at Eight Mile and Farmington.

Third, only one of the four signs is branded: the red "Meijer" sign. The blue "Grocery" sign is provided to identify this store as one of the few smaller grocery-only Meijer stores from the larger Meijer supercenters in southeast Michigan. The other two signs (Pharmacy Drive-up and Pick-up) do not directly advertise the brand and primarily provide wayfinding for a large building. The non-branded signs are used for identification and wayfinding.

Fourth, the requested variance acknowledges that the building is setback 237.3 feet or 268.7 feet from the public right-of-way rather than the 100 feet minimum requirement. This additional distance is more than double the standard setback (average 2.5x) creates the need for better wayfinding from our various site entries to the points-of-transaction (Pharmacy Drive-up, Pick-up, Main Store Entry). This wayfinding provides safe and efficient traffic circulation within the site. Without the signage, Meijer customers will often drive and park in areas that are further from their physical point-of-business thereby creating extra traffic circulation and customer confusion.

Fifth, the proposed building has a corner entry feature is on a 45-degree angle with a large glass atrium. The atrium angle limits effects of an increase in signage to the neighbors by the following: It is not possible to view the Pharmacy Drive-up sign from McDonalds or the Pick-up sign from Primo's Pizza. Because of the glass atrium angle, the placement of the two signs on a 45-degree façade reduces the visual impact of the sign from Farmington Road or Seven Mile Road.

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

No.

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

We did not seek an amendment to the zoning ordinance for increased signage count because the City of Livonia Planning Department recommended applying for a Planned General Development (PGD) for our proposed project. The PGD process is a unique and rigorous process that allows minor variations to the strict C-2 zoning regulation compliance. The PGD collaborative study sessions, public hearings, deliberations, and decisions included specific discussions regarding the building architecture and signage. The PGD was reviewed, revised several times and ultimately was deemed compliant with Vision 21. The PGD was unanimously approved by the Planning Commission on June 18, 2024, and the PGD was unanimously approved by the City Council on August 26, 2024.

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

No.

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

We did not seek a property rezoning because the City of Livonia Planning Department recommended applying for a PGD for our proposed project. The PGD process is a unique and rigorous process that allows minor variations to the strict C-2 zoning regulation compliance. The PGD study sessions, public hearings, deliberations, and decisions included specific discussions regarding the building architecture and signage. The PGD was reviewed, revised several times and ultimately was deemed to complaint with Vision 21. The PGD was unanimously approved by the Planning Commission on June 18, 2024. The PGD was unanimously approved the City Council on August 26, 2024.

Property Legal Description
for
33500 W. Seven Mile Rd, Livonia
May 17, 2024

PROPERTY DESCRIPTION

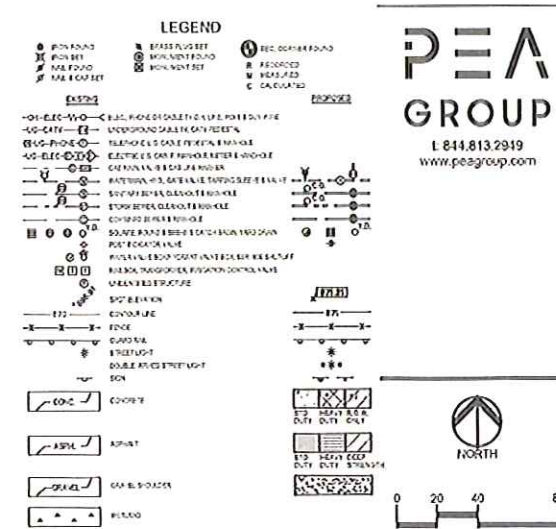
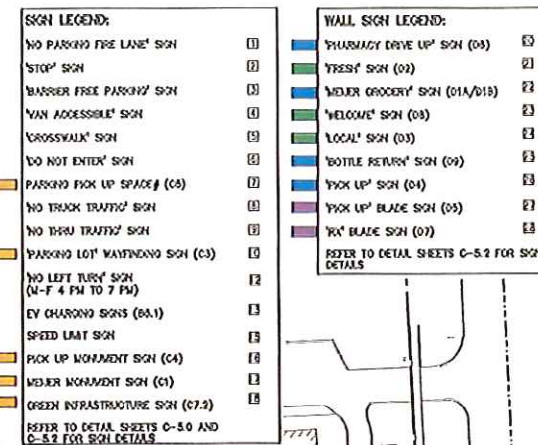
PER CITY / COUNTY PARCEL RECORDS
PARCEL ID 016-99-0016-003

PT OF SE 1/4 SEC 4 T1S R9E BEG S89DEG 57M 10S W 60FT AND N0DEG
00M 50S W 60FT FROM SE COR SEC 4 TH S89DEG 57M 10S W 1116.20FT
TH N0DEG 00M 50S W 540FT TH N89DEG 57M 10S E 230FT TH N0DEG 00M
50S W 100FT TH N62DEG 55M 45S E 275.11FT TH N89DEG 57M 10S E
200FT TH S0DEG 00M 50S E 150FT TH N89DEG 57M 10S E 441.20FT TH
S0DEG 00M 50S E 615FT POB 16.54 AC

PARCEL ID 018-99-0018-003
Land in the City of Uxbridge, Wayne County, Michigan, described as follows:

PT OF SE 1/4 SEC 4 & T15S R9E B2E S8900E 87N 10S W 80FT AND N000E COM 80S W 80FT FROM SE COR SEC 4 TH S8800E 87N 10S W 1118.20FT TH N000E COM 80S W 140FT TH N0000E 87N 10S E 2.30FT TH N000E COM 80S W 100FT TH N000E 87N 10S E 273.11FT TH N000E 87N 10S E 200FT TH S000E COM 80S E 150FT TH N000E 87N 10S E 441.20FT TH S000E COM 80S E 151.67FT FROM 18.54 AC

Inspection Department
City of Livonia



CAUTION!
THE LOCATION AND ELEVATION OF EXISTING JOISTS
VARIABLES ARE GIVEN IN THE DRAWING NOT TO BE
CONSIDERED. NO JOIST SHALL BE CUT OR DAMAGED OR
BURNED AS TO THE COMPLETION OF JOIST. IF THE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR
REPAIRING THE EXISTING JOIST LOCATION AND ELEVATION.

CLIENT
**SEVEN
MILE/FARMINGTO
VENTURE, LP**
17800 LAUREL PARK DRIVE NORTH
SUITE 2000
MCKINNA, MO 64575-1132

PROJECT TITLE
**7 MILE PLANNED
GENERAL
DEVELOPMENT**
33600 W. SEVEN MILE ROAD
LINDA, INDIANA, WANE COUNTY

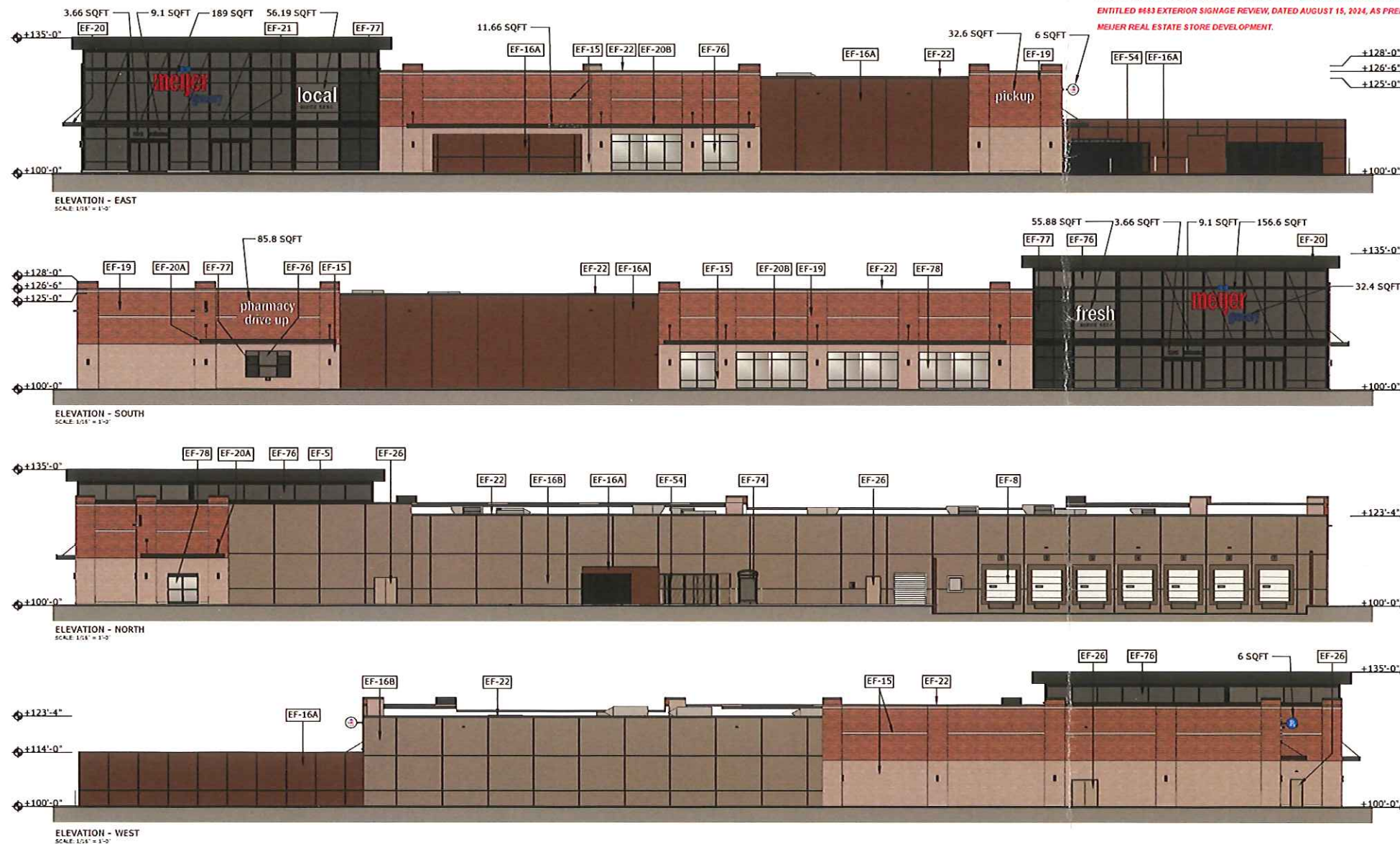
REVISIONS	
PLAN REVISED	5-17
PLAN REVISED	8-19
PLAN REVISED	12-4

ORIGINAL ISSUE DATE:
JUNE 9, 2023

DRAWING TITLE
**PRELIMINARY
SITE PLAN**

PEA JOB NO.	2021-0
P.M.	
DN.	
DES.	
DRAWING NUMBER	

NOT FOR CONSTRUCTION C-2.0



NOTE: SIGNAGE SHOWN HAS BEEN UPDATED TO REFLECT SIGNAGE PER THE PLANS ENTITLED #83 EXTERIOR SIGNAGE REVIEW, DATED AUGUST 15, 2024, AS PREPARED BY MEIJER REAL ESTATE STORE DEVELOPMENT.

RENDERING FINISH LEGEND

CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES	TUBELITE STOREFRONT	DARK BRONZE
EF-8	SECTIONAL OVERHEAD DOORS	--	WHITE
EF-15	CMU INLAY - INSULATED PRECAST CONCRETE WALL	BURNISHED MODULAR CMU INLAY	SEA SALT (63-218C)
EF-16A	STUCCO/EIFS PATTERN, PAINTED INSULATED PRECAST CONCRETE WALL	AP FORMLINER EIFS #410	SW 6055 FIERY BROWN
EF-16B	STUCCO/EIFS PATTERN, PAINTED INSULATED PRECAST CONCRETE WALL	AP FORMLINER EIFS #410	SW 7026 GRIFFIN
EF-19	EMBEDDED BRICK - INSULATED PRECAST CONCRETE WALL	METROBRICK	60% MAIN STREET 30% COURTYARD 10% BROWNSTONE
EF-20A	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	DARK BRONZE
EF-20B	PREFABRICATED CANOPY	PAC-CLAD	DARK BRONZE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	DARK BRONZE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	DARK BRONZE
EF-23	FIELD PAINTED STEEL - STEEL FRAMING AND COLUMNS, HANGER ASSEMBLIES, AND METAL DECK	SHERWIN WILLIAMS PRO INDUSTRIAL MULTI SURFACE ACRYLIC	MEIJER BRONZE
EF-26	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7026 GRIFFIN
EF-54	CHAIN LINK FENCE	VINYL	BLACK
EF-74	PREMANUFACTURED EMPLOYEE SHELTER	GLASS PANELS	--
EF-76	INSULATED GLAZING VISION GLASS, LIGHT GRAY TINT	GUARDIAN GLASS	SN68 CRYSTAL GRAY
EF-77	INSULATED SPANDREL GLASS, LIGHT GRAY TINT, MEDIUM GRAY OPAQUE COATING	GUARDIAN GLASS	SN68 CRYSTAL GLASS W/ MED GRAY CERAMIC, #4
EF-78	PERFORATED VINYL WINDOW FILM	3M	VARIES



MEIJER LVA (75K) - GROCERY FORMAT

Seven Mile Rd. & Farmington Rd.
Livonia, MI 48042

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIMATIONS, BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING AND TO THEN REFER TO FINISH LEGEND.

