

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS
July 8, 2025 – 7:00 p.m.
Livonia City Hall 1st Floor Auditorium
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2025-03-06, Michael Guider, 14001 Newburgh Road:** Seeking to maintain a 12' tall privacy fence erected without permits in the side yard resulting in a privacy fence erected without neighbor approval, a privacy fence erected in a side yard, and a fence in excess of allowable height.
2. **APPEAL CASE NO. 2025-06-16, Billy Willis, 28984 Sunnydale:** Seeking to erect a 200-square-foot accessory shed while maintaining an attached garage in excess of 720 square feet, resulting in an excessive number of accessory structures and total accessory area.
3. **APPEAL CASE NO. 2025-06-17, Kordoba, LLC, on behalf of Masri Orthodontics, 15230 Levan:** Seeking to erect a second wall sign resulting in excess area for any single sign.
4. **APPEAL CASE NO. 2025-06-18, Maria and Antonio Diaz, 14428 Yale:** Seeking to erect a privacy fence to enclose the rear yard resulting in a fence in the corner side yard that does not align with any corresponding fence on an adjacent property, which is prohibited.

*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 and other meeting documents are available on the City's website – www.livonia.gov - under Your Government, Boards & Commissions L-Z, Zoning Board of Appeals, Agendas & Minutes.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
BRIAN MEAGHER
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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LYNDA L. SCHEEL
LAURA M. TOY

***PUBLIC NOTICE
JUNE 20, 2025***

APPEAL CASE NO. 2025-03-06, 14001 Newburgh: an appeal was made to the Zoning Board of Appeals by Michael Guider, seeking to maintain a 12’ tall privacy fence erected without permits in the side yard resulting in a privacy fence erected without neighbor approval, a privacy fence erected in a side yard, and a fence in excess of allowable height.

Side Yard Encroachment

Allowed: 0 feet
Proposed: 60 feet
Excess: 60 feet

Privacy Fence Height

Allowed: 6 feet
Proposed: 12 feet
Excess: 6 feet

This Low Density Residential property is located on the west side of Newburgh (14001), between Perth Avenue and Schoolcraft Road, Lot. No. 076-01-0021-000, R-U-F, Rural Urban Farm, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 B.

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.

Agendas, minutes, and other meeting documents may be accessed at the following URL:

<https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents>

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, July 8, 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.



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>Michael Guider</u>	Address <u>14001 Newburgh Rd., Livonia, MI 48154</u>
Owner <u>(same as applicant)</u>	Address <u>(same as applicant)</u>
Lessee <u>n/a</u>	Address <u>n/a</u>
Location <u>West</u>	Side of <u>14001 Newburgh</u> Street
Between <u>Perth</u>	And <u>Schoolcraft</u>
Lot No./Parcel No. <u>076-01-0021-000</u>	Subdivision <u>Zimmerman and Porter's Schoolcraft Estates</u>
Zoning District <u>R-U-F</u>	Lot Size <u>26,500 sq. ft.</u> Alley <u>n/a</u>
Present Use <u>Single family residential</u>	Proposed Use <u>(no change)</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>

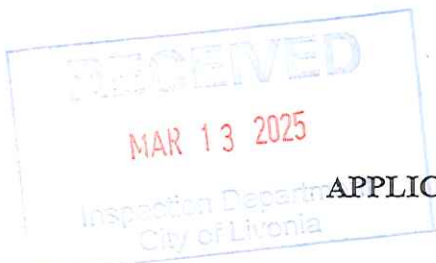
Proposal : Seeking to maintain a 12' tall privacy fence erected without permits in the side yard resulting in a privacy fence erected without neighbor approval, a privacy fence erected in a side yard and a fence in excess of allowable height. Side yard encroachment allowed: 0 feet.; Proposed: 60 feet; Excess: 60 Feet; Privacy fence height allowed: 6 feet; Proposed: 12 feet; Excess: 6 feet.

Reason for Rejection Livonia code of Ordinance, section 15.44.090 B.

Deficient Side yard _____	Deficient Front Yard _____	Deficient Rear Yard _____
Deficient Lot Area _____	Deficient Lot Area Per Room _____	Encroachment <u>60 feet</u>
Excessive Lot Coverage _____	Excessive Height <u>6 feet</u>	Increasing No. Units _____
Use Prohibited <u>Deficient Neighbor Authorization</u>	Deficient Parking Spaces _____	Increasing Area and Bulk _____

Remarks : Aside, the Michigan Building Code requires that any fence erected taller than 7 feet requires a standard building permit rather than a zoning (fence) permit.

Plans and Application examined by *Matthew J. Skuman* Date March 19, 2025



APPLICATION FOR VARIANCE

MICHAEL W GUIDER 14001 NEWBURGH RD LIVONIA 48154 734-347-7897
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 14001 NEWBURGH RD LIVONIA MI 48154

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

- 1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? THERE ARE NO DEED RESTRICTIONS. THE COMMERCIAL BUILDING WAS TOLD TO PUT A WALL BETWEEN COMMERCIAL BUILDING AND MY HOUSE AND NOTHING WAS EVER DONE TO REDUCE NOISE, POLLAN, DEBRIS ETC
- 2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property: PROPERTY 14001 NEWBURGH RD / COMMERCIAL BUILDING ON NORTH WEST CORNER 37450

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: BUILDING A FENCE LIKE WALL BETWEEN COMMERCIAL BUILDING & 14001 NEWBURGH HAS REDUCED A MULTITUDE OF ISSUES IM FACING DEBRIS, NOISE, POLLAN.
- 4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return: THE HOUSE & SHUTTERS TURN YELLOW FROM MAY-AUG PREVIOUS OWNER PARKED HUGE RV AND SAID THAT HELP PROTCT HOUSE AND BLOCKED NOISE ALONG WITH TRASH DEBRIS ON MY PROPERTY.
- 5. Explain why you think this variance would be fair to the neighbors and others who might be affected. THE NEIGHBORS WILL NOT SEE THIS 12' X 40' FENCE AND NO NIGHABORS WILL BE AFFECTED BY THIS FENCE TO HELP PROTCT MY HOUSE & NEW PAINT TO HOUSE AND PROTCT MY VEHICLES.
- 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: I SPOKE WITH MP POPP TWICE REGARDING THIS AND MATT STERNA ONCE ON MARCH 6th. DAVID POPP ALSO SAID A WALL WERDS TO SEPRATE COMMERCIAL PROPERTY & 14001 NEWBURGH
- 7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made? EMAIL CORRESPONDENCE WERE SENT BACK & FORTH REGARDING A WALL / BLOCKER FENCE TO REDUCE NOISE, POLLAN, & DEBRIS ETC.

#6 wall is required they were given a 3yr extension by zoning ZBA case 2605-77
I'm seeking a 12' wall x 40' I will stain the wall and maintain the fence like wall. I've lived in Livonia since 1977. I enjoy fixing up Livonia homes. Attended Churchill High - Building

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: I believe this property is considered
RURAL PROPERTY SITS ON OVER 1 ACRE AND HAS MULTIPLE ^{14,000 volt} Powerlines
POLES that
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? I'm seeking to be granted to build 12' height x 40'
FENCE, so it will protect my vehicles and my house I fixed up.
I've attached 7 pictures printed in color and 50's 7 CAD TO DAVID
Drawing POPP
Feed
Subdivision

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
 STATE OF MICHIGAN)

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

Signature of property owner: [Signature]

Please print name of property owner: MICHAEL W GUIDER

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 March, 2025.

[Signature]
 (Notary Public, Wayne County, Michigan)
 My Commission expires 09/28/25

LESLIE ROHRAFF
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF WAYNE
 MY COMMISSION EXPIRES Sep 28, 2025
 ACTING IN COUNTY OF Wayne

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 2/10/2025, which reads as follows:

REMOVE ILLEGAL FENCE IN FRONT YARD

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 YES

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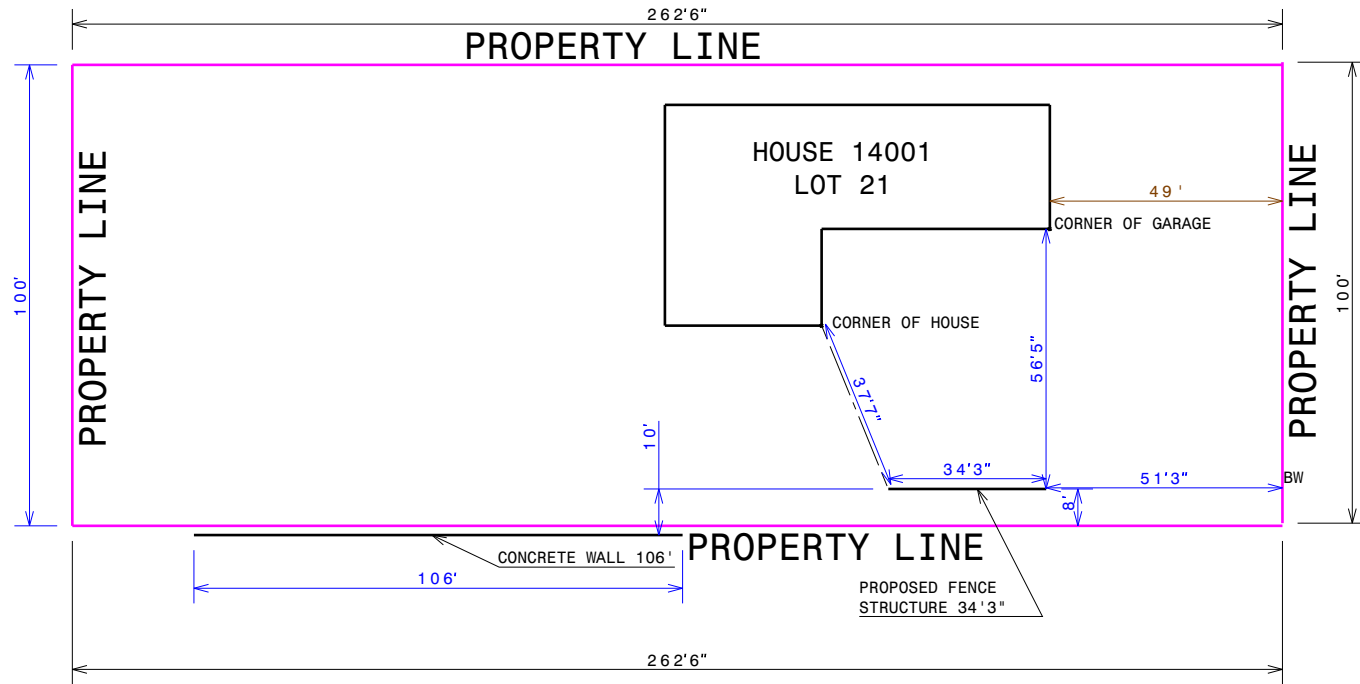
3

2

2

1

1



PLAN VIEW
Scale: 1:500

SITE PLAN

This drawing is our property.
It can't be reproduced
or communicated without
our written agreement.

FENCE ADDITION 14001 NEWBURGH RD
LIVONIA MI 48154

REVISED DWG REV B CCS	DATE 3/1/2025
---------------------------------	------------------

DRAWING TITLE	ZIMMERMAN AND PORTERS SCHOOLCRAFT ESTATES SUB. LOT 21-----> 262.50 X 100'
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CHECKED BY M.GUIDER	DATE 06/04/2025
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SIZE A4	DRAWING NUMBER	REV A
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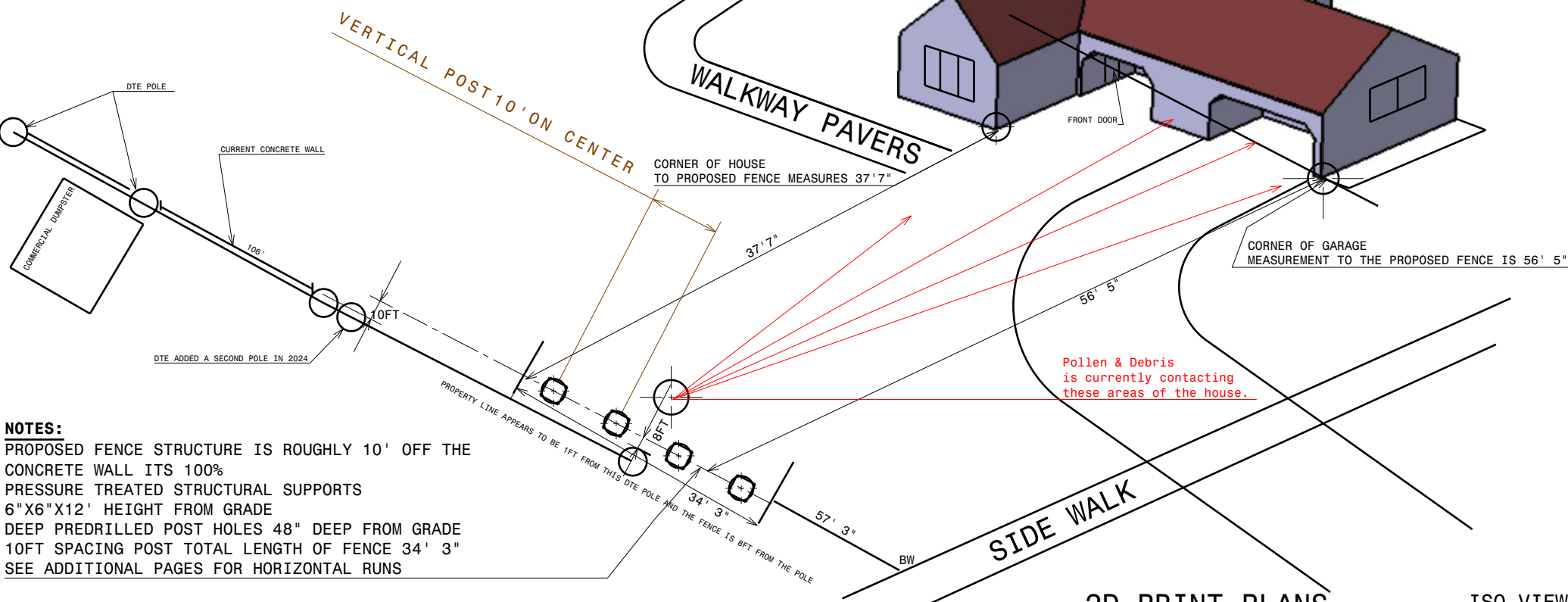
DESIGNED BY REV A CAD SERVICES	DATE 8/1/2024
--	------------------

SCALE 1:500	Ft / Inches	SHEET 1/2
-------------	-------------	-----------

D

A

NOTE:
FROM THE SIDE WALK OF BW
THE FENCE BOARD IS ROUGHLY 10' FROM THE CONCRETE WALL.



