

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS

January 6, 2026 – 7:00 p.m.

Livonia City Hall 1st Floor Auditorium

33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2025-11-34, Tracy Jubenville-Lutz, 16408 Pollyanna Drive:** Seeking to maintain storage of a recreational vehicle in a side yard, which is prohibited.
2. **APPEAL CASE NO. 2025-11-35, Intessar Mahdi Naser, 9091 Cavell Avenue:** Seeking to maintain/rebuild an illegally erected roof covering over an existing deck resulting in a disallowed encroachment into the rear yard setback with a roof structure.
3. **APPEAL CASE NO. 2025-11-36, Joshua Engels, 20160 Milburn Avenue:** Seeking to maintain an illegally erected 6-foot-tall privacy fence resulting in a privacy fence erected in the side yards forward toward the street beyond the rear corner of the dwelling, which is prohibited.

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

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

ZONING BOARD OF APPEALS

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

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PUBLIC NOTICE DECEMBER 19, 2025

APPEAL CASE NO. 2025-11-34, 16408 Pollyanna Drive: an appeal was made to the Zoning Board of Appeals by Tracy Jubenville-Lutz, seeking to maintain storage of a recreational vehicle in a side yard, which is prohibited.

This Low Density Residential property is located on the east side of Pollyanna (16408), between Surrey Drive and Pollyanna Court, Lot. No. 061-02-0106-000, N-2, Neighborhood, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 7.09 (3).

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

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

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, January 6, 2026, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

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



CITY OF LIVONIA
INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant Tracy Juvenile-Lutz Address 16408 Pollyanna, Livonia, MI. 48154
 Owner (same as applicant) Address (same as applicant)
 Lessee n/a Address n/a
 Location East Side of 16408 Pollyanna Street
 Between Surrey And Pollyanna Ct.
 Lot No./Parcel No. 061-02-0106-000 Subdivision Burton Hollow Estates Sub. 02
 Zoning District N-2 Lot Size 0.462 acres Alley n/a
 Present Use Single Family Residential Proposed Use (no change)
 Present Building Size n/a Proposed Building Size n/a
 Present Height of Building n/a Proposed Height n/a
 Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal : Seeking to maintain storage of a recreational vehicle in a side yard, which is prohibited.

Reason for Rejection Livonia Zoning Ordinance, Section 7.09 (3)

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

Remarks _____

Plans and Application examined by [Signature] Date 11/14/2025

APPLICATION FOR VARIANCE

16408 Pollyanna
Tracy Jubenville-Lutz Livonia 48154 248 231 8828

(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 16408 Pollyanna

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

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

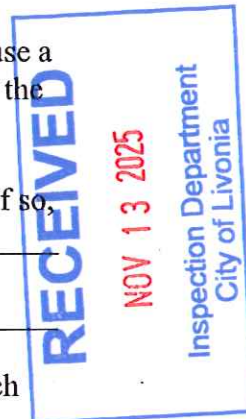
2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property: please see attached.

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

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

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

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



Tracy Jubenville-Lutz 16408 Pollyanna

Request for Variance: to allow resident to keep camper on the cement extended driveway on the East side of the house.

1. There are no restrictions or subdivision rules or restrictions on the property.
2. Please see the attached survey of the property dated 9/17/25 and the deed.
3. The property in question, 16408 Pollyanna, is unique in that it is a pie-shaped lot. While there are not many triangular lots in Livonia, I happen to own one of them. The city ordinance states that a camper must be placed in the backyard; however, due to the unusual shape of my property, that is not physically possible. Please see attached pictures of the fence line, house, and camper. There is only a 59-inch opening from the overhang of the house to the property line. The other side of the house has an opening of 55 inches from the overhang of the house to the property line.

To ensure compliance, I recently paid for a property survey completed on September 17, 2025, confirming that the cement pad is entirely within my property lines. As shown in the survey renderings, there is no feasible way to move the camper to the backyard.



Picture of 16408 Pollyanna, view from back yard towards the road. Please see the distance between the overhang and the fence pole on the far left.



4. The unique shape of my property presents significant challenges that make it impossible to park the camper in the backyard as required by ordinance. The lot is pie-shaped, which results in a narrow opening to the back yard measuring approximately 59 inches between the house and the property line. This limited space makes it physically impossible to maneuver or access the backyard with a camper. In addition, there are DTE guide wires along the property line.

To reach the backyard, I would have to drive across the neighboring property to the east, which would require removing an existing fence, clearing brush from the neighbor's yard, and obtaining their permission—which they will not grant and the DTE guide wires. Given these constraints, parking the camper beside the garage is the only feasible option that keeps it fully on my property and off city streets.



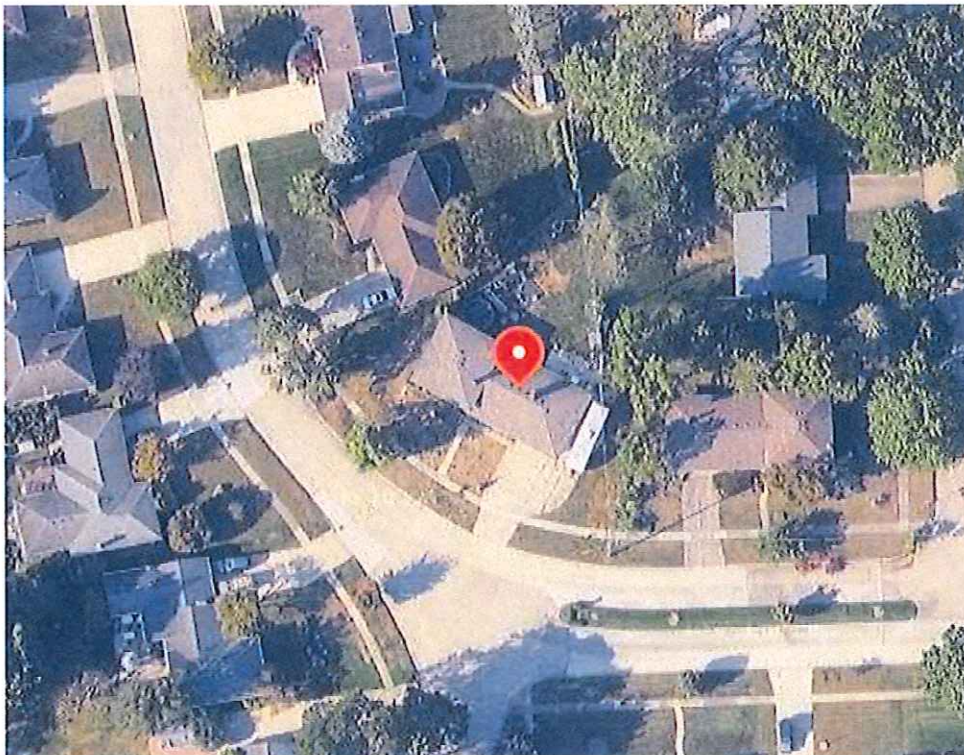
Pictures of 16408 Pollyanna, from the perspective of its back yard facing east. Notice the guide wires and fence. The fence is 3 inches from the true property line. The vegetation and tree is the neighbor's property.



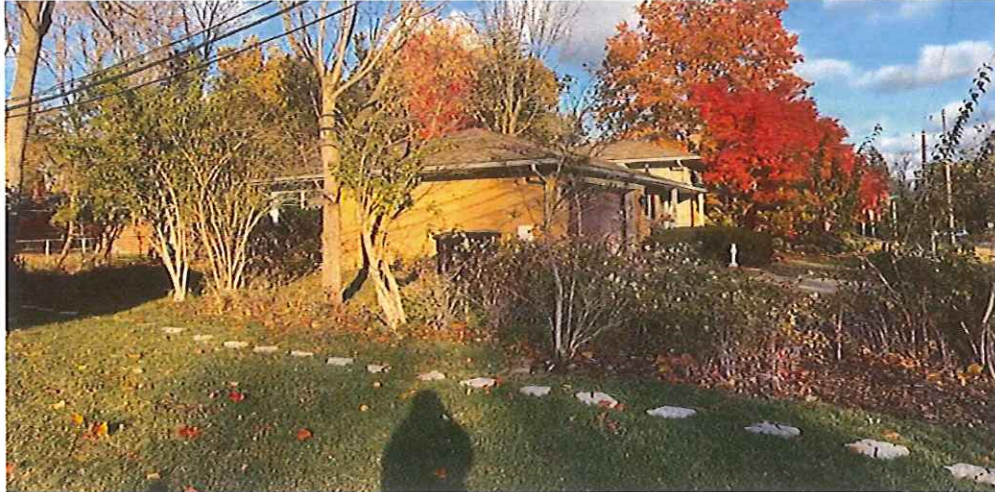
5. We believe that granting this variance would be reasonable and fair for several reasons. As responsible homeowners, we take pride in maintaining our property, lawn, and landscaping. We ensure that the camper and surrounding area are kept clean and orderly at all times. In addition, its location is safe, stable due to the cement and is out of the traffic flow.

Our property includes a three-car driveway with an extended third pad specifically designed to accommodate the camper. The camper is not blocking the sidewalk, does not obstruct visibility for traffic or pedestrians, and is fully off the street. Because of the extended driveway, our vehicles remain parked on our property—not in the street—even when the camper is present. Therefore there is ample driveway space.

Additionally, the location of the extended third driveway is visually shielded. When approaching from the east, the camper is obscured by trees, shrubs, and brush located on a neighboring property (as shown in the attached photos). From the west, the house itself blocks the view of the camper. The camper is aligned flush with the front of the house, and unless someone is looking directly toward our property, it is not readily noticeable from the street. There is no negative impact on neighbors or the public and the variance would not alter the essential character of the neighborhood



The red marker indicates my house with the camper on the east side of the home. Also notice the tree line in between my address 16408 Pollyanna and the house to the east.



The picture was taken in the fall of 2025 after the trees had lost their leaves. However, this shows a vegetation boundary between the house to the east and the

camper. In addition, it blocks the view of the camper when traveling west on Pollyanna much of the year.

6. On November 1, 2025, before receiving the notice of violation, I contacted Councilman Brandon McCullough to inquire about the process for amending the city ordinance regarding campers and boats in Livonia. I discussed with him the idea of revising the ordinance to allow residents to keep campers and boats on their property or driveway between Memorial Day and Labor Day.

Following the recent notice, I have spoken with him again about the possibility of an ordinance change permitting a camper or boat to remain in the driveway year-round if the property has a three-or four-car driveway that is not fully utilized (i.e., fewer vehicles parked than spaces available).

During our conversation on November 1, Councilman McCullough advised me to present this proposal formally at a City Council meeting after the new council members are sworn in in January 2026.

7. I had an informal conversation with the City Attorney approximately five years ago (around 2019–2020) regarding a similar change. At that time, I was told that such a revision would not have been supported by the then-current City Council.

8. The property is zoned residential and located within a subdivision, making it ineligible for rezoning. Furthermore, rezoning would not resolve the unique challenges presented by the lot's shape and layout.
9. Please see the above response.

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

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

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

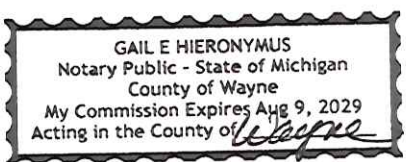
Signature of property owner: Tracy Suberville-Lutz

Please print name of property owner: Tracy Suberville-Lutz

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

Subscribed and sworn to before me this 12 day of November, 2025

Gail E. Hieronymus
(Notary Public, Wayne County, Michigan)
My Commission expires 8-9-2029



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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 10/31/2025, which reads as follows:

CEASE AND DESIST PARKING OR STORING CAMPER IN SIDE YARD.