DATE:1/13/2025





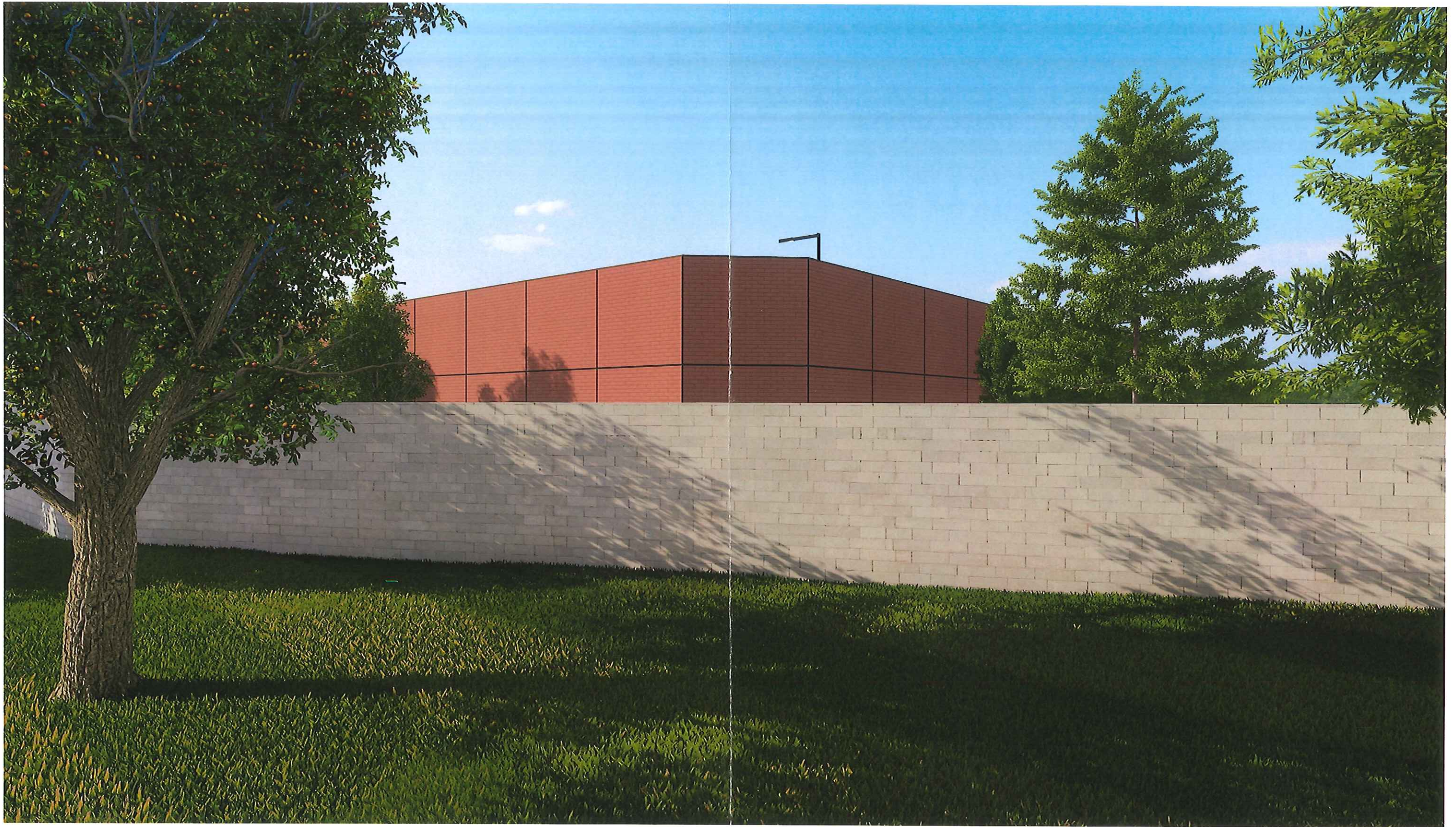
MEIJER LVA (75K) - GROCERY FORMAT

Seven Mile Rd. & Farmington Rd.
Livonia, MI 48042

DATE: 1/13/2025

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIMATIONS, BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
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MEIJER LVA (75K) - GROCERY FORMAT

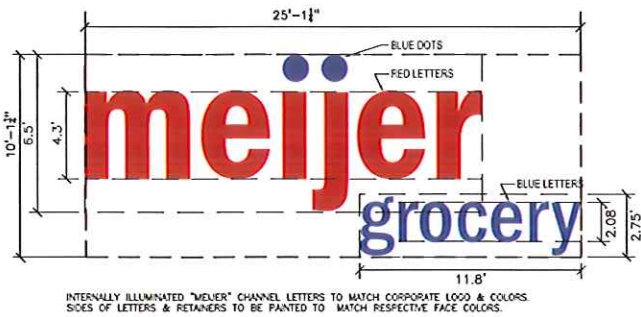
Seven Mile Rd. & Farmington Rd.
Livonia, MI 48042

DATE: 1/13/2025

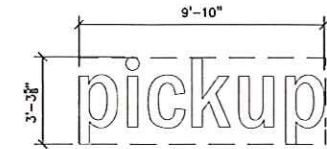
THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIMATIONS, BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING AND TO THEN REFER TO FINISH LEGEND.



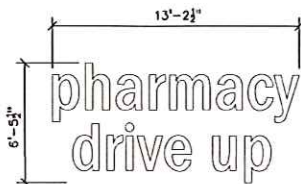
WALL SIGNS



SIGNS D1A/D1B - MEIJER GROCERY WALL SIGNS
NTS 253.7 SF



SIGN D4- PICK UP WALL SIGN
NTS INTERNALLY ILLUMINATED 32.6 SF.

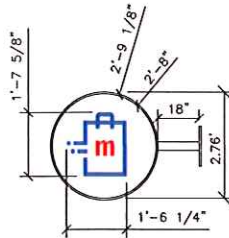


SIGN D6 - PHARMACY DRIVE UP WALL SIGN
NTS INTERNALLY ILLUMINATED 85.8 SF

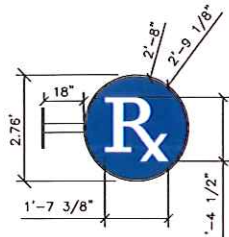


SIGN D9 - BOTTLE RETURN WALL SIGN
NTS TOTAL 11.7 S.F.

BLADE SIGNS

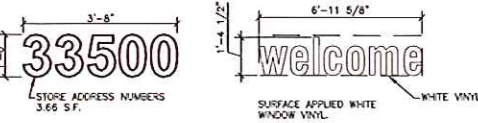


SIGN D5 - PICKUP BLADE SIGN
NO SCALE 6.00 S.F.



SIGN D7 - RX BLADE SIGN
NO SCALE 6.00 S.F.

WINDOW SIGNS



SIGN D8 - WELCOME WALL SIGN
NTS 3.7 SF & 9.1 SF

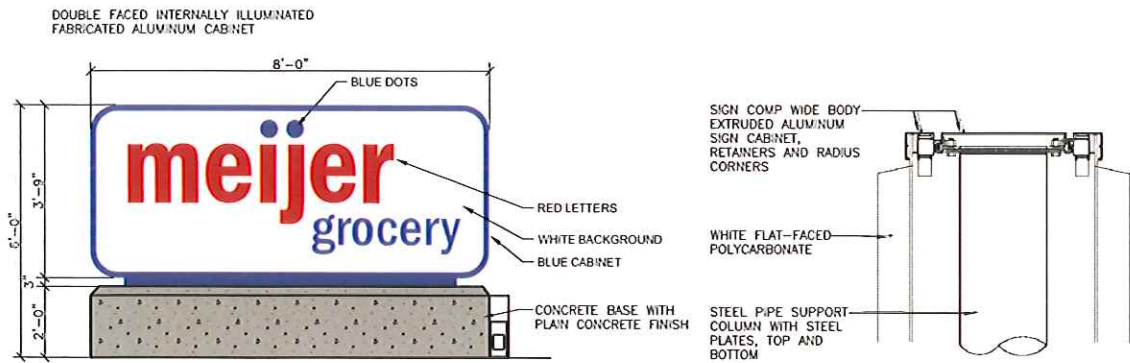


SIGN D2 - FRESH
NTS INTERNALLY ILLUMINATED BEHIND GLASS 56.6 S.F.

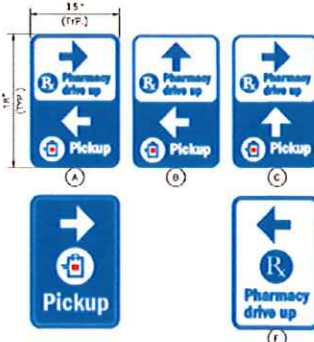


SIGN D3 - LOCAL
NTS INTERNALLY ILLUMINATED BEHIND GLASS 56.31 S.F.

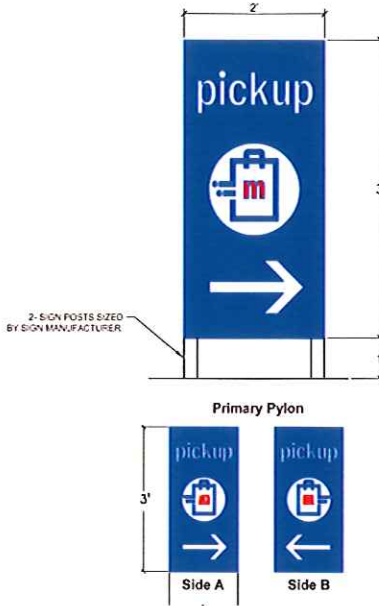
SITE SIGNS



SIGN C1 - MONUMENT SIGN
NTS 30 S.F.



SIGN C3 - WAYFINDING SIGN
NTS 1.88 S.F./EA



SIGN C4 - PICKUP MONUMENT SIGN
NO SCALE 6.0 S.F.

- NOTES:
1. SIGNS C3, C5, AND C7.2 WILL BE 5.0' TALL FROM THE GRADE TO TOP OF SIGN.
 2. SIGNS WILL BE INSTALLED IN PARKING LOT AREAS AS SHOWN ON SITE PLAN, SHEET C-2.0



SIGN C5 - PARKING FLAGS
NO SCALE 4.0 S.F./EA

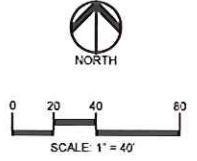


SIGN C7.2 - GREEN INFRASTRUCTURE
NO SCALE 1.5 S.F.

MINOR SQUARE FOOTAGE DIFFERENCES MAY EXIST BASED ON FINAL ENGINEERING DIMENSIONS. THIS SHEET GOVERNS THE FABRICATION DIMENSIONS AND SIGNAGE PERMITTING VARIANCE PROCESS.

SIGNAGE SHOWN HAS BEEN UPDATED TO REFLECT SIGNAGE PER THE PLANS TITLED #683 EXTERIOR SIGNAGE REVIEW, DATED AUG 15, 2024, AS PREPARED BY MEIJER REAL ESTATE STORE DEVELOPMENT

PEA GROUP
t: 844.813.2949
www.peagroup.com



811. Some what's below. Call before you dig.
CAUTION! THE LOCATION AND ELEVATIONS OF UTILITIES SHOWN ON THESE PLANS ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE LOCATION OR DEPTH OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH
SUITE 200C
LIVONIA, MICHIGAN 48152

PROJECT TITLE
7 MILE PLANNED GENERAL DEVELOPMENT
35500 W. SEVEN MILE ROAD
LIVONIA, MICHIGAN 48152

REVISIONS	
PLAN REVISED	5-17-24
PLAN REVISED	8-19-24
PLAN REVISED	12-4-24
PLAN REVISED	1-13-25

ORIGINAL ISSUE DATE:
JUNE 9, 2023
DRAWING TITLE
NOTES & DETAILS III

PEA JOB NO.	2021-0582
P.M.	JC
D.N.	VR
DES.	SAP
DRAWING NUMBER	



Livonia, MI

Future Meijer store 683

RECEIVED

JAN 14 2025

Inspection Department
City of Livonia

- 
1. 680 Lake Orion, MI
 2. 681 Macomb Twp, MI
 3. 682 Noblesville, IN
 4. 683 Livonia, MI



680 Lake Orion, MI



Photo taken 12/9/22

681 Macomb Twp, MI



Photo taken 12/9/22

682 Noblesville, IN



Photo taken: 5/14/24

683 Livonia, MI



Rendering date: 1/10/25



17800 Laurel Park Drive North, Suite 200C
Livonia, MI 48152
248.262.1000
www.schostak.com

DAVID H. JOHNS
Vice President
Development and Construction Division

direct: 248.357.6152
johns@schostak.com

January 13, 2025

Matt Stierna
Building Inspector
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154-3097

**RE: Meijer Grocery Sign Variance Submittal and ZBA Agenda Request
Seven Mile Planned General Development
33500 Seven Mile Road
Livonia, MI**

Dear Mr. Stierna,

Pursuant to the comments heard at the January 7, 2025 ZBA Meeting regarding the Meijer sign variances, Meijer has revised the proposed sign package for the above referenced site. We respectfully request to be placed on the February 11, 2025 Zoning Board of Appeals Agenda for the variances requested for the proposed Meijer Grocery store.

