

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS

August 26, 2025 – 7:00 p.m.

Livonia City Hall 1st Floor Auditorium
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2025-06-18, Maria and Antonio Diaz, 14428 Yale Avenue (tabled on July 8, 2025):** Seeking to erect a privacy fence to enclose the rear yard resulting in a fence in the corner side yard that does not align with any corresponding fence on an adjacent property, which is prohibited.
2. **APPEAL CASE NO. 2025-06-20, Kristen and Scott Cupler, 33444 Roycroft Avenue:** Seeking to erect a 986-square-foot detached garage resulting in a detached accessory structure in a location other than the rear yard and an accessory structure located closer to the corner side street than the side of the primary dwelling.
3. **APPEAL CASE NO. 2025-07-21, Joseph Mooradian on behalf of Lakepointe Yacht Club, 37604 Ann Arbor Road:** Seeking to erect a monument sign with deficient setback from the right-of-way, an excessive total height and base width and also includes an Electronic Message Center (EMC) while the proposed sign is not in compliance with the ordinance.
4. **APPEAL CASE NO. 2025-07-22, Victoria and Tony Myers, 13940 Richfield Avenue:** Seeking to erect a privacy fence, resulting in a privacy fence erected in a corner side yard that cannot align with any corresponding fence on the adjacent lot.
5. **APPEAL CASE NO. 2025-07-23, John Smith, Rhonda Smith, and Krista Leavens on behalf of Lessees Jason and Krista Leavens 28615 Grandon Avenue:** Seeking to replace an existing non-conforming chain-link fence with a 6-ft.-tall white vinyl fence, resulting in a fence erected in a corner lot that cannot align with any corresponding fence on an adjacent property, which is prohibited.

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

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Livonia ZBA Office, upon adequate notice, will make reasonable accommodations for persons with disabilities. Please call 734-466-2250 if you need assistance. ZBA agendas and other meeting documents are available on the City's website – www.livonia.gov - under Your Government, Boards & Commissions L-Z, Zoning Board of Appeals, Agendas & Minutes.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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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

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

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

PUBLIC NOTICE AUGUST 8, 2025

APPEAL CASE NO. 2025-06-18, 14428 Yale (tabled on July 8, 2025): an appeal was made to the Zoning Board of Appeals by Maria and Antonio Diaz, seeking to erect a privacy fence to enclose the rear yard resulting in a fence in the corner side yard that does not align with any corresponding fence on an adjacent property, which is prohibited.

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

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

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

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, August 26, 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 "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.

Case No: 2025-06-18
Meeting Date: August 26, 2025

[illegible]

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant <u>Maria & Antonio Diaz</u>	Address <u>14428 Yale St., Livonia, MI 84154</u>
Owner <u>(same as applicant)</u>	Address <u>(same as applicant)</u>
Lessee <u>n/a</u>	Address <u>n/a</u>
Location <u>East</u>	Side of <u>14428 Yale</u> Street
Between <u>Perth</u>	And <u>Barbra</u>
Lot No./Parcel No. <u>080-04-0043-000</u>	Subdivision <u>Koloff's Sunnyside Estates #2</u>
Zoning District <u>N-2</u>	Lot Size <u>0.186 Acres</u> Alley <u>n/a</u>
Present Use <u>Single Family Residential</u>	Proposed Use <u>(no change)</u>
Present Building Size <u>n/a</u>	Proposed Building Size <u>n/a</u>
Present Height of Building <u>n/a</u>	Proposed Height <u>n/a</u>
Allowable Lot Coverage <u>n/a</u>	Proposed Lot Coverage <u>n/a</u>

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

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

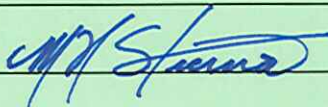
Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____

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

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

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

Remarks _____

Plans and Application examined by  Date June 6, 2025

RECEIVED

JUN 06 2025

Inspection Department
City of Livonia

APPLICATION FOR VARIANCE

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

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

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

The property address is 14428 YALE ST.

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

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

N/A

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

20K43 KOLOFFS SUNNYSIDE ESTATE #2 TIS
 PIE L86 P7778 WCR LOT 43

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

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

SEE SEPARATE ATTACHMENT

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

N/A

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

SEE SEPARATE ATTACHMENT

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

N/A

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

N/A

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

N/A

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

N/A

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: _____

Please print name of property owner: _____

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

Subscribed and sworn to before me this 6th day of June, 2025

(Notary Public, Wayne County, Michigan)

My Commission expires 09/28/25

LESLIE ROHRAFF
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE

MY COMMISSION EXPIRES Sep 28, 2025
ACTING IN COUNTY OF Wayne

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

NOT TO BE COMPLETED BY APPLICANT

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

PRIVATE FENCE NOT PERMITTED IN CORNER SIDE YARD

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

Matthew J. Stinner
(Supervisor)

Application for permit filed YES

Violation Issued YES

Antonio/Maria Diaz
Application for Variance

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

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

For example;

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

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

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

- \

Livonia

Privacy and/or Standard Partition Fence

Authorization Form

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

Date MAY 21, 2025Fence Installation Address: 14928 YALE ST.I have seen or had explained to me, the proposal made by _____
(Name)at _____ to erect a (choose one)
(Address)☐ Standard Partition (any non-sight-obscuring fence 4' tall or less)☒ Privacy (Sight-obscuring fence no taller than 6')fence separating his or her property from mine and consent to ALL the following:

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

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

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

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

_____ be good on both sides (posts are between the fence panels)

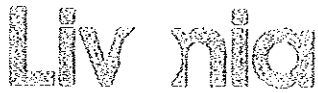
Wendy Joyce Wimberly
(Print Name) _____ (Address)

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

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



Inspection Department
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580



Privacy and/or Standard Partition Fence Authorization Form

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

Date: MAY 31 2025

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

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

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

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

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

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

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

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

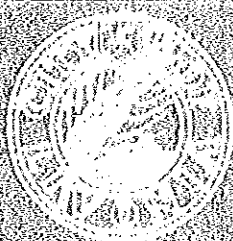
_____ have the finished side facing the fence owner (posts on my side of fence).

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

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

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

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



Inspection Department
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580

DEPARTMENT OF PUBLIC SAFETY

DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

July 22nd 2025

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

Re: Zoning Waiver Request: Maria and Antonio Diaz 14428 Yale Street

To Whom it May Concern,

I have reviewed the fence proposed by the resident of 14428 Yale Street. I do not believe the fence described would pose any vision obstruction to motorists on the street or pedestrians on the sidewalk based upon the provided plans.

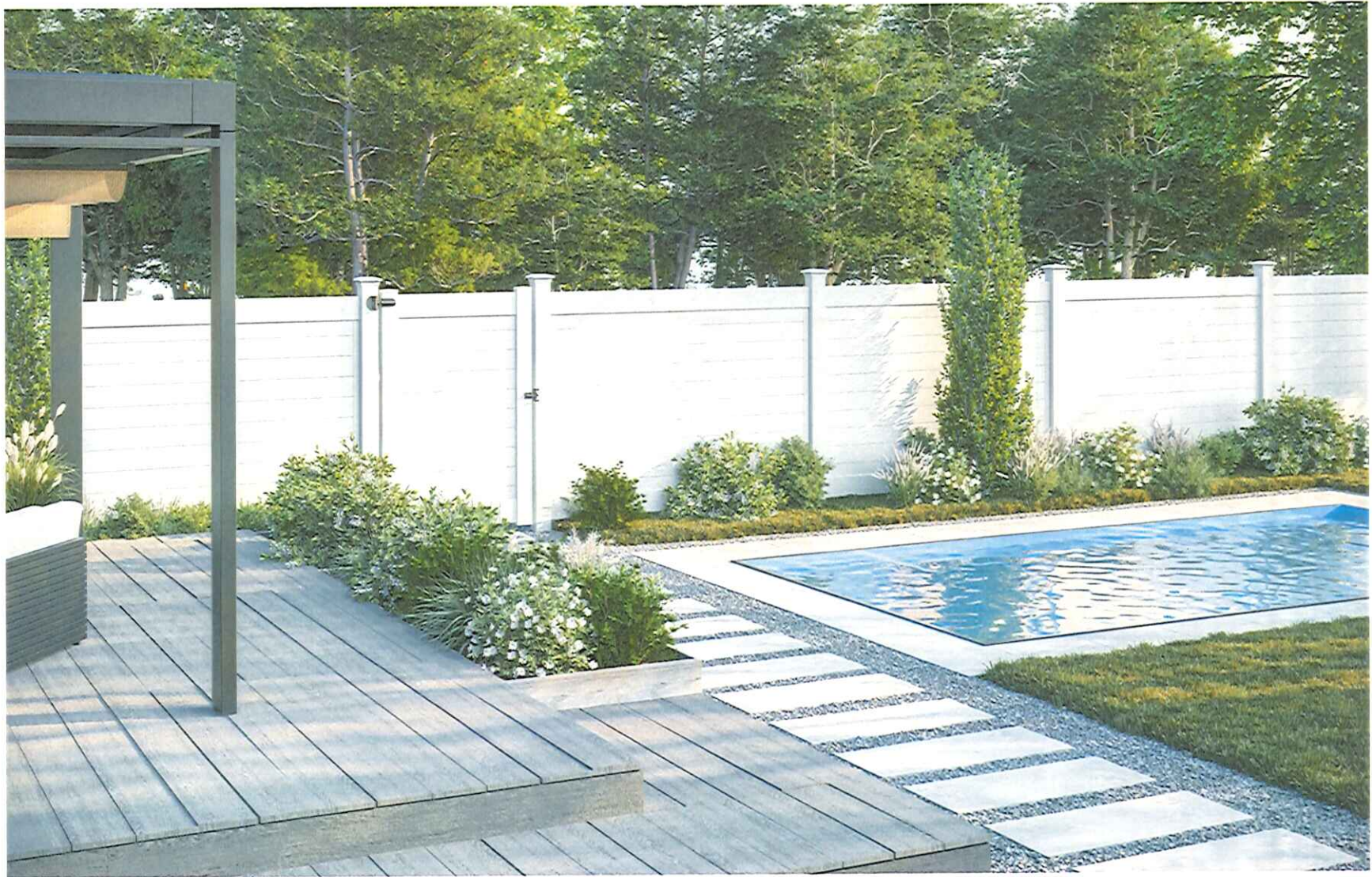
Please feel free to contact me, should you have any questions.

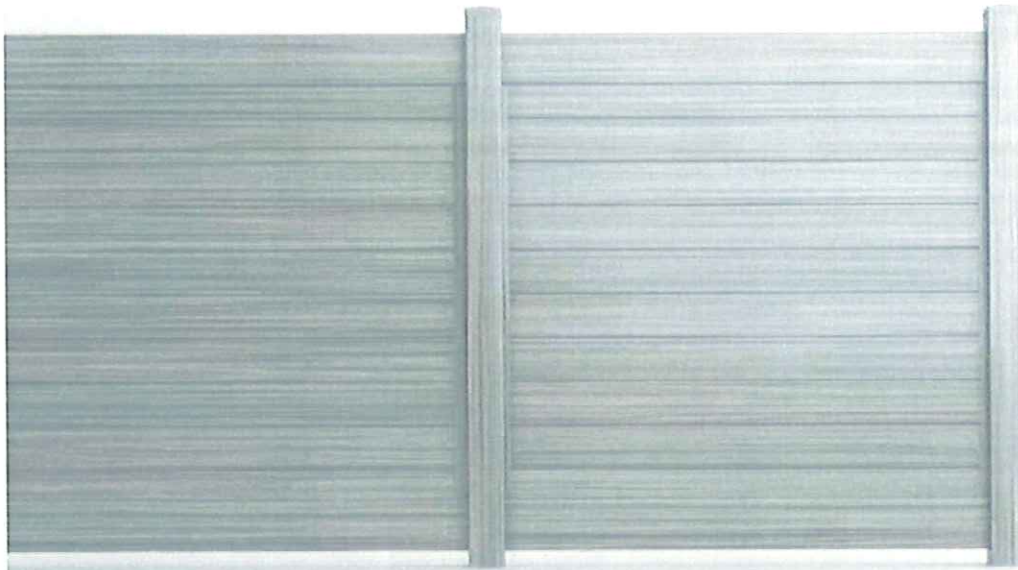
Sincerely,

FOR THE CHIEF OF POLICE,

Sergeant Paul Walters
Traffic Safety Bureau
734-466-2107

DIAZ - 14428 YALE ST.





VINYL

SOLID HORIZONTAL PRIVACY

MADISON

Seamless panels combine the luxury of 100% privacy with durability and low maintenance. With a sleek horizontal style, choose the freshly painted look of smooth solid hues or the organic vibe or textured woodgrains.

Shown in Coastal Cedar

INNOVATIONS

- ↔ StayStraight®
- ☀ SolarGuard®
- 🔒 GlideLock®
- || TimberGrain™

SIZES

Width:
6' and 8'

Height:
4', 5' and 6'

PREMIUM

\$\$\$\$

TimberGrain™ Textured Woodgrains | LX Vinyl Construction

Premium Textured Finishes



WEATHERED
BLEND

SIERRA
BLEND

BRAZILIAN
BLEND

ARCTIC
BLEND

SELECT

\$-\$\$

Smooth Woodgrains | Classic Vinyl Construction

Smooth Woodgrain Colors



COASTAL
CEDAR

CYPRESS

STANDARD

\$\$\$

Timeless Solid Colors | Classic Vinyl Construction

Standard Smooth Solids



WHITE

SAND

CLAY

GRAY

Note: GlideLock available in Classic. TimberGrain is only available in LX.

Post Caps & Hardware Available

See Accessories and Hardware PDF for more information and product offerings.

Not all colors available in all heights and widths, see specific product page for exact details.

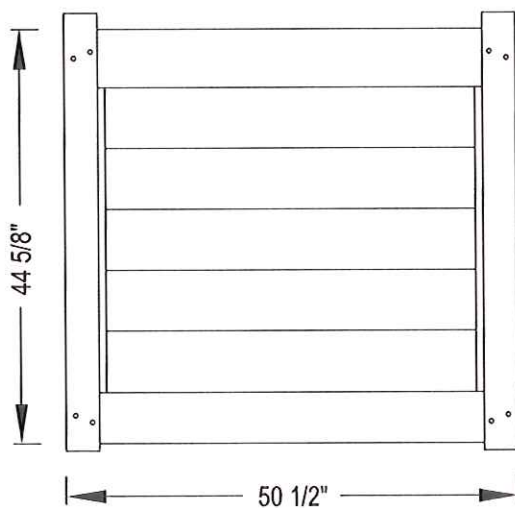
PREMIUM | 4' X 6' MADISON

HORIZONTAL PRIVACY | ELEMENT LX PREMIUM RAIL

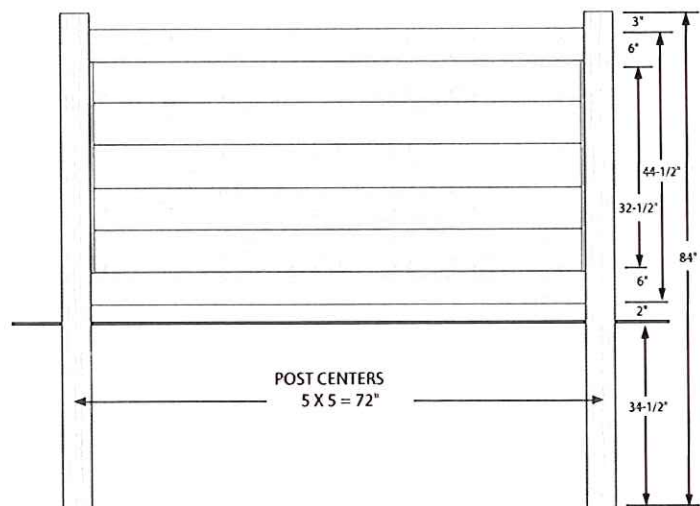


DESCRIPTION	WEATHERED BLEND		SIERRA BLEND		BRAZILIAN BLEND		ARCTIC BLEND	
	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU
4' x 6' Madison Horizontal Panel (44½"H)		642124		642123		642122		642121
5" x 5" x 84" Line Post		642197		642194		642190		642187
5" x 5" x 84" Corner Post		642196		642193		642189		642186
5" x 5" x 84" End Post		642198		642195		642192		642188
5" x 5" Pyramid Post Cap		410869		410868		410865		410863
5" x 5" New England Post Cap		410880		410879		410875		410872
4' Madison Horizontal Gate Kit		642055		642054		642053		642052
4' x 50½" Madison Horizontal Gate		642081		642080		642079		642033
5" x 5" x 94" Gate Post Insert		404781						

GATE



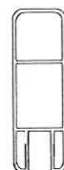
FENCE PANEL



MATERIAL PER SECTION

QTY	ITEM	DIMENSION
2	Top/Bottom Rail with Steel	2" x 6" x 71"
5	T&G Boards	¾" x 7" x 66½"
4	Lock Rings	N/A
2	Aluminum End Channel	1" x 1½" x 60½"

RAIL PROFILE



ELEMENT LX PREMIUM
2" x 6"

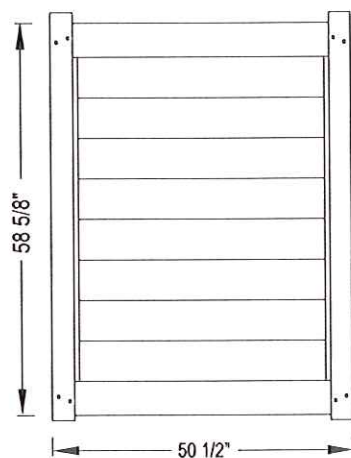
PREMIUM | 5' X 6' MADISON

HORIZONTAL PRIVACY | ELEMENT LX PREMIUM RAIL

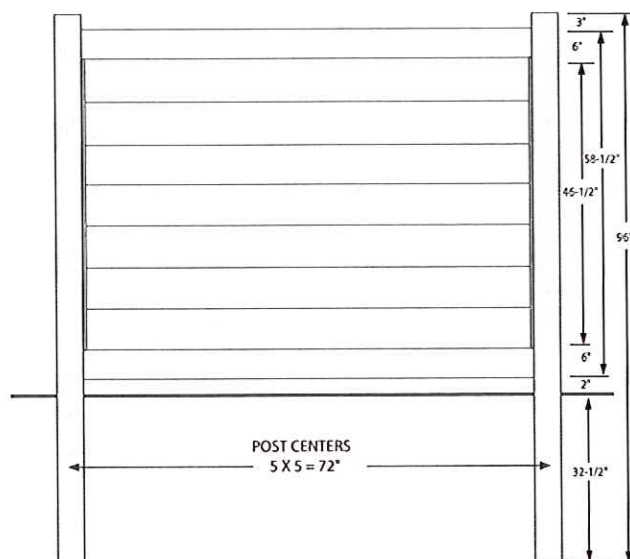


DESCRIPTION	WEATHERED BLEND		SIERRA BLEND		BRAZILIAN BLEND		ARCTIC BLEND	
	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU
5' x 6' Madison Horizontal Panel (58½"H)		642129		642128		642127		642125
5" x 5" x 96" Corner Post		642171		642168		642158		642199
5" x 5" x 96" Line Post		642172		642169		642166		642200
5" x 5" x 96" End Post		642173		642170		642167		642201
5" x 5" Pyramid Post Cap		410869		410868		410865		410863
5" x 5" New England Post Cap		410880		410879		410875		410872
5' Madison Horizontal Gate Kit		642059		642058		642057		642056
5' x 50½" Madison Horizontal Gate		642085		642084		642083		642082
5" x 5" x 94" Gate Post Insert		404781						

GATE



FENCE PANEL



MATERIAL PER SECTION

QTY	ITEM	DIMENSION
2	Top/Bottom Rail with Steel	2" x 6" x 71"
4	Lock Rings	N/A
7	T&G Boards	¾" x 7" x 66 ½"
2	Aluminum End Channel	1" x 1½" x 60½"

RAIL PROFILE



ELEMENT LX PREMIUM
2" x 6"

PREMIUM | 6' X 6' MADISON

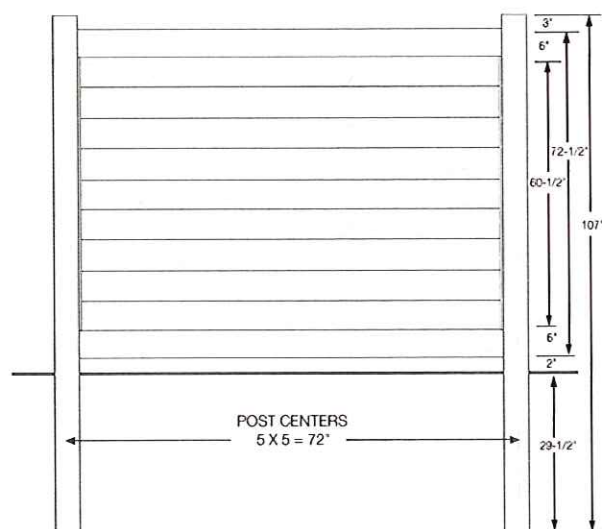
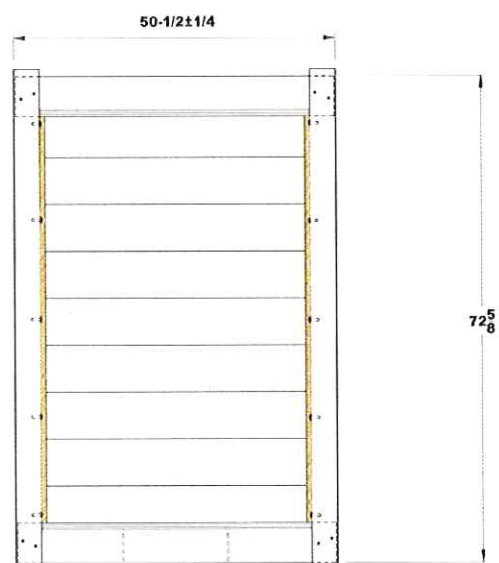
HORIZONTAL PRIVACY | ELEMENT LX PREMIUM RAIL



