

ZONING BOARD OF APPEALS
CITY OF LIVONIA
MINUTES OF A SPECIAL MEETING HELD TUESDAY, AUGUST 26, 2025

A Special Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, August 26, 2025.

MEMBERS PRESENT: Gregory G. Coppola, Chairman
Jim Baringhaus, Vice Chairman
Timothy Klisz, Secretary
Lindsey Hakala
Brian Meagher
Marc Rotondo
Michael Testa

MEMBERS ABSENT: None

OTHERS PRESENT: Mike Fisher, Chief Assistant City Attorney
Matt Stierna, Senior Building Inspector

The meeting was called to order at seven p.m. Chairman Coppola explained the Rules of Procedure to those interested parties. Each petitioner must give their name and address and declare hardship for appeal. Appeals of the Zoning Board's decisions are made to the Wayne County Circuit Court. The Chairman advised the audience that appeals can be filed within 21 days of the date tonight's minutes are approved. The decision of the Zoning Board shall become final within five (5) calendar days following the hearing and the applicant shall be mailed a copy of the decision. There are four decisions the Board can make: To deny, to grant, to grant as modified by the Board, or to table for further information. Each Petitioner may ask to be heard by a full seven (7) member Board. Seven (7) members were present. Secretary Timothy Klisz, then read the Agenda and Legal Notice to each appeal, and each Petitioner indicated their presence. Appeals came up for hearing after due legal notice was given to all interested parties within 300 feet, petitioners, and City Departments. There were several (not counted) people present in the audience.

(7:00)

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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.

COPPOLA Motion please.

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Motion to remove case number 2025-06-18, from the table.

ROTONDO Support.

COPPOLA Motion by Vice Chair Baringhaus, support by Mr. Rotondo. All in favor.

BOARD Aye.

COPPOLA It's removed from the table. Would the Petitioners step to the podium, please. Just as a reminder, name, address please.

MARIA DIAZ Maria. Anthony Diaz, 14428 Yale Street. Livonia.

ANTONIO DIAZ My name is Antonio Diaz. My address is 14428 Yale Street.

COPPOLA All right, thanks. I appreciate it, and that's just for the record. So last time you were before us last month, we had tabled it because we wanted, we needed two pieces of information, we wanted to have the police do a review to make sure that the fence would not create any site obstructions or any issues with traffic. And the other item was, we wanted to see an example of the fencing that you were going to propose to put up so that we understood we were going to approve. So, it appears that those both have been provided in the record. I didn't recall there being any other issues, but I'll go ahead and open up the floor to the Board if there's anything they wanted to ask.

BARINGHAUS Mr. Chairman.

COPPOLA Mr. Baringhaus.

BARINGHAUS A question for the Inspection Department. Can you just go back and explain where the non-alignment of the fences is occurring?

STIERNA We have a rear yard that backs up to the side yard of their neighbor. Their rear fence would extend into the neighbor's front yard. Therefore, there'd be no ability for them to align a fence with any future fence on that property.

BARINGHAUS Thank you.

TESTA Yeah, question for Mr. Stierna as well. To follow up on that. There's an existing chain link fence there, on the side yard. And if they were going to just replace that fence with another chain link, we wouldn't be here tonight, correct?

STIERNA Correct.

TESTA Okay, if they are, everywhere there's a chain link, they're proposing to put vinyl, correct. So, wouldn't that solve that issue of misalignment? If the neighbor already agreed to keep, change their fence to vinyl, aren't they connecting all the way around vinyl?

STIERNA The neighbor does not have a fence in the front yard.

TESTA Okay, we'll tell you if they do today. But yeah, okay, they should. They wouldn't if it wasn't for this.

STIERNA Correct.

COPPOLA Are there questions for Mr. Stierna or Mr. Fisher? All right, seeing none. Is there anyone in the audience would like to speak for or against this petition? There are none. So, do we have any correspondence?

KLISZ We have one letter. It's a letter from Joseph Kujat, 14417 Ramblewood, after reviewing all the submitted information, the variance request receives my approval. I sincerely appreciate the city's effort to keep our neighborhoods attractive while respecting homeowner's wishes. Best of Times offered to Maria and Antonio and the Diaz family. Joe K. That is the only letter.

COPPOLA Okay, thank you. Would you like to say anything in closing?

MARIA DIAZ We're just hoping that you will approve our request.

COPPOLA Okay, you can go ahead and have a seat.

MEAGHER Sir, I do have one question for the Inspection Department. With the proposal on the table, would it with replacing the chain that's by the sidewalk? Will it still be in compliance with, since they're tearing down building a new one, will that be in compliance with how far it is from the sidewalk?

COPPOLA What's a normal? I guess the question.

STIERNA Yeah, the normal is about a foot off the property line. Generally speaking, we're, not knowing exactly without a site survey, whether our right of way, and our city has placed the sidewalk exactly a foot from the property line or not. We generally use the sidewalk as the guideline. If they're about a foot from the sidewalk. We accept that.

MEAGHER Mr. Chair, my only question was, in taking down the chain-link, will putting up the new fence still be in compliance?

COPPOLA Again, I generally would require, and we'll have some comments here, and I know that my comments will include a request for it to be two feet, so that it's, you know, when you, when you go from a non-sight obscuring fence, you know, it kind of abuts the sidewalk. It's not that big of a deal because it's, you know, four feet high, and it's so it doesn't feel like you're walking once you put up a six-foot fence. I always like, I personally prefer to be a couple of feet back. First of all, it's easy to maintain. That's one swipe, basically, of your lawnmower in general. And it also doesn't, doesn't kind of crowd the sidewalk. Any other? All right. I'm going to close the other portion of case and start the Board's comments with Vice Chair. Baringhaus.

BARINGHAUS Thank you. As mentioned earlier, we had three points that we needed some additional information on. Fence color, second point was fence style, and then also a review from the Livonia Police Department whether the proposed fence represented some type of site obstacle. All three questions were answered in terms of color, style, and of course, the Livonia Police Department felt there was no issue with the line of sights, with the fence itself, so I'm satisfied in that regard, also kind of reacting to Chairman Coppola's comment, I agree. I think the fence should be placed probably one to two feet off the sidewalk to kind of lower to reduce the encroachment in the area, I'd be in favor of two feet itself. So based on moving the sidewalk to the deck, or I'm sorry, moving the fence to feet back on the sidewalk, and also it also due to the fact that did meet our three requirements from the last meeting, and we'll support the variance. Thank you.

COPPOLA Thank you. Secretary Klisz.

KLISZ Oh, I agree. I think one, we asked the Petitioner to do two things, essentially, the Police Department and both were positive. And the other part to note was last time a neighbor who this time approved it had a long objection letter last time, so it's nice that they were able to kind of work out their, whatever issues they may have had, so I will be in support.

HAKALA I agree with Mr. Baringhaus and Mr. Coppola about it being, it should be sent back farther from the sidewalk. I agree crowded sidewalks are not great to walk down. But besides that, it looks great.

MEAGHER Thank you. Yeah, I'm satisfied having all the questions answered and everything done that was asked, so I'll be in favor of this variance. Thank you, Mr. Chair.

ROTONDO Yeah, Mr. Chair. Obviously, I wasn't here at the original meeting when this came up. So, I did, I could review the minutes, and it appears that the petitioners have addressed all the concerns that my colleagues had at that previous meeting. So, I will also be in support of it, and I also support Chairman Coppola's recommendation to have the fence be two feet off the sidewalk. Thank you, Mr. Chair.

COPPOLA Mr. Testa.

TESTA Thank you, Mr. Chair. I also was not here last time, but reviewed the case meeting minutes. I can support this. And thank you Mr. Klisz for pointing out the letter we got. Now it's from the gentleman last time that was not in agreement. So, he's kind of changed his mind based on learning the situation in more detail, and I also agree to have it set back about two feet. I think that's good for all the reasons that have been mentioned. But also, as Mr. Rotondo can probably speak to the concrete that needs to be replaced, more space to have that concrete work would be appreciated.

COPPOLA I too. I appreciate the Petitioners accommodating our request. I wish it went quicker for them. Hope their party went well. Even though they didn't have the fence up. My only other thought is, is it again, based on some bad outcomes with some things we've approved. I would just like as a condition, there'd be no decorations allowed on the fence. That way there is no confusion going forward in regards to that. All right. I will go ahead and open up the floor for a motion.

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Resolved, that the variance of Appeal Case No. 2025-06-18, filed by Maria and Antonio Diaz, be granted for the following reasons, and findings of fact: The uniqueness requirement is met due to the general trapezoid-shaped property on the corner itself. Denial of it bears severe consequences for the Petitioner due to decreased safety and also decreased privacy for the property. Variances bear in light of this effect on neighboring properties, and in the spirit of the Zoning Ordinances, due to neighbor support of the proposed fence. The property is classified as N-2, Low-Density Residential under the Master Plan, and variance is not inconsistent with that classification. Further, that the variance be granted with the following conditions: one, that the fence itself be constructed two feet from the sidewalk, and the second condition is that we have no decorations mounted on the fence.

TESTA Support.

COPPOLA Motion by Mr. Baringhaus, support by Mr. Testa. Any discussion?

KLISZ Mr. Chair, yes. Would you like to have it built with the materials and color as presented?

BARINGHAUS That'd be fine.

COPPOLA And location, except as we should require along the sidewalk. So, in other words, I wanted and also the placed exactly where they provided.

KLISZ Materials and color as presented, and location, except that build the fence two foot on the sidewalk and no decorations on the fence.

COPPOLA Any other questions?

On a motion by Baringhaus, supported by Testa, the variance was granted.

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 granted** for the following reasons and findings of fact:

1. The uniqueness requirement is met due to the general trapezoid-shaped property on the corner itself,
2. Denial of the variance would have severe consequences for the Petitioner due to decreased safety and also decreased privacy for the property,
3. The variance is fair in light of its effect on neighboring properties, and in the spirit of the zoning ordinance, due to neighbor support of the proposed fence, and
4. The property is classified as Low Density Residential under the Master Plan, and the variance is not inconsistent with that classification.

Further, that the variance be **granted** with the following conditions:

1. The fence will be built with color and materials as presented,
2. The fence will be built in the location as presented, except that it will be constructed two (2) feet from the sidewalk, and
3. No decorations shall be mounted on the fence.

ROLL CALL VOTE

AYES: Baringhaus, Testa, Hakala, Klisz, Meagher, Rotondo, Coppola

NAYS: None

ABSENT: None

PASS/FAIL/TABLED: PASS: PASS

COPPOLA Congratulations. Your petition is passed. You understand the conditions?

DIAZ Yes.

COPPOLA Okay, so you should be able to pull a permit in what, five days? Or you can just go down to the Building Department and they'll take care of that for you. All right. Thank you.

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

- COPPOLA** Thank you, Mr. Stierna, anything you'd like to add?
- STIERNA** Other than the apologies for the poor replication of the plans through the copying. My apologies, Mr. Baringhaus, I have nothing further to add.
- COPPOLA** I know we had some communication between the group back and forth. We want to provide some clarification as to why. You know there's not other variances required, such as excess square footage and other issues, multiple all the other issues that we had discussed there. So...
- STIERNA** We've done some clarification to indicate that the Petitioner planned to remodel the existing garage into living space so as not to have the issue with the two garages.
- COPPOLA** Mr. Fisher, one question I think I still had outstanding is, should the petition reflect existing conditions or proposed conditions? In other words, right now, there's an existing garage, it's 200 square feet, so if you add that garage on to the proposed to be over 1200 square feet.
- FISHER** Right. I guess what I'd say is, if you make this aspirational quickly. Would it make this a condition? It is 200 square feet of garage to be turned into residential so otherwise they've got no C of O if make it their home.
- COPPOLA** Appreciate that. Thank you. Any other questions? The Petitioner can step up to the podium either one of us.
- SCOTT CUPLER** Scott Cupler, 33444 Roycroft Street, Livonia, Michigan, 48154.
- KRISTEN CUPLER** Kristen Cupler, 33344 Roycroft Street, Livonia, Michigan, 48154.
- PROMO** Nicholas Promo, 1173 Homestead Milford, Michigan, 48381.
- COPPOLA** Spell your last name, please, sir.

PROMO P-R-O-M-O.

