

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS

August 12, 2025 – 7:00 p.m.

Livonia City Hall 1st Floor Auditorium

33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2025-03-05, Karen Amick on behalf of Lessee Justin Baker, 9629 Cranston Avenue (tabled on May 6, 2025):** Seeking to maintain an illegally erected privacy fence resulting in a privacy fence being erected in the side and front yards, which is prohibited.
2. **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.
3. **APPEAL CASE NO. 2025-04-10, Paige and Joshua Retting, 36589 Six Mile Road (tabled on May 20, 2025):** Seeking to erect a 6-foot-tall privacy fence resulting in the privacy fence encroaching into the side yards forward toward the front of the property beyond the rear of the dwelling, which is prohibited.
4. **APPEAL CASE NO. 2025-06-17, Kordoba, LLC, on behalf of Masri Orthodontics, 15230 Levan Road:** Seeking to erect a second wall sign resulting in excess area for any single sign.
5. **APPEAL CASE NO. 2025-06-19, Ryan and Joanna Wood, 17390 Myron Drive:** Seeking to erect a six-foot-tall privacy fence to enclose the rear yard resulting in a double fence along the south property line and lacking neighbor authorization from the neighbor to the south.

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

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

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PUBLIC NOTICE JULY 25, 2025

APPEAL CASE NO. 2025-03-05, 9629 Cranston (tabled on May 6, 2025): an appeal was made to the Zoning Board of Appeals by Karen Amick on behalf of Lessee Justin Baker, seeking to maintain an illegally erected privacy fence resulting in a privacy fence being erected in the side and front yards, which is prohibited.

This Low Density Residential property is located on the west side of Cranston (9629), between Orangelawn Avenue and West Chicago Road, Lot. No. 133-03-1147-001, N-1, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 A.2 & 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, August 12, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

A handwritten signature in black ink, appearing to read "TK", is written over the printed name of Timothy Klisz.

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 _____ Address _____

Owner _____ Address _____

Lessee _____ Address _____

Location _____ Side of _____ Street

Between _____ And _____

Lot No./Parcel No. _____ Subdivision _____

Zoning District _____ Lot Size _____ Alley _____

Present Use _____ Proposed Use _____

Present Building Size _____ Proposed Building Size _____

Present Height of Building _____ Proposed Height _____

Allowable Lot Coverage _____ Proposed Lot Coverage _____

Proposal _____

Reason for Rejection _____

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

Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment _____

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

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

Remarks _____

Plans and Application examined by M H Stierna Date _____

RECEIVED

MAR 10 2025

Inspection Department
City of Livonia

APPLICATION FOR VARIANCE

Karen Amick	9629 Cranston Street	Livonia	48150	(734) 788-0009	N/A
(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
Justin Baker	9629 Cranston Street	Livonia	48150	(734) 855-4774	N/A
(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
Originally Action Fence then Justin Baker, Carpenter	9629 Cranston Street	Livonia	48150	(734) 855-4774	N/A
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 9629 Cranston Street Livonia, MI 48150

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

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

None that I know of. There is a violation pending to move the side fence further back from the street

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

34C 1147, 1148 ROSEDALE GARDENS #4 T1S R9E L59 P75 WCR LOTS 1147 AND 1148

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

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

The property at 9629 Cranston abutted a school for decades. Exceptionally large newer homes, as compared to the 9629 Cranston home, were built when the school was torn down. The pre-existing school had a chain link fence with the length of the current erected fence. The current fence is only a replacement of what was previously in existence and installed by the City of Livonia.

Initially Contracted with Action Fence, it was thought the permit for the new wood cedar fence was pulled. It was not, however neighboring permission were obtained prior to putting up the fence. That paperwork was misplaced and thought to be filed. The permission forms were re-signed and provided with the proper paperwork thereafter. There was no intent to put an external structure up absent the City's knowledge. The fence was evident on the property.

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

Certainly, a financial loss however that is not primary. The different sizes of the home at 9629 Cranston and the home just North of 9629 Cranston calls for a longer privacy fence. The house north of 9629 is lovely however it is Draconian in comparison. In addition, the pre-existing fence was the same length. That chain link fence was used as a guideline as it was erected by the City originally. The new cedar fence replaces the City's fence at the same length as originally determined to be appropriate by the City.

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

The neighbor North of 9629 Cranston Street would also like the fence to remain as is. He feels it provides privacy for his children to play and family to enjoy a greater level of privacy. This may have been the original thought when the chain link fence was erected when school occupied – to give children greater privacy. The new fence follows the same logic.

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

No

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

Recommended by Violation Officer, Frank, to apply for a variance.

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

It is a fence not a residence zoning issue.

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

Because it is a fence not a residential home matter.

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: Raven Amick

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

Subscribed and sworn to before me this 5th day of March, 2025
Brett Alpiner *[Handwritten Signature]* (Notary Public, Oakland County, Michigan)

My Commission expires 04-30-29

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.

BRETT MATTHEW ALPINER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires April 30, 2029
Acting in the County of oakland

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 12/17/24, which reads as follows:

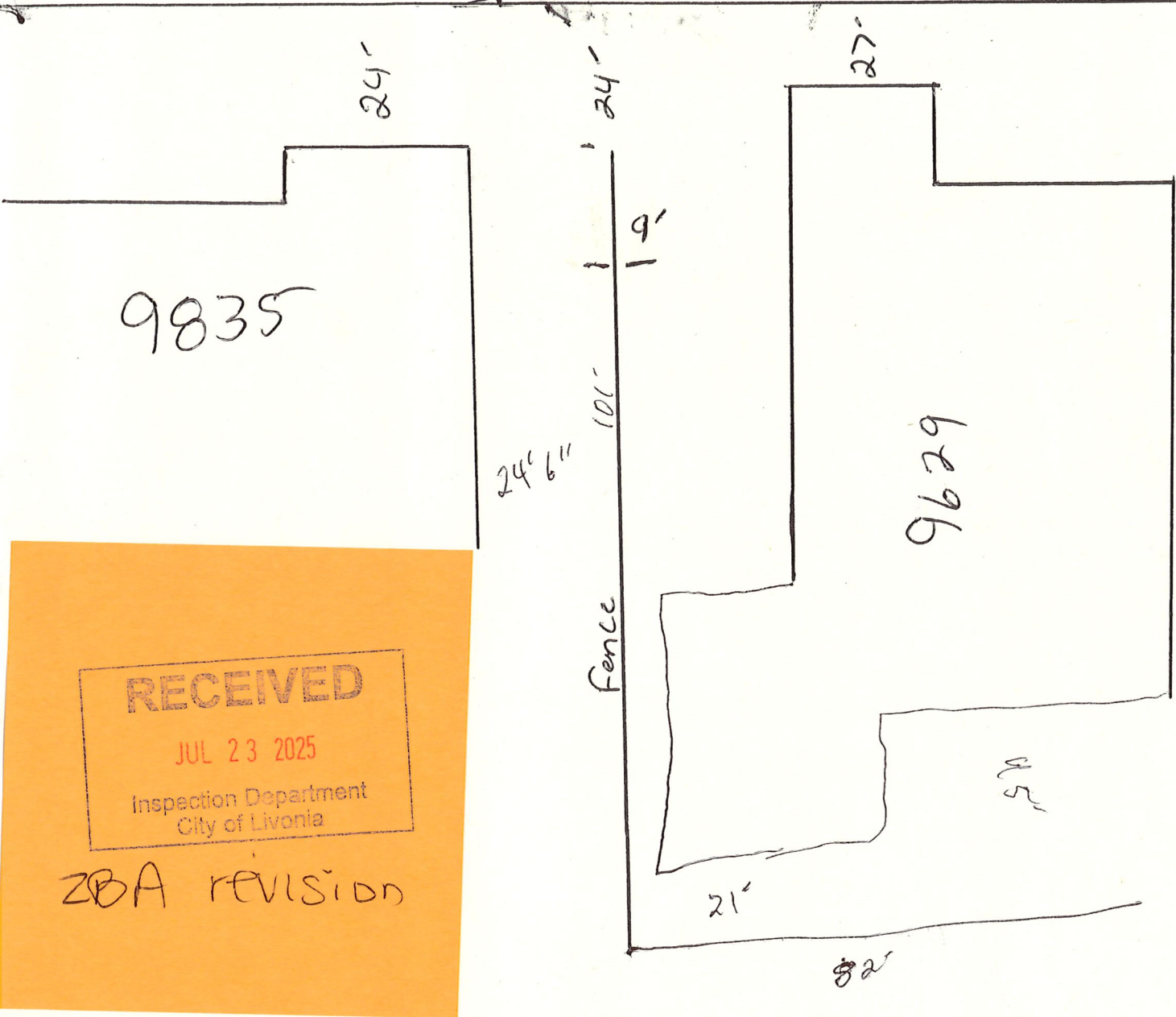
REMOVE FORCES PER APPROVED PLANS |
certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application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

 (Supervisor)

Application for permit filed yes Violation Issued yes

9629 Cranston Revision

Sidewalk



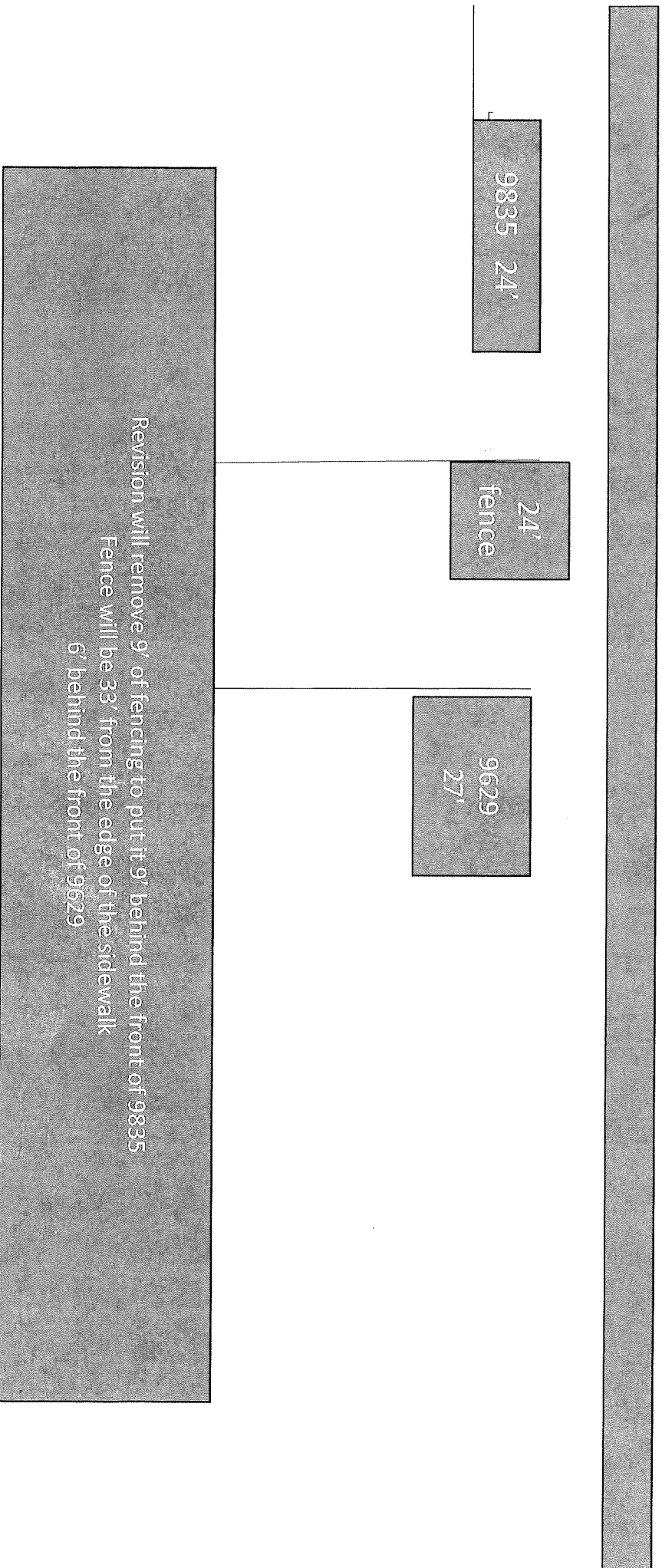
RECEIVED
JUL 23 2025
Inspection Department
City of Livonia

ZBA revision

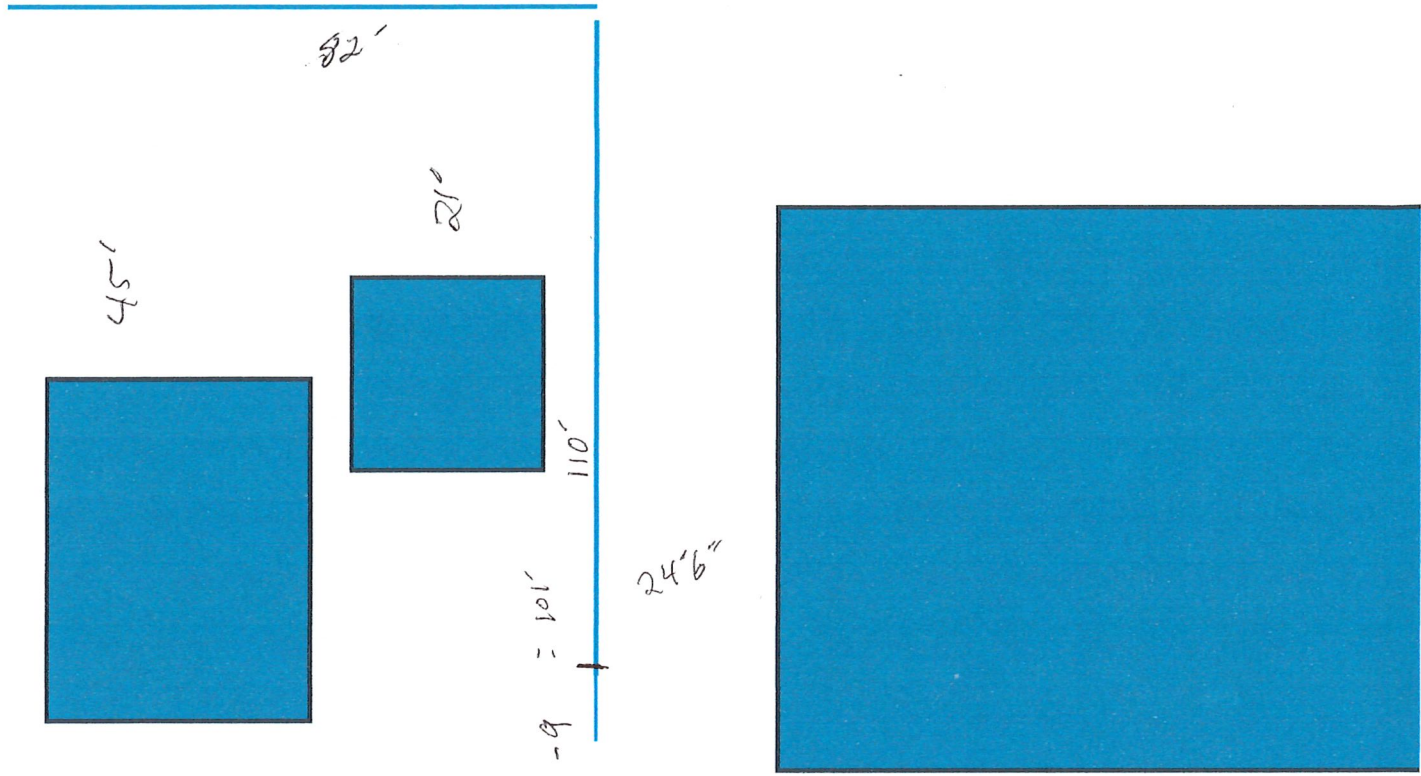
Revision will Remove 9' of fence
Behind original plan.

Putting fence 33' behind edge of
Sidewalk 9' behind Front of 9835
6' behind 9629

9629 Cranston St. Revision



9629 Cranston St revision

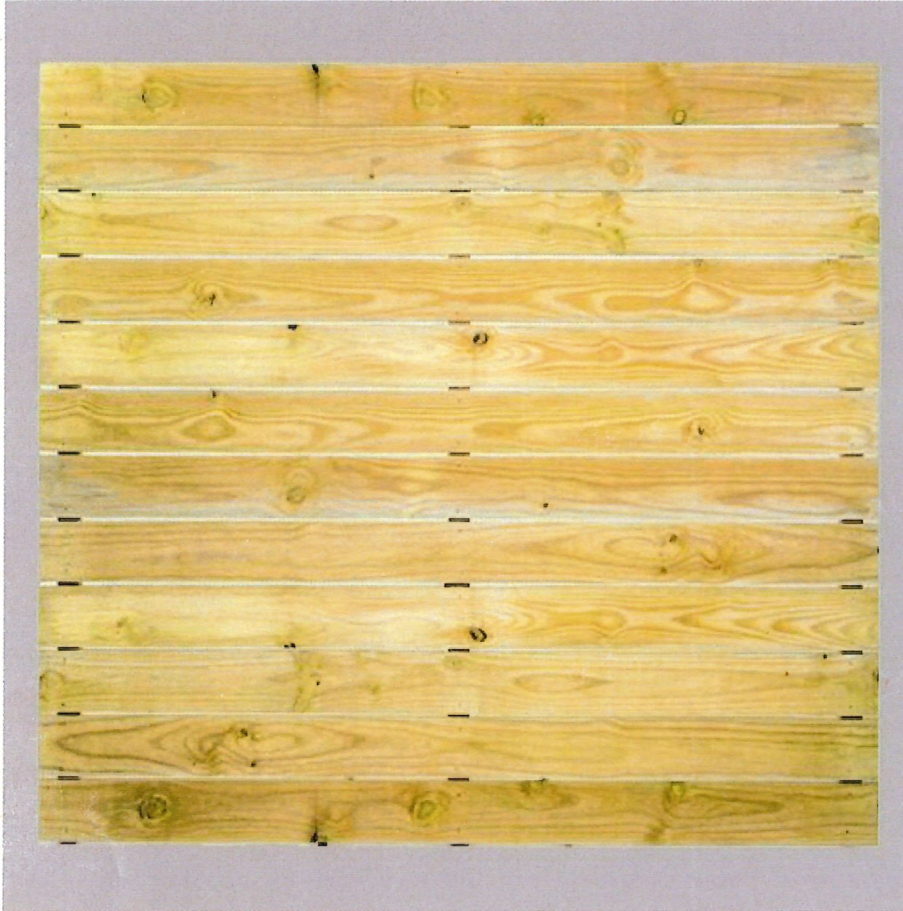


Date: 7/15/2025 - 12:29 PM
Design Name: Fence Design
Design ID: 330859168973
Estimate ID: 88090
Estimated Price: \$606.17

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

MENARDS
Design & Buy™
FENCE

Fence Image



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

Case No: 2025-03-05
Meeting Date: May 6, 2025

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

I object to this fence. How did it get erected in the first place since the city requires all fencing to be permitted by the city? Obviously, no permit was obtained.