DESCRIPTION	WEATHERED BLEND		SIERRA BLEND		BRAZILIAN BLEND		ARCTIC BLEND	
	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU
6' x 6' Madison Horizontal Panel (72½"H)		642133		642132		642131		642130
5" x 5" x 107" Corner Post		642183		642180		642177		642174
5" x 5" x 107" Line Post		642184		642181		642178		642175
5" x 5" x 107" End Post		642185		642182		642179		642176
5" x 5" Pyramid Post Cap		410869		410868		410865		410863
5" x 5" New England Post Cap		410880		410879		410875		410872
6' Madison Horizontal Gate Kit		642063		642062		642061		642060
6' x 50½" Madison Horizontal Gate		642089		642088		642087		642086
5" x 5" x 106" Gate Post Insert		400466						

GATE

FENCE PANEL



MATERIAL PER SECTION

QTY	ITEM	DIMENSION
2	Top/Bottom Rail with Steel	2" x 6" x 71"
4	Lock Rings	N/A
9	T&G Boards	¾" x 7" x 66 ½"
2	Aluminum End Channel	1" x 1½" x 60½"

RAIL PROFILE



ELEMENT LX PREMIUM
2" x 6"

SELECT | 6' X 6' MADISON

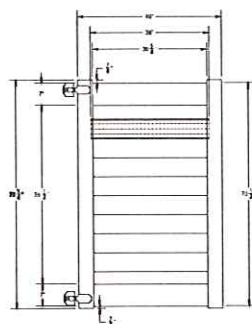
CV

HORIZONTAL PRIVACY | ELEMENT RESERVE RAIL

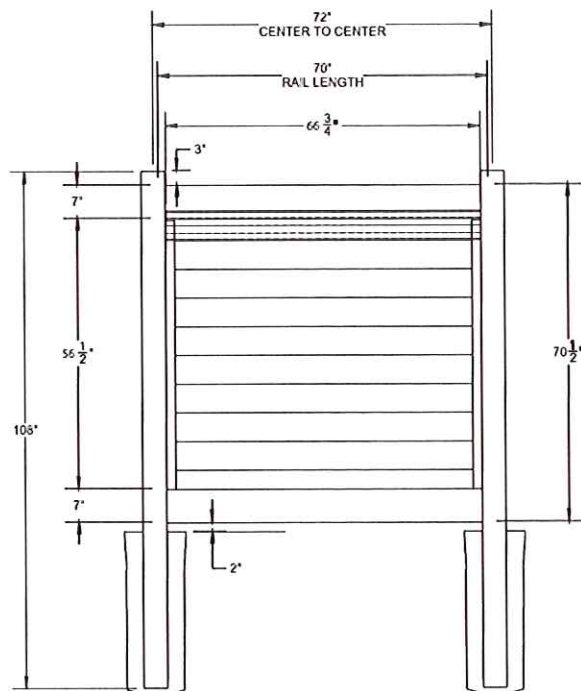
DESCRIPTION	COASTAL CEDAR		CYPRESS	
	QTY	SKU	QTY	SKU
6' x 6' Madison Horizontal Privacy Panel (70½"H)		73056882		73045602
5" x 5" x 108" Line Post (AD)		73056877		73045592
5" x 5" x 108" Corner Post (AD)		73056878		73045593
5" x 5" x 108" End Post (AD)		73056879		73045594
5" x 5" Pyramid Post Cap		73056835		73013829
5" x 5" New England Post Cap		73056837		73045007
6' x 46" Madison Horizontal Privacy Walk Gate		73056880		73045596
6' x 58" Madison Horizontal Privacy Drive Gate		73056881		73045597
5" x 5" x 106" Gate Post Insert		73003463		

QS QuickShip available in Cypress and Coastal Cedar. Applies to: Fence Panels; Line, Corner, End and Gate Posts; and 4' and 5' Wide Gates.

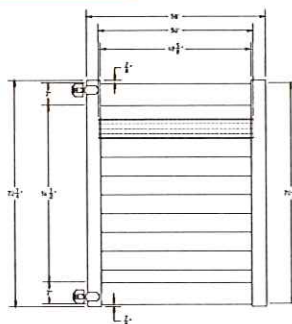
WALK GATE



FENCE PANEL



DRIVE GATE



MATERIAL PER SECTION

QTY	ITEM	DIMENSION
10	T&G Boards	¾" x 6" x 66¼"
2	U-Channel Post	1" x 1½" x 56¼"
2	Rails	1¼" x 7" x 70"

RAIL PROFILE



ELEMENT RESERVE
1¼" x 7"

SELECT | 6' X 8' MADISON

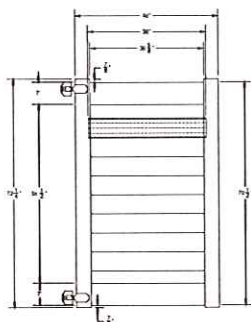
CV

HORIZONTAL PRIVACY | ELEMENT RESERVE RAIL

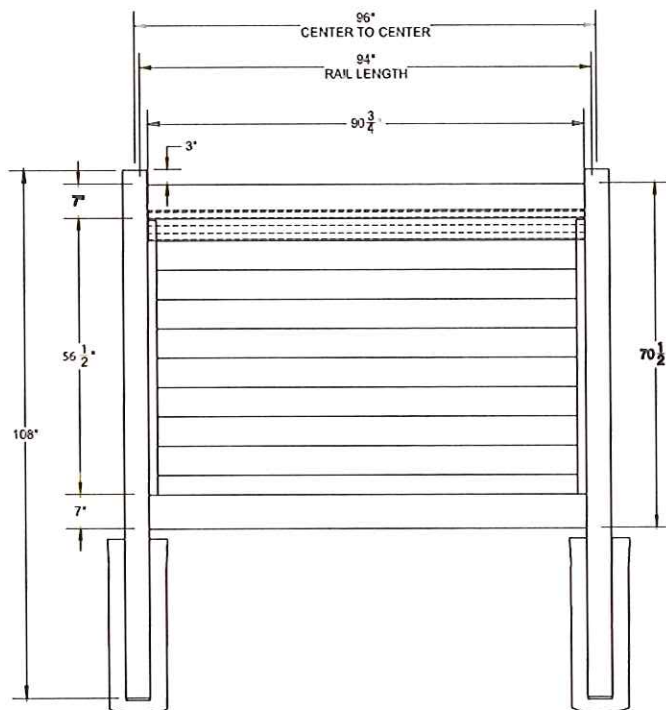
DESCRIPTION	COASTAL CEDAR		CYPRESS	
	QTY	SKU	QTY	SKU
6' x 8' Madison Horizontal Privacy Panel (70½"H)		73056876		73045591
5" x 5" x 108" Line Post (AD)		73056877		73045592
5" x 5" x 108" Corner Post (AD)		73056878		73045593
5" x 5" x 108" End Post (AD)		73056879		73045594
5" x 5" Pyramid Post Cap		73056835		73013829
5" x 5" New England Post Cap		73056837		73045007
6' x 46" Madison Horizontal Privacy Walk Gate		73056880		73045596
6' x 58" Madison Horizontal Privacy Drive Gate		73056881		73045597
5" x 5" x 106" Gate Post Insert		73003463		

QS QuickShip available in Cypress and Coastal Cedar. Applies to: Fence Panels; Line, Corner, End and Gate Posts; and 4' and 5' Wide Gates.

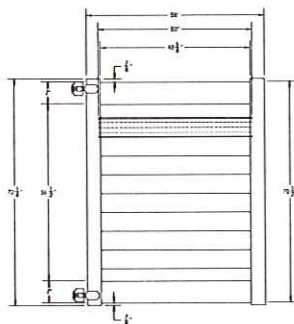
WALK GATE



FENCE PANEL



DRIVE GATE



MATERIAL PER SECTION

QTY	ITEM	DIMENSION
2	Rails	1¼" x 7" x 94"
10	T&G Boards	¾" x 6" x 90¾"
2	Structural Post U-Channels	1" x 1½" x 56½"
1	Pan Head Screw (10 pc)	#10 x ¾"

RAIL PROFILE



ELEMENT RESERVE
1¼" x 7"

STANDARD | 6' X 6' MADISON

CV

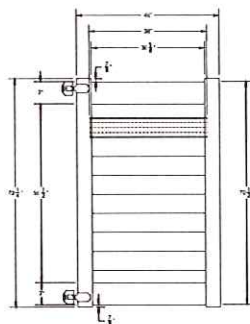
HORIZONTAL PRIVACY | ELEMENT RESERVE RAIL

DESCRIPTION	WHITE		SAND		GRAY	
	QTY	SKU	QTY	SKU	QTY	SKU
6' x 6' Madison Horizontal Privacy Panel (70½"H)		73045598		73045599		73055085
5" x 5" x 108" Line Post (AD)		73045547		73045567		73055087
5" x 5" x 108" Corner Post (AD)		73045548		73045568		73055088
5" x 5" x 108" End Post (AD)		73045549		73045569		73055089
5" x 5" Pyramid Post Cap		73003093		73003769		73054107
5" x 5" Internal Post Cap		73007092		73007093		N/A
5" x 5" New England Post Cap		73045003		73045004		73053093
8' x 46" Madison Horizontal Privacy Walk Gate		73045551		73045571		73055090
8' x 58" Madison Horizontal Privacy Drive Gate		73045552		73045572		73055101
5" x 5" x 106" Gate Post Insert				73003463		

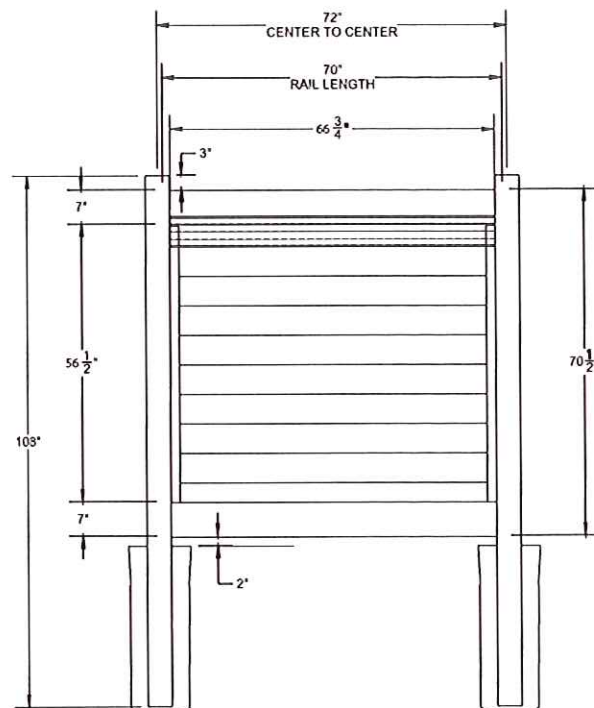
QS

QuickShip available in White, Sand and Gray. Applies to: Fence Panels; Line, Corner, End and Gate Posts; and 4' and 5' Wide Gates.

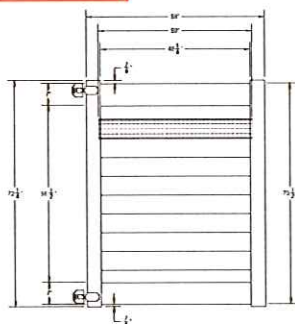
WALK GATE



FENCE PANEL



DRIVE GATE



MATERIAL PER SECTION

QTY	ITEM	DIMENSION
2	Rails	1¼" x 7" x 70"
10	T&G Boards	¾" x 6" x 66¾"
2	Structural Post Channels	1" x 1½" x 56¼"
1	Pan Head Screw (10 pc)	#10 x ¾"

RAIL PROFILE



ELEMENT RESERVE
1¼" X 7"

STANDARD | 6' X 8' MADISON

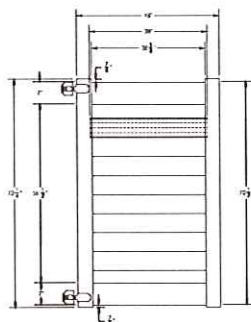
CV

HORIZONTAL PRIVACY | ELEMENT RESERVE RAIL

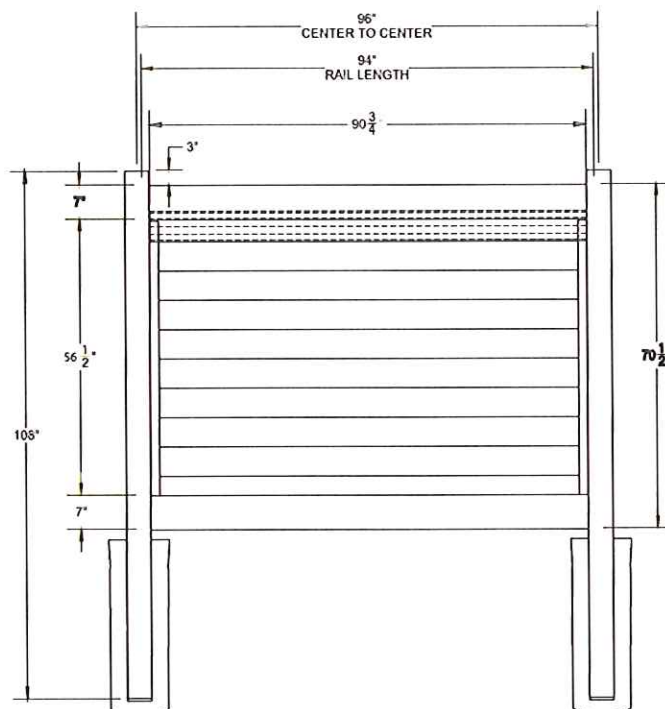
DESCRIPTION	WHITE		SAND		GRAY	
	QTY	SKU	QTY	SKU	QTY	SKU
6' x 8' Madison Horizontal Privacy Panel (70½"H)		73045546		73045559		73055086
5" x 5" x 108" Line Post (AD)		73045547		73045567		73055087
5" x 5" x 108" Corner Post (AD)		73045548		73045568		73055088
5" x 5" x 108" End Post (AD)		73045549		73045569		73055089
5" x 5" Pyramid Post Cap		73003093		73003769		73053068
5" x 5" Gothic Post Cap		73003094		73003760		N/A
5" x 5" New England Post Cap		73045003		73045004		73053093
6' x 46" Madison Horizontal Privacy Walk Gate		73045551		73045571		73055090
6' x 58" Madison Horizontal Privacy Drive Gate		73045552		73045572		73055101
5" x 5" x 106" Gate Post Insert				73003463		

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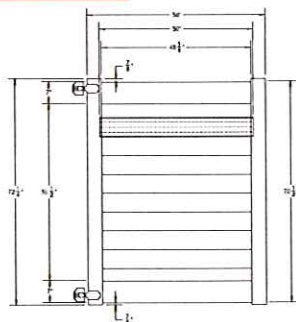
WALK GATE



FENCE PANEL



DRIVE GATE



MATERIAL PER SECTION

QTY	ITEM	DIMENSION
2	Rails	1¼" x 7" x 94"
10	T&G Boards	¾" x 6" x 90¾"
2	Structural Post U-Channels	1" x 1¼" x 56½"
1	Pan Head Screw (10 pc)	#10 x ¾"

RAIL PROFILE



ELEMENT RESERVE
1¼" X 7"

ZONING BOARD OF APPEALS

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MIKE TESTA



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

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JULY 16, 2025

Maria and Antonio Diaz
14428 Yale
Livonia, MI 48154

Mr. and Mrs. Diaz,

The Zoning Board of Appeals of the City of Livonia, at a regular meeting held July 8, 2025, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2025-06-18, Maria and Antonio Diaz, 14428 Yale: Seeking to erect a privacy fence to enclose the rear yard resulting in a fence in the corner side yard that does not align with any corresponding fence on an adjacent property, which is prohibited.

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

be tabled to allow the Petitioner to provide plans of the fence color and style, and to allow a Police review (traffic study) to be conducted.

ZONING BOARD OF APPEALS,

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

Timothy Klisz, Secretary

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

Meeting Date: July 8, 2025

4. **APPEAL CASE NO. 2025-06-18, Maria and Antonio Diaz, 14428 Yale:** Seeking to erect a privacy fence to enclose the rear yard resulting in a fence in the corner side yard that does not align with any corresponding fence on an adjacent property, which is prohibited.

Motion To:		Comments:
Support		
Deny		
Table	X	
Other		

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

CONDITIONS

1. Traffic Police Review
2. Come back w/ Color
- 3.
- 4.

ZBA Secretary: Timothy Klisz

4-6

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

Case No: 2025-06-18
Meeting Date: July 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 object to the requested variance. I have spent hours of my time walking along and around this corner lot and discussing the issue with 4 property owners who will be affected by this proposed privacy fence. Also, for years, I have run on Lake past this residence so I am very familiar with this home. The Diaz Family has had their share of misfortunes, i.e., the damage to their fence and home. But, the appearance of their yard has never been particularly good. And, my objection is due to "my" expected lack of maintenance on the "outside" ... or the PUBLIC side of this privacy fence.

SMB estates and their civic association deserve a well maintained lot at this gateway intersection. There are attractive fenced-in corner lots throughout SMB estates, usually with an egg rock base.

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

Thank you very much.
Signature: Joseph M. Kujat
Name: Joseph M. Kujat
(Please print)

Address: 14417 Ramblewood

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

Case No: 2025-06-18
Meeting Date: July 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 HAVE NO PROBLEM WITH THEM
PUTTING UP A FENCE

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

Signature: Stephen Thiesen
Name: STEPHEN THIESEN
(Please print)
Address: 14446 YALE

RECEIVED

JUL 03 2025

CITY OF LIVONIA
ZONING BOARD OF APPEALS

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

Case No: 2025-06-18
Meeting Date: July 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.

WILL LOOK VERY NICE!

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

Signature:

Mary Ann Jordan

Name:

MARY ANN JORDAN
(Please print)

Address:

14452 YALE ST

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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LYNDA L. SCHEEL
LAURA M. TOY

PUBLIC NOTICE JUNE 20, 2025

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

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

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

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

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, July 8, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

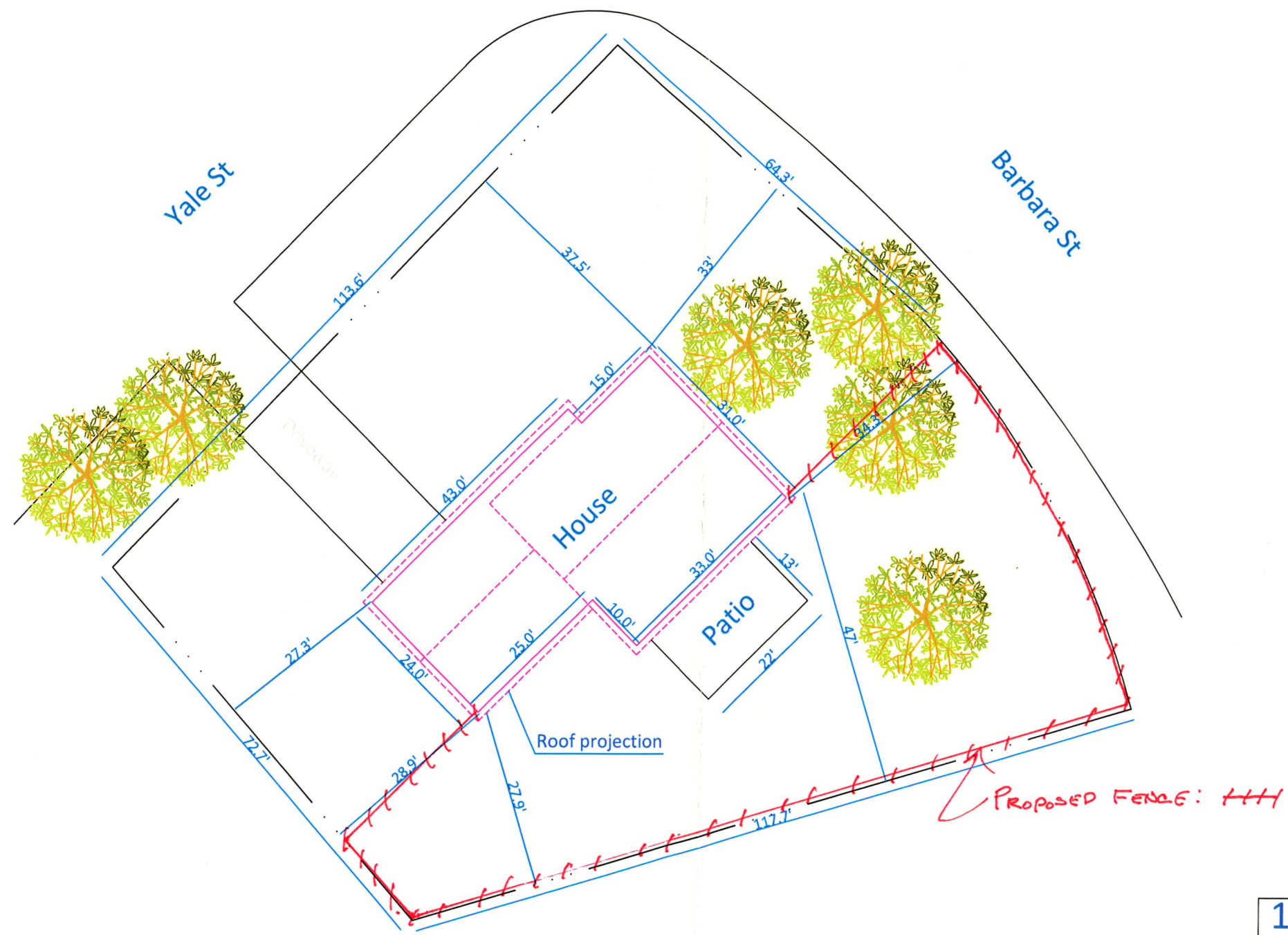
Petitioner will incur a \$100 rescheduling fee for every failure to appear.
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Please call 734-466-2250 if you need assistance.