COPPOLA Alright. We've looked at your application. Is there anything that you want to either add to it, clarify or you think would be important for us to understand as we consider your application.

PROMO A couple of things that were just mentioned. The attached garage will be converted to living space with the process of building the detached garage. The location of the detached garage is essentially the only place on this property that you can build one given the setbacks for city of Livonia, along with the right of way easement for the power company along the east side of the property.

COPPOLA What's the cadence in regards to the projects? What's getting done first the conversion of the garage?

PROMO They will be done in conjunction.

COPPOLA Mr. Mrs. Cupler, why don't you like the garage?

S CUPLER Just looking to expand the home I've lived in Livonia my entire life I don't plan to go on anywhere else. Well, the only time I didn't was when I was out serving in the Marine Corps and I came home to purchase a house two doors down from my parents and my childhood neighborhood. I'm just looking for extra space, because the house that we do live in is around 1100 square feet, so we don't have much room for storage, for anything, especially for lawn equipment, any vehicles I can't fit anything. The only thing that might be able to fit would be my '67 Mustang in my current garage, if I removed absolutely everything out of the garage workbench, all tools, anything to put in there. And I don't even think I could open both doors. So, we're just trying to make up for more space with the current living conditions that we have, so we can grow as a family.

COPPOLA You kind of, you kind of started talking about, something it's a rather large garage. It's almost as big as the house even after the conversion. Again, tell me everything that you're gonna be planning on putting in there.

S CUPLER It's just for our cars and for storage for the house, so we can take things out of our basement to make room in our basement, more from Christmas decorations to yard decorations to just have all that storage in there.

COPPOLA Okay. I also noted when I was looking through property information. Winter 2023 taxes still haven't been paid. Are you aware of that? The Winter 2023 showed as unpaid. You purchased it after that didn't you?

K CUPLER Yeah, we purchased it last May. So, we've only been in the house a little over a year.

COPPOLA So, that would have that have been, should have had that taken care of closing.

MEAGHER I think sometimes, were you looking at BS&A? I think sometimes, if they pay it with the county I don't know for sure, but after, I've heard that before...

STIERNA It goes to the county, and it takes an enormous amount of time, sometimes to inform the city that they've been paid. So, it might be something to check with Assessor's office. I've had to chase it myself.

COPPOLA They closed after the due date of that. There's no way you close you have mortgage on the home. There is no way they would have closed the home with those taxes on there, so.

COPPOLA Question for the Petitioner?

BARINGHAUS Mr. Chairman?

COPPOLA Mr. Baringhaus.

BARINGHAUS Mr. Chairman, as Mr. Stierna pointed out I had some questions about the clarity the site plan, so I just hope you can fill that in. Tell me about garage. How many cars are you planning to park in it? You have a 983-square foot garage. Tell me. Tell me about what, in detail, what you're going to be storing.

K CUPLER Right now we have three vehicles. I have a truck, he has a Bronco, lifted Bronco, and then we also have a '67 classic car, Mustang. So, we were trying to keep those in the garage as much as possible, to try to preserve them, mostly just the Bronco and the Mustang.

BARINGHAUS What other items?

K CUPLER All of our lawn equipment that we have, we have a pretty decent sized lot. So, our lawn mower, our weed whipper, all that stuff, and we eventually want to have children, so to be able to have the storage for anything with our children coming up. So, we essentially have no storage, as it is, because I think technically, our attached garage right now is considered a shed, so it kind of barely fits what we do have now.

BARINGHAUS The garage itself will be, how many stories of storage, one or two?

PROMO The garage will be one and a half story.

BARINGHAUS One and a half stories, correct? So, will there be storage on the second floor as well?

PROMO Yes.

BARINGHAUS Tell me about the garage door. How large is that?

PROMO It'll be either a 16x8 or a 18x8, and then the other door will be like a 9x8 or 9x7.

BARINGHAUS Will it be wired for electricity as well.

PROMO Yes, at some point.

BARINGHAUS Okay, on the site plan, I didn't see any driveway for the garage. Is there one planned for the garage itself?

PROMO Yes, and it will be coming from the west side of the property, and the existing driveway will go away. The street elevation at the existing driveway is over two feet higher than the current driveway, making it impractical.

BARINGHAUS And then the driveway materials. Can you describe those? Please?

PROMO Currently it will be gravel until the garage is completed, and then it will be either asphalt or concrete.

BARINGHAUS Okay? Thank you.

TESTA Mr. Chair, question for the Petitioner. So, you mentioned the driveway will go away. What will you do with the front porch? Are you going to put in like a walkway down to the street?

PROMO The walkway will go to the side yard towards the detached garage, and then the garage would be the new entry point to the front of the house.

TESTA Okay, and then can you better explain why this couldn't be done on the east side? I think there's an easement over there, but couldn't you have, isn't there a space for a driveway to get back behind the house and maybe have the detached garage kind of offset from the house overlapping?

PROMO To fit a sizable garage for three of the vehicles, there's not enough square footage in that rear yard to do so and having the three doors on the one side with keeping the setback from the house and from the property lines.

TESTA What if you did like an attached garage?

PROMO I'm not sure on that.

TESTA Okay, what if you did attached garage on the other side, on the west side? Is there a reason to do detached instead of attached it to the existing house?

PROMO When we looked at attached versus detached, with talking with the Inspections Department, it was more feasible to do a detached garage because it'd be closer to the property line, the North property line.

TESTA Okay, and the lawn equipment? Is it a riding lawn mower or push mower?

K CUPLER A riding lawn mower.

TESTA	Okay? Thank you for that clarification.
BARINGHAUS	Mr. Chairman.
COPPOLA	Mr. Baringhaus.
BARINGHAUS	You have similar sized garages in your neighborhood.
K CUPLER	Yes, we do. We also have some photographs too to kind of support this, there's lots that have garages in their side yard as well as a considerable size as well.
BARINGHAUS	What neighborhood do you live in?
K CUPLER	Coventry Gardens.
BARINGHAUS	Does it have a homeowner's association?
K CUPLER	It was optional. It wasn't mandatory to be part of it.
BARINGHAUS	Okay, so, you've had no review of the proposed garage with the homeowner's association?
K CUPLER	Not with them specifically. But I also came with some approval letters from some of our neighbors, the ones directly behind us, and then a few just in within, like 300 feet of us. I have about four letters, if you wanted to have these in support of this.
BARINGHAUS	Mr. Klisz, do you need those or do you have them in the files?
K CUPLER	These were personal ones because we didn't know that they were going to come in the mail. So, these were done maybe about a month ago.
KLISZ	It's addressed to the Swansons, the Bohnerts, the Fishers.
K CUPLER	Yes, I have the Bohnerts, the Fishers, and then I'm not sure how to pronounce...
KLISZ	Von Schoicks?
K CUPLER	Yes, them.
KLISZ	Yeah, we have that.
K CUPLER	Oh, okay, perfect.
KLISZ	You said you have pictures.
K CUPLER	Yeah, on my phone, I do.

BARINGHAUS Yeah, you mentioned there were similar sized garages in Coventry Gardens.

K CUPLER Yes, there's varying sizes throughout, but there's the Swanson specifically have an extremely large one. And then there's one in the very back of the subdivision that was new construction, new addition that's also very large. I don't think I got that one today. I think I have enough time. But there are some large garages in the sub.

BARINGHAUS They're attached or detached?

K CUPLER Both of those are attached.

BARINGHAUS Okay, thank you.

MEAGHER Mr. Chair. Question for the Petitioner. The only question I really have, other than HOA that was covered was in all the letters of support. This might be a moot point, but did you ask the funeral home their thoughts on this?

K CUPLER Not with the funeral home, no.

MEAGHER Okay, I know it's with their parking lot, not with the home itself, but just was wondering. Okay, thank you.

ROTONDO Mr. Chair.

COPPOLA Mr. Rotondo.

ROTONDO Question for the Petitioner, so with this, with this garage you guys are proposing, do you anticipate this will fit all your lawn equipment and vehicles?

S CUPLER Yes.

ROTONDO So, you don't anticipate putting up a shed in the future?

S CUPLER No.

ROTONDO And then with the with the driveway, so obviously the, if I'm looking at the plans right, the garage doors will face Surrey. And then where is the driveway coming in off of Roycroft as a side entry?

S CUPLER It will come off of Surrey.

ROTONDO Okay, so it will be a front entry garage. Okay, that's it, Mr. Chair.

HAKALA Mr. Chair?

COPPOLA Ms. Hakala.

HAKALA	Will you be removing the existing driveway?
S CUPLER	Yes.
HAKALA	At what point?
S CUPLER	In conjunction of all this, I'll get rid of it as soon as possible.
COPPOLA	Any thoughts to actually having the garage attached so you have kind of access to without going out through the weather, the elements?
PROMO	Yes, that was the original plan. But given the setbacks to the north side, the house is already non-conforming. Given the, I believe N-2 zoning, the garage, it has to be even farther away from the property line than the current home is.
COPPOLA	That makes sense.
STIERNA	The detached garages have a smaller setback than attached. Attached garages need to meet the setbacks of the building.
COPPOLA	Any other questions for the Petitioner?
TESTA	I have a question for Mr. Stierna. To follow up on that point. Is the side yard setback the same between attached and detached?
STIERNA	No. Minimum setback for a detached structure is two feet. And the side yard setbacks are, I think are five in N-2, I'd have to double check that.
TESTA	Okay, so it wouldn't help them much on the side yard either. Okay, yeah, thanks.
COPPOLA	So the main drive here should be that it's because it's corner lot. It really drives a lot of the setback issues that this purchased, you know, a standard, I say standard, standard, but you know, 75, three quarter of an acre lot that was wide enough, because you said your setbacks would only be like five foot you said, for the property line? Again, corner lots are what's driving this issue, correct? If this wasn't a corner lot...
STIERNA	If we can call it a corner lot, it's very unusual.
COPPOLA	Any other questions for the Petitioner? All right, seeing none. Is there anyone in the audience like this before it gets this petition? All right, there are none. If you have correspondence.
KLISZ	We have some letters. Jennifer Cupler, 15604, Eddington Street (a letter of approval was read). Andrew J Foley, 15507 Surrey Street (a letter of approval was read). Lindsay Fisher, 15603 Surrey Street (a letter of approval was received with no comments). Chris and Scott Cupler (a letter of approval was read). That's the letters.

COPPOLA Anything you'd like to add in closing?

S CUPLER Thank you for your time and hope you approve us.

BARINGHAUS Mr. Chair. I do have a couple of quick questions for him if that's possible?

COPPOLA Sure.

BARINGHAUS Okay, thank you. Yeah. In terms of the garage itself, can you describe the materials that will be constructed with.

PROMO The garage will be constructed with wood framing with OSB sheeting, along with vinyl siding, and then the roofing will be asphalt shingles.

BARINGHAUS And what color will the signing be?

PROMO It will be of the blue colors to match the existing house.

BARINGHAUS And roof color?

PROMO It will be either gray or black.

BARINGHAUS Okay, so generally the color scheme. Will the style of the garage match the style of the home?

PROMO Yes.

BARINGHAUS Okay, thank you.

COPPOLA You just peaked a couple of questions I had real quick. Mr. Scott, what do you guys do for a living?

K CUPLER I work for Michigan Safely in the Biometric Identification Division.

S CUPLER And then I work for Seth Shield, which is a company that works with Livonia Public Schools. I don't know if you guys know the Blue Line. We got bought out. I was Blue Line at one point. So now we're Seth Shield. I just work in the local schools here. I work in Livonia and potentially Stevenson.

COPPOLA And you're not planning on running a business. I like this garage, and...

S CUPLER No and then I'm also a full-time student as well.

COPPOLA All right, thank you. I'm going to go ahead and close the public portion case and start the Board's comments with Secretary Klisz.

KLISZ Oh, thank you. I think that you know this is one that I can be in support of. Obviously, all the neighbors are in support. Is a very unique lot. The size is not a problem. We're actually not approving an excess size. So, while it is big, it's still obviously within the ordinance. And so, we're really just

talking about the setbacks. And I think the key questions have been answered, like, why couldn't you put it here? Why couldn't you put it there? And that satisfied me. So based on all that, I'll be in support.

COPPOLA

Thank you. Ms. Hakala.

HAKALA

I'm also in support. Looks like you guys have done your work and talked among your neighbors, and I appreciate that it matches the existing house and good luck.