NOTES:
PROPOSED FENCE STRUCTURE IS ROUGHLY 10' OFF THE CONCRETE WALL ITS 100% PRESSURE TREATED STRUCTURAL SUPPORTS 6"X6"X12' HEIGHT FROM GRADE DEEP PREDRILLED POST HOLES 48" DEEP FROM GRADE 10FT SPACING POST TOTAL LENGTH OF FENCE 34' 3" SEE ADDITIONAL PAGES FOR HORIZONTAL RUNS

2D PRINT PLANS ISO VIEW

This drawing is our property. It can't be reproduced or communicated without our written agreement.		FENCE ADDITION 14001 NEWBURGH RD LIVONIA MI 48154	
REVISED DWG REV B CCS	DATE 3/1/2025	DRAWING TITLE ZIMMERMAN AND PORTERS SCHOOLCRAFT ESTATES SUB. LOT 21-----> 262.50 X 100'	
CHECKED BY M.GUIDER	DATE 06/24/2025	SIZE A4	DRAWING NUMBER
DESIGNED BY REV A CAD SERVICES	DATE 8/1/2024	SCALE N/A	REV C
		Ft / Inches	SHEET 1/2

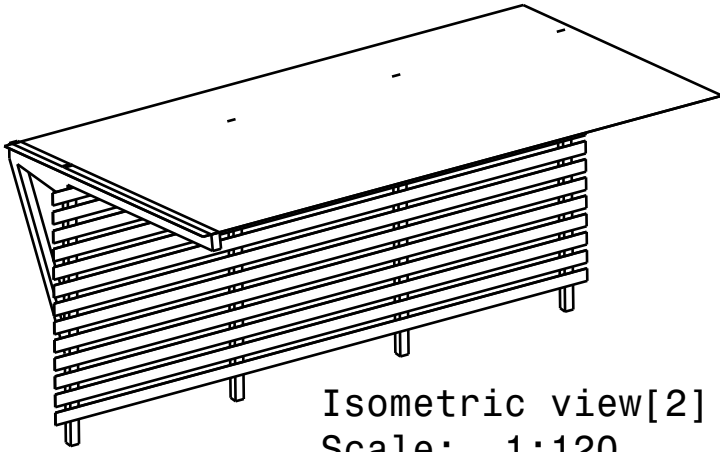
D

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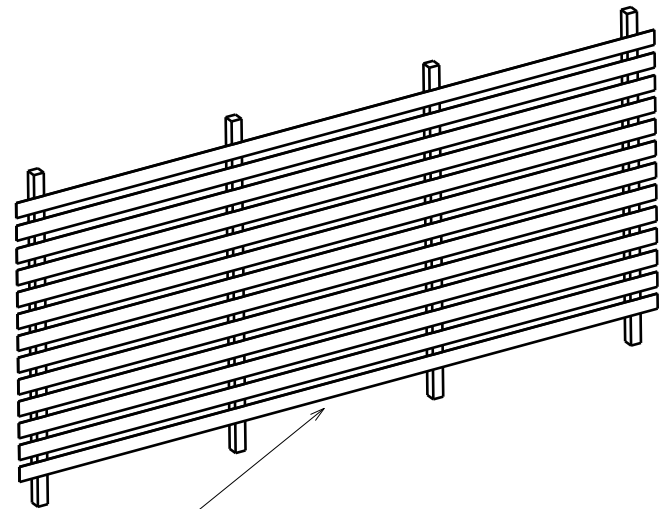
B

A

PROPOSAL ISO VIEW
 TO ALLOW 1 TRUCK TO FIT UNDER FOR PROTECTION
 CANTILEVER OUT 6FT
 HEIGHT & PITCH TBD
 PROPOSAL TO ACCOMODATE FOR TEMPORARY GOLF SIM LIKE STRUCTURE 10X10X10
 AND IT WILL ATTACH SAFELY TO THE STRUCTURE FOR GRADUATION PARTY
 AND ALSO WITHSTAND 60MPH WINDS.

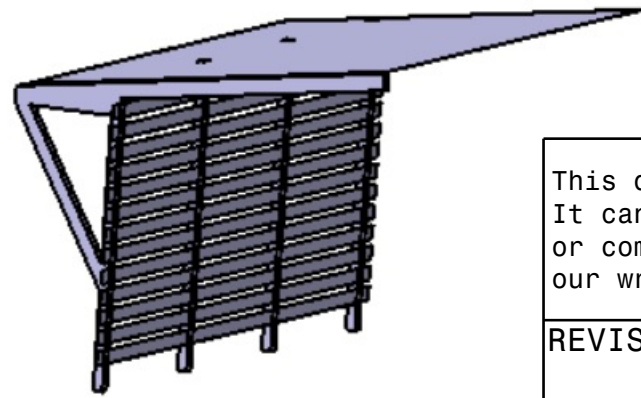


Isometric view[2]
 Scale: 1:120



Isometric view
 Scale: 1:100

Current Fence with stood Tornado like winds in 2024 also
 April 2025 we experienced 50 mph winds.



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REVISED DWG REV B CCS		DRAWING TITLE 14001 NEWBURGH RD LIVONIA MI 48154		
DATE 3/1/2025	CHECKED BY M.GUIDER	DATE 10/31/2024	SIZE A4	DRAWING NUMBER PARCEL#:46073010?????
DESIGNED BY REV A CAD SERVICES	DATE 8/1/2024	SCALE N/A	Ft / Inches	REV C
		SHEET 1/2		

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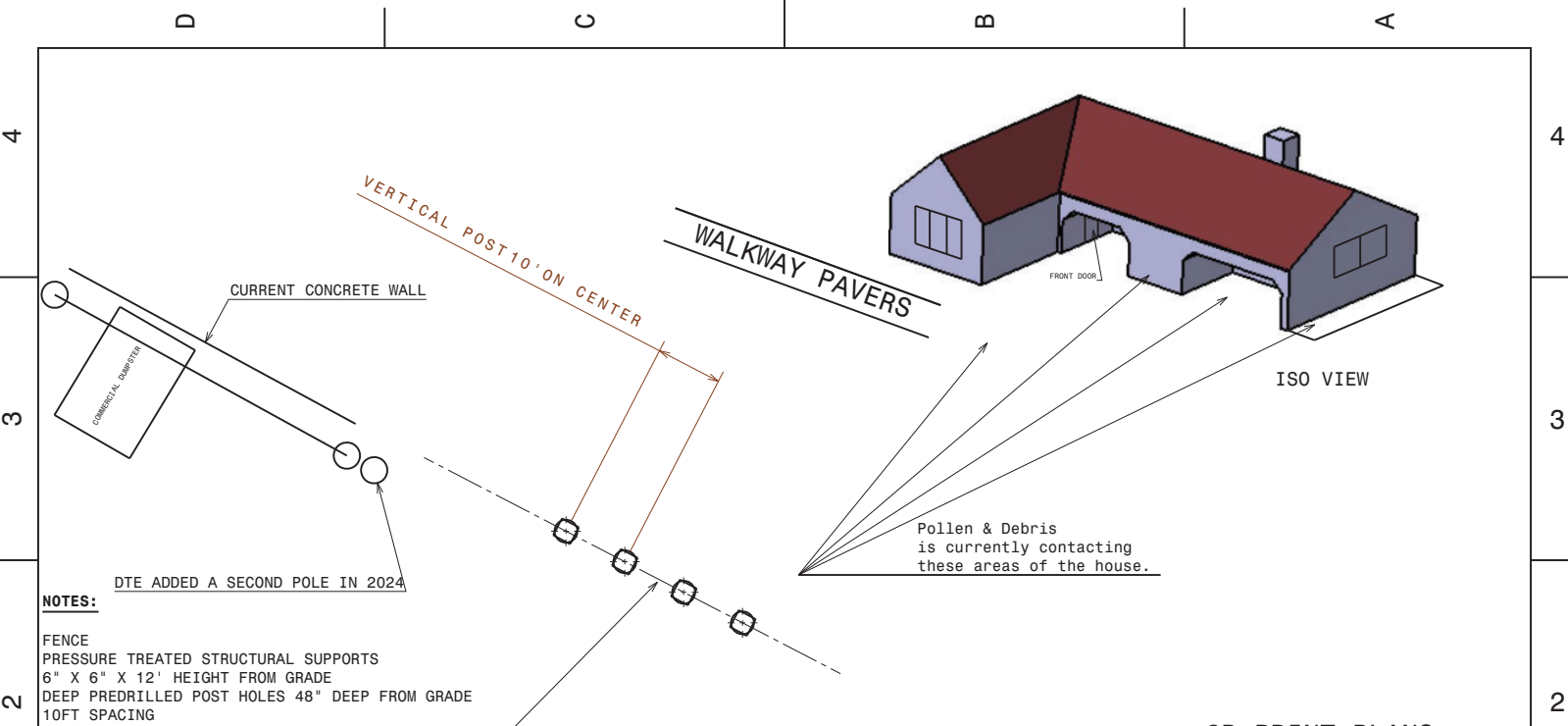
1

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NOTES:
 FENCE
 PRESSURE TREATED STRUCTURAL SUPPORTS
 6" X 6" X 12' HEIGHT FROM GRADE
 DEEP PREDRILLED POST HOLES 48" DEEP FROM GRADE
 10FT SPACING
 SEE ADDITIONAL PAGES FOR HORIZONTAL RUNS

2D PRINT PLANS

This drawing is our property. It can't be reproduced or communicated without our written agreement.		FENCE ADDITION		
REVISED DWG REV B DATE CCS 3/1/2025		DRAWING TITLE 14001 NEWBURGH RD LIVONIA MI 48154		
CHECKED BY M.GUIDER	DATE 10/31/2024	SIZE A4	DRAWING NUMBER PARCEL#:46073010?????	REV B
DESIGNED BY REV A CAD SERVICES	DATE 8/1/2024	SCALE N/A	Ft / Inches	SHEET 1/2







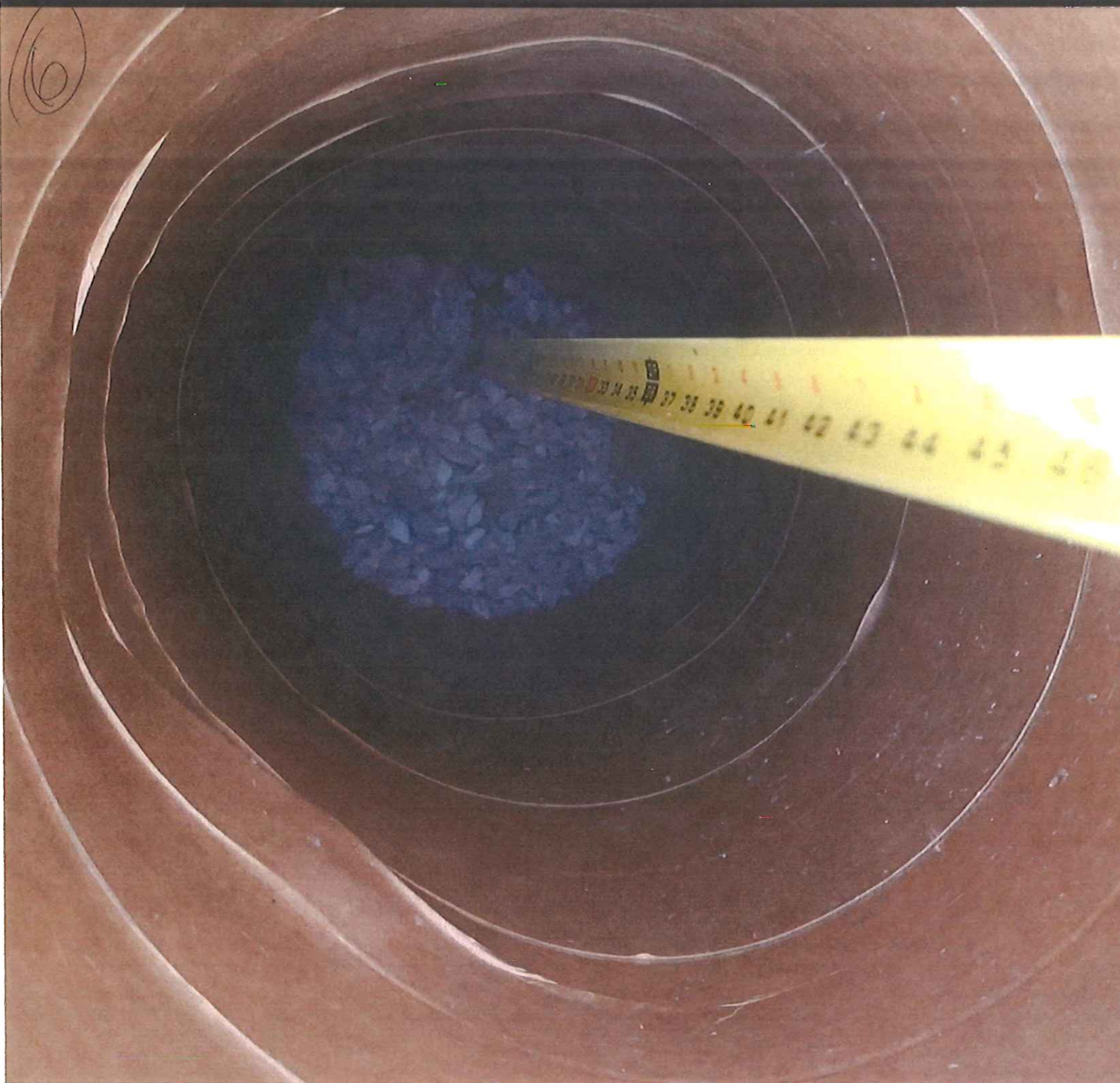




517 715-9064

MR. POSTHOLE







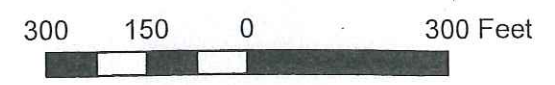
7

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 19
City of Livonia
 T. 1 south, R. 9 east
 Wayne County, Michigan
 Copyright 2001, City of Livonia



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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TIMOTHY J. KLISZ, SECRETARY
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SCOTT MORGAN
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LAURA M. TOY

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

***PUBLIC NOTICE
JUNE 20, 2025***

APPEAL CASE NO. 2025-06-16, 28984 Sunnydale: an appeal was made to the Zoning Board of Appeals by Billy Willis, seeking to erect a 200-square-foot accessory shed while maintaining an attached garage in excess of 720 square feet, resulting in an excessive number of accessory structures and total accessory area.

Number of Accessory Structures

Allowed: 1
Proposed: 2
Excess: 1

Total Accessory Area

Allowed: 920 square feet
Proposed: 984 square feet
Excess: 64 square feet

This Low Density Residential property is located on the north side of Sunnydale (28984), between Middlebelt Road and Sunbury Avenue, Lot. No. 051-01-0222-000, R-U-F, Rural Urban Farm, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09 (1) A) Maximum Size.

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.

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This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, July 8, 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.



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 Billy Willis Address 28984 Sunnydale, Livonia, MI 48154
 Owner (same as applicant) Address (same as applicant)
 Lessee n/a Address n/a
 Location North Side of 28984 Sunnydale Street
 Between Middlebelt And Sunbury
 Lot No./Parcel No. _____ Subdivision Supervisor's Livonia Plat NO. 3
 Zoning District R-U-F Lot Size 140' x 300' (0.96 acres) Alley n/a
 Present Use Low Density Residential Proposed Use (no change)
 Present Building Size n/a Proposed Building Size 200 sq. ft.
 Present Height of Building n/a Proposed Height 12 ft.
 Allowable Lot Coverage 14,700 sq. ft. (35%) Proposed Lot Coverage _____

Proposal : Seeking to erect a 200 sq. ft. accessory shed while maintaining an attached garage in excess of 720 sq. ft. resulting in an excessive number of accessory structures and total accessory area. Number of accessory structures allowed: 1; Proposed: 2; excess: 1. Total accessory area allowed: 920 sq. ft.; Proposed: 984 sq. ft.; Excess: 64 sq. ft.