Case No: 2025-06-18
Meeting Date: July 8, 2025

[illegible]

Signature: _____

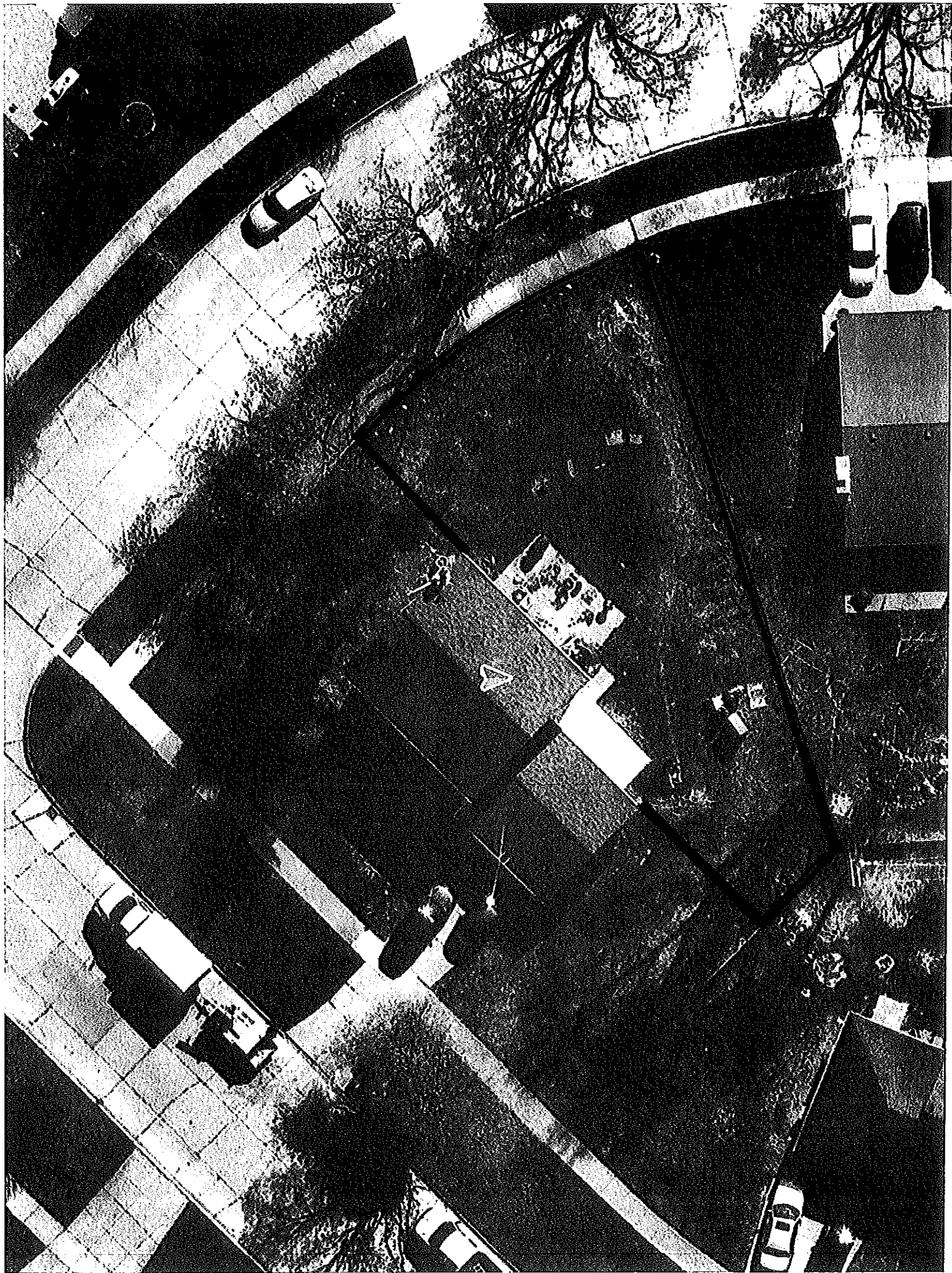
Address:

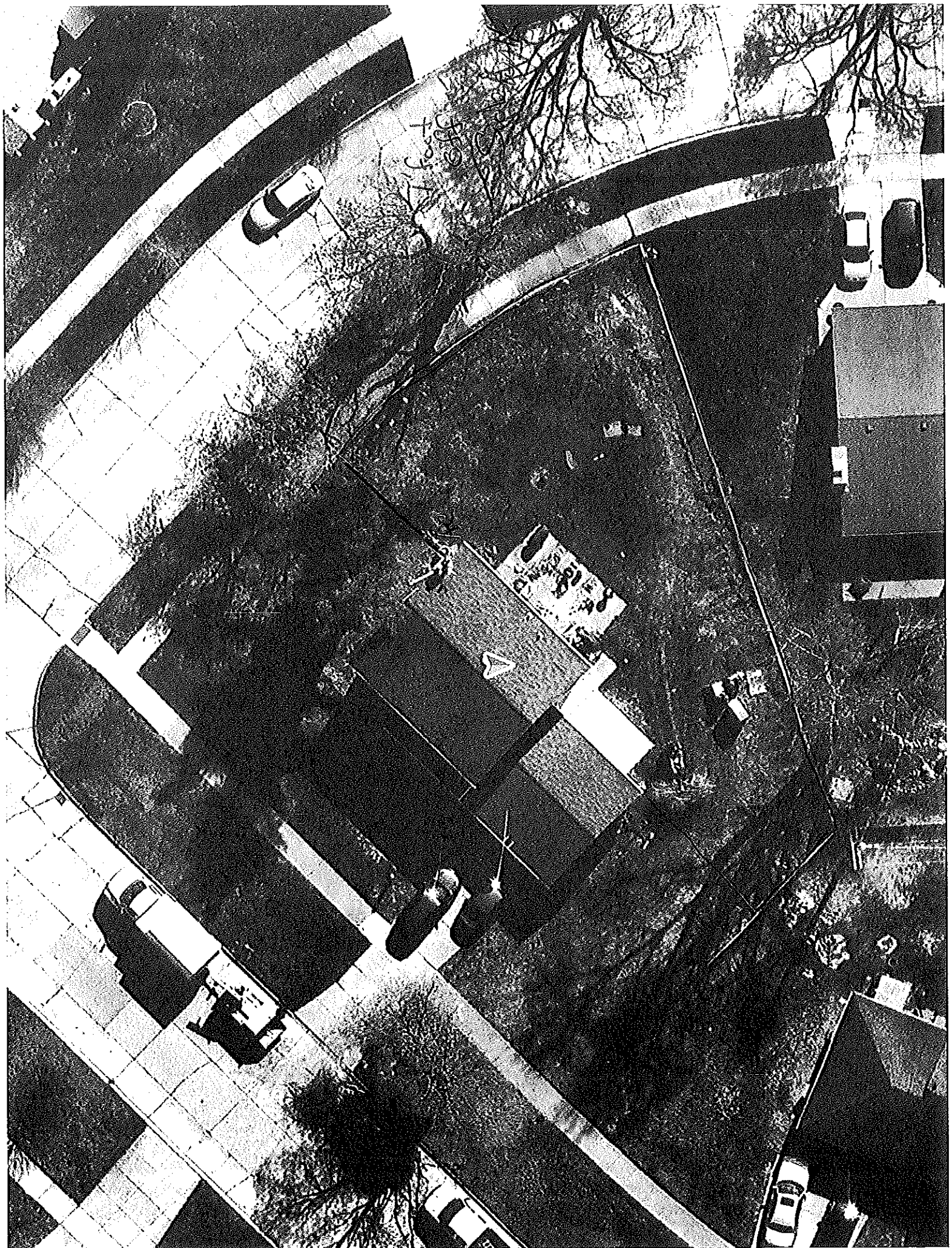


Land Use	RESIDENTIAL
	SINGLE FAMILY RESIDENCE
Buildings	1 Building
Building Area	1,767 SF
Lot Area	8,276 SF (0.19 ACRES)
Adj. Lots Owned	NONE
Year Built	1963

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

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





MARIA AND ANTONIO DIAZ
14428 YALE

FENCE
LOW DENSITY RESIDENTIAL

ZONING MAP

LEGEND

Zoning Districts

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

S.W. 1/4 Section 21

City of Livonia

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

Copyright 2001, City of Livonia



300 150 0 300 Feet



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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LAURA M. TOY

PUBLIC NOTICE AUGUST 8, 2025

APPEAL CASE NO. 2025-06-20, 33444 Roycroft: an appeal was made to the Zoning Board of Appeals by Kristen and Scott Cupler, seeking to erect a 986-square-foot detached garage resulting in a detached accessory structure in a location other than the rear yard and an accessory structure located closer to the corner side street than the side of the primary dwelling.

This Low Density Residential property is located on the north side of Roycroft (33444), between Farmington Road and Surrey Avenue, Lot. No. 064-01-0315-000, N-2, Neighborhood, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09 D) Minimum Setbacks.

Corner Side Yard Setback

Required: 75 feet

Proposed: 34 feet

Deficient: 41 feet

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

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 26, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

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

Case No: 2025-06-20
Meeting Date: August 26, 2025

[illegible]

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

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

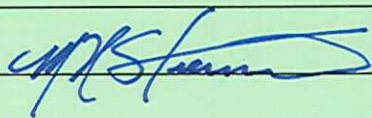
33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant	<u>Scott Cupler</u>	Address	<u>33444 Roycroft, 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>North</u>	Side of	<u>33444 Roycroft</u> Street
Between	<u>Famington</u>	And	<u>Surrey</u>
Lot No./Parcel No.	<u>064-01-0315-000</u>	Subdivision	<u>Coventry Gardens Sub. 01</u>
Zoning District	<u>N2</u>	Lot Size	<u>0.75 acres</u> Alley <u>n/a</u>
Present Use	<u>Single Family Residential</u>	Proposed Use	<u>(no change)</u>
Present Building Size	<u>None existing</u>	Proposed Building Size	<u>986 sq. ft</u>
Present Height of Building	<u>None existing</u>	Proposed Height	<u>15.75 ft to midpoint of roof (Building Height ^{ft})</u>
Allowable Lot Coverage	<u>11,435 sq. ft. (35%)</u>	Proposed Lot Coverage	<u>2,286 sq. ft. (7%)</u>

Proposal : Seeking to erect a 986 square foot detached garage resulting in a detached accessory structure in a location other than the rear yard and an accessory structure located closer to the corner side street than the side of the primary dwelling. Corner side yard setback required: 75 feet; Proposed 34 feet; Deficient: 41 feet.

Reason for Rejection Livonia Zoning Ordinance, Section 7.09 D) Minimum Setbacks

Deficient Side yard	<u>41 feet</u>	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>Garage in side yard</u>	Deficient Parking Spaces		Increasing Area and Bulk	
Remarks					

Plans and Application examined by  Date June 26, 2026

APPLICATION FOR VARIANCE

Scott Copley 33444 Roycroft Livonia 48154 734-679-2094
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Premoz Construction 1173 Homestead Milford, MI 48361 248-667-8686
 (Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 33444 Roycroft, Livonia, MI, 48154

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

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

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

33444 Roycroft, Livonia, MI, 48154
 Parcel ID: 46-064-010315-000

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 lot is irregularly shape and contains a non-conforming house that does not meet the current setbacks. It also has an easement on the east side due to power lines making

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

without the garage we lack storage for our personal vehicles, lawn equipment and it impossible to build a garage in the rear yard.

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

Many this garage would allow us to park our vehicles in the rear yard. Made usus on the street, we have talked to several neighbors and have their approval as well. The lot is non-

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

conforming and will not allow for a garage otherwise.

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

The zoning restrictions are useful for normal conforming lots, however this parcel is irregularly shaped and contains a house which does not meet the current zoning restrictions.

RECEIVED

JUN 25 2025

Inspection Department
 City of Livonia

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

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? Rezoning this property would have little effect on building an accessory structure

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: Scott Cupler

Please print name of property owner: Scott Cupler

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 25th day of June, 2025

Teresa Garcia
(Notary Public, Wayne County, Michigan)
My Commission expires 06/02/2029

TERESA GARCIA
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jun 2, 2029
ACTING IN COUNTY OF Wayne

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 6/26/2025, which reads as follows:

PROHIBITED LOCATION FOR ACCESSORY STRUCTURE

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

[Signature]
(Supervisor)

Application for permit filed No

Violation Issued No Violations

Approval Letter

Subject: Consent for Constructing a Garage at 33444 Roycroft, Livonia, MI, 48154

Dear The Von Schoicks,

I hope you are doing well. I am writing to share my plans to construct a garage in my backyard. The garage will be in our side yard due to our irregularly shaped property, and it will be located at least 5 feet from all property lines.

We are having a licensed and insured builder complete the garage for us. I will ensure that the work is confined to reasonable hours and that any debris is promptly removed.

If you are agreeable to the construction of this garage, please sign below to provide your consent. If you have any questions or concerns, I am happy to discuss further.

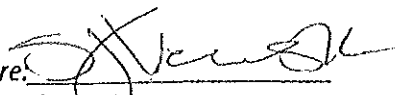
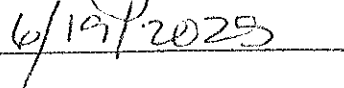
Best wishes,

Scott and Kristen Cupler

I, Robert or Stephanie Von Schoick, consent to the construction of the Garage as described above.

Signature:

Date:

Approval Letter

Subject: Consent for Constructing a Garage at 33444 Roycroft, Livonia, MI, 48154

Dear The Swansons,

I hope you are doing well. I am writing to share my plans to construct a garage in my backyard. The garage will be in our side yard due to our irregularly shaped property, and it will be located at least 5 feet from all property lines.

We are having a licensed and insured builder complete the garage for us. I will ensure that the work is confined to reasonable hours and that any debris is promptly removed.

If you are agreeable to the construction of this garage, please sign below to provide your consent. If you have any questions or concerns, I am happy to discuss further.

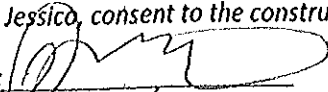
Best wishes,

Scott and Kristen Cupler

I, Steve or Jessica, consent to the construction of the Garage as described above.

Signature:

Date:


8/16/25

Approval Letter

Subject: Consent for Constructing a Garage at 33444 Roycroft, Livonia, MI, 48154

Dear The Bohnerts,

I hope you are doing well. I am writing to share my plans to construct a garage in my backyard. The garage will be in our side yard due to our irregularly shaped property, and it will be located at least 5 feet from all property lines.

We are having a licensed and insured builder complete the garage for us. I will ensure that the work is confined to reasonable hours and that any debris is promptly removed.

If you are agreeable to the construction of this garage, please sign below to provide your consent. If you have any questions or concerns, I am happy to discuss further.

Best wishes,

Scott and Kristen Cupler

I, Will or Kate, consent to the construction of the Garage as described above.

Signature:

Katherine Bohnert

Date:

6-16-25

Approval Letter

Subject: Consent for Constructing a Garage at 33444 Roycroft, Livonia, MI, 48154

Dear The Fishers,

I hope you are doing well. I am writing to share my plans to construct a garage in my backyard. The garage will be in our side yard due to our irregularly shaped property, and it will be located at least 5 feet from all property lines.

We are having a licensed and insured builder complete the garage for us. I will ensure that the work is confined to reasonable hours and that any debris is promptly removed.

If you are agreeable to the construction of this garage, please sign below to provide your consent. If you have any questions or concerns, I am happy to discuss further.

Best wishes,

Scott and Kristen Cupler

I, Tim or Lindsey, consent to the construction of the Garage as described above.

Signature:

Lindsey D. F.

Date:

6/16/25

Addendum A

Scott and Kristen Cupler

33444 Roycroft Livonia, MI 48154

ZBA Color Choices

June 25, 2025

Roofing

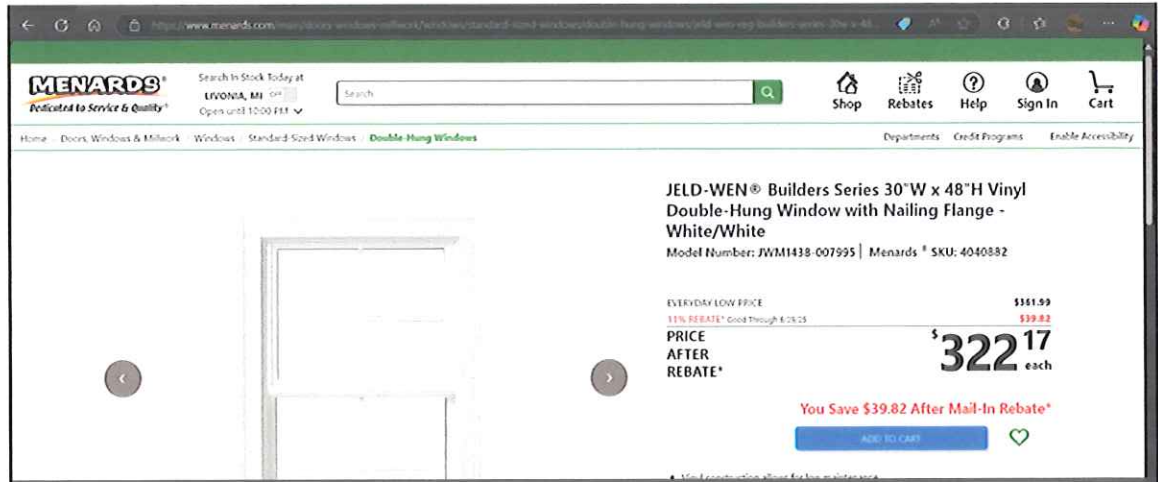
- Brand: Atlas Castlebrook Shingles
- Style: Architectural
- Color: Weathered Wood

Siding

- Brand: Timbercrest
- Style: Double Dutchlap
- Type: Vinyl Siding
- Color: Slate Blue

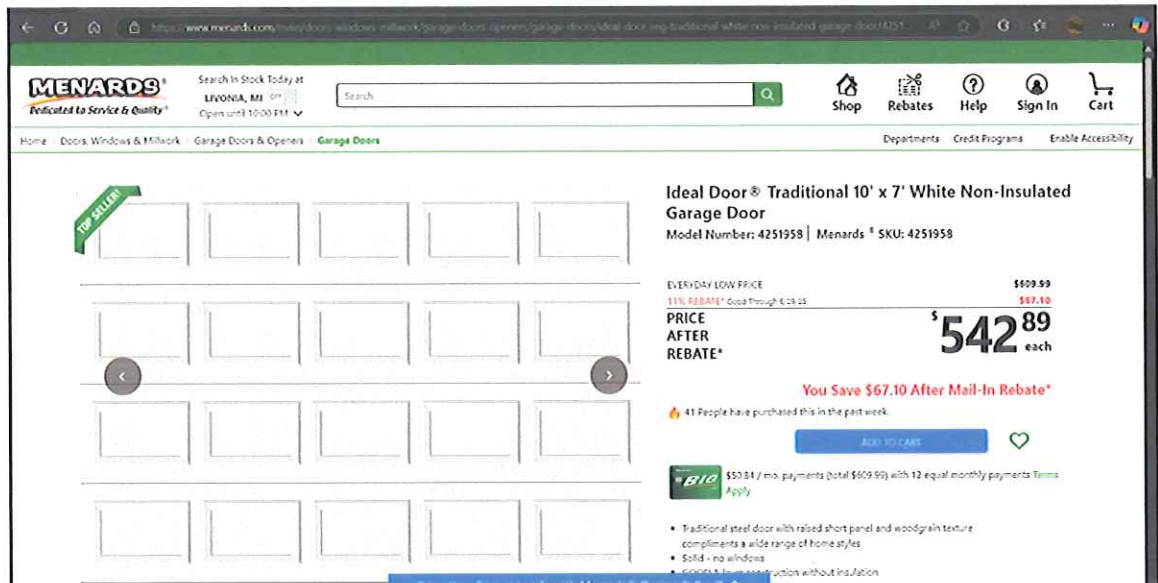
Windows

- Brand: Geldwinn
- Style: Double Hung
- Color: White



Garage Doors

- Brand: Haas
- Style: Raised Short Panel
- Color: White



Alterations to the existing house

- Repaint the existing house to match the siding color
- Frame in the existing attached shed to be part of the house and remove the shed door
- Remove the existing driveway

33444 Roycroft, Livonia, MI, 48154

<u>PAGE#</u>	<u>DESCRIPTION</u>
2	PLOT PLAN
3	FOUNDATION
4	LAYOUT
5	TRUSSES
6	NORTH ELEVATION
7	SOUTH ELEVATION
8	WEST ELEVATION
9	EAST ELEVATION

SKETCH OF SURVEY

Prepared For: KRISTEN CUPLER

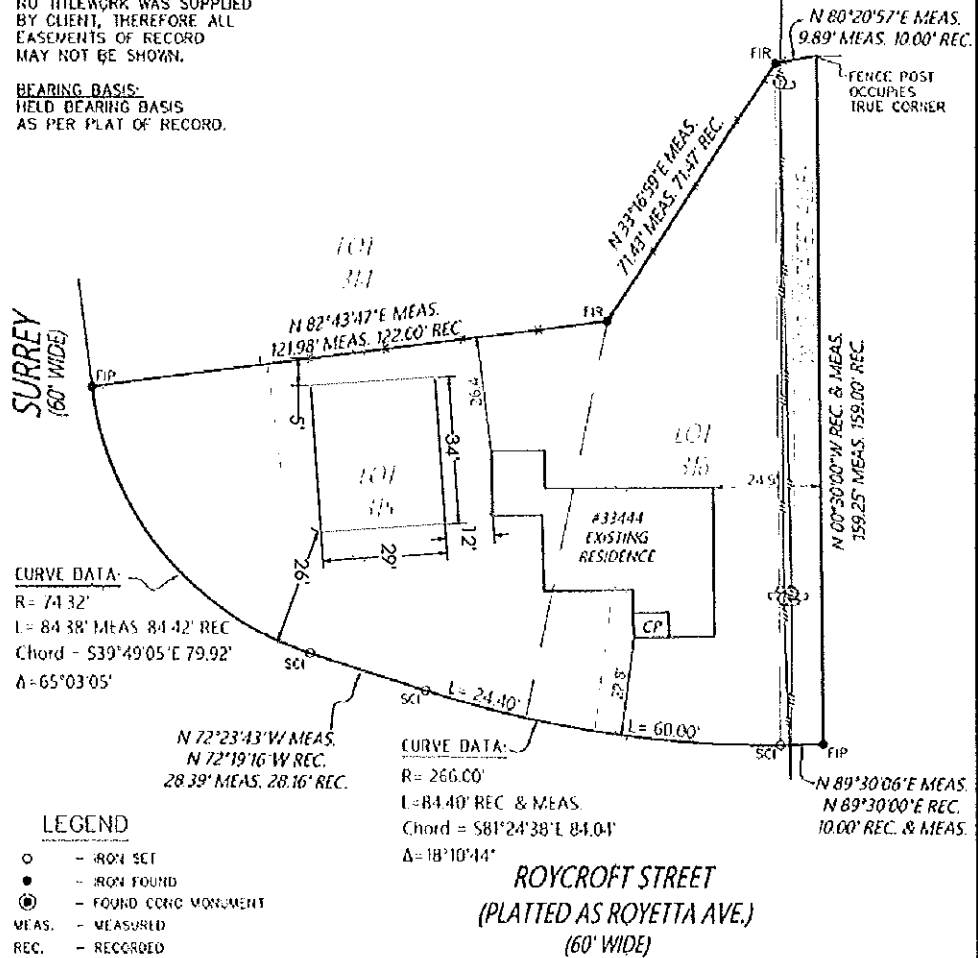
Legal Description: PARCEL ID: 46-064-01-0315-000
Lots 315, 316, and the West 1/2 of the vacated alley of COVENTRY GARDENS, a subdivision of part of the Southeast 1/4 of Section 16, T. 1 S., R. 9 E., Livonia Township, Wayne County, Michigan as recorded in Wayne County Records.