Enclosed please find the following documents (1 copy each) for your review:

- Fishbeck Memo dated January 10, 2025
- Site Plan, Sheet C-2.0 dated December 4, 2024 showing pedestrian and vehicular routes
- Meijer Building Elevation Plan dated January 13, 2025
- Sign Detail Plan, Sheet C-5.2 dated January 13, 2025
- Photographs of similar Meijer grocery stores

Please let us know if you have any questions or require any additional information.

Sincerely,

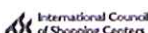
SEVEN MILE/FARMINGTON VENTURE, LP

By: Schostak Brothers & Company, Inc.
Its: Managing Agent

By: David H. Johns, VP Development & Construction
Its: Authorized Representative

DHJ/amg

ec: Erik Fix



Memo

TO: Zoning Board of Appeals Members – City of Livonia

FROM: Jason T. Vander Kodde, PE

DATE: January 13, 2025

PROJECT NO.: 201287

SUBJECT: Meijer LVA/683 Sign Variance Request Revisions

Pursuant to January 7, 2025 regular ZBA meeting Meijer has re-evaluated the requested variance and has reduced the "Pharmacy Drive-up" and "Pickup" sign areas by a combined total of 14.5 square feet. This proposed reduction brings the wall area signage request into compliance with the maximum allowed 494 square feet and eliminates the variance request for 12.5 square feet above the ordinance limits.

Wall Sign	Livonia Original	Livonia Revised	Reduction
Pharmacy Drive Up	98.2 sf	85.8 sf	(12.4) sf
Pickup	34.7 sf	32.6 sf	(2.1) sf
Total	132.9 sf	118.4 sf	(14.5) sf

As discussed in the meeting, the four hardships creating the Meijer variance request remain unchanged:

- 1) The approved PGD building is setback 2.5X further than the C-2 zoning sign requirements anticipate.
- 2) The approved PGD building size waiver is 2.5X larger than the C-2 zoning sign requirements anticipate.
- 3) The PGD vehicle wayfinding necessity for safe circulation on-site during all weather and lighting conditions.
- 4) The PGD pedestrian wayfinding necessity for safe building entry during all weather and lighting conditions.

The requested signs are the minimum signage that Meijer designs for the Grocery Stores. An approved variance would permit the Meijer 683/LVA store to provide consistent wall signage with the other the Meijer Grocery Stores as summarized in the attached photographs and the numerical comparison chart below.

Wall Sign	Lake Orion	Macomb	Noblesville	Livonia
Meijer Grocery	300 sf	250 sf	531.6 sf	253.7 sf
Pharmacy Drive Up	57.5 sf	57.5 sf	84.2 sf	85.8 sf
Pickup	34.7 sf	69.4 sf	34.8 sf	32.6 sf
Fresh since 1934	40 sf	40 sf	125.8 sf	56.6 sf
Local since 1934	40 sf	40 sf	113.9 sf	56.3 sf
Bottle Return	6.7 sf	11.7 sf	n/a - Indiana	11.7 sf
Welcome	n/a - inside	9.1 sf	9.6 sf	9.1 sf
Pickup medallion	16 sf	16 sf	16 sf	6 sf
RX medallion	16 sf	16 sf	16 sf	6 sf
Total	510.9 sf	509.7 sf	931.9 sf	517.8 sf

- N/A

- N/A

- N/A

496.7 sf

Attachments

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

MIKE TESTA



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

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

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CARRIE BUDZINSKI
ROB DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

JANUARY 10, 2025

Seven Mile/Farmington Venture, LLC
17800 Laurel Park Drive North, Suite 200C
Livonia, MI 48152

To Whom It May Concern:

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held January 7, 2025, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2024-12-41, Seven Mile/Farmington Venture, LLC, on behalf of Lessee Meijer, Inc., 33500 W Seven Mile Road: seeking to erect a sign package resulting in an excessive number of wall signs, total wall sign area, wall sign size and directional signs in excess sign size.

Number of Wall Signs

Allowed: 2
Proposed: 6
Excess: 4

Maximum Area

Allowed: 494 sq. ft.
Proposed: 506.5 sq. ft.
Excess: 12.5 sq. ft.

Maximum Wall Sign Size

Allowed: 200 sq. ft.
Proposed: 253.7 sq. ft. (sign D1)
Excess: 53.7 sq. ft.

Maximum Directional Sign Size

Allowed: 2 sq. ft.
Proposed: 6 sq. ft. (sign C4) and 4 sq. ft. (sign C5)
Excess: 4 sq. ft. and 2 sq. ft. respectively

This Mixed Development Center property is located on the north side of West Seven Mile (33500), between Farmington Road and Norwich Road, Lot. No. 016-99-0016-003, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Sections 11.08 (3) – Sign Regulations in C-2 districts & 11.06 (8): Exempt Signs,

be tabled to allow the Petitioner to bring back pictures of other Meijer grocery stores which have been completed, as well as to allow the Petitioner to take the Board's comments into consideration.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

cc: Meijer, Inc.
Schostak Brothers & Company

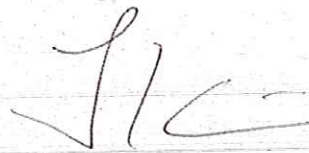
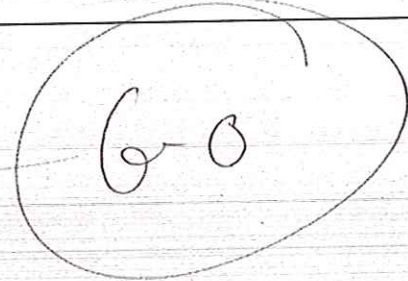
Meeting Date: January 7, 2025

6. APPEAL CASE NO. 2024-12-41, Seven Mile/Farmington Venture, LLC, on behalf of Lessee Meijer, Inc., 33500 W Seven Mile Road: Seeking to erect a sign package resulting in an excessive number of wall signs, total wall sign area, wall sign size and directional signs in excess sign size.

Motion To:		Comments:
Support		
Deny		
Table	X	
Other		

Motion	Support	ZBA Board Member	Yes	No	Abstain	Absent
		Greg Coppola - Chairman	X			
		Jim Baringhaus - Vice Chairman	X			
	X	Timothy Klisz - Secretary	X			
X		Christopher Boloven	X			
		Michael Testa	X			
		Marc Rotondo	X			
		Lynda Scheel				X
CONDITIONS						
1.						
2.						
3.						
4.						

ZBA Secretary: Timothy Klisz

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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JAMES. M. BARINGHAUS, VICE CHAIRMAN
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COUNCIL MEMBERS

BRANDON MCCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB DONOVIC

SCOTT MORGAN

LAURA M. TOY

PUBLIC NOTICE December 20, 2024

APPEAL CASE NO. 2024-12-41, 33500 W Seven Mile Road: an appeal was made to the Zoning Board of Appeals by Seven Mile/Farmington Venture, LLC, on behalf of Lessee Meijer, Inc., seeking to erect a sign package resulting in an excessive number of wall signs, total wall sign area, wall sign size and directional signs in excess sign size.

Number of Wall Signs

Allowed: 2
Proposed: 6
Excess: 4

Maximum Area

Allowed: 494 sq. ft.
Proposed: 506.5 sq. ft.
Excess: 12.5 sq. ft.

Maximum Wall Sign Size

Allowed: 200 sq. ft.
Proposed: 253.7 sq. ft. (sign D1)
Excess: 53.7 sq. ft.

Maximum Directional Sign Size

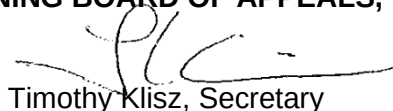
Allowed: 2 sq. ft.
Proposed: 6 sq. ft. (sign C4) and 4 sq. ft. (sign C5)
Excess: 4 sq. ft. and 2 sq. ft. respectively

This Mixed Development Center property is located on the north side of West Seven Mile (33500), between Farmington Road and Norwich Road, Lot. No. 016-99-0016-003, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Sections 11.08 (3) – Sign Regulations in C-2 districts & 11.06 (8): Exempt Signs..

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, January 7, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

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

Case No: 2024-12-41
Meeting Date: January 7, 2025

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

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant <u>Seven Mile/Farmington Venture, LLC.</u>	Address <u>17800 Laurel Park Drive North, Ste 200C, Livonia,</u>
Owner <u>(same as applicant)</u>	Address <u>continued: MI 48152</u>
Lessee <u>Meijer, Inc.</u>	Address <u>2929 Walker Ave., Grand Rapids, MI 49544</u>
Location <u>North</u>	Side of <u>33500 West Seven Mile</u> Street
Between <u>Farmington</u>	And <u>Norwich</u>
Lot No./Parcel No. <u>016-99-0016-003</u>	Subdivision <u>(unplatted)</u>
Zoning District <u>C-2</u>	Lot Size <u>16.54 acres</u> Alley <u>n/a</u>
Present Use <u>General Business - commercial</u>	Proposed Use <u>(Same)</u>
Present Building Size <u>n/a</u>	Proposed Building Size <u>n/a</u>
Present Height of Building <u>n/a</u>	Proposed Height <u>n/a</u>
Allowable Lot Coverage <u>n/a</u>	Proposed Lot Coverage <u>n/a</u>

Proposal: Seeking to erect a sign package resulting in an excessive number of wall signs, total wall sign area, wall sign size and directional signs in excess sign size. Number of wall signs allowed: 2; Proposed: 6; Excess: 4. Maximum area allowed: 494 sq. ft.; Proposed: 506.5 sq. ft.; Excess: 12.5 sq. ft.. Maximum wall sign size allowed: 200 sq. ft.; Proposed: 253.7 sq. ft. (sign D1); Excess: 53.7 sq. ft.. Maximum directional sign size allowed: 2 sq. ft.; Proposed: 6 sq. ft. (sign C4) and 4 sq. ft. (signs C5); Excess: 4 sq. ft. and 2 sq. ft. respectively.

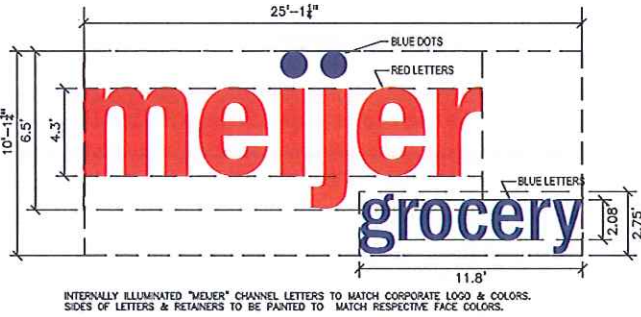
Reason for Rejection Livonia Zoning Ordinance, sections: 11.08 (3) Sign regulations in C-2 districts & 11.06 (8) Exempt Signs

Deficient Side yard _____	Deficient Front Yard _____	Deficient Rear Yard _____
Deficient Lot Area _____	Deficient Lot Area Per Room _____	Encroachment _____
Excessive Lot Coverage _____	Excessive Height _____	Increasing No. Units <u>4 (11.08 (3))</u>
Use Prohibited _____	Deficient Parking Spaces _____	Increasing Area and Bulk <u>See remarks:</u>

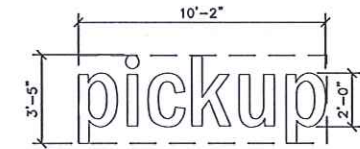
Remarks Total area increase of all wall signs: 12.5 sq. ft.; Bulk increase of wall sign (D1): 53.7 sq. ft. (11.08 (3)); Bulk increase of Directional sign C4: 6 sq. ft. (11.06 (8)); Bulk increase of Directional signs C5: 2 sq. ft. (11.06 (8)).

Plans and Application examined by _____ Date _____

WALL SIGNS



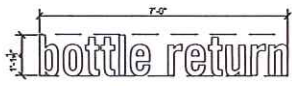
SIGNS D1A/D1B - MEIJER GROCERY WALL SIGNS
NTS 253.7 SF



SIGN D4- PICK UP WALL SIGN
NTS INTERNALLY ILLUMINATED 34.7 S.F.

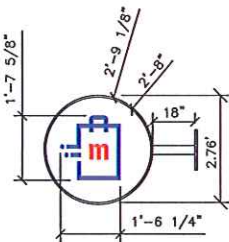


SIGN D6 - PHARMACY DRIVE UP WALL SIGN
NTS INTERNALLY ILLUMINATED 98.22 S.F.

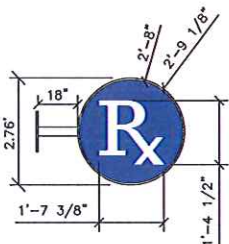


SIGN D9 - BOTTLE RETURN WALL SIGN
NTS TOTAL 11.7 S.F.

BLADE SIGNS

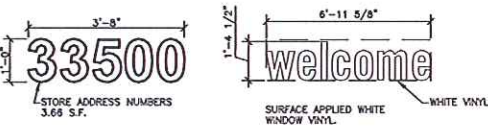


SIGN D5 - PICKUP BLADE SIGN
NO SCALE 6.00 S.F.



SIGN D7 - RX BLADE SIGN
NO SCALE 6.00 S.F.

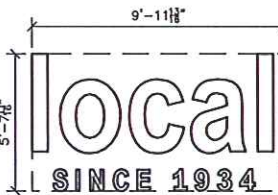
WINDOW SIGNS



SIGN D8 - WELCOME WALL SIGN
NTS 3.7 SF & 9.1 SF



SIGN D2 - FRESH
NTS INTERNALLY ILLUMINATED BEHIND GLASS 56.6 S.F.