MEAGHER

Yeah, I don't have any problem with this. I think the plans as set look good. I think we've covered all the questions I had, so I'd be in support of this.

ROTONDO

Yeah, I think Mr. Commissioner Klisz summed it up pretty well. Obviously, I understand the storage needs and issues that the Petitioners are having, and there being a young family and the neighbor support obviously speaks a lot, a lot to this as well. And obviously they have a unique a unique property. So, I will be in support of this. Thank you.

COPPOLA

Thank you. Mr. Testa.

TESTA

Thank you Mr. Chair. I will be in support of this as well. I don't need to add anything else that anyone hasn't already mentioned. So, thank you.

COPPOLA

Vice Chairman Baringhaus.

BARINGHAUS

I guess I will be in support of this based on the one, I guess the fact that the home is 900 square feet. You know, fairly small for the for the neighborhood itself, the garage. I mean, that was the style of the garage back in the 50s when the home was built. I mean, you call it a shed. Back then, they called it one car garage, right? So, yeah, I mean, you have a little bit of storage in the basement. You had a little bit of storage in your garage, not much. But I do like the condition that we would put on the variance of having that converted to residential area your former garage as part of the conditions for the variance. So based on that, I'll support the variance.

COPPOLA

All right, thank you. Based on what's being asked, I'm in support. I was just in awe that that size of the garage would be allowed, especially with, you know, compared to the size of the home, it's almost as big. as the home. I just, you know, I went back and I looked through everything, and I was just surprised. Generally, we don't consider, while it's really nice that you have a classic car, I love Mustangs, that's not considered a hardship. Having a classic car is not a hardship. So, but again, the size is not an issue as to, well, you could argue the sizes issue because it creates the setback, but generally, I mean, you're allowed to have that size garage, so that's a that's a change, I think, from the for the last time that it's just interesting that was allowed. But I personally would have probably spent more money enlarging the home, especially if you're going to start to have a family and stuff. I assume at some point you'll be doing that at some

point, and hopefully that will coincide and stay within, within the limits of the zoning. So again, I'll prove that I'm supportive of the variance. I'm just completely in awe of the size that's allowed now, so I'll go ahead and open the floor for a motion.

KLISZ Mr. Chair.

COPPOLA Secretary Klisz.

KLISZ Resolved that the variance sought in Appeal Case No. 2025-06-20, filed by Kristen and Scott Cupler be granted for the following reasons and findings in fact: The uniqueness requirement is met due to the corner lot, strange size lot that they have in this particular house, plus the right of way issues in the backyard. Now the variance would have severe consequences for the Petitioner, because they couldn't build their garage the way they wanted it. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance, due to full neighbor support, this property is classified as N-2, Neighborhood, under the Master Plan. The proposed variance is not inconsistent with that classification. Further, the variance be granted with the following conditions: One, that it be built as presented as to the location and materials. Two, that there be no other outbuildings. Three, they must convert the current garage to living space.

ROTONDO Support.

COPPOLA I have a motion by Secretary Klisz, supported by Mr. Rotondo. Any discussion? I'd like a little more clarity on conversion in the sense I would suggest that permits for the conversion and the garage have to, at a minimum, be issued at the same time. Conversion can be issued before, but they have to be issued at the same time, as a C of O for the garage cannot be issued until there's a C of O for the conversion.

KLISZ So permits must be issued at the same time and C of O....

COPPOLA Basically, what I'm saying is this conversion has to be finished first. The C of O for the conversion must be submitted first before the C of O for the garage can be considered or issued.

TESTA Yeah, same time would be okay, too?

COPPOLA It could be the same time, but I don't know if the conversion, we could change the conversion first right, and see, well, they can go next door and do the garage.

KLISZ So, C of O for conversion must be issued at or beforehand.

KLISZ Built as presented as location materials, no other outbuildings, must convert, the current garage to living space. Permits must be issued at the same time, and the C of O for conversion must be issued at or before the garage, C of O.

COPPOLA Does that make sense everybody?

On a motion by Klisz, supported by Rotondo, the variance was granted.

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

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

be granted for the following reasons and findings of fact:

1. The uniqueness requirement is met due to the corner lot, strange size lot that they have in this particular house, as well as the right-of-way issues in the backyard,
2. Denial of the variance would have severe consequences for the Petitioner because they would be unable to build their garage as they want it,
3. The variance is fair in light of its effect on neighboring properties, and in the spirit of the zoning ordinance, due to full neighbor support of the proposed fence, and
4. The property is classified as Low Density Residential under the Master Plan, and the variance is not inconsistent with that classification.

Further, that the variance be **granted** with the following conditions:

1. The garage will be built as presented as to location and materials,
2. There will be no other outbuildings,
3. The current garage must be converted to living space,
4. Permits must be issued at the same time, and the C of O for conversion must be issued at or before the garage C of O.

ROLL CALL VOTE

AYES: Klisz, Rotondo, Hakala, Meagher, Testa, Baringhaus, Coppola

NAYS: None

ABSENT: None

PASS/FAIL/TABLED: PASS: PASS

COPPOLA Do you understand the conditions? So, you'll be able to get your permit within five days after the meeting. So good luck. We look forward to seeing it.

K CUPLER Thank you.

COPPOLA Call the next.

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

COPPOLA	Thank you, Mr. Stierna, anything you'd like to add?
STIERNA	The only comment I have, this stems from the loss of an existing non-conforming pylon sign that he is seeking to replace. We have no other comments at this time.
COPPOLA	Anymore questions for Mr. Stierna?
HAKALA	I have a question. Are there regulations as to what can and cannot be put onto an electronic sign?
FISHER	Well, we have restrictions on how intense the light would be. There isn't any...
STIERNA	There isn't any other restriction how often, you can change...
HAKALA	In terms of what the message says or shows...
FISHER	Yeah, its content, correct.
COPPOLA	Mr. Stierna. There's actually three separate parcels that make up the Yacht Club, kind of a property, two for parking and one for a building?
STIERNA	As we discovered today, yes.
COPPOLA	All right, names and addresses, if you would please.
MOORADIAN	Joseph Mooradian, my home address, 1652 Trinity Road, Canton, Michigan, 48187
RICE	Steve Rice, 906 South Main Street, Plymouth, Michigan, 40170.

COPPOLA

Why don't you give us a little flavor on what you're trying to accomplish, I think part of the, well, we really need to understand is, what hardship should you have that would suggest that you would be allowed in such a, such a be honest with you, such a large sign. I'd also like to kind of give you a little, I think this has changed hands. This property changed hands relatively soon, recently, ago, but there's, when I went and looked at all the documentation, there's actually three properties here. The property that was the Petitioner, actually doesn't have any road frontage. The property in front of it's got the road frontage. And then there's a property that actually is listed on Horton Road, which was abandoned, the Horton address also has frontage. So, just trying to understand how that works together.

MOORADIAN

The location of the existing sign was a pole sign, and unfortunately, a Cisco food truck made a delivery and was pulling out and hit the sign to the point where it could not be re-braced, or it would create danger to the public if we left out there. So, I didn't move the portion so it wouldn't blow over. It was back in April. It was very windy. I took that down. The new proposed location for the sign, the way Ann Arbor Road runs on the angle. It's the only position that we found that could get any type of visibility on a monument. And unfortunately, the height request that we're looking for is because it sits in the parking lot. So, if a truck or a van or anybody else pulled into that spot, it would block the sign. We wouldn't be able to see it at all. Hardship wise, I've been dealing with the road closure since, you know, back, I believe it started in April or May. But I also have no I have no signage at all. Nobody knows the regulars that know that we're there. Obviously, we've been there a long time, and we're proud to have taken over the bar December 23, but signage wise, we were really hard pressed for any area that we could get any type of visual from the street. That was the request for the zero setback to move it as close up towards the sidewalk as possible, so it's not sitting back in the parking lot, creating possibly issues for customers as they're pulling in or pulling out. The height is, again, like I said, to clear any vehicles that park in that area, because if it was at the regulated height that it is allowed, a truck, a van, a minivan, would block it. You wouldn't be able to see it. So at least at this new proposed site that we're requesting, with the car still parked in the parking lot, you would be able to see the sign as far as the ELB sign, the electronic messaging board goes. It comes preprogrammed with images for specials. So, there's hamburger images, there's fish and chips specials, there's all types. There's a library of images that we can pick from to put up there and allow a run-on special, like our, I believe it shows in our sample, or our rendering a fish and chip Friday. We're just, we believe, with the way that the new Ann Arbor Road is coming along, and the way it's going to look, we think that this sign would be actually a nice addition to the landscape. We're proposing to put the field stone on it that matches the bar right now, if approved. We really looked at all other options and all other locations that we could have put it, and this seemed to be the most feasible, the existing location, and not on a pole. I understand that the city doesn't want pole signs anymore, and although that pole sign that we had was it was very visible from far away, and it drove a lot of business for us. It's hard for me to say if the sign being

down is what's caused the drop in business or the road closure, but as far as hardship goes, I'm about 20-30% down in business right now.

- RICE** The proposed sign is actually in the same place that the last sign was, and it's about 15 feet lower than the sign, the preexisting sign.
- COPPOLA** How many parking spots do you have right now?
- MOORADIAN** Total parking, we're at 89 or 90 I can't remember what the number is. I think it's 89 but some of those spots are for the trail. They're in our parking lot, but they're parking spots for the citizens that park to walk the trails through the lake there. We just maintain those spots for them. We keep them at keep the asphalt and the lines.
- COPPOLA** So, that some of that parking lot is not on your property, is that what you're saying?
- MOORADIAN** Some of that parking lot we maintain, but it is the county's property.
- RICE** And then, of course, about 25 of those spots are for employees.
- MOORADIAN** We try to keep the employees push back so the customers have easier access.
- COPPOLA** Okay, have you thought about combining these lots into one lot, these properties into one property, instead of three separate properties?
- MOORADIAN** We did speak to the City Clerk last year when we paid the taxes, and I did have my survey company combine everything for me so I could submit it to do that. So just be one address, one tax bill, because it is for us. It's a little bit confusing too. You know, there's those three properties that actually that Horton property did hold up the transfer of the bar for about five months for us because the previous owners were trying to figure that portion out. And I did have that PEM tech come out, and I paid for a site evaluation just to appease the city on the transfer. But I have no problem if that's if that would be in terms of approval of combining all three to one address. I actually have started that process already.
- COPPOLA** It just took me a little while to figure out.
- MOORADIAN** It is confusing.
- MEAGHER** Mr. Chair, question for Petitioner.
- COPPOLA** Mr. Meagher.
- MEAGHER** Is there a possibility of shifting the sign down? I guess it'd be two spaces to where it backs up to where the telephone or power pole is, and then only losing one space rather than two?

MOORADIAN We had explored moving the sign to different locations when the police officer came out to do the survey, we felt that that was that created the least blind spot, and I believe there was a signoff from the officer on that location.

MEAGHER So, I guess my question is, if you've moved it over two spots, could you then become in compliance by having something that's not as tall because you have more area to see it from both directions?

MOORADIAN Because the way that road runs on an angle, and you're talking about going two spaces, East, right?

MEAGHER Back towards Newburgh. Yeah, going east, talking about like 15 feet.

MOORADIAN I don't know if it shows on the survey, but it is weird. When you're coming into the turn. It would just put it into an odd dimension. And I have not asked the police for any insight on that location. I know they were pleased with the current location that we're proposing.

BARINGHAUS Mr. Chairman.

COPPOLA Mr. Baringhaus.

BARINGHAUS Any, like alternatives, I know traditionally, you had a sign by the road on the pole, now you're proposing a lighted sign. Did you ever consider like fascia for the building?

MOORADIAN Unfortunately, the building, the way it's designed, there's really nowhere that we could do a building sign. We had looked at it. There's an existing channel box sign that sits on the back entrance over to the kitchen. This is Lakepointe Yacht Club. It's very small. It was there when we purchased it. The roadside sign with the electronic messaging board was because if we put an electronic messaging board on the building, you wouldn't be able to see it unless you're in. This allows potential patrons as they're driving by, or sitting at the light or asking to be able to see some of the offers that we can drive business with, and in light of the dip that we've taken, I don't know if it's any sort of a hardship. I'll be honest.