NOTES:

NO TITLEWORK WAS SUPPLIED BY CLIENT, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

BEARING BASIS:
FIELD BEARING BASIS
AS PER PLAT OF RECORD.

0 15 30
SCALE: 1" = 30'



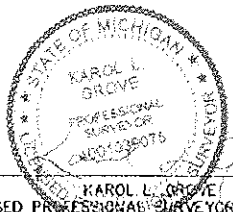
ZONING:

PROPERTY IS ZONED: N2
(NEIGHBORHOOD DISTRICT)

SETBACKS:

FRONT: = 30 feet
SIDES: = 6 feet MIN / 16 feet TOTAL
REAR: = 25 feet

I hereby certify only to the parties herein, that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set as noted hereon, permanent markers at the exterior corners of said lot and that all visible encroachments of a permanent nature upon said lot, are as shown on this survey. Said lot subject to all easements and restrictions of record.



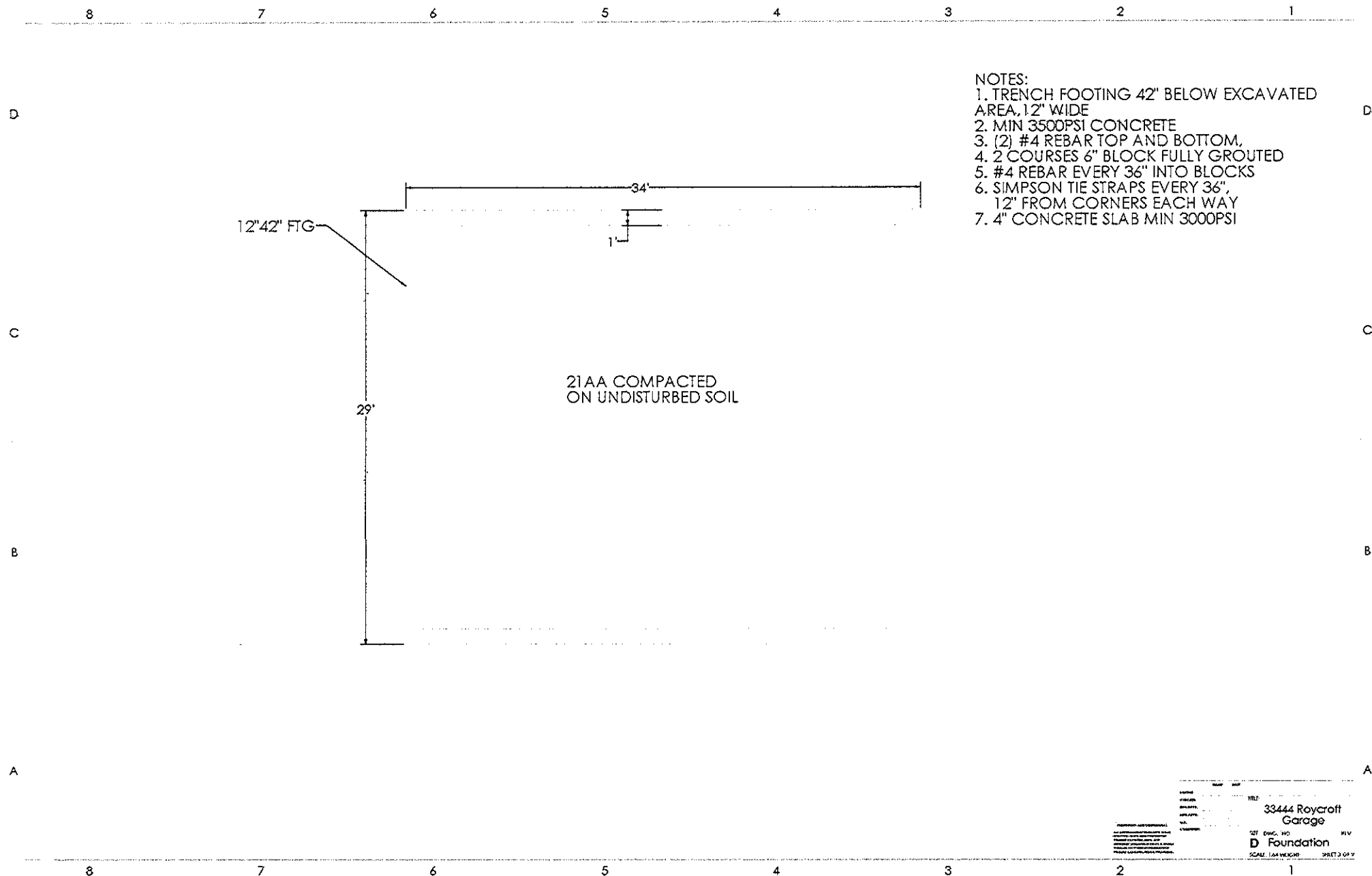
LICENSED PROFESSIONAL SURVEYOR #4001039075

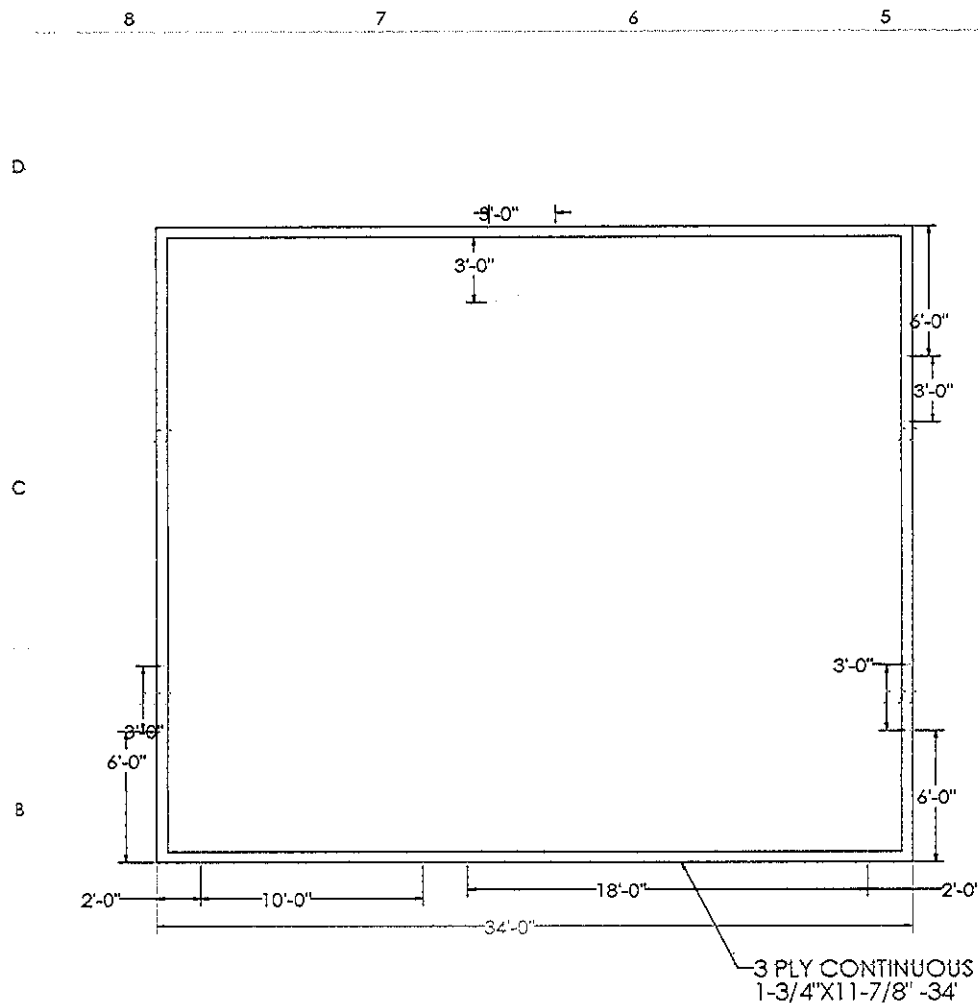
ALPINE
Land Surveying, Inc.

376 BEECH FARM CIRCLE SUITE # 1293
HIGHLAND, MICHIGAN, 48337
PHONE: 810-207-0050

FIELD: KG DATE: 03-25-2025
DRAWN: OJS JOB NO: 25-6917
CHECKED: KG SHEET: 1 OF 1
REVISED:

33444 Roycroft
Garage
D PLOT PLAN
SCALE: 1/4" = 10'





FRAMING- SIDING- ROOFING NOTES:

1. LUMBER
 - a. ALL LUMBER, SHEATHING, AND ENGINEERED WOOD COMPONENTS SHALL CONFORM TO GUIDELINES FROM THE AWC, NDS.
 - b. ALL STRUCTURAL FRAMING INCLUDING; HEADERS, TOP PLATES JOISTS, AND RAFTERS SHALL BE HEM FIR #2 OR BETTER
 - c. ALL EXTERIOR WALLS TO BE 2X6
2. MINIMUM MEMBER SIZES
 - a. ALL LOAD BEARING HEADERS ARE TO BE (3)1-3/4"X9-1/2" LVL UNLESS NOTED
 - b. ALL OPENINGS TO 6'-0" MINIMUM 1 TRIMMER AND 1 KING STUD AT EACH JAMB. FOR OPENINGS 6'-0" TO 10'-0" MINIMUM 2 TRIMMER AND 2 KING STUDS AT EACH JAMB
 - c. ALL WALLS FRAMED IN ACCORDANCE WITH TABLE R302.3.1
 - d. ALL POINT LOADS SHALL BE CARRIED DOWN TO FOUNDATION WALL
 - e. ROOF SHEATHING TO BE 7/16" OSB NAILED WITH 8D NAILS AT 12" O.C. IN FIELD AND 6" O.C. AT EDGE
 - f. WALL SHEATHING TO BE 7/16" OSB NAILED WITH 8D NAILS AT 12" O.C. IN FIELD AND 6" O.C. AT EDGE
 - g. FLOOR SHEATHING TO BE 3/4" TG OSB #9 SCREWS AT 12" O.C. IN FIELD AND 6" O.C. AT EDGE
3. WALL BRACING
 - a. ALL EXTERIOR WALL BRACING SHALL BE CONTINUOUS
 - b. STRUCTURAL PANELS ON ALL SHEATHABLE SURFACES
 - c. 30" MIN, 76" TALL OPENING HEIGHT ADJACENT TO FULL HEIGHT PANEL
 - d. MIN 24" WIDE PANEL CORNER RETURNS
4. SIDING NOTES
 - a. ALL WALLS TO BE FULLY WRAP WITH HOUSE WRAP
 - b. OVERLAP ALL SEAMS MIN 6" AND TAPE VERTICAL SEAMS
 - c. VINYL SIDING WALLS AND GABLES
 - d. VINYL SOFFIT ON ALL EAVES AND GABLES IF APPLICABLE
 - e. NAIL SIDING AND SOFFIT 8-12" O.C.
5. ROOFING NOTES
 - a. MIN 6' ICE GUARD AT ALL EAVES AND ALL VALLEYS
 - b. SYNTHETIC UNDERLAYMENT ON REMAINING PORTION OF ROOF
 - c. DRIP EDGE ALONG ALL ROOF EDGES
 - d. STARTER SHINGLES ALONG ALL ROOF EDGES
 - e. ARCHITECTURAL SHINGLES ON ROOF
 - f. CONTINUOUS RIDGE VENT WITH MATCHING CAP SHINGLES

PROJECT	33444 Roycroft Garage
DATE	01/11/2024
DWG. NO.	D FRAMING
SCALE	1/8" = 1'-0"
SHEET	4 OF 9

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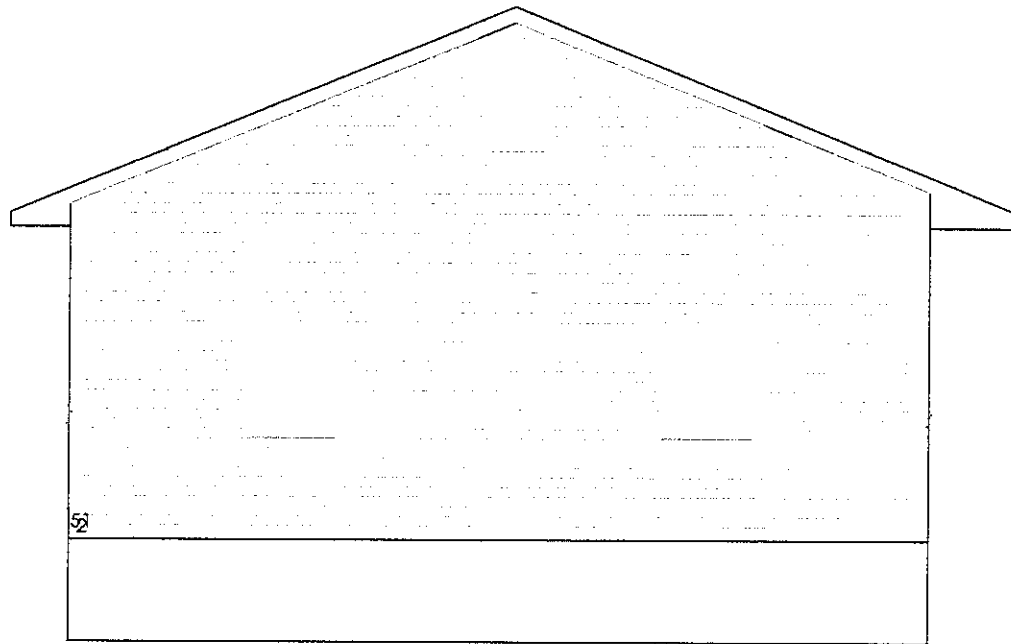
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REVISION	DATE	BY
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2	10/10/10	WJL
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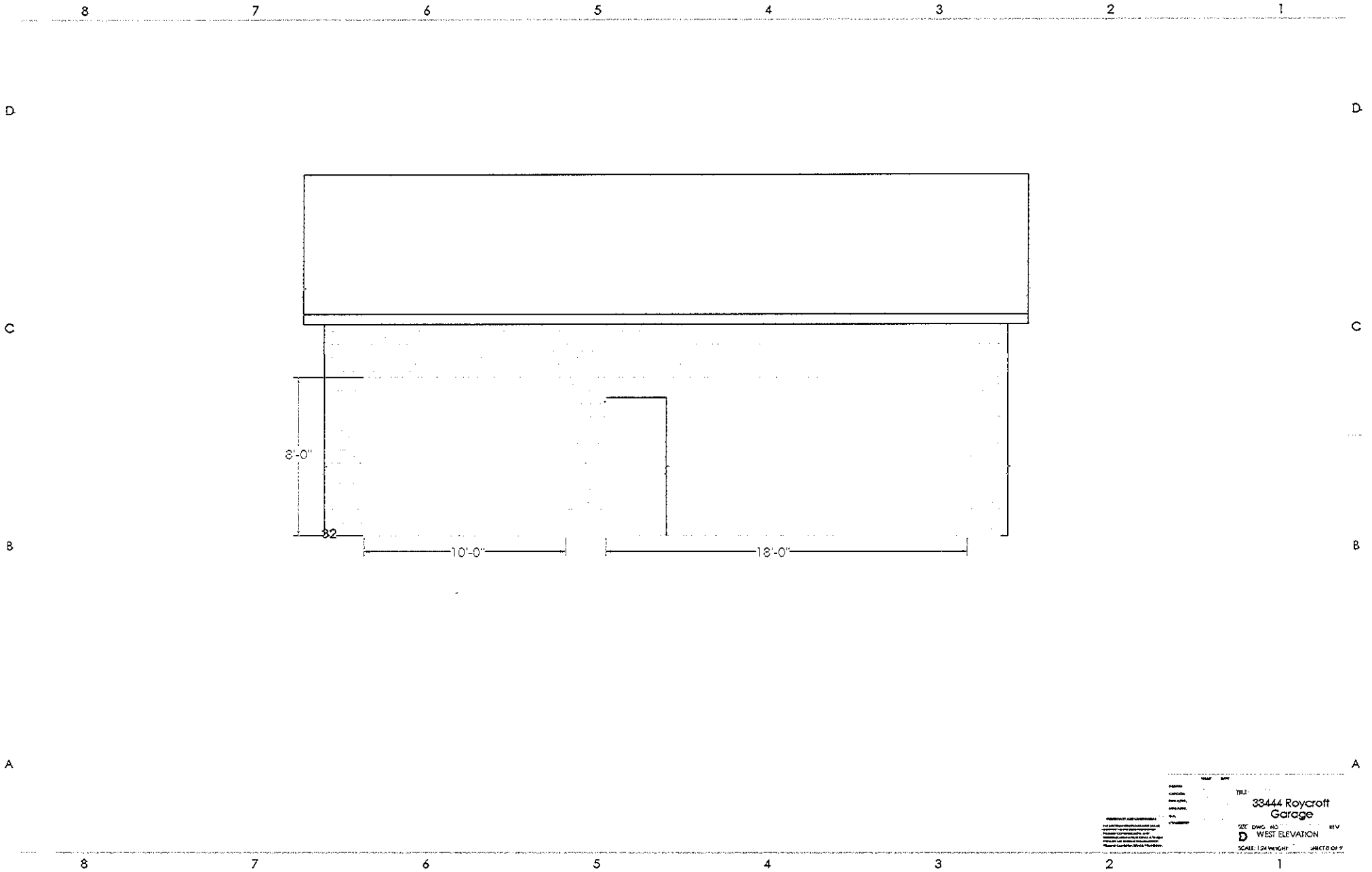
10536 Bob White
Beach Garage

SOUTH ELEVATION

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

REV

SHEET 7 OF 9



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32

33444 Roycroft
Garage

STANDARDS FOR COMMUNICATION

33444 Roycroft
Garage

"21" DWG. 100 11/1

D EAST ELEVATION

SCALE: 1/2" = 1' WEIGHT SHEET 2 OF 4

SCOTT CUPLER
33444 ROYCROFT

DETACHED GARAGE
LOW DENSITY RESIDENTIAL

ZONING MAP

LEGEND

Zoning Districts

RUF Rural Urban Farm

N1 Neighborhood

N2 Neighborhood

NM1 Neighborhood Multifamily

NM2 Neighborhood Multifamily

NM3 Neighborhood Multifamily

P Parking

C-1 Local Business

C-2 General Business

C-3 Highway Services

C-4 High Rise Commercial

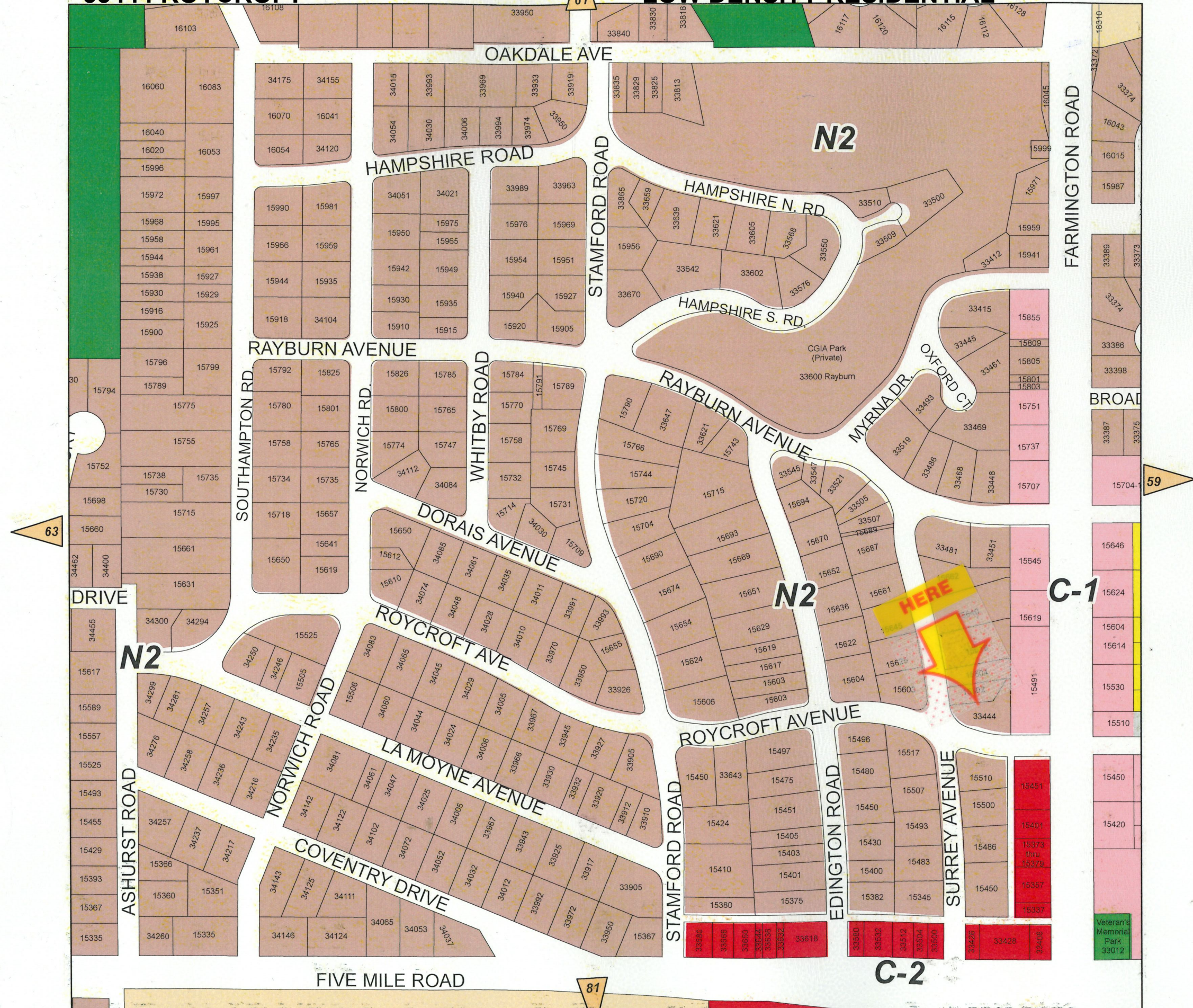
M-L Manufacturing Limited

M-1 Light Manufacturing

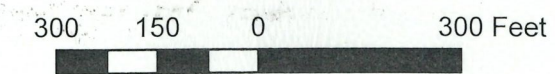
M-2 General Manufacturing

P-L Public Lands

NP Nature Preserves



S.E. 1/4 Section 16
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia



ZONING BOARD OF APPEALS

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JAMES. M. BARINGHAUS, VICE CHAIRMAN
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MARC ROTONDO
MIKE TESTA



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

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PUBLIC NOTICE AUGUST 8, 2025

APPEAL CASE NO. 2025-07-21, 37604 Ann Arbor Road: an appeal was made to the Zoning Board of Appeals by Joseph Mooradian on behalf of Lakepointe Yacht Club, seeking to erect a monument sign with deficient setback from the right-of-way, an excessive total height and base width and also includes an Electronic Message Center (EMC) while the proposed sign is not in compliance with the ordinance.