Reason for Rejection Livonia Zoning Ordinance, Section 7.09 (1) A) - Maximum Size

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 1
 Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 64 sq. ft.

Remarks _____

Plans and Application examined by *[Signature]* Date 5/10/25

RECEIVED

MAY 09 2025

Inspection Department
City of Livonia

APPLICATION FOR VARIANCE

Billy Willis 28984 Sunnydale Livonia 48154 313 556 3315
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 28984 Sunnydale

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

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

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

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

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

My property is on .96 acre
The size of garage restricts me from construction shed

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

I have to move large tools every time I need one.
unable to store tools riding mower, attachments, gas cans
and garden chemicals.

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

I think it would be fair because
Other neighbors have sheds on their
properties which are smaller in sq. ft. than mine

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, only dealing with my
situation.

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

RECEIVED

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?

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: [Handwritten Signature]

Please print name of property owner: Billy Willis

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

Subscribed and sworn to before me this 9th day of May, 2025

[Handwritten Signature: Karen D. Thompson]
(Notary Public, Wayne County, Michigan)
My Commission expires 8.25.2028

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 5/9/25, which reads as follows:

ACCESSORY STRUCTURE CREATES EXCESSIVE TOTAL ACCESSORY AREA

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

[Handwritten Signature]
(Supervisor)

Application for permit filed No Violation Issued No

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILL, LOUIS H	WILLIS,BILLY R	158,000	09/02/2016	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
28984 SUNNYDALE	School: LIVONIA PUBLIC SCHOOLS					
	P.R.E. 100% 09/02/2016					
Owner's Name/Address	YR BLT/SQ FT: 1951 2008 0					
	2022 Est TCV 245,025 TCV/TFA: 122.02					

Owner's Name/Address	X Improved		Vacant	Land Value Estimates for Land Table 00441.051-01 & 99																			
	Public Improvements			* Factors *																			
Taxpayer's Name/Address	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
														WILLIS BILLY R 28984 SUNNYDALE LIVONIA MI 48154									
														140 Actual Front Feet, 0.96 Total Acres								Total Est. Land Value =	70,000
Tax Description	Land Improvement Cost Estimates													Description	Rate	Size	% Good	Cash Value					
13B222 SUPERVISORS LIVONIA PLAT NO 3 T1SR9E L66 P16 WCR LOT 222														D/W/P: Patio Blocks	14.39	256	45					1,658	
Comments/Influences														Total Estimated Land Improvements True Cash Value =								1,658	



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Livonia, County of Wayne, Michigan

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling	Low	2022	35,000	87,500	122,500			93,983C
High	Landscaped	Swamp	2021	35,000	83,400	118,400			93,983C
Wooded	Pond	Waterfront	2020	35,000	76,600	111,600			92,686C
Ravine	Wetland	Flood Plain	2019	31,200	69,000	100,200			90,958C
Who	When	What							
HW	07/18/2016	INSPECTED							
BRB	05/19/2021	INSPECTED							

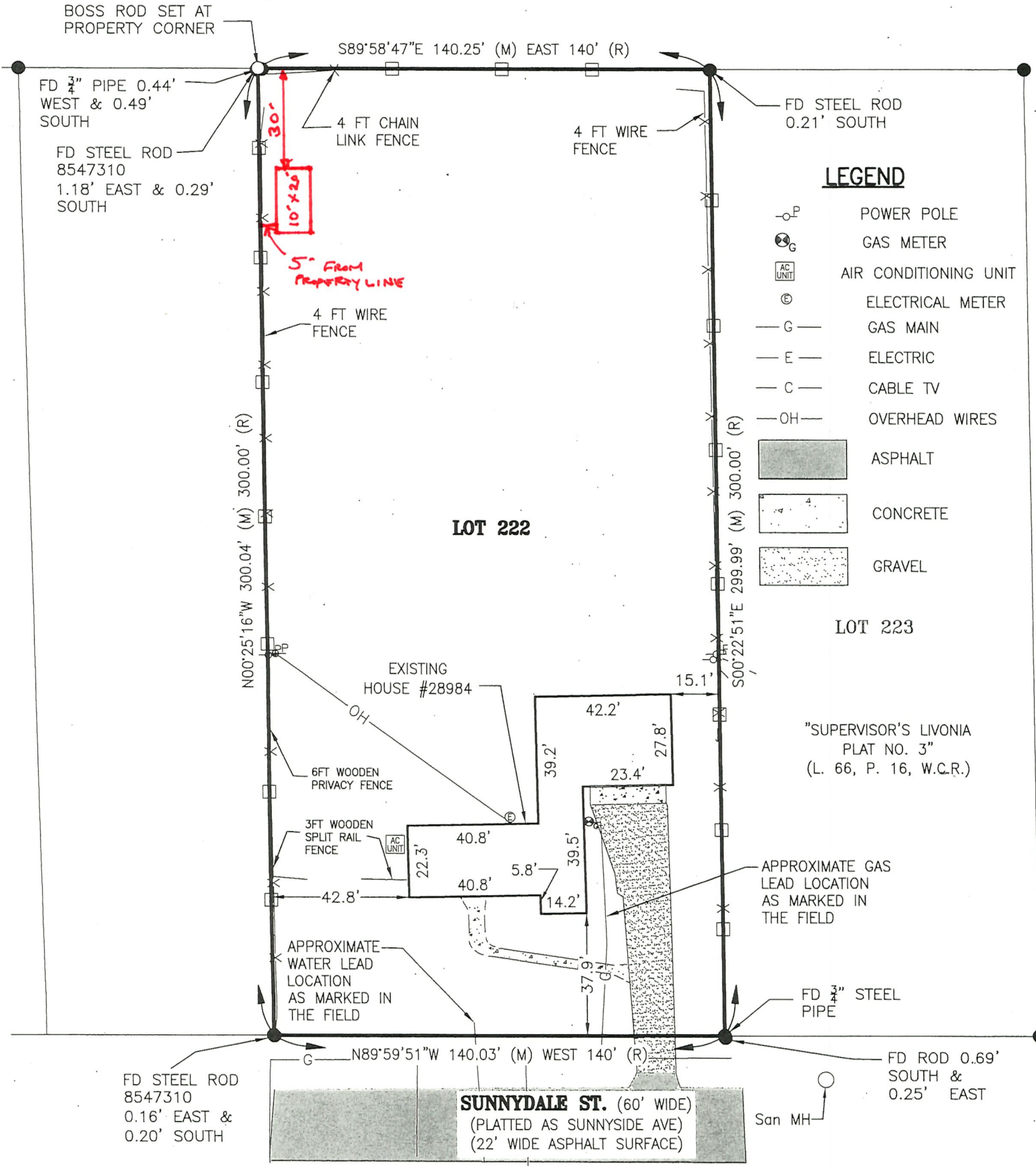
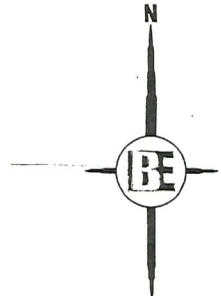
*** Information herein deemed reliable but not guaranteed***

28984 SUNNYDALE
 Billy Willis 313 556 3315

SURVEY

GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM "SUPERVISOR'S LIVONIA PLAT NO. 3", AS RECORDED IN LIBER 66 OF PLATS, PAGE 16, WAYNE COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.



LEGEND

- P POWER POLE
- G GAS METER
- AC UNIT AIR CONDITIONING UNIT
- ⊙ ELECTRICAL METER
- G — GAS MAIN
- E — ELECTRIC
- C — CABLE TV
- OH — OVERHEAD WIRES
- ASPHALT
- CONCRETE
- GRAVEL

DESCRIPTION:
 LOT 222, "SUPERVISOR'S LIVONIA PLAT NO. 3", AS RECORDED IN LIBER 66 OF PLATS, PAGE 16, WAYNE COUNTY RECORDS, BEING PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, T1S-R9E, LIVONIA TOWNSHIP, WAYNE COUNTY, MICHIGAN

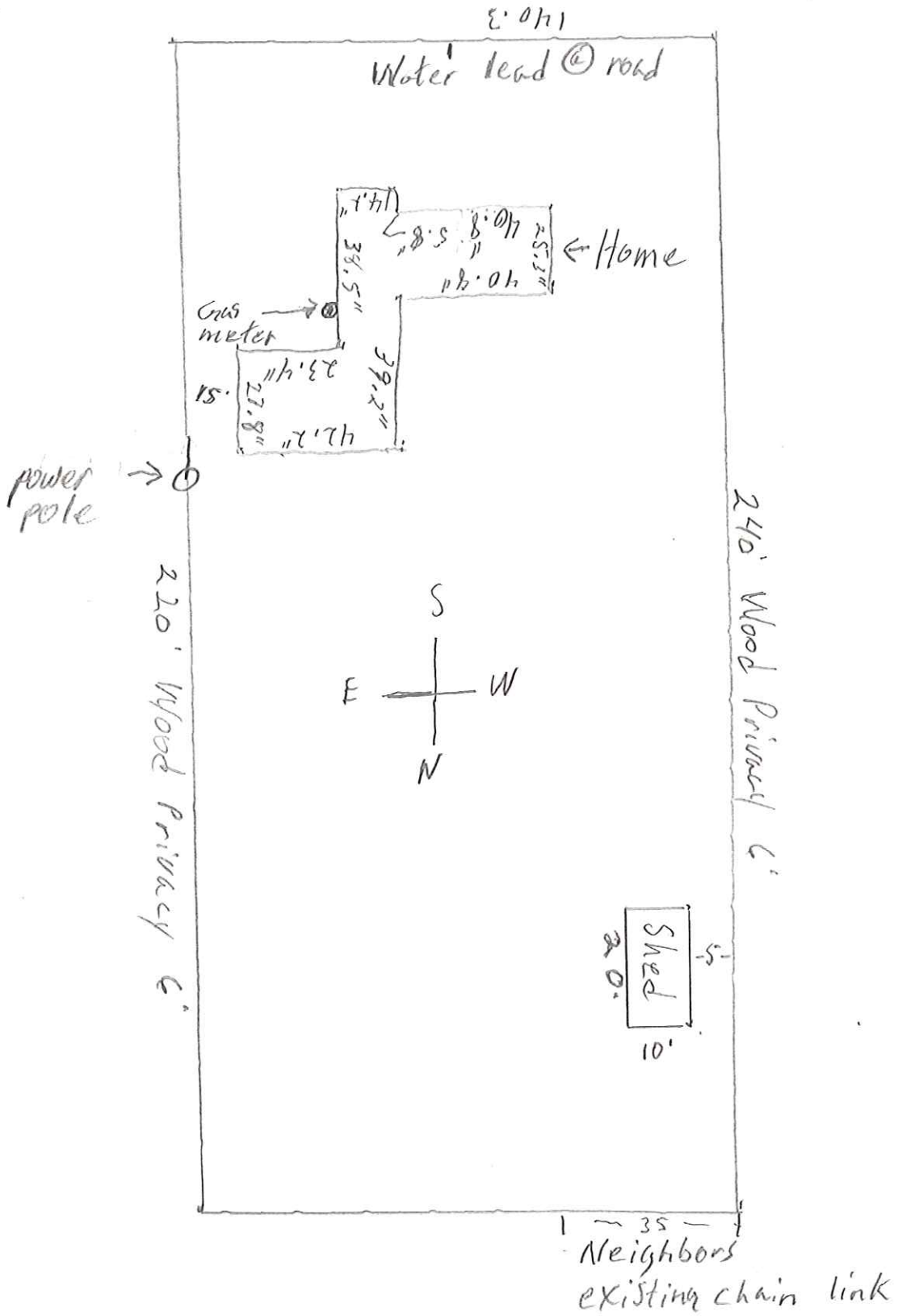
BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670



CLIENT:	WILLIS				
JOB NO.	25-088	DATE	04-11-25		
SHEET	1 OF 1	FB 685	CREW CZ/PB	DR. CAE	CK.

- LEGEND**
- = IRON SET
 - = IRON FOUND
 - = WOOD LATH SET
 - ✕ = FENCE
 - (R) = RECORDED
 - (M) = MEASURED

28984 Suarvadal Livonia Mi 4/8/54
Lot 222






BILLY WILLIS
28984 SUNNYDALE

REF: SHED
LOW DENSITY RESIDENTIAL

ZONING MAP

LEGEND

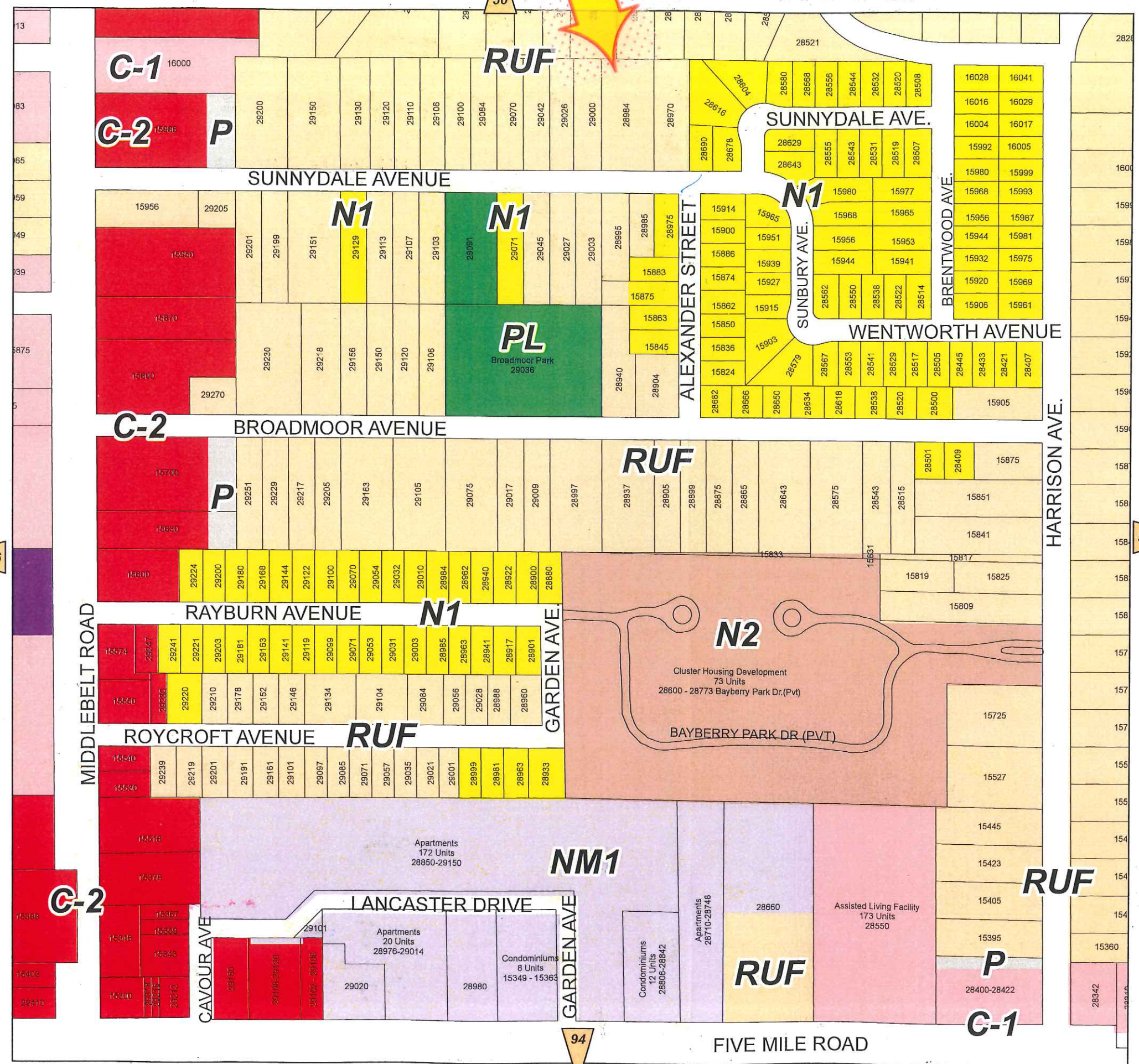
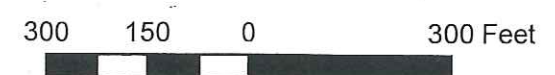
- Zoning Districts**
-  RUF Rural Urban Farm
 -  N1 Neighborhood
 -  N2 Neighborhood
 -  NM1 Neighborhood Multifamily
 -  NM2 Neighborhood Multifamily
 -  NM3 Neighborhood Multifamily
 -  P Parking
 -  C-1 Local Business
 -  C-2 General Business
 -  C-3 Highway Services
 -  C-4 High Rise Commercial
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

S.W. 1/4 Section 13

City of Livonia

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

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ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

BRANDON MCCULLOUGH, President
MARTHA PTASHNIK, Vice President
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LYNDA L. SCHEEL
LAURA M. TOY

***PUBLIC NOTICE
JUNE 20, 2025***

APPEAL CASE NO. 2025-06-17, 15230 Levan: an appeal was made to the Zoning Board of Appeals by Kordoba, LLC, on behalf of Masri Orthodontics, seeking to erect a second wall sign resulting in excess area for any single sign.