BARINGHAUS I mean, considering the fact that your building is fairly long and it fronts on Ann Arbor Road, it would be an ideal platform to consider. You could probably even put a larger sign up, if you consider the building location, as opposed to staying with a traditional sign. Did you look at it from that perspective?

MOORADIAN We did. And with the with the window locations on the front of the building, this was an, uh, those was actually one of the original ideas that we had thought about. In relationship to the windows on the building, the entrance, the low roof and the shaded area there just really is not a spot that we felt was feasible. And we, like I said, we do have the sign over the kitchen. It's really, I wouldn't even be opposed in terms to take that sign down, if that could maybe be the terms of approval. So, there's not two,

because that sign is it was spent there 30 years, and it's really useless to us. People can't see it.

BARINGHAUS Well, I'm looking at the picture, you have the sign basically in your parking lot next to a just like a black pickup truck or SUV. Yeah, did you consider putting out like a protective curb around it, as opposed to just leaving it sitting in a parking lot like this, because you are exposing potential vehicle damage.

MOORADIAN Sure, on the proposed masonry aspect of the sign, which would be the base the foundation, there is a curve that is installed. Or I was going to suggest possibly bumper post. I didn't know what the city would like to see better.

BARINGHAUS So you're looking at like a bumper post, or whatever, whatever area that would shield.

MOORADIAN I didn't know. I wasn't sure if bumper post had to be the submitted request, that wasn't made aware to us when we were preparing all the documents, but a curb is definitely feasible and has been written into the estimate that's been submitted to the insurance company to prevent customers from driving into it. I'm really in a unique situation, just the way that bar sits on an angle as you're coming around the old pole sign was It was great. It was a really good sign. And the previous owner told me she had it welded with all kinds of brackets and everything. But it did have overhead power that ran through the lot I've already, when I disconnected the overhead power for Public Safety and took the sign down. I did have an electrical company come in and run underground electric, so that'll be now, will be underground. It's already been bored, they just haven't put the wires in yet.

BARINGHAUS It's not like you took the sign down, I think there were three signs that were on that pole?

MOORADIAN Well, we had the channel letter sign right that was on and outside.

BARINGHAUS You lost one sign when the pole went down?

MOORADIAN We communicated a lot to our customer base with it. We used to advertise a lot of, like I said, our fish and chip Friday was a big one, Lions games, any type of event that we had coming. It was a shame to lose it. I really, and I really wanted to apply to put a sign back up on the pole, but I was that was coached that was going not to be considered.

BARINGHAUS A lot of businesses want that too.

MOORADIAN I understand, and I felt like the monument sign, I do understand esthetically, what you guys are going, what the city is going for and I feel it is a good look. When I drive down Ann Arbor Road and I see the monument signs that are on all the businesses, it is nice. And those pole signs are a bit outdated and tacky-looking.

BARINGHAUS	You've operated for years without an electronic message center. Why do you feel you need them today, and what that is gonna give your business.
MOORADIAN	The reason for the electronic message sign is because I feel that I'm losing a lot with the height and the width of the old sign and now dropping down to a lower sign. A lot of the businesses on Ann Arbor Road do have electronic messaging. The dentist's office right up the street, the McDonald's, there's a few other ones. It's just a good way for us to communicate. We do run a lot of specials, and it's a good way for us to communicate with the people as they're sitting in traffic trying to either turn on a Newburgh or continue traveling on Ann Arbor Rd. So, we felt it would be a good option for us to include below the actual sign, the fiberglass sign.
BARINGHAUS	The width of your sign is 76 inches, which generally on signage we've seen, that's... it's a fairly small length, maybe consider making it and dropping the height down?
MOORADIAN	Actually I was, I was more or less coached. This is all new to me, unfortunately, I've never had to deal with something. So, I was kind of coached on what I should and should not ask for. And this was kind of, with the dimensions that I was led into by the sign company, recommended by the sign company, and also by some of the gentlemen down in the Building Department.
COPPOLA	Very good. Thank you. Mr. Testa.
TESTA	Thank you. Question for the Petitioner, so first I'm glad to hear you talked to Inspection and got some coaching and their advice. Did you request the police officer to come out?
MOORADIAN	No, I did not request that. That was actually...
TESTA	Okay, but it's based on that discussion.
MOORADIAN	Of the location of the monument and the size of it with the requested height variant, they wanted to make sure it wouldn't create any blind spots. And I'm sorry, the name of the officer escapes me right now.
TESTA	Walters.
MOORADIAN	Yes, yes, Officer Walters, and he saw no issues with that height or that but...
TESTA	Yeah, he's great. You explained the height. You have basically three variances that you're asking for, setback, height and base width. I get the height the base width. Why do you need it to be so wide? 11.5 feet. The sign is only 6 feet.
MOORADIAN	Inside of it? Yeah, if you're familiar with Lakepointe, we take a lot of pride in the appearance of the building. We constantly keep it up. And one of

the reasons we wanted to be able to put some landscaping in the top over there some bushes. There were bushes prior to the pole. So, we thought that would be a nice, to have a bit of a garden, not a garden, but a planter bed where we could put some stuff in there.

TESTA

Where is the planter bed gonna be I don't see...

MOORADIAN

It's inside. Is that what you're asking me? So, it'd be inside. So, you'd have the sign, okay, we could put a few plants in there with the curve around it, if that's requested by the city. I don't know if that was something you guys were asking me about for our own well-being, or if that's something you guys wanted to see, the curve around the sign.

TESTA

Okay. So, you need 11 ½ feet, as opposed to 10. Either you have basically planters on either side of the sign.

MOORADIAN

Inside of it, yes, on both sides.

TESTA

And then the setback. Right now, it's zero. I get why you can't do 10 feet. You'd be approaching into the parking lot. But couldn't you do like, two or three or five feet, like it looks like there is space.

MOORADIAN

There is there is space, and I'm absolutely would be happy to back it up two, three feet, if that's if you guys find that to be, you know, more feasible than having it at zero setback. Yeah, I have absolutely no problem bringing it back a couple of feet.

TESTA

Yeah, maybe have a median, put some type of curve in there. Gotta keep space for that, or some type of bump or block. But yes, that, I just wanna understand why you were doing a zero setback.

MOORADIAN

Again. I'm not saying, I apologize. I was coached down in the Building Department to ask for a zero setback on the application, and then we would go from there to see what you guys found would be more acceptable. Zero wasn't acceptable.

TESTA

And then the height I see, or I understand why you did 6 feet. Thanks for the visual of the side of the truck parked behind it. I would guess not every time a truck can be parked there. So, some vehicles are a little shorter, and even if you came down like a foot or two, the Yacht Club portion, the sign is still going to be visible. It's gonna be some of your messaging board, that's going to be potentially blocked. But you are already crowded, that spot's blocked. That means you're probably having good business that day.

MOORADIAN

In relation to that entrance of the building, unfortunately, most people like you park right there because it's the fastest access into the building.

TESTA

Okay, thank you.

MOORADIAN

Thank you.

MEAGHER Mr. Chair. I have a question for the Petitioner.

COPPOLA Mr. Meagher.

MEAGHER Is there a is there a way that you could make those surrounding spots compact car only, or car only, where or handicap.

MOORADIAN That would be great. The problem is, and we talked about this, problem is, most handicapped vehicles are big vans, which would kind of be counterproductive to what we're trying to accomplish here, which is obviously visual with the sign as accommodating as possible. Losing the parking spots, I mean, I'm gonna let you guys more say on this.

MEAGHER I guess. I guess my question is, sure, let's drop the handicapped thing. But it's fairly common to see compact car spots or car spots.

MOORADIAN I, just knowing my customer base, I don't think that's something that they would [inaudible] most of my customers.... Most of my customers got trucks and panel vans painting vans, we accommodate and we cater to. I'm open to any suggestions to make this more acceptable. But I've worked with the Building Departments, I believe, since May, I started May or June, I started this, and I've gone back to the drawing board a few times to try to get something that we felt would be acceptable.

COPPOLA So, when I looked at your overhead, that you provide a picture, so you show where you want the side to be. There's, one spot that seems to be Ex'd out. Is that, like a walkway that you have, is it supposed to be a walkway or something?

MOORADIAN There with these yellow lines on an angle? That's sort of nobody would park right next to the sign that that was current. And that's there. That's currently there. The previous owners had the full sign. They had the concrete, big concrete block holding the full sign, and then they built a timber structure around it, and then they had to plant things inside of that. So, we really just went off with the existing footprint, was for the base of the whole pole sign. And just instead of a pole, we would just be erecting the monuments.

COPPOLA Because I'm looking at it, right now you're planning, I mean, you basically have to sign the middle of a parking lot. You spend a lot of money on the sign when you're putting it in where asked. Have you thought about because, again, you band-marked off a lot of a spot or two, actually turning that kind of quasi green space. In other words, curving it up, yes, turning it into green space. And when you bring it up a little bit under Mr. Stierna, if you bring measure the height of the sign from where the ground is right, correct. So, if you brought it up, that's 6 more inches you maybe you're working with or something. So, the height is a little bit less of an issue, but to me, it would look a lot nicer. And also protect your, potentially protect, so but potentially protect your sign from people running into it, and then would help a little bit with your height.

MOORADIAN That was actually submitted by Rafi Cement, who's going to be doing the masonry work. Johnson Sign Company will be putting the footing in. Rafi Cement will be or Livonian Masonry will be doing the block work, as well as the fieldstone base and the curve around it. So, we essentially are losing two spaces, because we're going to go half into one space, half onto the other space to create the curve. And then again, a greenbelt, I think would be excellent. I have no problem putting that in. I think it would look really nice, mulch it, and do some planning and there, rather than up inside of the box.

COPPOLA You're not planning on putting any signs on the stonework. Right?

MOORADIAN No. Absolutely not.

BARINGHAUS Mr. Chair.

COPPOLA Chairman Baringhaus.

BARINGHAUS As Chairman Coppola said, you have it in the center of the parking lot. If you consider moving the sign down closer to the West, maybe to the driveway, you can take advantage of the driveway as sort of a natural open area, which would give you the display room, kind of a curb, maybe the first two or three parking spots off, putting the sign in there, at least you have an open area to the one side and a little bit of an open area on the other side.

MOORADIAN I absolutely considered that. And unfortunately, what we thought was, as customers are leaving, that creates a lot more traffic being close to the sign as they're pulling out of the parking lot. The sign is right there, by the edge. And we thought, even with curb edge, we thought we may end up seeing more customers catching their tires into the green space or over the curb or possibly hitting the monument. So yes, it was, it was considered.

BARINGHAUS Having that kind of an arrangement where I described, no other businesses place the mining sites on their property. Maybe their customers are better drivers. An open line of sight of one side, which I think solves part of the problem. Have a little bit of, it has some line of sight on the other side.

MOORADIAN As they're pulling out onto Ann Arbor Road, I believe that would create more of a blind spot with the sign closer to the driveway.

BARINGHAUS But you're not adverse to moving or altering electrical hookups for that sign if you need to in that parking lot. Or as part of your criteria is that you're going into an existing electrical base for that site?

MOORADIAN Well, what I did, sir, was I had moved the overhead electric when I took the sign down, and I did have the electric come in and run the new underground electric to the existing location, just based off of what we

had talked with the Building Department, best scenario would be that location, okay?

BARINGHAUS Okay. Thank you.

TESTA Mr. Chair.

COPPOLA Mr. Testa.

TESTA Question for the Petitioner. So, if you follow on the Chairman's thoughts of doing kind of a curve in that green, greenbelt, couldn't you then reduce the width of your face, now you have the planters up top, right?

MOORADIAN We still would like to add the plants up top, because every year that is a nice look. You know, we used to put little Christmas trees up there when we decorated for the holidays, pumpkins and Halloween. It's nice to be able to have those out there, just to lend a little bit of, you know, decoration. But again, I mean, I'm open to a solution here, whatever you guys find. The sign, though, and they said sign was not a request on my part. That's what the sign company recommended. And when I brought it to the Building Department to start this process, it was just kind of where we had landed. I would really have to just err on the side of caution, because the sign company designed it. They proposed it. We're waiting just for your approval to get started. I don't know if there's any way that that could be shrunk down. They may need that amount of size or the pole that holds the sign underground. I'm really not clear on why they drew it that size or why they proposed it.

TESTA Okay, thank you.