I have called the city before about various conditions at this residence.

* Dumpsters left overflowing

* numerous campers & storage containers

At times, the residence appears to be more like a construction business with numerous trucks in & out all day.

I hope the city requires the homeowner to take down the non-permitted fence.

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

RECEIVED

MAY 05 2025

CITY OF LIVONIA
ZONING BOARD OF APPEALS

Signature: Cathy Ryder

Name: Cathy Ryder
(Please print)

Address: 9625 Cranston
Livonia MI

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

Case No: 2025-03-05
Meeting Date: May 6, 2025

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

Objection to fence:

I object to the illegally erected fence because
it breaks up the sight line along the homes on
Cranston. Rules for fences and other structures
give consistency to our neighborhood "look."

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

RECEIVED

MAY 01 2025

**CITY OF LIVONIA
ZONING BOARD OF APPEALS**

Signature: Julie A Senter

Name: Julie A Senter
(Please print)

Address: 9619 Blackburn, Livonia

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

Case No: 2025-03-05
Meeting Date: April 8, 2025

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

I firmly object to this fence. I live next door to 9629. I have called to the city numerous times regarding violations at the residence. Most recently there are many commercial vehicles stored here—

- a camper
- a storage unit
- a large storage container
- a large snow plow attachment
- numerous trucks in & out daily with cars sometimes parked in the yard

I know the city has been out to inspect. However, nothing ever seems to change— Are they running a commercial business out of this residence?

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

Signature: Cathy Ryder

Name: Cathy Ryder
(Please print)

Address: 9625 Cranston

Livonia, MI 48150

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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MAY 9, 2025

Karen Amick
9629 Cranston
Livonia, MI 48150

Ms. Amick,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held May 6, 2025, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2025-03-05, Karen Amick on behalf of Lessee Justin Baker, 9629 Cranston: seeking to maintain an illegally erected privacy fence resulting in a privacy fence being erected in the side and front yards, which is prohibited.

This Low Density Residential property is located on the west side of Cranston (9629), between Orangelawn Avenue and West Chicago Road, Lot. No. 133-03-1147-001, N-1, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 A.2 & B,

be tabled to allow the Petitioner to return with a revised plan, reducing the size of the fence and bringing it further behind the front portion of their home to make it more discreet.

ZONING BOARD OF APPEALS,

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

Timothy Klisz, Secretary

cc: Justin Baker

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
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Please call 734-466-2250 if you need assistance.

Meeting Date: May 6, 2025

2. APPEAL CASE NO. 2025-03-05, Karen Amick on behalf of Lessee Justin Baker, 9629 Cranston: Seeking to maintain an illegally erected privacy fence resulting in a privacy fence being erected in the side and front yards, which is prohibited.

Motion To:		Comments:
Support		
Deny		
Table	X	Bayler
Other		

Motion	Support	ZBA Board Member	Yes	No	Abstain	Absent
		Greg Coppola - Chairman		X		
X		Jim Baringhaus - Vice Chairman	X			
		Timothy Klisz - Secretary	_____			X
X		Christopher Boloven	X			
	X	Michael Testa	X			
		Marc Rotondo <i>RECLOSED</i>	_____			
		Brian Meagher	X			
CONDITIONS						
1.						
2.						
3.						
4.						

ZBA Acting Secretary: Jim Baringhaus *J Bayler 5/6/25*

COPPOLA Thank you. In light of what I would believe is attendance related to the first appeal case, I would suggest an amendment to the agenda to move the first appeal case, which is case number 2025-03-04, CIG Livonia, to the end of the agenda, and then keep the rest of the agenda in the proper order.

BOLOVEN Here, so moved.

TESTA Support.

COPPOLA I have a motion to move the agenda as has been discussed by Mr. Boloven, supported by Mr. Testa. All in favor?

The Board voted unanimously to move the first agenda item to the end of the meeting.

COPPOLA All right. Thank you. So we're going to go ahead and then you can call the second case, actually first.

APPEAL CASE NO. 2025-03-05, 9629 Cranston: an appeal was made to the Zoning Board of Appeals by Karen Amick on behalf of Lessee Justin Baker, seeking to maintain an illegally erected privacy fence resulting in a privacy fence being erected in the side and front yards, which is prohibited.

This Low Density Residential property is located on the west side of Cranston (9629), between Orangelawn Avenue and West Chicago Road, Lot. No. 133-03-1147-001, N-1, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 A.2 & B.

COPPOLA All right. Thank you. Anything you'd like to add? Mr. Stierna. Mr. Rotondo, I apologize.

ROTONDO Yeah, I'm going to recuse myself in this case.

COPPOLA So if you'll just sit back [inaudible].

STIERNA Mr. Chair.

COPPOLA Yes, Mr. Stierna.

STIERNA The Inspection Department has nothing to add.

BARINGHAUS Mr. Chairman?

COPPOLA Yes.

BARINGHAUS Thank you. A question for the Inspection Department. Can a privacy fence be placed directly alongside a driveway on a residential property?

STIERNA They will need permission from the neighbor. Are you talking about a neighboring property? Yes, they need permission from the neighbor. Also, there are some setback requirements for clear view, usually by angling the fence so that they can see down the sidewalk and street.

BARINGHAUS Thank you very much.

COPPOLA Mr. Stierna, I noted when I was doing my preparation, there was a number of enforcement actions and some open and some rental inspection violations that had been unresolved. What's the status of those issues on the property?

STIERNA I believe there's a number of enforcement issues going through the process through which they'll end up with a show cause, followed by a court letter, court sentence if they don't resolve to satisfaction during those. I'm not familiar with all those enforcements at the moment.

COPPOLA But they're open?

STIERNA I can take a look and see if they're open, but

BAKER The inspection's scheduled for the night.

COPPOLA There'll be an opportunity [inaudible]. Any other questions for the Inspection Department? You get a chance to stop us and give us an update, if you would. All right, I apologize. Could I have your name and address first?

BAKER Justin Baker, 9629, Cranston Street.

BOLOVEN Mr. Baker, are you the owner?

BAKER I am not. I'm the owner's boyfriend. It was her aunt's house that we're just rehabbing and bringing back to up to stuff.

COPPOLA Alright. Is the owner here?

BAKER She is not.

COPPOLA Do you have a representation authorization?

BAKER I didn't know I needed one. And I know I've spoken Mr. Stierna a while on it, and I've always been able to file and do anything.

COPPOLA Mr. Fisher?

FISHER Well, I guess we have reasonable confidence in Mr. Baker's representation of Ms. Amick, and I think that I remember he came last time too late.

COPPOLA To be closed.

BAKER Yeah, correct. I apologize.

COPPOLA Okay, why don't you go ahead and tell us about the variance that you're requesting. I'd like to understand the hardship, practical difficulty that you have that would suggest the approval for variance?

BAKER Sure. So it's a small, brick and mortar, middle-class neighborhood, and the developer came in and put in these great big mansions. The one he put next to my house, he put the garage facing my entry door and front yard. So the two panels they want me to remove are the two that are blocking his garage from my entry door and my front yard. And that's set back, I believe, off the top of my head, 24 feet back from the edge of the sidewalk. It just... there was an old existing fence there that was dilapidated and had trees growing all up through it. So we basically just removed that and put this in.

COPPOLA What was the height of the bench you took down?

BAKER Probably five feet.

COPPOLA Okay, who installed the fence?

BAKER Anchor.

COPPOLA Did you know that they did not pull the permit to install that fence?

BAKER I did not upon the City let me know. I filed for a permit and had it inspected.

COPPOLA Mr. Stierna, you know who installed the fence? I just wanted you to know—

STIERNA I have the property owners, the applicants, and with regards to your previous question, currently, the enforcements are closed and approved, and there are a couple of rental enforcements still open. They're just annual inspections that need to be completed. And I see that there's an inspection scheduled, as he said for the nineteenth.

COPPOLA Okay. And so the purpose of the fence is because you don't want to look at the neighbor's garage?

BAKER It's right there. Their house is huge. If I didn't have a fence up, I'd have to walk around with the blinds shut 24/7.

COPPOLA Any questions for the Petitioner?

BARINGHAUS Mr. Chairman?

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Earlier, Mr. Stierna brought up the question of clear line of sight to the street and safety and visibility. At any time, did the Livonia Police Department come out and review the fence for those characteristics?

BAKER No, sir, it's not anywhere near the street or the sidewalk.

BARINGHAUS Okay. Also, once you did get the permit for the fence, you did talk to your neighbors and receive their permission to erect the fence?

BAKER I had their permission prior to acting. I've had their permission on three different occasions, going through this with the City, sir.

BARINGHAUS Also, I noted in the yard you store a lot of equipment: two trucks, a snow plow, and some other miscellaneous items. Neighbors been concerned about that, or have any complaints on that?

BAKER Not that I know of. I speak to my neighbor. He's never voiced an opinion on it. He knows we're rehabbing the house.

BARINGHAUS So when you put the new fence and you ran the fence as far as you did, your neighbor next to you, did you speak to them before doing this? Or did you just do it? Because....

BAKER No, he was there the day the fence guys were there to install it, sir.

BARINGHAUS Did he voice his concern at that point?

BAKER He never voiced a concern to me. I've talked to him about it on several occasions.

BARINGHAUS Okay, thank you.

TESTA Mr. Chair.

COPPOLA Mr. Testa.

TESTA Question for the Petitioner. Reading your application, it looks like you were under the assumption that Anchor had pulled a permit. Is that correct?

BAKER Yes, sir.

TESTA Okay, and you found out that there was no permit pulled when the City came and did an inspection and cited you. Is that correct?

BAKER I think I received a letter in the mail. Yes, sir.

TESTA And regarding the new construction next to you that used to be school property. It was sold off from developer.

BAKER Sure.

TESTA Did you ever have conversation with the developer about adding a fence back to that that was there when they took it out?

BAKER There was an existing fence there, and I assumed they were going to take it out because it was so dilapidated. It was dangerous for the neighborhood children.

TESTA Question for inspection, do we know if there was any requirement on the builder or part of your site plan to put a fence back after they removed it? Sorry, I didn't ask this [inaudible].

STIERNA Sorry, could you clarify the question?

TESTA Yeah, so there used to be a school where those four or five homes were built. There was a fence there. Was the builder under any obligation, when he removed that fence to put a fence back?

STIERNA Not that I'm aware of.

TESTA Okay.

BAKER He never removed the fence. Just to clarify for you, it was there. I had to remove it and cut the trees out.

TESTA You removed the fence. Okay? Thanks for clarifying. Why did you remove the fence?

BAKER It was just dangerous. It was grown into trees, and it was killing trees, and it was broken several places.

TESTA Did you remove it before or after the homes were built?

BAKER After.

TESTA Okay. Thank you.

BAKER You're welcome.

BOLOVEN Mr. Chair.

COPPOLA Mr. Boloven.

BOLOVEN Question for the Petitioner. Mr. Baker, on the application it states, originally, it was Action Fence that was the contractor. Then "Justin Baker, Carpenter." What do you mean by that?

BAKER I think because I had to file for the permit, I did it in person in Mr. Stierna's office.

BOLOVEN So do you have a builder's license?

BAKER No, I do not.

BOLOVEN Did you actually put in any of the fence?

BAKER I did not.

BOLOVEN Thank you. Mr. Chair.

MEAGHER Mr. Chair.

COPPOLA Mr. Meagher.

MEAGHER Question for the Petitioner. You stated that you would have to have your blinds shut at all times because the garage is facing your house?

BAKER And the side of their house, it's a huge house, and they have....

MEAGHER Are there [inaudible]?

BAKER ...back windows. [Inaudible]

MEAGHER Okay, that's what I was trying to figure out. So it's not just the garage.

BAKER It's not just the garage, it's the two panels that the City would like me to remove that blocks his garage from my front yard, and I've looked around the neighborhood all the other garages face the street, except for his.

COPPOLA So, Mr. Baker. So I'm looking at some of the pictures here. And so the fence is closest to the neighbor's driveway, correct?

BAKER Yes, sir.

COPPOLA And then there seems to be somewhat of a wooded area, landscaped area. And on your schematic, you said there's 24 feet between yourself, the neighbor, and fence, maybe I'm misunderstanding. So how far is the fence from your driveway?

BAKER From my driveway? It is probably, and this is just a guess, 16 feet.

COPPOLA And then you have a double driveway, correct? So that would be about 10 feet?

BAKER I think my driveway is probably closer to eight feet, sir.

COPPOLA Okay, and then the neighbor has a two-story house?

BAKER Yes, sir.

COPPOLA And then windows on the second story.

BAKER Yes, sir.

COPPOLA So how will the fence create that privacy you needed from the windows on the second story?

BAKER It wouldn't.

COPPOLA I only see, can only see one small window towards the back of the house, on the neighbor's, and there's a doorway, and that's all I see. Am I missing something on the first floor?

BAKER I think the window is probably larger than it appears in the picture. It's probably five feet by four feet.

COPPOLA And then what windows you have facing? What rooms face that neighbor's house?

BAKER The back bedroom and the kitchen, and then obviously the living room and the upstairs bedrooms.

COPPOLA Have you had any window dressings on any of those windows?

BAKER Yeah, I have blinds on them.

COPPOLA Have you had any instances of neighbors inappropriately staring in your windows, out of their windows?

BAKER No, sir, I have not.

COPPOLA Okay.

TESTA Mr. Chair?

COPPOLA Mr. Testa.

TESTA One more question. How long have you had that fence up?

BAKER Two years, maybe.

TESTA Okay. Thank you.

BOLOVEN Mr. Chair.

COPPOLA Mr. Boloven.

BOLOVEN One more question for Mr. Stierna. Looking at the overview, had this fence been properly permitted, received approvals, how far up could it have gone?

STIERNA It would only be able to go back and plane out with the neighbor's fence coming off the rear corner of the neighbor's house, because I believe his property sits back a little further. So we do allow for planing out with the neighbors.

BOLOVEN So his property is the detached garage toward the back. The normal rule is you can't go past the back of the house line, correct?

STIERNA Correct. Or align with a corresponding fence.

BOLOVEN Okay? So “or corresponding fence.” What about the garage? The garage is higher up than the back of the house.

STIERNA If I'm looking at his plan, it would have to align with the rear corner of his garage.

BOLOVEN Rear...?

COPPOLA He doesn't test for us.

STIERNA Yeah, that's a bit.... Let me take a look at a satellite view. See if I can see anything.

BAKER I think the City told me to where his generator is at that black wrought-iron fence he has running across the yard.

BOLOVEN Which is about... what's the distance on that, would you say?

BAKER 42 feet, I think.

BOLOVEN 42 feet to the... so you'd have to remove 42 feet of your fence?

BAKER Well, the Inspector told me I'd have to remove two of the panels.

STIERNA I think it would be more than that. Sorry to interrupt.

BAKER It would be more than that?

BOLOVEN So what I mean... I guess let me back in my question. How many feet would have to be removed for this to be proper?

STIERNA I'm trying to load up the map, sorry. There's a neighbor has a fence that runs to their corner of their house. He needs to return it back so that it aligns with that. I think is what I looked at last.

COPPOLA I saw six panels.

STIERNA I gotta say he's looking about six to seven panels.

BOLOVEN So even if that were replacing an existing chain, if it was a chain-link, it could have just been replacement and it would have been fine.

STIERNA Chain-link can go up to the front part of his property

BOLOVEN Correct. But it would be fact. It's privacy,

STIERNA Excuse me, I was... go on.

BOLOVEN Well, so the fact that it's privacy, he's got to stop, essentially six panels estimate.

STIERNA It's intended to enclose his rear yard.

BOLOVEN Thank you, Mr. Chair.

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Question for the Inspection Department. Just for my clarification, you're suggesting moving the fence to the where the wrought-iron fence is on the neighbor's property?

STIERNA Correct. That would give him a little bit more because it allows him to plane out his fence. It's a little wiggle room. We do allow for it.

BARINGHAUS Question for the Petitioner, can you describe the hardship and why you feel you need this fence to enhance your property?

BAKER Just for privacy, just to enjoy my yard on days [inaudible].

BARINGHAUS It looks like you made an effort to try to have some privacy that seems the along the property line between your neighbor and yourself, there's clearly tall shrubs, trees, things like that. You've attempted to use some landscaping to give you some privacy.

BAKER I have, sir, yes. It all dies. I don't know, I don't have a green thumb.

BARINGHAUS [Inaudible]. It's just not effectively working.

BAKER It's not working there. The two trees in the front the City cut down.

BARINGHAUS Okay. Very good. Thank you.

BAKER Yes, sir.

TESTA Mr. Chair. Sorry, one more question.

COPPOLA Yes.

TESTA I promise this will be my last. Have you talked to Anchor Fence about why they didn't pull the permit?

BAKER We put in several phone calls to them, Miss Amick and myself.

TESTA Okay. All right, thank you.

COPPOLA Any other questions? All right, seeing none. You can have a seat for a minute. Is there anybody in the audience would like to speak for or against this petition? Please step forward to the podium, and I'll need a name and address, please.

SABUDA Mark Sabuda, I live at 9835 Cranston, the neighboring house.

COPPOLA Okay.

SABUDA Like he said, it was an old, dilapidated privacy fence that was there. I signed to allow it months before the fence got put up. It's a vast improvement. I know it's just backing up. You've seen the street. You've seen the sidewalk. It makes the whole area look a lot better. I also, I'm not concerned about what he's got in his yard. I don't see it. I have a privacy fence.

COPPOLA Okay. Thank you. Anyone else? Seeing none, do we have any correspondence?

BARINGHAUS Yes, Mr. Chairman, we have three letters. Question for Mr. Fisher, though. I have two letters from one individual, should both of those be read into the record?

COPPOLA One was for the prior date. One was for the current date.

BARINGHAUS One was for... yes, actually.

FISHER Read the one for the current date and [inaudible] for the record.

BARINGHAUS Read the current letter?

FISHER Yeah.

BARINGHAUS Okay, very good. Letter from Julie Seiter, 9619 Blackburn, (letter of objection was read). Letter of objection, Cathy Ryder, 9625 Cranston, (letter of objection was read). Those are the two letters.