Total Sign Area

Allowed: 112.5 square feet
Proposed: 180 square feet
Excess: 67.5 square feet

Total Area for a Single Sign

Allowed: 75 square feet
Proposed: 90 square feet
Excess: 15 square feet

This Corridor Commercial property is located on the east side of Levan (15230), between Jamison Street and Five Mile Road, Lot. No. 077-99-0010-000, C-1, Local Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (2) – Sign Regulations for C-1 Districts.

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.

Agendas, minutes, and other meeting documents may be accessed at the following URL:

<https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents>

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, July 8, 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.



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>Kordoba, LLC</u>	Address <u>15230 Levan Rd. Livonia, MI 48154</u>
Owner <u>(same as applicant)</u>	Address <u>(same as applicant)</u>
Lessee <u>n/a</u>	Address <u>n/a</u>
Location <u>East</u>	Side of <u>15230 Levan</u> Street
Between <u>Jamison St.</u>	And <u>Five Mile Rd.</u>
Lot No./Parcel No. <u>077-99-0010-000</u>	Subdivision <u>n/a</u>
Zoning District <u>C-1</u>	Lot Size <u>0.67 acres</u> Alley <u>n/a</u>
Present Use <u>Local Business</u>	Proposed Use <u>(no change)</u>
Present Building Size <u>75' x 70'</u>	Proposed Building Size <u>(no change)</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 second wall sign resulting in excess total sign area and excess area for any single sign. Total sign area allowed: 112.5 sq. ft.; Proposed: 180 sq. ft.; Excess: 67.5 sq. ft.. Total area allowed for single sign: 75 sq. ft.; Proposed: 90 sq. ft.; Excess: 15 sq. ft..

Reason for Rejection Livonia Zoning Ordinance, Section: 11.08 (2) - Sign Regulations for C-1 Districts

Deficient Side yard _____	Deficient Front Yard _____	Deficient Rear Yard _____
Deficient Lot Area _____	Deficient Lot Area Per Room _____	Encroachment _____
Excessive Lot Coverage _____	Excessive Height _____	Increasing No. Units _____
Use Prohibited _____	Deficient Parking Spaces _____	Increasing Area and Bulk <u>67.5 sf & 15 sf</u>

Remarks Reference previous ZBA request case# 2014-06-28

Plans and Application examined by *Matthew J. Spence* Date June 3, 2025

RECEIVED

MAY 20 2025

Inspection Department
City of Livonia

APPLICATION FOR VARIANCE

Nawaf Masfi 15230 Levan Livonia 48154 248.722.6780
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

A2 Signs & Graphics 8909 Hubbell Detroit 48228 (313) 693-9504
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 15230 Levan Livonia 48154

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

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

N/A

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

Deed is attached

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

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

Our property features both Street and Side frontage. We Respectfully
Request that the proposed sign be designed to match the existing signage for consistency and
visual harmony

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

We believe this Request is fair and supports our ability
to promote and advertise our business effectively

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

We do not believe this Request would have any adverse effect
on the surrounding area or neighboring businesses.

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:

Correct zoning is in place no
need to Rezone

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

As above, the Current zoning is
correct

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: Rezoning is not necessary to address our Request.
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? Because rezoning is not necessary to address our Request.

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: [Signature]

Please print name of property owner: NANAH MASRI

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 14 day of May, 2025

C. McLaughry
(Notary Public, Wayne County, Michigan)
My Commission expires 6/21/2031

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

NOT TO BE COMPLETED BY APPLICANT

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

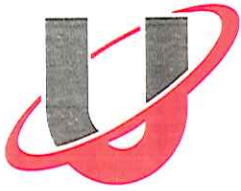
I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City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

Application for permit filed _____

(Supervisor)

Violation Issued _____

2025



UNIVERSAL LED
SIGNS & GRAPHICS
16706 Telegraph Rd, Detroit, 48129 T. 313-693-9504

City Drawing

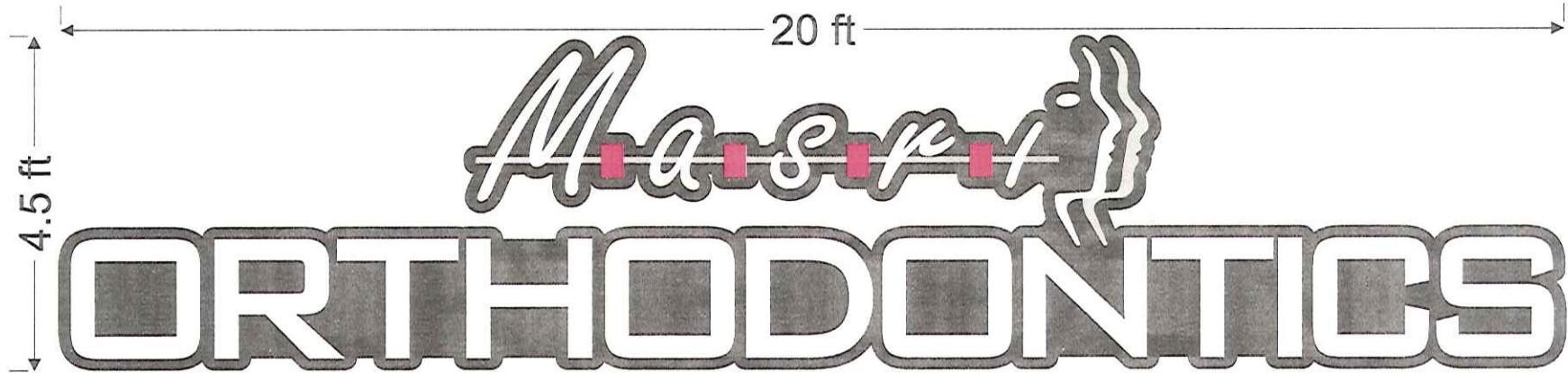



Masri Orthodontics

Project location : 15230 Levan Rd Suite A, Livonia, MI 48154

SIGN DIMENSION

TOTAL SQFT = 90




Company Name	Project Name	Project Address	Project Details	Completed by	 <small>SIGN(S) BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN(S). THE SIGN WILL BEAR THE UL LABEL(S).</small>
Masri Orthodontics	Channel Letter Sign	15230 Levan Rd Suite A, Livonia, MI 48154	Channel letter sign install on ACP black backing on raceway.	Drawn by: Eddie Sales Rep.: Mike Date: 3 / 26 / 2025	

DISCLAIMER : This drawing is conceptual and prepared to show approximate location, arrangement, size and color of signage. It is to change and note intended to replace the use of construction documents and/or actual field dimensions.

SIGN ELEVATIONS




Company Name	Project Name	Project Address	Project Details	Completed by
Masri Orthodontics	Channel Letter Sign	15230 Levan Rd Suite A, Livonia, MI 48154	Channel letter sign install on ACP black backing on raceway.	Drawn by: Eddie Sales Rep.: Mike Date: 3 / 27 / 2025

 SIGN(S) BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN(S). THE SIGN WILL BEAR THE UL LABEL(S).

DISCLAIMER : This drawing is conceptual and prepared to show approximate location, arrangement, size and color of signage. It is to change and note intended to replace the use of construction documents and/or actual field dimensions.

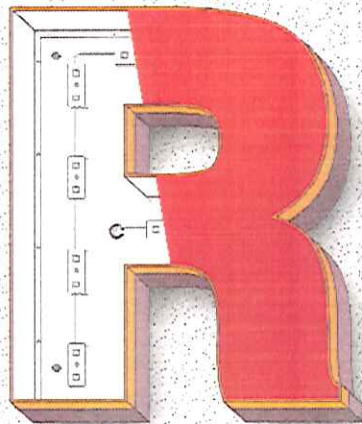
Existing building sign



Company Name	Project Name	Project Address	Project Details	Completed by	 <p data-bbox="1848 1356 2047 1461">SIGN(S) BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 100 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN(S). THE SIGN WILL BEAR THE UL LABEL(S).</p>
Masri Orthodontics	Channel Letter Sign	15230 Levan Rd Suite A, Livonia, MI 48154	Channel letter sign install on ACP black backing on raceway.	Drawn by: Eddie Sales Rep.: Mike Date: 5 / 19 / 2025	

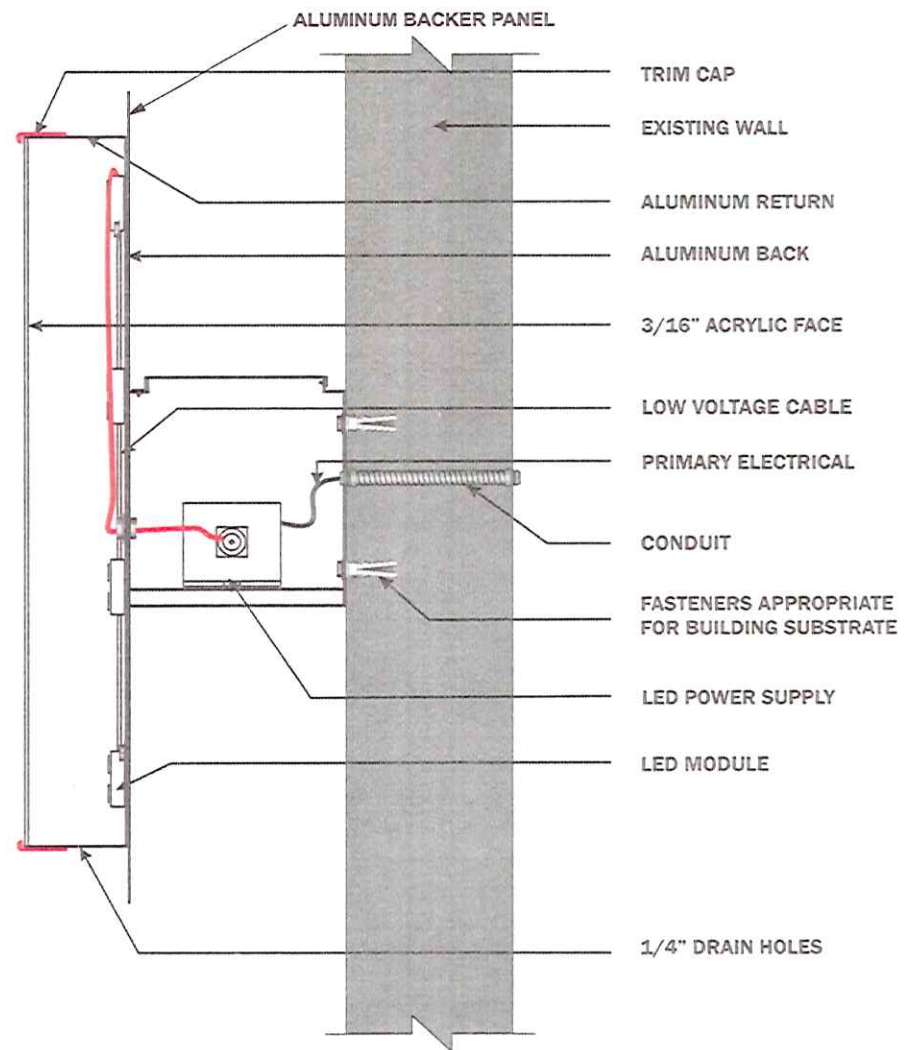
DISCLAIMER : This drawing is conceptual and prepared to show approximate location, arrangement, size and color of signage. It is to change and note intended to replace the use of construction documents and/or actual field dimensions.

SIGN SPECIFICATIONS

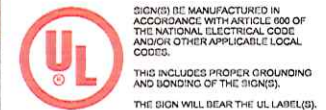


PRODUCTION DETAILS

- Flush on backing aluminum panel.
- Machine Letter-Lok.
- 3/16" Acrylic Faces.
- Vinyl or Digital Prints.
- 3/4" or 1" Trimcap.
- 3" to 5" depth .040 return coil.
- 3mm ACM
- LED illumination
- Nutserts with 1/4" x 6" all thread.
- U.L. listed approved LED & power supply.
- U.L. listed approved ON/OFF switch.