This Corridor Commercial property is located on the north side of Ann Arbor Road (37604), between Newburgh Road and Lakeview Drive, Lot. No. 121-02-0030-000, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3) – Sign Regulations in C-2, C-3, and C-4 Districts – Monument signs.

Minimum Setback

Required: 10 feet
Proposed: 0 feet
Deficient: 10 feet

Maximum Height

Allowed: 6 feet
Proposed: 11.08 feet
Excess: 5.08 feet

Maximum Base Width

Allowed: 10 feet
Proposed: 11.5 feet
Excess: 1.5 feet

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

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 26, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.

In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.

Please call 734-466-2250 if you need assistance.

Case No: 2025-07-21
Meeting Date: August 26, 2025

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

Signature: _____

Address:



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

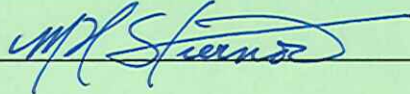
Applicant <u>Joseph Mooradian</u>	Address <u>1652 Trinity, Canton, MI 48187</u>
Owner <u>(same as applicant)</u>	Address <u>(same as applicant)</u>
Lessee <u>n/a</u>	Address <u>n/a</u>
Location <u>north</u>	Side of <u>37604 Ann Arbor Road</u> Street
Between <u>Newburgh</u>	And <u>Lakeview Dr.</u>
Lot No./Parcel No. <u>121-02-0030-000</u>	Subdivision <u>Horton's Newburgh Sub. 02</u>
Zoning District <u>C-2</u>	Lot Size <u>0.306 acres</u> Alley <u>n/a</u>
Present Use <u>Commercial full-service restaurant</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 monument sign resulting in a monument sign with deficient setback from the right-of-way, an excessive total height and base width and also includes an Electronic Message Center (ECM) while the proposed sign is not in compliance with the ordinance. Minimum setback required: 10 ft.; Proposed: 0 ft.; Deficient: 10 ft., Maximum height allowed: 6 ft.; Proposed: 11.08 ft.; Excess: 5.08 ft., Maximum base width allowed: 10 ft; Proposed: 11.5 ft.; Excess: 1.5 ft.

Reason for Rejection Livonia Zoning Ordinance, Section: 11.08 (3) - Sign Regulations in C-2, C-3 & C-4 Districts - Monument signs

Deficient Side yard	Deficient Front Yard	<u>10 feet</u>	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area Per Room		Encroachment
Excessive Lot Coverage	Excessive Height	<u>5.08 feet</u>	Increasing No. Units
Use Prohibited	<u>ECM w/non-compliant sign</u>	Deficient Parking Spaces	Increasing Area and Bulk
			<u>1.5 feet</u>

Remarks LPD Traffic safety review required.

Plans and Application examined by  Date July 3, 2025

APPLICATION FOR VARIANCE

Joseph Mooradian 1652 Trinity Canton, MI. 48187
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax) 37604 Ann Arbor Rd, Livonia, 48150 (734) 748-5961

N/A
 (Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Vitale Signs 37037 Schoolcraft Rd, Livonia, 48150 (734) 542-4800
 (Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 37604 Ann Arbor Rd, 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? N/A

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

See Attachments

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:

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

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

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

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

I don't believe the zoning ordinance needs to be changed. I am OK with a monument sign, I am just looking to keep it in the same location.

RECEIVED

JUN 26 2025

Inspection Department
 City of Livonia

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

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? I don't feel like it needs to be rezoned

for a sign. I accept the new city ordinance as it pertains to sign.

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.

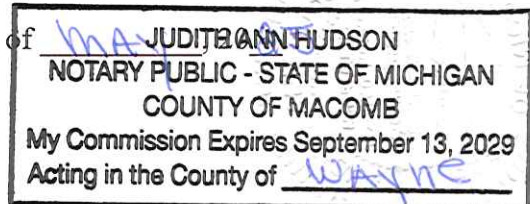
Signature of property owner: [Signature]

Please print name of property owner: Joseph D. Moradian

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 25 day of May

[Signature]
(Notary Public, Wayne County, Michigan)
My Commission expires Sept. 13, 2029



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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 6/26/2025, which reads as follows:

DEFICIENT SETBACK

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

[Signature]
(Supervisor)

Application for permit filed No

Violation Issued No

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

(Answer) The difficulty we are experiencing that is unique to us, is we had a pole sign that was grandfathered in under the previous city ordinance, not only in height and width but in location too. Our sign was damaged beyond repair and now must be replaced with a sign more in line with the new ordinance however the only location for this sign is in the location of the previous sign which is within the 10 foot easement of Ann Arbor rd.

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

(Answer) Our sign was a vital part of our business. It was a landmark of sorts, a way for us to communicate with passing traffic. We are a small business and the outside of our building could easily be mistaken for other types of commerce without adequate signage. Preventing first time patrons from ever discovering the fact we are not only a bar but a full service restaurant and city of Livonia staple and one of the few places in the city open late to accommodate our factory workers, first responders, nurses, and any one else who works and eats outside of the standard 9 to 5 shift.

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

(Answer) We are situated in a unique location, we do not have neighbors located to our left or right, we are situated between county park, wet lands, and lake Newburgh we do have neighbors across the street from us however some of those businesses are no longer open. There is a residential area located across the street from our location but I don't feel our proposed new sign is in anyway unfair to the residents, or the other businesses further down the road, I don't believe the location of our proposed sign is in anyway a safety risk for drivers or pedestrians and the new sign would be an improvement not only aesthetically but more importantly it will be much safer as we are going to remove the overhead wires and run the electrical underground.

(1) 61" X 76" DOUBLE FACE LED ILLUMINATED SIGN W/
30"X 76" 090" ALUMINUM CABINET / RADIUS TOP
1-1/2" RETURN
(2) 3/16" WHITE ACRYLIC FACES W/
(2) UV DIGITAL PRINTED TRANSLUCENT VINYL OVERLAYS

(1) DOUBLE FACE FULL COLOR
10MM THINKSIGN EMC WITH 25" X 76" X 7" DEEP
DISPLAY & CABINET

(1) 6" x 76" x 16" DEEP .090" ALUMINUM POLE COVER
SIGN MOUNTED WITH (1) STEEL POST
BURIED IN A NEW FOUNDATION

72" X 138" HIGH FIELDSTONE BASE BY OTHER

29 SQ. FT.



2240 Lansing Ave., Jackson, MI 48202
2900 Alpha Access St., Lansing, MI 48910
603 S. Mansfield St., Ypsilanti, MI 48197
1965 Pine Creek Rd., Marquette, MI 49660
3750 Fortune Blvd., Saginaw, MI 48603
517-784-8720 | www.johnsonsign.com

JOB NAME:
Lake Pointe Yacht Club

LOCATION:
37604 Ann Arbor Rd.
Livonia, MI 48150

ACCOUNT REP: SA

DESIGNER: LE

REVISION: _____

NOTES:
Furnish & Install

the Following:

FILE NAME:
250644-04

SCALE:
1/2"=1'

This design and all material
appearing hereon constitute
the original unpublished
work of Johnson Sign Co.
may not be duplicated,
used or disclosed without
written consent.

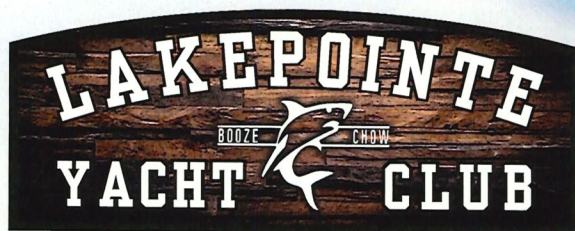


IMAGE NTS



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

JOHNSON SIGN CO
DOES NOT PROVIDE
PRIMARY ELECTRIC
TO SIGN LOCATION
RESPONSIBILITY OF OTHERS

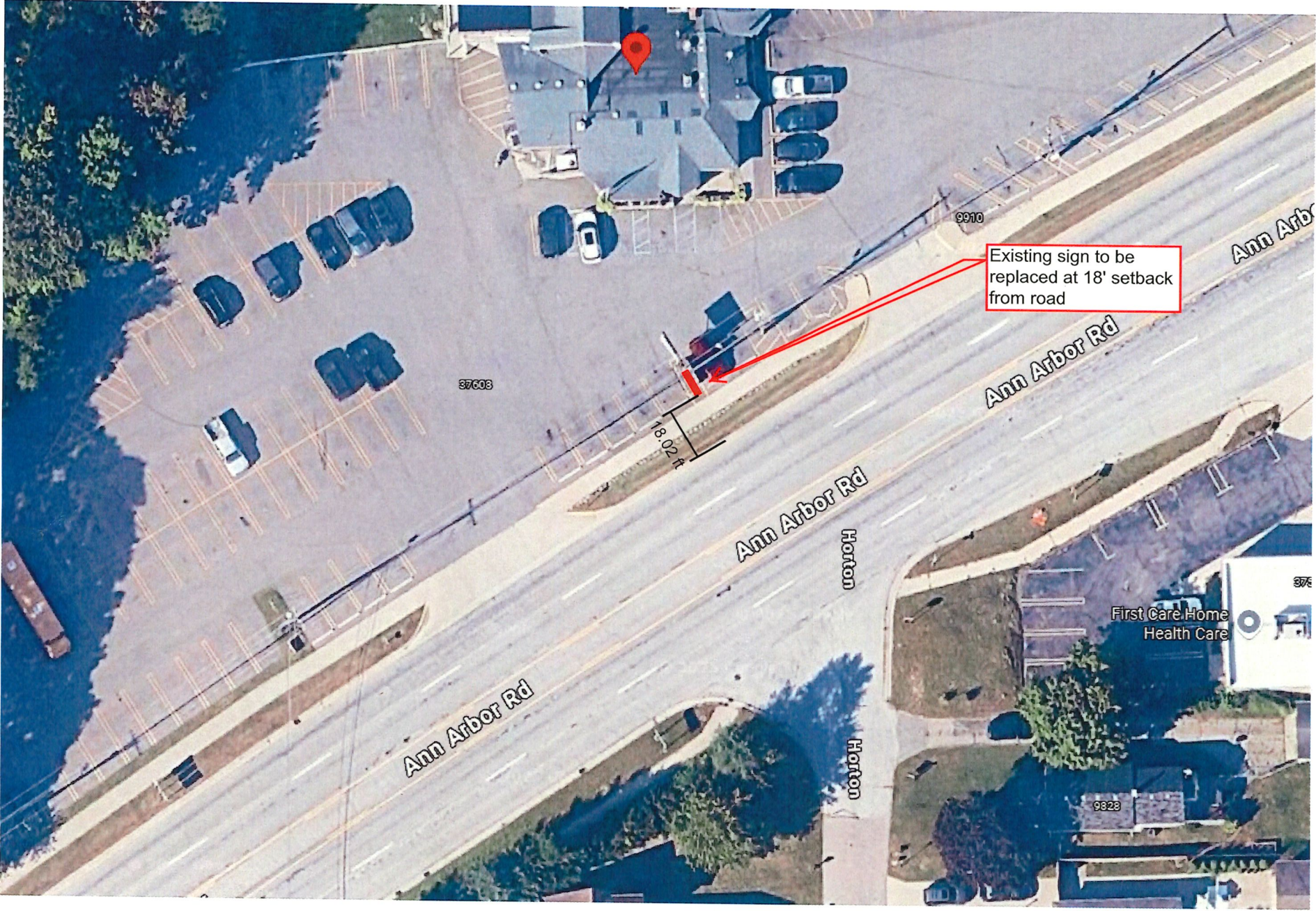
CUSTOMER APPROVAL: _____

DATE: _____



INTERNATIONAL SIGN ASSOCIATION

37604 Ann Arbor Rd



Existing sign to be replaced at 18' setback from road

37603

18.02 ft

9910

Ann Arbor

Ann Arbor Rd

Ann Arbor Rd

Horton

Ann Arbor Rd

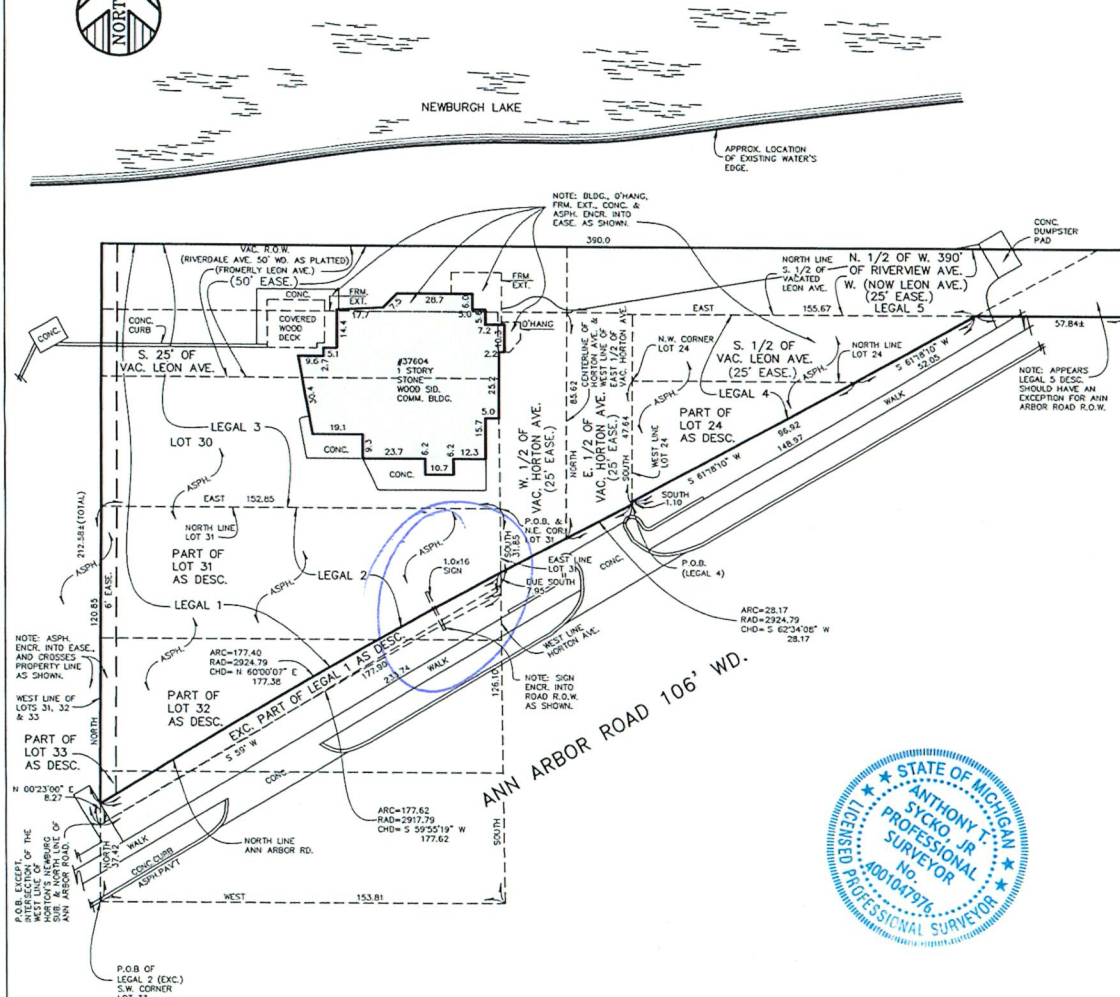
Horton

First Care Home Health Care

9828

9828





MORTGAGE SURVEY

CERTIFIED TO: CENTRAL LAND TITLE AGENCY

PROPERTY DESCRIPTION:

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

Legal 1:

Lot 30 and that portion of Lots 31, 32 and 33; HORTON'S NEWBURGH SUBDIVISION, which lies on the North side of Ann Arbor Road (so called), and more particularly described as: Commencing at the Northeast corner of Lot 31, running thence South on the East line of said Lot 31, a distance of 31.85 feet; running thence South 59 degrees West, along the North line of Ann Arbor Road, 177.90 feet; running thence North along the West line of Lots 33, 32 and 31, a distance of 120.85 feet; running thence East on the North line of Lot 31, 152.85 feet to the point of beginning. Plat recorded in Liber 37, Page 67 of Plats, Wayne County Records, and also the South 25 feet of vacated Leon Avenue North of Lot 30 and the West 1/2 of vacated Horton Avenue, adjoining on the East of subject premises. EXCEPT: That portion of captioned described as follows: Beginning at the intersection of the West line of said subdivision and the North right-of-way line of Ann Arbor Road (106 feet wide) and proceeding thence North 0 degrees 23 minutes 00 seconds East, along the West line of said subdivision, 8.27 feet; thence Northeastly along the arc of a curve, concave to the Southeast, with a radius of 2924.79 feet, chord with bearing of North 60 degrees 00 minutes 07 seconds East and distance of 177.38 feet, 177.40 feet to a point on the West right-of-way line of Horton Avenue; thence due South along said line, 7.95 feet to a point on the North right-of-way line of Ann Arbor Road, thence Southwesterly, along said right-of-way line, along an arc of curve concave to the Southeast, with a radius of 2917.79 feet, a chord with bearing of South 59 degrees 55 minutes 19 seconds West a distance of 177.62 feet, 177.62 feet to the point of beginning. Subject to easements and building and use restrictions of record.

Legal 2:

Lots 31, 32 and 33 except that part described as beginning at the Southwest corner of Lot 33; thence North 37.42 feet; thence on a curve to the Southeast, radius 2924.79 feet, arc 177.38 feet; thence South 126.10 feet; thence West 153.81 feet to the point of beginning, also the West 1/2 adjacent vacated street; HORTON'S NEWBURGH SUBDIVISION, Town 1 South, Range 9 East, as recorded in Liber 37 of Plats, Page 67 of Wayne County Records.

Legal 3:

Lots 30 including the West 1/2 adjacent vacated street, also including the entire vacated right-of-way North of Lot 30; HORTON'S NEWBURGH SUBDIVISION, as recorded in Liber 37 of Plats, Page 67 of Wayne County Records.

Legal 4:

Part of Lots 23 and 24, part of the East 1/2 of the vacated portion of Horton Avenue and part of the vacated South 1/2 of Leon (formerly Riverside) Avenue; HORTON'S NEWBURGH SUBDIVISION, of part of the N.E. 1/4 of Section 31, T.1 S., R.9 E., Livonia Township (now City), Wayne County, Michigan, as recorded in Liber 37 of Plats, Page 67, Wayne County Records, and more particularly described as follows: Beginning on the West line of Lot 24, distant South 47.64 feet from the Northwest corner of Lot 24, and proceeding thence along the arc of a non-tangent curve, concave to the Southeast, with a radius of 2924.79 feet and a chord which bears South 62 degrees 34 minutes 08 seconds West 28.17 feet to the centerline of Horton Avenue; thence along the West line of the East 1/2 of vacated Horton Avenue, North 85.62 feet; thence along the North line of the vacated South 1/2 of Leon Avenue, East 155.67 feet; thence South 61 degrees 18 minutes 10 seconds West, 52.05 feet to the North line of Lot 24 and South 61 degrees 18 minutes 10 seconds West, 96.92 feet to the West line of Lot 24; thence South 1.10 feet to the point of beginning. Totalling .153 acres, more or less. Subject to easements and building and use restrictions of record.

Legal 5:

The North 1/2 of the West 390 feet of Riverview Avenue West (now Leon Avenue) of HORTON'S NEWBURGH SUBDIVISION, said subdivision being recorded in Liber 37, page 67, Wayne County Records, part of the Northeast 1/4 of Section 31, T.1 S., R.9 E., Livonia Township (now City of Livonia), Wayne County, Michigan.

Note: The property description is as furnished by client.

Subject to any part taken, used or deeded for street, road, or highway purposes.

NOTE: THIS PROPERTY MAY BE SUBJECT TO AND/OR INCLUDE THE RIPARIAN RIGHTS ASSOCIATED WITH NEWBURGH LAKE.

NOTE: LEGAL 1 OVERLAPS PART OF LEGAL 2 & LEGAL 3

NOTE: LEGAL 5 OVERLAPS PART OF LEGAL 3

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the aforementioned applicants, mortgagee, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property herein described except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

Anthony T. Sycko, Jr.