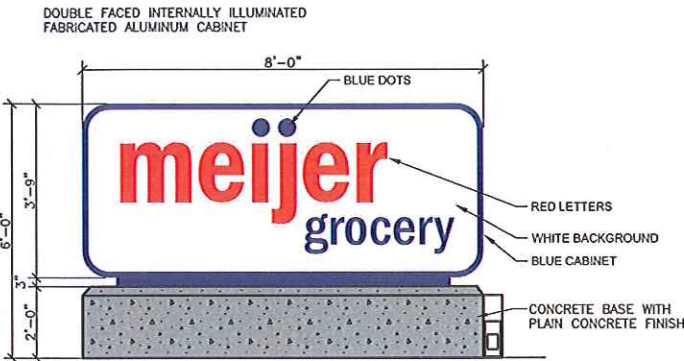
SIGN D3 - LOCAL
NTS INTERNALLY ILLUMINATED BEHIND GLASS 56.31 S.F.

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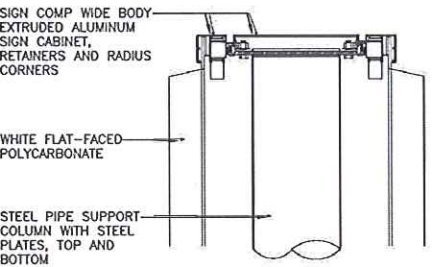
SIGNAGE SHOWN HAS BEEN UPDATED TO REFLECT SIGNAGE PER THE PLANS TITLED #683 EXTERIOR SIGNAGE REVIEW, DATED AUG 15, 2024, AS PREPARED BY MEIJER REAL ESTATE STORE DEVELOPMENT

PEA GROUP
t: 844.813.2949
www.peagroup.com

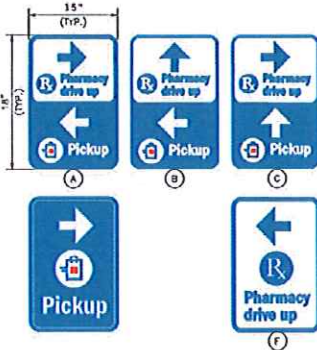
SITE SIGNS



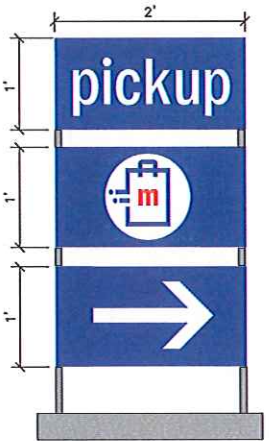
SIGN C1 - MONUMENT SIGN
NTS 30 S.F.



SECTION DETAIL FOR REFERENCE ONLY



SIGN C3 - WAYFINDING SIGN
NTS 1.88 S.F./EA



SIGN C4 - PICKUP MONUMENT SIGN
NO SCALE 2.00 S.F./EA

NOTES:
1. SIGNS C3, C5, AND C7.2 WILL BE 5.0' TALL FROM THE GRADE TO TOP OF SIGN
2. SIGNS WILL BE INSTALLED IN PARKING LOT AREAS AS SHOWN ON SITE PLAN, SHEET C-2.0

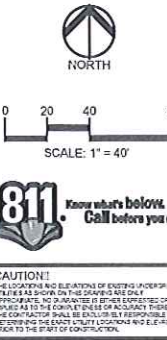


INSTALLED ON STANDARD SIGN POST

SIGN C5 - PARKING FLAGS
NO SCALE 2.00 S.F./EA



SIGN C7.2 - GREEN INFRASTRUCTURE
NO SCALE 1.5 S.F.



CLIENT
SEVEN MILE/FARMINGTON VENTURE, LP
17800 LAUREL PARK DRIVE NORTH SUITE 2000
LIVONIA, MICHIGAN 48152

PROJECT TITLE
7 MILE PLANNED GENERAL DEVELOPMENT
33500 W. SEVEN MILE ROAD
LIVONIA, MICHIGAN, WAYNE COUNTY

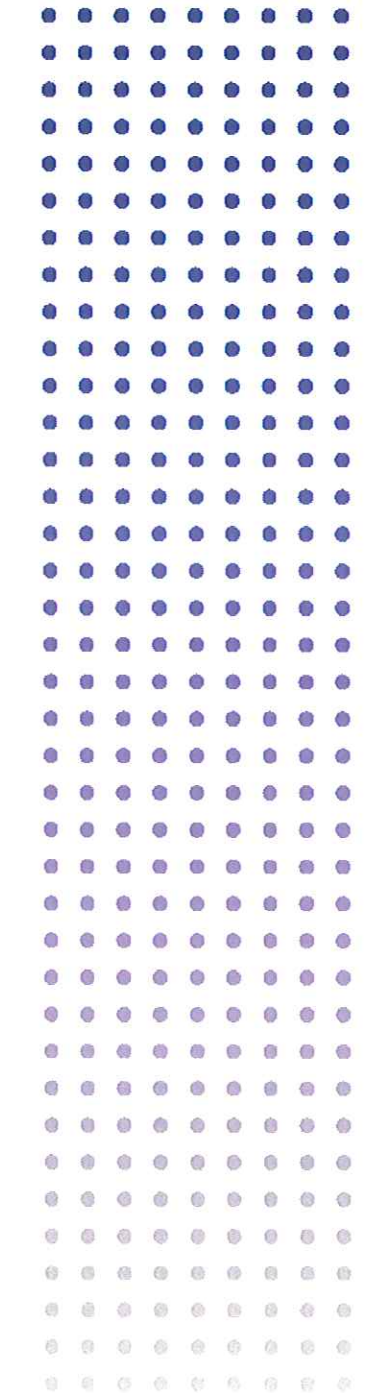
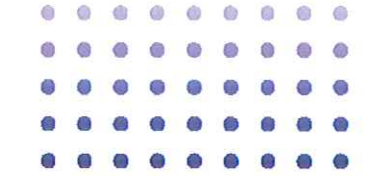
REVISIONS	
PLAN REVISED	5-17-24
PLAN REVISED	8-18-24
PLAN REVISED	12-4-24

ORIGINAL ISSUE DATE:
JUNE 9, 2023
DRAWING TITLE
NOTES & DETAILS III

PEA JOB NO.	2021-0582
P.M.	JC
D.N.	WR
DES.	SAP
DRAWING NUMBER:	

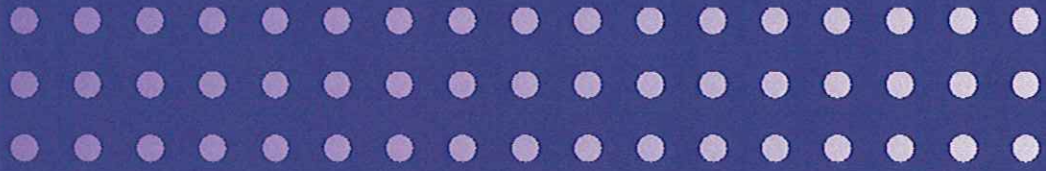
NOT FOR CONSTRUCTION

C-5.2



683 Exterior Signage Review

15 August 2024

A decorative graphic consisting of three horizontal rows of small, light-colored dots. The dots are arranged in a grid-like pattern, with the first row having 15 dots, the second row having 15 dots, and the third row having 15 dots. The dots are positioned to the left of the main title text.

Signage Revisions



NOTE: SIGNAGE SHOWN HAS BEEN UPDATED TO REFLECT SIGNAGE PER THE PLANS ENTITLED #893 EXTERIOR SIGNAGE REVIEW, DATED AUGUST 15, 2024, AS PREPARED BY MEIJER REAL ESTATE STORE DEVELOPMENT.

RENDERING FINISH LEGEND			
CODE	FINISH	PRODUCT	COLOR
EF-5	ENTRANCE AND STOREFRONT FRAMES	TUBELITE STOREFRONT	DARK BRONZE
EF-8	SECTIONAL OVERHEAD DOORS	--	WHITE
EF-15	CMU INLAY - INSULATED PRECAST CONCRETE WALL	BURNISHED MODULAR CMU INLAY	SEA SALT (63-218C)
EF-16A	STUCCO/EIFS PATTERN, PAINTED INSULATED PRECAST CONCRETE WALL	AP FORMLINER EIFS #410	SW6055 FIERY BROWN
EF-16B	STUCCO/EIFS PATTERN, PAINTED INSULATED PRECAST CONCRETE WALL	AP FORMLINER EIFS #410	SW 7026 GRIFFIN
EF-19	EMBEDDED BRICK - INSULATED PRECAST CONCRETE WALL	METROBRICK	60% MAIN STREET 30% COURTYARD 10% BROWNSTONE
EF-20A	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	DARK BRONZE
EF-20B	PREFABRICATED CANOPY	PAC-CLAD	DARK BRONZE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	DARK BRONZE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	DARK BRONZE
EF-23	FIELD PAINTED STEEL - STEEL FRAMING AND COLUMNS, HANGER ASSEMBLIES, AND METAL DECK	SHERWIN WILLIAMS PRO INDUSTRIAL MULTI SURFACE ACRYLIC	MEIJER BRONZE
EF-26	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	SW 7026 GRIFFIN
EF-54	CHAIN LINK FENCE	VINYL	BLACK
EF-74	PREMANUFACTURED EMPLOYEE SHELTER	GLASS PANELS	--
EF-76	INSULATED GLAZING VISION GLASS, LIGHT GRAY TINT	GUARDIAN GLASS	SN68 CRYSTAL GRAY
EF-77	INSULATED SPANDREL GLASS, LIGHT GRAY TINT, MEDIUM GRAY OPAQUE COATING	GUARDIAN GLASS	SN68 CRYSTAL GLASS W/ MED GRAY CERAMIC, #4
EF-78	PERFORATED VINYL WINDOW FILM	3M	VARIES



MEIJER LVA (75K) - GROCERY FORMAT

Seven Mile Rd. & Farmington Rd.
Livonia, MI 48042

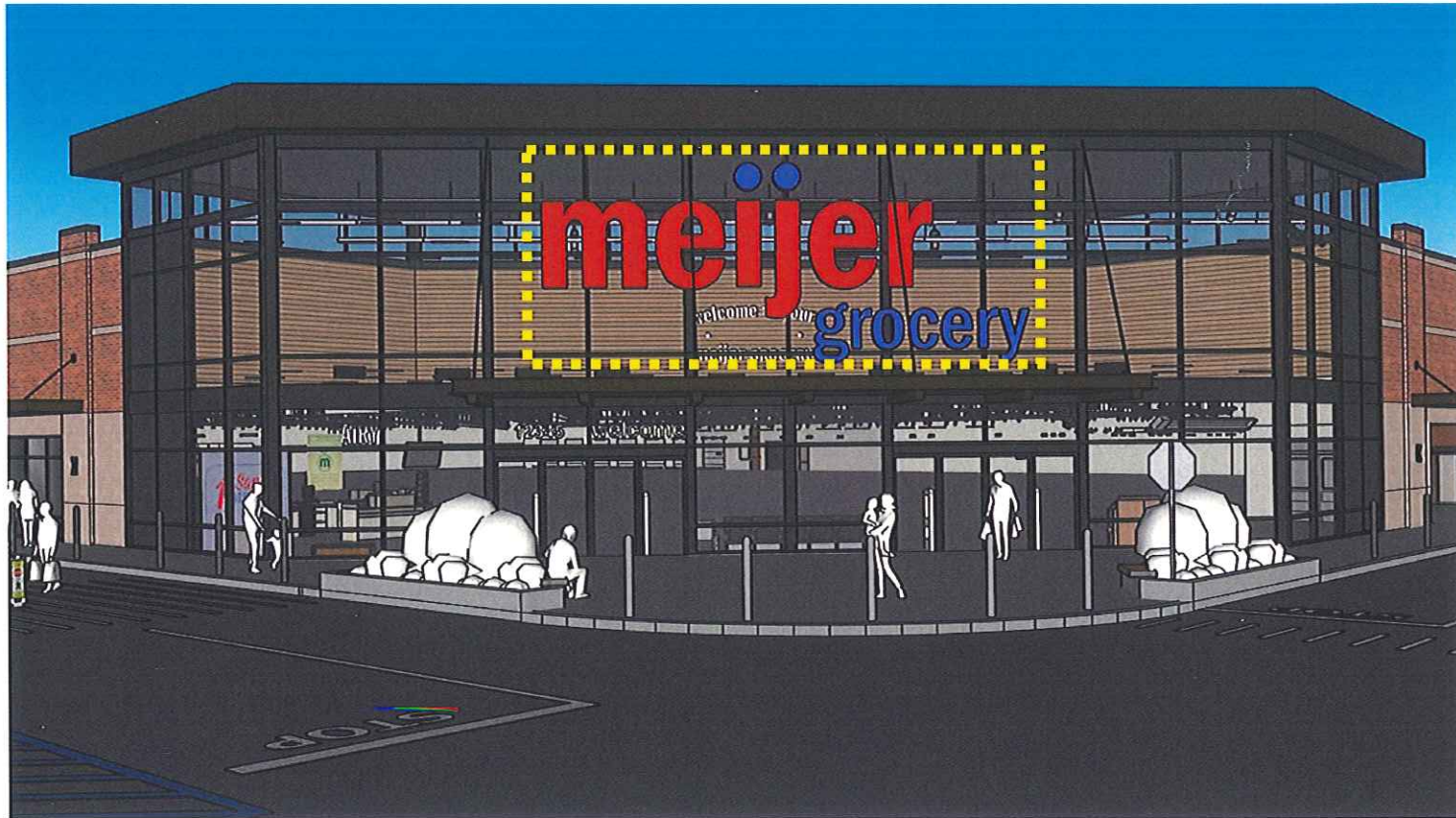
THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIATIONS. BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING AND TO THEN REFER TO FINISH LEGEND.