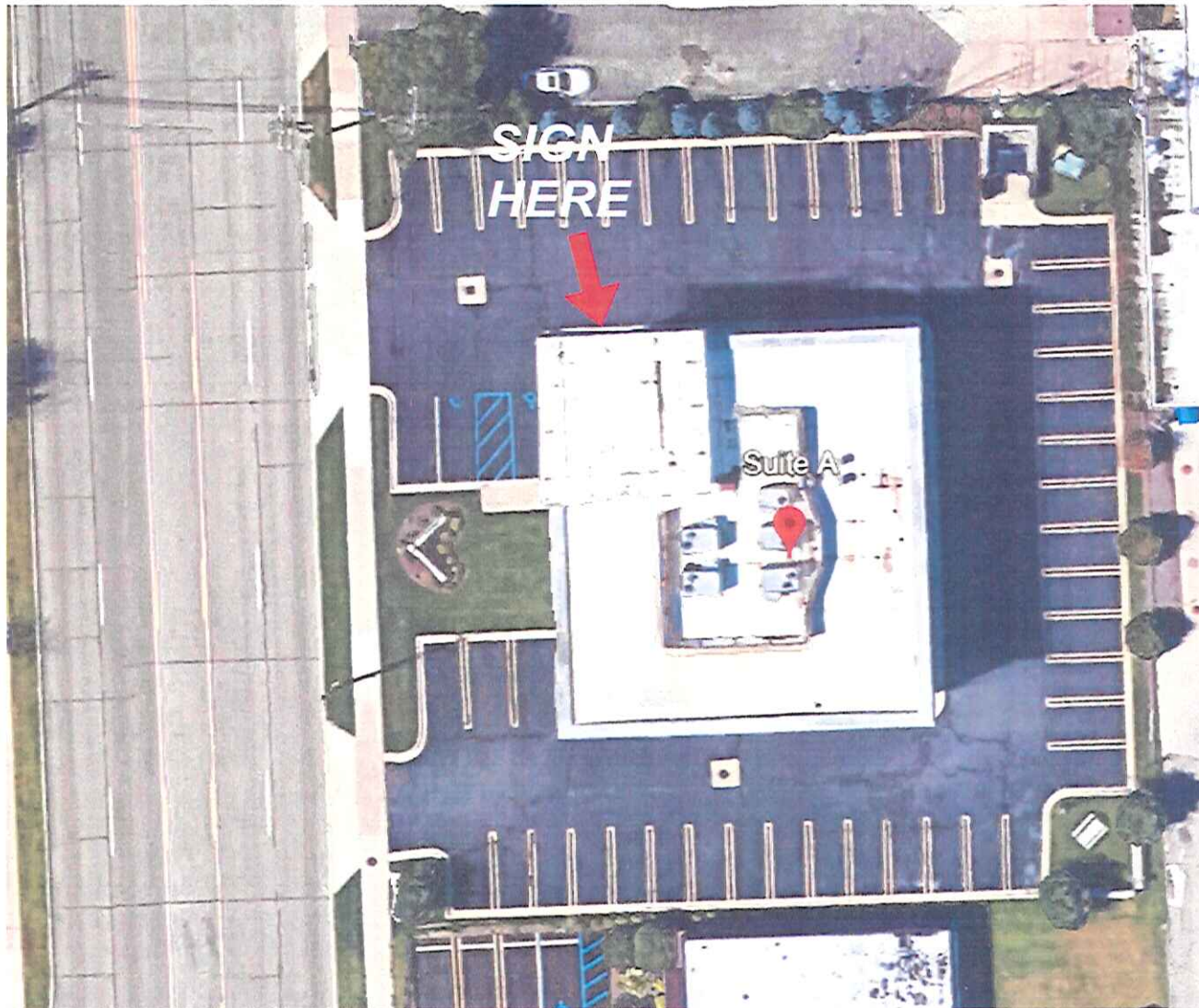


Company Name	Project Name	Project Address	Project Details	Completed by
Masri Orthodontics	Channel Letter Sign	15230 Levan Rd Suite A, Livonia, MI 48154	Channel letter sign install on ACP black backing on raceway.	Drawn by: Eddie Sales Rep.: Mike Date: 3 / 27 / 2025



DISCLAIMER : This drawing is conceptual and prepared to show approximate location, arrangement, size and color of signage. It is to change and note intended to replace the use of construction documents and/or actual field dimensions.

SIGN LOCATION MAP



Company Name	Project Name	Project Address	Project Details	Completed by
Masri Orthodontics	Channel Letter Sign	15230 Levan Rd Suite A, Livonia, MI 48154	Channel letter sign install on ACP black backing on raceway.	Drawn by: Eddie Sales Rep.: Mike Date: 3 / 27 / 2025



SIGN(S) BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.
THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN(S).
THE SIGN WILL BEAR THE UL LABEL(S).

DISCLAIMER : This drawing is conceptual and prepared to show approximate location, arrangement, size and color of signage. It is to change and note intended to replace the use of construction documents and/or actual field dimensions.

LARA Corporations Online Filing System

Department of Licensing and Regulatory Affairs

ID Number: 801617247

[Request certificate](#)

[Return to Results](#)

[New search](#)

Summary for: KORDOBA, LLC

The name of the DOMESTIC LIMITED LIABILITY COMPANY: KORDOBA, LLC

Entity type: DOMESTIC LIMITED LIABILITY COMPANY

Identification Number: 801617247 **Old ID Number:** D5936L

Date of Organization in Michigan: 06/01/2011

Purpose: All Purpose Clause

Term: Perpetual

The name and address of the Resident Agent:

Resident Agent Name: NAWAF MASRI

Street Address: 15230 LEVAN RD

Apt/Suite/Other:

City: LIVONIA

State: MI

Zip Code: 48150

Registered Office Mailing address:

P.O. Box or Street Address: 15230 LEVAN RD

Apt/Suite/Other:

City: LIVONIA

State: MI

Zip Code: 48150

Act Formed Under: 023-1993 Michigan Limited Liability Company Act

Managed By:

Members

View filings for this business entity:

- ALL FILINGS
- ANNUAL REPORT/ANNUAL STATEMENTS
- CERTIFICATE OF CORRECTION
- CERTIFICATE OF CHANGE OF REGISTERED OFFICE AND/OR RESIDENT AGENT
- RESIGNATION OF RESIDENT AGENT
- CERTIFICATE OF ASSUMED NAME

[View filings](#)

Comments or notes associated with this business entity:

[LARA FOIA Process](#) [Transparency](#) [State Web Sites](#)

[Michigan.gov Home](#) [ADA](#) [Michigan News](#) [Policies](#)

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2012 MAR 27 PM 4: 17

Real Estate Transfer Tax
County \$434.00
State \$2,962.00
Recuset 69151
Stamp 251415

Bernard J. Youngblood
Wayne County Register of Deeds
March 27 2012 04 17 PM
Inst 2012069958 MD Pages 2
Liber 49555 Page 824



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: Edward S. Slinder, a single man, whose address is 12330 Inkster Road, Redford, Michigan 48239, conveys and warrants to Kordoba, LLC, a Michigan limited liability company, whose address is 31198 Beck Road, Novi, Michigan 48377, the following described premises situated in the City of Livonia, County of Wayne and State of Michigan, to-wit:

PARCEL I: The North 100 feet of that parcel of land described as follows: Part of the Northwest one-quarter of Section 20, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan described as: Beginning at a point on the North and South one-quarter line of said Section 20, Town 1 South, Range 9 East, coincident with the center line of the Levan Road, 66 feet wide, distant due South 208.71 feet from the North one-quarter corner of said Section and proceeding thence along a line parallel to the North line of said Section 20, South 89 degrees 50 minutes 00 seconds East 208.71 feet; thence due South 441.29 feet; thence North 89 degrees 50 minutes 00 seconds West 208.71 feet to the center line of Levan Road, thence along the North and South one-quarter line of said Section 20, due North 441.29 feet to the point of beginning. Subject to and reserving therefrom the Westerly 60 feet to be used for road and drainage purposes.

PARCEL II: The North 75 feet of that parcel of land described as follows: A parcel of land located in the Northwest one-quarter of the Northeast one-quarter of Section 20, Town 1 South, Range 9 East, City of Livonia, Wayne County, State of Michigan, described as: Beginning at a point on the North and South one-quarter line of said Section 20, coincident with the center line of Levan Road, 66 feet wide, distant due South 308.71 feet from the North one-quarter corner of said Section and proceeding thence along a line parallel to the North line of said Section 20, South 89 degrees 50 minutes 00 seconds, East 208.71 feet; thence due South 341.29 feet; thence North 89 degrees 50 minutes 00 seconds West 208.71 feet to the center line of Levan Road; thence along the North and South one-quarter line of Section 20 North 341.29 feet to the point of beginning.

Sidwell No. 46-077-99-0010-000

Commonly known as: 15230 - 15260 Levan
Tax Item #46-077-99-0010-000

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the full consideration of Three Hundred Ninety-Five Thousand and 00/100 (\$395,000.00) Dollars subject to existing building and use restrictions, easements and zoning ordinances, if any, and also subject to the acts or omissions of all parties other than Grantor after August 10, 2011, the date of a certain land contract pursuant to which this deed is given. This conveyance is exempt from the provisions of Section 108 and 109 of the Land Division Act (MCL 560.101 et seq, as amended).

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

Dated this 10TH day of August, 2011.

Signed, Sealed and Delivered in Presence of:

William H. Slinder

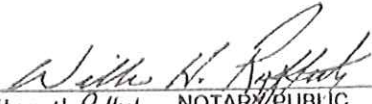
EDWARD S. SLINDER

This is to certify that there are no tax liens or other
on this property and that taxes are paid for FIVE YEARS
previous to date of this instrument EXCEPT
No. 3596 Re Slinder Date 3-27-12
WAYNE COUNTY TREASURER Clerk Slinder

J11-40040

STATE OF MICHIGAN)
)SS
COUNTY OF WAYNE)

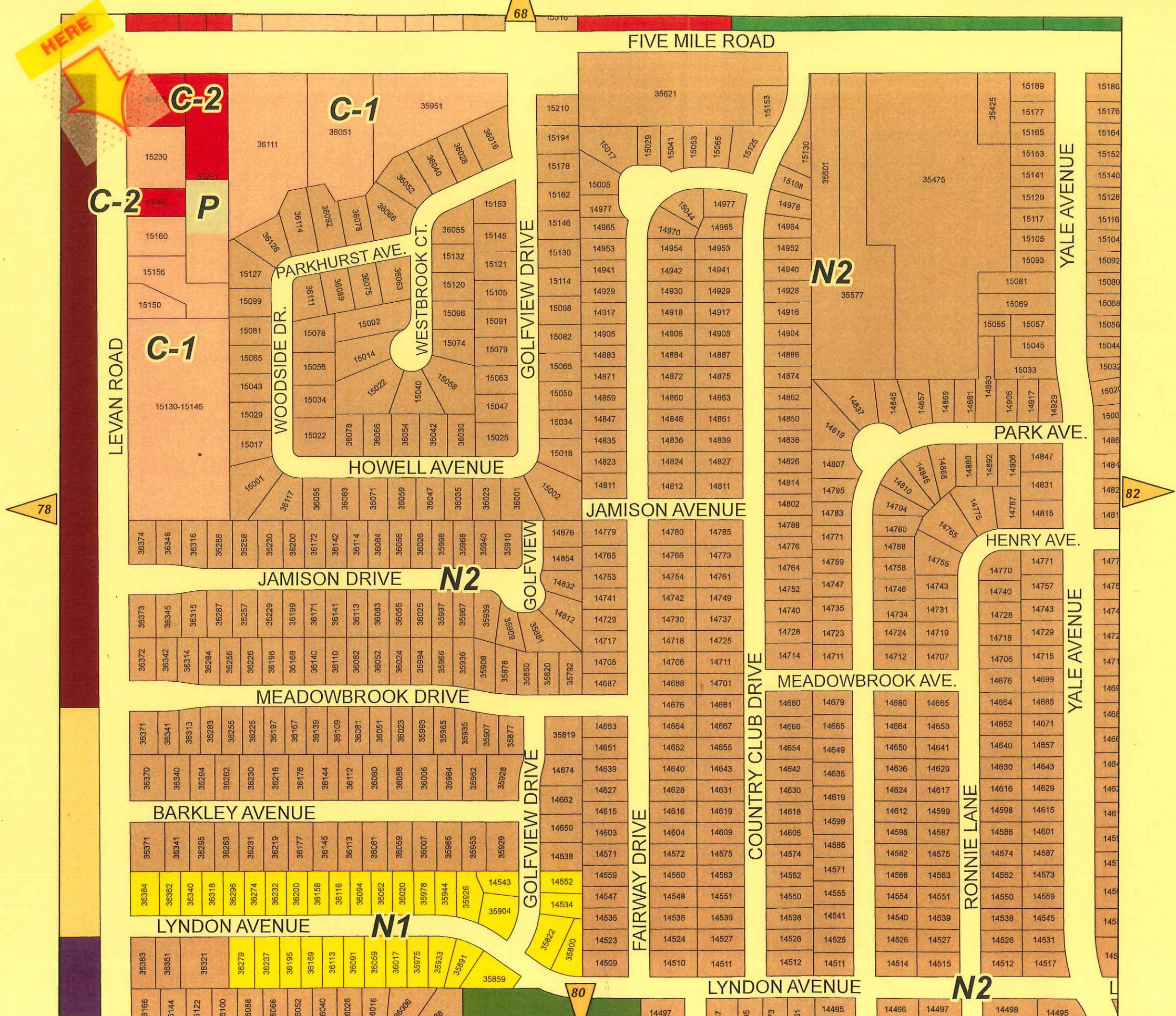
This foregoing instrument was acknowledged before me this 20th day of August, 2011 by Edward S. Slinder, as Seller, who executed the foregoing instrument and acknowledged his execution thereof to be his free act and deed, that his over 18 years of age.



William H. Rafferty NOTARY PUBLIC
County, Michigan
My Commission Expires: WILLIAM H. RAFFERTY
Acting in Wayne County, MI. Notary Public, State of Michigan
County of Wayne
My Commission Expires Aug. 18, 2013
Acting in the County of MIQUE

Drafted by: Paul Janhevich, Esquire
32437 Five Mile Road
Livonia, MI. 48154

When recorded return to: Purchaser



ZONING MAP

LEGEND

Zoning Districts

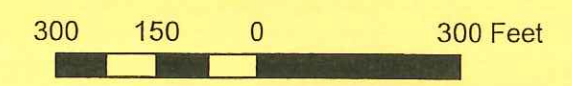
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing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

N.E. 1/4 Section 20

City of Livonia

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

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July 5, 2016

Kordoba, LLC
7573 Windgate Circle
West Bloomfield, MI 48323

To Whom it May Concern:

The Zoning Board of Appeals of the City of Livonia, at a Special meeting held June 28, 2016, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2014-06-28 (Tabled on March 10, 2015): Kordoba, LLC, 7573 Windgate Circle, West Bloomfield, MI 48323, on behalf of Lessee Masri Orthodontics, 15230 Levan, Livonia, MI 48154, seeking to maintain a second wall sign upon a multi-tenant office building, resulting in excess number of wall signs and wall sign area.

Number of Wall Signs:

Allowed: One
Existing: Two
Excess: One (70 sq. ft. existing)

Wall Sign Area:

Allowed: 20 sq. ft.
Existing: 124 sq. ft.
Excess: 104 sq. ft.

The property is located on the east side of Levan (15230), between Jamison and Five Mile, Lot. No. 077-99-0010-000, OS Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50F(b)2, "Sign Regulations for Office Services Districts," **be denied for the following reasons and findings of fact:**

Kordoba LLC

Appeal Case No. 2014-06-28

July 5, 2016

Page 2

1. The Petitioner has not demonstrated to the Board that a practical difficulty exists, and has not demonstrated to the Board a hardship more significant than mere inability to earn more money.

FURTHER, This denial is granted with the following conditions:

1. The Petitioner has to remove the sign within 30 days.

Sincerely,

James Baringhaus,
Secretary

/mm

cc: S. Banko, City Clerk, M. Fisher, S. Reece, S. Miller, R. Abrahamson, C. Hanosh,
Classic Building, Nawaf Masri, DDS, MSD

ZONING BOARD OF APPEALS

CITY OF LIVONIA

MINUTES OF SPECIAL MEETING HELD JUNE 28, 2016

A Special Meeting of the Zoning Board of Appeals of the City of Livonia was held in the Gallery of the Livonia City Hall on Tuesday, June 28, 2016.