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
Eastpointe Detroit Ann Arbor Grand Blanc
(800) 251-7222 (313) 728-9071 (734) 994-0888 (800) 694-0001
FAX: (800) 772-4448 FAX: (313) 772-6404 FAX: (734) 994-0007 FAX: (810) 694-9955
www.kemtecgroupofcompanies.com

PREPARED FOR: CENTRAL LAND TITLE - UTICA

DATE: 06/20/23 JOB #: 23-01311

SCALE: 1"=30' REV: 06/30/23

DRW. BY: ATR/CS REV:

DEPARTMENT OF PUBLIC SAFETY

DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

July 22nd 2025

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

Zoning Waiver Request: Joseph Mooradian, Lakepointe Yacht Club, 37604 Ann Arbor Rd.

To Whom it May Concern,

I have reviewed the sign proposed by the business at 37604 Ann Arbor Road. I do not believe the sign described would pose a safety risk for any vision obstruction to motorists on the street or pedestrians on the sidewalk that it may cause based upon the provided plans.

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

Sincerely,

FOR THE CHIEF OF POLICE,

Sergeant Paul Walters
Traffic Safety Bureau
734-466-2107

2024004235 L: 58617 P: 594 WD

01/02/2024 11:55:01 AM Total Pages: 4

Bernard J. Youngblood, Register of Deeds - Wayne County, MI
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX

Wayne County County Tax Stamp #684824

01/02/2024

Receipt# 24-3721 L: 58617 P: 594

State Tax: \$10,875.00 County Tax: \$1,595.00



WARRANTY DEED

File No.: BH-227923

THE GRANTOR,

LPYC Real Estate LLC, whose address is: 37604 Ann Arbor Road, Livonia, MI 48150

conveys and Warrants to

Yacht Property LLC, whose address is: 37604 Ann Arbor Road, Livonia, MI 48150

the following described premises:

SEE ATTACHED LEGAL DESCRIPTION RIDER

Tax Parcel No.: 46 121 02 0030 000 AS TO LOT 30 AND VAC. STREETS, 46-121-02-0031-002 AS TO LOTS 31, 32, AND 33 AND, 121 02 0024 001 AS TO PT LOTS 23 AND 24 AND VACATE

Commonly known as: 37604 Ann Arbor Road, Livonia, MI 48150

For the sum of: One Million Four Hundred Fifty Thousand Dollars and No Cents
(\$1,450,000.00)

The Grantor grants to the Grantee the right to make (_____) divisions under section 108 of the land division act, Act 288 of the Public Act of 1967.

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or 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."

Subject to easements, reservations and restrictions of record.

2024004235 Page 2 of 4

Dated: 18th day of December, 2023

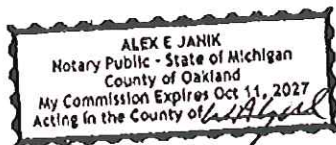
Signed and Sealed:

LPYC Real Estate LLC

Brenda Lefebvre
By: Brenda Lefebvre
Its: Member

STATE OF MICHIGAN
COUNTY OF Wayne

Acknowledged before me in Wayne County, Michigan on the 18th day of December, 2023, by **Brenda Lefebvre, Member of LPYC Real Estate LLC.**



[Signature]
Notary Name

Notary public, State of Michigan, County of _____

My commission expires _____

Acting in the County of _____

Drafted by:

Brenda Lefebvre, Member, 37604 Ann Arbor Road, Livonia, MI 48150

When recorded return to:

One Stop Recording, 23938 Research Dr., Suite 200, Farmington Hills, MI 48335

2024004235 Page 3 of 4

LEGAL DESCRIPTION RIDER

Situated in the City of Livonia, County of Wayne, State of Michigan

Lot 30 and that portion of Lots 31, 32 and 33, of Horton's Newburgh Subdivision, according to the Plat thereof, as recorded in Liber 37 of Plats, Page 67, Wayne County Records, which lies on the North side of Ann Arbor Road (so called), and more particularly described as: Commencing at the Northeast corner of Lot 31, running thence South on the East line of said Lot 31, a distance of 31.85 feet; running thence South 59 degrees West along the North line of Ann Arbor Road, 177.90 feet; running thence North along the West line of Lots 33, 32 and 31, a distance of 120.85 feet; running thence East on the North line of Lot 31, 152.85 feet to the point of beginning. ALSO the entire vacated ROW of Leon Avenue North of Lot 30 and the West 1/2 of vacated Horton Avenue, adjoining on the East of subject premises. EXCEPT: That portion of captioned description described as follows: Beginning at the intersection of the West line of said Subdivision and the North right-of-way line of Ann Arbor Road, 106 ft wide, and proceeding thence North 0 degrees 23 minutes 00 seconds East, along the West line of said subdivision, 8.27 feet; thence Northeasterly along the arc of a curve, concave to the Southeast, with a radius of 2,924.79 feet, a chord with bearing of North 60 degrees 00 minutes 07 seconds East and distance of 177.38 feet, 177.40 feet to a point on the West right-of-way line of Horton Avenue; thence due South along said line, 7.95 feet to a point on the North right-of-way line of Ann Arbor Road; thence Southwesterly, along said right-of-way line, along an arc of a curve concave to the Southeast, with a radius of 2,917.79 feet, a chord with bearing of South 59 degrees 55 minutes 19 seconds West a distance of 177.62 feet, 177.62 feet to the point of beginning.

ALSO

Parts of Lots 23 and 24, part of the East 1/2 of the vacated portion of Horton Avenue and part of the vacated South 1/2 of Leon (formerly Riverside) Avenue, Horton's Newburgh Subdivision, according to the Plat thereof, as recorded in Liber 37 of Plats, Page 67, Wayne County Records, and more particularly described as follows: Beginning on the West line of Lot 24, distant South, 47.64 feet from the Northwest corner of Lot 24, and proceeding thence along the arc of a non-tangent curve, concave to the Southeast, with a radius of 2924.79 ft. and a chord which bears South 62 degrees 34 minutes 08 seconds West, 28.17 ft. to the centerline of Horton Avenue; thence along the West line of the East 1/2 of vacated Horton Avenue, North, 85.62 feet; thence along the North line of the vacated South 1/2 of Leon Avenue, East, 155.67 feet; thence South 61 degrees 18 minutes 10 seconds West, 52.05 ft. to the North line of Lot 24 and South 61 degrees 18 minutes 10 seconds West, 96.92 feet to the West line of Lot 24; thence South, 1.10 feet to the point of beginning.

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of the instrument. No representation is made as to the status of any tax liens or other taxes owed to any other entities. Taxes in process of local collection or before PRE denial are NOT EXAMINED.

Eric R Sabree, Wayne County Treasurer
No. E - 162118 Date: 01/02/2024 Clerk: RJT

AS SURVEYED:

LOT 30 AND PARTS OF LOTS 24, 31, 32 AND 33, AND VACATED LEON AVENUE (FORMERLY RIVERVIEW AVENUE, AS PLATTED) AND VACATED HORTON AVENUE, ADJACENT THERETO, HORTON'S NEWBURGH SUBDIVISION, AS RECORDED IN LIBER 37, PAGE 67 OF PLATS, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF VACATED LEON AVENUE; THENCE DUE EAST ALONG THE NORTH LINE OF VACATED LEON AVENUE 378.55 FEET TO A POINT ON THE NORTHWESTERLY LINE OF ANN ARBOR ROAD; THENCE THE FOLLOWING THREE COURSES ALONG SAID RIGHT OF WAY LINE; (1)

Page 3 | File No.: BH-227923

2024004235 Page 4 of 4

SOUTH 61 DEGREES 18 MINUTES 10 SECONDS WEST, 201.03 FEET; (2) DUE SOUTH, 1.10 FEET; AND (3) SOUTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, A RADIUS OF 2924.79 FEET, A CHORD BEARING OF SOUTH 60 DEGREES 33 MINUTES 26 SECONDS WEST, 233.83 FEET, AND A DISTANCE OF 233.89 FEET TO A POINT ON THE WEST LINE OF LOT 33 AND THE WEST LINE OF HORTON'S NEWBURGH SUBDIVISION; THENCE ALONG THE WEST LINE OF LOTS 32, 31, 30 AND VACATED LEON AVENUE NORTH 00 DEGREES 23 MINUTES 00 SECONDS EAST, 212.58 FEET TO THE POINT OF BEGINNING.

Parcel Identification No.:46 121 02 0030 000 AS TO LOT 30 AND VAC. STREETS, 46-121-02-0031-002 AS TO LOTS 31, 32, AND 33 AND, 121 02 0024 001 AS TO PT LOTS 23 AND 24 AND VACATE

Commonly known as: 37604 Ann Arbor Road, Livonia, MI 48150

SIGN CORRIDOR COMMERCIAL

Zoning Districts

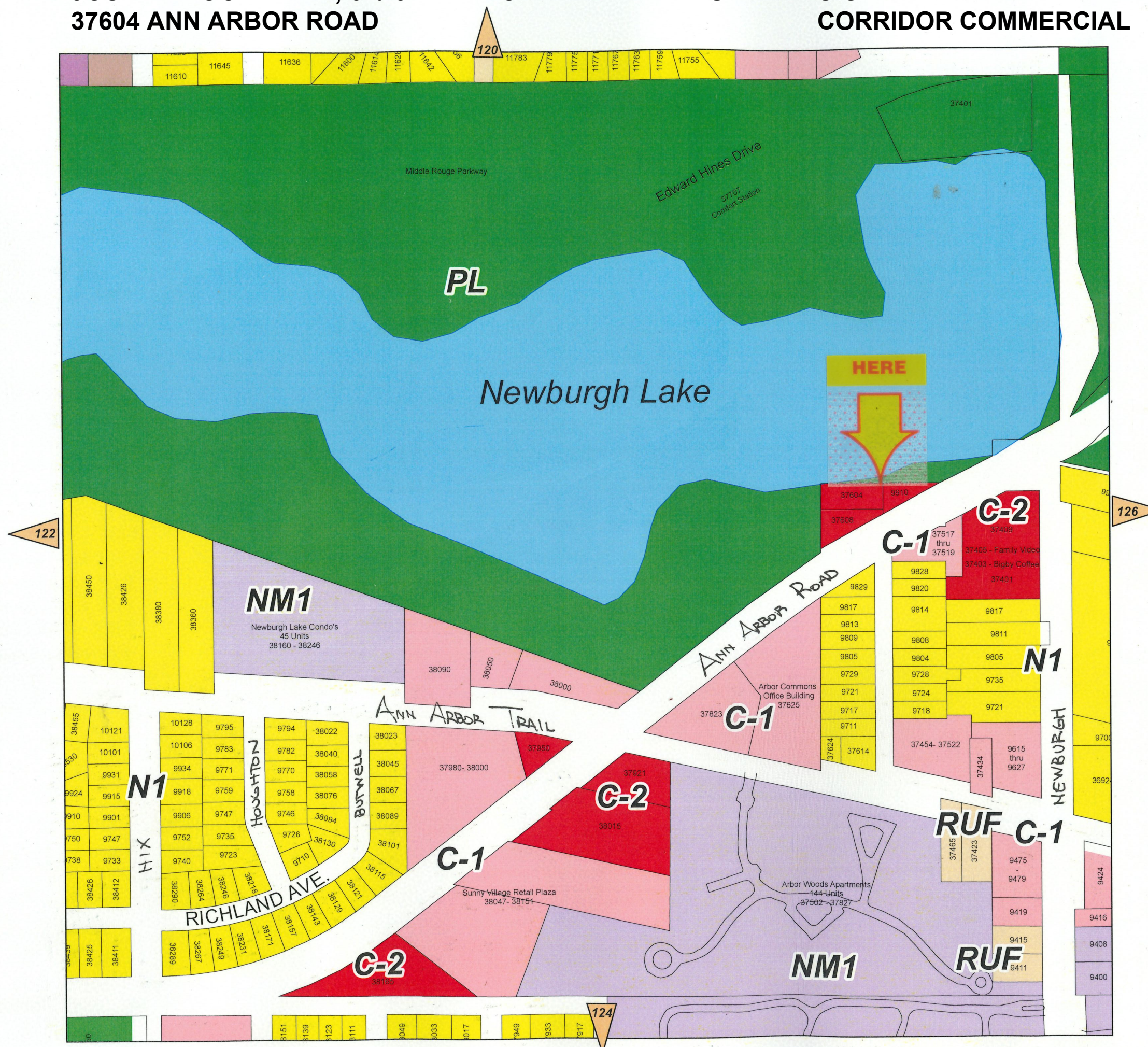
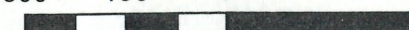
- | | |
|---|------------------------------|
|  | RUF Rural Urban Farm |
|  | N1 Neighborhood |
|  | N2 Neighborhood |
|  | NM1 Neighborhood Multifamily |
|  | NM2 Neighborhood Multifamily |
|  | NM3 Neighborhood Multifamily |
|  | P Parking |
|  | C-1 Local Business |
|  | C-2 General Business |
|  | 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 |

City of Livonia

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

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

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

PUBLIC NOTICE AUGUST 8, 2025

APPEAL CASE NO. 2025-07-22, 13940 Richfield: an appeal was made to the Zoning Board of Appeals by Victoria and Tony Myers, seeking to erect a privacy fence, resulting in a privacy fence erected in a corner side yard that cannot align with any corresponding fence on the adjacent lot.

This Low Density Residential property is located on the east side of Richfield (13940), between Schoolcraft Road and Perth Street, Lot. No. 076-01-0027-004, R-U-F, Rural Urban Farm, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 A. 4. 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 26, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

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

Case No: 2025-07-22
Meeting Date: August 26, 2025

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

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

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

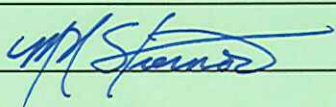
33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant <u>Tony & Victoria Myers</u>	Address <u>13940 Richfield, 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>13940 Richfield</u> Street
Between <u>Schoolcraft Rd.</u>	And <u>Perth St.</u>
Lot No./Parcel No. <u>076-01-0027-004</u>	Subdivision <u>Zimmerman and Porter's Schoolcraft Estates</u>
Zoning District <u>R-U-F</u>	Lot Size <u>0.258 acres</u> Alley <u>n/a</u>
Present Use <u>Single Family Residential</u>	Proposed Use <u>(no change)</u>
Present Building Size <u>n/a</u>	Proposed Building Size <u>n/a</u>
Present Height of Building <u>n/a</u>	Proposed Height <u>n/a</u>
Allowable Lot Coverage <u>n/a</u>	Proposed Lot Coverage <u>n/a</u>

Proposal : Seeking to erect a privacy fence resulting in a privacy fence erected in a corner side yard that cannot align with any corresponding fence on the adjacent lot.

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

Deficient Side yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area Per Room	Encroachment <u>24 feet</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 7/7/2025

APPLICATION FOR VARIANCE

Tony + Victoria
myers 13940 Richfield Livonia, MI 48154 (734) 347-7661

(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 13940 Richfield, 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.

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

RECEIVED

JUL 07 2025

Inspection Department
City of Livonia

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

Part of the Southeast 1/4 of section 19 T.15, R.9E, The South 1/2 of the South 1/2 of Lots 27 & 28 of Zimmermann Porters Schoolcraft Estates recorded in Liber 68, page 73, Wayne County Records

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

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:
Safety concern being next to a very loud highway with pets and children contained safely.
4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
High traffic area concerned for safety for children and pets.
5. Explain why you think this variance would be fair to the neighbors and others who might be affected. Due to the fact we close to a mass amount of high traffic with pets and small children involved.

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

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

We just purchased the home

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

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? we just purchased the home and need a variance due to pets and small children.

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: Tony Myers

Please print name of property owner: Tony Myers

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 7 day of July, 2025

Ruth Dively
(Notary Public, Wayne County, Michigan)
My Commission expires Nov 4, 2026

RUTH DIVELY
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Nov 4, 2026
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 _____, which reads as follows:

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

[Signature]
(Supervisor)

Application for permit filed _____

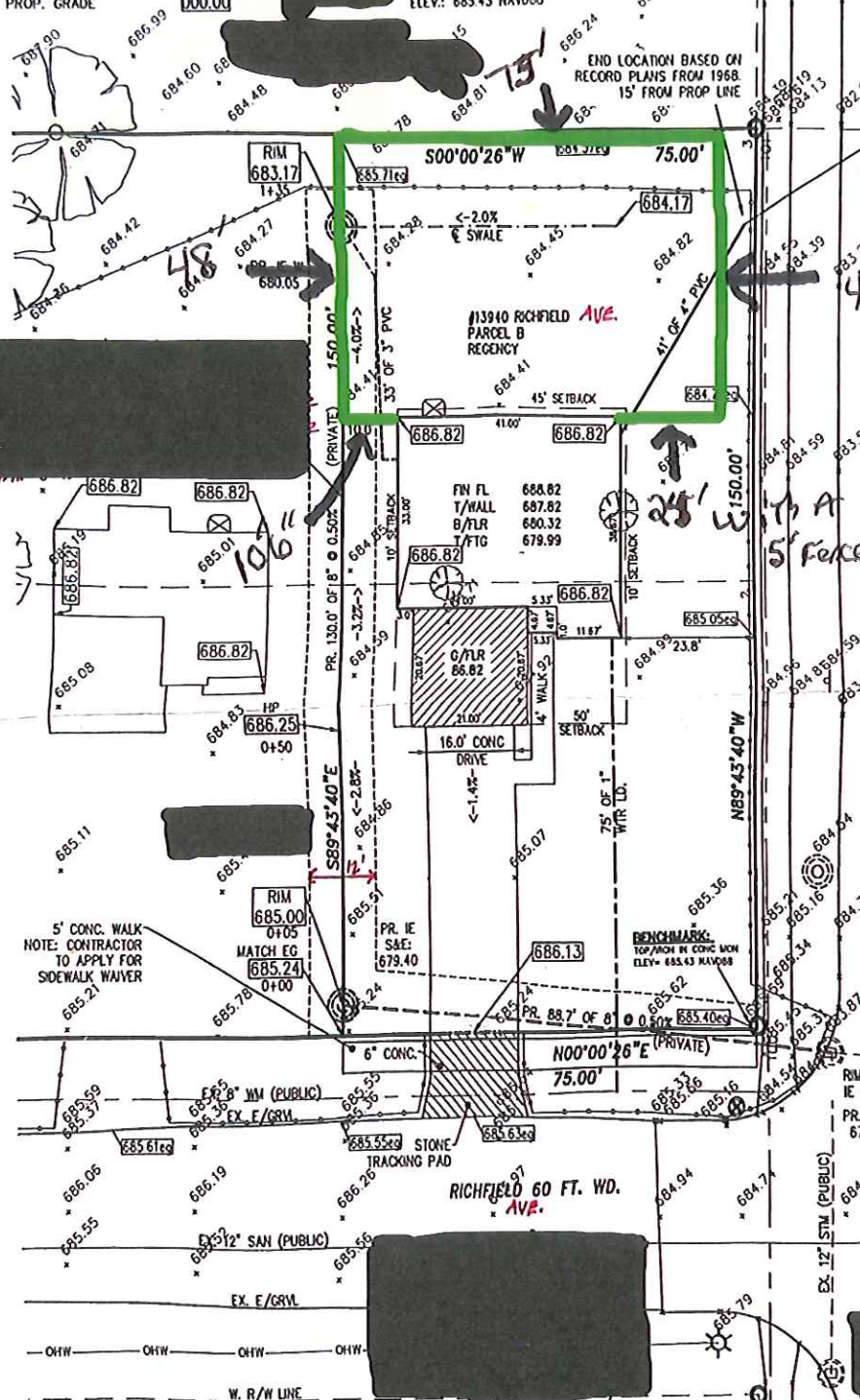
Violation Issued _____

PLOT PLAN

LEGEND:
STORM SEWER
SANITARY SEWER
WATER MAIN
SWALE
SILT FENCE

UNEXCAVATED
TRACKING PAD
EXST. GRADE
PROP. GRADE

PROPERTY DESCRIPTION:
PART OF THE SOUTHEAST 1/4 OF SECTION 19, T.1S, R.9E,
DESCRIBED AS:
THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOTS 27 & 28 OF
ZIMMERMAN AND PORTER'S SCHOOLCRAFT ESTATES
RECORDED IN LIBER 68, PAGE 73, WAYNE COUNTY RECORDS
BENCHMARK NAVD88:
TOP OF IRON IN CONCRETE MONUMENT
N.E. COR. SCHOOLCRAFT & RICHFIELD
ELEV.: 685.43 NAVD88



NOTES:
DRIVEWAY AND WALK TO BE
4" NON REINFORCED
CONCRETE EXCEPT IN
APPROACH WHERE IT SHALL
BE 6" THICK.
ALL WORK TO BE IN
ACCORDANCE WITH CITY OF
LIVONIA SIDEWALK AND
APPROACH DETAILS
CONTACT ENGINEERING
DIVISION PRIOR TO
PLACEMENT OF APPROACH.
EXISTING SANITARY LEAD
MUST BE CLEANED AND
TELEVISED WITH AN
ENGINEERING DEPT.
INSPECTOR ON SITE. A
COPY OF THE VIDEO MUST
BE PROVIDED. THE
ENGINEERING DEPT WILL
APPROVE OR DENY THE USE
OF THE EXISTING LEAD
BASED ON IT'S CONDITION.
PLEASE SCHEDULE AN
INSPECTION WITH THE
ENGINEERING DEPT AT
LEAST 2 BUSINESS DAYS IN
ADVANCE. CALL
734-466-2655 EXT.4

P.P. DATE: 11-11-2024
G.C. DATE:

SCALE: 1" = 20'

SURVEY NO.: 2024.42

PREPARED FOR:
LIVONIA BUILDERS

REV. PER CITY: 12-13-2024

ENGINEERS & SURVEYORS
MLP
AND ASSOCIATES, INC.