DATE:7/10/2024

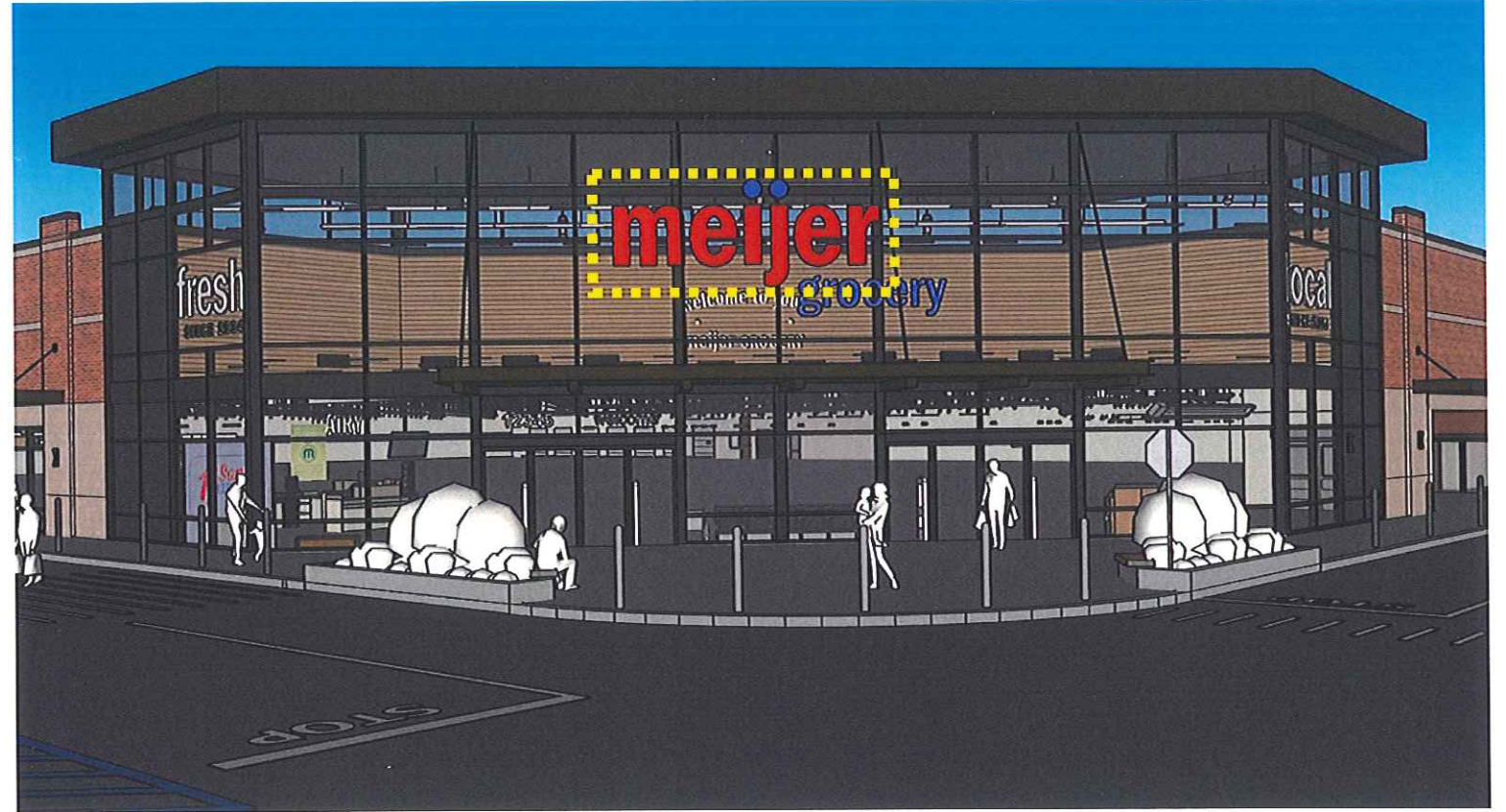


“Meijer” Sign (Internally Illuminated)

5.17.24 Submittal: 532.4 SF (combined sign)



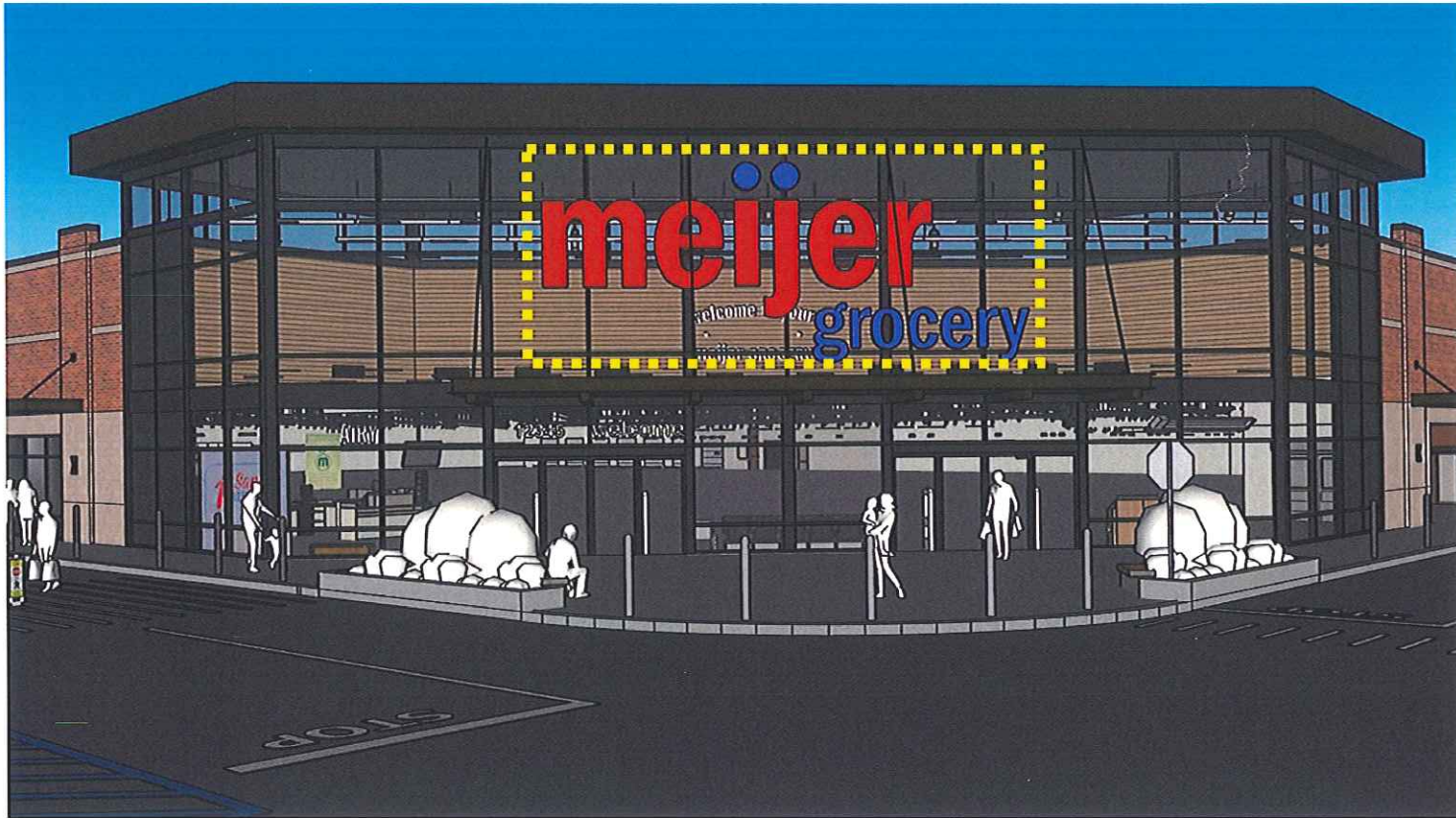
8.15.24 Revisions: reduced to 156.6 SF



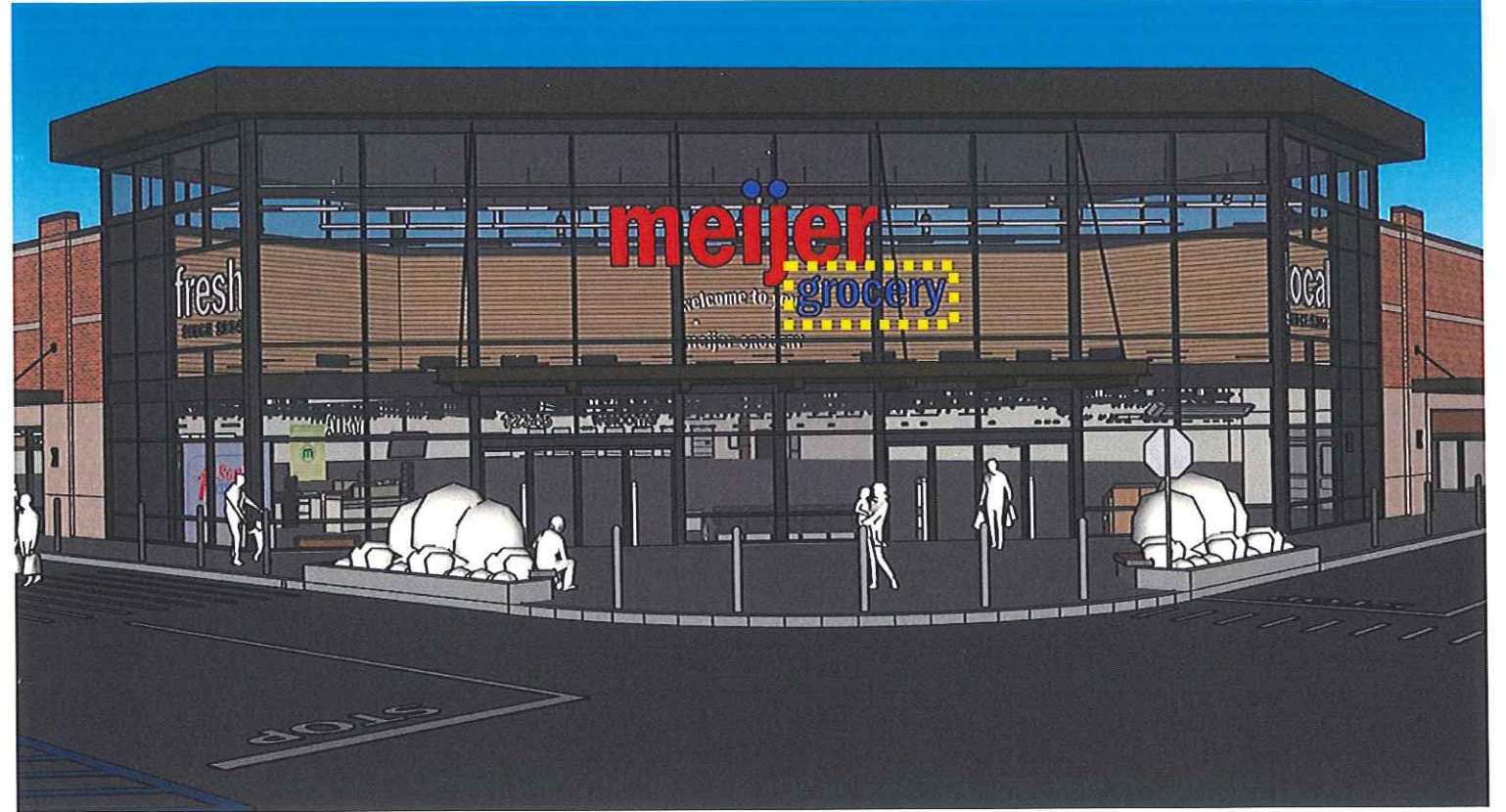
**Meijer and Grocery signs to have separate permits, separate shop drawings, separate brackets and separate circuits/plugs*

“Grocery” Sign (Internally Illuminated)