HAKALA Mr. Chair.

COPPOLA Ms. Hakala.

HAKALA First of all, how wide is it going to be? It shows like the depth, I guess, the depth of the monument part I'm seeing the width but I'm not seeing the actual depth.

MOORADIAN I don't have the current right now. I apologize. Is it in there in the notes? 16 inches deep, so, I'm putting 1/3.

HAKALA Okay, so you're having a ton of space in there for diversions. But I guess I would going back to what the Chairman said, having that green space would also allow you to get more visibility, as cars can't park right next to it. So I do believe, you know, if we did lower it but two feet, you would still be able to see Lakepointe. And the vast majority of time when cars are parked immediately there, or you would be able to see the electronic side as well. I mean, the pickup truck you show there would only cover half of it, right?

MOORADIAN Two more feet.

HAKALA Right. So, I'm saying, like the pickup you show behind it would only cover only half, right?

MOORADIAN We're asking for 11 feet right now.

HAKALA Right.

MOORADIAN So, 80 feet would be. I mean, most cars are above seven feet, eight feet, and that's 11 feet to the top of the sign, most of the cars that come to our lot. I apologize, like I said earlier, it's mostly work vans. And you know it first thing these guys do is, they'll pull into the first spot as they see directly and because, also they want to make sure they have their trust with their tools in them, they feel that it's a little bit safer, it's right outside, right?

HAKALA I get it. Just seeing, like all the street views I've seen, there's a lot of cars too, but I just feel like they're the chance of having the work van right next to it, to the point where you move the pole sign up two feet, rather than just kind of like, if it was a pickup truck, example, right? Like, the cab is only going to cover half of the sign, right? So, I'm just saying like, and that's on the case that a pickup parks right there. But for me, personally, having space on either side of that sign, like, I would not park next to that. It's a safety concern, like, somebody hiding behind there, or, like, create kind of more of a nefarious place for people to be. As a woman walking alone in a bar parking lot, right? I would consider that, you know, you don't want to walk along the sidewalk if you've got a six-foot-tall wall basically right against the sidewalk.

MOORADIAN Sure, I do agree, but 90% of our customer base is men. I'm not sure.

HAKALA I get it, but there's still the, if the use were to change in the future, and you had more women clientele, for example.

MOORADIAN Well, I hope I conveyed even that I'm open for a lot of the suggestions here.

HAKALA Just a [inaudible].

MOORADIAN Absolutely. The green, the curve with the greenbelt, I think is a great idea. I think would look really nice. The location for the zero setback if we moved it back a couple of feet, I think we could still accomplish what we were looking to do, because zero, you know, originally, my first application that I brought in, I did not have a zero setback. I had about, I believe it was 4 foot or 3 feet. And upon discussing it, that was when we came up with thought that we move it close up. A lot of that property when they widen Ann Arbor Road was taken from us, and that's kind of what caused this problem. I was informed of that. I did not know that when they widened it, they kind of encroached on our setback, because it moved the road. It wasn't our property, obviously, but as they widened the road and changed our setbacks, so with a zero setback, I believe

somebody in the Building Department explained that to me, and when they wanted it, they changed all the setbacks on my property years ago. Absolutely, yeah, that's what I'm talking about. Years ago. Not, no, not currently.

COPPOLA Any other questions for the Petitioner? All right, seeing no more questions. Is there anybody in the audience that would like to speak for or against this petition? Seems like a no. So, do we have correspondence?

KLISZ We have one letter, a letter of objection from Steven Smith, 9814 Horton Livonia, Michigan (objection letter read).

MOORADIAN What is the address?

KLISZ 9814 Horton, across the street.

MOORADIAN Okay, those lights, the lights that are installed in the parking lot. I did that the month we bought the bar because the bar was pitch black in the parking lot. And to the Council lady's point, we wanted to create a safer environment. So those lights were installed by DTE. They're LED lights that we did not put up. DTE installed those on all the poles, we paid, obviously, for the use of them, but that was something that we did to provide safety for the neighborhood. Nobody's ever brought it to our attention, and if those lights were in any way bothering them, but the existing sign was 25 feet in the air and was lit up for 30 years, and I don't know if there was any objection at that point, so I don't. I'm not really clear maybe that he's talking about the pole lights, but I'd be happy for you guys to take a look at that and see if we're in a violation, which I don't believe we are.

COPPOLA Anything else you'd like to say as a final statement? You have a question, Mr. Testa?

TESTA I have a question on that point. Your previous sign, it was illuminated itself, right? You had light shining down. Did it have light shining down on them?

MOORADIAN No, it was illuminated. It was, yeah, there were lights inside. It was the two vinyl graphs, and then it had the light up channel board sign that hung out. Yeah, it was kind of backlit. Okay, yeah, which the new sign is also a backlit sign proposal with darker colors, which may actually, the old sign was white. When it was illuminated, it was brighter. This new sign has a. Texture look to it with lettering. So, we believe that made you know, for the gentleman who lives across the street, that has an issue with the lighting.

COPPOLA Do you recall the total square footage of the signs, the large sign, plus...

MOORADIAN The old, existing sign?

COPPOLA Plus the two others.

MOORADIAN Roughly 70 square feet. Without the channel letter. The channel letter was an addition to that 70 square foot, yes, just the big sign was 70. And then we had the channel letter signs that hung off the side, which I believe, those were two-foot by four-foot channel letters, so roughly 86 or 90 square feet.

COPPOLA Anything else you'd like to add in close before we?

MOORADIAN We appreciate your time.

COPPOLA All right, thank you. Go ahead and have a seat. I'm going to close the public portion of this case for the Board's comments. Ms. Hakala.

HAKALA Thank you, Mr. Chair. As I mentioned before, I don't necessarily have a problem with the location alone on Ann Arbor Trail or Ann Arbor Road. I do have a problem with the height. That would be a concern for me to appreciate, maybe having grass or curbing. I just think there needs to be some additional thought as to why exactly the sign is the height and the exact location that it is. So, I think if we saw something else along the lines of that curve to protect it, to protect the sign and people. I think that would go a long way in changing my mind, in my opinion.

COPPOLA Mr. Meagher.

MEAGHER Yeah, I drove by this earlier, and I went back and forth trying to see what would really stick out. I was trying to figure out how I was really hoping he'd be here, but the gentleman who had to complain about the lights, I had a really hard time figuring out how three houses and the light pollution would have gotten him so I was that was kind of where I was going with moving two spaces over as it's a little less that could potentially block neighbors. I think it really stinks that you guys have lost 20% of business for how long this institution's been there. But in the long run, I don't, I don't see a problem if it's set back even to be even with what the current space is, whether it's two feet, three feet, four feet, whatever that is, I think if it's just a little bit off the curb, I don't, I don't think there's any problem with the height, seeing that The majority of people that come are not driving compact cars, so I'd be in favor of this if that was one stipulation.

COPPOLA Okay, thank you. Mr. Rotondo.

ROTONDO Thank you, Mr. Chair. This is a little bit difficult for me. I can obviously understand the situation that the Petitioner has. And I do think the proposed sign does clean it up a little bit. Obviously, you had the three signs there before, and this is a little bit of a cleaner plan here, but it seems like a lot, you have the electric message board. You obviously over the height and the width and no setback, obviously, as my colleagues have referred to, I would like to see some kind of landscaping or something to help separate that sign from the parking lots. I guess I don't really know, I guess I'd probably like to see this table than to see if

the Petitioner can come back and maybe adjust something, maybe try to work with us, with the width and or heights, I don't know. I guess I'll see what those my colleagues have to say on this one.

TESTA

Yeah, thank you, Mr. Chair. I think I can be in support of this as is, except for maybe adding the curb in the greenbelt there, so you might shift the base in towards the building, to improve your setback just by a foot or two, to whatever you need to get that green space in there. But I get the height based on your explanation. I get the width base center explanation to be able to put plants up there, or Christmas trees or pumpkins, as you said, kind of were seasonal use. I like this sign a lot better than the old sign. I like nostalgia, but that was very dated. I do appreciate that you carried over booze and chow into the design I did like that. And next time my wife and I go out to eat, I'll try to point out that your business has been down and see if she'll eat there.

COPPOLA

Vice Chair Baringhaus.

BARINGHAUS

Thank you. I think your proposed sign is very well designed and actually fits into the, I guess, environment and heritage of the Yacht Club itself. I agree with Mr. Rotondo. I think it needs some refinement. I think basically, at this point, the sign is too large. It's, I mean, it's over more than five feet over ordinances in terms of height, and a foot and a half in terms of the width of the base as well. I'd like to see a design that comes back maybe a little reduced, seriously, have a lot of base as part of the site, maybe reducing the size of the base and devoting the space that you created, work towards the identification business. In terms of electronic message centers, yes, you're right. There were a number of electronic message centers put into the area. I'm not really a fan of them, because one car will like that message, and you see that a lot, especially on McDonald's signs and signs that are lower to the ground as well. So, again, I'd like to see a tabling of the variance. I'd like to see design come back, maybe with more detailing on the curb and how it would be protected, and also something that is reduced in size as well. Thank you.

COPPOLA

Thank you. Secretary Klisz.

KLISZ

Thank you. So, for the Petitioner, I think it's going to be tabled, so you're going to come back, and you need four votes so you basically can take everyone's comments into consideration and come up with your best plan that you can get four votes on. And as Mr. Baringhaus mentioned with the electronic message board, those are usually very tricky. We're very picky about those, and in fact, we never approved any that were excess as to the sign part of it. Now, granted, we have a bigger base, and maybe the base changes, but I think this one is different, and one, it's kind of making up for the signs that you did have before, which are, you know, taken down, not due to your own issues, because, you know, basically you can't replace it with old technology. So, this way it can replace what you had before, but being more modernized and whatnot. So, I actually like this one. And again, I think, clearly the curb part and making that a green space, maybe it comes down, maybe it gets smaller, but basically, I think

you know, coming back with a different modified proposal, even if it's ever so slightly, might be enough. And again, you need to get four votes from people, and I think you're close. I think you'll get there. But, you know, moving it in, shrinking it maybe, you know, doing some other tweaks to it, I think will be useful. And then I think I would be in support at that point in time. So, we'll look forward to seeing it come back. Thank you.

COPPOLA

Thank you. Somewhat in agreement, I think what you heard from majority of people here is that this needs a little bit of work. Kind of, kind of swung for the fences with this one, which is, you know, okay, you can't get on base unless you swing it. But I think, I think this is a little too much. I think there's some things you can do to help to mitigate the issue of cars parking next to it and blocking it. I think we can do something with the setback, something with the width. I think the height needs to be addressed. It's just too high. As to the electric message center, I have never opened in support of electric message center that didn't comply every other way with the zoning. And so, this would be the first time. I'm not inclined to do that now, but we'll see what you come back with, in the sense of revision. I think you know some of the suggestions, like doing taking some of the spaces they were blocked off anyway, you would have had it anyway. So, take that space, make some green space, elevate a little bit, create some space so people can see the sign when they're driving. That's all you really need, is to be able to see when you're driving. So, you got a little bit of work to do here. I think that replacing the sign you currently have, which is dated, I know you didn't want to do it. Didn't want to be, that expense wasn't in your budget, probably for a number of years. Hopefully you get some insurance from that. Your buddy, buddies at Cisco will help you out there. But as is proposed, I think it's just way too much. It needs to, it needs to be modified and so I'll go ahead and open up the floor for a vote.

BARINGHAUS

Mr. Chairman.

COPPOLA

Mr. Baringhaus.

BARINGHAUS

Resolved that Appeal Case Number 2025-07-21, filed by Joseph Mooradian on behalf of Lake Pointe Yacht Club be tabled to allow the Petitioner to come back with a revised plan that includes a reduction in sign dimensions, such as height and width, and also include a detailed plan on the landscaping around the side that would create an open space plan.

KLISZ

Support.

COPPOLA

I have a motion by Mr. Baringhaus, support by Secretary Klisz for tabling. Go ahead and take roll.

On a motion by Baringhaus, supported by Klisz, the variance was tabled.

RESOLVED: 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

be tabled to allow the Petitioner to come back with a revised plan, including a reduction in sign dimensions, such as height and width, and also including a detailed plan on the landscaping around the side that would create an open space.