MEMBERS PRESENT: Matt Henzi, Chairman
Jim Baringhaus, Secretary
Craig Pastor
Timothy J. Klisz
Leo Neville
Gregory G. Coppola
Benjamin A. Schepis

MEMBERS ABSENT: None

OTHERS PRESENT: Mike Fisher, City Attorney
Steve Banko, City Inspector
Beth Niemczewski, CER-7224

The meeting was called to order at 7:00 p.m. Chairman Henzi explained the Rules of Procedure to those interested parties. Each petitioner must give their name and address and declare hardship for appeal. Appeals of the Zoning Board's decisions are made to the Wayne County Circuit Court. The Chairman advised the audience that appeals can be filed within 21 days of the date tonight's minutes are approved. The decision of the Zoning Board shall become final within five (5) calendar days following the hearing and the applicant shall be mailed a copy of the decision. There are four decisions the Board can make: to deny, to grant, to grant as modified by the Board, or to table for further information. Each petitioner may ask to be heard by a full seven (7) member Board. Seven (7) members were present this evening. The Chairman asked if anyone wished to be heard by a full Board and no one wished to do so. The Secretary then read the Agenda and Legal Notice to each appeal, and each petitioner indicated their presence. Appeals came up for hearing after due legal notice was given to all interested parties within 300 feet, petitioners and City Departments. There were 29 people present in the audience.

(7:00)

APPEAL CASE NO. 2014-06-28 (Tabled on March 10, 2015): An appeal has been made to the Zoning Board of Appeals by Kordoba, LLC, 7573 Windgate Circle, West Bloomfield, MI 48323, on behalf of Lessee Masri Orthodontics, 15230 Levan, Livonia, MI 48154, seeking to maintain a second wall sign upon a multi-tenant office building, resulting in excess number of wall signs and wall sign area.

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Henzi: Is there a motion to remove from the table?

Pastor: Mr. Chair, I'll make a motion to remove this from the table.

Schepis: Second.

Henzi: Moved and supported. All in favor say aye.

Board Members: Aye.

Henzi: Thank you. Mr. Banko, anything to add to this case?

Banko: I have nothing to add at this time, sir, other than as you can see it was tabled. And when it was tabled, there was one existing up there, and now as it comes back to us -- they want to maintain two signs. Needless to say, the other sign went up without any authorization or permits from the City.

Henzi: Okay. Any questions for Mr. Banko?

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: Mr. Banko, he has a monument sign. Was that -- I can't remember -- can you tell me if he's allowed to have one building sign and one monument sign?

Banko: The monument sign was allowed, and as I recall from the previous meeting, there was a slight variance given regarding the monument sign because he couldn't meet the ten-foot setback off the property line. That monument sign entered into the discussion that we had at the last meeting. As you can tell, the monument sign sits there with nothing on it.

Pastor: Thank you.

Henzi: Anything else? Hearing none will the Petitioner please come to the -- to the table. Good evening.

Masri: This is Nawaf Masri on behalf of Kordoba. I hired the company person to take care of this. I came before a few times, and I failed and I was told probably I should hire someone. So I guess a few weeks ago I was informed by Inspection Department I am in violation. So I really don't know how this was about. I guess the person who told me he was going to take care of it I guess did not follow the rules. So I guess I'm here. I really don't have an answer for you guys. So I just took pictures because when I talked to Inspection Department they told me to just go ahead and take some pictures and explain what's going on right now and what should you do. Pretty much -- this is what is present -- I'm going to pass this files -- they're similar files. So pretty much, if I go back to this initial design we proposed to the City, the building has two tower sign. I know that does not mean too much in this room, but I was walking around on the same corner after I got the notice, and I took snap shots of these pictures, and I'm trying to urge the Board to consider this signage because I do see this sign -- the company put -- conformed with the other businesses on the same corner. And cosmetically and architecturally I feel having two signs, as the original design, is more appealing. That's really what's going on here.

Henzi: What's the plan with the monument sign?

Masri: The monument sign has no power. So I'm just trying to get someone to run a line. I mean I have issues with the builder. I'm not sure if anybody knows. A lot of stuff does not work in this building. So I'm just trying to get one by one -- I mean just based on the cash flow. So there's no power on the ground.

Henzi: So what the plan is your sub-leased a various medical -- or dental providers -- orthodontist -- you're going to list them name by name on the monument sign?

Masri: The monument sign, right now, is pretty small. I mean the maximum you can get is probably like 2 names this wide. Not sure if anybody knows -- I mean -- it's pretty big,

but the design submitted by the architects -- did work very well. When we design it, we thought the square footage would not be split because the way he had it was like one sign, big and open as it was designed to put a flag in the middle, but the City say this as two sign. And they downsize and this why all the square footage added to the problem. The design he came up with did not -- I mean the City did not care for it as much. We were trying to like more of a cosmetic thing to encompass the flag. We did not -- I myself -- I did not think this would be counted as two sided signs because when I go to next door -- he has a much bigger sign on two sides. For my case, they counted these are two signs even though the other side is empty. So I mean that's where the thing started it all. The -- the architects thought this would one sided sign and the square footage would be divided in half. The City counted it as two signs.

Henzi: Do you have a sign contractor? You didn't put it up yourself, did you? You had to contract somebody to make the sign.

Masri: This -- the ground sign?

Henzi: No -- no -- I'm sorry.

Masri: Oh, there's an electrician -- I mean there's a guy in Dearborn. He put it for me, and he won't come back. I know he knows -- he told me he would make it work, but he doesn't want to come back and he knows he did not finish the job.

Henzi: Probably the last question I have for you. Along the line of questioning we had for you at the last meeting, March 2015, which was if the canopy from the BP station allegedly blocks the sign, then what good is having a sign on that orientation?

Masri: Well the canopy doesn't -- I mean -- does not block the sign. I mean there's a certain corner that does, but I mean there's a certain area -- if you come from a distance, yes it does not block the sign.

Henzi: Okay. Any questions?

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: Mr. Masri, you were here on the first meeting. This is the third time we've heard this case. We tabled it on the first meeting because we didn't like your wall sign. You had your builder come on the second meeting, and now you're blaming your builder because he didn't tell you we tabled again? Then you put the sign up anyways?

Masri: No this is a different -- this is different company. This is a different company.

Pastor: Well, okay, it was tabled. You didn't have a permit and you put the sign up anyway.

Masri: I didn't put it.

Pastor: Yes you did -- you did.

Masri: I didn't do it.

Pastor: You paid to have the sign put up. You put it up.

Masri: No. Let me tell you the story. I paid the guy to take care of this problem. So he said I know how -- you don't know how to deal with this. So I paid him, and that was about a year ago. Then I got busy, and then I called the guy and says what's going with the signs -- I'll take care of it. And the story came back a few months after when the Inspection guy came and says okay, you put the sign -- and that's where I -- I knew there something not following --

Pastor: You -- your first time here, I believe, was back in May. That sign was not up.

Masri: You're right.

Pastor: Okay. So now you're telling me he decided to put a sign up just because -- because if you didn't have a sign up then, how do you have a sign up now?

Masri: You know --

Pastor: Overnight.

Masri: It's not overnight. I mean -- they - the guy told me he would take care of it. Meaning like I don't know he would take care of it. Because when I paid him I told him -- like I didn't not have a sign I need my money back. So he said I'll take care of. And I am busy with a lot of legal stuff. So I don't really know the timing of when I told him and when he installed the sign. It's probably not too far from the City inspection and the time he put it. Because I called him back and probably -- sometimes -- end of the year -- I said you need to give my money back.

Pastor: You were here in May --

Masri: Yeah.

Pastor: -- asking for the second sign.

Masri: You're right. Now I -- this guy --

Pastor: Yes you were there for that second sign made.

Masri: You're right. You're right.

Pastor: And your builder was back and -- I don't remember the date on that. When was the second sign?

Henzi: June 14th.

Pastor: June 14th and you were tabled once again.

Masri: After I left the meeting, I knew cannot pursue this anymore. I just don't know how this would work. So someone told me you, you hire this guy. Pay him and he'll take of it. So that's the end of it for myself so. I don't know what to tell you. You wanted the sign down, I'll take it down. I mean -- I'm just telling you what I did and yes -- I mean -- it's kind of silly, but I really don't know how these things operate. I see signs all over. I see signs on the corner -- similar signage -- similar archaeological -- I mean they're same designs. I guess maybe I'm failing to --

Pastor: I'm failing to understand you. You said you paid him a year ago.

Masri: No -- no. Not a year ago. I paid him --

Pastor: That's what you said. I heard you say that.

Masri: I paid him -- I paid him in December -- after the meeting. After I came here twice. I said I'm not going to come back anymore. I don't know how to handle this. So someone told me you -- this guy will take care of it. So I paid him, and that's the end of story for myself. So you know what, I'm going to do this and move on because I don't know how to do this sign business. And that was the end of the year, and you say you're back here after nine months. Yes, I -- because I'm almost sure he put the sign probably a few weeks before the City -- I even forgot until today about the sign. I got busy with legal stuff, and then I called him one time and was like what's going with the sign -- you need to give my money back. Otherwise -- I mean -- you now follow through this promise. He said don't worry about it, I'll take care of it. And that's -- within a few weeks the Inspector came. And that's when I knew -- like -- there's something that did not go through.

Pastor: Why is one sign lit and the other one not?

Masri: Oh, this sign -- that side does not even have power. That's what I'm saying, there's a lot stuff this building does not work. I'm trying to get things -- as we -- there's lights go on the canopy 24 hours -- they just don't have switch. I'm trying to get someone to come and try to figure out the switches.

Pastor: Thank you.

Henzi: Any other questions?

Baringhaus: Mr. Chairman.

Henzi: Mr. Baringhaus.

Baringhaus: In your prior meetings with the Board, it was suggested by the Board that you look at the actual design of your current signage because of its limited visibility, or not effectively communicating with traffic going by your business. Have you looked at your design on that side?

Masri: To tell you the truth, I really don't know why I'm here because I feel bad. Because I did not want to do this anymore. This is why I hired this guy because I don't feel like I'm good to explain my story, and I guess nobody's buying this story. So the question is, I'm here, if you want to take it down. I'll take it down. It's not the issue. I'm here -- I talked to the Inspection Department, they said take pictures and show them what you believe in. If you want to take it down, I'll take it down it's not a problem. It's whatever you guys want. I mean -- it's not -- I'm not here to argue is it legit or not. This is what happened. I came here second time. I felt embarrassed with this whole process. I don't know what to do. I mean -- I want a sign. The building was designed with two signs. What to do. Someone told me -- like go and write letters. I mean -- neighbors did not complain about it. Nobody complained. I came -- still no sign. Is like -- you know what -- I'm not -- I'm done with this. No more sign. So when someone told me like, you get this guy, he will take -- I mean he will make it work. That's really what I left it like. He will get it done. It's fine. I paid him \$3000.00. Make it happen. If it happens, fine. Now why I'm here -- I guess. If you want to take it down, it's not a problem. I guess -- not a big deal -- I guess -- at this time.

Baringhaus: Okay. Thank you.

Henzi: Any other questions?

Pastor: Mr. Chair.

Neville: Mr. Chair.

Pastor: I'm sorry.

Henzi: Mr. Neville.

Neville: So I had the opportunity to read the record from the prior meeting. The reason - - the basis that you wanted the sign -- and you felt that there was a hardship was what?

Masri: There's a hardship of finding the location. And then my other things I really feel, cosmetically, this building should have two signs. I mean it was designed from day. The City seen this design. They liked it. And I do feel this is a missing part of this design. I mean that's really my story. I mean -- people are having a hard time finding the building -- sometime they do. I mean it's not -- I mean you cannot see it from a distance because this shiny material reflects a lot of stuff. So there's some time you will have a hard time because of the gas station, but if you're far, you can see the sign pretty good. If you get closer, the gas station get obstructed.

Neville: Have you noticed any of -- that you put the signs up with -- without getting the variance granted, but have you noticed any difference in your customer's ability to find your building. The impact that it's had on your business.

Masri: The sign doesn't work right. No. Not yes. I mean the sign is not lit as of now. There's no power to it.

Neville: All right. So you haven't had people tell you it's much easier to --

Masri: I don't think anybody noticed. I mean myself -- when the City came -- until now I don't know how long he has it. I'm hoping like it's not too long, but it could have been up for a few weeks, and I not even notice myself and I go every day. So that's kind of tells you something. I'm like a surprised the City noticed before I, myself.

Neville: Other than your orthodontic practice, are you the sole occupant, tenant, business in that building, currently?

Masri: No. There is a dentist coming. I mean -- we had a legal issue with the builder. I mean -- this is why a lot of this stuff I cannot move on because there's a legal issue with the court.

Neville: Legal issue being in respect to the variance for the sign?

Masri: No. Legal issue with the builder. I cannot -- I cannot occupy -- change the status of the condition of how the builder left it. That's given by the lawyer. You should not lease it yet. I mean -- we have a lot of people interested, but as of now the case is not done. I mean -- it's been two years and it's still in litigation.

Neville: Thank you, sir.

Henzi: Any other questions?

Pastor: Mr. Chair.

Henzi: Mr. Pastor.

Pastor: I'm going to put you on the spot, Mr. Banko. Are the -- doesn't he have two different signs from the first sign to the second sign? Looks like he actually made the letters bigger. If you look at the picture of the first sign on the building, look at the pictures now the letters are much broader.

Banko: Just pop looking at the sign -- basically -- they -- if you look at this picture, which I think is a rendering, I think they're pretty much identical.

Pastor: No. I'm talking about this picture here. Because I remember, you could barely see the sign, and now it's very clear. You can see that sign. And they changed some of the lettering. I'm wondering if this sign's even bigger than what's presented here.

Masri: No. That sign never changed.

Pastor: Yes, it has.

Henzi: Can you repeat that?

Masri: I mean -- he's talking about this sign been changed.

Henzi: Well I don't think there's any question it's different. In fact, when you were here in June 2014, we talked about the fact that the thin lettering of the colored silhouettes were impossible to read, especially at night. There's a discussion about how we thought we were helping you by pointing that out, and then you go and change the sign. And then low and behold, a couple of years later, you go and change the sign very similar to what we told you, or recommended to you. You did it without telling us, and the City caught you. So now you tell us that you don't know why it is that sign is put up. It's less than credible. I don't think I can appreciate where you're coming from.

Masri: I'm not sure if I'm following you. He said the sign different.

Henzi: The original sign was thin lettering with colored silhouettes. It was impossible to read, especially at night. You couldn't see it. You still don't have power now. There was never any light. We told you, June 2014, it's difficult to read. Why don't you come up with a new sign package? And there was an agreement on both sides. Well you apparently took into account what was said because you made a better looking sign, and that is the sign that exists there today.

Masri: That's true -- I mean -- like -- when you say the new sign is different than the old sign?

Henzi: Yeah.

Masri: Or both signs are different?

Henzi: They both say the same thing, but they are a different font. There's no more colored silhouettes. The letters are broader.