5.17.24 Submittal: 532.4 SF (combined sign)



8.15.24 Revisions: reduced to 32.4 SF



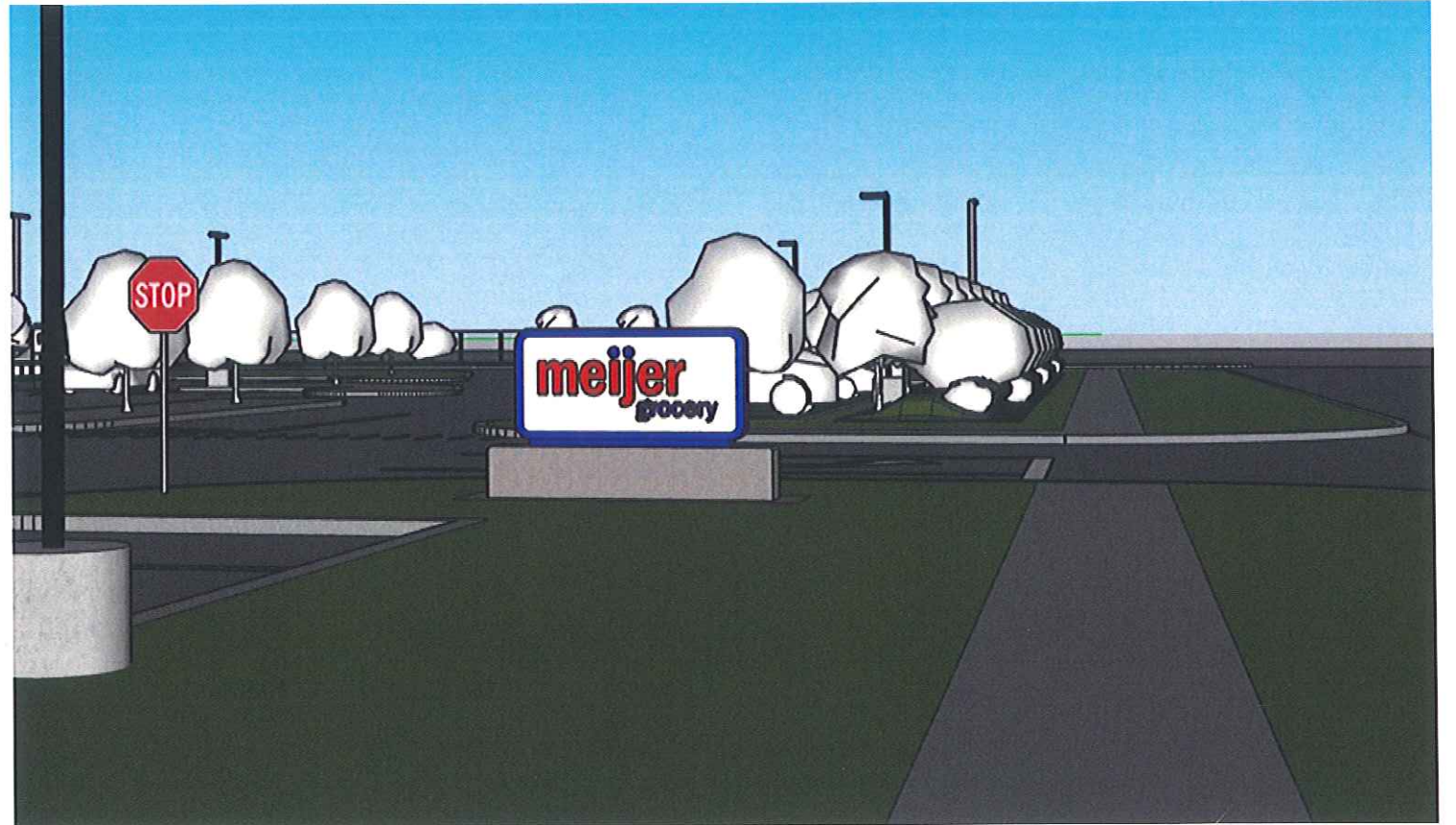
**Meijer and Grocery signs to have separate permits, separate shop drawings, separate brackets and separate circuits/plugs*

Monument Signs (Internally Illuminated)

5.17.24 Submittal: 37.2 SF, 8' tall

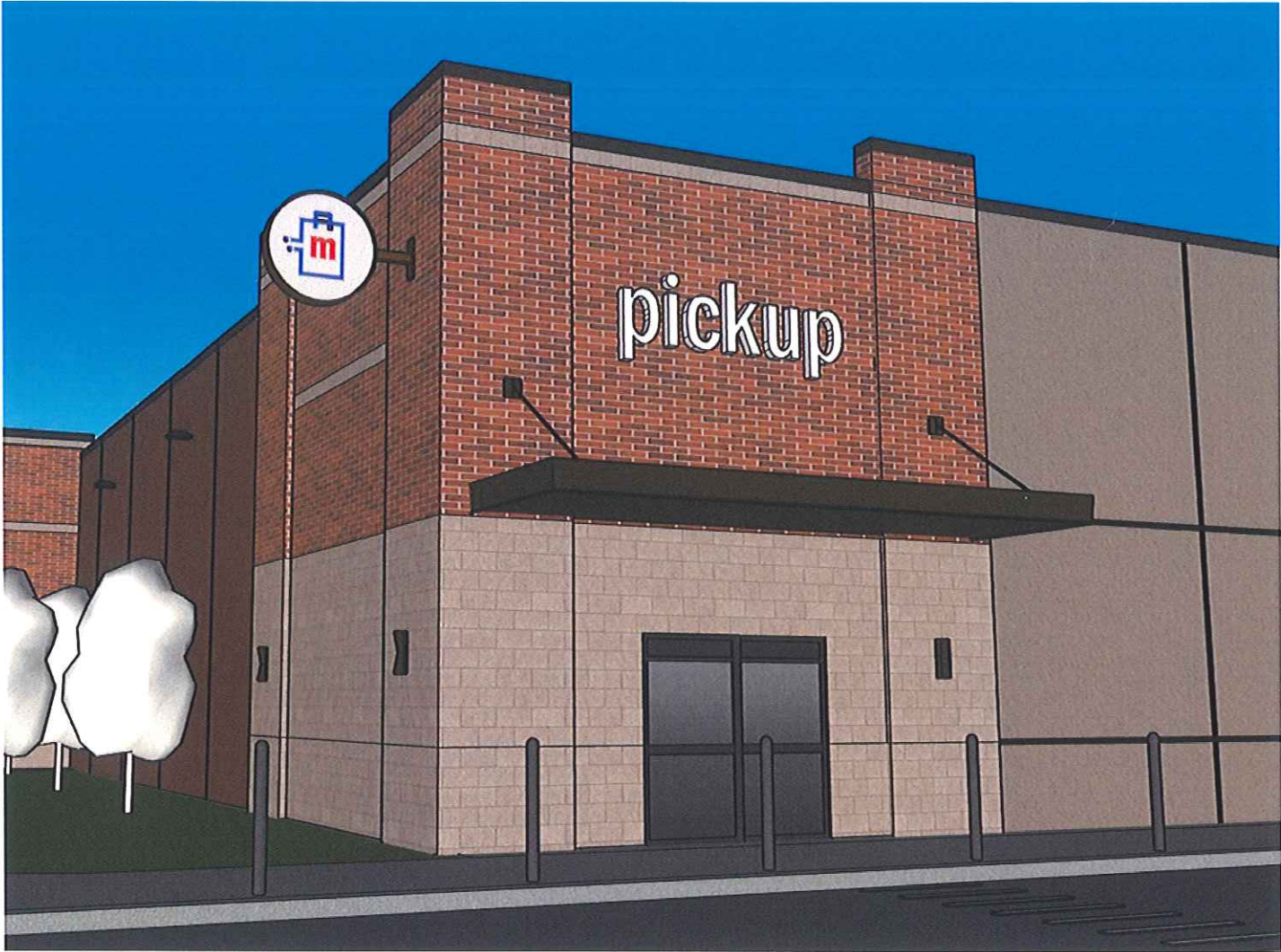


8.15.24 Revisions: reduced to 30 SF, 6' tall



Pickup & Medallion Sign (Internally Illuminated)

5.17.24 Submittal:
32.6 SF, north elevation, no change to medallion

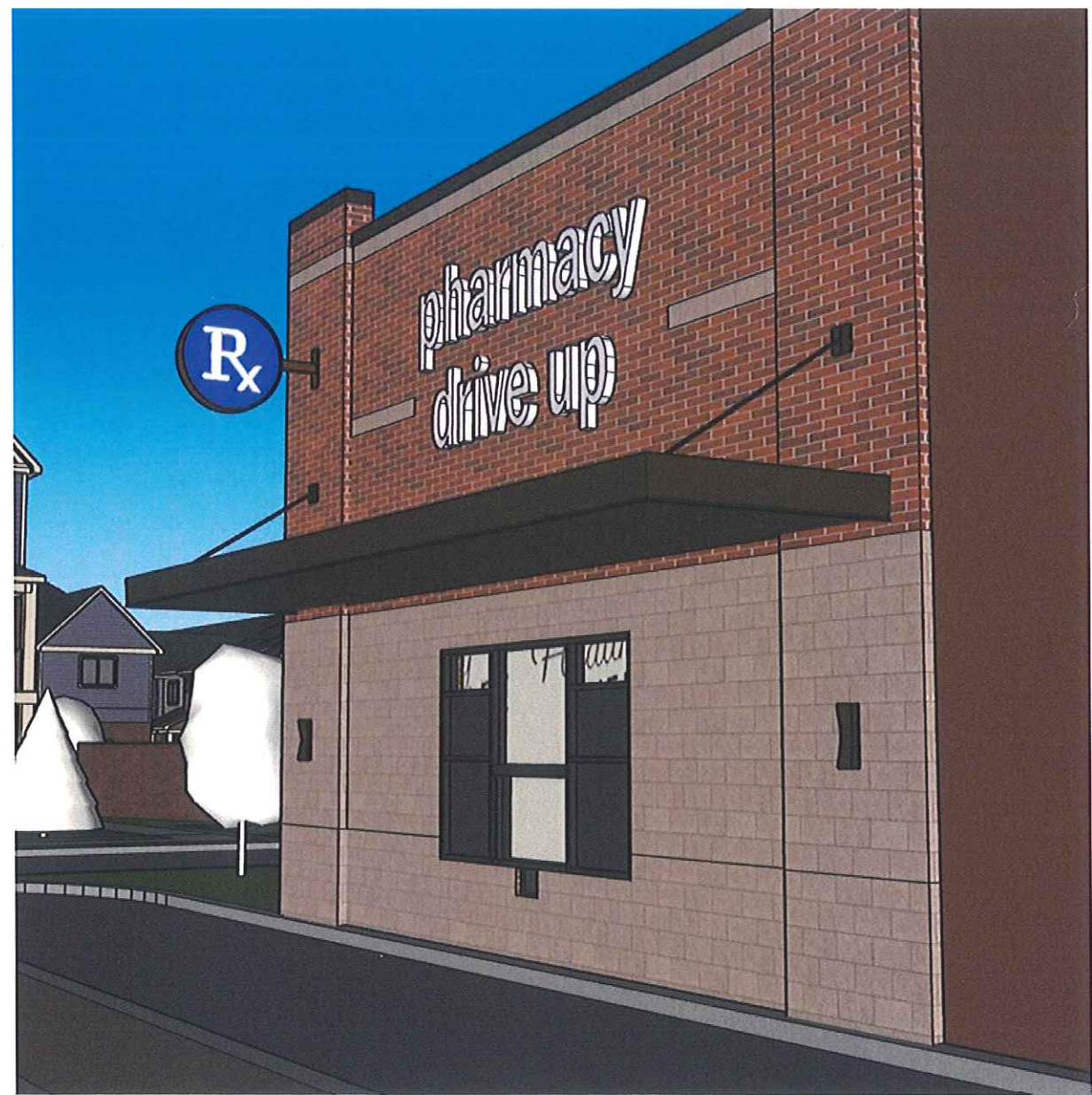


8.15.24 Revisions:
32.6 SF, east elevation, medallion reduced to 6 SF

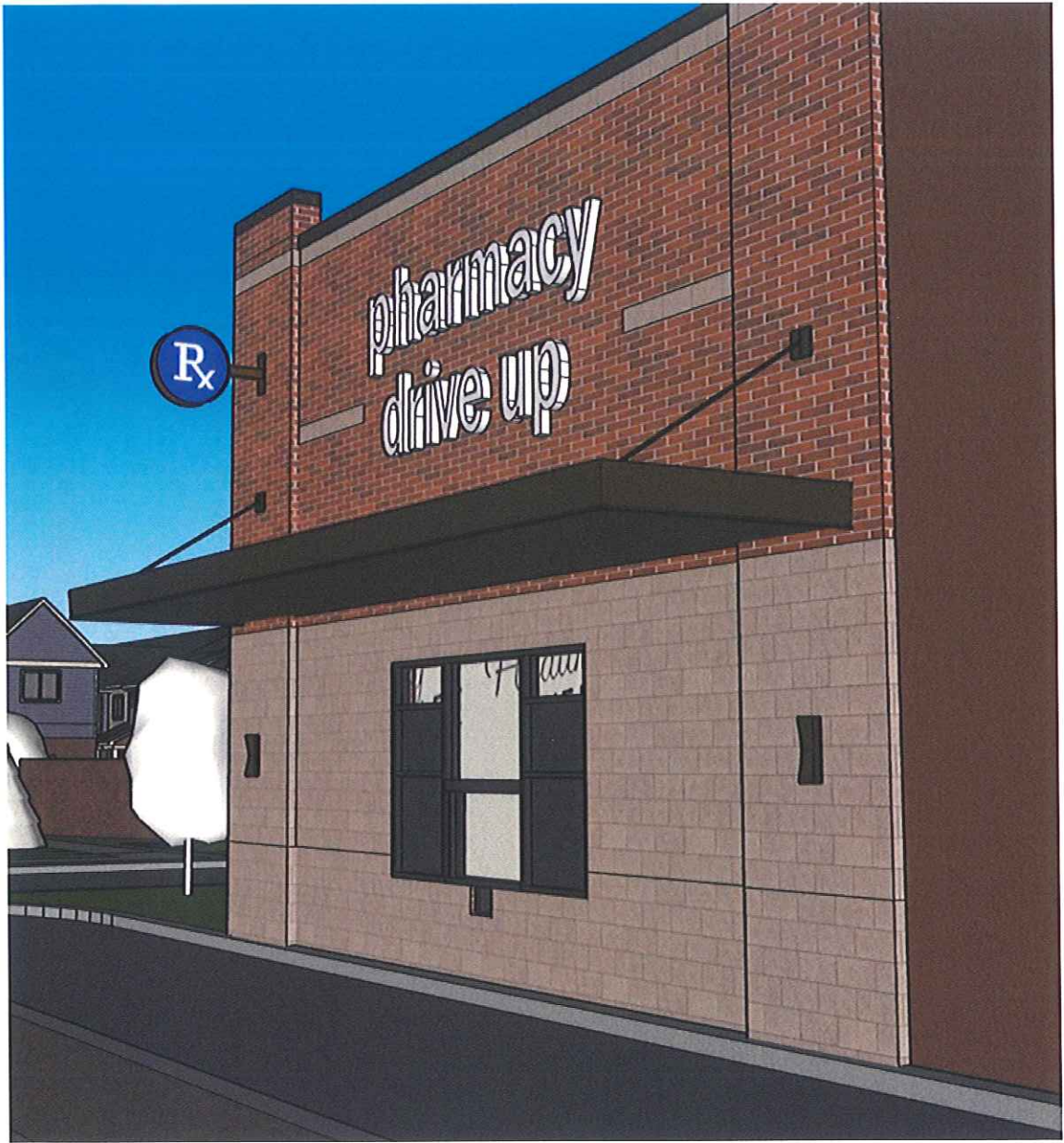


Pharmacy Drive Up & Medallion Sign (Internally Illuminated)