ROLL CALL VOTE

AYES: Baringhaus, Klisz, Hakala, Meagher, Rotondo, Testa, Coppola

NAYS: None

ABSENT: None

PASS/FAIL/TABLED: PASS: TABLED

COPPOLA

Mr. Mooradian, did you understand what has happened, did you want to step up?

MOORADIAN

Yeah, I'd like to step up just for a moment. Thank you. I realized that there was something we haven't taken into consideration, and I just want to bring it to everyone's attention. The parking lot has quite a pitch to it, and if you're going off of the high side of the pitch, at the top front of the parking lot, towards the zero variance, you're going to have that higher height. If you come down towards where the lot pitches down after 11 feet of base, you're going to be much closer to there. So, I guess my question to you guys as Council is, what dimension would you like me to pull it from? Because if I pull it at the front toward the building from grade up, I'm much closer to what you're looking for when I pull it from the zero-setback area. I'm higher than that number. And the numbers that we provided for you guys were actually at the zero-setback measurement, not at the front.

COPPOLA

The measurements are based on the design of the sign, so no matter where you put it. Those dimensions are unchanged. We're still going to measure it from where it is on the ground. So, the dimensions don't change.

MOORADIAN There's still because, so your problems with the dimension of the actual sign? Because I believe I was within city ordinance. I mean...

COPPOLA Again, what you're asking the variance for which was the setback, the maximum height and the maximum faith width, correct. That's we're talking about. Okay, the maximum height, the width was an issue. The setback, we wanted to I mean, if you change the width a little bit, that helps solve some of the setback. And by building, you know, when the suggestion was, you know, do some, do some greenspace, you can help to push that back a little bit, protect it. You can build it up, get a little extra height without having height. And there's some things you can do here, I think, to help minimize the issues that you have right now.

MOORADIAN Okay, absolutely. So, I guess I'm not familiar. How do I set the whole process over now?

COPPOLA No extra cost once you get your revised plan, whatever you decide to do, and again, you don't have to wait, you can come back to the same thing if you wanted to. I would not suggest that, but you could do that if you wanted to. Once you have your revised plans put together, you go back to the zoning board and turn those in and get back on one of the agendas, or even next month or how long it takes you to do your plans. So, I think the next meeting is September 9, so you're not going to make that, I don't know if we're always looking towards two meetings next month?

STIERNA Looking like it so far, yeah.

COPPOLA So the next meeting would be the 23rd, I think that's getting tight on turning stuff in. You should probably be looking more towards October 14th, which would suggest you need to get your body plan. In by September 15th. Thanks. Ready for the next.

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.

COPPOLA Mr. Stierna, anything you like to add?

STIERNA The Inspection Department doesn't have anything to add at this time.

COPPOLA Any questions for the Inspection Department? Seeing none, Petitioner, step up to the podium, please. I apologize, which property is it?

STIERNA It would be the property to the east on Schoolcraft. It is a long, deep lawn. It's currently vacant, but it does have frontage on Schoolcraft and therefore would be the front of the property.

COPPOLA There's actually, there's still, there's like a garage on there, something, isn't there right now. That's a rather narrow lot, too. Okay, thank you. I apologize name and address just for the record, please.

V MYERS Victoria Myers, 13940 Richfield, Livonia, Michigan.

T MYERS Tony Myers, 13940 Richfield, Livonia, Michigan, 48154.

COPPOLA All right, thank you, Ms. and Mrs. Myers. If you could just give us a kind of, just a brief summary of what you're planning to do and try to understand what the hardship is that would prevent a variance.

T MYERS Yeah, we'd like to erect a six-foot vinyl fence. We submitted pictures, and I don't know if you didn't have a chance to take a look at that, but the hardship is we're right on Schoolcraft, and when you look at the pictures of the traffic that comes through that area, it is very, very unsafe and it very scary, even by the sidewalk, even to the north of the sidewalk, the amount of traffic that is in that area right now is just incredible. I sat out there for an hour, I heard 15 horns honking, people cutting people off, because right there is where the turn is to get to eastbound 96. People line up there, and instead of waiting in line because there's a big line, they start pulling out to the right. So, the traffic I watched plenty of times, pulled up to right cars coming this way, almost sideswipes that car. And I get so nervous, just even cutting my lawn, or anything that I'm doing on that side of the yard, it's so unsafe. So that's part of it. And then, you know, my wife has been outside a number of times. We just moved there in July. We moved there July 3, and new construction house. But my wife has been out there multiple times where the traffic's backed up and she's

being harassed by the drivers that are pulling up. She's actually getting heckled and harassed, horns honking and whatnot.

V MYERS You feel unsafe.

COPPOLA You just purchased the home recently. This is, this is a new home?

T MYERS New construction, yes.

COPPOLA Okay, did you do any type of research before moving in?

T MYERS Honestly, I didn't know the ordinance.

COPPOLA No, research in the sense of where your... where this house is located, and the issue, the hardship you're discussing, existed before the house existed. So, there's always been that traffic. There's, you know, Schoolcraft Road has been there for a long time. 96 has been there for a while.

T MYERS Yeah. But unfortunately, to be honest with you, when we went and seen the house, it was on a Saturday or Sunday for the property, and the traffic's not that bad at that time, when we were looking at in the morning rush hour traffic in the afternoon, around four or five o'clock Monday through Friday, the traffic's for one every time we went we came from Sterling Heights. So, it wasn't like we were able to see the property a lot. We showed up, maybe, like, a handful of times, to see the property and take a look at it. So, and every time it was on the weekend, because Sterling Heights is about an hour away, I work and she works, so we couldn't come during like Monday through Friday. So, we had no idea that that traffic was that bad, to be honest with you.

BARINGHAUS Mr. Chairman.

COPPOLA Mr. Baringhaus.

BARINGHAUS Yeah, can you describe the fence and the approximate location you wish to put the fence in?

T MYERS Yeah, it'll just so it'll go about a foot or two to the sidewalk, from that side of the house, the back of the house, to the sidewalk, and then straight back, and then straight across. It's a vine Kingston, six feet vinyl white fence with a seven-inch railing. Really good support.

BARINGHAUS Okay, so the southside literally goes to the sidewalk of the fence of your property. It already goes almost to the, you said there's a sidewalk along Schoolcraft. You're going to go right a foot or two to the sidewalk.

T MYERS And then there's the City portion of the chart.

BARINGHAUS And then, sorry, this is a little complicated. And then, like you said, from the back point of the house, around the perimeter of property to the sidewalk and then back to the rear corner of your house.

T MYERS It'd be the rear corner of the house with the Okay, from the rear corner of the house about a foot to the sidewalk, about a foot or two, straight back and back, my yard, and then just directly, just basically rectangular, yeah, that's all it is.

BARINGHAUS Okay. Very good. Thank you.

TESTA Mr. Chair.

COPPOLA Mr. Testa.

TESTA Question for the Petitioner. So, I drive by this every day on my way to work. So, I watched the house being built. Nice patio, but if you notice, your patio is kind of elevated, and then your backyard slopes pretty severely down towards Newburgh.

T MYERS Yeah.

TESTA So, I get putting the fence up for kind of like safety reasons, but I think once the fence is up, you're still going to be like kind of a sitting.... People are still going to see you sitting in your porch, right? Because you're higher up.

T MYERS Potentially, we're short, too.

V MYERS It's true.

T MYERS Neighbor pointed out I won't be able to see.

TESTA I think it slopes down toward the sidewalk too, right?

T MYERS Not really, it doesn't look that bad. It did slope a lot going back toward the drain. Or they had the drain in the middle near my neighbor's yard, but I had it filled in with 12 yards of dirt. because the slope is so bad, I had 12 yards of dirt.

TESTA Your fence is going to kind of follow the slope line. So, kind of people on Schoolcraft, driving west will maybe see on your patio, but once they get kind of in the same plane as your house, you won't be able to see from the side. You described the fence to Vice Chairman Baringhaus. Is the white vinyl fence the same as your neighbor's? They already put in a white fence so, I'm hoping that it's matching exactly.

T MYERS Exactly matching. We went in on it together basically, okay, got paid for the one side that separates ours.

TESTA Great. Okay, I saw their fence is already up, so you would just be doing the other two and a half sides matching. Yeah. Okay, thank you.

MEAGHER Yeah. Question for the Petitioner. Has the thought of planting trees been considered?

T MYERS Instead of the fence?

MEAGHER Yeah, there's quite a few neighbors that seem to have pine trees. Obviously, you don't just get big trees right away.

T MYERS I have a dog too, and one of the purposes is for the dog. It's so scary. We have an English Springer Spaniel, who's got a lot of energy. And I need to keep him back there right now. I got them chained to a wire in my backyard, so I got him out in the back, and I go out there every time with him, because I'm afraid he's gonna pull that chain.

V MYERS That's part of the problem. I'll let him out like dusk time, when it starts getting dark, there's this bunch of weirdos on the road. They all beep their horns and feel unsafe as a woman and sit on your own porch at night.

T MYERS Yeah, I thought about the bushes too. But unfortunately, we have a dog, and the whole purpose, the big purpose of getting the fence is so the dog won't get out.

MEAGHER Okay, thanks.

BARINGHAUS Mr. Chairman, I have a question. For Mr. Stierna, where would you like to see the alignment with the corresponding fence on the adjacent property? Like the setbacks are different.

STIERNA I wouldn't even know where to start with that property. They got the garage way back on the property. I believe it was zoned commercial or industrial there, so it's actually part of the adjacent property, or owned by the adjacent building.

COPPOLA So if they were to build on there, would they have to put a separation?

STIERNA Yeah. If they build on it, probably they'd have to put a separation wall. But right now, no.

COPPOLA That separation wall would go almost to the side, because that's the back of their house.

STIERNA They usually have to stop short, there's something on the side keeping them. and I don't have that off the top of my head, but yes.

TESTA Question for Mr. Stierna. Mr. Stierna, the neighbor to the north that already put the fence in, why wouldn't they need a variance for the neighbor that narrow lot, how would they join to the north?

STIERNA They've got a complying fence.

TESTA I believe to the east.

STIERNA They don't have a fence there, they, again, they're on the side of his rear yard. So typically, by having his fence go into his side yard towards the street, he's effectively going into the front yard, setback of the adjacent property. Therefore, that property couldn't have a fence in the front yard. Therefore, he couldn't align it with an existing fence or future fence.

TESTA Then how is the Petitioner different? I'm not seeing a difference.

STIERNA I'm sorry, I thought we were talking about the Petitioner.

COPPOLA The neighbor to the north put in a privacy fence. Why wasn't he required to get a variance for his?

STIERNA He's not a corner side yard, and there's no language in our ordinance that specifies that internal lots require variance.

TESTA That's a distinction. All right. Thank you.

COPPOLA Thanks. Perfect. Anything else?

ROTONDO Mr. Chair.

COPPOLA Mr. Rotondo.

ROTONDO Question for the Petitioner. I'm looking at the site plan, where you guys, I don't know if you guys did it or the Building Department did it, but you have the outline green area that shows the fence. So it looks like it is proposed, probably, I don't know, five feet or so off of the sidewalk. Is that correct?

T MYERS From that side of my house to the sidewalk is 25 feet. I'm proposing 24 feet. I can drop it down.

ROTONDO So you're going to be a foot off of the sidewalk. The way it's outline it looks like it's further than a foot off the sidewalk, but thanks for the clarification.

T MYERS I'm not very good at CAD.

COPPOLA Anything else? Seeing none. Is there anyone in the audience that would like to speak for or against this petition? Doesn't look like we have any....

KLISZ No letters.

COPPOLA No letters. Anything you like to say in closing?

T MYERS I appreciate you guys taking the time to listen to our case. And again, it is, to me, just a safety issue. I wish I came to see what type of traffic is over there. I grew up in Westland all my life, and I moved to Sterling Heights about 20 years ago for my job. So, I haven't been in this area in a long time, but it just seemed very busy during rush hour. Traffic over there, very unsafe. Thank you.

COPPOLA I'm sorry?

J LEAVENS I missed my opportunity. I apologize.

COPPOLA All right, you guys can just step aside for a minute, you can have a seat. Going back to audience participation, I need a name and address.

J LEAVENS Jason Leavens, 28615 Grandon Street, Livonia, Michigan, 40150.

COPPOLA Okay.