COPPOLA All right. Thank you. Mr. Baker, want to step up and have a final statement?

BAKER The dumpster was there when we started the rehab on the property. It was full of content when we bought the home.

COPPOLA Okay.

BAKER And it was there for approximately nine days. And I can give you a printout from GFL, if you'd like. I work with Scott all the time in my business.

COPPOLA Okay, anything else?

BAKER I don't think so. I don't think... I mean, it could probably appear like a construction company when we're rehabbing the place, but I don't know how else to get my guys there when I'm drywalling or fixing stuff.

COPPOLA Okay. Anything else?

BAKER No, I think that's it, gentlemen.

COPPOLA All right, go ahead and have a seat. We'll close the public portion of the case and start the Board's comments with Vice Chair Baringhaus.

BARINGHAUS Thank you. I think that regarding the fence itself, I think it's excessively long, and they use the reference point of the chain-link fence running down the length of the properties, kind of as a historic precedent for the fence. The Petitioner is citing some privacy concerns, even though I think having a second story, the fence really isn't gonna be that effective. The property line itself does have a number of trees, shrubs, things like that. Overall, looking at the area itself, a lot of the fences tend to be wrought-iron. They tend to be more in line with the look and the design of the area, basically an untreated wood fence doesn't. The Petitioner cited privacy as a hardship, but yet, I think he has a degree of privacy with the vegetation that he's put in and the trees that have been there for a long period of time. While I won't support a variance granting the full length of the fence, I would be willing to consider variance, granting that the fence maybe comes out, say to the front corner of the home as opposed to the rear. I think that'd be a good compromise, and give them the side privacy on his home without infringing on the line of sight on the rest of the neighborhood, from the [inaudible], thank you.

COPPOLA Thank you. Mr. Boloven.

BOLOVEN I actually disagree with Vice Chair Baringhaus. Respectfully. Look at it. I do think there's potentially some privacy concerns, especially this neighborhood where this issue happened. You have a very large home that was built directly next to smaller homes that are more traditional for that subdivision. It doesn't look like it's out of place. I mean, I know there should be a double permit fee for not pulling the permit originally, but for the look of the

neighborhood and actually having the direct neighbor's support, direct support for the fence. I'll be for approval with a double permit fee. Thank you.

COPPOLA Thank you. Mr. Testa.

TESTA Thank you, Mr. Chair. I was caught off guard by Mr. Boloven [inaudible] in the best case. I can be in support of this. There's two main reasons. First is the direct neighbor support. This impacts that neighbor the most out of anyone, since he's in support of it, I can be in support of it. And also it's regarding Anchor Fence. I think this is maybe... I can think of five other cases which we've had because of Anchor Fence not pulling permits and a customer thinking they had, so I believe the story that they were under the impression that Anchor pulled the permit when they had not. But it could be in support, along with the double permit fee, I would agree with that. Thank you.

COPPOLA Mr. Meagher.

MEAGHER Yeah, this is a[n] interesting one for me as well. I used to live in this neighborhood, and there is something that hasn't been said where Old Roseville Gardens does have a very unique culture. I don't particularly want to address the things you have in your yard, but the sight line to the house seems to be taken care of from the part of the fence that's from your house to the rear. So in this case, I think there is a lot to look at with those that have disagreement with it. I do like the look. I just think further back to what the ordinance says. It makes sense to me, so I would have to be in disagreement.

COPPOLA Thank you. I'm not supportive of this petition. I think there's a number of issues that give me pause. I see significant violations and issues, and then a fence going up without a permit, I start to question the intent of the Petitioner. When I look at the site, I mean, that is a large house next to them, but there's also almost 24 maybe 30 feet between them and the house. And that area is also wooded, somewhat wooded, there's trees, there's bushes. And some of the line of sight, it's a two-story house. I don't know how you create privacy with a six-foot fence on a two-story house. I'm struggling with that. I think there's other options that can be done to keep with the kind of... what's going on in that area, that wooded area, you can use some vegetation. And there's other ways that you can address that issue without the variance. It also doesn't mean a look to me, doesn't fit in the neighborhood. There's no other fences that go that far forward. Now, again, it's somewhat obscured by the large house that's next to it, sits up a little bit forward. But it just doesn't, to me, look right and again, and I don't want in the sense, it doesn't look right in this neighborhood, an older neighborhood such as this. A lot of older homes, there's no other fences that go out that far, that I could see, that are that tall. And then lastly, on Anchor, if Anchor had pulled a permit, they would have been denied, and that would not have put in [inaudible]. They would have come before us, and that would have been the proper procedure. And to be honest, I still am not sure I would have approved that variance. So I'll go ahead and open up the floor for motion.

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS I'd like to make a motion that this Appeal Case No. 2025-03-05 be tabled to allow the Petitioner to come back with a revised plan, reducing the size of the fence and bringing it more in, more behind the front portion of his home, to give it a more, maybe, discrete look and improve the front side lines of the property.

TESTA Support.

COPPOLA All right. I've got a motion to table by Vice Chair Baringhaus, supported by Mr. Testa. You can take roll.

On a motion by Baringhaus, supported by Testa, the appeal case was tabled.

RESOLVED: APPEAL CASE NO. 2025-03-05, Karen Amick on behalf of Lessee Justin Baker, 9629 Cranston: seeking to maintain an illegally erected privacy fence resulting in a privacy fence being erected in the side and front yards, which is prohibited.

This Low Density Residential property is located on the west side of Cranston (9629), between Orangelawn Avenue and West Chicago Road, Lot. No. 133-03-1147-001, N-1, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 A.2 & B,

be tabled to allow the Petitioner to return with a revised plan, reducing the size of the fence and bringing it further behind the front portion of their home to make it more discreet.

ROLL CALL VOTE

AYES: Baringhaus, Testa, Boloven, Meagher

NAYS: Coppola

RECUSED: Rotondo

ABSENT: Klisz

PASS/FAIL/TABLED: PASS: TABLED

BARINGHAUS Okay. Thank you. Mr. Meagher.

MEAGHER Aye.

BARINGHAUS Mr. Rotondo has abstained.

ROTONDO Yes.

BARINGHAUS Mr. Testa.

TESTA Aye.

BARINGHAUS Mr. Boloven.

BOLOVEN Aye.

BARINGHAUS Vice Chairman Baringhaus votes aye. Chairman Coppola.

COPPOLA Nay.

BARINGHAUS Okay, motion to table passes four to one.

COPPOLA Okay. All right, Mr. Baker, you want to step up for a minute? So I want to make sure that we have that we're kind of aligned on what we've asked you to do. So the petition as presented didn't get enough support to pass. So actually, Mr. Baringhaus did you a solid to give you a tabling, to give you an opportunity to modify your petition. I think if you hear of what some of the feedback from the Board, they're asking for you to kind of push things back maybe a little bit, or make some modifications that would appease some of the issues that have been brought up by the Board members.

BAKER Thank you.

COPPOLA Okay, so you can, like I said, before the next meeting, unfortunately, is not till July, and you have till June 9th to turn in your petition. During that period any enforcement regarding the fence is stayed. So the fence can stay up for this period of time, until you have a hearing in front of, front of the Board. But we want you here relatively quickly.

BAKER Okay, that's at Mr. Stierna's office again?

COPPOLA Yes.

BAKER Okay. Thank you, gentlemen. I appreciate your time this evening.

COPPOLA You can call the next case, please.

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

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LYNDA L. SCHEEL
LAURA M. TOY

PUBLIC NOTICE **APRIL 18, 2025**

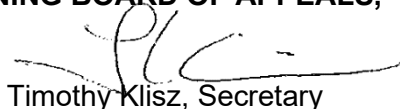
APPEAL CASE NO. 2025-03-05, 9629 Cranston: an appeal was made to the Zoning Board of Appeals by Karen Amick on behalf of Lessee Justin Baker, seeking to maintain an illegally erected privacy fence resulting in a privacy fence being erected in the side and front yards, which is prohibited.

This Low Density Residential property is located on the west side of Cranston (9629), between Orangelawn Avenue and West Chicago Road, Lot. No. 133-03-1147-001, N-1, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 A.2 & 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.

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

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

APRIL 10, 2025

Karen Amick
9629 Cranston
Livonia, MI 48150

Ms. Amick,

Regarding the following case:

APPEAL CASE NO. 2025-03-05, Karen Amick on behalf of Lessee Justin Baker, 9629 Cranston: seeking to maintain an illegally erected privacy fence resulting in a privacy fence being erected in the side and front yards, which is prohibited.

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Because you failed to appear for the scheduled April 8, 2025 hearing of the referenced matter, a rehearing must be scheduled. You paid the rehearing fee on April 9, 2025, so you are scheduled to be heard on May 6, 2025.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

cc: Justin Baker

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4/8/25
 DID NOT SHOW
 FOR 4/8/25
 Jim B

Meeting Date: April 8, 2025

2. APPEAL CASE NO. 2025-03-05, Karen Amick on behalf of Lessee Justin Baker, 9629 Cranston: Seeking to maintain an illegally erected privacy fence resulting in a privacy fence being erected in the side and front yards, which is prohibited.

Motion To:	Comments:
Support	
Deny	
Table	
Other	

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

CONDITIONS
1.
2.
3.
4.

ZBA Acting Secretary: Jim Baringhaus

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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PUBLIC NOTICE MARCH 21, 2025

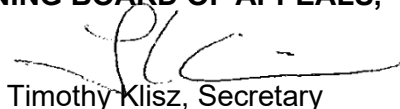
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THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Gallery on the 5th floor of City Hall on Tuesday, April 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

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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 Justin Baker Address 9629 Cranston, Livonia, MI 48150
Owner Karen Amick Address 6543 Castle Dr., Bloomfield Hills, MI 48301
Lessee (same as applicant) Address (same as applicant)
Location West Side of 9629 Cranston Street
Between Orangelawn And West Chicago
Lot No./Parcel No. 133-03-1147-001 Subdivision Rosedale Gardens No. 4
Zoning District N-1 Lot Size 80' x 127' (10,160 sq. ft.) Alley n/a
Present Use Single-family residential Proposed Use (no change)
Present Building Size n/a Proposed Building Size n/a
Present Height of Building n/a Proposed Height n/a
Allowable Lot Coverage n/a Proposed Lot Coverage n/a

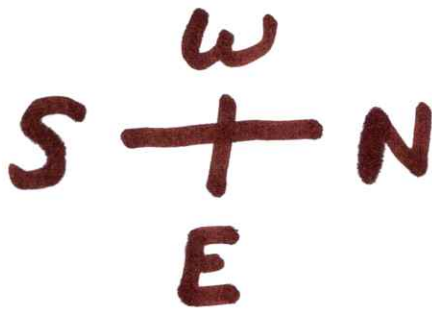
Proposal : Seeking to maintain an illegally erected privacy fence resulting in a privacy fence being erected in the side and front yards, which is prohibited.

Reason for Rejection Livonia Code of Ordinance, Section 15.44.090 A.2. & B

Deficient Side yard Deficient Front Yard Deficient Rear Yard
Deficient Lot Area Deficient Lot Area Per Room Encroachment 48 linear feet.
Excessive Lot Coverage Excessive Height Increasing No. Units
Use Prohibited Deficient Parking Spaces Increasing Area and Bulk