5.17.24 Submittal:
85.8 SF pharmacy sign, no change to medallion



8.15.24 Revisions:
85.8 pharmacy sign, medallion reduced to 6 SF



Welcome Sign & Address

5.17.24 Submittal:

9.1 SF welcome sign, store address numbers 3.66 SF



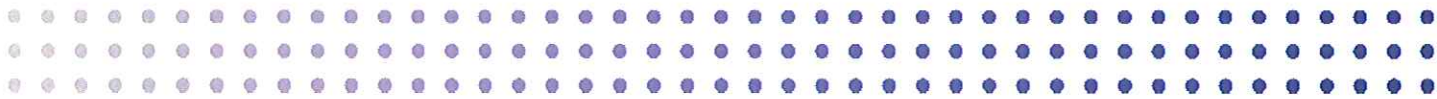
8.15.24 Revisions:

9.1 SF welcome sign, store address numbers 3.66 SF



Bottle Return Sign

5.17.24 Submittal:
11.7 SF on building canopy



8.15.24 Revisions:
11.7 SF on building canopy



“fresh since 1934” Sign

5.17.24 Submittal:

126.9 SF, internally illuminated sign



8.15.24 Revisions:

55.88 SF, internally illuminated sign, behind glass



“local since 1934” Sign

5.17.24 Submittal:

108.8 SF, internally illuminated sign



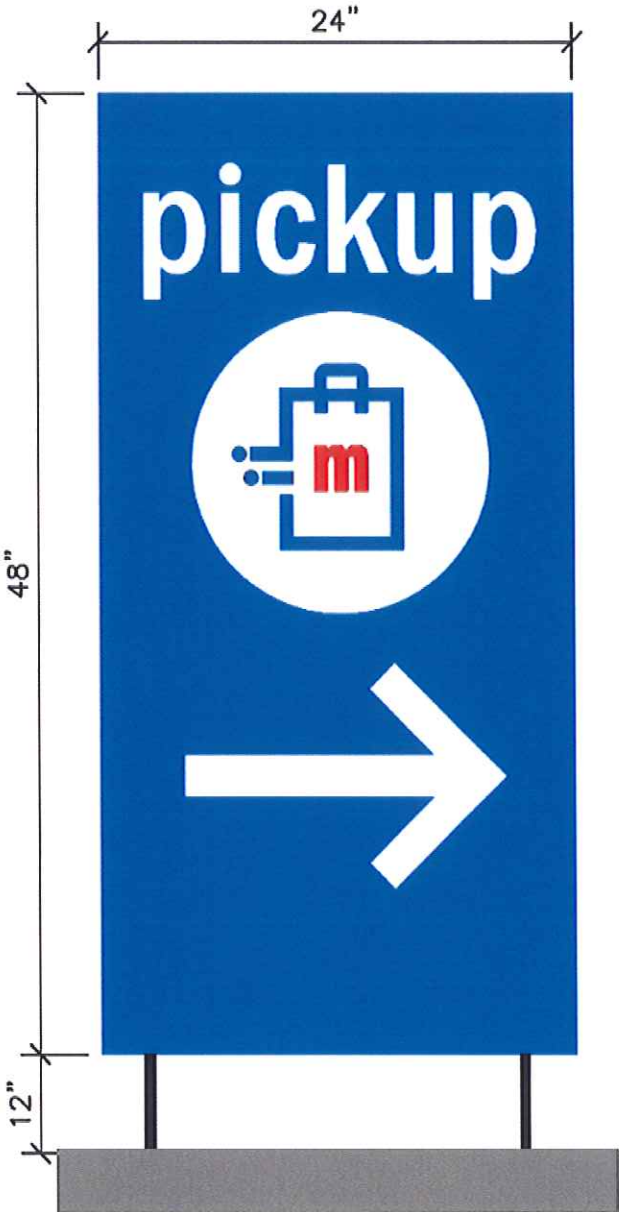
8.15.24 Revisions:

56.19 SF, internally illuminated sign, behind glass

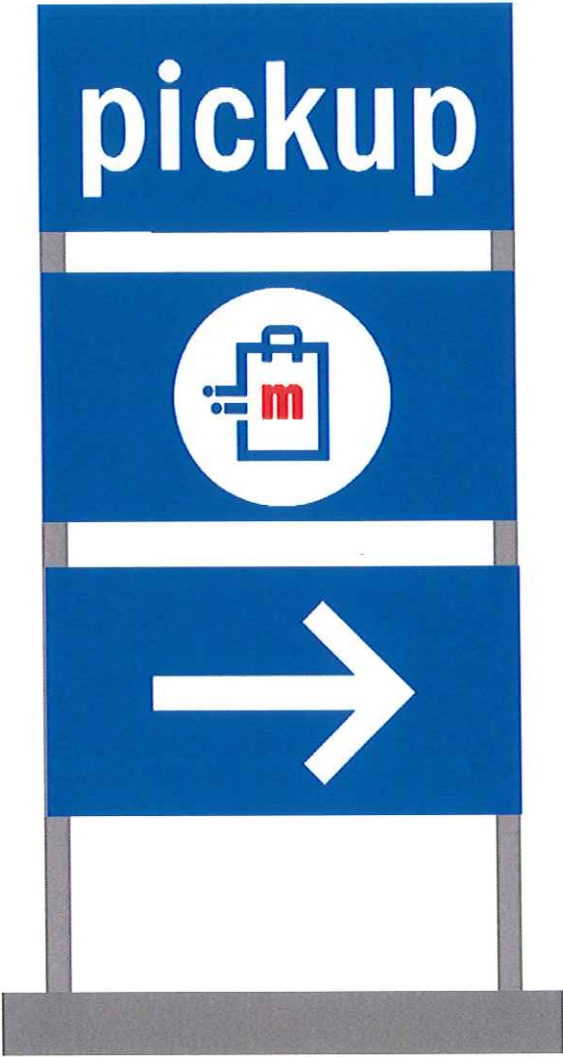


Pickup Monument Sign

5.17.24 Submittal:
8 SF, freestanding sign



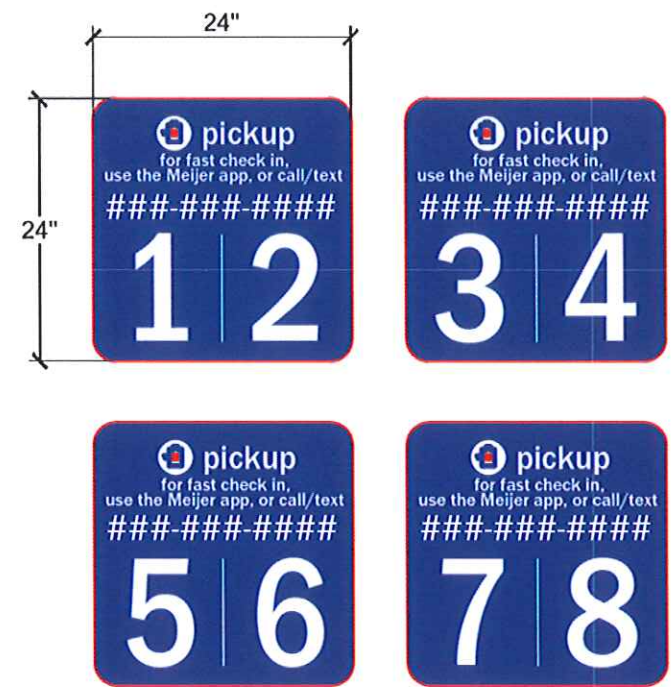
8.15.24 Revisions:
(3) 2 SF signs, wayfinding, branding, and directional individual signs, (12"x 24" EA)



Pickup Parking Signs

5.17.24 Submittal:

4 SF EA, standard post signs



SIGN POLE AND BASE TO BE CONSTRUCTED PER DETAIL B1 ON C-701
COLOR: BLUE (PMS 286C), RED (PMS 485C), AND WHITE (PMS WHITE)

PICKUP SIGN PARKING
SPACE NUMBERS

A4

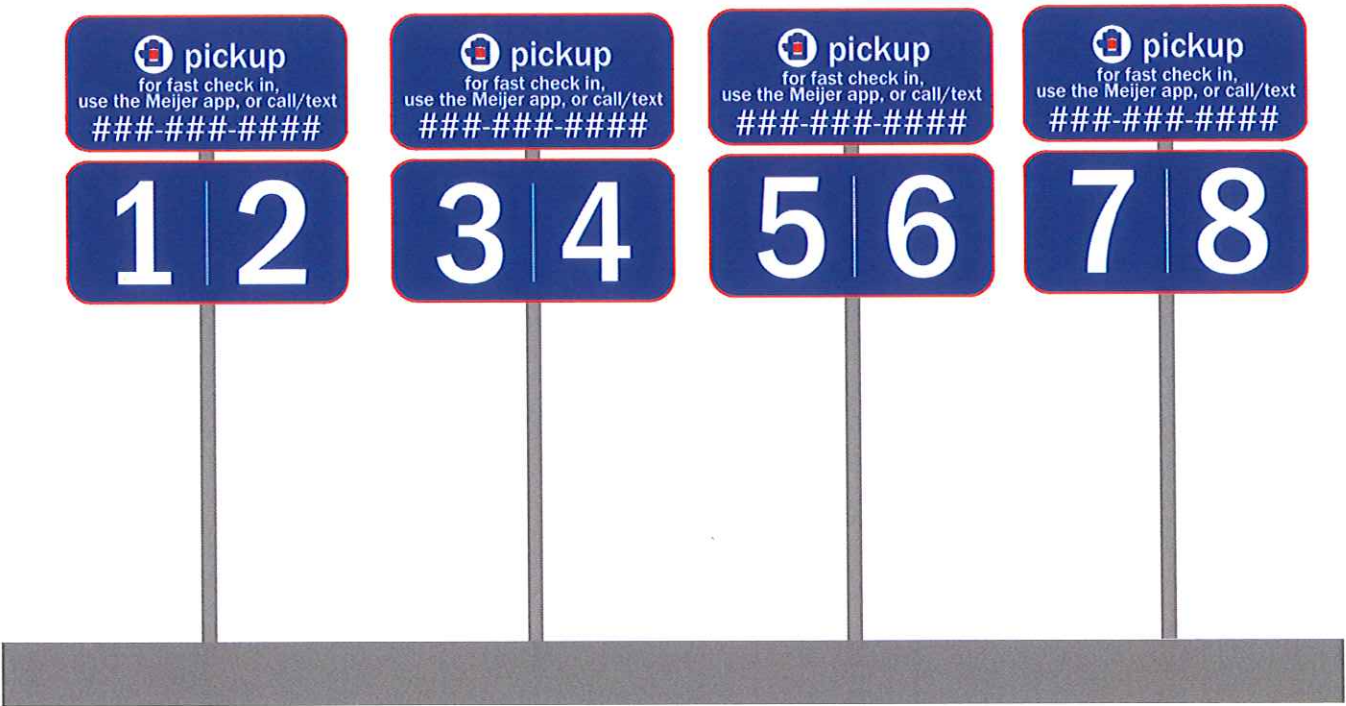
NTS

CALCULATED 4.0 S.F.
TOTAL 4.0 S.F.