Masri: You know what, I don't even -- I will tell you the truth. I don't even what the difference. I have no idea.

Henzi: Okay.

Masri: The only thing I -- I would see like -- he told me that race -- race track. I told him -- we made it silver before, and I told him I want it to match the stone this time because it reflects the sun. That's the only difference if he did anything different.

Henzi: Okay. Any other questions? Hearing none, is there anyone in the audience who wants to speak for or against the project. If so come on up to the table. Seeing no one come forward, are there letters?

Baringhaus: There are no letters.

Fisher: Mr. Chair, can I just add?

Henzi: Mr. Fisher.

Fisher: Does this guy in Dearborn have a name?

Masri: He the person who has an operation in the basement, I guess. That's what -- it's not -- the way I told, he knows how to get the signs. I have no idea.

Fisher: So you gave him \$3000.00 and you don't know his name.

Masri: I know his name. I'm just not going to get the guy in trouble because I am in trouble -- I guess -- I mean -- I mean -- I'm here because it's my problem.

Fisher: Okay. Thank you, Mr. Chair.

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

Neville: Well, I could -- I could understand the need and -- for the signage. However, I think that, unfortunately, the Petitioner went about it in the wrong fashion, and unfortunately, I don't think he's been able to articulate the reason why, at this hearing, why a variance would be necessary. So therefore, I don't think he's met the burden, and therefore, I don't believe that I can support the request for a variance based on the information that we have at this time.

Henzi: Mr. Schepis.

Schepis: I agree with Mr. Neville. I -- I think that you do have some need for a variance. I don't that I'm opposed to having -- you know a sign on each side of the building. It's a symmetrical building, and maybe that makes sense. I think that in the past meetings -- sort of tender of what the Board's given is that you should put together a unified sign package, and present it with consideration. I don't think that's what happened here. And frankly, I'm a little bit concerned about how this all came to be, and I don't think I can support it right now.

Henzi: Mr. Pastor.

Pastor: I was at -- this is our third meeting. I've been at all three of them, and I very distinctly remember the sign being different. This whole sign package on the building has changed. I think it was changed purposely because he took into account some of our comments. So there is absolutely no way that I would approve this, at all. And if I'm on this Board when you ask for signage on your front -- front monument sign, I'm not going to be looking favorable to it because I think you misrepresented yourself more than once to this Board.

Henzi: Mr. Baringhaus.

Baringhaus: I agree that there is a need for signage, but looking back at some of the Minutes and history of the case, I think the direction that the Board gave you in the last appearance was very clear. They tabled the -- your request with the recommendation that you come back with a unified effective sign package. Tonight I heard your arguments. I haven't seen any efforts in that direction. You sort of given us the question of either, I keep the sign or I take the sign down. Based on the arguments I've heard, I'm not in favor of supporting this variance.

Henzi: Mr. Coppola.

Coppola: First of all, I want to preface, I said on the last two meetings, you did a very nice job on this building compared to what was there before. It's a beautiful improvement to -- to those on this site. That being that said, the credibility in regards to -- to the Petitioner has pretty much been degraded significantly. We asked for you to come back with a package, and instead you went and put the sign up. I don't believe, first of all, there's a need for a sign on that side of the building. I don't think it's visible almost in any direction. I think improving visibility of the building address would be much more helpful for people finding the building. Putting the building address on your monument sign. Putting a larger building address on the awning or something else would be more advantageous for people finding -- for finding that location. So based on -- on that, I would not be in -- in favor of -- of approving the -- the variance. I just want -- one clarification if

I may. Is one of the variances existing front facing sign, which is also an excess of -- of the requirement? Am I reading that correctly? That it's allowed 20 square feet, and the existing Levan facing sign needs a variance?

Fisher: I think what happened was, he changed in midstream from C2, which is what this property was zoned before, to OS because he wanted to have a shallow setback. Much closer to the road than he would be if he were still in C2. I mean -- if you were conformed to C2. So when he did that, the -- the price you pay is your signage allotment goes down considerably. Both because you're moving closer, and because you're in Office District, which is -- you know -- more subtle signage, supposedly. And I think he got that first sign up, and at least got a permit for it while it was still C2. So the first sign is conform --

Coppola: Is conforming to --

Fisher: Yes.

Coppola: Okay. Thank you. That's all I have to say.

Henzi: Mr. Klisz.

Klisz: I think I'm going to agree with my colleagues here. I think the building is beautiful. Unfortunately, I don't the sign package, the way it went up, under the circumstances, and again reading through the older Minutes, I was confused myself with how things went down. But based on that, I don't think I can support it at this time.

Henzi: I agree with the other Board members. I just don't see why a sign facing Five Mile is necessary. As Mr. Coppola mentioned, the folk who are going to this office are looking, often times, for an address, or specific location. It's not an impulse stop. We recommended, perhaps, incorporating the address somehow to make it more visible for patients. My recommendation would be to talk to the Inspection Department and get the name of a reputable professional sign contractor who can read these Minutes and come up with something that might be --

Masri: Actually I did talk to someone. I mean -- when I was in the meeting I contacted the person who got approved, and I called him. He went down the City, I guess, he came back and said I can't help you. So I did talk to the guy. I mean -- he's in Flint area. I mean -- when I was in that meeting, he got two signs approved. And I was like -- when you say like I'm going against -- I'm telling you the -- the story as it happens. I really don't know anything about signage. So I contacted this guy. Said I've seen you got a few signs approved last night. Can you help me? I'm having a hard time, and I don't have time for this. He said no problem. So he went. He took a few pictures. He called me back after three days and said I can't help you. That was end of story.

Henzi: Well, I'm just one person. I think everyone wants to see a developed property. It is a beautiful building, but I think that there is a better plan that would be beneficial for you --

Masri: Can you guys recommend a company who can understand how to make this work, or at least something. I don't know.

Henzi: I think we're ready for the voting.

Coppola: Mr. Chair.

Henzi: Mr. Coppola.

Upon Motion by Coppola and supported by Neville, it was:

RESOLVED: APPEAL CASE NO. 2014-06-28 (Tabled on March 10, 2015): An appeal has been made to the Zoning Board of Appeals by Kordoba, LLC, 7573 Windgate Circle, West Bloomfield, MI 48323, on behalf of Lessee Masri Orthodontics, 15230 Levan, Livonia, MI 48154, seeking to maintain a second wall sign upon a multi-tenant office building, resulting in excess number of wall signs and wall sign area.

Number of Wall Signs:

Allowed: One
Existing: Two
Excess: One

Wall Sign Area:

Allowed: 20 sq. ft.
Existing: 124 sq. ft.
(70 sq. ft. existing)
Excess: 104 sq. ft.

The property is located on the east side of Levan (15230), between Jamison and Five Mile, Lot. No. 077-99-0010-000, OS Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50F(b)2, "Sign Regulations for Office Services Districts," **be denied for the following reasons and findings of fact:**

1. The Petitioner has not demonstrated to the Board that a practical difficulty exists, and has not demonstrated to the Board a hardship more significant than mere inability to earn more money.

FURTHER, This denied is granted with the following conditions:

1. The Petitioner has to remove the sign within 30 days.

AYES:

NAYS: Pastor, Baringhaus, Coppola, Klisz, Schepis, Neville, Henzi

ABSENT:

Henzi: The variance is denied. You have to take the sign down, like we said, in 30 days. If you want to make a different application, you're free to do so.

Masri: Thank you. I appreciate it.

Henzi: Thank you.

ZONING BOARD OF APPEALS

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JACK KIRKSEY**

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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2259
FAX: (734) 466-2095

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LYNDA L. SCHEEL
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March 16, 2015

Kordoba, LLC
7573 Windgate Circle
West Bloomfield, MI 48323

To Whom It May Concern:

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held March 10, 2015, adopted the following Resolution:

APPEAL CASE NO. 2014-06-28 (Tabled on June 3, 2014): Kordoba, LLC, 7573 Windgate Circle, West Bloomfield, MI 48323, on behalf of Lessee Masri Orthodontics, 15230 Levan, Livonia, MI 48154, seeking to erect a second wall sign upon a multi-tenant office building, resulting in excess number of wall signs and wall sign area.

Number of Wall Signs:

Allowed: One
Proposed: Two
Excess: One

Wall Sign Area:

Allowed: 20 sq. ft.
Proposed: 124 sq. ft.
(70 sq. ft. existing)
Excess: 104 sq. ft.

The property is located on the east side of Levan (15230), between Jamison and Five Mile, Lot. No. 077-99-0010-000, OS Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50F(b)2, "Sign Regulations for Office Services Districts," **be tabled to allow the Petitioner an opportunity to consider the Board's comments and explore other options more in keeping with the scale of what the ordinance allows.**

Sincerely,

Sam Caramagno
Secretary

/mm

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

ZONING BOARD OF APPEALS

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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
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PUBLIC NOTICE JUNE 20, 2025

APPEAL CASE NO. 2025-06-18, 14428 Yale: an appeal was made to the Zoning Board of Appeals by Maria and Antonio Diaz, seeking to erect a privacy fence to enclose the rear yard resulting in a fence in the corner side yard that does not align with any corresponding fence on an adjacent property, which is prohibited.

This Low Density Residential property is located on the east side of Yale (14428), between Perth Avenue and Barbara Avenue, Lot. No. 080-04-0043-000, N-2, Neighborhood, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 15.44.090 A. 4. b. i.

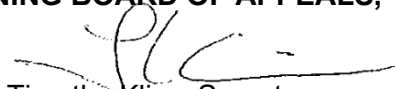
THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

Agendas, minutes, and other meeting documents may be accessed at the following URL:

<https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents>

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, July 8, 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.



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>Maria & Antonio Diaz</u>	Address <u>14428 Yale St., Livonia, MI 84154</u>
Owner <u>(same as applicant)</u>	Address <u>(same as applicant)</u>
Lessee <u>n/a</u>	Address <u>n/a</u>
Location <u>East</u>	Side of <u>14428 Yale</u> Street
Between <u>Perth</u>	And <u>Barbra</u>
Lot No./Parcel No. <u>080-04-0043-000</u>	Subdivision <u>Koloff's Sunnyside Estates #2</u>
Zoning District <u>N-2</u>	Lot Size <u>0.186 Acres</u> Alley <u>n/a</u>
Present Use <u>Single Family Residential</u>	Proposed Use <u>(no change)</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 privacy fence to enclose the rear yard resulting in a fence in the corner side yard that does not align with any corresponding fence on an adjacent property, which is prohibited.

Reason for Rejection Livonia Code of Ordinance, section 15.44.090 A. 4. b. i

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

Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment 28 feet

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

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

Remarks _____

Plans and Application examined by  Date June 6, 2025

RECEIVED

JUN 06 2025

Inspection Department
City of Livonia

APPLICATION FOR VARIANCE

MARIA/ANICHO DIAZ 14428 YALE ST LIVONIA, MI 48154 248-393-5072
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 14428 YALE ST.

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?

N/A

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

20K43 KOLOFFS SUNNYSIDE ESTATE #2 TKS
P/E L86 P7778 WCR LOT 43

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 SEPARATE ATTACHMENT

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

N/A

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

SEE SEPARATE ATTACHMENT

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

N/A

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

N/A

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

N/A

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

N/A

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: Maria Diaz

Please print name of property owner: MARIA DIAZ

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 6th day of June, 2025

(Notary Public, Wayne County, Michigan)
My Commission expires 09/28/25

LESLIE ROHRAFF
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Sep 28, 2025
ACTING IN COUNTY OF Wayne

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 6/6/25, which reads as follows:

Privacy Fence Not Permitted in Corner Side Yard

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.

Matthew J. Stinner
(Supervisor)

Application for permit filed YES

Violation Issued YES

Antonio/Maria Diaz
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.

Answer : The property is unique because it is a corner lot that has irregular lot lines.

For example;

- The distance between the rear building line at the left-hand side of the house, to the rear property line, paralleling the sidewalk, is “28 steps”. The distance between the rear building line and the rear lot line at the right-hand side of the house is “8 steps”.
- The rear yard is roughly triangular shaped, not the traditional rectangular shape. Additionally, the sidewalk at the left-hand side of the proposed fence is curved.

4. It would make no sense to install the fence as suggested by the city representative . The suggested location of the fence would cut the backyard in half.

5. For our household, a privacy fence will make our house feel more like the rear yards from the country of our origin. It will also deter trespassers to throw away stuff over the fence such as dog poop. For our neighbors, a privacy fence will provide them with greater privacy as we often entertain in our rear yard.

- \

Privacy and/or Standard Partition Fence

Authorization Form

Civic association approval required: Yes: (Approval letter provided) No: _____

Date MAY 21 2025

Fence Installation Address 14928 YALE ST.

I have seen or had explained to me, the proposal made by _____ (Name)

at _____ (Address) to erect a (choose one)

- Standard Partition (any non-sight-obscuring fence 4' tall or less)
- Privacy (Sight-obscuring fence no taller than 6')

fence separating his or her property from mine and consent to ALL the following:

- a. The height, materials, and style of the fence: 6 FT. WHITE VINYL FULL PRIVACY (Description)
- b. The location of the lot line.
- c. Only one (1) fence is permitted between our properties and that any existing fence will have to be removed in favor of the new fence


Please initial next to the fence facing option agreed upon below:

- _____ have the finished side facing my property (posts on their side of fence).
- _____ have the finished side facing the fence owner (posts on my side of fence).
- _____ be good on both sides (posts are between the fence panels)

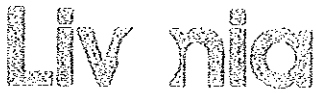
Wendy Joyce Wimberly _____ (Print Name) _____ (Address)

Wendy Joyce Wimberly _____ (Signature) _____ (Telephone number for confirmation)

No permit will be issued without the original fully signed and completed form with a site plan of the property to be fenced.



Inspection Department
 33000 Civic Center Dr.
 City Hall Annex
 Livonia, MI 48154
 (734) 466-2590



Privacy and/or Standard Partition Fence Authorization Form

Civic association approval required: Yes: _____ (Approval letter provided) No: _____

Date: MAY 31 2025

Fence Installation Address: 14428 Yale St, Livonia MI, 48154

I have seen or had explained to me, the proposal made by MARIA DIAZ
(Name)

at _____ to erect a (choose one)
(Address)

- Standard Partition (any non-sight-obscuring fence 4' tall or less)
- Privacy (Sight-obscuring fence no taller than 6')

fence separating his or her property from mine and consent to **ALL** the following:

- The height, materials, and style of the fence: 6 FT, full privacy vinyl fence
(Description)
- The location of the lot line.
- Only one (1) fence is permitted between our properties and that any existing fence will have to be removed in favor of the new fence.

Please initial next to the fence facing option agreed upon below.