Remarks

Plans and Application examined by [Signature] Date March 10, 2025



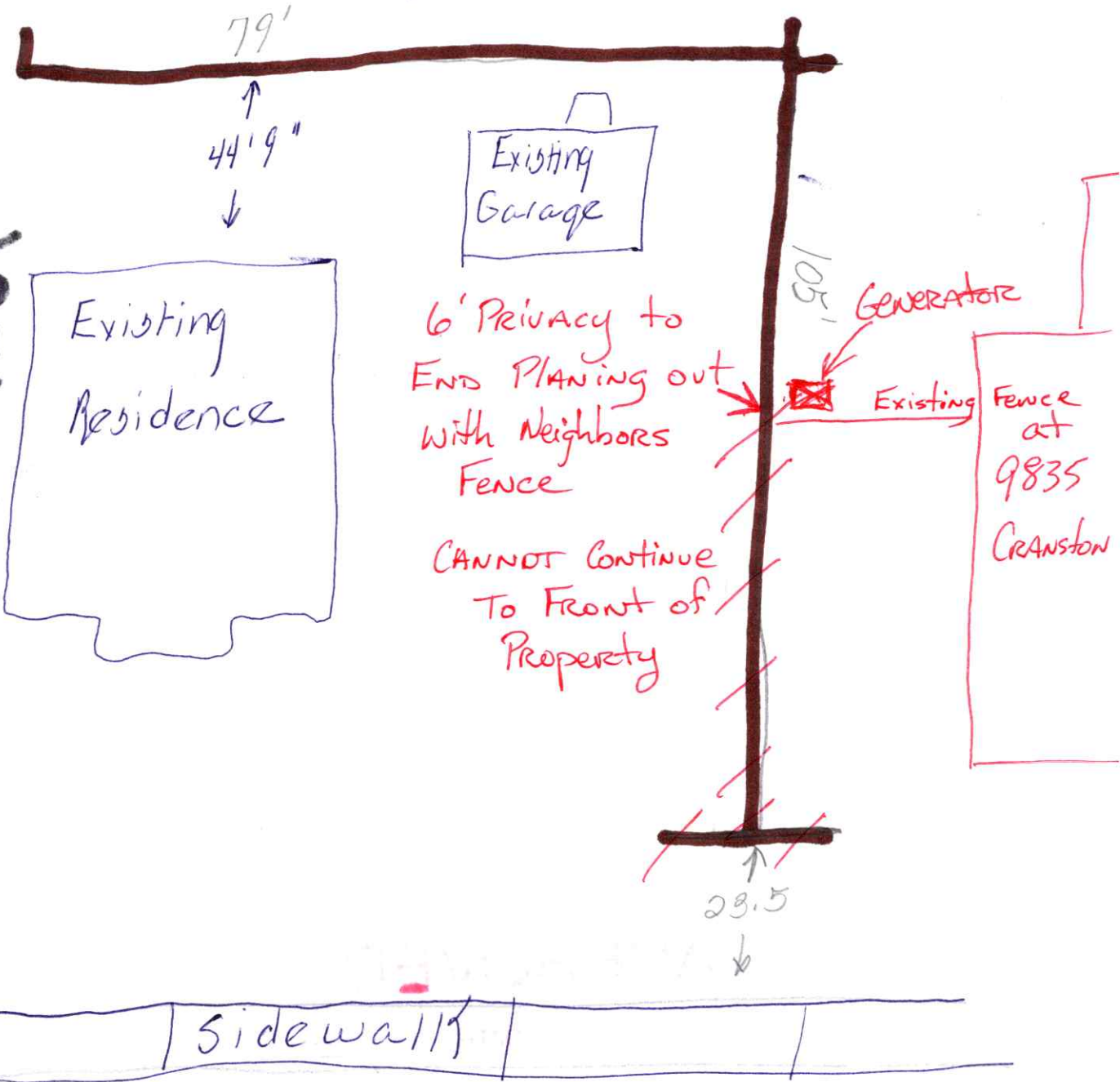
105' Long
East to West

23.5' From Sidewalk
79' North to South

KAREN
Amick

734-788-0009

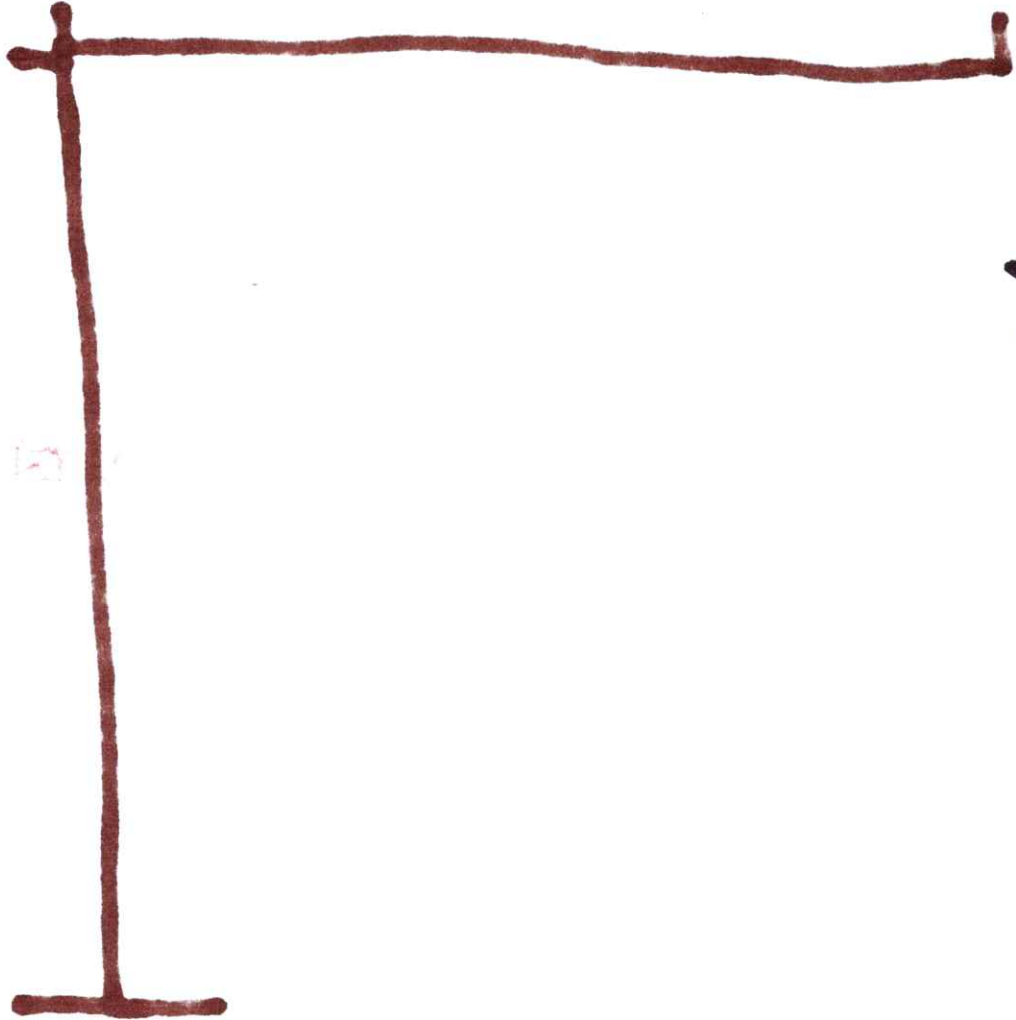
6936 Cranston
02904-1859



9629 Cranston Street

RECEIVED
JUN 11 2024
Inspection Department
City of Livonia

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9629 Cranston

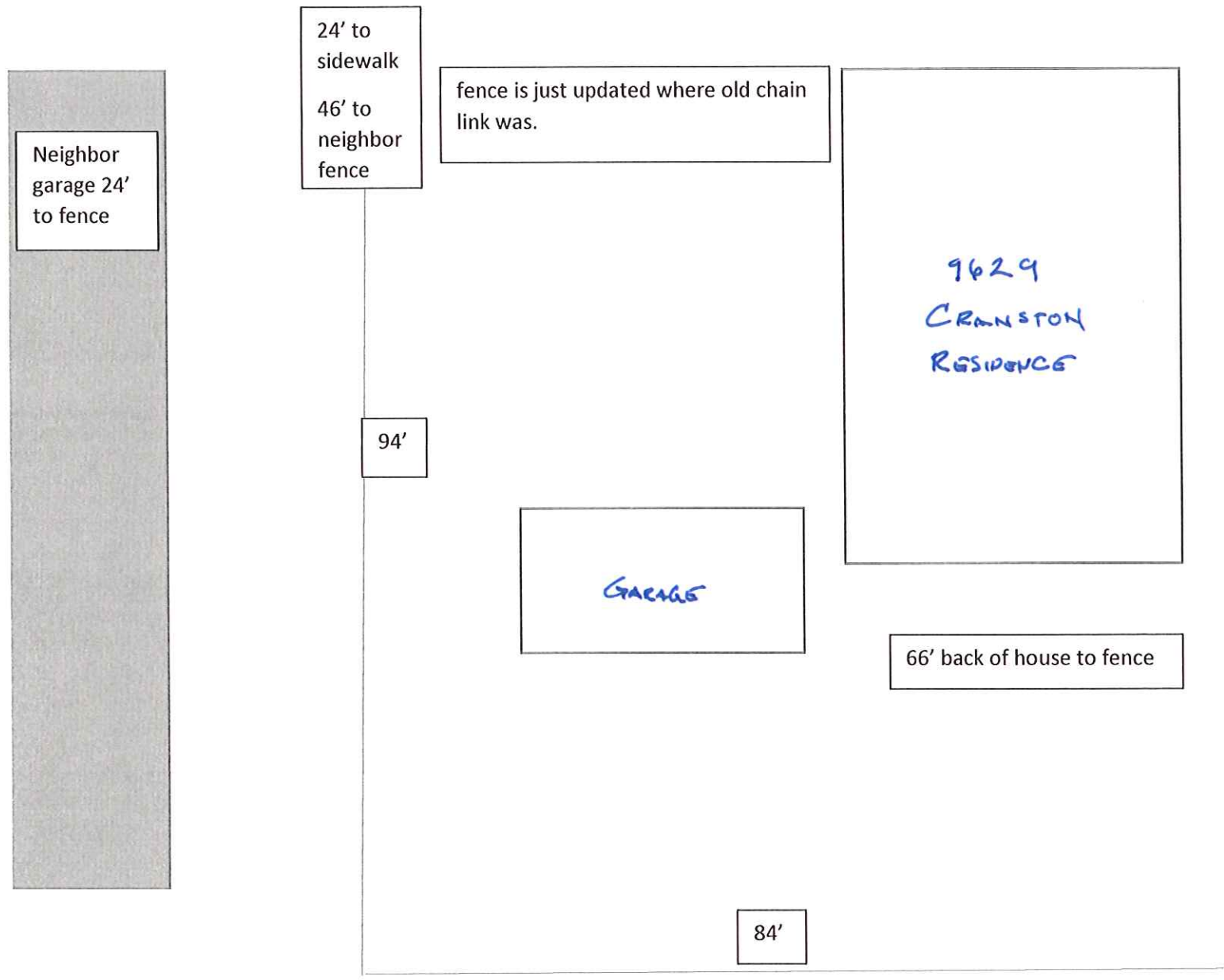
APPROVED
BY ZW DATE 7/1/24

PCUP
Cranston note

RECEIVED
MAR 12 2025
Inspection Department
City of Livonia

P224-0240

9629 Cranston Street



Neighbor garage 24' to fence

24' to sidewalk
46' to neighbor fence

fence is just updated where old chain link was.

9629
CRANSTON
RESIDENCE

94'

GARAGE

66' back of house to fence

84'



Date: 3/10/2025 - 2:03 PM
Design Name: Fence Design
Design ID: 330856980831
Estimate ID: 57510
Estimated Price: \$4,861.78

MENARDS®

Design & Buy™

FENCE

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

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Fence Designer
3. Recall your design by entering Design ID: 330856980831
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 330856980831 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Design

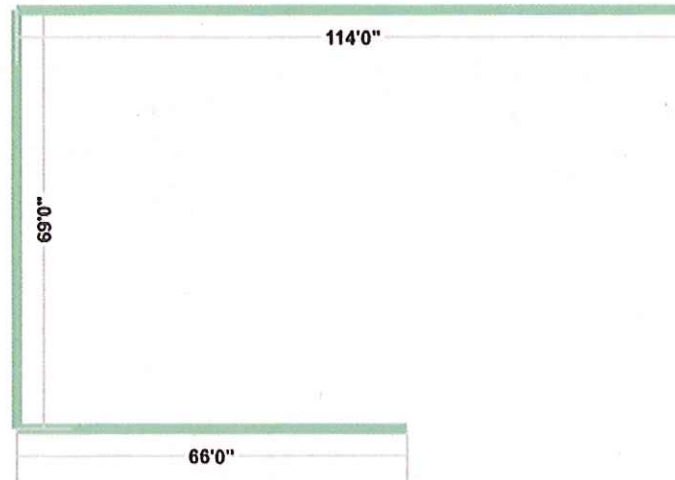


Illustration intended to show general fence size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

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

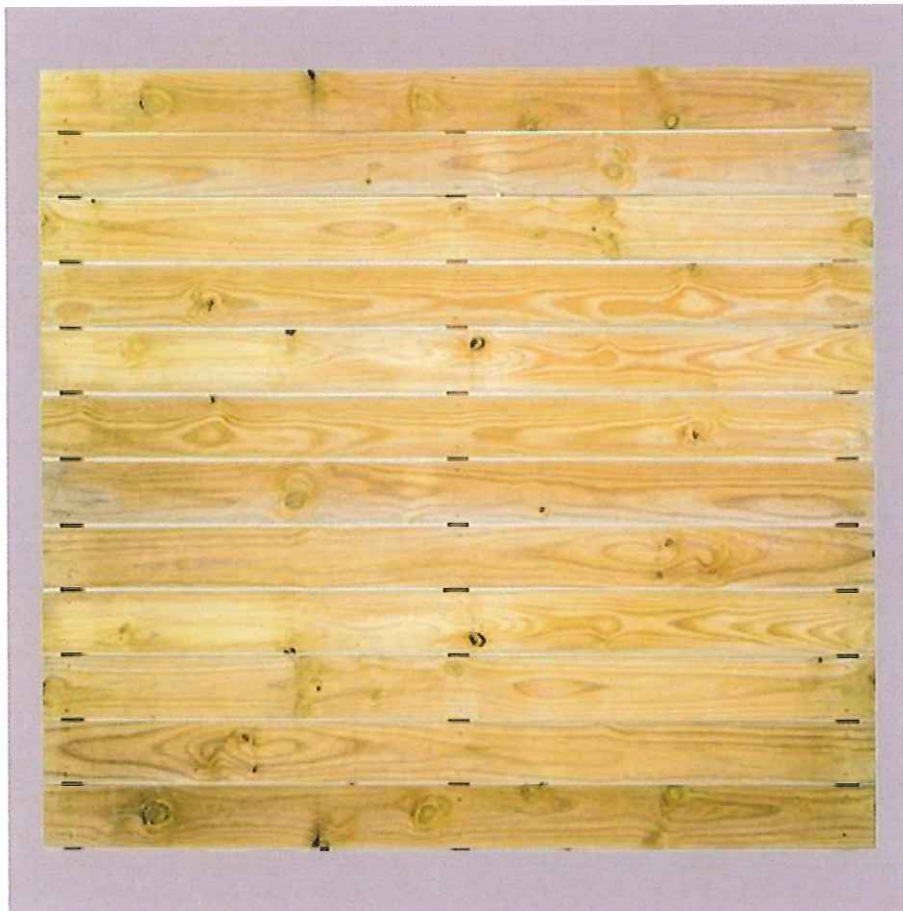
Page 1 of 3

Date: 3/10/2025 - 2:03 PM
Design Name: Fence Design
Design ID: 330856980831
Estimate ID: 57510
Estimated Price: \$4,861.78

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

MENARDS®
Design & Buy™
FENCE

Fence Image



Date: 3/10/2025 - 2:03 PM
Design Name: Fence Design
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MENARDS
Design & Buy™
FENCE

Materials

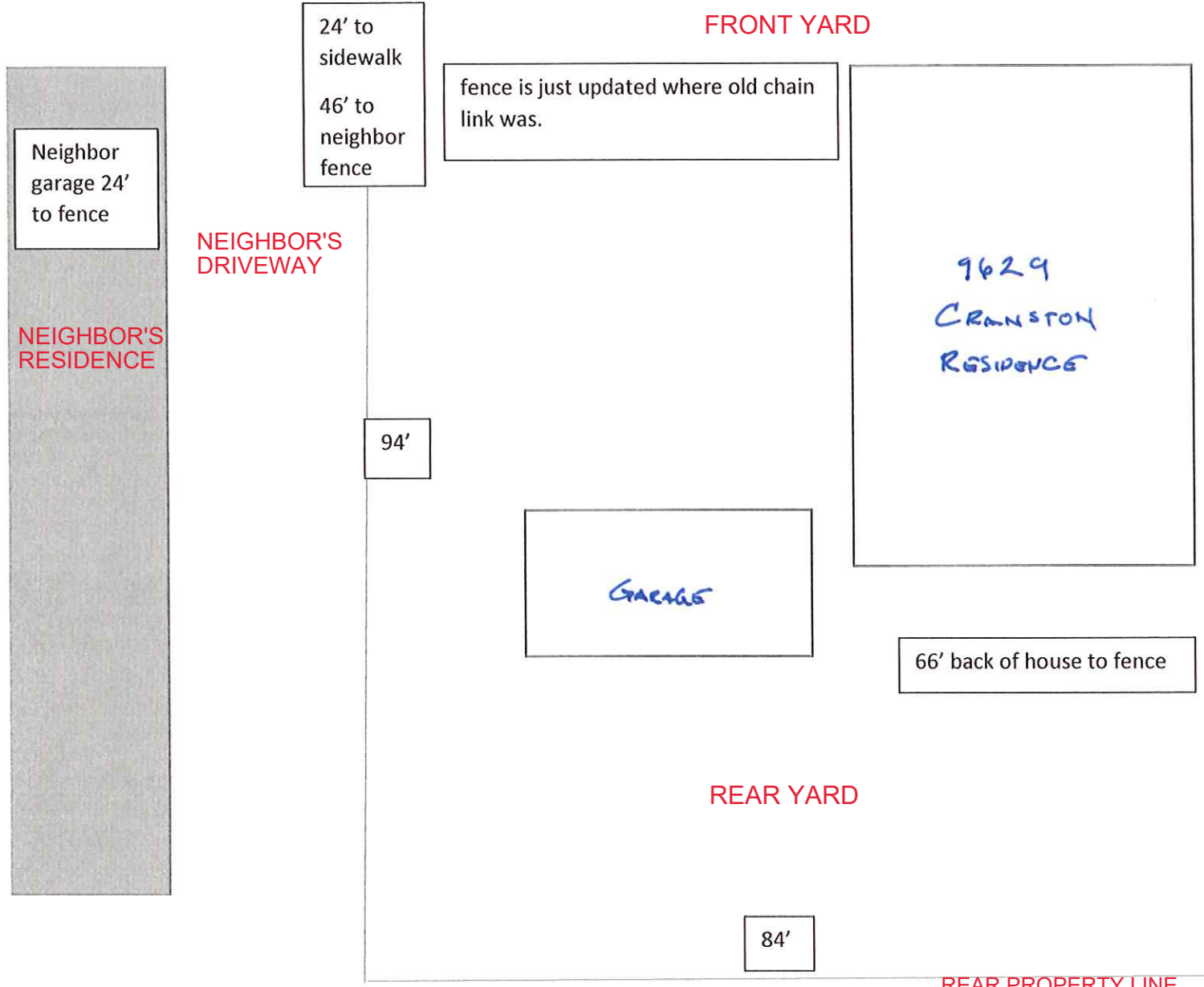
Length: 249'0"
Type: Wood Panels
Fence: 6 x 6 Pressure Treated Horizontal Fence Panel
Post: 4 x 4 x 10' Green Pressure Treated Timber
Post Top: No Post Top
Post Footing: Concrete Mix - 60 lb (Bags of concrete per post: 1)
Post Drainage: Pea Gravel
Fastener: #9 x 3-1/2" Lobe Drive Tan Premium Screw

P224-0240

9629 Cranston Street



STREET





Date: 3/10/2025 - 2:03 PM
Design Name: Fence Design
Design ID: 330856980831
Estimate ID: 57510
Estimated Price: \$4,861.78

MENARDS®

Design & Buy™

FENCE

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

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Fence Designer
3. Recall your design by entering Design ID: 330856980831
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 330856980831 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Design

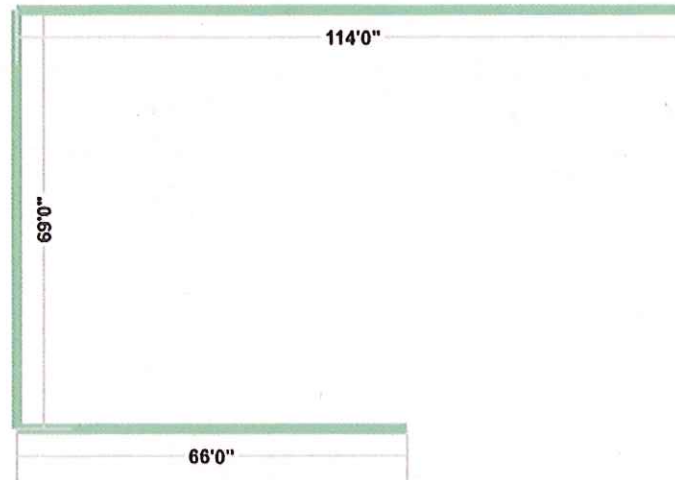


Illustration intended to show general fence size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

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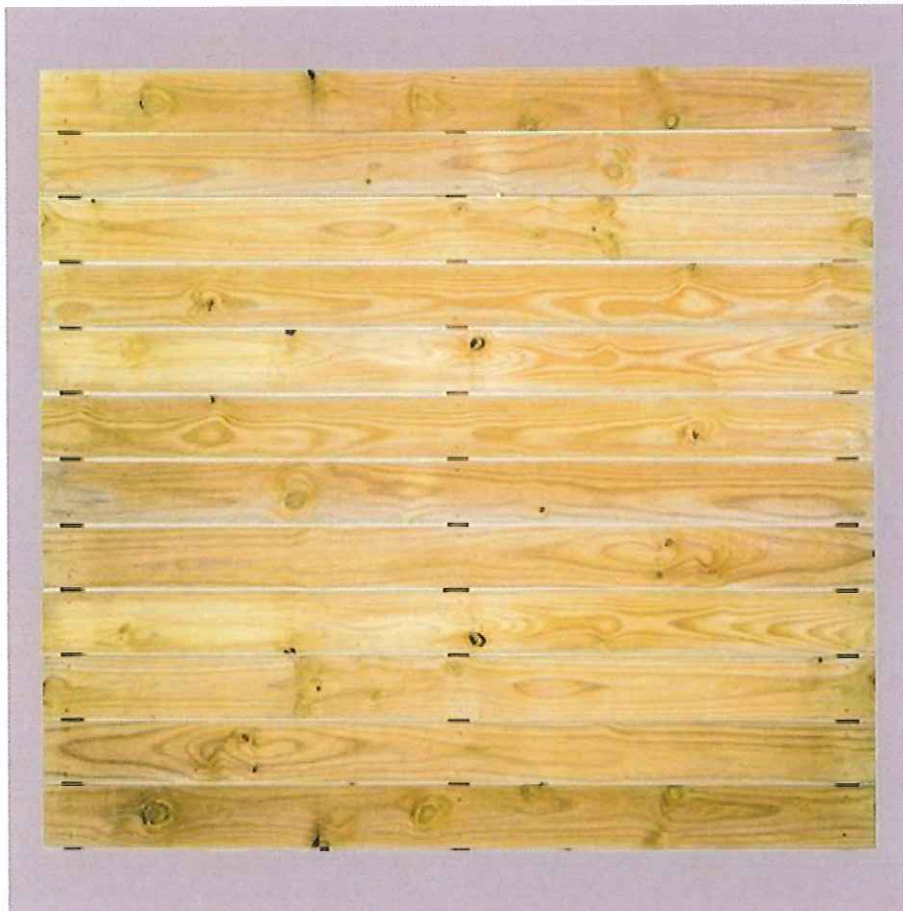
Page 1 of 3

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MENARDS
Design & Buy™
FENCE

Materials

Length: 249'0"
Type: Wood Panels
Fence: 6 x 6 Pressure Treated Horizontal Fence Panel
Post: 4 x 4 x 10' Green Pressure Treated Timber
Post Top: No Post Top
Post Footing: Concrete Mix - 60 lb (Bags of concrete per post: 1)
Post Drainage: Pea Gravel
Fastener: #9 x 3-1/2" Lobe Drive Tan Premium Screw

Livonia, Michigan

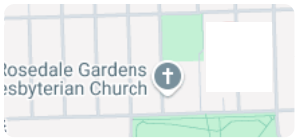
Google Street View

May 2024 [See more dates](#)



Google

Image capture: May 2024 © 2025 Google



Livonia, Michigan

Google Street View

May 2024 [See more dates](#)