8.15.24 Revisions:

(2) signs, 2 SF EA, standard post signs
(12"x 24" EA)

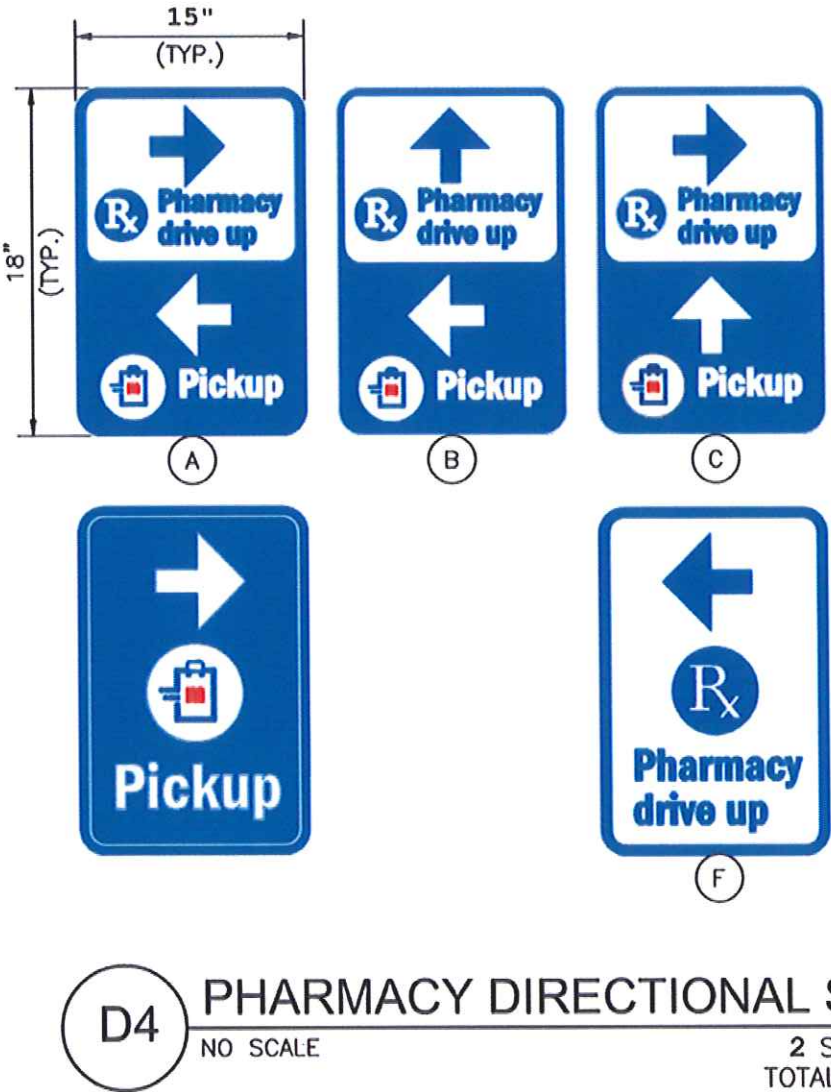


Site Wayfinding Signs

5.17.24 Submittal:
3 SF EA, freestanding sign



8.15.24 Revisions:
2 SF EA, standard post signs,
(15"x 18" +/-) individual



LEGAL DESCRIPTION

PARCEL ID 018-99-0018-003
Land in the City of Livonia, Wayne County, Michigan, described as follows:
PT OF SE 1/4 SEC 4 T1S R1E B20 S80E0 57M 10S W 60FT AND N00E0 00M 50S W 60FT FROM SE COR SEC 4 TH S80E0 57M 10S W 1118.20FT TH N00E0 00M 50S W 540FT TH N80E0 57M 10S E 230FT TH N00E0 00M 50S W 100FT TH N80E0 57M 10S E 275.11FT TH N80E0 57M 10S E 200FT TH S00E0 00M 50S E 150FT TH N80E0 57M 10S E 441.20FT TH S00E0 00M 50S E 615FT POB 18.54 AC

SIGN LEGEND:

NO PARKING FIRE LANE SIGN	1
STOP SIGN	2
BARRED FREE PARKING SIGN	3
VAN ACCESSIBLE SIGN	4
CROSSWALK SIGN	5
DO NOT ENTER SIGN	6
PARKING PICK UP SPACE# (C5)	7
NO TRUCK TRAFFIC SIGN	8
NO THRU TRAFFIC SIGN	9
PARKING LOT WAYFINDING SIGN (C3)	10
NO LEFT TURN SIGN (M-F 4 PM TO 7 PM)	11
EY CHARGING SIGNS (B8.1)	12
SPEED LIMIT SIGN	13
PICK UP MONUMENT SIGN (C4)	14
MEIJER MONUMENT SIGN (C1)	15
GREEN INFRASTRUCTURE SIGN (C7.2)	16
REFER TO DETAIL SHEETS C-5.0 AND C-5.2 FOR SIGN DETAILS	

WALL SIGN LEGEND:

PHARMACY DRIVE UP SIGN (D8)	17
FRESH SIGN (D2)	18
MEIJER GROCERY SIGN (D1A/D1B)	19
WELCOME SIGN (D8)	20
LOCAL SIGN (D3)	21
BOTTLE RETURN SIGN (D9)	22
PICK UP SIGN (D4)	23
PICK UP BLADE SIGN (D5)	24
RX BLADE SIGN (D7)	25
REFER TO DETAIL SHEETS C-5.2 FOR SIGN DETAILS	

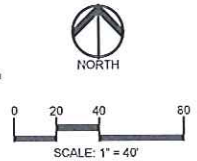
LEGEND

IRON FOUND	BRASS PLUG SET	REC. CORNER FOUND
IRON SET	MONUMENT FOUND	RECORDED
NAIL FOUND		MEASURED
NAIL & CAP SET		CALCULATED

EXISTING	PROPOSED
01-ELEC-W-O	ELEC. PHONE OR CABLE TIE ON L.P.S. POLE & DUTY RISE
02-CATY	UNDERGROUND CABLE TIE, DUTY RISE
03-UP-PHON	TELEPHONE U.G. CABLE PENETRATES & WIND-HOLE
04-ELEC-C	ELECTRIC U.G. CABLE W/ WIND-HOLE AFTER & WIND-HOLE
05	GAS NAT. VAL. & GAS LINE PENETRATES
06	WATER MAIN, H2O, GATE VALVE, TAPPING SLEEVE & VALVE
07	SAFETY BEYER, CLEAVOLIT & WIND-HOLE
08	FROM BEYER, CLEAVOLIT & WIND-HOLE
09	CONCRETE BEYER & WIND-HOLE
10	SQUARE ROUND & BEE-HIVE CATCH BASIN, 1/2" DRAIN
11	POST RIGIDITY VALVE
12	WATER VALVE BOYD/STANT VALVE BOX, SER. ICE DUTY
13	POLY. TRANSFORMER, REGISTRATION CONTROL VALVE
14	UNIDENTIFIED STRUCTURE
15	SPOT ELEVATION
16	CONTOUR LINE
17	FENCE
18	GUARD RAIL
19	STREET LIGHT
20	DOUBLE ARMED STREET LIGHT
21	SON
22	CONC.
23	CONCRETE
24	ASPH.
25	ASPHALT
26	GRAVEL
27	GRAVEL SHOULDER
28	WELAND

01	ST. HEAVY & DUTY
02	ST. HEAVY & DUTY
03	ST. HEAVY & DUTY
04	ST. HEAVY & DUTY
05	ST. HEAVY & DUTY
06	ST. HEAVY & DUTY
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99	ST. HEAVY & DUTY
100	ST. HEAVY & DUTY

PEA GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE DRAWINGS FOR INFORMATION ONLY. NO GUARANTEE IS GIVEN FOR THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

CLIENT
SEVEN MILE/FARMINGTON VENTURE, LP
17500 LAUREL PARK DRIVE NORTH
SUITE 2000
LIVONIA, MICHIGAN 48152

PROJECT TITLE
7 MILE PLANNED GENERAL DEVELOPMENT
35500 W. SEVEN MILE ROAD
LIVONIA, MICHIGAN 48152

REVISIONS	
PLAN REVISED	5-17-24
PLAN REVISED	8-19-24
PLAN REVISED	12-4-24

ORIGINAL ISSUE DATE:
JUNE 9, 2023

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2021-0582
P.M.	JC
D.N.	WR
DES.	SAP
DRAWING NUMBER	

NOT FOR CONSTRUCTION

C-2.0

ZONING MAP

LEGEND

Zoning Districts

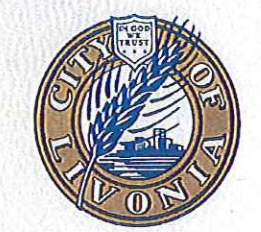
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing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

S.E. 1/4 Section 4

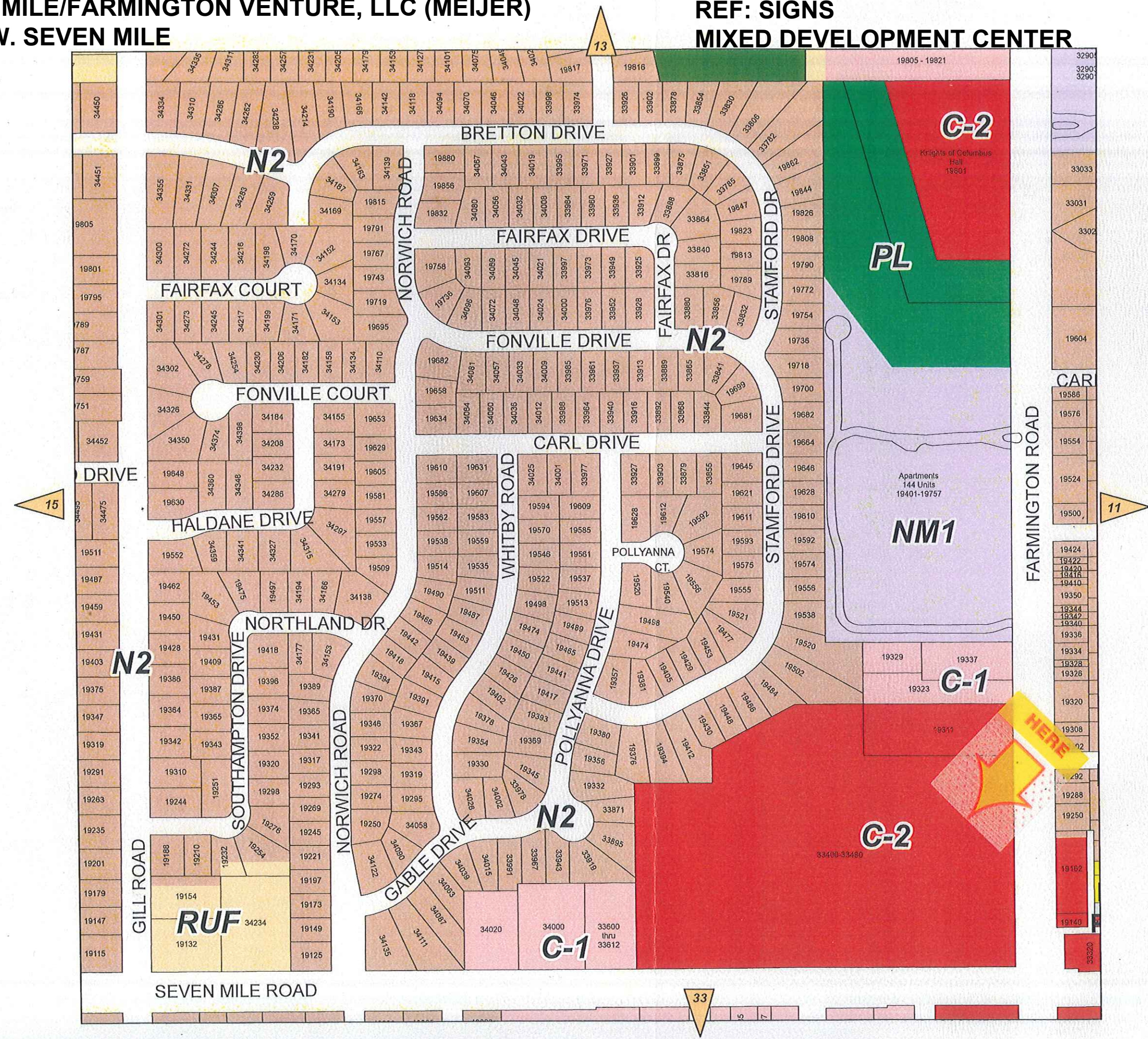
City of Livonia

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

Copyright 2001, City of Livonia



300 150 0 300 Feet



**AGENDA DATE: February 11, 2025
ZONING BOARD OF APPEALS
CITY OF LIVONIA**

**PROPOSED FINDINGS OF FACT
Pursuant to Zoning Board of Appeals
Rules of Procedure, Rule V-Hearings, Paragraph 7**

1. **APPEAL CASE NO. 2024-11-39, David Bozyk, 38530 Morningstar Drive:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
2. **APPEAL CASE NO. 2024-12-41, Seven Mile/Farmington Venture, LLC, on behalf of Lessee Meijer, Inc., 33500 W Seven Mile Road:** Should be denied because the alleged practical difficulty does not entail more than mere inability to earn a higher financial return.

FUTURE LAND USE PLAN

**CITY OF LIVONIA
ZONING BOARD OF APPEALS
February 11, 2025 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI**

1. APPEAL CASE NO. 2024-11-39, , David Bozyk, 38530 Morningstar Drive:

Seeking to maintain a privacy fence erected in conflict with the approved plans, resulting in a privacy fence erected along a common property line without neighbor approval, which is prohibited.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

2. APPEAL CASE NO. 2024-12-41, Seven Mile/Farmington Venture, LLC, on behalf of Lessee Meijer, Inc., 33500 W Seven Mile Road:

Seeking to erect a sign package resulting in an excessive number of wall signs, total wall sign area, wall sign size and directional signs in excess sign size.

FUTURE LAND USE PLAN (FLUP): MIXED DEVELOPMENT CENTER