_____ have the finished side facing my property (posts on their side of fence).

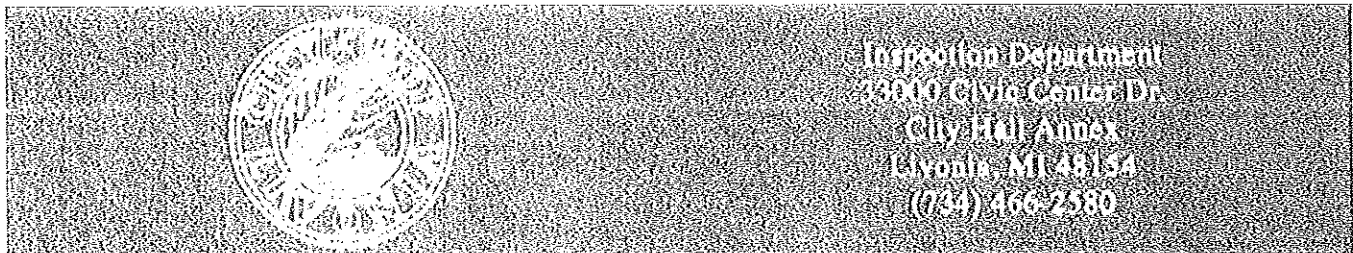
_____ have the finished side facing the fence owner (posts on my side of fence).

D.W. be good on both sides (posts are between the fence panels).

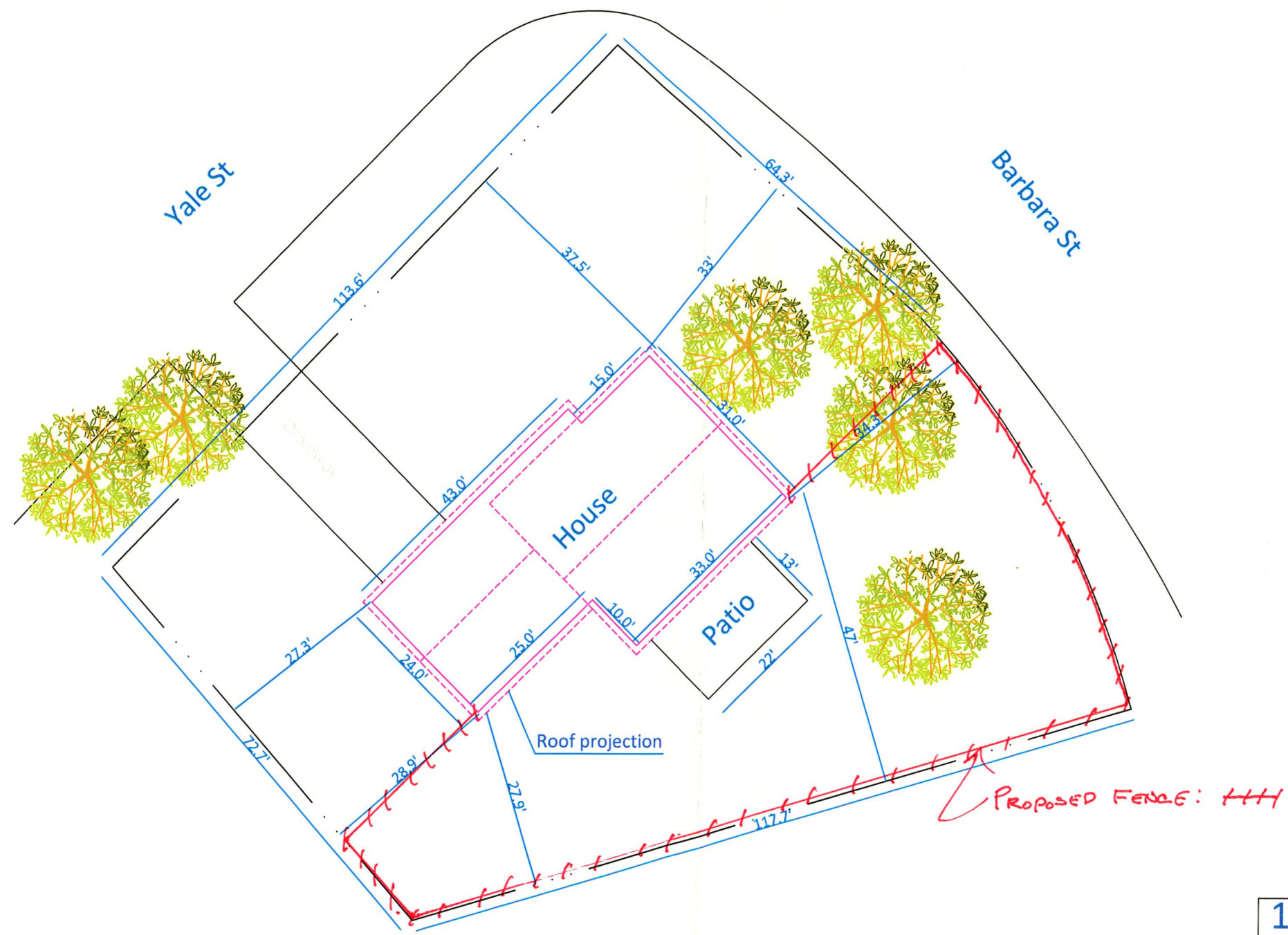
CELPHINE WOODWARD 14416 YALE ST LW 48154
(Print Name) (Address)

X Celphine Woodward 734-748-0528
(Signature) (Telephone number for conformation)

No permit will be issued without the original fully signed and completed form with a site plan of the property to be fenced,



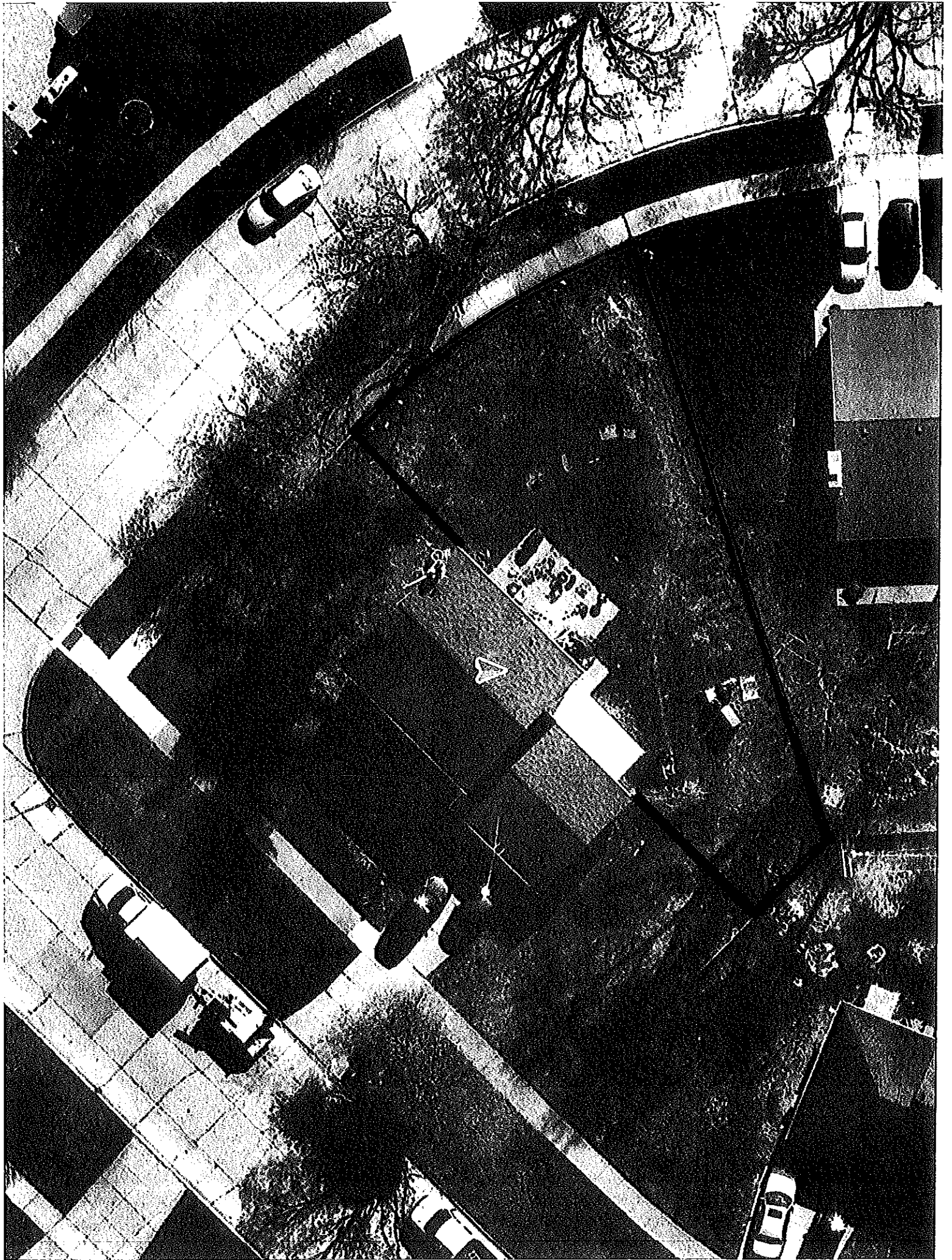
Inspection Department
3300 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580

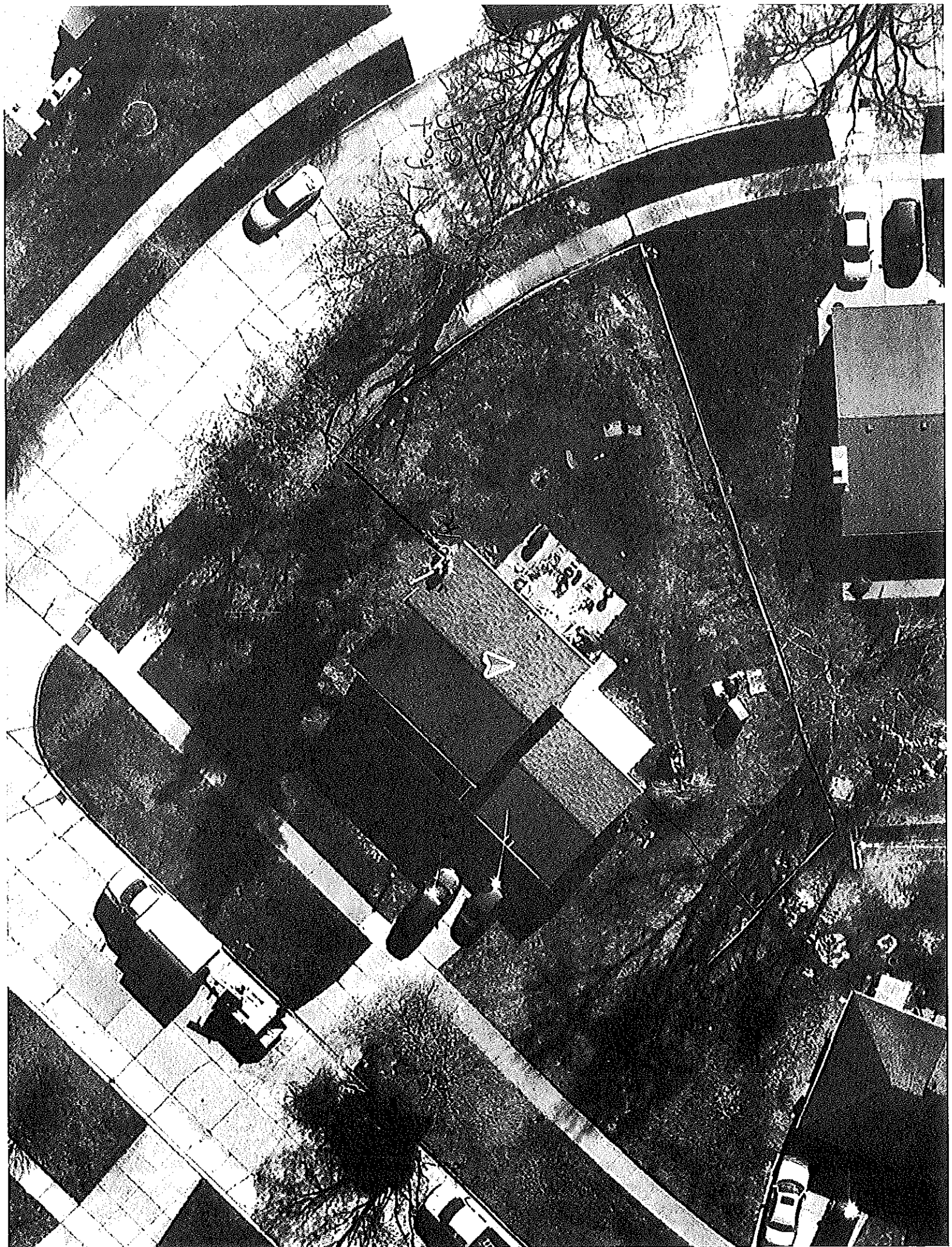


Land Use	RESIDENTIAL
	SINGLE FAMILY RESIDENCE
Buildings	1 Building
Building Area	1,767 SF
Lot Area	8,276 SF (0.19 ACRES)
Adj. Lots Owned	NONE
Year Built	1963

14428 Yale St
Livonia, Michigan 48154
Scale: 1":20'

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





MARIA AND ANTONIO DIAZ
14428 YALE

FENCE
LOW DENSITY RESIDENTIAL

ZONING MAP

LEGEND

Zoning Districts

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

S.W. 1/4 Section 21

City of Livonia

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

Copyright 2001, City of Livonia



FUTURE LAND USE PLAN

CITY OF LIVONIA
ZONING BOARD OF APPEALS
July 8, 2025 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI

1. APPEAL CASE NO. 2025-03-06, Michael Guider, 14001 Newburgh Road:

Seeking to maintain a 12' tall privacy fence erected without permits in the side yard resulting in a privacy fence erected without neighbor approval, a privacy fence erected in a side yard, and a fence in excess of allowable height.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

2. APPEAL CASE NO. 2025-06-16, Billy Willis, 28984 Sunnydale:

Seeking to erect a 200-square-foot accessory shed while maintaining an attached garage in excess of 720 square feet, resulting in an excessive number of accessory structures and total accessory area.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

3. APPEAL CASE NO. 2025-06-17, Kordoba, LLC, on behalf of Masri Orthodontics, 15230 Levan:

Seeking to erect a second wall sign resulting in excess area for any single sign.

FUTURE LAND USE PLAN (FLUP): CORRIDOR COMMERCIAL

4. APPEAL CASE NO. 2025-06-18, Maria and Antonio Diaz, 14428 Yale:

Seeking to erect a privacy fence to enclose the rear yard resulting in a fence in the corner side yard that does not align with any corresponding fence on an adjacent property, which is prohibited.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

**AGENDA DATE: July 8, 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. 2025-03-06, Michael Guider, 14001 Newburgh:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the proposed fence is 200% of the maximum height allowed by the ordinance.
- 2. APPEAL CASE NO. 2025-06-16, Billy Willis, 28984 Sunnydale:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
- 3. APPEAL CASE NO. 2025-06-17, Kordoba on behalf of Lessee Masri Orthodontics, 15230 Levan:** Should be denied because the alleged hardship does not entail more than mere inability to earn a higher financial return. FURTHER, Petitioner has not explained how circumstances have changed since 2016, when a similar request was denied. FURTHER, Petitioner has not substantiated a need for 180 square feet of signage for petitioner's orthodontics office, in addition to existing ground signage at a short setback from the road, given that petitioner enjoys a visible location on a high traffic volume road.
- 4. APPEAL CASE NO. 2025-06-18, Maria and Antonio Diaz, 14428 Yale:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the proposed variance would violate the policy against turning residential districts into a series of small, walled enclosures.