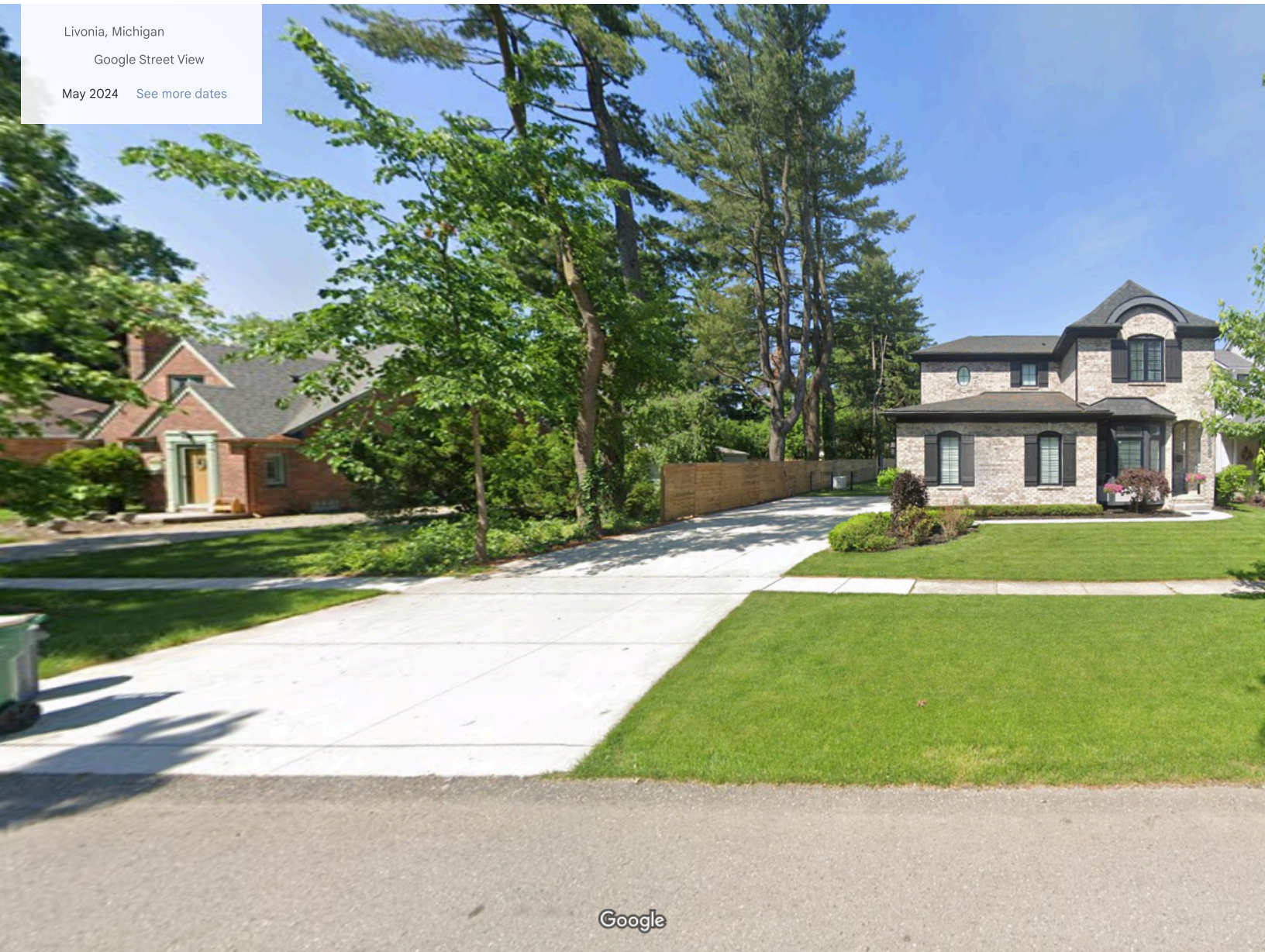
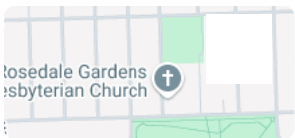


Image capture: May 2024 © 2025 Google





Privacy and/or Standard Partition Fence Authorization Form

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

Date: 7/5/2024

Fence Installation Address: 9629 Cranston

I have seen or had explained to me, the proposal made by Maren Amick c/o
(Name)

at 9629 Cranston to erect a (choose one)
(Address)

*Larry
Marion*

- 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: _____
(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).

Leah Sabuda
(Print Name)

9835 Cranston St.
(Address)

X *[Signature]*
(Signature)

580-944-7145
(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
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580



Privacy and/or Standard Partition Fence Authorization Form

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

Date: 7/5/2024

Fence Installation Address: 9629 Cranston

I have seen or had explained to me, the proposal made by Karen Amick c/o
(Name)

at 9629 Cranston to erect a (choose one) Larry
(Address) Marion

- 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: _____
(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).

Valerie Burnett 9800 Hubbard
(Print Name) (Address)

Valerie Burnett 248-798-3936
(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
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580



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 34

City of Livonia

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

Copyright 2001, City of Livonia



300 150 0 300 Feet

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

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SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

PUBLIC NOTICE **JULY 25, 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, August 12, 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>

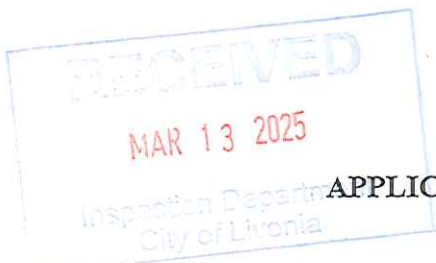
Proposal : Seeking to maintain a 12' tall privacy fence erected without permits in the side yard resulting in a privacy fence erected without neighbor approval, a privacy fence erected in a side yard and a fence in excess of allowable height. Side yard encroachment allowed: 0 feet.; Proposed: 60 feet; 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 PROTECT 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 NEIGHBORS WILL BE AFFECTED BY THIS FENCE TO HELP PROTECT MY HOUSE & NEW PAINT TO HOUSE AND PROTECT 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 WOULD BE NEEDED TO SEPARATE 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 5x7 CAD to David
Drawing POPP
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

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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MAYOR

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MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB DONOVIC
SCOTT MORGAN
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LAURA M. TOY

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

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Proposed: 60 feet
Excess: 60 feet

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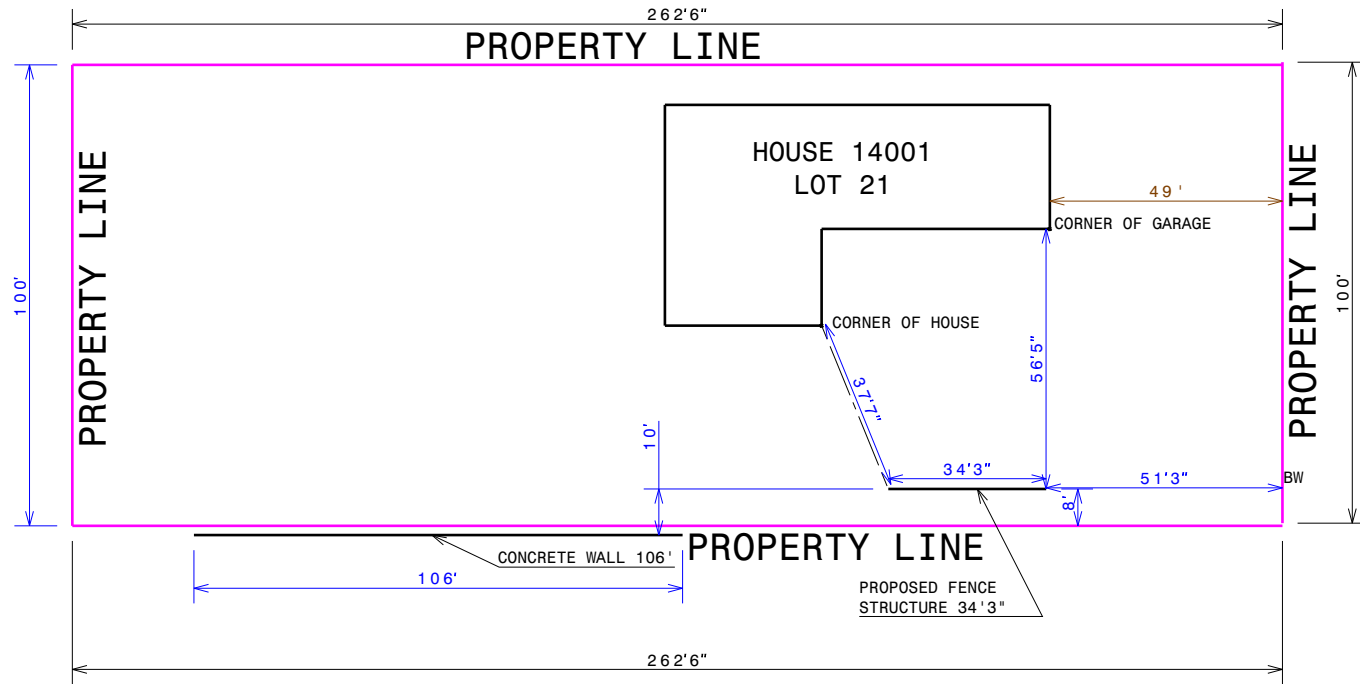
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This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, July 8, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by 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

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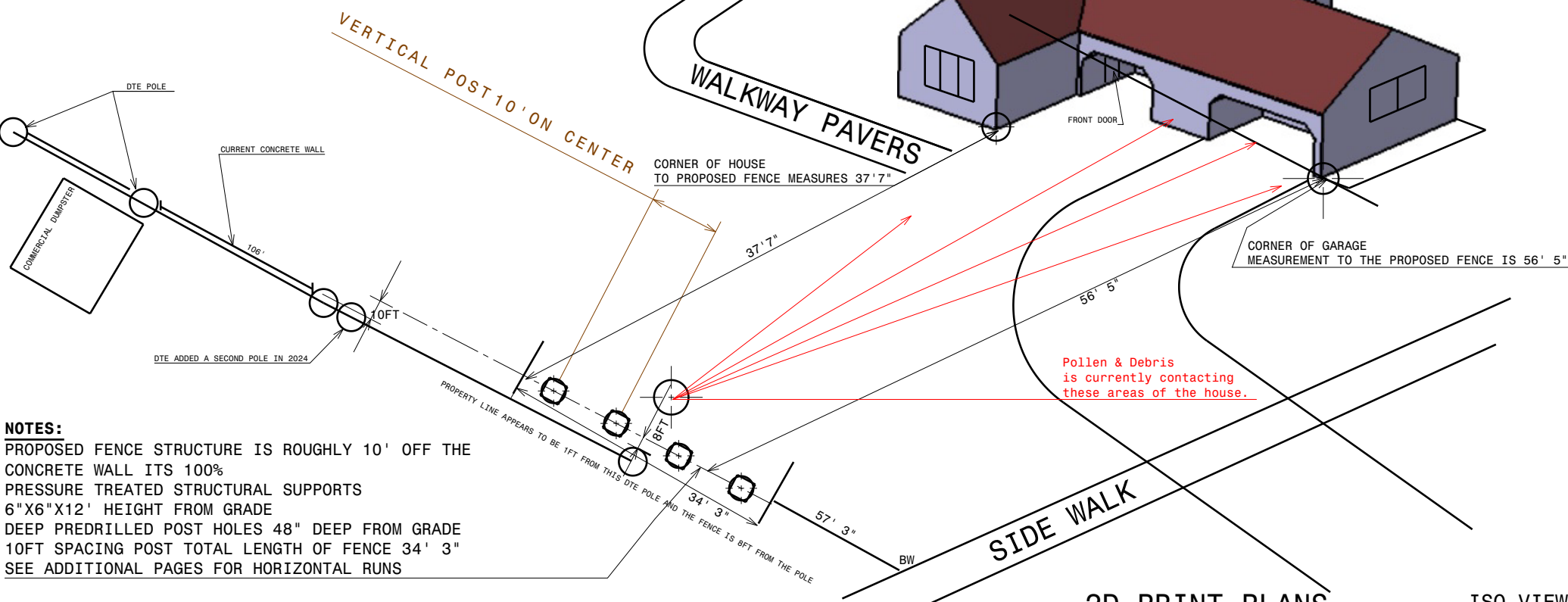


PLAN VIEW
Scale: 1:500

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		DRAWING TITLE ZIMMERMAN AND PORTERS SCHOOLCRAFT ESTATES SUB. LOT 21-----> 262.50 X 100'		
DATE 3/1/2025		SIZE A4		REV A
CHECKED BY M.GUIDER		DATE 06/04/2025		DRAWING NUMBER
DESIGNED BY REV A CAD SERVICES		DATE 8/1/2024		SCALE 1:500
		Ft / Inches		SHEET 1/2

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

Grid lines: D, C, B, A (horizontal); 4, 3, 2, 1 (vertical)

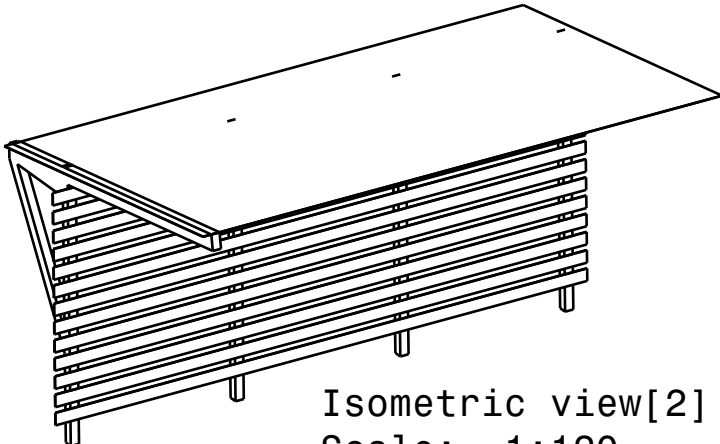
D

C

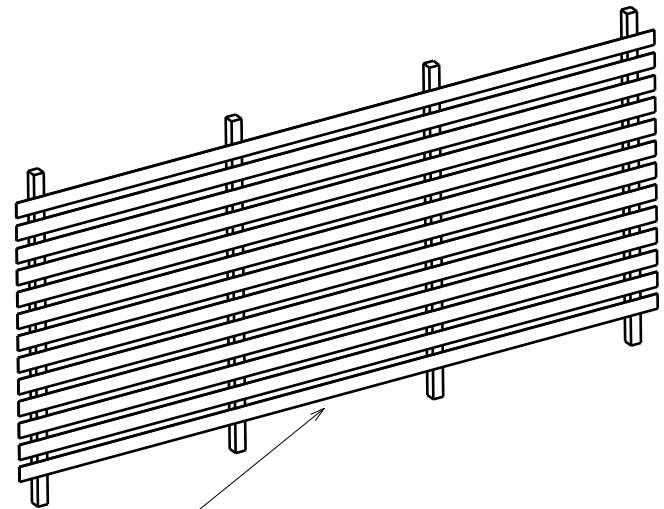
B

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.