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

[Signature]
(Supervisor)

Application for permit filed N/A

Violation Issued YES

MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County County Tax Stamp #382505
09/10/2015
Receipt# 15-296831 L: 52447 P: 952
State Tax: \$1,500.00 County Tax: \$220.00



2015341792 L: 52447 P: 952 WD
09/10/2015 12:32:36 PM Total Pages: 2
Bernard J. Youngblood, Register of Deeds - Wayne County, MI
ELECTRONICALLY RECORDED

WARRANTY DEED

The Grantor(s): **Mary H. Bell**

whose address is 900 Cook Rd., #218, Grosse Pointe Woods, MI 48236

Convey and Warrant to: **Tracy Jubenville, a Married Woman**

whose address is 1424 Genessee, Royal Oak, MI 48073

the following described premises situated in the City of Livonia, County of Wayne and State of Michigan, to-wit:

Lot 106, Burton Hollow Estates Subdivision, as recorded in Liber 82, Pages 25 and 26 of Plats, Wayne County Records.

Commonly known as: **16408 Pollyanna Street, Livonia, MI 48154**

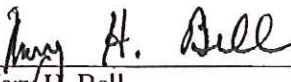
Tax parcel number(s): **46-061-02-0106-000**

For the sum of: One Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$199,900.00)

Subject to: the existing building and use restrictions, easements, and zoning ordinances, if any.

Dated: August 14, 2015

Seller(s):



Mary H. Bell

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or taxes owed to any other entities.
No. 10073 R. Youngblood Not Examined
Date 8/14/15 WAYNE COUNTY TREASURER Clerk [Signature]

(Attached to and becoming a part of the Warranty Deed dated August 14, 2015, File Number 375873C-55)

STATE OF MICHIGAN)
)SS.
COUNTY OF Oakland)

Acknowledged by Mary H. Bell, before me on the 14th day of August, 2015.

Deana D. Martin
Notary Public

DEANA MARTIN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires October 22, 2018
Acting in the County of

Oakland

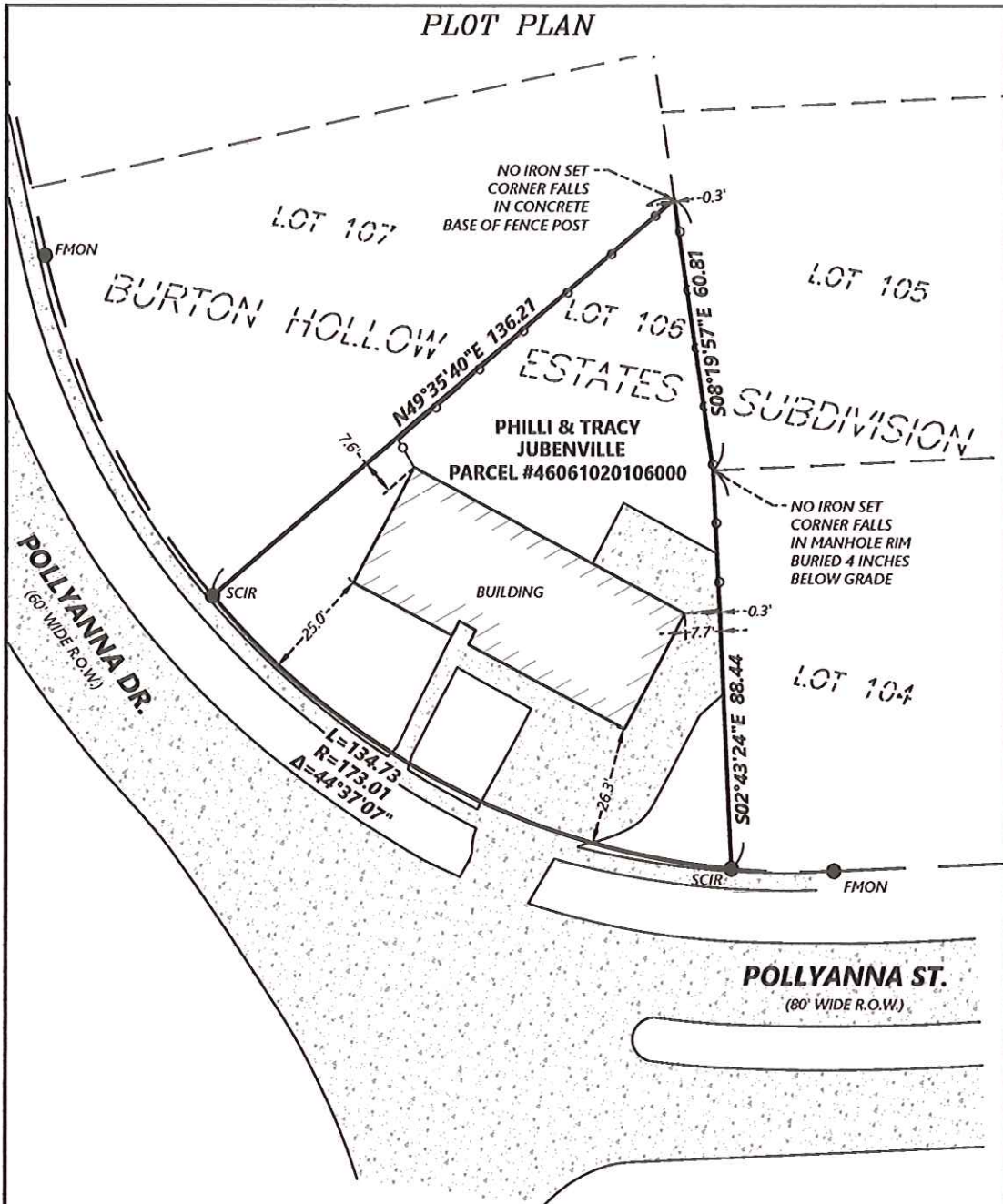
County,
Michigan
County
Acting in Oakland
My commission expires: _____

Drafted by: Mary H. Bell, 900 Cook Rd., #218, Grosse Pointe Woods, MI 48236

When recorded return to: Tracy Jubenville, 16408 Pollyanna Street, Livonia MI 48154

Recording Fee: \$18.00 State Transfer Tax: \$1,500.00 County Transfer Tax: \$220.00
County Treasurer's Certificate *City Treasurer's Certificate*

PLOT PLAN



LEGEND

- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- CONCRETE SURFACE
- FOUND MONUMENT (SEE LABEL)

LEGAL DESCRIPTION

Liber 52447, Page 952
 Lot 106, Burton Hollow Estates Subdivision
 according to the plat thereof as recorded in Liber 82
 of Plats. Pages 25 and 26. Wayne County Records.

TITLE: BOUNDARY SURVEY			
CLIENT: PHILLIP AND TRACY JUBENVILLE			
STREET: 16408 POLLYANNA			
CITY: LIVONIA	STATE: MI	ZIP CODE: 48154	
COUNTY: WAYNE	SECTION: 16	TOWNSHIP: 15	RANGE: 9E
DATE: 9/17/2025	REV 1:	REV 2:	
SCALE: SCALE: 1" = 30'			



Gary A. Witt 9/17/2025
 Gary A. Witt, P.S. License #4001049282 DATE
 31824 Wyoming, Livonia, MI 48150
 (734) 536-8945
 gwittps@gmail.com

16408 POLLYANNA LIVONIA, MI 48154 (Property Address)

Parcel Number: 061 02 0106 000



Item 1 of 2 1 Image / 1 Sketch

Customer Name: JUBENVILLE TRACY

Summary Information

- > Residential Building Summary
 - Year Built: 1959
 - Full Baths: 2
 - Sq. Feet: 2,130
 - Bedrooms: 4
 - Half Baths: 0
 - Acres: 0.462
- > Assessed Value: \$173,300 | Taxable Value: \$126,768
- > Property Tax information found
- > 8 Building Department records found

Owner and Taxpayer Information

Owner	JUBENVILLE TRACY 16408 POLLYANNA LIVONIA, MI 48154	Taxpayer	JUBENVILLE TRACY 16408 POLLYANNA LIVONIA, MI 48154
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General Information for Tax Year 2025

Property Class	401 RESIDENTIAL-IMPROVED	Unit	46 CITY OF LIVONIA
School District	LIVONIA PUBLIC SCHOOLS	Assessed Value	\$173,300
YR BLT/SQ FT	1959 1405 725	Taxable Value	\$126,768
User Number Index	0	State Equalized Value	\$173,300
User Alpha 1	No Data to Display	Date of Last Name Change	09/01/2015
User Alpha 3	Not Available	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 08/14/2015

Principal Residence Exemption	June 1st	Final
2025	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$164,700	\$164,700	\$122,957
2023	\$150,500	\$150,500	\$117,102
2022	\$136,800	\$136,800	\$111,526
2021	\$131,900	\$131,900	\$107,964
2020	\$127,700	\$127,700	\$106,474
2019	\$123,000	\$123,000	\$104,489
2018	\$115,000	\$115,000	\$102,041
2017	\$102,000	\$102,000	\$97,298
2016	\$95,440	\$95,440	\$95,440
2015	\$81,490	\$81,490	\$69,570
2014	\$75,680	\$75,680	\$68,480
2013	\$67,410	\$67,410	\$67,410
2012	\$68,350	\$68,350	\$68,350
2011	\$69,660	\$69,660	\$69,660
2010	\$75,720	\$75,720	\$75,720
2009	\$84,610	\$84,610	\$84,610
2008	\$96,700	\$96,700	\$88,390
2006	\$112,440	\$112,440	\$86,410
2006	\$112,440	\$112,440	\$83,330

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Year	MBOR Assessed	Final SEV	Final Taxable
2005	\$108,120	\$108,120	\$80,670
2004	\$104,970	\$104,970	\$78,860
2003	\$101,910	\$101,910	\$77,090
2002	\$96,140	\$96,140	\$75,960
2001	\$89,020	\$89,020	\$73,610
2000	\$83,200	\$83,200	\$71,330
1999	\$73,630	\$73,630	\$70,000
1998	\$73,630	\$73,630	\$68,900
1997	\$68,650	\$68,650	\$67,090

Land Information

Zoning Code	No Data to Display	Total Acres	0.462
Land Value	\$90,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	401 MW MIDWEST HAGG-FARM 5-6 MILE	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	134.73 ft	149.25 ft
Total Frontage: 134.73 ft		Average Depth: 149.25 ft

Legal Description

16C106 BURTON HOLLOW ESTATES T1S R9E L82 P25 26 WCR LOT 106

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	Not Available
Date Created	No Data to Display	Unallocated Div.s Transferred	Not Available
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
08/14/2015	\$199,900.00	PTA	BELL,MARY	JUBENVILLE,TRACY	03-ARM'S LENGTH		

Building Information - 2130 sq ft TRI-LEVEL (Residential)

General

Floor Area	2,130 sq ft	Estimated TCV	Not Available
Garage Area	440 sq ft	Basement Area	0 sq ft
Foundation Size	1,405 sq ft		
Year Built	1959	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C +10
Effective Age	32 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	No Data to Display
1st Floor Rooms	3	Sewer	No Data to Display
2nd Floor Rooms	2	Style	TRI-LEVEL
Bedrooms	4		

Area Detail - Basic Building Areas

	Exterior	Area	Heated
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Height	Foundation	Exterior	Area	Heated
1 Story	Crawl Space	Brick	680 sq ft	1 Story

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
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Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2	Separate Shower	1
Ceramic Tile Floor	1	Ceramic Tile Wainscoat	1

Fireplace Information

Exterior 1 Story	1
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Garage Information


Area	440 sq ft	Exterior	Brick
Foundation	42 Inch	Common Wall	2 Wall
Year Built	No Data to Display	Finished	No
Auto Doors	0	Mech Doors	1

Porch Information

CCP (1 Story)	16 sq ft	Foundation	Standard
CGEP (1 Story)	140 sq ft	Foundation	Standard
CPP	246 sq ft	Foundation	Shallow

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November 11, 2025

Joseph & Judy Bowles

16171 Bell Creek Ct

Livonia, MI 48154

To Whom It May Concern

We are writing this letter in regard to a citation my neighbor received regarding their travel trailer parked next to their house. Phillip & Tracy Lutz. 16408 Pollyanna Livonia, MI 48154.