40855 KOPPERNICK ROAD
CANTON, MICHIGAN 48107
PHONE (734) 459-8580
FAX (734) 459-2585

18261 SHELLEY POND CT.
NORTHVILLE, MI 48168
734-347-3434

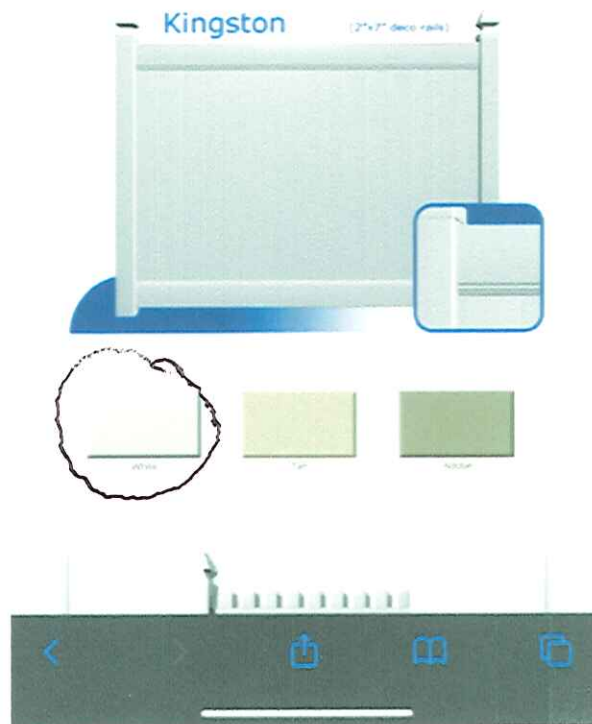
By: *EMD*



Privacy Fence

All fencing products offered in 6' and 8' standard lengths along with 3', 3.5', 4', 5' and 6' heights.

Privacy fences are engineered with interlocking boards to provide complete privacy.





Privacy and/or Standard Partition Fence Authorization Form

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

Date: 6/13/2025

Fence Installation Address: 13940 Richfield, Livonia MI 48154

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

at 13940 Richfield Livonia MI 48154 to erect a (choose one)
(Address)

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

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

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

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

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

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

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

<u>Brett Schiller</u> (Print Name)	<u>13960 Richfield St.</u> (Address)
☒ <u>Brett Schiller</u> (Signature)	<u>734-560-4751</u> (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: X

Date: 6/13/2025

Fence Installation Address: 13940 Richfield, Livonia MI 48154

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

at 13940 Richfield Livonia MI 48154 to erect a (choose one)
(Address)

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

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

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

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

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

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

X SH be good on both sides (posts are between the fence panels).

SCOTT HART
(Print Name)

37478 SCHOOLCRAFT RD
(Address)

X Scott Hart
(Signature)

248-252-2685
(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

DEPARTMENT OF PUBLIC SAFETY

DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

July 22nd 2025

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

Re: Zoning Waiver Request: Tony and Victoria Myers, 13940 Richfield

To Whom it May Concern,

I have reviewed the fence proposed by the resident of 13940 Richfield. I do not believe the fence described would pose any vision obstruction to motorists on the street or pedestrians on the sidewalk based upon the provided plans.

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

Sincerely,

FOR THE CHIEF OF POLICE,

Sergeant Paul Walters
Traffic Safety Bureau
734-466-2107

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That

The Grantor(s), **Livonia Builders G2, LLC**, a Michigan limited liability company whose address is 18261 Shelley Pond Ct., Northville, MI 48168 convey(s) and warrant(s) to **Tony M. Myers and Victoria L. Myers**, husband and wife whose address is 35457 Wellston Ave., Sterling Heights, MI 18312 the following described premises:

Land situated in the City of, Livonia, County of Wayne, State of Michigan, described as follows

Located in the City of Livonia, County of Wayne, State of Michigan, described as follows:

Part of the Southeast 1/4 of Section 19, Town 1 South, Range 9 East, described as: the South 1/2 of the South 1/2 of Lots 27 and 28 of Zimmerman and Porter's Schoolcraft Estates Subdivision, according to the plat thereof recorded in Liber 68, Page 73 of Plats, Wayne County Records.

Property Address: **13940 Richfield, Livonia, MI 48154**

Tax Parcel No.: **46-076-01-0027-004**

For the Sum of: **Three Hundred Fifty-Four Thousand Nine Hundred Seventy One Dollars (\$354,971.00)**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto. Subject to easements and restrictions of record, if any and further subject to zoning laws and ordinances affecting the premises, and rights of the public and any governmental entity in any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and also subject to taxes and future installments of special assessments payable hereafter.

Dated: **July 3, 2025**

**LIVONIA BUILDERS G2, LLC
A MICHIGAN LIMITED LIABILITY COMPANY**



By: Danny Veri, Sole Member

(attached to and becoming a part of Warranty Deed dated: July 3, 2025 between Livonia Builders G2, LLC, as grantors and Tony M. Myers Victoria L. Myers, as grantees.)

State of Michigan
County of Wayne

The foregoing instrument was acknowledged before me this July 3, 2025 by Danny Veri, Sole Member of Livonia Builders G2, LLC, a Michigan limited liability company.



Patti A. Ohannesian, Notary Public
State of Michigan, County of Wayne
My Commission Expires: 3/15/2026

County Treasurer's Certificate

City Treasurer's Certificate

Transfer Tax: \$3,053.00

Drafted by: Danny Veri
18261 Shelley Pond Ct.
Northville, MI 48168

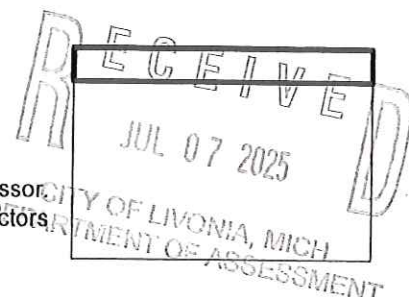
Return to: Vintage Title Agency
5860 N. Canton Center Rd., Suite 387
Canton, MI 48187

Principal Residence Exemption (PRE) Affidavit

Issued under authority of Public Act 206 of 1893.

Read the instructions before completing the form. This form is not valid unless certified by the assessor. Do not submit this form if the property is not your principal residence and/or any of the disqualifying factors apply as listed in MCL 211.7(cc).

Type or print in blue or black ink.



PART 1: PROPERTY INFORMATION

Type or print legibly. Use a separate form for each property tax identification number.

1. Property Tax Identification Number 46-076-01-0027-004 (starting 2025 tax period)		2. Name of Local Unit (Check Township or City) ☐ Township Livonia ☒ City		3. County Wayne
4. Street Address of Property (Provide a Complete Address) 13940 Richfield				
5. Name of Owner (First, Middle, Last) Tony M. Myers		6. Owner's Last Four Digits of Social Security Number XXX-XX- 5774		7. Owner's Daytime Telephone Number 734-347-7661
8. Name of Co-Owner (First, Middle, Last) Victoria L. Myers		9. Co-Owner's Last Four Digits of Social Security Number XXX-XX- 1968		10. Co-Owner's Daytime Telephone Number
11. Date you owned and occupied the property in line 1 11. 07/03/25 The property in line 1 above is my: 11a. ☒ Principal residence 11b. ☐ Unoccupied adjoining or contiguous property that is classified residential ortimber-cutover. Month Day Year				
12. List the percentage (100% to 1%) of the property that is occupied by the owner claiming the property as a principal residence. If the property has more than one home on it, it is a multi-dwelling, used for purposes other than a principal residence, or partially rented, the owner may claim only a partial exemption. Please consult with your local assessor to determine the percentage of the exemption the owner is allowed to claim in these situations..... 12. 100 %				
13. Have you claimed a principal residence exemption for another Michigan principal residence? 13. ☒ Yes ☐ No				
14. If yes to 13, enter the property address and parcel number:				
15. If yes to 13, have you rescinded that principal residence exemption? 15. ☒ Yes ☐ No				
16. Do you or your spouse claim a similar exemption, credit or deduction on property located in another state?..... 16. ☐ Yes ☒ No				
17. If yes to 16, enter the property address and parcel number:				
18. Have you or your spouse filed a tax return as a non-resident of Michigan or resident of another state? 18. ☐ Yes ☒ No				
19. If yes to 18, enter the state:				

WaynePART 2: CERTIFICATION

Certification: I certify under penalty of perjury the information contained on this document is true and correct to the best of my knowledge.

20. Owner's Signature 	Date 7-3-25
21. Co-Owner's Signature 	Date 7-3-25
22. Mailing Address, if Different than Property Address Above	

LOCAL GOVERNMENT USE ONLY (do not write below this line)

23. Indicate property classification	
Did the Assessor Approve or Deny the Affidavit? ☐ Approved ☐ Denied (Attach a copy of the Local Unit Denial)	What is the year the Affidavit will be posted to the tax roll?
Certification: I certify that, to the best of my knowledge, the information contained in this form is complete and accurate.	
Assessor's Signature	Date Certified by Assessor (MM/DD/YYYY)

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory. This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 13940 Richfield	2. County Wayne	3. Date of Transfer (or land contract signed) 07/03/25
4. Location of Real Estate (Check appropriate field and enter name in the space below.) ☒ City ☐ Township ☐ Village Livonia	5. Purchase Price of Real Estate \$354,971.00	
6. Seller's (Transferor) Name Livonia Builders G2, LLC		7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 46-076-01-0027-004 (starting 2025 tax period)
8. Buyer's (Transferee) Name and Mailing Address Tony M. Myers Victoria L. Myers		9. Buyer's (Transferee) Telephone Number

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. <u>Transfers</u> include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. ☐ Land Contract ☐ Lease ☒ Deed ☐ Other (specify) _____		
11. Was property purchased from a financial institution? ☐ Yes ☒ No	12. Is the transfer between related persons? ☐ Yes ☒ No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? ☐ Yes ☒ No	15. Amount Financed (Borrowed) CASH SALE N/A	

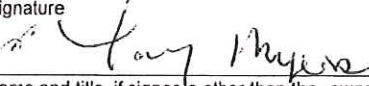
EXEMPTIONS

The Michigan Constitution limits how much a property's taxable value can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (State Equalized Value). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ transfer from one spouse to the other spouse
- ☐ change in ownership solely to exclude or include a spouse
- ☐ transfer is by blood or affinity to the first degree
- ☐ transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ transfer to effect the foreclosure or forfeiture of real property
- ☐ transfer by redemption from a tax sale
- ☐ transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ transfer resulting from a court order unless the order specifies a monetary payment
- ☐ transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ transfer to establish or release a security interest (collateral)
- ☐ transfer of real estate through normal public trading of stocks
- ☐ transfer between entities under common control or among members of an affiliated group
- ☐ transfer resulting from transactions that qualify as a tax-free reorganization
- ☐ transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ transfer of land with qualified conservation easement (land only - not improvements)
- ☐ other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Signature 	Date 7-3-25
Name and title, if signer is other than the owner	Daytime Phone Number
E-mail Address	

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



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

MAYOR

MAUREEN MILLER BROSANAN

COUNCIL MEMBERS

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

PUBLIC NOTICE AUGUST 8, 2025

APPEAL CASE NO. 2025-07-23, 28615 Grandon Avenue: an appeal was made to the Zoning Board of Appeals by John Smith, Rhonda Smith, and Krista Leavens on behalf of Lessees Jason and Krista Leavens, seeking to replace an existing non-conforming chain-link fence with a 6-ft.-tall white vinyl fence, resulting in a fence erected in a corner lot that cannot align with any corresponding fence on an adjacent property, which is prohibited.

This Low Density Residential property is located on the south side of Grandon (28615), between Brentwood and Harrison Avenues, Lot. No. 143-05-0294-000, N-1, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 A.4.b.i.

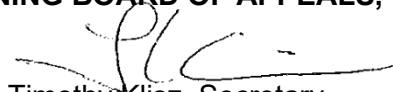
THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

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

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, August 26, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

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

Case No: 2025-07-23
Meeting Date: August 26, 2025

[illegible]

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

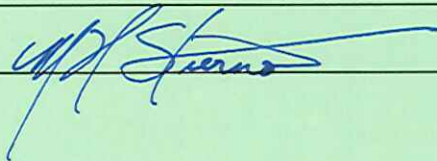
Applicant <u>John Smith</u>	Address <u>28615 Grandon, Livonia, MI 48150</u>
Owner (same as applicant)	Address (same as applicant)
Lessee <u>n/a</u>	Address <u>n/a</u>
Location <u>South</u>	Side of <u>28615 Grandon</u> Street
Between <u>Brentwood</u>	And <u>Harrison</u>
Lot No./Parcel No. <u>143-05-0294-000</u>	Subdivision <u>Pearl Wilson No.4</u>
Zoning District <u>N1</u>	Lot Size <u>0.194 acres</u> Alley <u>n/a</u>
Present Use <u>Single Family Residential</u>	Proposed Use <u>(no change)</u>
Present Building Size <u>n/a</u>	Proposed Building Size <u>n/a</u>
Present Height of Building <u>n/a</u>	Proposed Height <u>n/a</u>
Allowable Lot Coverage <u>n/a</u>	Proposed Lot Coverage <u>n/a</u>

Proposal : Seeking to replace an existing non-conforming chain-link fence with a 6 ft. tall white vinyl fence resulting in a fence erected in a corner side lot that cannot align with any corresponding fence on an adjacent property, which is prohibited.

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

Deficient Side yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area Per Room	Encroachment <u>26 feet</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 7/10/2025

APPLICATION FOR VARIANCE

John Smith
Krista Levens 28615 Grandon Livonia 48150 810-499-1045
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)
734-306-0504

Jason + Krista Levens 28615 Grandon Livonia 48150 734-306-0504
(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

J. Fence Westland 48185 734-968-5025
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 28615 Grandon Livonia 48150

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

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

RECEIVED

JUL 09 2025

Inspection Department
City of Livonia

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

Lot 294 Pearl Wilson Subdivision NO 4, R93 as Recorded IN
Liber 77, Page 55 of Plats WCR.

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:
Michigan State Police Vehicle required
to keep undercover & protected by the State of Michigan
- ④ Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
It will decrease property value significantly,
by reducing the size of the backyard.
- ⑤ Explain why you think this variance would be fair to the neighbors and others who might be affected.
Neighbors would like to maintain the existing privacy
and are on board with the new plan. They will like to
attend the City Council meeting in support of this request.
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:
7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

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

Please print name of property owner: _____

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

Subscribed and sworn to before me this 9TH day of July, 2025

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

My Commission expires 8-25-2028

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 7/9/2025, which reads as follows:

FEES MAY NOT ENCROACH INTO THE SIDE CORNER LOT

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

[Signature]
(Supervisor)

Application for permit filed YES

Violation Issued No

Additional Hardship Points

- Safety of our 3 small children.
It is an easy access off of Harrison, which is a straight shot from Joy rd to Plymouth rd with Public Transit at corner of Plymouth & Harrison.
- Close to Cleveland Elementary that many parents / children walk by our property, sticking hands through our fence with dog on property, or throwing items into our backyard.
- Fencing Contractor not informing us of the permit being denied until after we removed all existing overgrown bushes & trees affecting our neighbors property as well. We were prepping for the new incoming fence install.

Privacy and/or Standard Partition Fence Authorization Form

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

Date: 7.8.2025

Fence Installation Address: 28615 Grandon Livonia 48150

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

at 28615 Grandon Livonia 48150 to erect a (choose one)
(Address)

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

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

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

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

XSS 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).

STEPHEN SYLVESTER
(Print Name)

9200 HARRISON
(Address)

X Stephen Sylvester
(Signature)

313-790-3040
(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: 7.8.2025

Fence Installation Address: 28615 Grandon Livonia 48150

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

at 28615 Grandon Livonia 48150 to erect a (choose one)
(Address)

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

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

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

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

X SS 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).

Sean Seim
(Print Name)

X [Signature]
(Signature)

9221 Harrison St
(Address)

(734) 233-8839
(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: 7.8.2025

Fence Installation Address: 28615 Grandon Livonia MI 48150

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

at 28615 Grandon Livonia 48150 to erect a (choose one)
(Address)

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

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

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

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

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).

Debra Wright
(Print Name)

9184 Harrison
(Address)

X Debra Wright
(Signature)

513 7207416
(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

Proposal

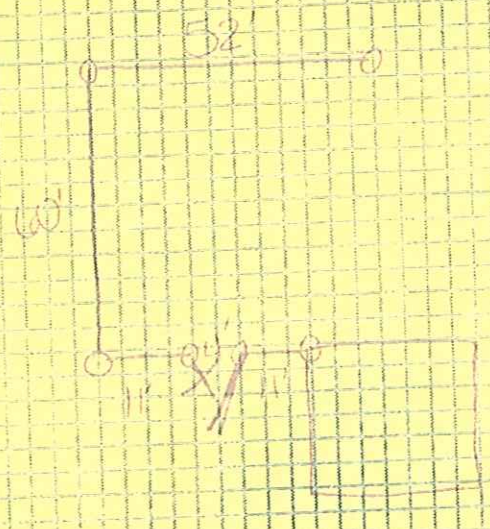
#1

PROPOSAL NO. 25-26		DATE 5/7/25
BID NO.		ARCHITECT JFence
WORK TO BE PERFORMED AT:		
ADDRESS		Same
CITY, STATE		
DATE OF PLANS		

TO Krista Leavens
 ADDRESS 28615 Granclon
 CITY, STATE Livonia, MI 48150
 PHONE NO. (734) 266-0504

We hereby propose to furnish the materials and perform the labor necessary for the completion of Approx 134 ft of left high white lakeland vinyl privacy fence with a 4 ft wide single gate

Area below for additional description and/or drawings:



All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Seven thousand Dollars (\$ 7,000) with payments to be made as follows. \$3500 deposit
\$3500 upon completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted May 7, 2025

Per Jon Fournier - JFence

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date

5/7/25

Signature

[Signature]

Signature

H2



#4

28615 Grandon



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft

#5

28616 Garden



#6

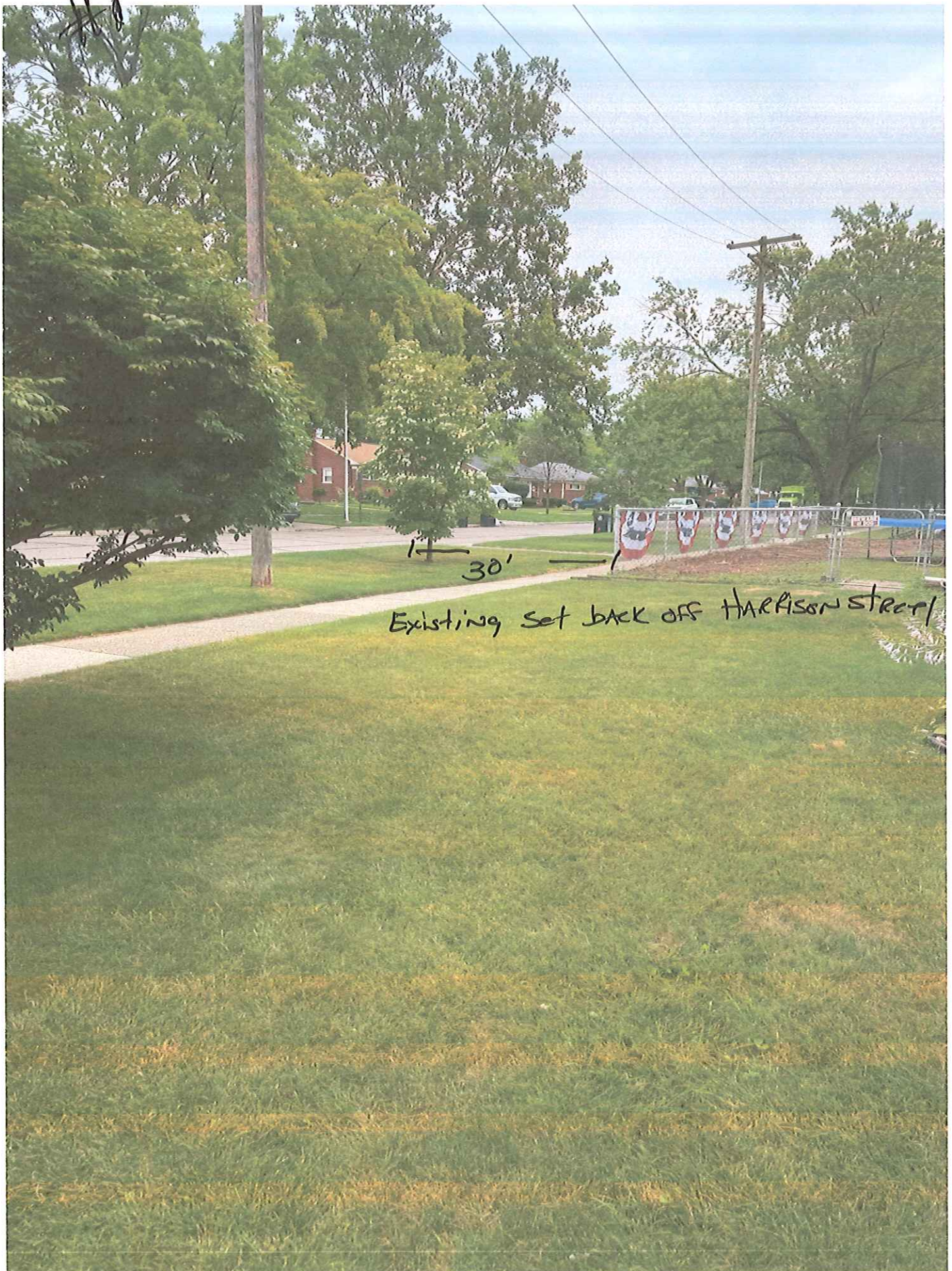
28615 Grandon Ave



Image capture: Aug 2019 © 2025 Google



Front of House
(Existing)



#8



#9

~~9184 Harrison St~~

28615 Brandon

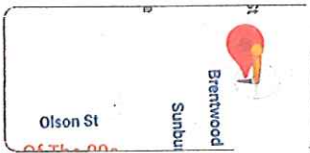
Livonia, Michigan

Google Street View

Aug 2019 [See recent history](#)