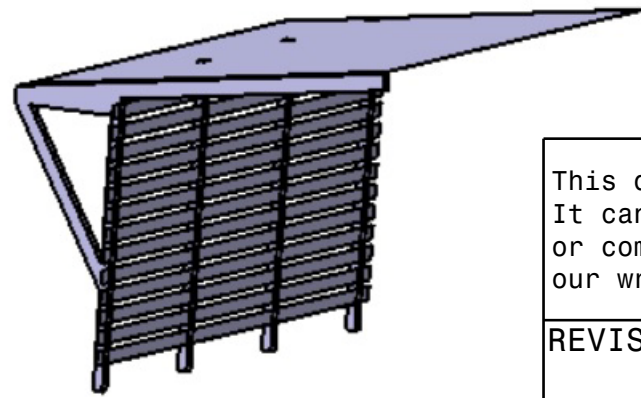


Isometric view[2]
 Scale: 1:120



Isometric view
 Scale: 1:100

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



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

D

A

4

3

2

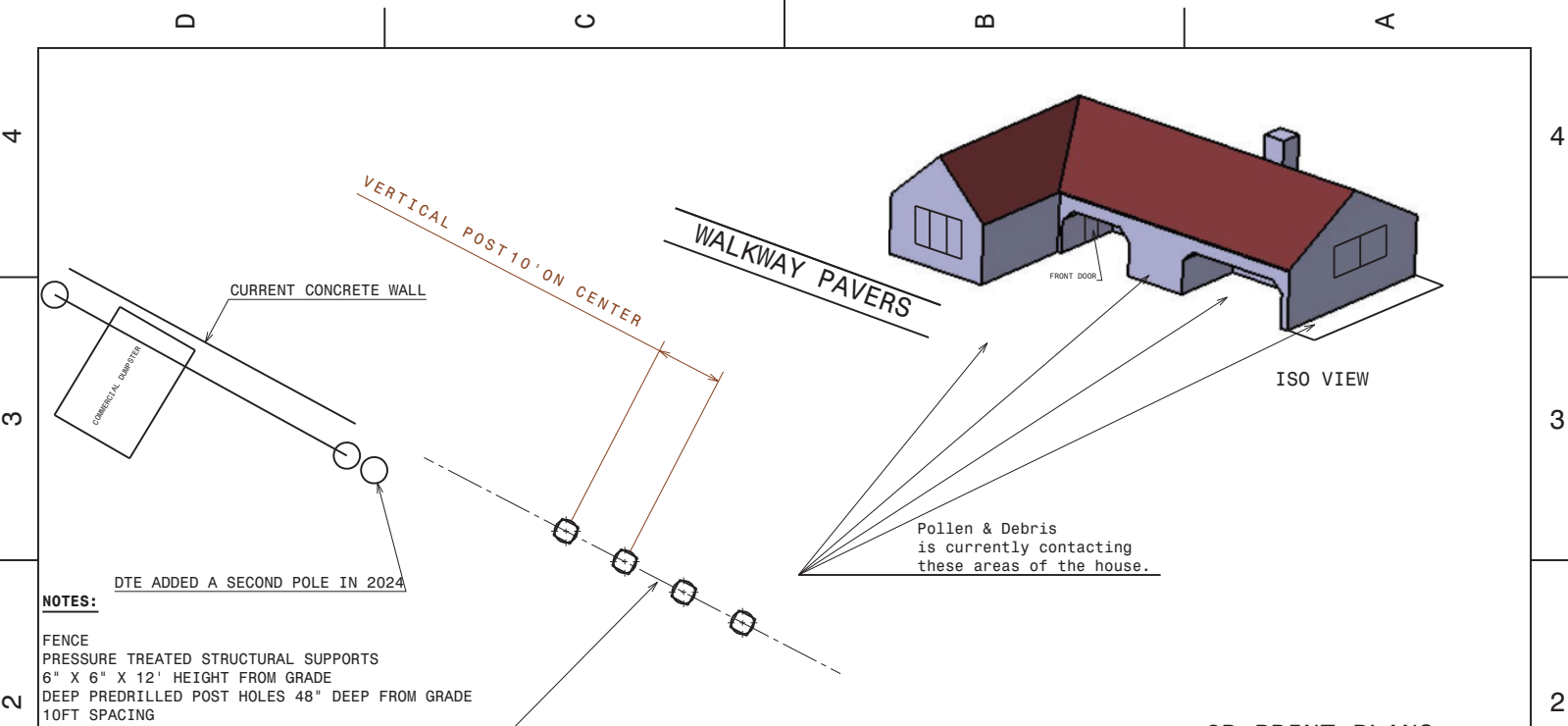
1

4

3

2

1



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



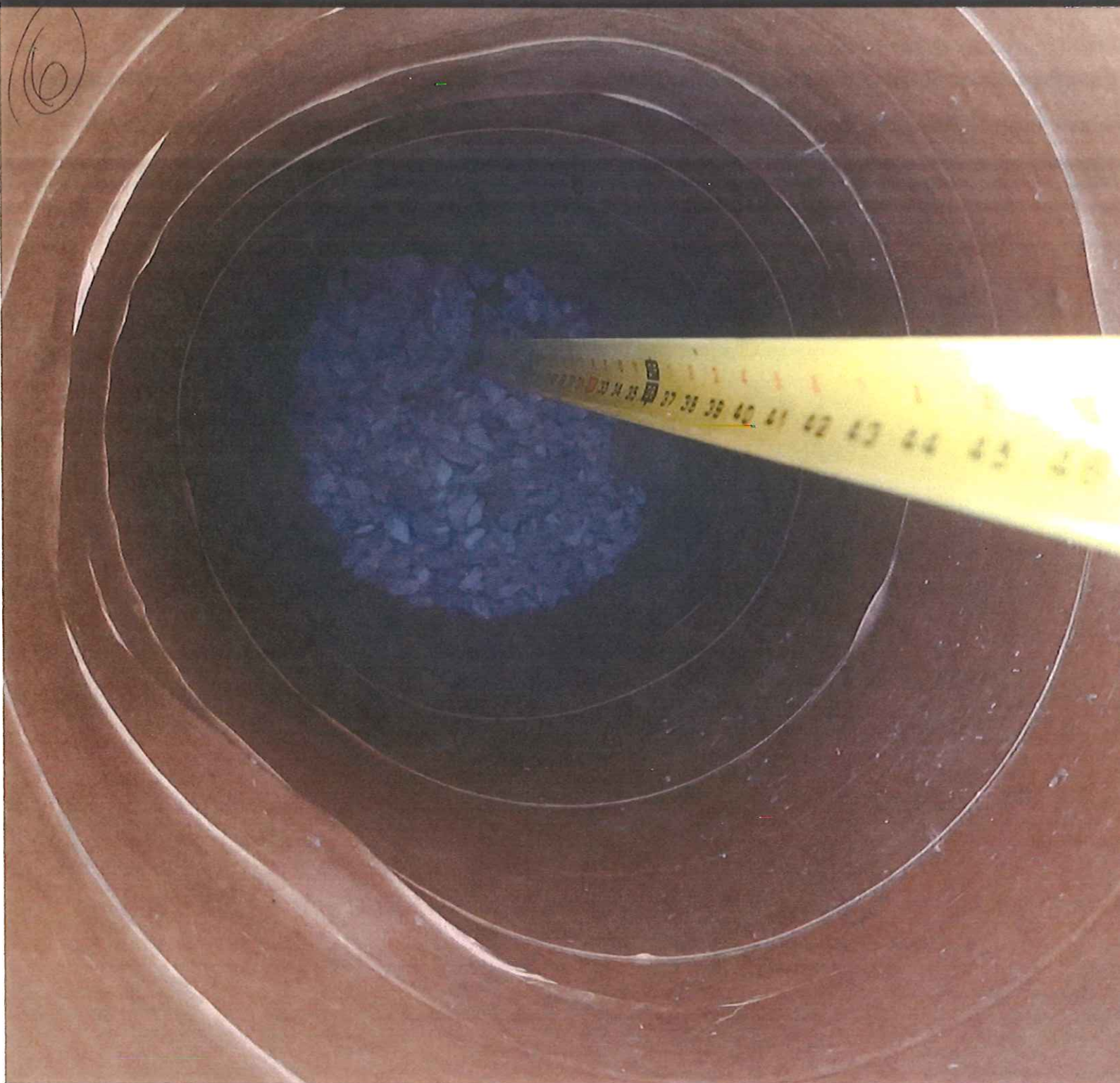
MOS

QUIKRETE

BUILDING PRODUCTS
QUIKRETE

BUILDING PRODUCTS
QUIKRETE

BUILDING PRODUCTS
QUIKRETE





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

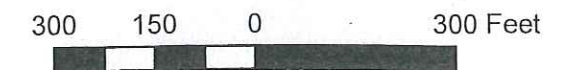


S.E. 1/4 Section 19

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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JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
LINDSEY HAKALA
BRIAN MEAGHER
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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

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

***PUBLIC NOTICE
JULY 25, 2025***

APPEAL CASE NO. 2025-04-10, 36589 Six Mile (tabled on May 20, 2025): an appeal was made to the Zoning Board of Appeals by Paige and Joshua Retting, seeking to erect a 6-foot-tall privacy fence resulting in the privacy fence encroaching into the side yards forward toward the front of the property beyond the rear of the dwelling, which is prohibited.

Side Yard Encroachment on the West Side

Allowed: 0 feet
Proposed: 6.5 feet
Excess: 6.5 feet

Side Yard Encroachment on the East Side

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

This Low Density Residential property is located on the south side of Six Mile (36589), between Levan Road and Fitzgerald Avenue, Lot. No. 066-02-0038-000, N-2, Neighborhood, 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, August 12, 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>Joshua Retting</u>	Address <u>36589 Six Mile Rd., Livonia, MI 48152</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>South</u>	Side of <u>36589 Six Mile</u> Street
Between <u>Levan</u>	And <u>Fitzgerald</u>
Lot No./Parcel No. <u>066-02-0038-000</u>	Subdivision <u>Renwick Park #2</u>
Zoning District <u>N-2</u>	Lot Size <u>80'x120' (9,600 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 erect a 6 foot tall privacy fence resulting in the privacy fence encroaching into the side yards forward toward the front of the property beyond the rear of the dwelling, which is prohibited. Encroachment into the side yard allowed: 0 ft; Proposed on west side: 6.5 ft.; Excess: 6.5 ft., Proposed on east side: 29 ft.; Excess: 29 ft.

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>6.5 ft. & 29 ft.</u>
Excessive Lot Coverage _____	Excessive Height _____	Increasing No. Units _____
Use Prohibited _____	Deficient Parking Spaces _____	Increasing Area and Bulk _____

Remarks _____

Plans and Application examined by  Date April 2, 2025

APPLICATION FOR VARIANCE

Paige Retting
 Joshua Retting 36589 6 mile Rd Livonia 48152 734-634-6355
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)
 N/A
 (Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)
 N/A
 (Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 36589 6 mile Rd Livonia, MI 48152

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

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

No, no HOA, rules, or restrictions.

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

See attached warranty deed

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

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

Home is located on 6 mile (main road) which has high traffic that can see entire property

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

Removal of current fence posts and replacement of them. Current plan to remove chainlink fence and replace w/ wood privacy fence utilizing current metal posts

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

See attached approved fence proposal from attached neighbors

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, no amendment for zoning.

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

No, attempt does not need to be made.



8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: _____
No, no rezoning is needed
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? _____
No, Rezoning attempt not needed.

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: *Joshua Retting*

Please print name of property owner: Joshua Retting

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 27th day of March, 2025
Leslie Rohraff
 (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 3/27/24, which reads as follows:

Privacy Fence Prohibited in 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. Freeman
 (Supervisor)

Application for permit filed No Violation Issued No

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

Case No: 2025-04-10
Meeting Date: May 20, 2025

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

Joshua and Paige are good neighbors and we have zero concerns with their choice to build a fence.

We do not at all oppose a fence built with the excess proposed.

They have a driveway as a neighbor and feel it would be appropriate to block that space with the proposed numbers.

Our family does not feel it would impact our neighborhood negatively but improve it. It would definitely improve their value.

We hope their appeal is granted! Thank you.

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

Signature: A Ploucha

Name: Anne Ploucha
(Please print)

Address: 36614 Whitcomb

RECEIVED

MAY 15 2025

CITY OF LIVONIA
ZONING BOARD OF APPEALS

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
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MAYOR

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ROB DONOVIC
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LYNDA L. SCHEEL
LAURA M. TOY

MAY 27, 2025

Paige and Joshua Retting
36589 Six Mile Road
Livonia, MI 48152

Mr. and Mrs. Retting,

The Zoning Board of Appeals of the City of Livonia, at a Special meeting held May 20, 2025, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2025-04-10, Paige and Joshua Retting, 36589 Six Mile:

Seeking to erect a 6-foot-tall privacy fence resulting in the privacy fence encroaching into the side yards forward toward the front of the property beyond the rear of the dwelling, which is prohibited.

Side Yard Encroachment on the West Side

Allowed: 0 feet
Proposed: 6.5 feet
Excess: 6.5 feet

Side Yard Encroachment on the East Side

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

This Low Density Residential property is located on the south side of Six Mile (36589), between Levan Road and Fitzgerald Avenue, Lot. No. 066-02-0038-000, N-2, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 B,

be tabled to allow the Petitioner to take some of the suggestions of the Board into consideration and to return with a revised plan, and also to allow them to meet with their neighbors to discuss the fencing situation.

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.

Meeting Date: May 20, 2025

3. APPEAL CASE NO. 2025-04-10, Paige and Joshua Retting, 36589 Six Mile Road: Seeking to erect a 6-foot-tall privacy fence resulting in the privacy fence encroaching into the side yards forward toward the front of the property beyond the rear of the dwelling, which is prohibited.

Motion To:		Comments:
Support		
Deny		
Table	X	
Other		

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

CONDITIONS

1. Explain Support
2. Meet w/ Neighbors to discuss fence details
- 3.
- 4.

ZBA Acting Secretary: Jim Baringhaus

J Baringhaus
5/20/25

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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JAMES. M. BARINGHAUS, VICE CHAIRMAN
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MARTHA PTASHNIK, Vice President
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LYNDA L. SCHEEL
LAURA M. TOY

***PUBLIC NOTICE
MAY 2, 2025***

APPEAL CASE NO. 2025-04-10, 36589 Six Mile: an appeal was made to the Zoning Board of Appeals by Paige and Joshua Retting, seeking to erect a 6-foot-tall privacy fence resulting in the privacy fence encroaching into the side yards forward toward the front of the property beyond the rear of the dwelling, which is prohibited.

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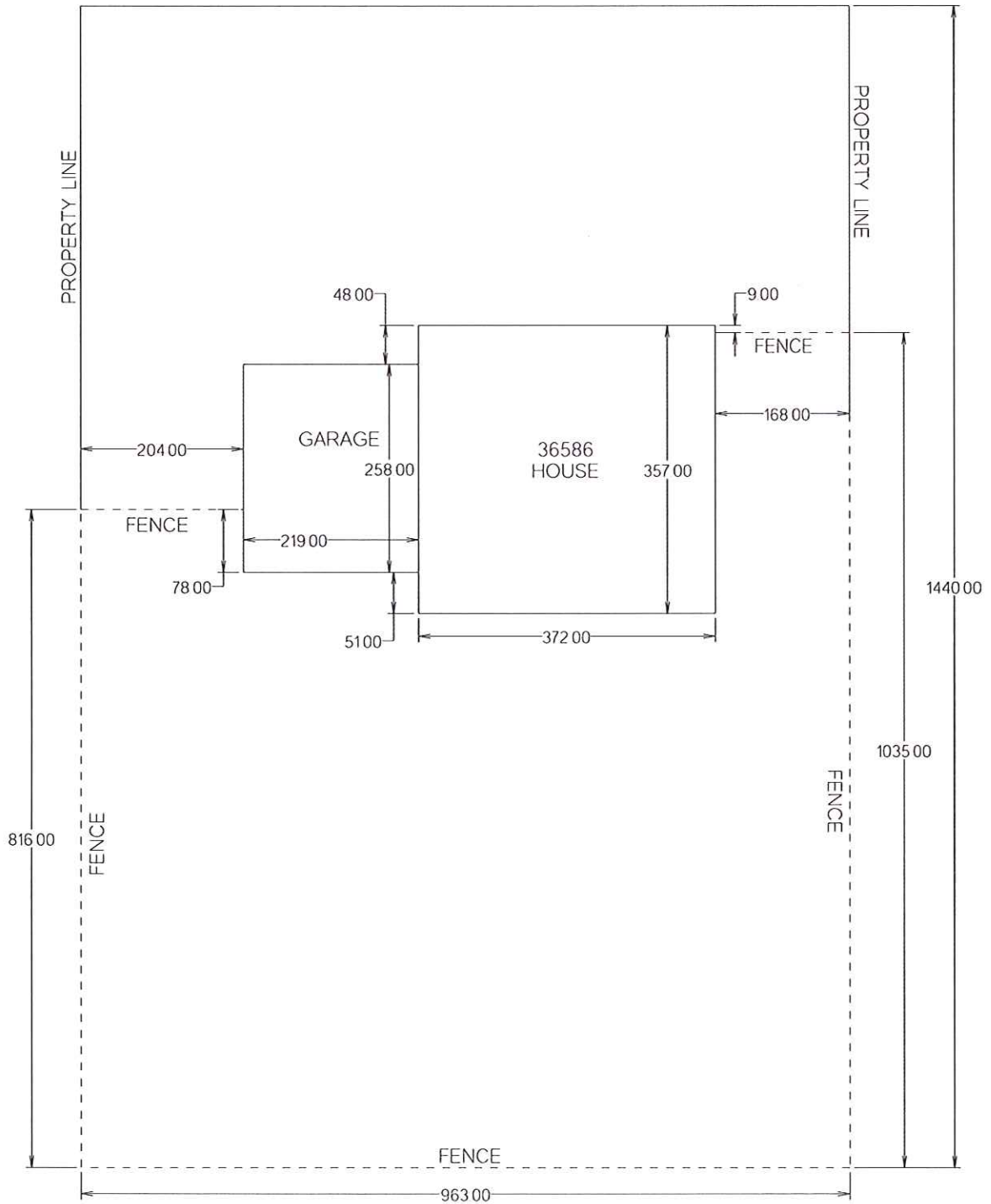
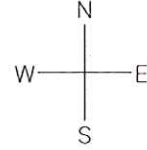
This appeal will be heard at a public hearing to be held in the **Gallery on the 5th floor of City Hall on Tuesday, May 20, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and 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

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6 MILE RD



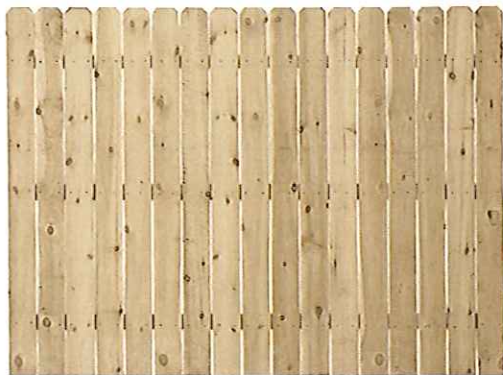
PARCEL # 066-02-00-38-00
ADDRESS 36589 6 MILE RD, LIVONIA MI 48152

Utilize existing metal posts that are cemented in the ground for the new wood privacy fence.

Rendering of completed fence:



Wood Panels:



Product Type	Wood Privacy Fence Panel	Material	Green Pressure Treated Wood
Thickness	2-1/4 inch	Special Features	Pressure Treated Against Rot & Decay
Overall Height	72 inch	Weight	135 pound
Overall Width	96 inch	Color/Finish	Green Treated
Top Style	Dog Ear	Installed Height	72 inch
Shipping Dimensions	96.00 H x 72.00 W x 1.25 D	Shipping Weight	134.75 lbs
Return Policy	Regular Return (View Return Policy)		

260 linear feet / 8 feet panels = 33 panels

Total Wood Panel Cost: \$2,202.09

Total Hardware Cost: \$465.28

Total Stain Cost: \$398.00

Total Cost + Tax: \$3,249.29

Example properties in the neighborhood that has privacy fences in similar location of what is being proposed.





Privacy and/or Standard Partition Fence Authorization Form

Civic Association approval required: Yes: (Approval letter provided) No:

Date: 3-17-25

Fence Installation Address: 36589 Six mile Rd, Livonia MI 48152

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

at 36589 Six mile Rd Livonia MI 48152 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:

- a. The height, materials, and style of the fence: 6' pressure treated wood, dog ear fence
(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).

W. Swody 36557 6 mile
(Print Name) (Address)

X W. Swody 734-536-2032
(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
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580

Variance Neighbor Agreement

Date: 3-17-25

Fence Installation Address: 36589 Six Mile Rd, Livonia MI 48152

Neighboring property of variance: 36557 Six Mile Rd, Livonia MI 48152

I have seen or had explained to me, the proposal made by Joshua Retting at 36589 Six Mile Rd, Livonia MI 48152 to erect a Privacy (Sight-obscuring fence 6' tall wood) fence separating his or her property from mine and consent to the variance of using the existing fence line where it currently follows the property line of 36557 & 36589 Six Mile Rd up to, and connects to the front corner (North East corner) of residential property of 36589.

W. Swody

(Print Name)

X W. Swody

(Signature)



Privacy and/or Standard Partition Fence Authorization Form

Civic Association approval required: Yes: (Approval letter provided) No:

Date: 3/22/25

Fence Installation Address: 36589 Six mile Rd, Livonia MI 48152

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

at 36589 Six mile Rd, Livonia MI 48152 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:

- a. The height, materials, and style of the fence: 6' pressure treated wood, dog ear fence
(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.

- J.M. X 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).

John Mauti 36613 Six Mile Rd Livonia,
(Print Name) (Address) MI 48152

X John Mauti 734 679-4260
(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
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580



Privacy and/or Standard Partition Fence Authorization Form

Civic Association approval required: Yes: (Approval letter provided) No:

Date: 3/19/25

Fence Installation Address: 36589 Six mile Rd, Livonia MI 48152

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

at 36589 Six mile Rd, Livonia MI 48152 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:

- a. The height, materials, and style of the fence: 6' wood, dog ear top fence
(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).

Julianne Ebert 36590 Whitcomb St
(Print Name) (Address)

X [Signature] 734 740 7660
(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) 466-2580

WARRANTY DEED

Drafted by: Kenneth Frank Korte, 36589 6 Mile Rd., Livonia, MI 48152

When recorded return to: Joshua M. Retting and Paige N. Shay, 36589 6 Mile Rd., Livonia, MI 48152

THE GRANTOR(s): Kenneth Frank Korte, a married man

Whose address is: 36589 6 Mile Rd., Livonia, MI 48152

Conveys and warrants to: Joshua M. Retting, an unmarried man; and Paige N. Shay, a single woman, as joint tenants with full rights of survivorship

Whose address is: 15107 Paderewski, Livonia, MI 48154

the following described premises: See attached Exhibit A.

Tax Parcel No: 066-02-0038-000

Commonly known as: 36589 6 Mile Rd., Livonia, MI 48152

for the sum of Three Hundred Two Thousand Dollars and No Cents (\$302,000.00)

COUNTY Transfer Tax: \$332.20

STATE Transfer Tax: \$2,265.00

Subject to easements, reservations and restrictions of record.

Dated: April 14, 2022

Signed and Sealed:



Kenneth Frank Korte

STATE OF MICHIGAN }
COUNTY OF Oakland } ss
}

On this 14th day of April, 2022, before me personally appeared, Kenneth Frank Korte, who provided satisfactory evidence to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

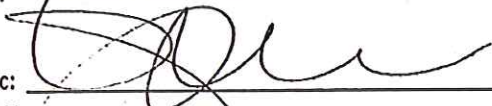
Notary Public: 
Printed Name: _____
_____ County, MI
My Commission Expires: _____



EXHIBIT A

Land situated In the City of Livonia, County of Wayne, State of Michigan, more particularly described as:

Lot 38, of "RENWICK PARK SUBDIVISION NO. 2", according to the plat thereof recorded in Liber 90, Page(s) 1 of Plats, Wayne County Records.

Tax Parcel No: 066-02-0038-000

Commonly known as: 36589 6 Mile Rd., Livonia, MI 48152

Owners Joshua & Paige Retting
36589 6 Mile Rd
Livonia, MI 48152

To whom it may concern,

There are no restrictions in our deed or subdivision rules that would prevent this variance approval. There are many other neighbors nearby with vinyl or wood privacy fences that have already had approval for this similar fence variance location.

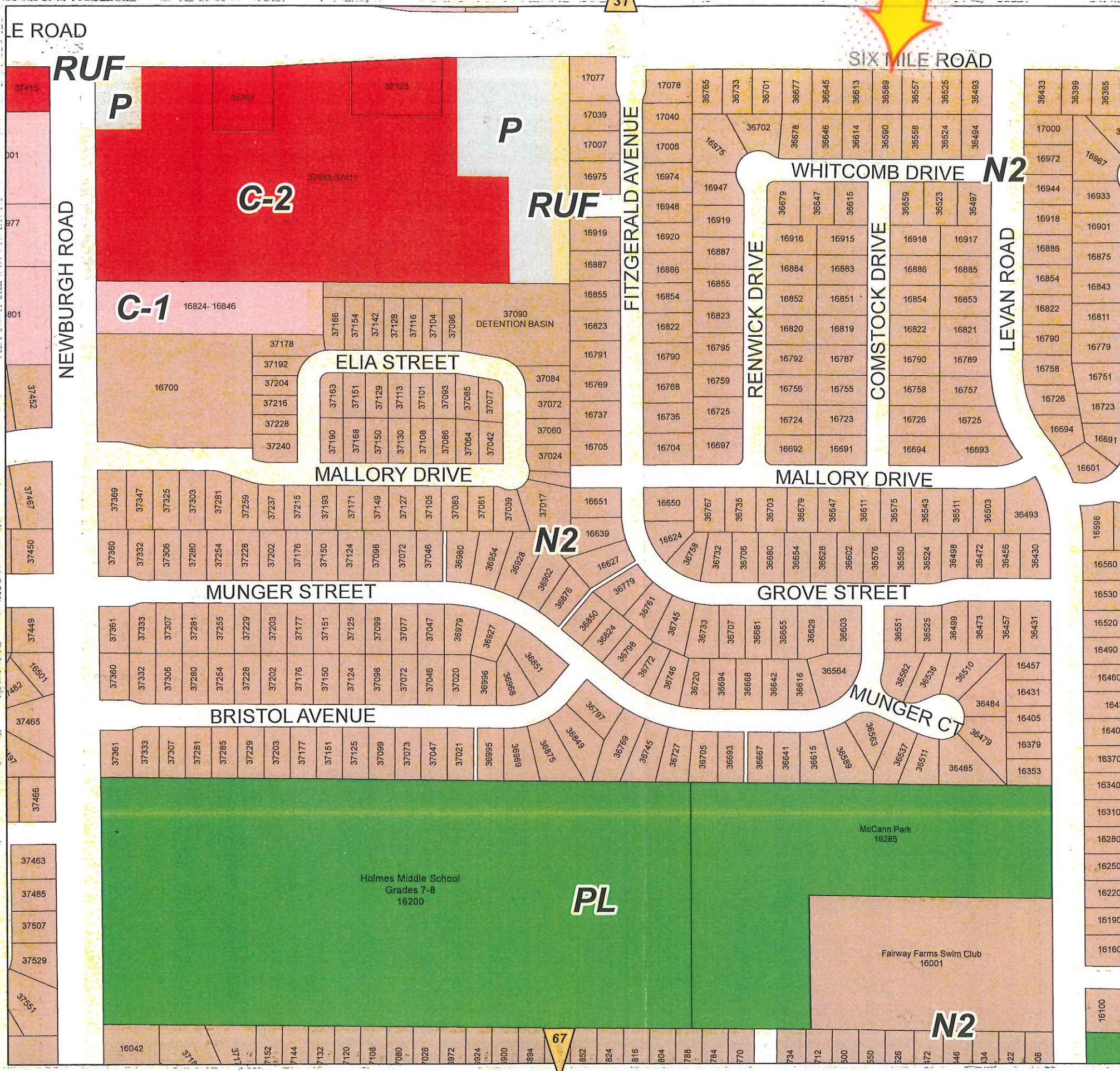
We request the variance to replace the current chain link fence installed on our property with a six foot, sight obstructing, wood fence in the exact same location including where it attaches to the house at the front left side (south east corner). There is a high foot and vehicle traffic on the main road, Six Mile, in front of the property who can see directly into the backyard as they pass. The privacy fence will dampen the sound of the vehicles as well as provide a safer and more secure backyard for our dog and future children. The additional fenced side lot will increase the total backyard space roughly 10% which would be optimal for a garden space as it has sun in the morning and shade from the house in the evening.

All neighbors connected, east, west, and south of the property have already approved the fence installation, and the neighbors to the east which are directly affected by the proposed location of the fence have approved the variance proposal.

Thank you for your consideration,

Joshua & Paige Retting

(734) 634-6355



ZONING MAP

LEGEND

Zoning Districts

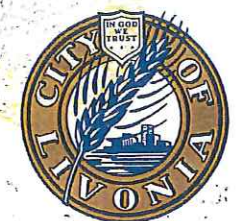
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing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

N.W. 1/4 Section 17

City of Livonia

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

Copyright 2001, City of Livonia



300 150 0 300 Feet



ZONING BOARD OF APPEALS



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

PUBLIC NOTICE
JULY 25, 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, August 12, 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. McLaughlin
(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:

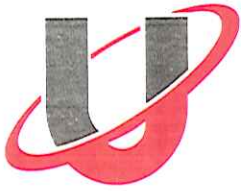
I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City 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

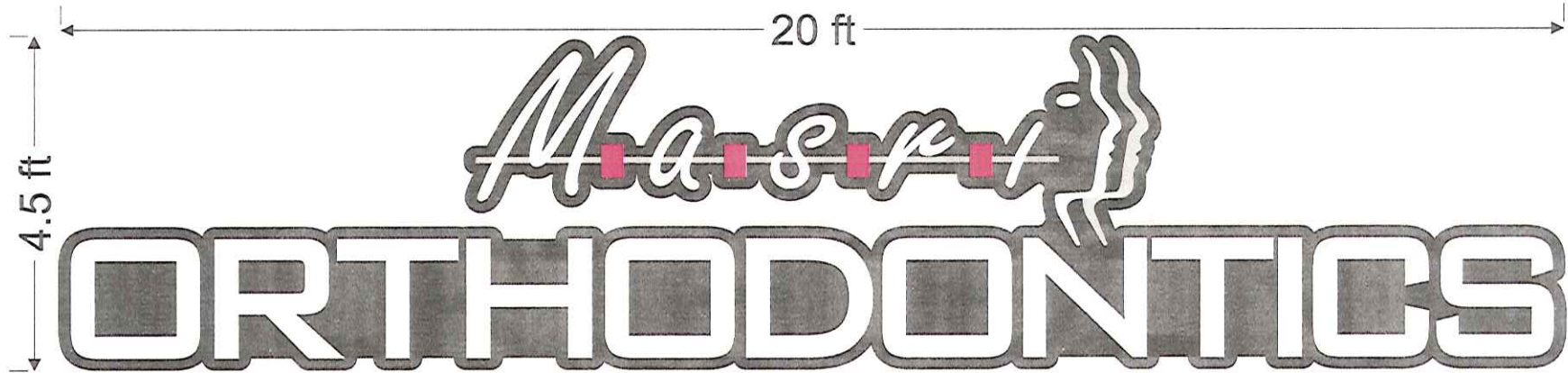
A stylized graphic of a building facade. It features a large red trapezoidal shape representing the roof and main body of the building. To the left, a grey, L-shaped structure represents a chimney or a corner of the building.


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.
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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



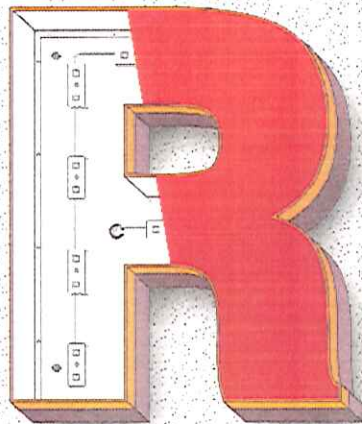
Company Name	Project Name	Project Address	Project Details	Completed by
Masri Orthodontics	Channel Letter Sign	15230 Levan Rd Suite A, Livonia, MI 48154	Channel letter sign install on ACP black backing on raceway.	Drawn by: Eddie Sales Rep.: Mike Date: 5 / 19 / 2025



SIGN(S) BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.
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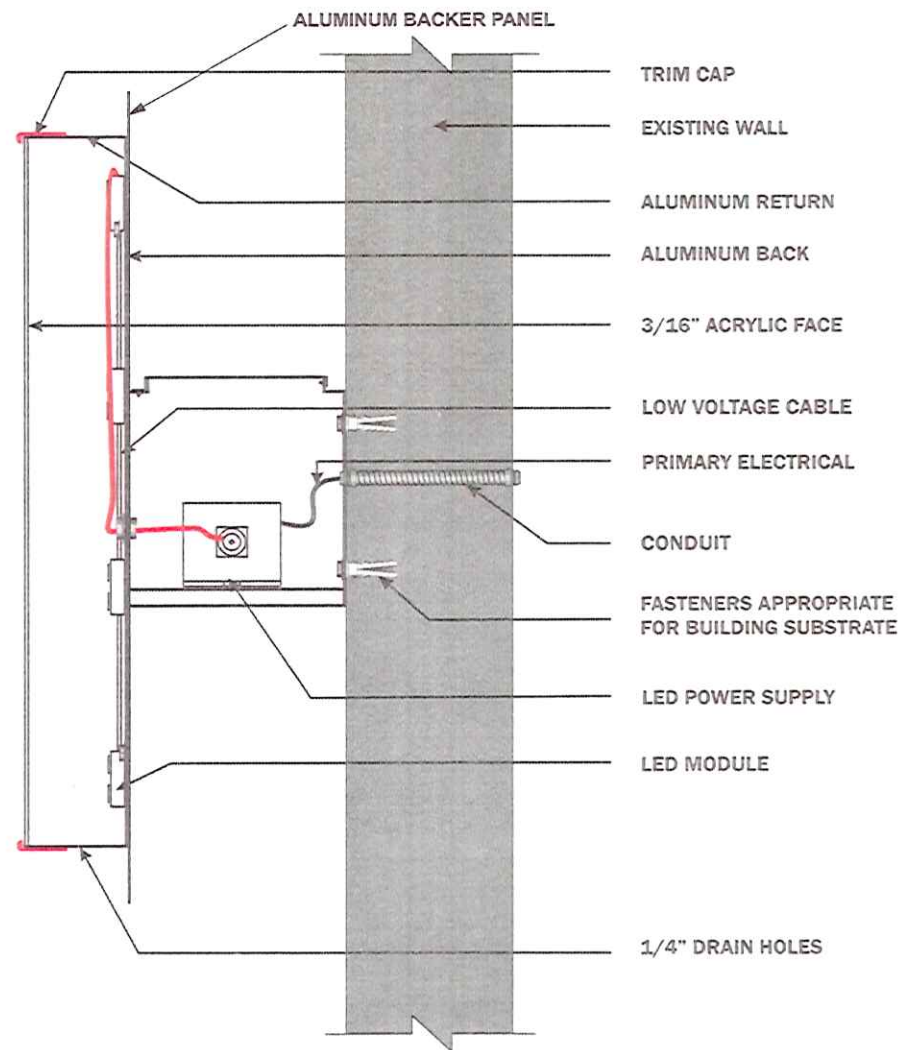
DISCLAIMER : This drawing is conceptual and prepared to show approximate location, arrangement, size and color of signage. It is to change and note intended to replace the use of construction documents and/or actual field dimensions.

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.



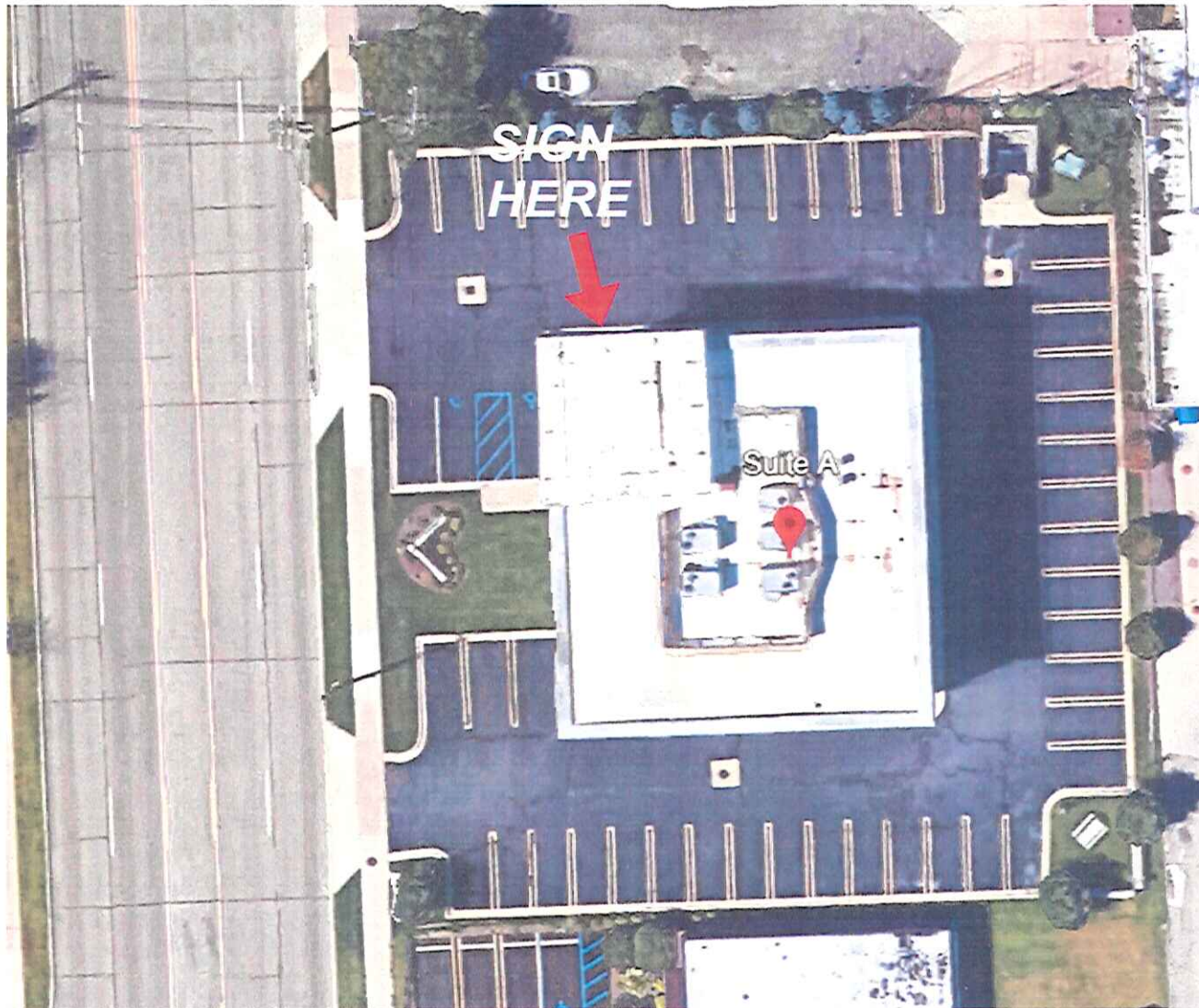
Company Name	Project Name	Project Address	Project Details	Completed by
Masri Orthodontics	Channel Letter Sign	15230 Levan Rd Suite A, Livonia, MI 48154	Channel letter sign install on ACP black backing on raceway.	Drawn by: Eddie Sales Rep.: Mike Date: 3 / 27 / 2025



SIGNS INC. 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 SIGNS.
THE SIGN WILL BEAR THE UL LABEL(S).

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SIGN LOCATION MAP



Company Name	Project Name	Project Address	Project Details	Completed by
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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
CARRIE BUDZINSKI
ROB DONOVIC
SCOTT MORGAN
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

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

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ZONING BOARD OF APPEALS,


Timothy Klisz, Secretary

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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](#)

Copyright 2025 State of Michigan

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

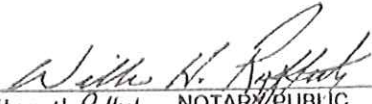
EDWARD S. SLINDER

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.



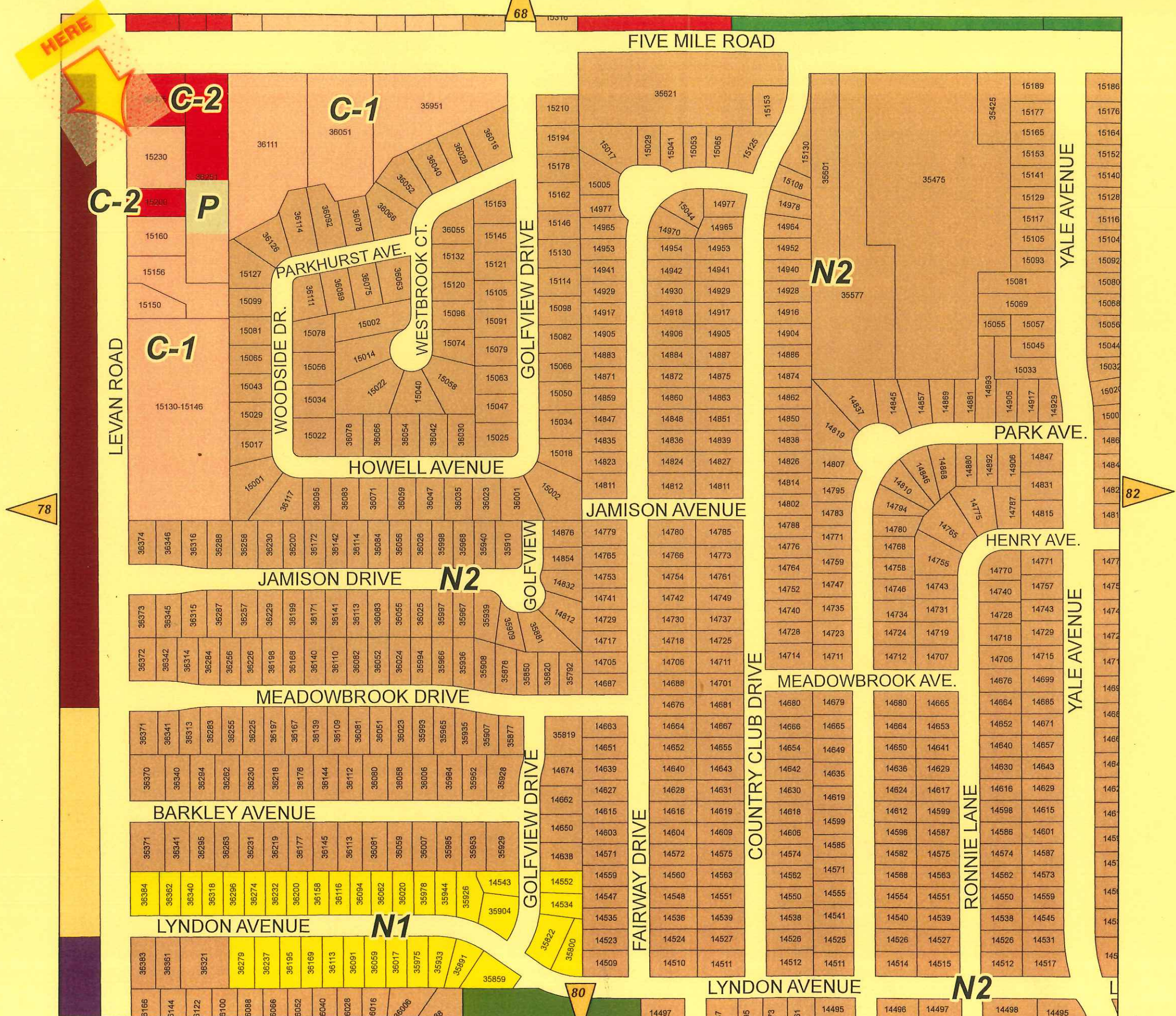
William H. Rafferty NOTARY PUBLIC
County, Michigan
My Commission Expires: WILLIAM H. RAFFERTY
Acting in Wayne County, MI. Notary Public, State of Michigan
County of Wayne
My Commission Expires Aug. 18, 2013
Acting in the County of MIQUE

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

When recorded return to: Purchaser

KORDOBA
15230 LEVAN

REF: SIGNS
CORRIDOR COMMERCIAL



ZONING MAP

LEGEND

Zoning Districts

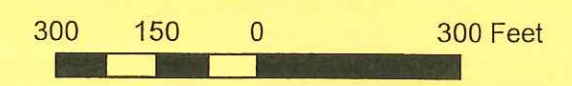
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing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

N.E. 1/4 Section 20

City of Livonia

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

Copyright 2001, City of Livonia



ZONING BOARD OF APPEALS

BOARD MEMBERS

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CRAIG PASTOR
Vice Chairman
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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.

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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

**MAYOR
JACK KIRKSEY**

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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

ZONING BOARD MEMBERS

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JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
LINDSEY HAKALA
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA



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

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MAUREEN MILLER BROSNAN

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PUBLIC NOTICE JULY 25, 2025

APPEAL CASE NO. 2025-06-19, 17390 Myron: an appeal was made to the Zoning Board of Appeals by Ryan and Joanna Wood, seeking to erect a six-foot-tall privacy fence to enclose the rear yard resulting in a double fence along the south property line and lacking neighbor authorization from the neighbor to the south.

This Low Density Residential property is located on the east side of Myron (17390), between Bobrich and Francavilla Drives, Lot. No. 036-01-0047-000, N-1, Neighborhood, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 15.44.090 A & 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, August 12, 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>Ryan Wood</u>	Address <u>17390 Myron, Livonia, MI 48152</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>17390 Myron</u> Street
Between <u>Bobrich</u>	And <u>Francavilla</u>
Lot No./Parcel No. <u>036-01-0047-000</u>	Subdivision <u>Francavilla Sub No.1</u>
Zoning District <u>N1</u>	Lot Size <u>80' x 120'</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 6' tall privacy fence to enclose the rear yard resulting in a double fence along the south property line and lacking neighbor authorization from neighbor to south.

Reason for Rejection Livonia Code of Ordinance, Section 15.44.090 A. & 15.44.090 B.

Deficient Side yard _____	Deficient Front Yard _____	Deficient Rear Yard _____
Deficient Lot Area _____	Deficient Lot Area Per Room _____	Encroachment _____
Excessive Lot Coverage _____	Excessive Height _____	Increasing No. Units _____
Use Prohibited <u>2 fences separating properties</u>	Deficient Parking Spaces _____	Increasing Area and Bulk _____

Remarks Deficient Neighbor authorization from Resident at 17354 Myron St. Which is also where the double fence line is proposed.

Plans and Application examined by  Date June 24, 2025

APPLICATION FOR VARIANCE

Ryan Wood 17390 Myron Livonia MI 48152 (734) 968-9046
 (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 17390 Myron Livonia MI 48152

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

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

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
2-story Single Family Dwelling in a Residential Neighborhood on a .23 acre Lot.

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:
My son is Autistic with increased likelihood of Elopement from our house.
Our neighbors Do not wish to have their fence replaced, will not allow our privacy...

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
We are concerned about our Sons elopement from our property which could result in unsupervised entry to their pool area, resulting in Dire Consequences.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. Reduce Stress or Concern of my son entering their property or home. Prevention of my son from entering pool without anyone's Knowledge

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: Not at this time. We are exploring all options in quick manner to provide safety for my son.

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?
~~We are going to~~ We need a quick resolve at this time, have been instructed to apply for a Variance.

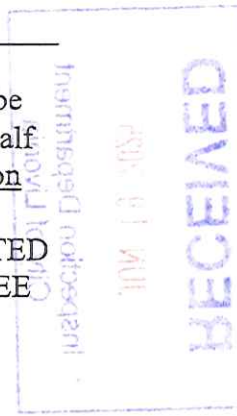


3. Fence to be built, per city Ordinance. In addition, the neighbors have an inground pool, protected by a 4ft Aluminum fence. The enticement of the pool and the selected fence further increases the safety concern for my son. We are hoping to place our fence abutting theirs, creating a double fence.

4. Our son could also escape to any area near our house, major road ways, or potentially trying to enter other peoples homes.

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: [Signature]

Please print name of property owner: Ryan Wood

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 19th day of June, 2025

Bush Nixely
(Notary Public, Wayne County, Michigan)
My Commission expires November 4, 2026

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 6/9/25, which reads as follows:

Provide Neighbor's Authorization and only 1 Fee/No May Setback Properties

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

[Signature]
(Supervisor)

Application for permit filed YES Violation Issued No





Privacy and/or Standard Partition Fence Authorization Form

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

Date: 6/15/25

Fence Installation Address: 17390 Myron Livonia MI 48152

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

at 17390 Myron Livonia MI 48152 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:

- a. The height, materials, and style of the fence: Vinyl, 6" 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).

THOMAS MITCHELL 17355 McNAMARA DR
(Print Name) (Address)

[Signature] 734-516-6850
(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
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580



Privacy and/or Standard Partition Fence Authorization Form

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

Date: 6/15/25

Fence Installation Address: 17390 Myron 48152

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

at 17390 Myron Livonia MI 48152 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:

- a. The height, materials, and style of the fence: Vinyl, 6' Privacy
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- 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).

Katherine Tereszczenska 17424 Myron, Livonia MI 48152
(Print Name) *POA for Nina Serdiuk* (Address)

Katherine Tereszczenska 248-974-2406
(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
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580



Privacy and/or Standard Partition Fence Authorization Form

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

Date: 6/15/05

Fence Installation Address: 17390 Myron Livonia MI 48152

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

at 17390 Myron Livonia MI 48152 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:

- a. The height, materials, and style of the fence: Vinyl, 6' 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).

FRANK GALEANA
(Print Name)

17379 McNAMARA DR 48152
(Address)

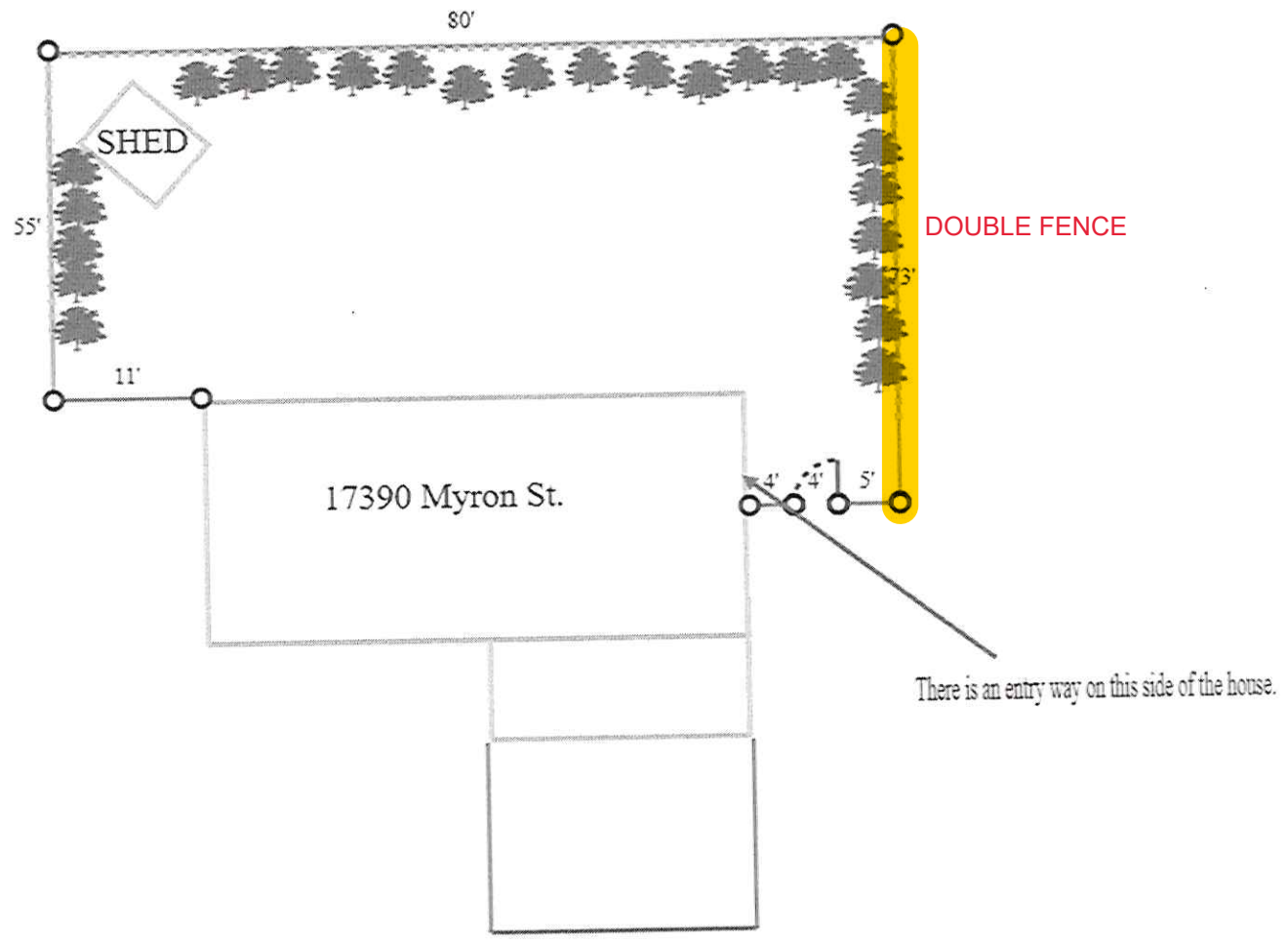
x Frank Galeana
(Signature)

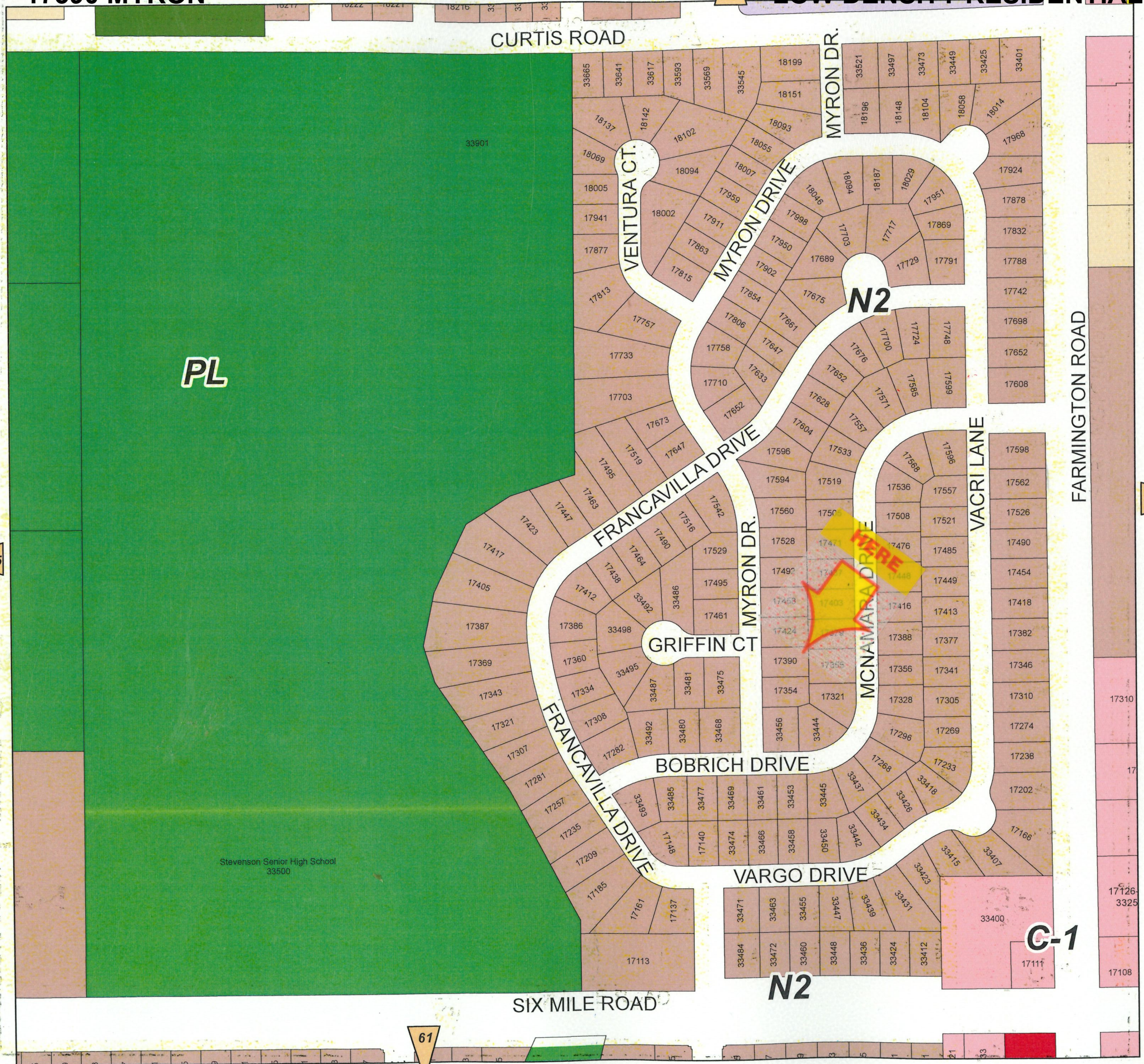
734-765-1101
(Telephone number for conformation)

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
38000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580





ZONING MAP

LEGEND

Zoning Districts

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

S.E. 1/4 Section 9

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet



FUTURE LAND USE PLAN

CITY OF LIVONIA
ZONING BOARD OF APPEALS
August 12, 2025 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI

1. APPEAL CASE NO. 2025-03-05, Karen Amick on behalf of Lessee Justin Baker, 9629 Cranston: Seeking to maintain an illegally erected privacy fence resulting in a privacy fence being erected in the side and front yards, which is prohibited.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

2. 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

3. APPEAL CASE NO. 2025-04-10, Paige and Joshua Retting, 36589 Six Mile Road: Seeking to erect a 6-foot-tall privacy fence resulting in the privacy fence encroaching into the side yards forward toward the front of the property beyond the rear of the dwelling, which is prohibited.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

4. 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

5. APPEAL CASE NO. 2025-06-19, Ryan and Joanna Wood, 17390 Myron: Seeking to erect a six-foot-tall privacy fence to enclose the rear yard resulting in a double fence along the south property line and lacking neighbor authorization from the neighbor to the south.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

**AGENDA DATE: August 12, 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. 2025-03-05, Karen Amick on behalf of Lessee Justin Baker, 9629 Cranston:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. [Note: the City had no involvement with the School District's fencing of the subject property.]
- 2. 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.
- 3. APPEAL CASE NO. 2025-04-10, Paige and Joshua Retting, 36589 Six Mile:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
- 4. 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.
- 5. APPEAL CASE NO. 2025-06-19, Ryan Wood, 17390 Myron:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the requested variance would violate the City's policy against dividing residential districts into small, walled enclosures. FURTHER, the proposed variance would violate the maintenance and aesthetic policies supporting the prohibition on double fences.