We live directly across the street from them and do not have a problem with it being there. Due to the angle that their home sits the street, it would not be possible to park their RV behind the house. They have made every effort to make this location look as nice as possible, including a new concrete slab, sod and sprinkler system.

Kind Regards,

Joseph Bowles



734-788-0936

Judy Bowles



C. Scott Nichols

16436 Pollyanna St
Livonia, MI 48154

November 12, 2025

Zoning Board of Appeals
City of Livonia

RE: Phillip and Tracy Lutz
Request for variance, camper storage

To Whom It May Concern:

I am writing this letter in support of my neighbors, Phillip and Tracy Lutz, who wish to store their camper next to their home.

The camper is parked next to their garage, out of the line of sight so that it's not obvious as we drive or walk past. The area around the camper is kept clean, and it's been there for years. I have no objections to the continued storage next to their home, and hope that you'll consider granting the variance they need.

Please feel free to contact me with any questions.

Yours truly,



(Ms.) C. Scott Nichols

SALEM 28VBXL FLOORPLAN

The 28VBXL is new to the lineup and brings an extreme amount of versatility. The rear offers the MOST versatile bunk room. The bunk room features the Versa-Bunks & Versa-Queen. This travel trailer also includes a U-dinette, Versa-Lounge, and walk-in shower. The kitchen includes an oversized 11 CU. FT. refrigerator, stovetop, oven, and pantry.

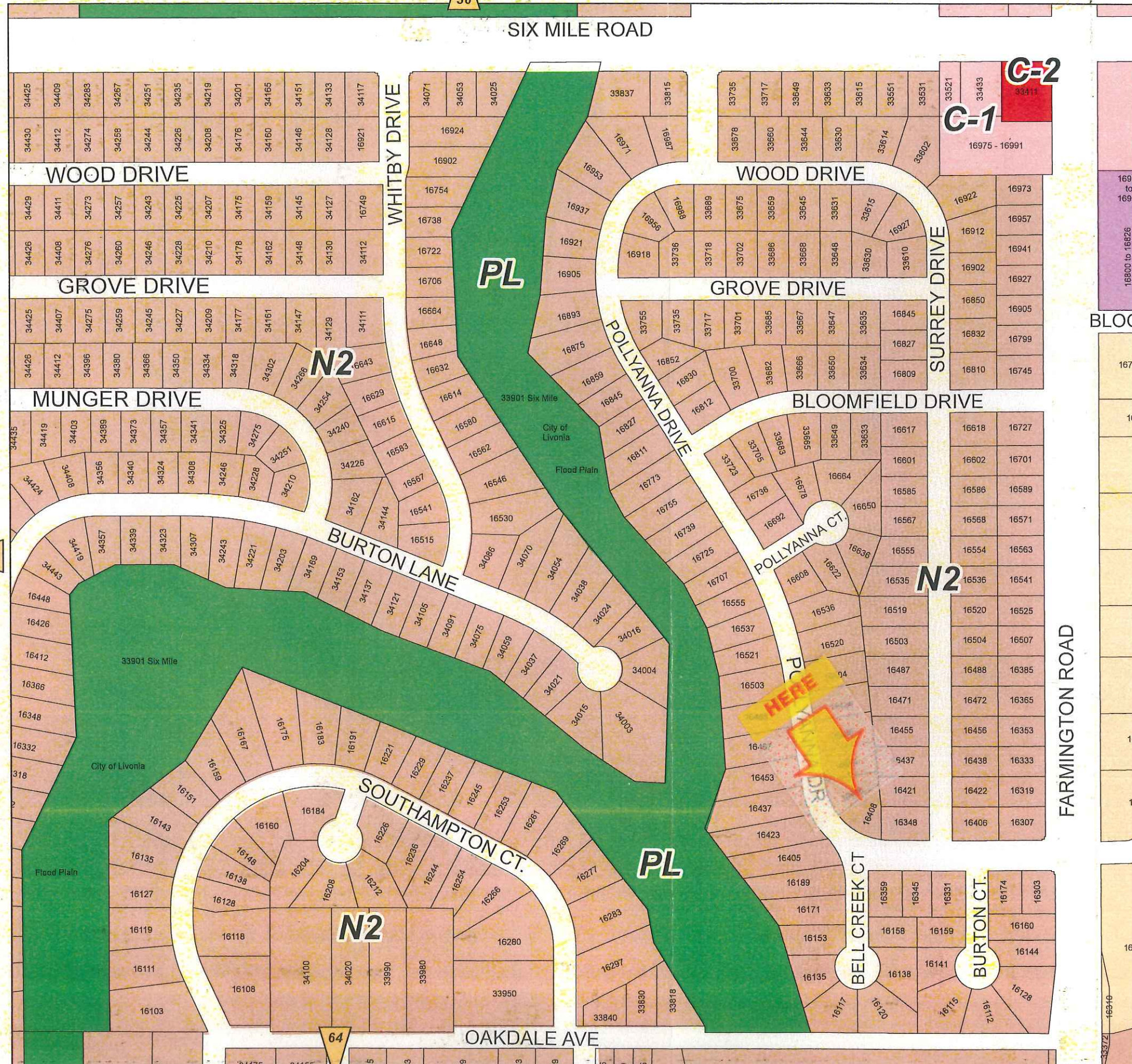


Hitch Weight	790 lb.	GVWR	7,790 lb.
UVW	6,208 lb.	CCC	1,582 lb.
Exterior Length	33' 7"	Exterior Height	10' 4"
Exterior Width	96"	Fresh Water	44 gal.
Gray Water	28 gal.	Black Water	28 gal.
Awning Size	16'		

SPECIFICATIONS DEFINITIONS

GVWR (Gross Vehicle Weight Rating) – is the maximum permissible weight of the unit when fully loaded. It includes all weights, inclusive of all fluids, cargo, optional equipment and accessories. For safety and product performance do NOT exceed the GVWR.

GCWR (Gross Combined Weight Rating) – is the maximum permissible loaded weight of your motor home and any towed trailer or towed vehicle. Actual GCWR of this vehicle may be limited by the sum of the GVWR and the installed hitch receiver maximum capacity rating; see hitch rating label for detail.



ZONING MAP

LEGEND

Zoning Districts

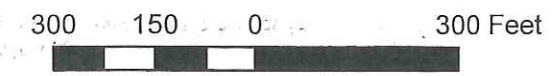
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing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

N.E. 1/4 Section 16

City of Livonia

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

Copyright 2001, City of Livonia



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



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

MAYOR

MAUREEN MILLER BROSANAN

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EILEEN MCDONNELL
ROBIN PERSICONI
MARTHA PTASHNIK

***PUBLIC NOTICE
DECEMBER 19, 2025***

APPEAL CASE NO. 2025-11-35, 9091 Cavell Avenue: an appeal was made to the Zoning Board of Appeals by Intessar Mahdi Naser, seeking to maintain/rebuild an illegally erected roof covering over an existing deck resulting in a disallowed encroachment into the rear yard setback with a roof structure.

Maximum Encroachment

Allowed: 0 feet
Proposed: 10 feet
Excess: 10 feet

This Medium Density Residential property is located on the west side of Cavell (9091), between Grandon and Dover Avenues, Lot. No. 144-05-0019-000, N-1, Neighborhood, rejected by the Inspection Department under Livonia Zoning Ordinance, Sections 3.04 N1 district regulations & 7.26 (1) B) Permitted encroachments.

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

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

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, January 6, 2026, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,


Timothy Klisz, Secretary

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



CITY OF LIVONIA
INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant Intessar Mahdi Address 9091 Cavell, Livonia, MI 48150
 Owner (same as applicant) Address (same as applicant)
 Lessee n/a Address n/a
 Location West Side of 9091 Cavell Street
 Between Grandon And Dover
 Lot No./Parcel No. 144-05-0019-000 Subdivision Pine Cove Estates Sub. 05
 Zoning District N1 Lot Size 6,795 sq. ft. Alley n/a
 Present Use Single Family Residential Proposed Use (no change)
 Present Building Size n/a Proposed Building Size n/a
 Present Height of Building n/a Proposed Height n/a
 Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal : Seeking to maintain/rebuild an illegally erected roof covering over an existing deck resulting in an disallowed encroachment into the rear yard setback with a roof structure. Maximum encroachment allowed: 0 feet; Proposed: 10 feet; Excess: 10 feet.

Reason for Rejection Livonia Zoning Ordinance, Sections: 3.04 N1 district regulations & 7.26 (1) B) Permitted encroachments
 Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
 Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment 10 feet
 Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
 Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks : 1) Section 3.04 provides the N1 rear yard setback at 30 feet. Uncovered decks may encroach 10 feet into said setback.
 2) Inspection of the existing structure indicates that it may not meet building codes with regard to foundational support, structural design and allowable exposed materials. Review of proposed plan indicates some corrections are required to comply with code.

Plans and Application examined by *[Signature]* Date November 19, 2025

APPLICATION FOR VARIANCE

Intessar Naser 9091 Cavell Ave Livonia, MI 48150 313-717-1153
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is _____

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

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? NO
2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:



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

- x 3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:
A small part of the Deck we did Roof on top to keep the Deck in good shape to prevent from Rain
- x 4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
It looks much Better than Before
It helps my mom (the owner) to go outside on Deck
- x 5. Explain why you think this variance would be fair to the neighbors and others who might be affected. I think A Roof on A Deck will not Bother Any Neighbors And the look is very nice And very Scruped Professionally Installed
6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: _____
7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?
I thought Since the Deck is Already Been there since the house was Built, I thought we did not need permit for a Roof.

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

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: Intessar

Please print name of property owner: Intessar Naser

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

Subscribed and sworn to before me this 17th day of November, 2025.

[Signature]
(Notary Public, Wayne County, Michigan)
My Commission expires 09/28/31

LESLIE ROHRAFF
Notary Public, State of Michigan
County of Wayne
My Commission Expires 09-28-2031
Acting in the County of Wayne

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

NOT TO BE COMPLETED BY APPLICANT

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

DISMANTLE AND REMOVE ILLEGAL STRUCTURE FROM PROPERTY

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

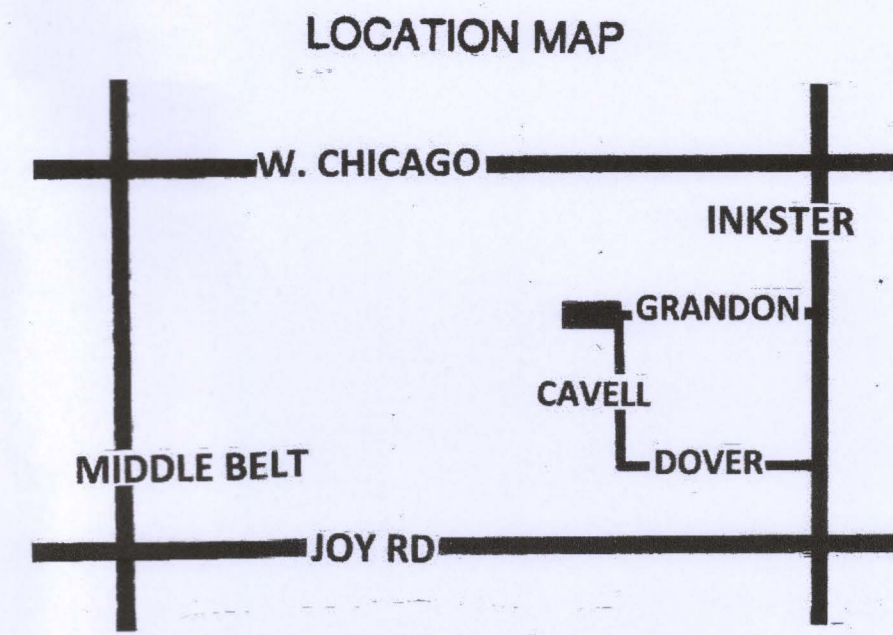
[Signature]
(Supervisor)