Image capture: Aug 2019 © 2025 Google

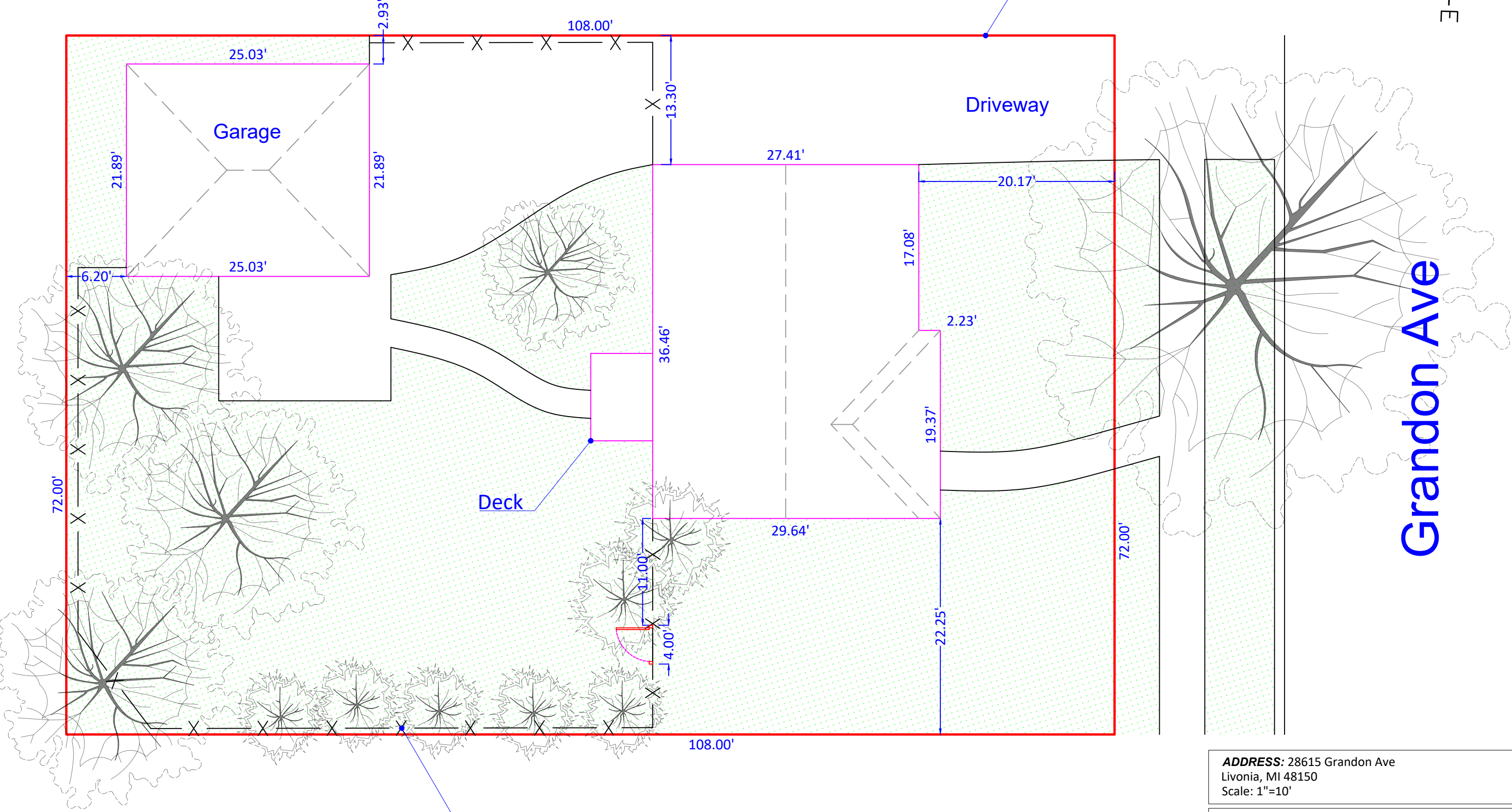
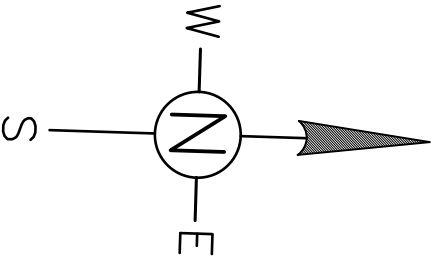
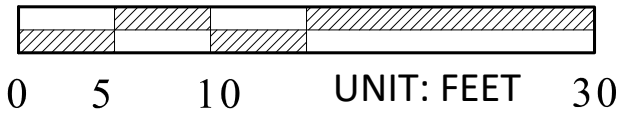


Side of House
(Existing)

H/O



SITE PLAN



Grandon Ave

ADDRESS: 28615 Grandon Ave
Livonia, MI 48150
Scale: 1"=10'

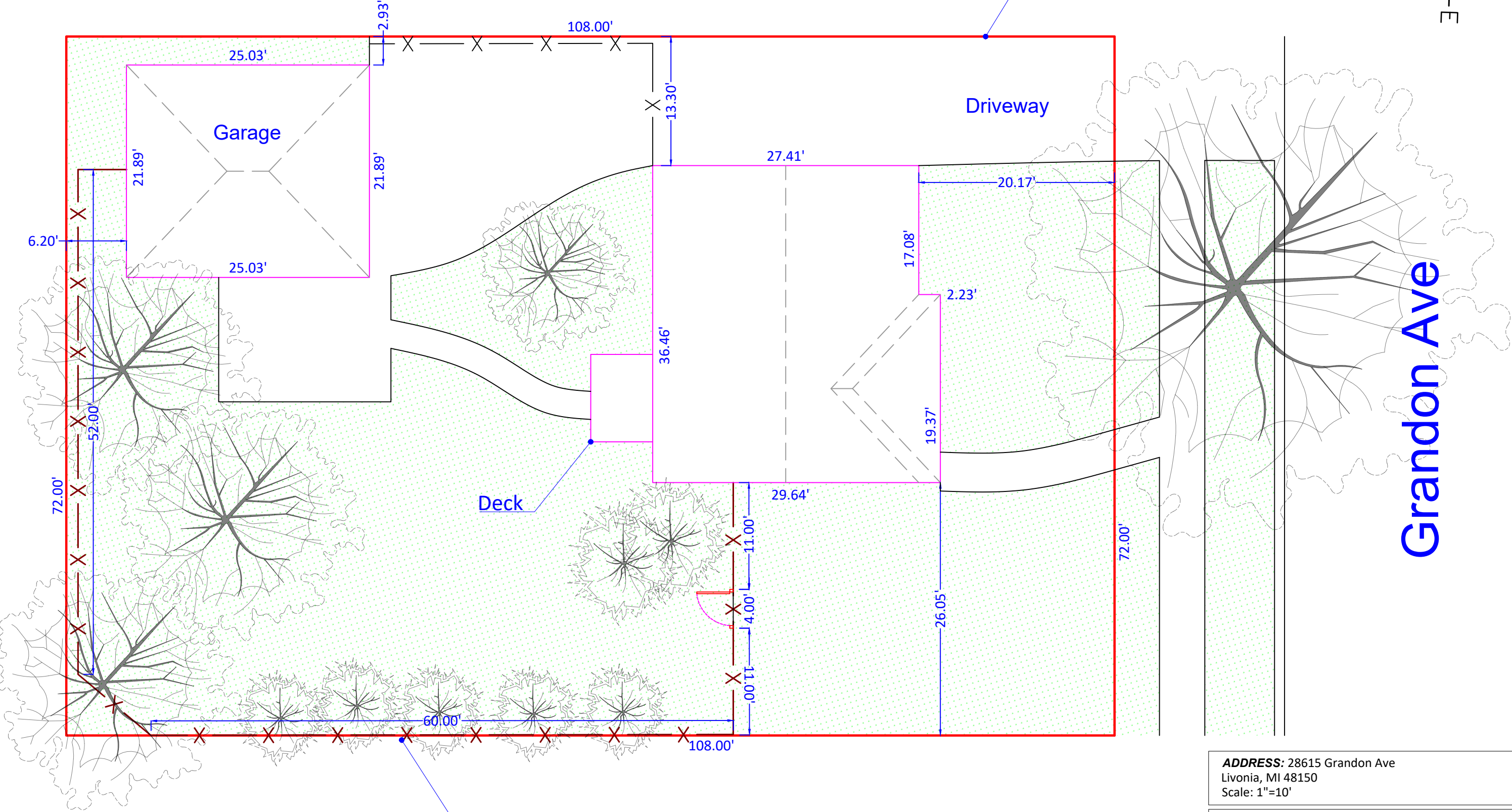
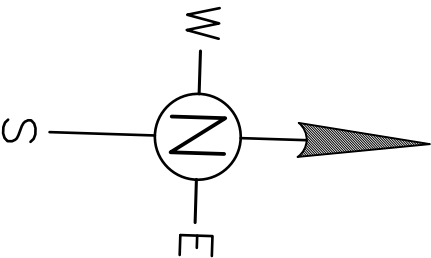
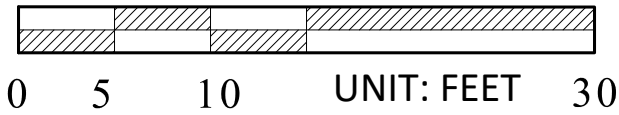
THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE

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

Date: July 11, 2025

Parcel No. (APN)	46 143 05 0294 000
Land Use	RESIDENTIAL SINGLE FAMILY RESIDENCE
Lot Area	7,776 SF (0.18 ACRES)

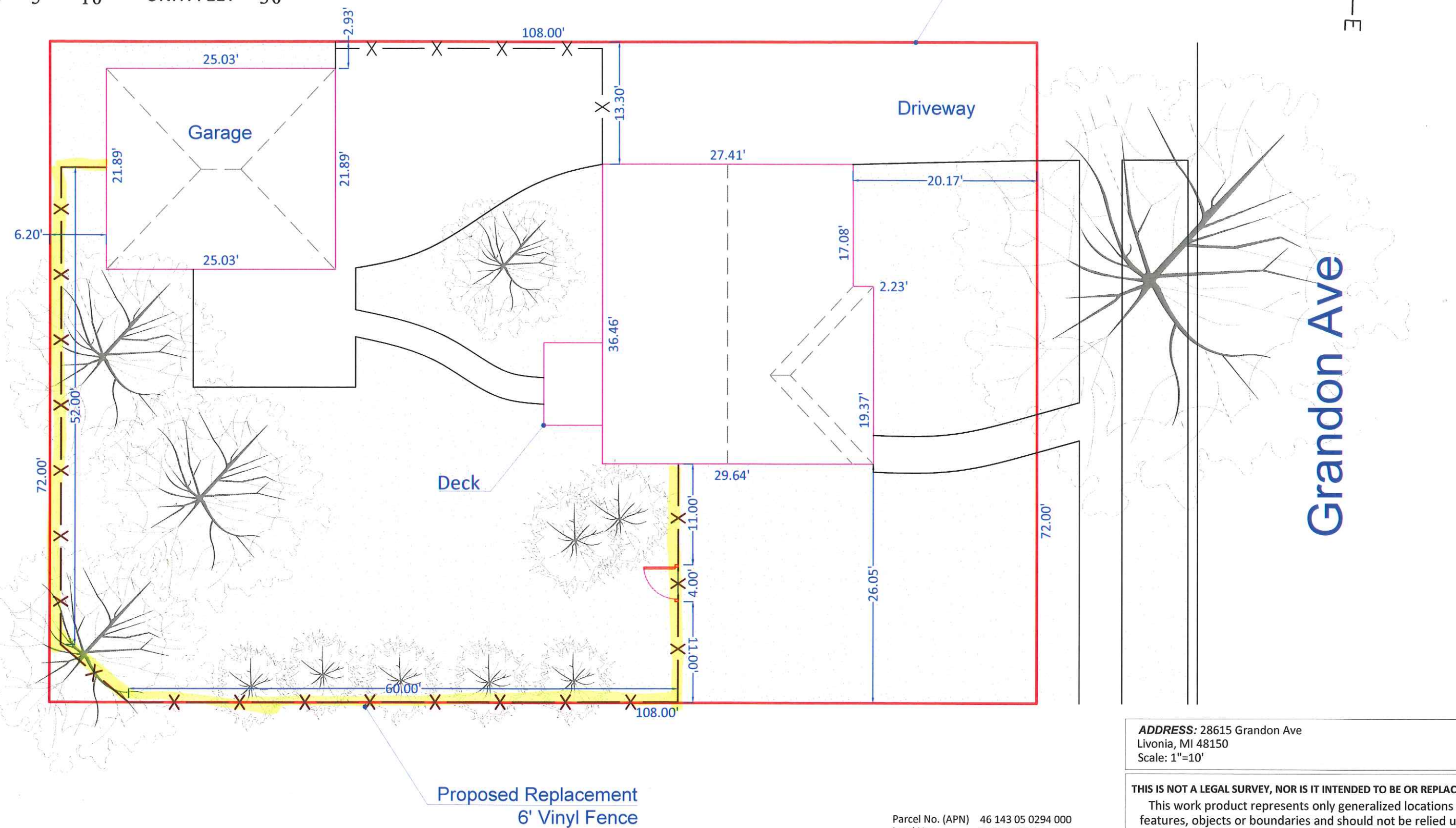
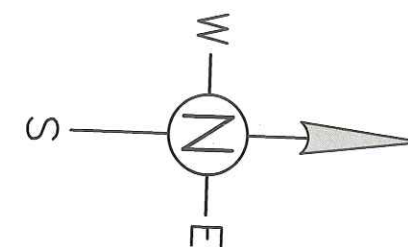
SITE PLAN



ADDRESS: 28615 Grandon Ave
Livonia, MI 48150
Scale: 1"=10'

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

0 5 10 UNIT: FEET 30



Date: July 11, 2025

Parcel No. (APN) 46 143 05 0294 000
Land Use RESIDENTIAL
SINGLE FAMILY RESIDENCE
Lot Area 7,776 SF (0.18 ACRES)

ADDRESS: 28615 Grandon Ave
Livonia, MI 48150
Scale: 1"=10'

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

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



QUIT CLAIM DEED

JOHNNY SMITH and RHONDA J. SMITH, husband and wife
whose address is **9249 HARRISON STREET, LIVONIA, MICHIGAN 48150-4123**

CONVEY(S) and QUIT CLAIM(S) to JOHNNY SMITH and RHONDA J. SMITH, husband and wife and KRISTA LEAVENS as Joint Tenants with Full Rights of Survivorship
whose address is **28615 GRANDON STREET, LIVONIA, MICHIGAN 48150**

land in the City of Livonia, County of Wayne and State of Michigan, described as:

LOT 294 PEARL WILSON SUBDIVISION NO 4, T1S R93 AS RECORDED IN LIBER 77, PAGE 55 OF PLATS WCR.

Commonly known as: **28615 Grandon, Livonia, Michigan**
Parcel I.D. Number: **143 05 0294 000**

for the sum of: **NONE, EXEMPT UNDER MCL 207.505 (c); MCL 207.526 (r)**
Subject to: **Building and use restrictions and easements of record.**

DATED: 3/7, 2017

JOHNNY SMITH

RHONDA J. SMITH

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by **JOHNNY SMITH and RHONDA J. SMITH, husband and wife.**

Diane M. Bartos, Notary Public
Wayne County, Michigan
My commission expires: **11-22-17**

INSTRUMENT DRAFTED BY: GEORGE F. BORGELT
Business Address: **24500 Ford Road, Suite 10, Dearborn Heights, MI 48127**

RECORDING FEE: \$ 15.00
WHEN RECORDED RETURN TO:

Register of Deeds Office

Grantees

JOHN SMITH, RHONDA SMITH, KRISTA LEAVENS O/B/O
LESSEES KRISTA & JASON LEAVENS
28615 GRANDON

FENCE
LOW DENSITY RESIDENTIAL

ZONING MAP

LEGEND

Zoning Districts

RUF Rural Urban Farm

N1 Neighborhood

N2 Neighborhood

NM1 Neighborhood Multifamily

NM2 Neighborhood Multifamily

NM3 Neighborhood Multifamily

P Parking

C-1 Local Business

C-2 General Business

C-3 Highway Services

C-4 High Rise Commercial

M-L Manufacturing Limited

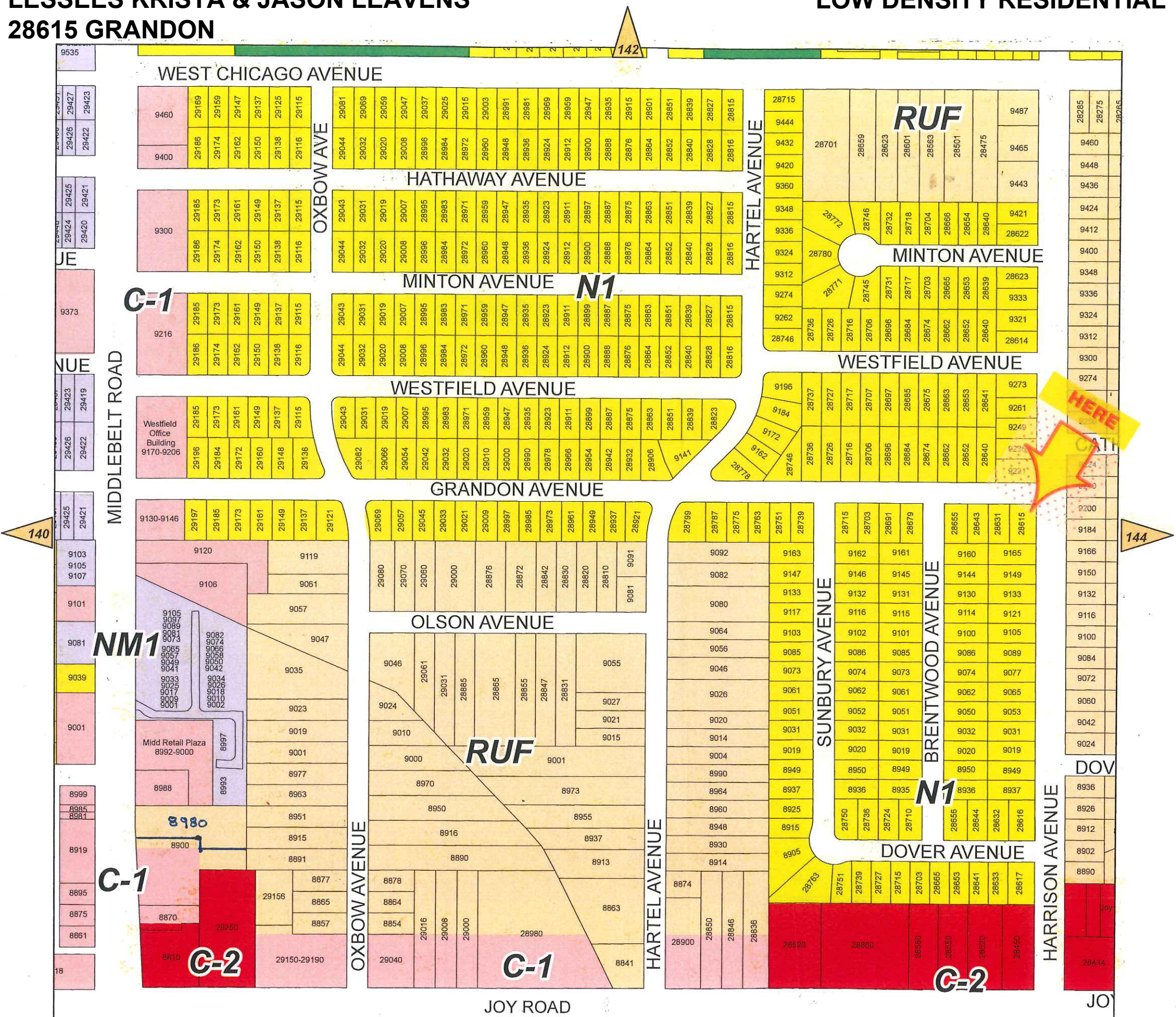
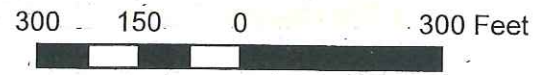
M-1 Light Manufacturing

M-2 General Manufacturing

P-L Public Lands

NP Nature Preserves

S.W. 1/4 Section 36
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia



AGENDA DATE: August 26, 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. 2025-06-18, Maria and Antonio Diaz, 14428 Yale:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the proposed variance would violate the policy against turning residential districts into a series of small, walled enclosures.
- 2. APPEAL CASE NO. 2025-06-20, Scott and Kristen Cupler, 33444 Roycroft:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the proposed variance would violate the City's policy against dividing the City's residential areas into a series of walled enclosures. In the opinion of the Inspection Department, this proposal does not require a review by the Traffic Bureau because it meets the setback requirements in the district with respect to primary dwellings.
- 3. APPEAL CASE NO. 2025-07-21, Joseph Mooradian on behalf of Lakepointe Yacht Club, 37604 Ann Arbor Rd:** Should be denied because the proposed variance would violate the City policy requiring sign-bearing businesses to choose between variable electronic message signs and big signs, i.e., larger signs than the ordinance would allow.
- 4. APPEAL CASE NO 2025-07-22, Tony and Victoria Myers, 13940 Richfield:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the proposed variance would violate the City policy against dividing residential areas into a series of small, walled enclosures.
- 5. APPEAL CASE NO. 2025-07-23, John Smith, 28615 Grandon:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the proposed variance would violate the City policy against dividing residential areas into a series of small, walled enclosures.

FUTURE LAND USE PLAN

CITY OF LIVONIA
ZONING BOARD OF APPEALS
August 26, 2025 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI

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

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

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

2. APPEAL CASE NO. 2025-06-20, Kristen and Scott Cupler, 33444 Roycroft

Avenue: Seeking to erect a 986-square-foot detached garage resulting in a detached accessory structure in a location other than the rear yard and an accessory structure located closer to the corner side street than the side of the primary dwelling.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

3. APPEAL CASE NO. 2025-07-21, Joseph Mooradian on behalf of Lakepointe

Yacht Club, 37604 Ann Arbor Road: Seeking to erect a monument sign with deficient setback from the right-of-way, an excessive total height and base width and also includes an Electronic Message Center (EMC) while the proposed sign is not in compliance with the ordinance.

FUTURE LAND USE PLAN (FLUP): CORRIDOR COMMERCIAL

4. APPEAL CASE NO. 2025-07-22, Victoria and Tony Myers, 13940 Richfield

Avenue: Seeking to erect a privacy fence, resulting in a privacy fence erected in a corner side yard that cannot align with any corresponding fence on the adjacent lot.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

5. APPEAL CASE NO. 2025-07-23, John Smith, Rhonda Smith, and Krista

Leavens on behalf of Lessees Jason and Krista Leavens 28615 Grandon Avenue: Seeking to replace an existing non-conforming chain-link fence with a 6-ft.-tall white vinyl fence, resulting in a fence erected in a corner lot that cannot align with any corresponding fence on an adjacent property, which is prohibited.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL