

**AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS**

**April 7, 2026 – 7:00 p.m.**

**Livonia City Hall 1st Floor Auditorium**

**33000 Civic Center Drive, Livonia, MI**

**AGENDA ITEM(S):**

1. **APPEAL CASE NO. 2025-11-36, Joshua Engels, 20160 Milburn Avenue (tabled on January 6, 2026):** 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.
2. **APPEAL CASE NO. 2026-03-01, Lisa and Nicholas Nelson, 33925 Wadsworth Avenue:** Seeking to erect a six-foot-tall privacy fence encroaching into the side yard forward toward the front of the lot beyond the rear of the house, 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](http://www.livonia.gov) - under Your Government, Boards & Commissions L-Z, Zoning Board of Appeals, Agendas & Minutes.

## ZONING BOARD OF APPEALS

### ZONING BOARD MEMBERS

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



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

### MAYOR

MAUREEN MILLER BROSANAN

### COUNCIL MEMBERS

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PATRICK BROCKWAY, Vice President  
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ROBIN PERSICONI  
MARTHA PTASHNIK

### **PUBLIC NOTICE** **MARCH 20, 2026**

**APPEAL CASE NO. 2025-11-36, 20160 Milburn Avenue (tabled on January 6, 2026):** 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, April 7, 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 (▲ proposing 48 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 3/16/26

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 25<sup>th</sup> 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

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.
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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.
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  - 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.

- We received feedback at the January ZBA meeting from multiple board members that the current location of the fence here is too far forward. This revised petition requests moving the fence rearward 8 feet to in between the first and second window per suggestions at the previous board meeting. On the North side the proposed fence position will still block a bathroom window and master bedroom window from view and as a bonus allows out of sight storage for our trailer in a dry, accessible area.
- On the South side our fence ties directly to the neighbors existing 6' privacy fence, and keeps our side garage storage area (kayak, ladder, vehicle parking space, etc) secure and out of sight.
- Moving fence to rear corner of house would result in:
  - Removal of existing deck, pond, and 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 fence position. Please see signed privacy fence authorization forms from each.
- Both direct next door neighbors have 6' privacy fencing extending a similar distance forward in their lots. Multiple other homes on our street and in the neighborhood also do.
- 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
- Moving the Northern section of fence rearward 8 ft and keeping the other sections in the current location leads to a cohesive curb view in terms of fence to street distance, and will ensure the neighborhood looks good. 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.

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

- N/A

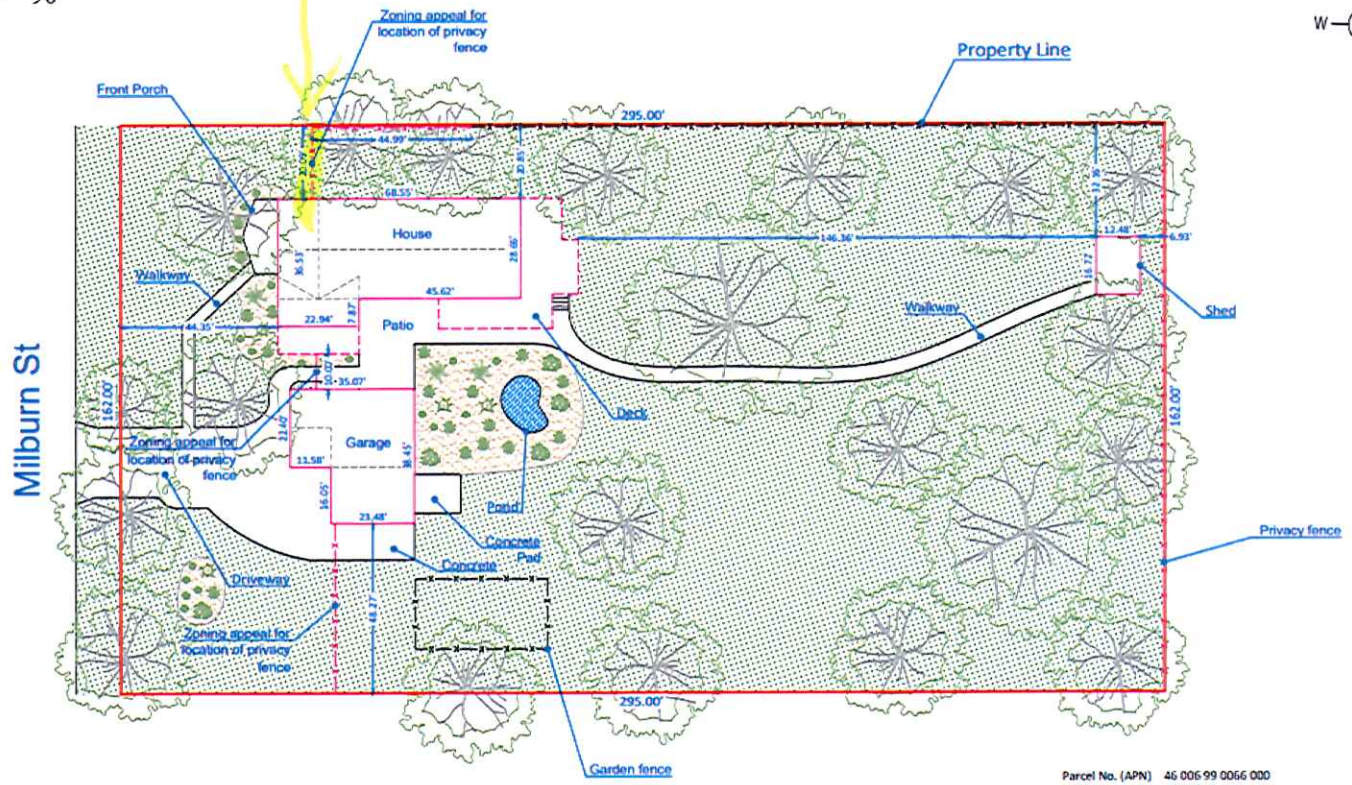
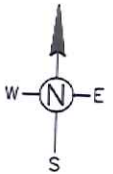
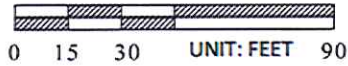
8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process:

- 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.

Date: December 15, 2025

**RECEIVED**

MAR 13 2026

Inspection Department  
 City of Livonia

Figure 1 - Site Plan

Figure 2 - View of property from NW - propose moving this fence back ~8 ft to in between first and second window per ZBA suggestions at January meeting.



Figure 3 - View of property from W



Figure 4 - View of property from W



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 8 - View North from NE corner of house. Shows utility pole guy-wires.



Figure 9 - View of SE corner of house, showing deck, both house side doors. Arrows indicating doors



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



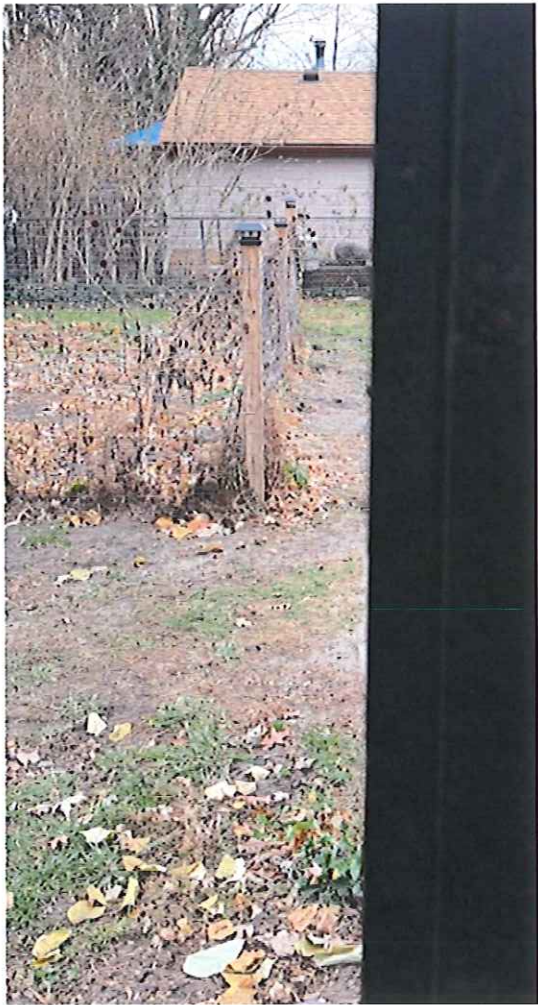
Figure 11 - View facing West, towards the street, showing the 2 house side doors, garage side door, and concrete pad and sidewalk enclosed by the fence's current location. Arrows indicating doors



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



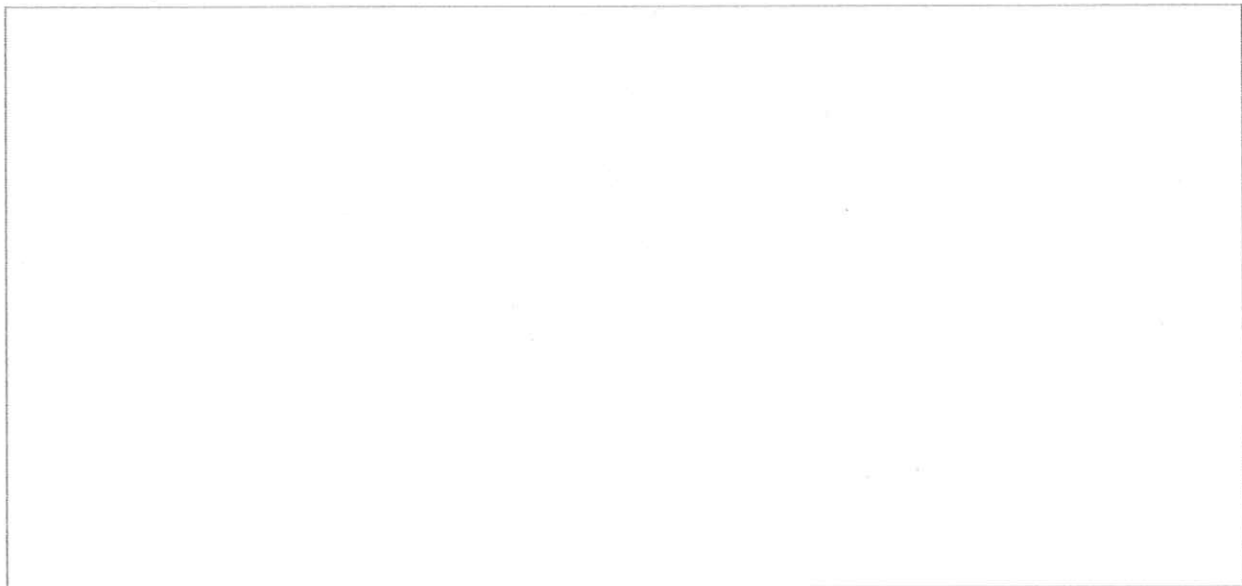
Figure 13 - View South from SE corner of garage showing close proximity of that line to existing garden fence



Other examples of similar fencing in my neighborhood:



Both houses directly north of my property have a fence near the front corner of their homes as seen in the photos above and below.

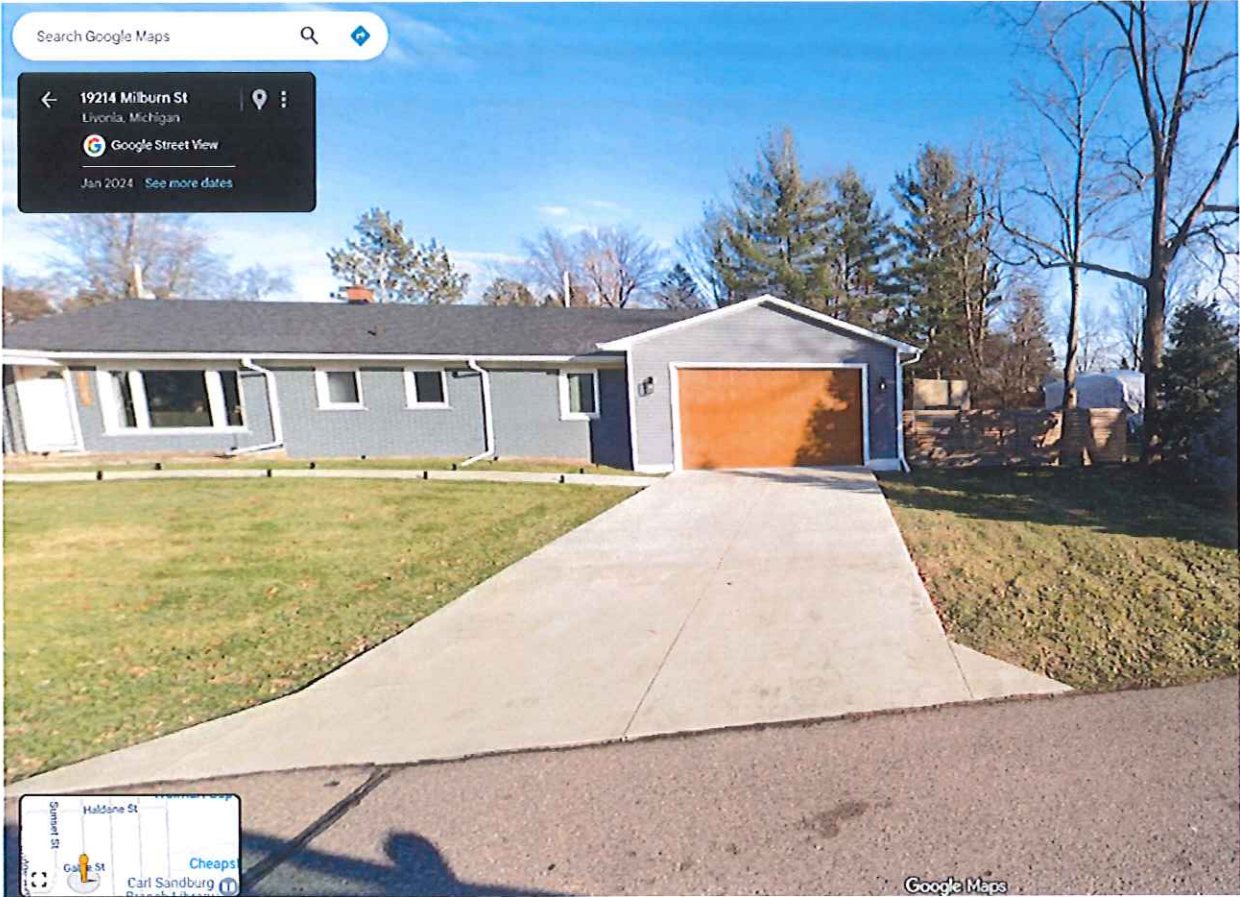




My neighbor directly south of me has a fence extending further forward than the rear corner of his home as seen in images above and below. My fence on the south side of my property meets his as seen in figure 13

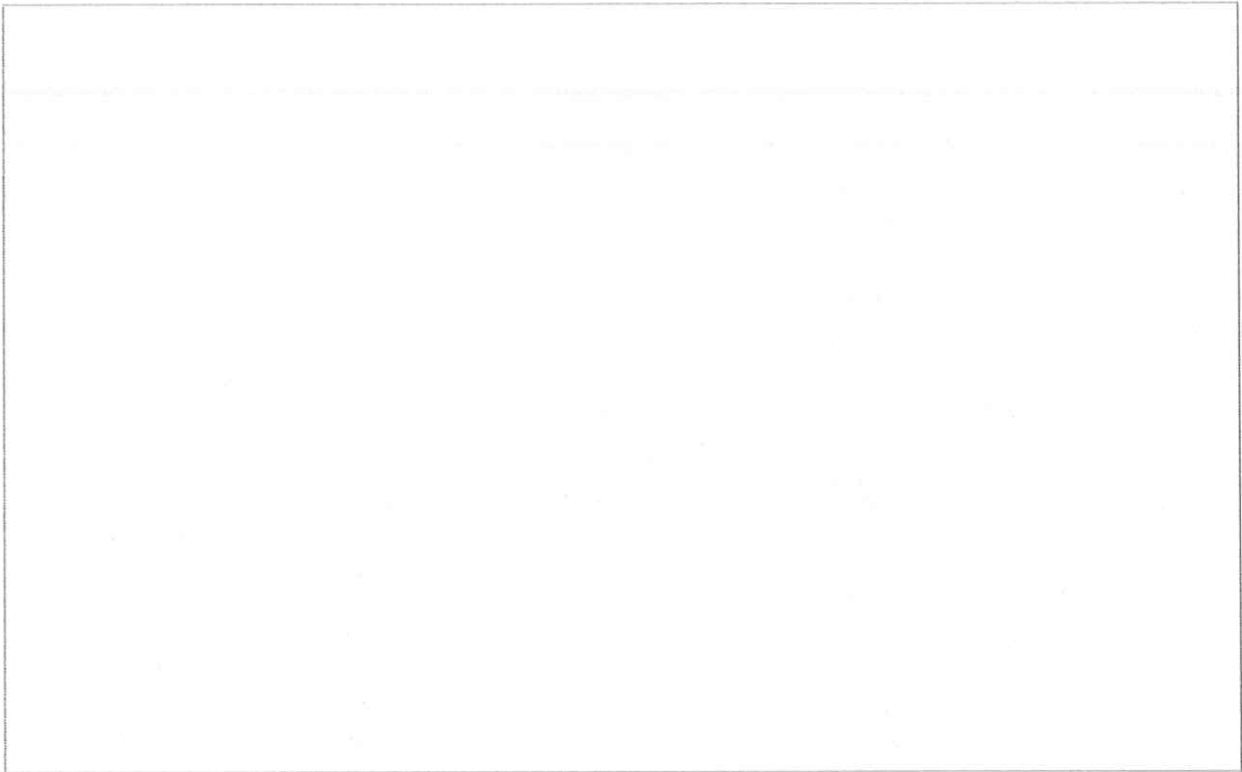


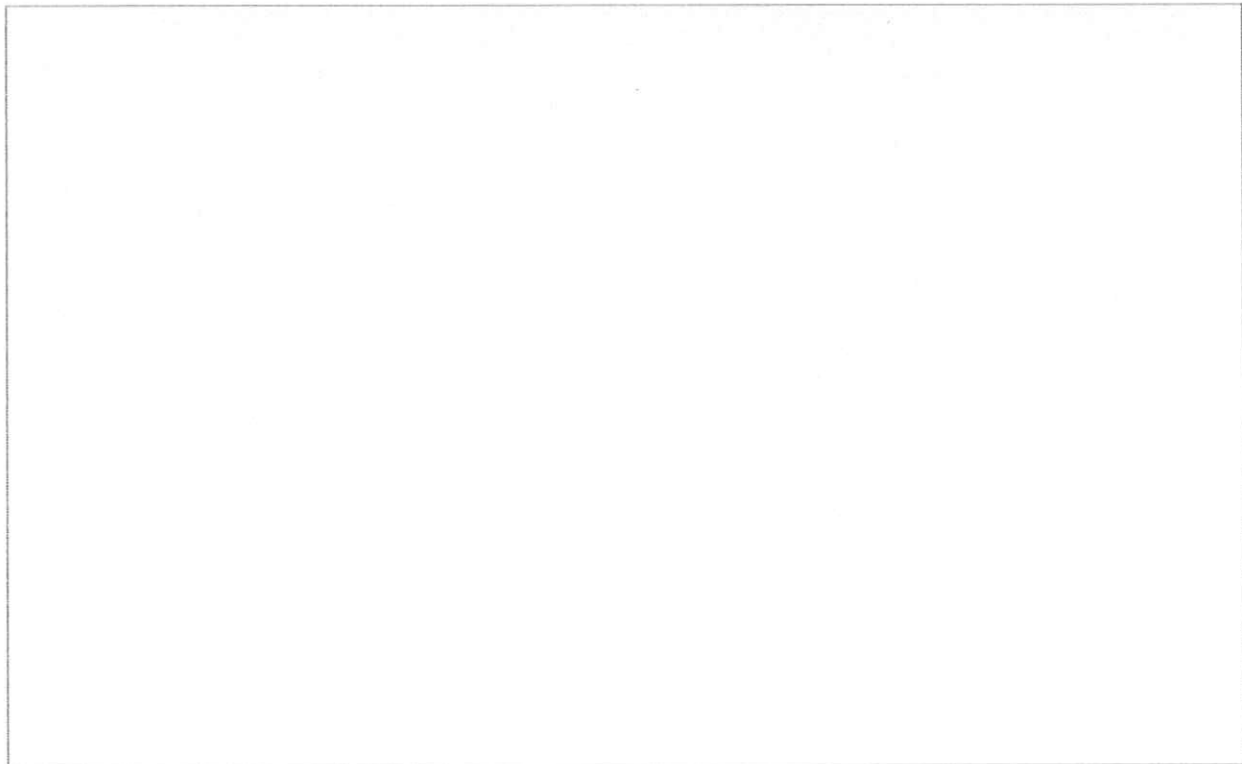
Three other examples on my street of 6' privacy fencing extending further forward than the rear corner of structures:

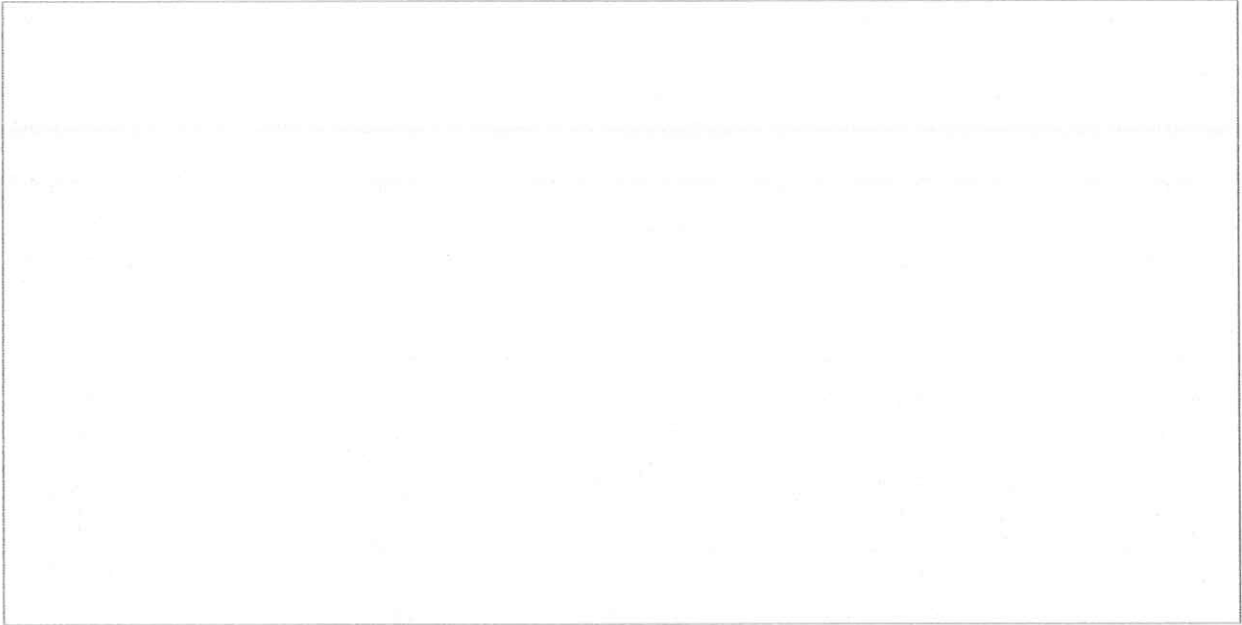


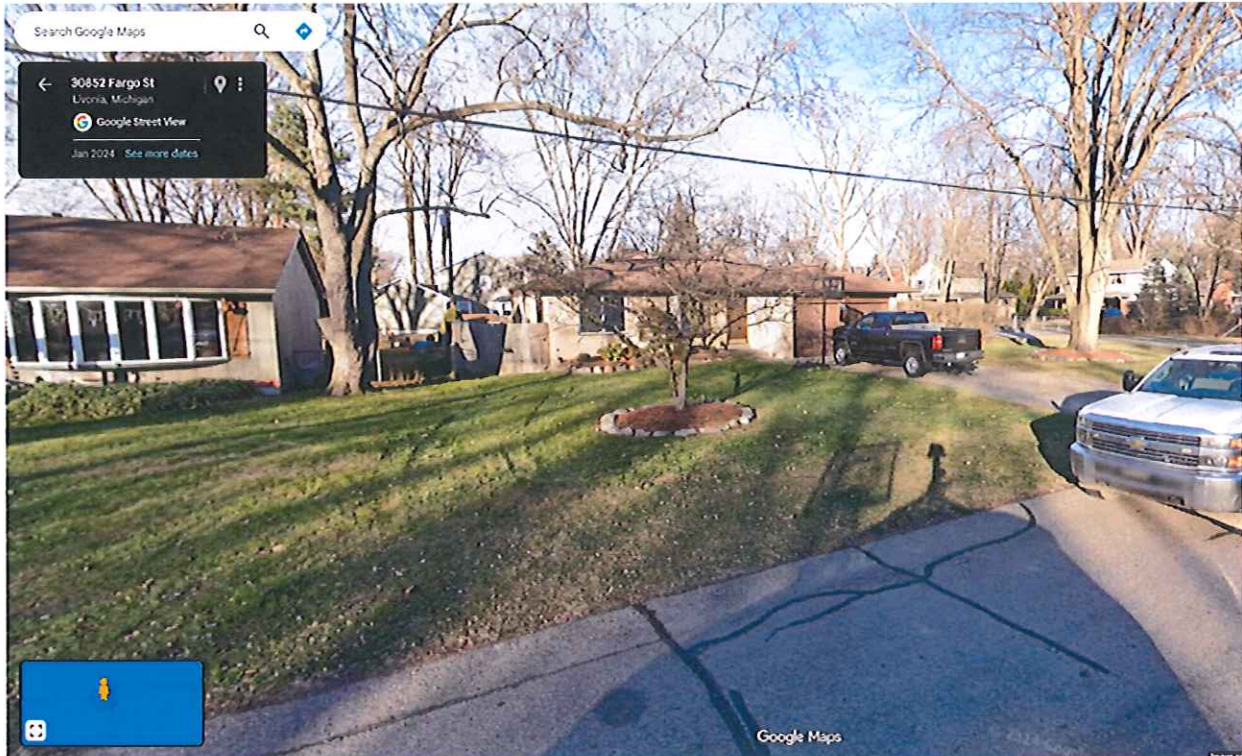


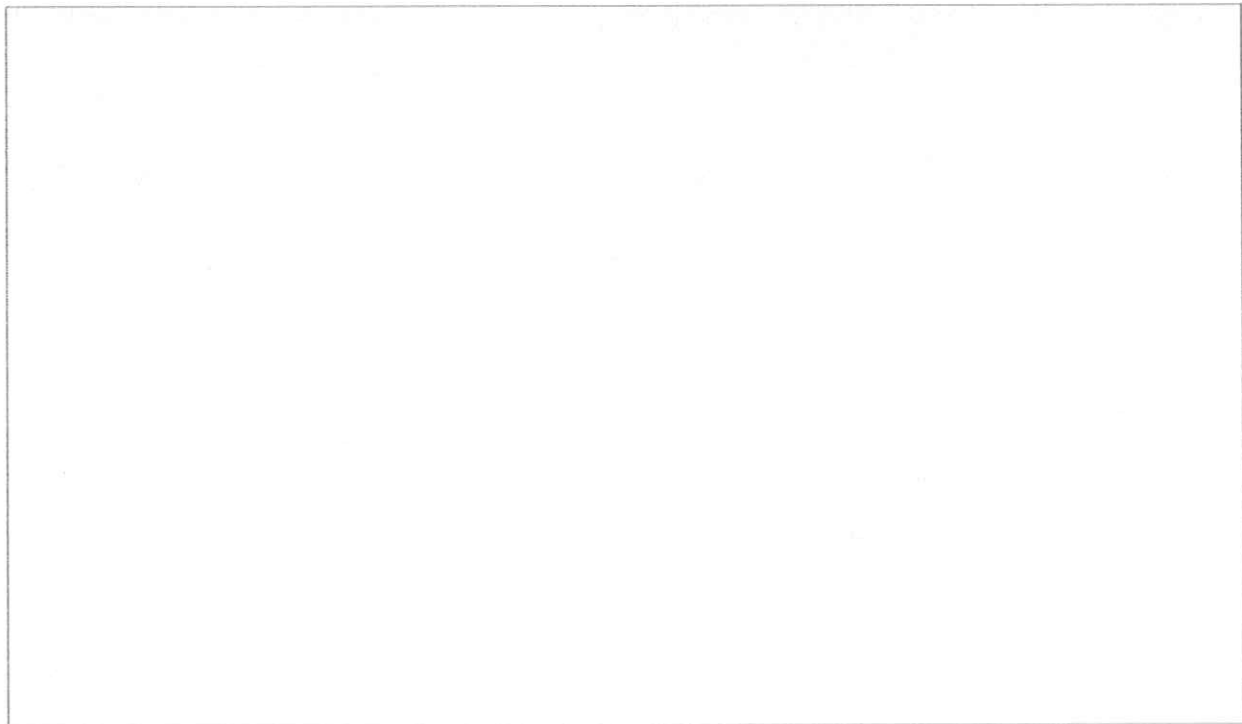
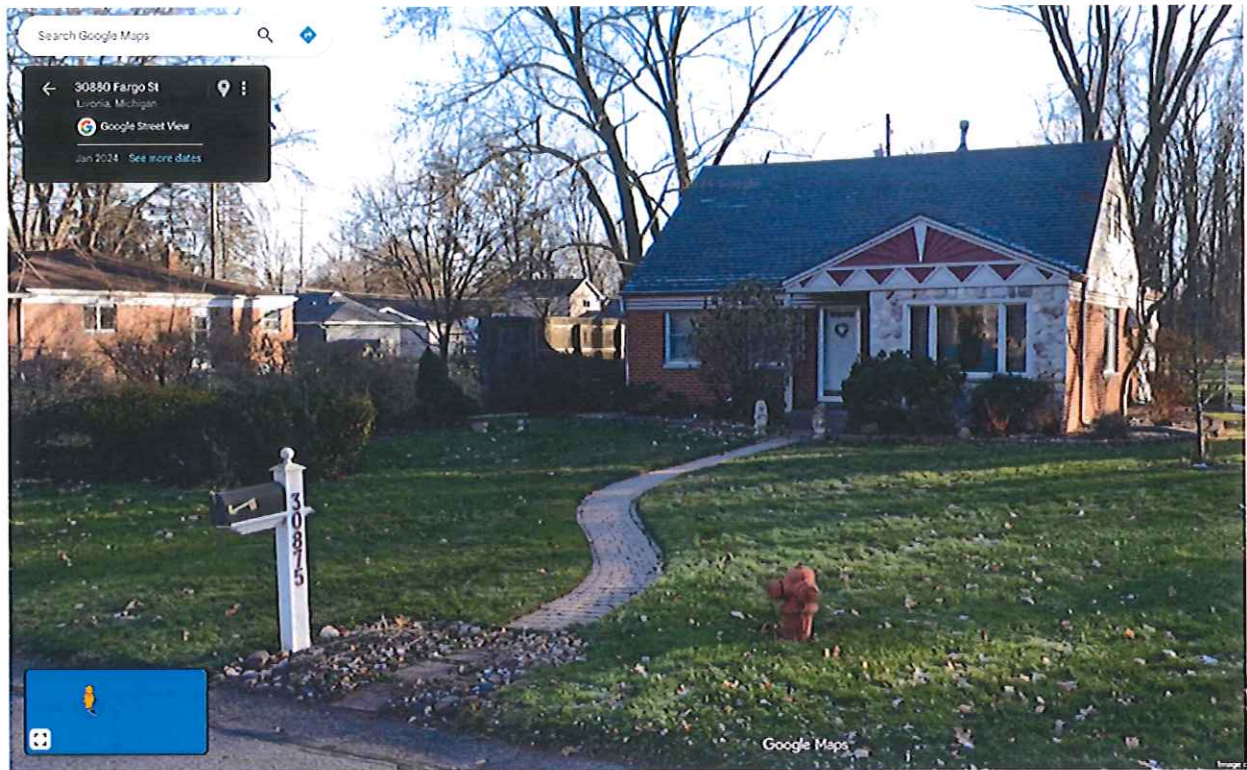
Other examples as seen within my neighborhood:



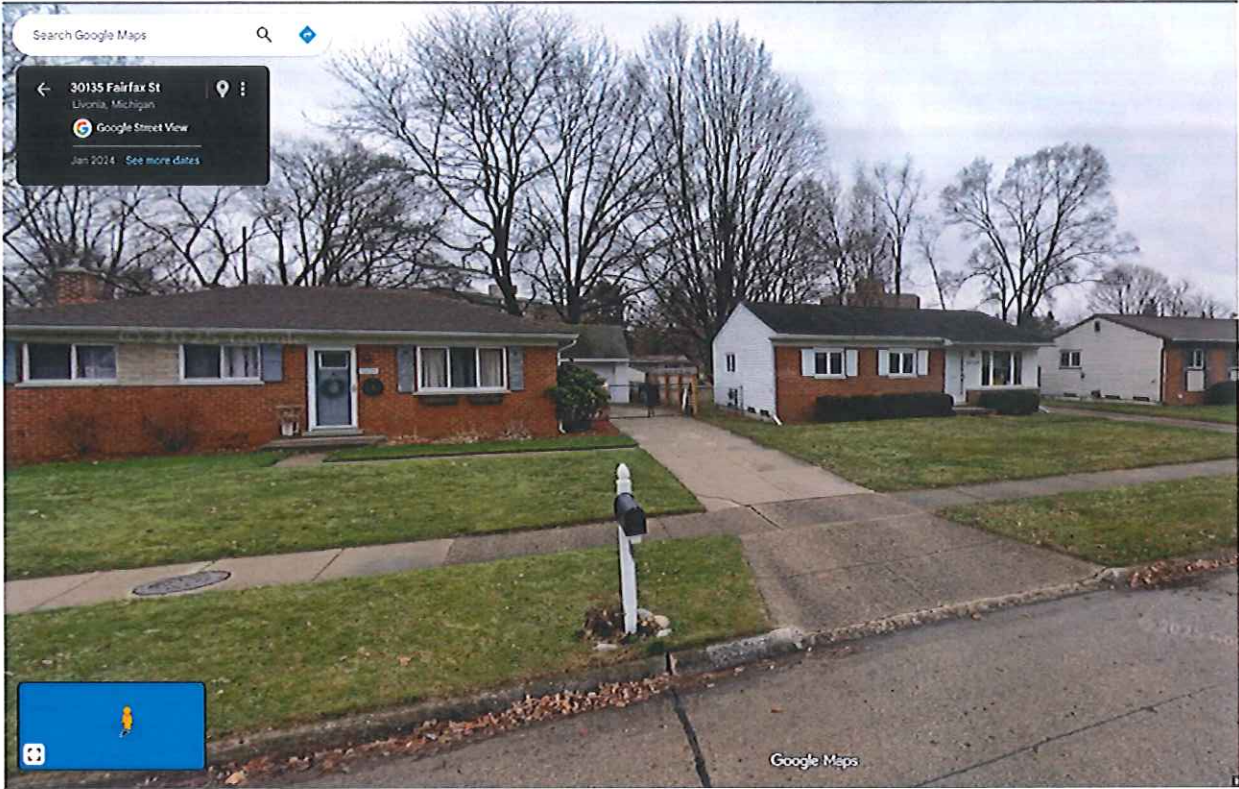












## ZONING BOARD OF APPEALS

### ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN  
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### MAYOR

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### COUNCIL MEMBERS

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BRANDON MCCULLOUGH  
EILEEN MCDONNELL  
ROBIN PERSICONI  
MARTHA PTASHNIK

**JANUARY 9, 2026**

Joshua Engels  
20160 Milburn  
Livonia, MI 48152

Mr. Engels,

The Zoning Board of Appeals of the City of Livonia, at a meeting held January 6, 2026, adopted the following Resolution:

**RESOLVED: 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),

**be tabled** to allow the Petitioner to revise their plans and perhaps bring a new proposal back to a future meeting and possibly be heard by a full Board. The Petitioner may send any revised plans to the Zoning Board office care of Matt Stierna in Inspection and inform Mr. Stierna of his intention to return. At the January 6<sup>th</sup> meeting, the May 12, 2026 meeting was suggested as a potential return date, and the plans would need to be sent by April 13, 2026.

**ZONING BOARD OF APPEALS,**

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

Timothy Klisz, Secretary

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

Meeting Date: January 6, 2026

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.

Motion To:		Comments:
Support		
Deny		
Table	X	
Other		

Motion	Support	ZBA Board Member	Yes	No	Abstain	Absent
		Greg Coppola - Chairman		X		
		Jim Baringhaus - Vice Chairman	X			
		Timothy Klisz - Secretary		ABSENT		X
X		Michael Testa	X			
	X	Marc Rotondo	X			
		Brian Meagher		ABSENT		X
		Lindsey Hakala	X			
REVISID						
CONDITIONS						
1.	RECEIVED BACK PRESENT PLAN BY MAY 12, 2026					
2.	Table 4-1					
3.						
4.						

Acting ZBA Secretary: Jim Baringhaus

*J. Baringhaus* 1/6/25

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

Case No: 2025-11-36  
Meeting Date: January 6, 2026

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

I met this young man the other day, by the back yard, to see what was going on. We had a nice conversation over this matter. I am for any improvements to the nearby homes. I also experienced permits not pulled from old jobs when new ones were being done. Mine had to do with plumbing from when we 1<sup>st</sup> moved in, rediscovered 15 years later. I like the fence and I like the fact it adds eye appeal to the property. I (we-wife'd) have no problem with this issue. I leave it to the city to decide.

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

**RECEIVED**

JAN 02 2026

CITY OF LIVONIA  
ZONING BOARD OF APPEALS

Signature: Lawrence Cunningham  
Name: LAWRENCE CUNNINGHAM  
(Please print)  
Address: 20135 PURRINGBROOK ST.

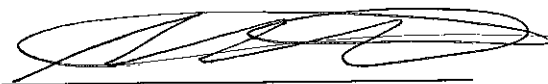
To: City of Livonia  
Zoning Board of Appeals  
33000 Civic Center Drive  
Livonia, MI 48154

Case No: 2025-11-36  
Meeting Date: January 6, 2026

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

Approval - we dont mind the fence  
looks good

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

Signature: 

Name: Cody Escandon  
(Please print)

Address: 20099 Milburn st. Livonia  
MI: 48152

## ZONING BOARD OF APPEALS

### ZONING BOARD MEMBERS

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



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

### MAYOR

MAUREEN MILLER BROSANAN

### COUNCIL MEMBERS

KAYLEIGH REID, President  
PATRICK BROCKWAY, Vice President  
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.

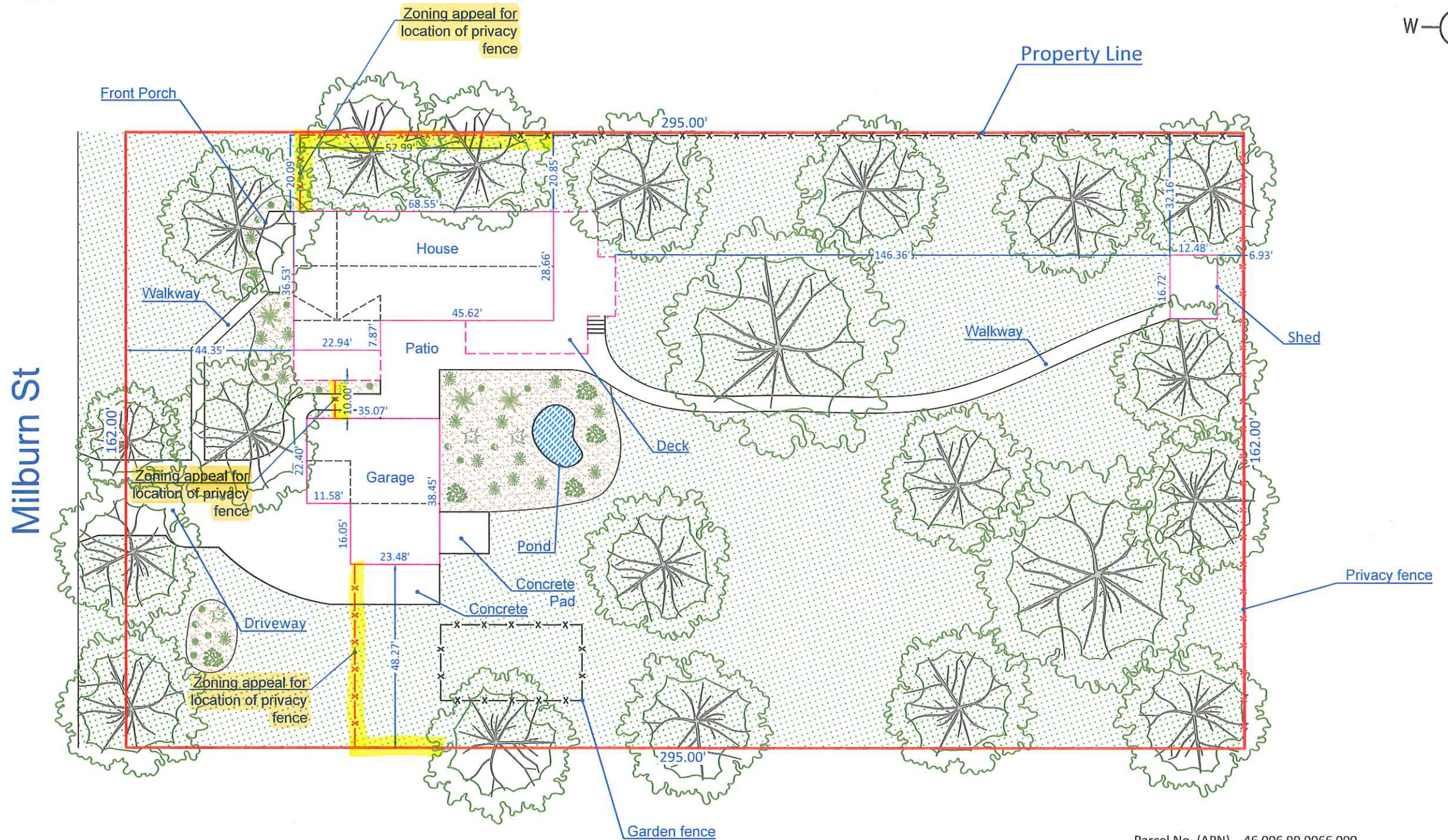
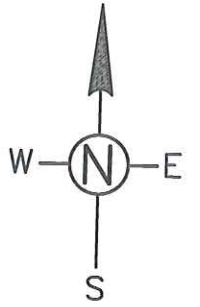
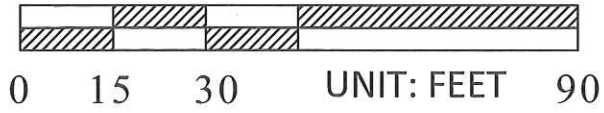
Reason for Rejection Livonia Code of Ordinance, Section 15.44.090 (B)

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 [Signature] Date 11/26/25

# 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

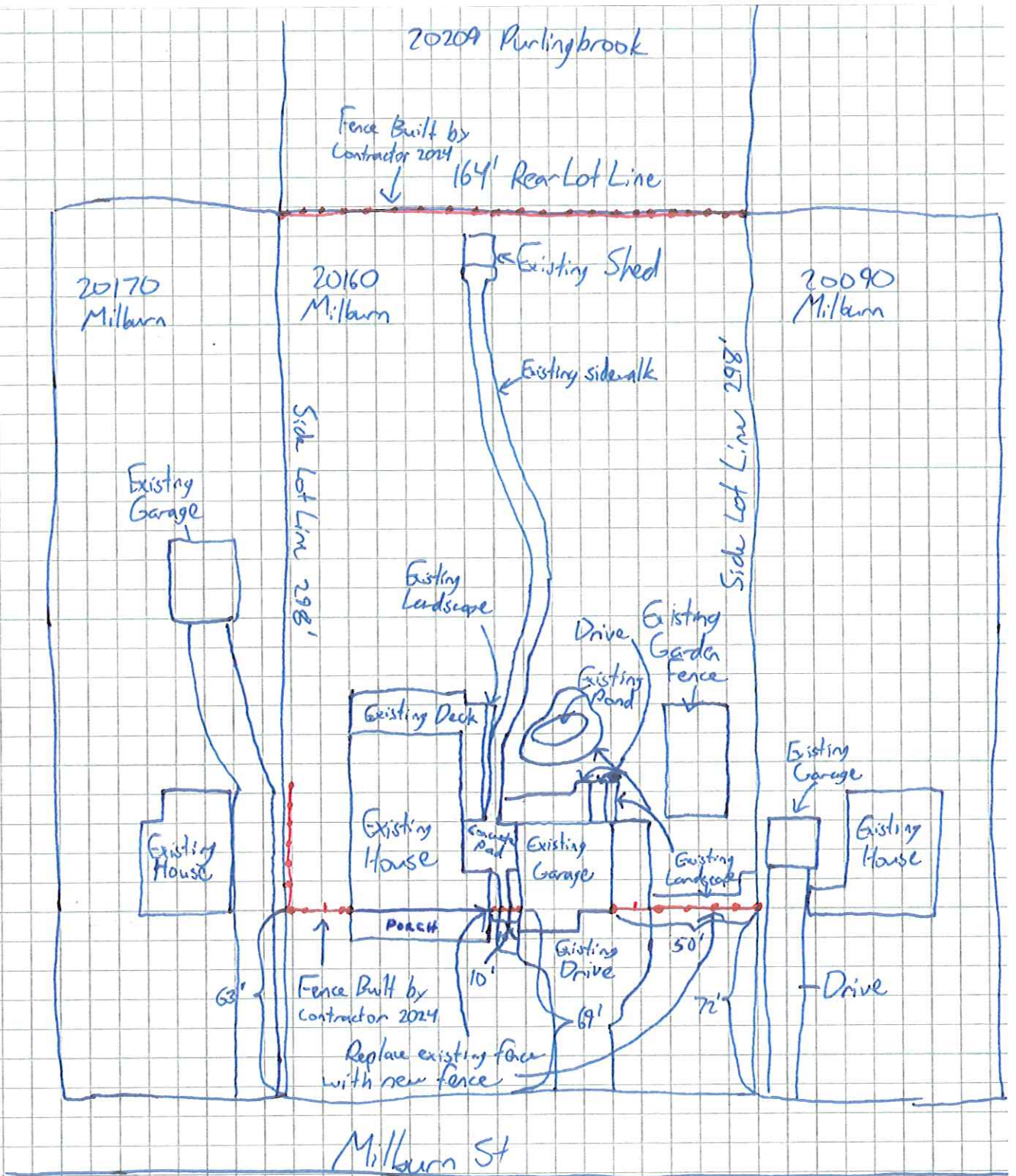




Figure 5 - View of property from W

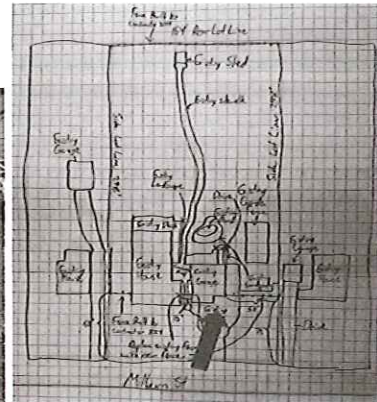


Figure 6 - View of property from SW corner

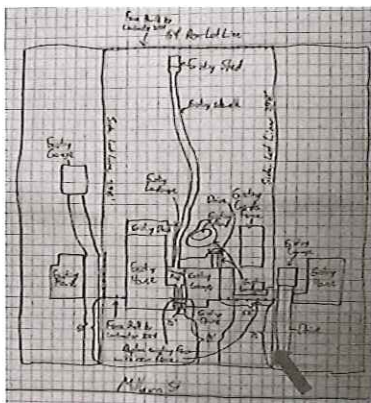


Figure 7 - View of Enclosed Trailer spot on N side of property. Including Utility Pole and Deck

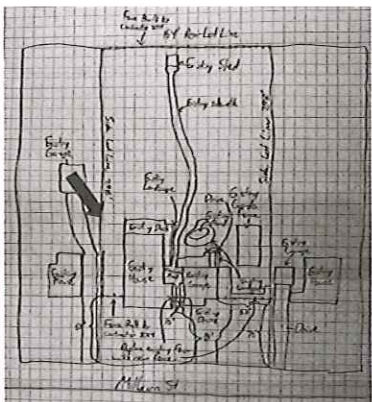




Figure 10 - View South from SE corner of house, showing deck, pond, and fenced in garden

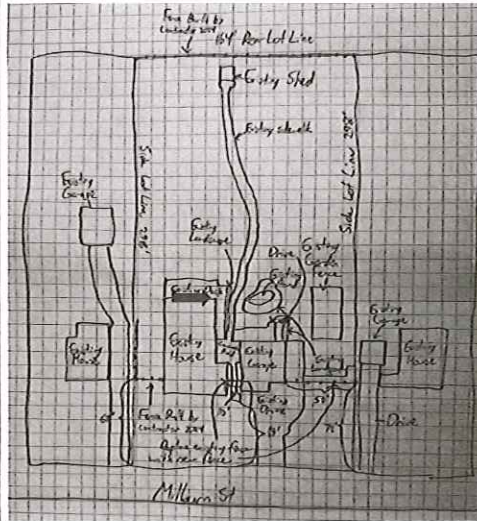
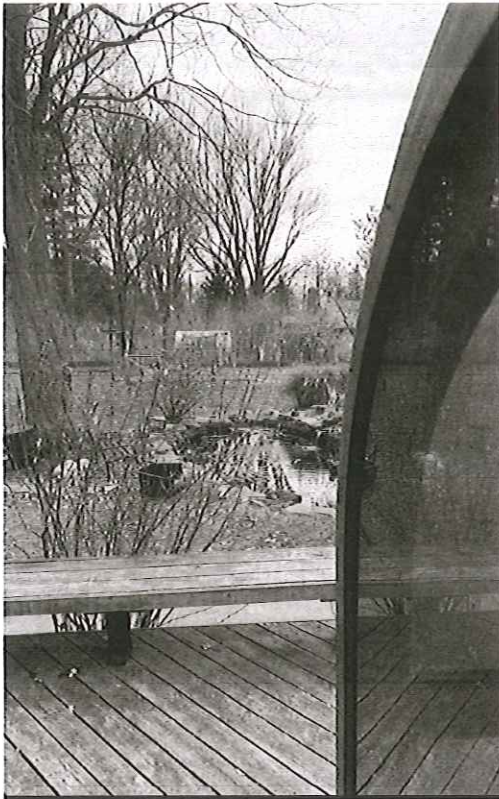
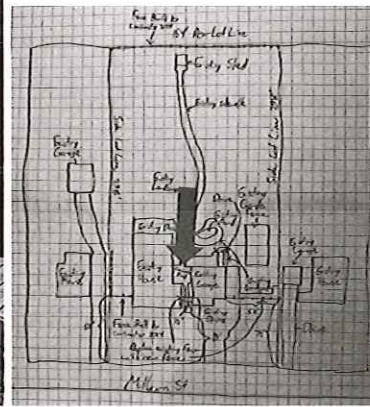


Figure 11 - View facing West, towards the street, showing the 2 house side doors, garage side door, and concrete pad and sidewalk enclosed by the fence's current location







## 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 BAKER 20170 MILBURN ST  
(Print Name) (Address)

Paul Baker 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  
(Print Name)

20209 Purling Brook  
(Address)

X [Signature]  
(Signature)

613-336-1245  
(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

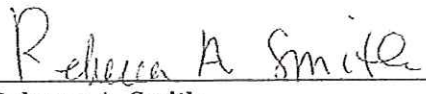
If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used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

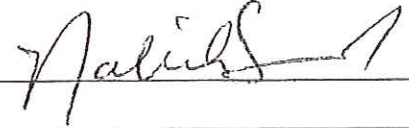
Signed:

  
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.

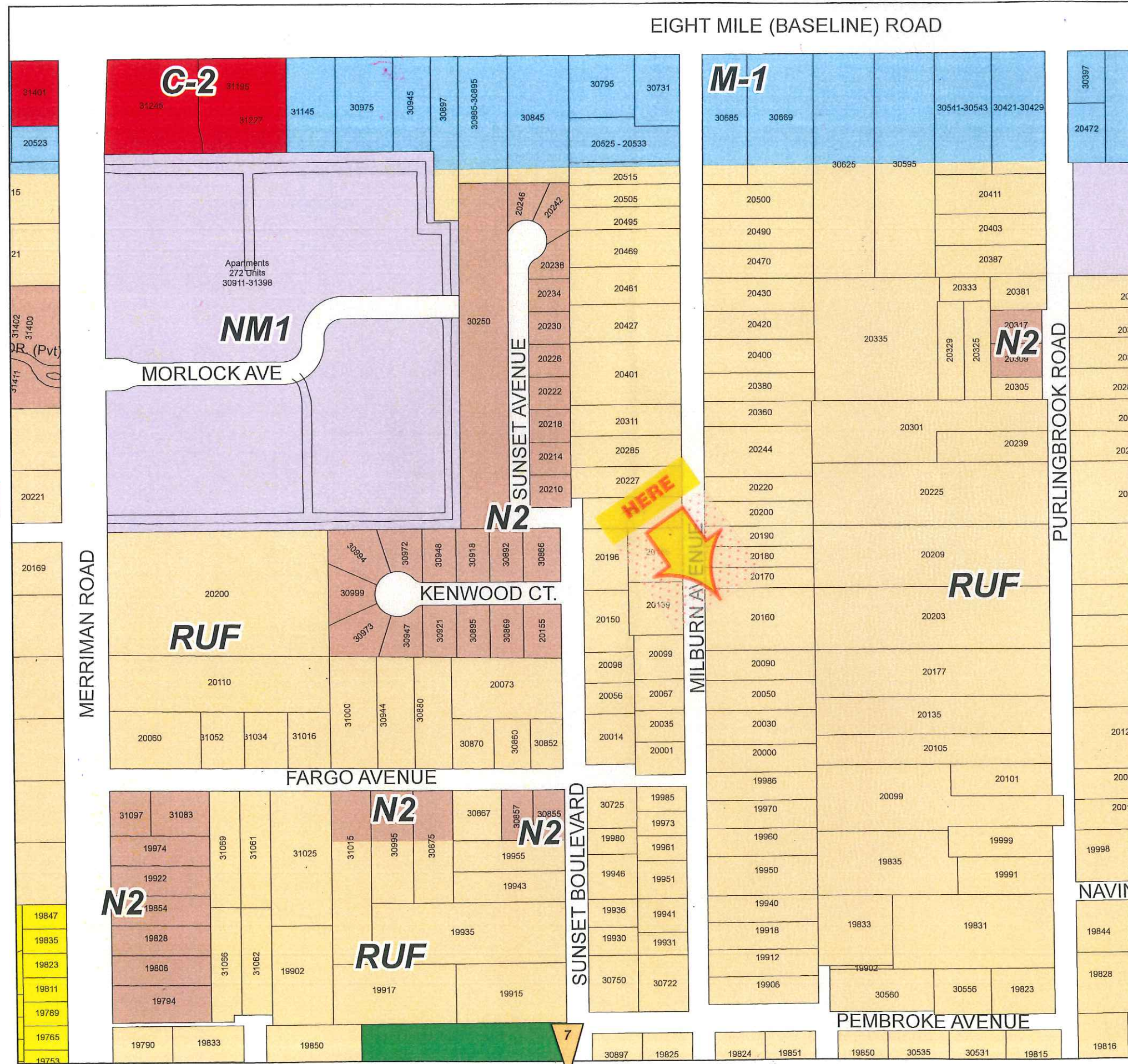
Notary Public:   
Printed Name: \_\_\_\_\_

\_\_\_\_\_ 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
- M-2 General 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



## ZONING BOARD OF APPEALS

### ZONING BOARD MEMBERS

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



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

### MAYOR

MAUREEN MILLER BROSANAN

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PATRICK BROCKWAY, Vice President  
CARRIE BUDZINSKI  
BRANDON MCCULLOUGH  
EILEEN MCDONNELL  
ROBIN PERSICONI  
MARTHA PTASHNIK

### ***PUBLIC NOTICE MARCH 20, 2026***

**APPEAL CASE NO. 2026-03-01, 33925 Wadsworth Avenue:** an appeal was made to the Zoning Board of Appeals by Lisa and Nicholas Nelson, seeking to erect a six-foot-tall privacy fence encroaching into the side yard forward toward the front of the lot beyond the rear of the house, which is prohibited.

#### **Encroachment**

Allowed: 0 feet  
Proposed: 33 feet  
Excess: 33 feet

This Low Density Residential property is located on the south side of Wadsworth (33925), between Stark Road and Cul-de-sac, Lot. No. 112-02-0010-002, RUF, Rural Urban Farm, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 15.44.090 B – Residential district regulations: Privacy fence.

**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, April 7, 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 Nicholas and Lisa Nelson Address 33925 Wadsworth, Livonia, MI 48150  
 Owner (same as applicant) Address (same as applicant)  
 Lessee n/a Address n/a  
 Location South Side of 33925 Wadsworth Street  
 Between Stark Rd. And Cul-de-sac  
 Lot No./Parcel No. 112-02-0010-002 Subdivision Newman Wadsworth Farms #02  
 Zoning District R-U-F Lot Size 0.87 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 erect a six foot tall privacy fence resulting in a privacy fence encroaching into the side yard forward toward the front of the lot beyond the rear of the house, which is prohibited. Encroachment allowed: 0 ft.; Proposed: 33 ft; Excess: 33 ft

Reason for Rejection Livonia Code or Ordinance, 15.44.090 B - Residential district regulations: Privacy fence

Deficient Side yard \_\_\_\_\_ Deficient Front Yard \_\_\_\_\_ Deficient Rear Yard \_\_\_\_\_  
 Deficient Lot Area \_\_\_\_\_ Deficient Lot Area Per Room \_\_\_\_\_ Encroachment 33 feet  
 Excessive Lot Coverage \_\_\_\_\_ Excessive Height \_\_\_\_\_ Increasing No. Units \_\_\_\_\_  
 Use Prohibited \_\_\_\_\_ Deficient Parking Spaces \_\_\_\_\_ Increasing Area and Bulk \_\_\_\_\_

Remarks \_\_\_\_\_

Plans and Application examined by *M.D. Ferrara* Date 3/5/2026

RECEIVED

MAR 04 2026

Inspection Department  
City of Livonia

APPLICATION FOR VARIANCE

Nicholas James Nelson 33925 Wadsworth St. Livonia MI 48150 810 923 2510  
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

ldrayer@sgu.edu + nelson444@ghart.com

Superior Fence and Rail Detroit 5930 Commerce Dr Westland MI 48185  
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is ~~33025~~ 33925 Wadsworth St Livonia MI 48150

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

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? Not that I'm aware of

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

Corner lot at any angle of cbl-de sac - will attach

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 statement and sketches

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

See attached statement

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

See attached statement

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

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

This was not done as the existing fence was not in a condition that warranted replacement.

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? The property is to remain in its current use.

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.

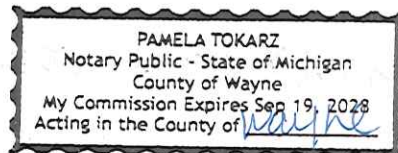
Signature of property owner: Nicholas Nelson

Please print name of property owner: Nicholas Nelson

**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 4th day of March, 2026

Pamela Tokarz  
(Notary Public, Wayne County, Michigan)  
My Commission expires 09.19.28



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

### NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 3/4/2026, which reads as follows:

PRIVACY FENCE MAY NOT EXTEND BEYOND THE REAR OF THE DWELLING.

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

[Signature]  
(Supervisor)

Application for permit filed No Violation Issued No

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

The purpose of the variance is to replace the existing chain link fence in the same location with a 6'-0" privacy fence. We are in a corner lot that is at an angle from the street on the end of a cul-de-sac. With this the house is not parallel to any of the lot lines and the skew of the house points towards the rear lot line. The unusual lot geometry leads to fence placed on the property line at non-90 degree angles to the lot lines if placed at 90 degrees to the house. There is an existing chain link fence estimated to have been built 1960s with the first addition to the house which was placed before the final addition to the house was made in the 1990s and was code compliant at the time.

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

We have an existing chain link fence that we want to replace with a 6 foot vinyl fence that will be sturdier to protect our pets from others and to make sure they are kept in the yard. Additionally, we are planning to get a pool and this would protect the kids from being curious in wanting to come investigate the pool. This would also improve the aesthetics of the neighborhood.

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

Our neighbor who property is would be next to supports this for more privacy between the two homes. This is also fair because it is just replacing the current chain link fence with an up to date white 6 foot vinyl fence and is changing the fence line from the current location.