Application for permit filed No

Violation Issued YES

SITE INFORMATION

*** SITE SIZE 6,795 SQ FT (0.156 ACRES)
 *** DWELLING SIZE 1,798 SQ FT
 *** NEW GAZEBO SIZE 275 SQ FT
 *** PARCEL ID 46-144-05-0019-000
 *** ZONING N1
 *** OWNER NASER INTESSAR MAHDI
 *** PARCEL USE CODE 401



APPLICABLE CODES

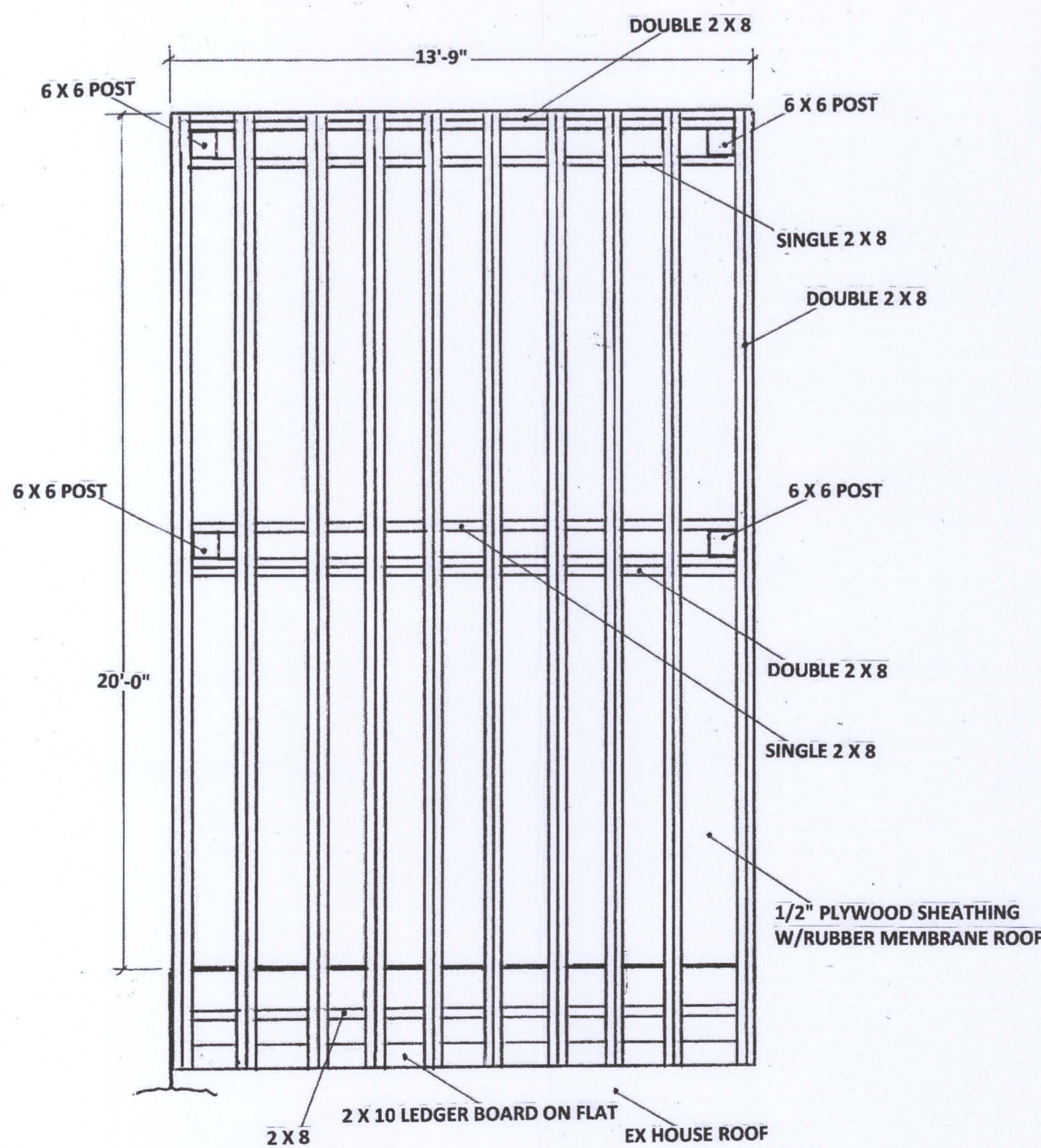
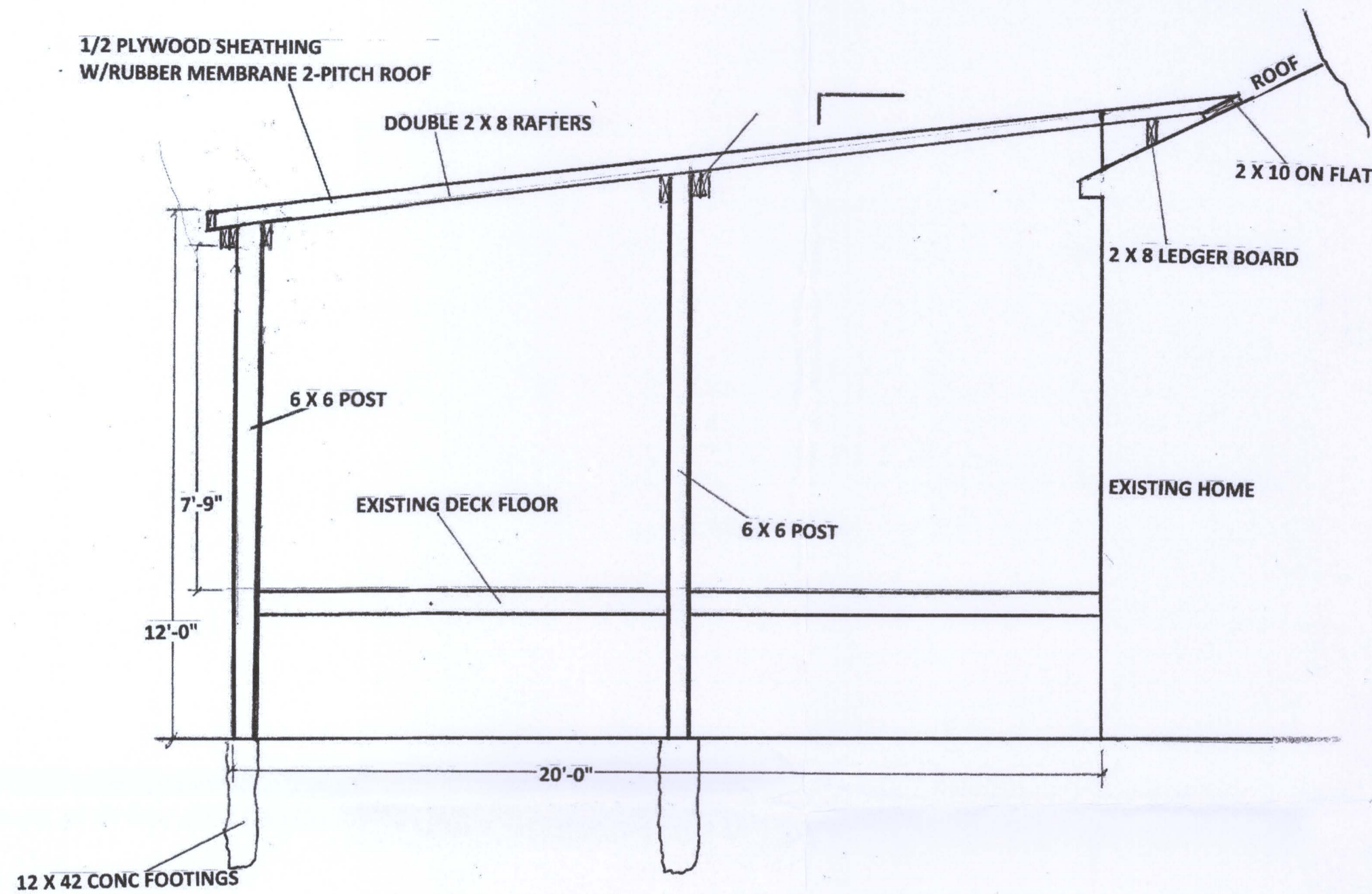
2021 MICHIGAN PLUMBING CODE
 2017 ANSI 117.1-2003 ACCESSIBILITY
 2021 MICHIGAN ENERGY CODE
 ASHREA 90.1-2007
 2012 INTERNATIONAL FIRE CODE
 2021 MICHIGAN REHAB CODE
 METHOD OF COMPLIANCE,
 PRESCRIPTIVE COMPLIANCE
 2021 MICHIGAN MECHANICAL CODE
 2023 NATIONAL ELECTRIC CODE
 MICHIGAN PART8 RULES

**NETWORK
 RLT, INC
 REAL ESTATE
 DESIGN**

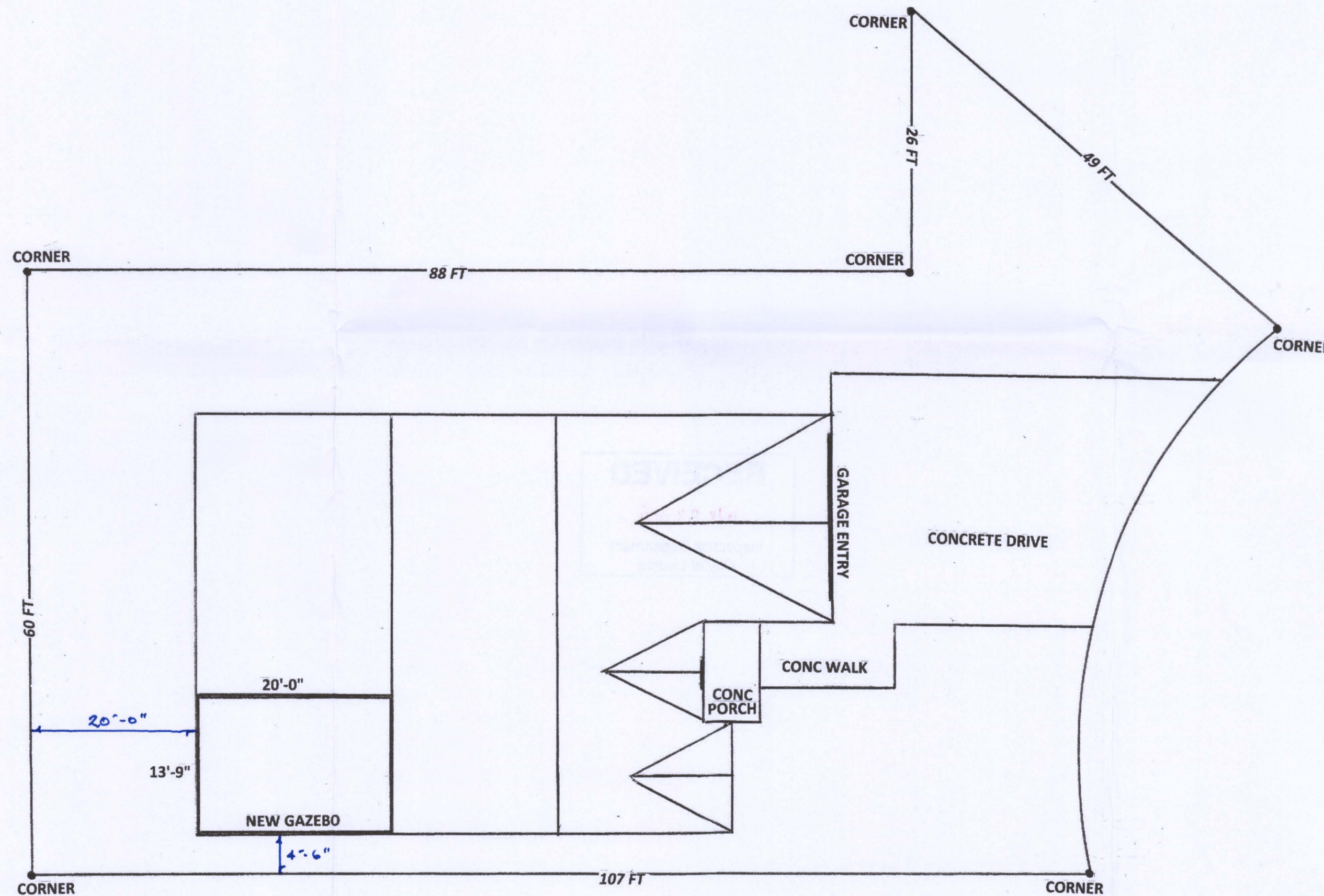
7436 OAKLAND
 DETROIT, MI 48211
 (586) 339-2862

LEGAL DESCRIPTION
 LOT 19 PINE COVE ESTATES T1S
 R9E L105 P23 TO 26 WCR

SIDE VIEW



**TOP VIEW
 SCALE 1" = 3 FT**



**SITE PLAN
 SCALE 1" = 10 FT**

JOB DESCRIPTION

**NEW GAZEBO
 CONSTRUCTION
 9091 CAVELL
 LIVONIA, MI
 48150**

SHEET DESCRIPTION

**SITE PLAN/
 GAZEBO**

SHEET

A-000

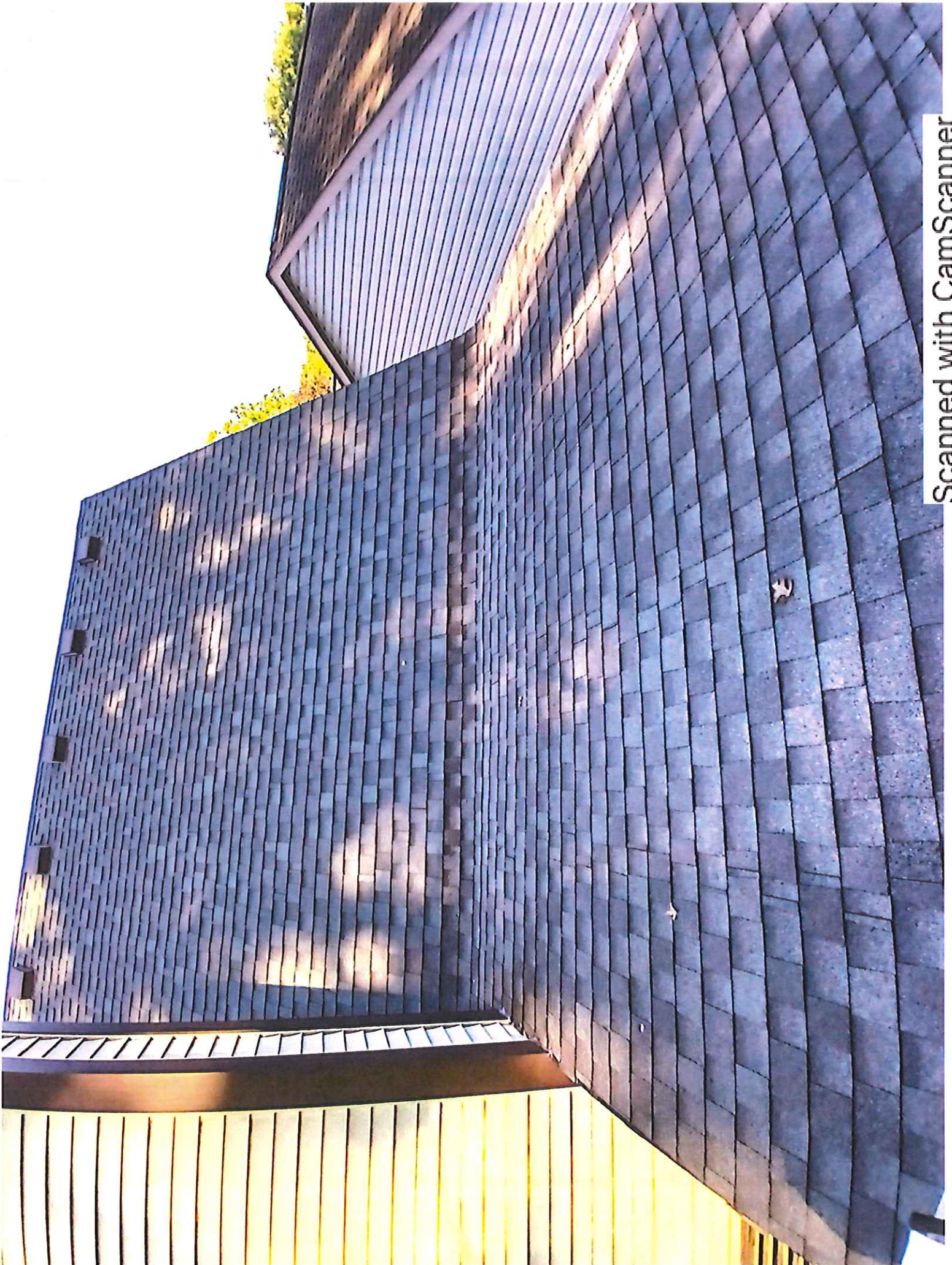


Know what's below.
 Call before you dig.









25 APR-25 PM 3:05

Bernard J. Youngblood
Wayne County Register of Deeds

2025151197 L: 59511 P: 316
04/25/2025 03:07 PM QCD Total Pages: 2



QUIT CLAIM DEED

Know all persons by these presents; that, ATHEER HUSSEIN TURK, (grantor), whose address is 29570 WENTWORTH ST, LIVONIA, MI 48154 AND AMEER TURK, (grantor), whose address is 9091 CAVELL AVE, LIVONIA, MI 48150 AND ALI TURK, (grantor), whose address is 31430 BRETZ DR. WARREN, MI 48093 Quit claims to INTESSAR MAHDI NASER, (grantee), whose address is 9091 CAVELL AVE, LIVONIA, MI 48150 The following described premise situated in the city of LIVONIA, WAYNE County and state of Michigan, to wit:

LOT 19 PINE COVER ESTATES TIS R9E; L105 P23 TO 26 WCR

Parcel ID NO.: 14405001900


Commonly known as: 9091 CAVELL, LIVONIA, MI 48150

For the full consideration of (\$1:00 U.S DOLLAR) the grantor sells(s), assign(s), transfer(s) and set(s) any and all interests, rights, title to the grantee, subject to existing Building and use restrictions, easements, and zoning ordinances of record, if any.

State Transfer Tax Exempt Under MCL 207.526 (a) and County Transfer Tax MCL 207.505 (a)


Grantor: ATHEER HUSSEIN TURK 03-27-2025
Date

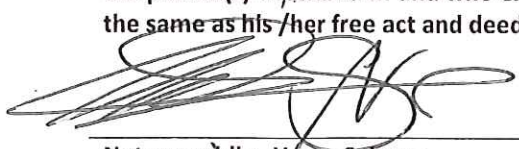

Grantor: AMEER TURK 03-27-2025
Date


Grantor: Ali TURK 03-27-2025
Date

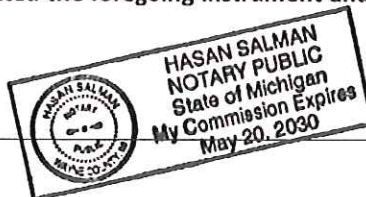
[State of Michigan]

[County of Wayne]

Before me personally appeared, ATHEER HUSSEIN TURK, AMEER TURK, ALI TURK (grantors), To me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.



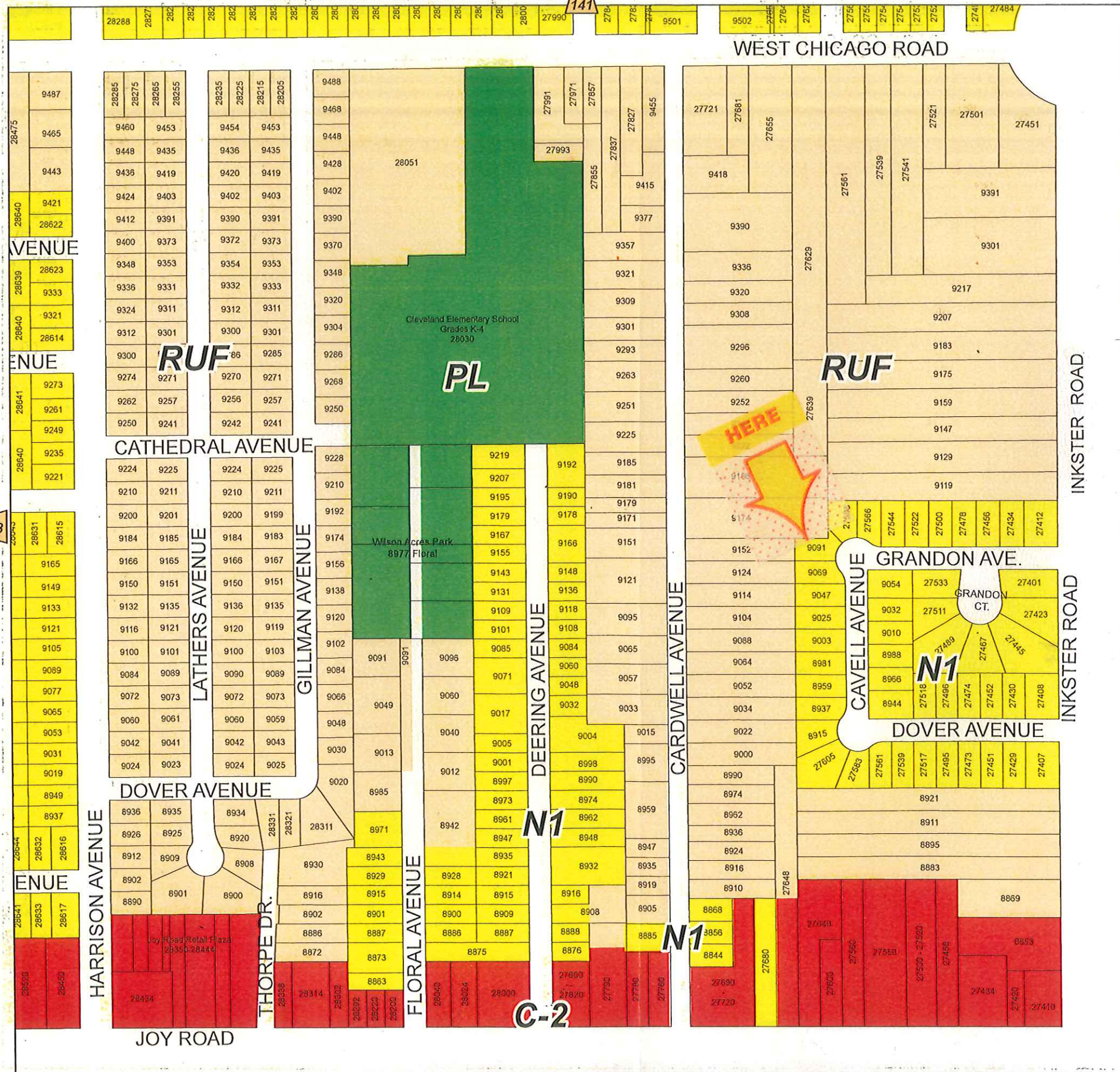
Notary public: Hasan Salman



03-27-2025
Date

When recorded return to:
INTESSAR MAHDI NASER, 9091 CAVELL AVE, LIVONIA, MI 48150

Drafted by:
ATHEER HUSSEIN TURK, 29570 WENTWORTH ST, LIVONIA, MI 48154.
AMEER TURK, 9091 CAVELL AVE, LIVONIA, MI 48150.
ALI TURK, 31430 BRETZ DR. WARREN, MI 48093.



ZONING MAP

LEGEND

Zoning Districts

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

S.E. 1/4 Section 36

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet



ZONING BOARD OF APPEALS

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KENNETH MIENCIER, Vice Chairman
LORI MAHER, Secretary
RICHARD S. BLOMBERG
SHARRON G. BROWN
PATRICIA C. BURKLOW
JOSEPH M. LAURA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
421-2000
FAX: 421-4388

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ROBERT D. BENNETT

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President

Michael P. McGee
Vice President

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Dale A. Jurcisin
Sean P. Kavanagh
Ron Ochala
Laura M. Toy

September 24, 1993

Mr. Steven Schafer
Phoenix Land Development
32000 Northwestern Highway
Suite 145
Farmington Hills, MI 48334

FIELD

Dear Mr. Schafer:

The Zoning Board of Appeals of the City of Livonia, at its Special Meeting held September 21, 1993, adopted the following Resolution:

RESOLVED, APPEAL CASE NO. 9307-128: Phoenix Land Development, 32000 Northwestern Highway, Suite 145, Farmington Hills 48334, seeking to build a single-family home on property resulting in a deficient (south) side-yard. The required side-yard is 5 feet; proposed is 4 feet, resulting in a deficiency of 1 foot. The property is located on the west side of Cavell (9091) between Dover and Grandon, Lot No. 144 05 0019 000, R-1 zoning district. Rejected by the Inspection Department under Zoning Ordinance 543, Section 4.06, Minimum Side-Yard Requirements, not complied with, be granted for the following reasons and findings in fact:

1. The Board finds this is a buildable lot and is compatible with the existing lots in this neighborhood. Further, the one foot deficiency is minimal and is the result of the 15 foot easement on this property.

FURTHER, This variance is granted with the following conditions:

1. The house, two-stories, three bedrooms with a full basement and two car attached garage, is to be constructed as presented to the Board. This shall include brick and horizontal siding on the front elevation, and vinyl siding on the remaining three sides.

Mr. Steven Schafer
APPEAL CASE NO. 9307-128
September 24, 1993

2. The exterior is to be completely enclosed within 90 days following commencement of construction.
3. This variance shall expire one year from the date of this letter.

FURTHER, The granting of this variance is not detrimental to the surrounding area or to the Master Plan of the City of Livonia.

Sincerely,

Lori Maher (mbf)
Lori Maher, Secretary

/mbf

cc: W. MacDonald, Code Enforcement
(R. Stanow); N. Del Foss, D. Woodcox, Inspection
City Attorney
File

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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



33000 CIVIC CENTER DRIVE
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CARRIE BUDZINSKI
BRANDON MCCULLOUGH
EILEEN MCDONNELL
ROBIN PERSICONI
MARTHA PTASHNIK

PUBLIC NOTICE DECEMBER 19, 2025

APPEAL CASE NO. 2025-11-36, 20160 Milburn Avenue: an appeal was made to the Zoning Board of Appeals by Joshua Engels, seeking to maintain an illegally erected 6-foot-tall privacy fence resulting in a privacy fence erected in the side yards forward toward the street beyond the rear corner of the dwelling, which is prohibited.

This Low Density Residential property is located on the east side of Milburn (20160), between Bretton and Eight Mile Roads, Lot. No. 006-99-0066-000, RUF, Rural Urban Farm, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 15.44.090 (B).

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

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

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, January 6, 2026, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,

Timothy Klisz, Secretary

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



CITY OF LIVONIA
INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

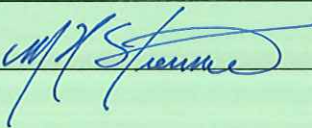
Applicant Joshua Engels Address 20160 Milburn, Livonia, MI 48152
 Owner (same as applicant) Address (same as applicant)
 Lessee n/a Address n/a
 Location East Side of 20160 Milburn Street
 Between Bretton And Eight Mile
 Lot No./Parcel No. 006-99-0066-000 Subdivision (unplatted)
 Zoning District R-U-F Lot Size 1.122 acres Alley n/a
 Present Use Single Family Residential Proposed Use (no change)
 Present Building Size n/a Proposed Building Size n/a
 Present Height of Building n/a Proposed Height n/a
 Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal : Seeking to maintain an illegally erected 6 ft. tall privacy fence resulting in a privacy fence erected in the side yards forward toward the street beyond the rear corner of the dwelling, which is prohibited.

Reason for Rejection Livonia Code of Ordinance, Section 15.44.090 (B)

Deficient Side yard _____ Deficient Front Yard _____ Deficient Rear Yard _____
 Deficient Lot Area _____ Deficient Lot Area Per Room _____ Encroachment _____
 Excessive Lot Coverage _____ Excessive Height _____ Increasing No. Units _____
 Use Prohibited Privacy Fence in side yard Deficient Parking Spaces _____ Increasing Area and Bulk _____

Remarks North fence is approximately 56 feet forward of the rear corner of the dwelling, the south fence is 11 feet forward and the fence on the south side of the garage is 24 feet forward of the rear corner of the structure.

Plans and Application examined by  Date 11/26/25

APPLICATION FOR VARIANCE

josh.engels@gmail.com

Joshua Engels 20160 Milburn St Livonia 48152 219-678-6094
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 20160 Milburn St. Livonia, MI 48152

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

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

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



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

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

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

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

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

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

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

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

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

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

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

Signature of property owner: Joshua Engels

Please print name of property owner: Joshua Engels

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

Subscribed and sworn to before me this 25th day of November, 2025

[Signature] 11/25/2025
(Notary Public, Wayne County, Michigan)
My Commission expires 5/04/2032

CRISTIN GALPERIN
Notary Public, State of Michigan
County of Wayne
My Commission Expires 05-04-2032
Acting in the County of Wayne

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

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 10/31/2025, which reads as follows:

REMOVE 6' PRIVACY FENCE ILLEGALLY ERECTED w/o PERMITS

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

[Signature]
(Supervisor)

Application for permit filed YES

Violation Issued YES

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

- No

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

- The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Town 1 South, Range 9 East, except the West 30.00 feet thereof deeded to the Board of County Road Commissioners.
- Tax Parcel No.: 006 99 0066 000
- Commonly known as: 20160 Milburn St, Livonia, MI 48152

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

- North
 - House length would result in fence located 128 feet from road
 - Utility pole and guy-wires blocking line from northeast back corner of house to north property line. See figure 8
- Between House and Garage
 - House length would result in fence located 128 feet from road
 - Southeast rear corner of home has existing wrap-around deck which would need to be removed. See figure 10
 - Line from SE rear corner of home to south property line cuts through existing pond feature which would need to be removed. See figure 10
 - Line from SE rear corner of home to south property line cuts through existing garden fence which would need to be removed. See figure 10
 - House has 2 side doors and garage has side door located on concrete pad immediately west (street-side) of wrap around deck. See Figure 11. These would not be contained inside back yard.
 - Only access to backyard front the house would be through a door in the master bedroom
- South
 - If fence were from SE corner of house, see above.
 - If fence were from SE corner of garage, fence would be located 97 ft from the road
 - Line from southeast rear corner of garage to south property line passes parallel with and within 2 feet of existing garden fence, making maintenance difficult. See figure 13
 - Additionally, neighbor has existing privacy fence extending between properties on south lot line to be in line with the front corner of the addition on the South side of our garage. It connects at the corner to the existing fence. See figure 12

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

- Our dog learned how to escape from the existing 4 foot fence on the front (East) side of the property, hence the desire for a 6 foot privacy fence for a reliable physical barrier to keep dog contained.

- Fence located close to front build line of house allows for storage of flatbed trailer out of sight of neighbors (currently stored north of house, see Figure 7).
- Moving fence to rear corner of house would result in:
 - Teardown of existing deck
 - Removal of existing pond
 - Removal of existing garden fence
 - Loss of 5,334 sq ft of backyard space
 - Only direct access to rear yard from inside the house would be through the master bedroom door
- Moving fence to rear corner of house on North side and rear corner of garage on South side would result in:
 - Loss of 1,365 sq ft of backyard space
 - Trailer would have to be stored in view of neighbors or in other areas of backyard which are inaccessible from Jan-June (low ground)
 - The fence would have to be even further rearward than described to avoid the utility guy-wires

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

- Neighbors who share a property line have all been consulted and approve of the changes.
- Keeping our dog contained is an extremely high priority for us as it's unfair to neighbors to have a loose dog, and a robust physical barrier mitigates risk
- It will allow our trailer to be stored out of sight of neighbors and general passerby
- On the North side it will provide a sound barrier for our central AC to our neighbors to the north as well as block the master bedroom window from view and keeps our trailer out of sight
- On the South side it ties directly to the neighbors existing fence, and keeps our side garage storage area (kayak, ladder, etc) out of sight of neighbors.
- Keeping the fence in the current location leads to a cohesive curb view in terms of fence to street distance. See figures 2-6.

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

- Yes, I have written and sent a letter to the City Council. The process has just begun.

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

- N/A

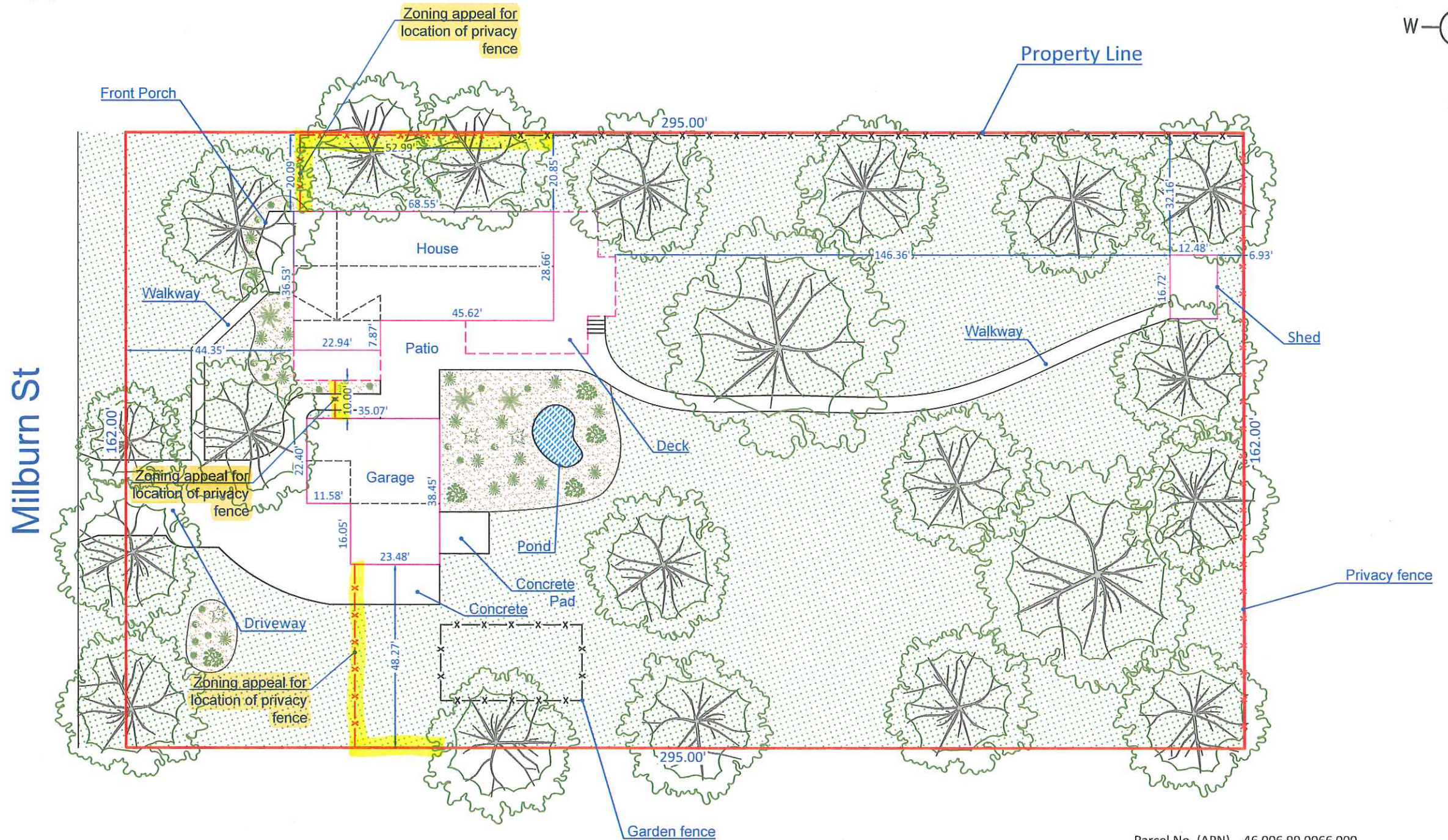
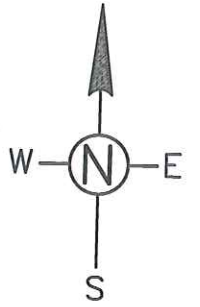
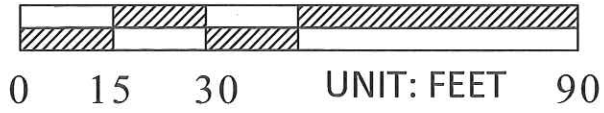
8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process:

- I do not believe re-zoning would resolve this issue.

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

- See Question 8

SITE PLAN



Parcel No. (APN) 46 006 99 0066 000
 Land Use RESIDENTIAL
 SINGLE FAMILY RESIDENCE
 Lot Area 48,787 SF (1.12 ACRES)

ADDRESS: 20160 Milburn St
 Livonia, MI 48152
 Scale: 1"=30'

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

Site Plan

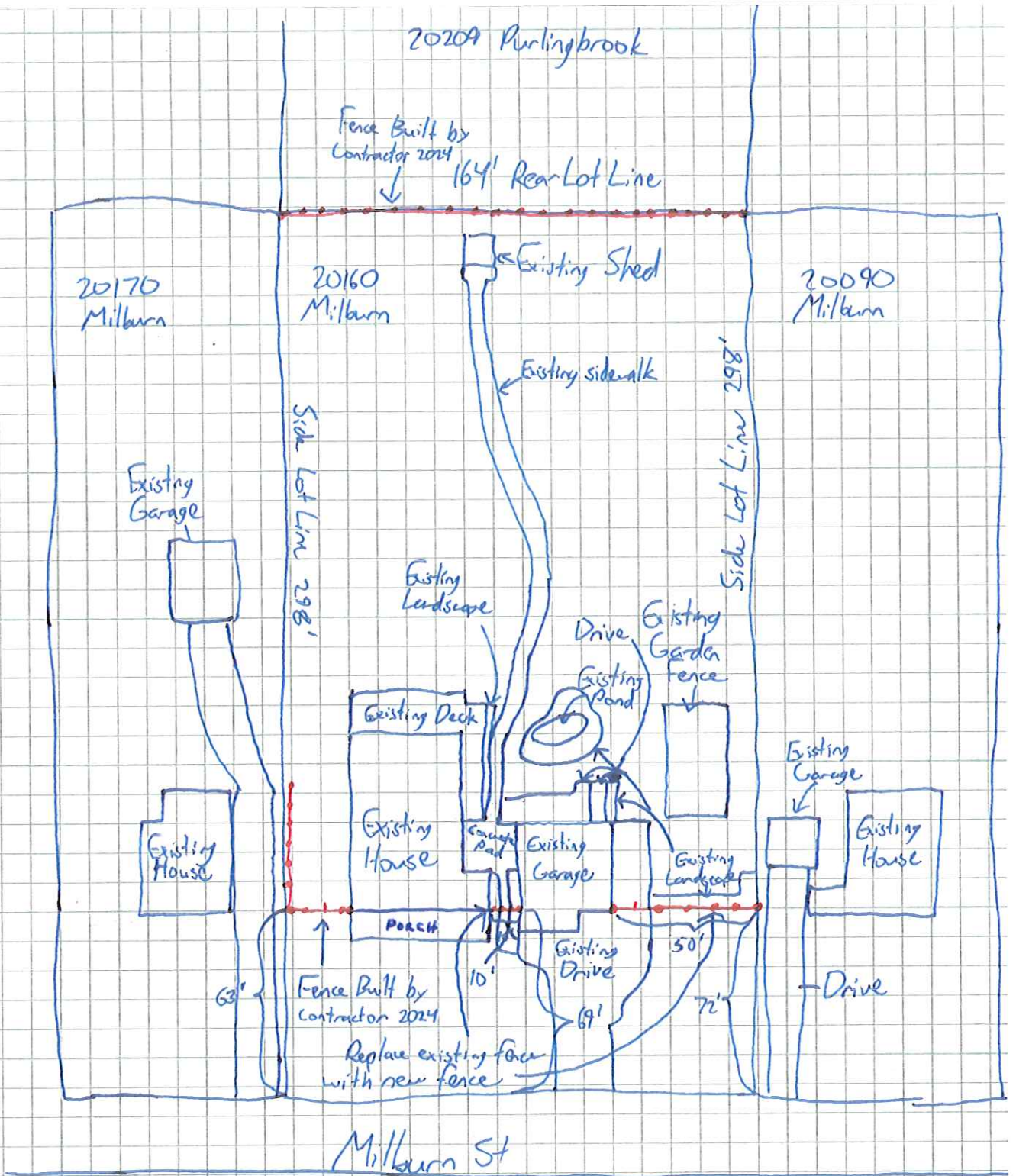


Figure 5 - View of property from W

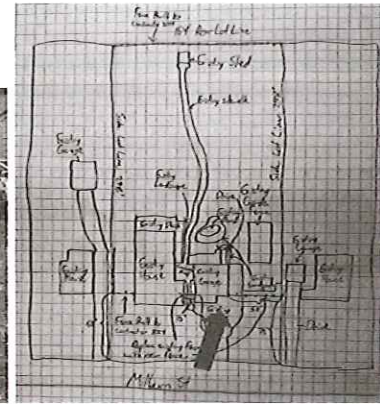


Figure 6 - View of property from SW corner

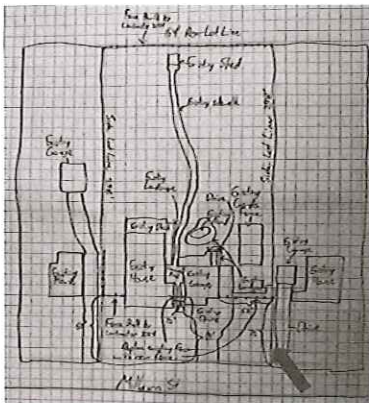
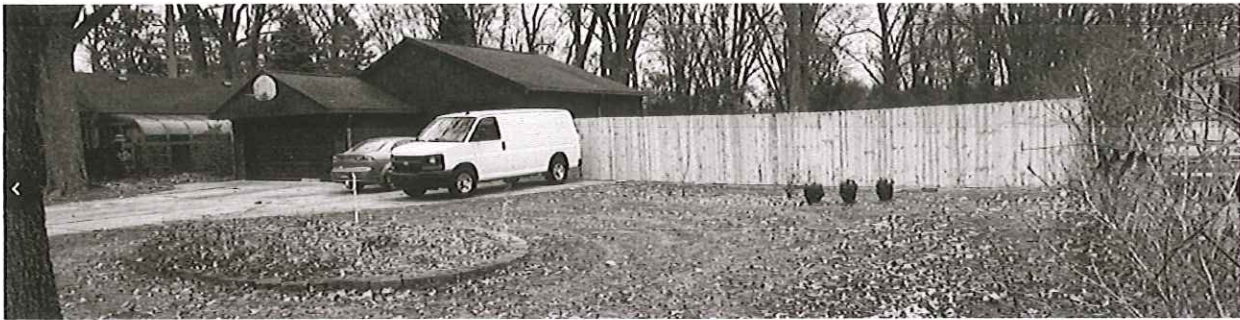


Figure 7 - View of Enclosed Trailer spot on N side of property. Including Utility Pole and Deck

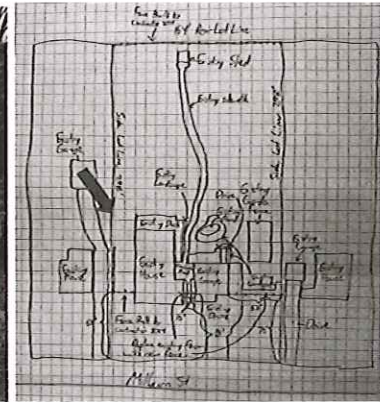


Figure 10 - View South from SE corner of house, showing deck, pond, and fenced in garden

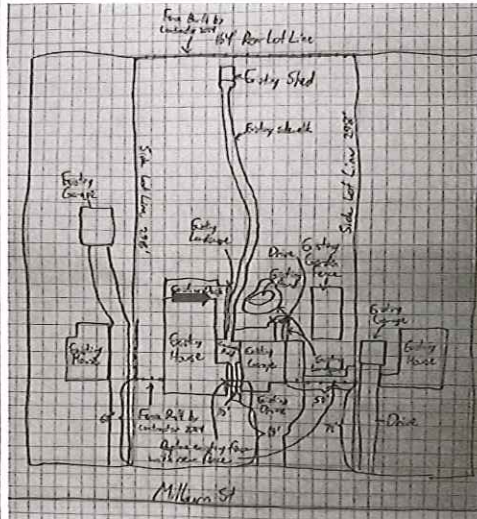
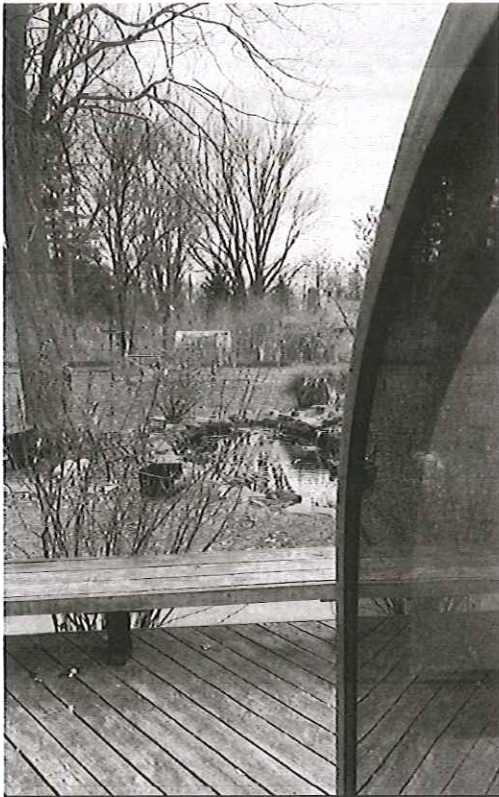


Figure 11 - View facing West, towards the street, showing the 2 house side doors, garage side door, and concrete pad and sidewalk enclosed by the fence's current location

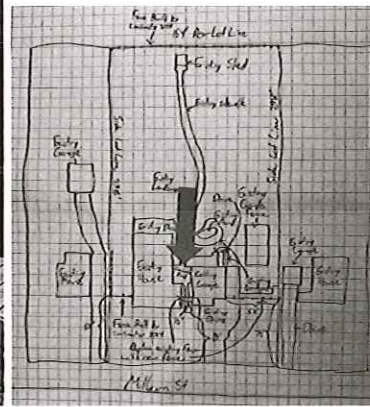


Figure 12 - View facing NW showing side garage storage area, neighbor's 6ft privacy fence our fence ties into, and fenced in garden

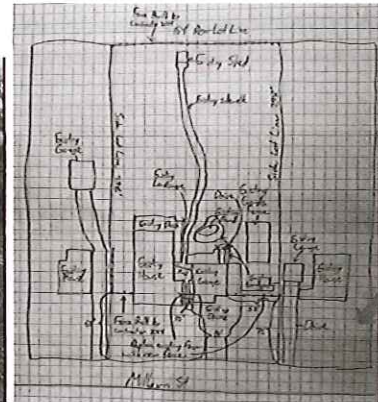
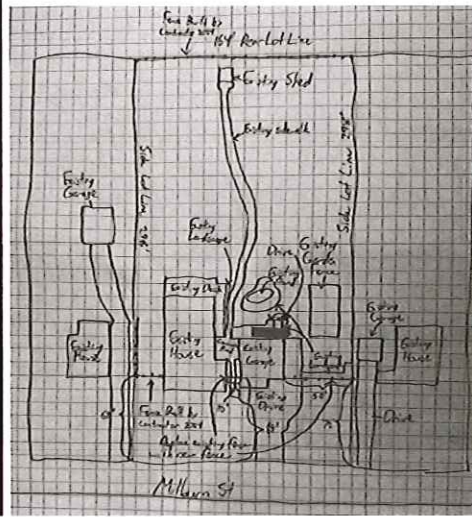
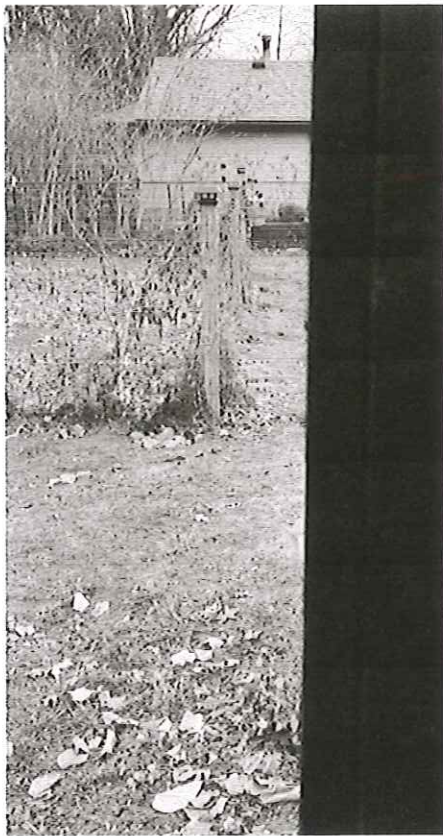


Figure 13 - View South from SE corner of garage showing close proximity of that line to existing garden fence





Privacy and/or Standard Partition Fence Authorization Form

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

Date: 11/15/25

Fence Installation Address: 20160 Milburn St.

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

at 20160 Milburn St. to erect a (choose one)
(Address)

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

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

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


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

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

ROBERT A FILLINGER 20090 MILBURN
(Print Name) (Address)

X Robert A Fillinger 248 880 4719
(Signature) (Telephone number for conformation)

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



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



Privacy and/or Standard Partition Fence Authorization Form

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

Date: 11/15/25

Fence Installation Address: 20160 Milburn St.

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

at 20160 Milburn St.
(Address) to erect a (choose one)

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

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

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

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

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


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

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

PAUL A BEAVER 20170 MILBURN ST
(Print Name) (Address)

Paul Beaver 248-372-1870
(Signature) (Telephone number for conformation)

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



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



Privacy and/or Standard Partition Fence Authorization Form

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

Date: 11/17/25

Fence Installation Address: 20160 Milburn St

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

at 20160 Milburn St
(Address) to erect a (choose one)

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

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

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


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

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

Trev Hoffmeyer _____ 20209 Purling Brook
(Print Name) (Address)

X [Signature] _____ 613-336-1245
(Signature) (Telephone number for confirmation)

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



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

WARRANTY DEED

Drafted by:

Jonathan E. Smith, 20160 Milburn St , Livonia, MI 48152

When recorded return to:

Joshua Engels and Makenna Lebo, 20160 Milburn St , Livonia, MI 48152

THE GRANTOR, Jonathan E. Smith and Rebecca A. Smith, husband and wife,

Whose address is: 20160 Milburn St , Livonia, MI 48152,

conveys and Warrants to Joshua Engels , a single man and Makenna Lebo, a single woman

whose address is: c/o 20160 Milburn St , Livonia, MI 48152,

the following described premises situated in the City of Livonia, County of Wayne, and State of Michigan, and particularly described as follows:

The South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 2, Town 1 South, Range 9 East, except the West 30.00 feet thereof deeded to the Board of County Road Commissioners.

Tax Parcel No.: 006 99 0066 000

Commonly known as: 20160 Milburn St, Livonia, MI 48152

for the sum of THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$340,000.00)

County Transfer Tax: \$374.00

State Transfer Tax: \$2,550.00

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

Page Two of Two


Grantor: Jonathan E. Smith and Rebecca A. Smith, husband and wife
Grantee: Joshua Engels , a single man and Makenna Lebo, a single woman

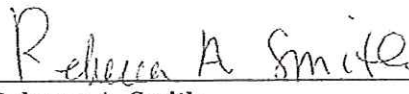
If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

Subject to existing building and use restrictions, easements, reservations, restrictions of record, rights of way of record, zoning ordinances.

Effective Date: 3/17/2022


Signed:


Jonathan E. Smith


Rebecca A. Smith

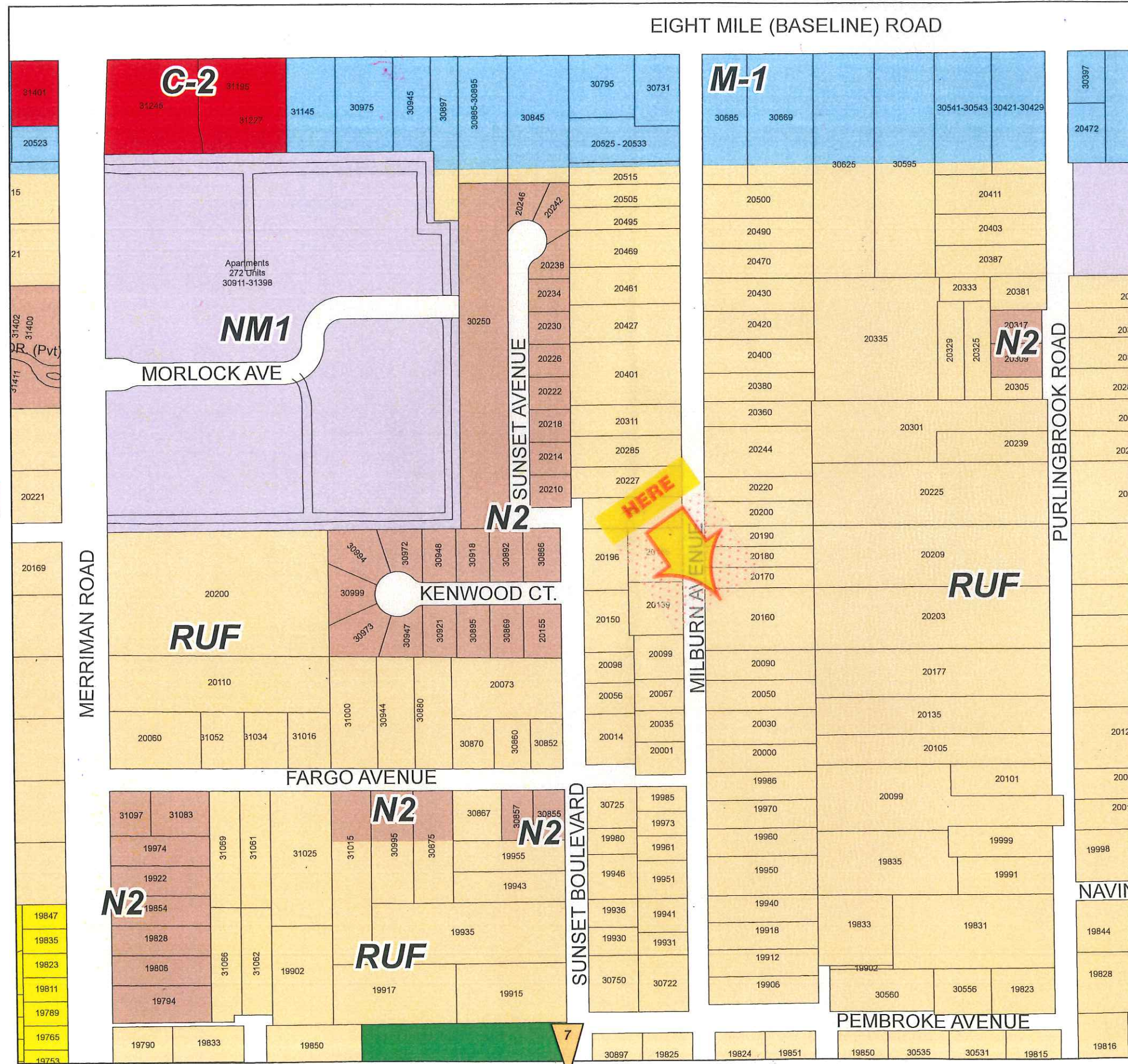
STATE OF MICHIGAN }
COUNTY OF Wayne } ss

On this 3/17/2022, before me personally appeared Jonathan E. Smith and Rebecca A. Smith, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public: 
Printed Name: _____

_____ County, Michigan
My Commission Expires: _____
Acting in the County of: _____





ZONING MAP

LEGEND

Zoning Districts

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

N.W. 1/4 Section 2

City of Livonia

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

Copyright 2001, City of Livonia



FUTURE LAND USE PLAN

**CITY OF LIVONIA
ZONING BOARD OF APPEALS
January 6, 2026 – 7:00 p.m.
Livonia City Hall – Auditorium (1st floor)
33000 Civic Center Drive, Livonia, MI**

1. APPEAL CASE NO. 2025-11-34, Tracy Jubenville-Lutz, 16408 Pollyanna:

Seeking to maintain storage of a recreational vehicle in a side yard, which is prohibited.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

2. APPEAL CASE NO. 2025-11-35, Intessar Mahdi Naser, 9091 Cavell Avenue:

Seeking to maintain/rebuild an illegally erected roof covering over an existing deck resulting in a disallowed encroachment into the rear yard setback with a roof structure.

FUTURE LAND USE PLAN (FLUP): MEDIUM DENSITY RESIDENTIAL

3. APPEAL CASE 2025-11-36, Joshua Engels, 20160 Milburn Avenue:

Seeking to maintain an illegally erected 6-foot-tall privacy fence resulting in a privacy fence erected in the side yards forward toward the street beyond the rear corner of the dwelling, which is prohibited.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

**AGENDA DATE: January 6, 2026
ZONING BOARD OF APPEALS
CITY OF LIVONIA**

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

- 1. APPEAL CASE NO. 2025-11-34, Tracy Jubenville-Lutz, 16408 Pollyanna:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the petitioners are unaesthetically installing too much structure/vehicle on too little land.
- 2. APPEAL CASE NO. 2025-11-35, Intessar Mahdi Naser, 9091 Cavell Avenue:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the construction was illegal and without permits. FURTHER, the project was unaesthetic and has significant Code problems.
- 3. APPEAL CASE NO. 2025-11-36, Joshua Engels, 20160 Milburn Avenue:**
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.