J LEAVENS I just had to, really quick. I apologize. I'm just for safety, is paramount. Livonia is a city for families. I just want to put that out there for my neighbors over here. Thank you.

COPPOLA I'm going to close the public portion case, and I'll start the Board's comments with Mr. Meagher.

MEAGHER Yeah, I think one of the things I really like about all of this is you're improving Livonia. Building the house the way you graded it. I think it looks really nice. It's really nice to not see that wooden For Sale sign there anymore. I totally get how insane that area is, and I'm really okay with this, for, for what it is, with the neighbor support.

COPPOLA All right. Thank you very much. Mr. Rotondo.

ROTONDO Yeah, thank you, Mr. Chair. Yeah, obviously I can understand the issues with the traffic, to one extent, it seems like something that was bought into, but I can understand, obviously, you've already bought it. And I can understand the safety issues here and the reasons for needing a fence on that side yard, I would obviously like to go back to the first case that we had tonight and recommend it be two feet off of the sidewalk. And other than that, it would be in favor of approving.

COPPOLA Thank you, Mr. Testa.

TESTA Yeah, thank you. Like I said, I drive by this every day. It is nice to see those two options go up. I think it's a big improvement that would inside with spray painted for sale, lots for sale, it was kind of a bad look. I can support this. I see why you want a fence. I want a fence if I was there as well, even without the construction that's going on right now. On M-14 in the morning, there is a backup on that roundabout do a Michigan left. So, you definitely see cars idling there on Schoolcraft, and be able to, right now see kind of like right on your patio and maybe even into your back

window. Because of the elevation I mentioned earlier, you might want to also consider long-term planning some arborvitaes, especially on your east side of your lot, and you maybe the south side lot to help block some of that as well. Thank you.

COPPOLA Thank you. Vice Chair Baringhaus.

BARINGHAUS I agree with my colleagues. It's in the Petitioner's statement that it's clearly a safety and privacy issue and where they're located relative to it. And you said, so I would say this year might be the exception to the construction in the area, forcing a usually high level traffic, you know, on Schoolcraft, but you're going to have that regardless. So based on that, I would support the variance. Thank you.

COPPOLA Secretary Klisz.

KLISZ I agree. There's really not much else to add. I think everyone's kind of hit on the key points here, I'll be in support.

COPPOLA I don't know have much to add either, but I am in support the only thing I would suggest whoever makes the motion that there's no decorations or signs on the fence in addition. I will open for a motion.

BARINGHAUS Mr. Chairman.

COPPOLA Vice Chair Baringhaus.

BARINGHAUS Thank you. Resolved that the variance sought in Appeal Case Number 2025-07-02, filed by Victoria and Tony Myers, be granted for the following reasons and findings of fact: The uniqueness requirement is met based on the location of the home by I-96 and Schoolcraft Road. Denial of the variance would have severe consequences for the Petitioner due to safety factors and privacy factors, safety would be compromised without the fence, privacy would definitely be decreased on the property. As a result, the variance is fair in light of its effect on neighboring properties and in the spirit of zoning ordinances due to really no neighbor opposition to the construction of the fence. The property itself is classified as RUF, Rural Urban Farms under the Master Plan, and the proposed variance is not inconsistent with that classification. Further, that the variance be granted with the following conditions: one, that the fence be built two feet from the sidewalk line, and then secondly, no decorations be attached to the fence.

HAKALA Support.

COPPOLA Motion by Mr. Baringhaus, support by Ms. Hakala. Any discussion? Do you want to add to build as presented as location and materials of the neighbor?

KLISZ Same spot and same materials.

COPPOLA

Any other discussion?

On a motion by Baringhaus, supported by Hakala, the variance was granted.

RESOLVED: 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, **be granted** for the following reasons and findings of fact:

1. The uniqueness requirement is met due to the location of the home by I-96 and Schoolcraft Road,
2. Denial of the variance would have severe consequences for the Petitioner due to safety being compromised and reduction of privacy without the fence,
3. The variance is fair in light of its effect on neighboring properties, and in the spirit of the zoning ordinance, due to no neighbor opposition to the proposed fence, and
4. The property is classified as Low Density Residential under the Master Plan, and the variance is not inconsistent with that classification.

Further, that the variance be **granted** with the following conditions:

1. The fence will be built as presented according to location and materials,
2. The fence will be built two (2) feet from the sidewalk on the south side of the property, and
3. There will be no decorations on the fence.

ROLL CALL VOTE

AYES:

NAYS:

ABSENT:

PASS/FAIL/TABLED: PASS:

COPPOLA

So, Mr. and Mrs. Myers, your petition has been approved on the condition that the sidewalk side are so basically the south side can be two feet off the sidewalk. You're going to build it as presented materials and location again, except for that one modification on the sidewalk side. And then, no decorations are signs on that fence. All right. Thank you.

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.

COPPOLA All right, thank you. Mr. Stierna, anything you'd like to add?

STIERNA Similar to the other fences we've heard tonight, this is the case where the rear yard backs up to a side yard of the adjacent property, and no such fence could be aligned with the front yard of the adjacent property.

COPPOLA Thank you. Stop the question but I have to ask, but I don't see that fence authorization for the neighbor that they back up to. Do you have that on fire? Because that property is 9165 Harrison.

KLISZ 9221 Harrison, 9184 Harrison.

COPPOLA I'll give you a minute. You get a chance. You don't have 9165, right? And you don't see it, Mr. Stierna?

STIERNA I'm checking their application here.

COPPOLA Okay, all right. Could the Petitioner step up, please?

BARINGHAUS Mr. Chairman, I do have a question for Inspection. Question for Mr. Stierna on the site plan. In one of the corners of the fence, it looks like it's angled away from the corner, it's not following the property line?

STIERNA Yes, it's actually adjacent to the neighbor's driveway, and we require a line of view down the sidewalk. A 10-foot angle has been required by police, and we enforce it in the Building Department. In this case, they've got a situation for a clear view of the sidewalk.

BARINGHAUS Okay, thank you.

COPPOLA All right. Name and address for the record, please, if you would.

K LEAVENS Krista Leavens, 28615 Grandon, Livonia, Michigan, 48150

J LEAVENS Good evening, Jason Leavens, 28615 Grandon Street, Livonia, Michigan, 48150.

COPPOLA Why don't you go ahead and tell us a little bit about your project, so we can understand what the hardship is.

J LEAVENS We initially had, there's already an existing chain-link four-foot fence around the border of the backyard property. It was lined with trees and arborvitaes and other, I guess, miscellaneous plants. I'm not a botanist,

but it was well, I guess, well-lined and covered for privacy. It got to be kind of a little much and in order to spruce up the neighborhood, for our yard specifically, and our neighbors would not have to deal with any overgrowth on their side, we decided to try and get a nice, you know, vinyl fence. It would look nice for us, our neighbors, everybody walking by. So, we had all the trees, shrubbery, everything removed from the interior side of the fence. And a few days later, we were denied the permit for the privacy fence, which we didn't know was going to happen, kind of left us into a predicament with the way our house is situated. It's on the corner with wide open view from anybody who wants to drive on Harrison, north or south, they can see clear in our backyard into my, you know, where my garage is, the south side of my house, where my kids' rooms are. We have three children, young, young children. I'm not a fan of having just anybody be able to see directly into my backyard. It's not necessarily a benefit to us. We love our neighbors, but it's all the other people that we don't know coming by. Target of opportunity. It's an easy thing for somebody to see something like in our backyard, take it and be gone. I mentioned the children. That's the main concern, it's the safety of our kids. With my work schedule kind of gone a lot, not consistent hours. I don't want anybody to target my house because I'm gone. They might see my patrol vehicle there. They might not. They could become a hazard if they were to not see it there, and that will make them know that I'm not there either. So that's a big concern of mine. Okay, so here we are requesting the variance.

COPPOLA

So, you took down existing vegetation, for what reason?

K LEAVENS

So, when we originally applied for the permit at the end of April and we talked to the fencing company, they did not tell us that we might run into an issue being on the corner. We talked to them about putting a vinyl privacy fence up with those pine trees, but if those pine trees were to bend and snap over the vinyl fence, it could damage the fence, because we had a couple times where the pine trees did bend over when we had ice storms and they were covering the sidewalk as people would walk by. So, we had to trim a lot of those pine trees to remove them from the sidewalk and the public for people walking by. So, we kind of got a jump start on getting those removed so it wouldn't potentially damage the vinyl privacy fence if we kept him there.

COPPOLA

Then you removed all like all the other vegetation in your back yard there, all the trees.

K LEAVENS

All of it, and then two days later, we received the denial from the city.

COPPOLA

So, looking at your plan, trying to understand what's going on, what's going to go up behind the garage, to the south and the west. So, it looks like you're bringing the new fence halfway down the garage, and then you cut it off. So, there's a section here that you'd have a hard time accessing. So, I'm curious as to why you're doing it and how that's going to be

maintained. And then it looks like there's an existing privacy fence to the west. I couldn't tell how far back, I assume it goes all the way back to the back of the property, and that leaves kind of that whole section is going to be really hard to maintain. So why did you stop the fence where you stopped?

J LEAVENS Well, again, the issue isn't with the privacy of our neighbors. We love our neighbors. They're awesome. We still like to see them. So that's kind of the main purpose, or the goal, I guess, of the privacy fence was to keep...

K LEAVENS We actually stopped it where their gate goes across their driveway. Our neighbors are here tonight that we are speaking about their gate that goes across their driveway. We took the privacy fence to where their garage is, where their gate would if they wanted to leave it open and shut it, and then behind the garage there would be no fence, no privacy fence, it would still be the chain link fence that's connected to that T where their gate is.

COPPOLA So you're going to leave the existing chain-link fence where it is behind?

K LEAVENS Yes, yes. And then the people, I guess, to the west of us, they just have their privacy fence. It's not, there's a chain-link fence, and then they put it up against ours.

COPPOLA There's two fences on that side?

K LEAVENS Yes, but it's not on our property. It's on the other neighbor's property.

COPPOLA So, then, how would you maintain that little section there when you've got it closed off?

K LEAVENS Nothing's closed off.

COPPOLA Step up here so I can show you. So, this whole section here, I know now you've got a fence here, granite here, so you can't get there from here, and it's very hard to get from here. Who's going to maintain this?

J LEAVENS So, that portion on the south side of the garage there, there's no fence in between the fence line and the garage. There's just some stuff to keep our dog from getting back there that's not, that's not fenced at all.

COPPOLA So, between you and the neighbor to the south, there's no fence there. Because you said you're going to align that goes up against the fence with the neighbors, with the neighbor's gate. So, you're saying there's no fence from the neighbor's gate to the west?

J LEAVENS Let me try to explain this. So, on the south side of the property that runs east and west, that fence line is chain link from that south side property line north into our yard where our garage is. There's no face, just stuff to keep the dog from getting back there and digging or something.

K LEAVENS Yeah, it's in our garage, that's just [inaudible].

J LEAVENS	I maintain that. On the side where the other blue portion was on the west side of the garage. That's all rocks. It's nice. So, there's nothing overgrown on the backside. We just keep that fenced off because we got kids and animals. We don't want to get back there
COPPOLA	All right. Questions for the Petitioner? Thank you.
STIERNA	Mr. Chair, they did indeed have neighbors' authorization for the neighbors on Harrison, adjacent property, they were submitted with the building application. It just didn't get into the packet.
TESTA	Mr. Chair. Who will be putting the fence in for you?
K LEAVENS	J. Fence.
TESTA	J. Fence, okay, and who attempted to pull the permit?
K LEAVENS	J. Fence.
TESTA	Okay. And as you said, I think he said, in discussions with the Fence Company, they never indicated to you that they thought this might be a potential problem.
BARINGHAUS	Question for the Inspection Department. On the section of the fence, the privacy fence goes halfway around the back of the garage, and then there's a chain link fence, abutted up to that privacy fence. Is that permitted under ordinance?
STIERNA	Mixing the styles of fences? Yeah, that's fine.
BARINGHAUS	It's fine. Okay. Thank you.
COPPOLA	Any other questions?
MEAGHER	Yes, Mr. Chair, I have a question for the Petitioner. Sir, you talked about your vehicle. Can you talk more about what you were saying, about having it hidden versus out, and how long you'd be away or what, was the context?
J LEAVENS	So I'm in law enforcement, I'm a first responder. I personally have to have it, plus with the take-home vehicle, essentially, is what I'm saying. In order to keep my family safe and to be per policy, I have to have it enclosed in a secure facility, if you will, which is the backyard there the area in my house, unfortunately, with the fence line the way it is right now, people would be able to see if I'm home or not, and I don't want my wife or my family to be a target of opportunity. Let's say they don't see my assigned vehicle. It's not always a patrol vehicle, sometimes it's an undercover vehicle, but regardless, it's to keep my family safe.
MEAGHER	Okay, thanks.
COPPOLA	Thank you. Any other questions? All right, seeing none. Anybody that would like to speak for or against this petition?

ZAIN

Thank you. My name is Doug Zain. I am the property owner at 9165 Harrison, and I am in complete approval of this fence being erected. Harrison has got a lot of high traffic. There's a lot of people who walk by. We have a party store on the north. We have a party store on the south. Once in a while, we get some transient folks who like to walk by. They've got three beautiful children who like to come out and play in the backyard, and they have absolutely no privacy at all. So, I mean anybody walking up and down the street, anybody who's driving by, they're complete visibility and trying to have them reduce the fence, shrink it in, it just doesn't fit. They have a playground, a swing set in the back. They have trampoline. So, trying to push the fence in, it just doesn't work. The kids are not going to have a nice area. They have a beautiful backyard. It's just the amount of space required. And just like they said when they tried, they had the arborvitaes, the bushes, the trees, it just gets overgrown, causes problems. We recently put up a new fence. One of the trees that they had cut down was actually starting to go over towards our roof, so they took that one down. Greatly appreciated. So that's just what I had.

COPPOLA

Thank you. Anyone else? Step up.

J SMITH

Here?

COPPOLA

Name and address for me.

J SMITH

Good evening. John Smith, 9249 Harrison, I live about three doors down. They're actually my daughter, my son-in-law. Again, I think that they got off on the wrong foot with the fence contractor. We hired a reputable, friendly fence contractor, does a lot of business in the city of Livonia, didn't share a lot of information, perhaps that they should have. So, what they did, was they hired a professional, licensed to city of Livonia come over and get the job. Didn't tell them about the city ordinances that perhaps might not get approved, and they got excited, trying to please the neighbors, trying to clean things up, and again, not, you know, without providing all the security and safety for their kids and protecting the State police vehicles. Got excited, took down the trees and cleaned it up, not expecting the permit to get denied, and we were all shocked, and Matt was kind enough to help us understand the process, which I didn't know of, because within our city, as you drive around, including drive down Joy Road, there's six or seven fences like this already. They're everywhere, and I know that's not our situation, but in comparison, we're just hoping you consider being consistent with all the houses in Livonia, even the ones that don't comply with code. They tried to do the right thing. They hired a fence contractor, a professional. They spent money to apply for a variance. We have spent money on a drawing. We spent money on one permit. Now we're going to spend money on another permit. They have spent money to get the trees torn down, therefore, ran into this without even sinking a fence post. Not that you care about that, but we do, and we're hoping that you'll work with us tonight and grant the approval. Thank you for your time.

COPPOLA All right, thank you. Anyone else? All right. Correspondence?

KLISZ Letters of approval from Renee Kenward, 9116 Harrison; Nikki Keaton, 28679 Grandon; Charlie Miller, 28662 Grandon; Denise Williams, 28643 Grandon. (letters of approval read).

COPPOLA All right, Mr. and Mrs. Leavens, anything you'd like to say in closing?

J LEAVENS Thank you for your time. You know, this is purely for the safety of my family and their privacy. We love Livonia, we love, you know family, I guess the dynamic of it's just we don't know who's coming or going past our house. I know somebody might have taken some photos today of the residence in preparation for this meeting. Thankfully, you're good people. I'm not worried about that. It's the other people that I don't know. Right? I can't be at home all the time, unfortunately, either. So, there's that. Thank you for your time.

COPPOLA Thank you. I'm gonna close the public portion of the case and start the Board's comments with Mr. Rotondo.

ROTONDO Yeah, thank you. Yeah. I'm gonna be in support of this one. Obviously, I can understand some of the safety issues, concerns that you may have due to your profession and your young family. So, I can understand your reasoning for wanting to have a privacy fence and have it in that area. Obviously, there is a larger setback here on Harrison too, that helps to alleviate some of that as well. You know, some of the issues with the privacy fence being in the side yard. I also think the direct neighbor support is very important for us to make this decision. It's nice to know that he was here tonight and you. They were to speak and show his support. So, I appreciate, I appreciate you for being here as well. I will be in support of this, thank you, Mr. Chair.

COPPOLA Thank you. Mr. Testa.

TESTA Thank you, Mr. Chair. I'll be in support of this as well. I'm also glad your neighbor came and a few letters that came as well to show support. I would also support if there's enough to push it back two feet in, I think without the vegetation you had there already, it was kind of space you weren't using anyway in terms of, like play area. So, I think you could move the fence in off the sidewalk at least one or two feet.

COPPOLA Thank you, Mr. Baringhaus.

BARINGHAUS Thank you, I would be in support of the variance as well. Thank you to my colleagues, they have pretty much stated the hardship for safety and also for privacy on the property as well. I agree with Mr. Testa. I think that the fence should be set two feet away from the sidewalk, and as Chairman Coppola stated, in other words, it says we also put a condition to know decorations be attached to the fence as well. So based on that, I will support the variance, thank you.

COPPOLA Secretary Klisz.

KLISZ I agree. I think again, very much similar to the last case, we're being very consistent here. And the great thing is, all the neighbors, close neighbors, distant neighbors, everyone's in support, so I will be in support as well.

COPPOLA Thank you, Ms. Hakala.

HAKALA I am in support. Again, reflecting what my colleagues said with the two feet off the sidewalk. I'm sorry, I do have a question. There are three site plans in our packet, and one of them shows the fence at the back of the house, and the two of them show it off in front of that. Which one are they actually proposing? I think there's one highlighted right that has it like, I think, make 10 feet past the back of the house. The existing fence is at the back of the house.

STIERNA Good question for Petitioner, where are you going to place that fence?

J LEAVENS I don't know exactly what we're looking at here, but what I would say is from the southeast corner of the residence out to the sidewalk, so running east of the sidewalk, south to the property line, basically where the existing fence already is, and then, of course, westbound towards where the garage is, and then cut off in between the chain link from the neighbor to the west to where my neighbor's gate to the south connects, if that makes sense.

HAKALA Right. So, that would be page 100 of our document, correct?

COPPOLA All of the documents from today's would be the 100th page, so with all of the so... I don't know, I know the difference. You're saying I see one that's titled Additional Site Plan, which is the one I shared with them, which is a highlighted one in yellow. That was the one that I had showed them. We went through and I didn't get any pushback in regards to that, why don't you step forward real quick.

MEAGHER Mr. Chair, can I make a clarification? The packet is different than what is posted on the public portal. It's only that one site plan, the additional site plan that you're referencing. That's the only one on the public portion. Yeah, that would be the highlighted one that you were looking at as well.

K LEAVENS So, from when J. Fence originally submitted, this is the original one.

COPPOLA So it would be the one that was labeled Additional Site Plans.

MEAGHER I'm in full support of this. Thanks for your service.

COPPOLA Thank you. That's it for me again, I'm in support based on the conditions that were mentioned, not really an issue with it. So, I would end up with the four for a motion.

BARINGHAUS Mr. Chairman. Resolved that the variance of Appeal Case Number 2025-07-23, filed by John Smith, Rhonda Smith, and Krista Leavens on behalf

of Lessee Jason and Krista Leavens, be granted for the five reasons. Finding of fact, uniqueness requirement is that due to the corner lot which the property the home's located on, now the variance would have severe consequences of position in terms of reduced privacy, reduced security for the property owners themselves, the variance is fair in light of its effect on neighboring properties and the spirit zoning ordinances due to neighbor support of the proposed fence. Property is classified as low-density residential and one under the Master Plan, and the proposed variance is not inconsistent with that classification. Further, that the variances be granted with the following conditions: That the fence along the sidewalk be placed two feet back from the sidewalk to improve maintenance of the area, and that that no decorations be attached to the fence itself.

ROTONDO

Support.

COPPOLA

That's a motion by Vice Chair Baringhaus. Support by Mr. Rotondo. Anything else?

TESTA

Sorry. What were the conditions?

KLISZ

Built as presented as to location and materials, built two feet from the sidewalk, no signs or decorations.

COPPOLA

Okay, take a vote.

On a motion by Baringhaus, supported by Rotondo, the variance was granted.

RESOLVED: 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., **be granted** for the following reasons and findings of fact:

1. The uniqueness requirement is met due to the corner lot on which the home is located,
2. Denial of the variance would have severe consequences for the Petitioner due to reduced privacy and reduced security for the Petitioners themselves,
3. The variance is fair in light of its effect on neighboring properties, and in the spirit of the zoning ordinance, due to neighbor support of the proposed fence, and
4. The property is classified as Low Density Residential under the Master Plan, and the proposed variance is not inconsistent with that classification.

Further, that the variance be **granted** with the following conditions:

1. The fence will be built as presented as to location and materials,
2. The fence will be built two (2) feet back from the sidewalk, and
3. There will be no signs or decorations attached to the fence.

ROLL CALL VOTE

AYES: Baringhaus, Rotondo, Hakala, Klisz, Meagher, Testa, Coppola

NAYS: None

ABSENT: None

PASS/FAIL/TABLED: PASS: PASS

COPPOLA

Petition has been approved. The conditions are, but on the sidewalk side, it's going to be two feet from the sidewalk. New build as presented, and you'll sign the paper. What I mean by that is, I noticed that you had, like, decorations. I think there were some. must have been like, for Fourth of July or something. I mean, if you have something up for a day or two. That's okay. What I don't want is, is, there's one that I drive by every day on Farmington Road, and every day I see that drives me crazy. There's nothing we can do about it. And I just don't want signs and decoration. I don't, it's just nice for the neighbors. They don't have to look at it.

STIERNA

Mr. Chair, if I may. Briefly, because a little bit of confusion on this plan here, plus the conditions for the different setback, I would ask that J. Fence submit a new plan. Contrary to Mr. Smith's comment that we do not charge for a new permit, it's just going to be corrections, but please have them submit a corrected plan. Okay, that conforms with this. Thank you, Mr. Chair. Thank you very much.

ADMINISTRATIVE TASKS

COPPOLA All right, so we don't have minutes. We still have one item of Administration to take care of. We need to have Elected Officers for this. This, this coming, I guess we would call it our fiscal year, in a sense, from August to August. So, I will open the floor for a nomination. I'm going to start and work our way down. Nomination for Chair.

BARINGHAUS Mr. Chairman, I nominated Greg Coppola as Chairman.

TESTA Support.

COPPOLA All right, any other nominations? Seeing none, I guess. Just take note. Take a vote. Just as a matter of formalities, all in favor.

BOARD Aye.

COPPOLA Okay, now for Vice Chair, I'll open up for nominations

TESTA Mr. Chair, I nominate current Vice Chair Baringhaus.

ROTONDO Support.

COPPOLA Support by Mr. Rotundo. Any others? Seeing none, I'll take the vote. All in favor.

BOARD Aye.

COPPOLA Then open up the nominations for Secretary.

ROTONDO Mr. Chair, I'll nominate Commissioner Klisz for Secretary.

COPPOLA Okay

HAKALA Support.

COPPOLA Okay. Anybody else? Seeing none? I'll open, let's say all in favor.

BOARD Aye.

COPPOLA Okay, that's 100%. Okay we are done, so we're going to roll forward with the same officers, myself as Chair, Mr. Baringhaus as Vice Chair, Mr. Klisz as Secretary. Thank you all. I appreciate your support.

MOORADIAN And thank you congratulations, gentlemen.

COPPOLA I think I just need one more motion.

TESTA Motion to adjourn.

ROTONDO Support.

COPPOLA Motion by Mr. Testa, support by Mr. Rotondo to adjourn. All in favor.

BOARD Aye.

COPPOLA We are adjourned at 9:26pm. Okay, thank you.

The Board voted unanimously to adjourn the meeting.

There being no further business to come before the Board, the meeting was adjourned at 9:26 p.m.

Gregory G. Coppola, Chairman

Timothy Klisz, Secretary