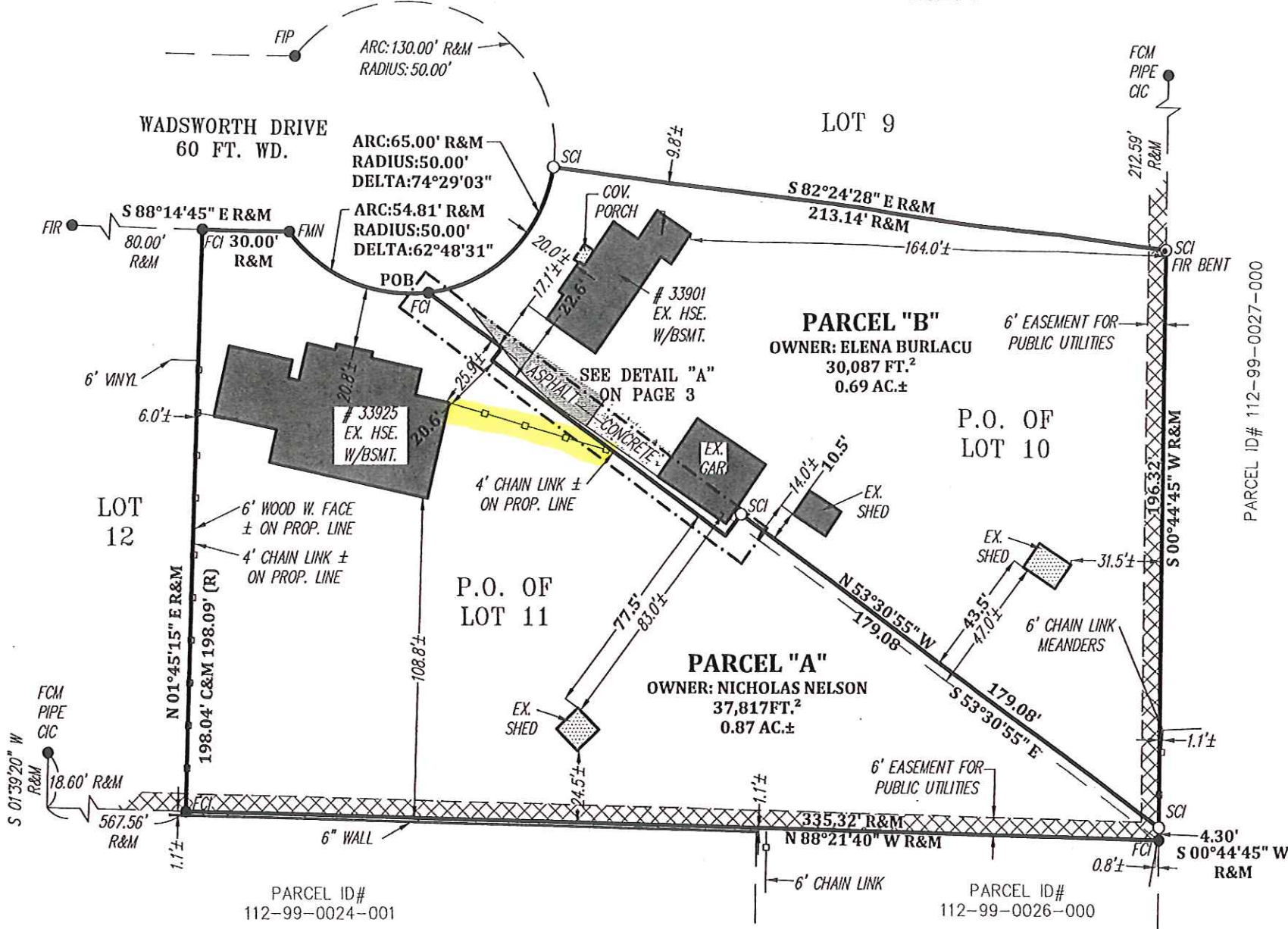
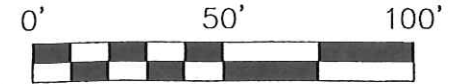
Proposed Vinyl Fence:



Existing Chain Link Fence:



# PROPOSED LAND RECONFIGURATION



### LEGEND

- FOUND MONUMENTATION
- SET MONUMENTATION
- RECORD MEAS.
- FIELD MEAS.
- CALCULATED DIST.
- PROPERTY LINE
- EASEMENT LINE
- PARCEL LINE
- PLATTED LINE
- FENCE LINE
- FOUND CONC. MON.
- FOUND IRON ROD
- FOUND CAPPED IRON
- FOUND IRON PIPE
- FOUND MAG. NAIL
- SET CAPPED IRON
- POINT OF BEGIN
- CAST IRON CASING



### ZONING NOTE

PER CLIENT'S DISCUSSION WITH THE CITY OF LIVONIA'S BUILDING DEPARTMENT

ACCESSORY BUILDINGS A MINIMUM OF 2 FEET SETBACK FROM PROPERTY LINE

### LEGAL DESCRIPTIONS

SEE PAGE 3 OF 3



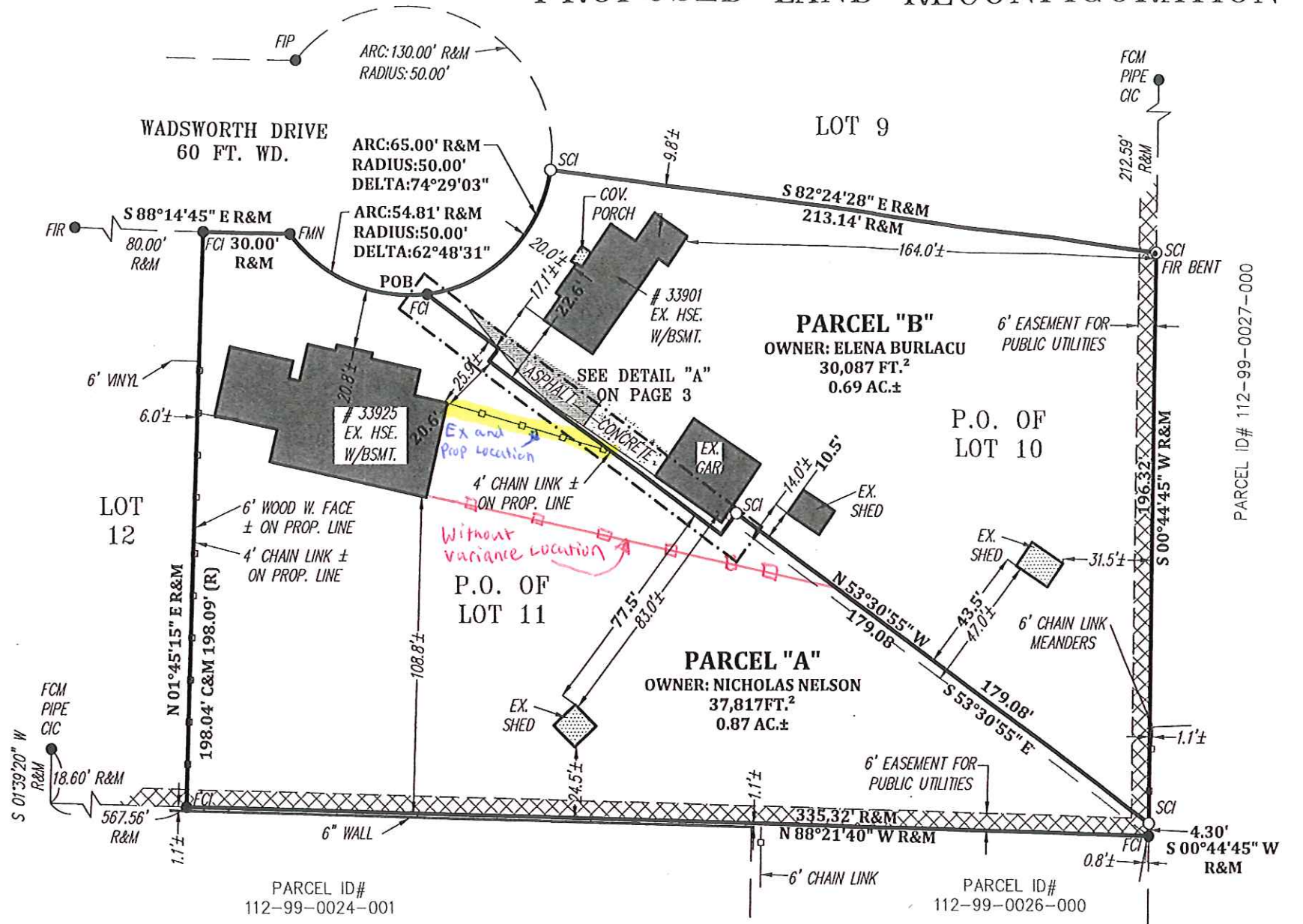
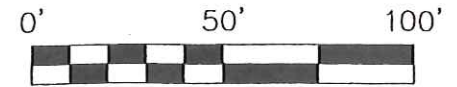
**Nowry & Hale Land Surveying LLC**  
 192 N. Main St., Suite D, Plymouth, MI, 48170  
 Office: (734)446-5501 Email: nowryhale@yahoo.com

SECTION:	S.E. 1/4 Sec. 28	DATE:	2/19/24	CLIENT:	Adrian Burlacu 33901 Wadsworth Livonia, MI 48150
TN./RGE.:	1S./9E.	PROJ. #:	024-019		
CITY/TWP:	Livonia	DWG. BY:	JCP		
COUNTY:	Wayne	1 INCH - 50 FEET		PAGE # 2 OF 3	

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby Certify that the parcel of land described and delineated hereon has been surveyed under my supervision, that the plot hereon is a true representation of the survey as performed, that the error of closure is no greater than 1 in 5000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Nowry  
 Professional Surveyor # 52472

# PROPOSED LAND RECONFIGURATION



## LEGEND

- FOUND MONUMENTATION
- SET MONUMENTATION
- RECORD MEAS.
- FIELD MEAS.
- CALCULATED DIST.
- PROPERTY LINE
- EASEMENT LINE
- PARCEL LINE
- PLATTED LINE
- FENCE LINE
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- FOUND CAPPED IRON
- FOUND IRON PIPE
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- SET CAPPED IRON
- POINT OF BEGIN
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## ZONING NOTE

PER CLIENT'S DISCUSSION WITH THE CITY OF LIVONIA'S BUILDING DEPARTMENT

ACCESSORY BUILDINGS A MINIMUM OF 2 FEET SETBACK FROM PROPERTY LINE

## LEGAL DESCRIPTIONS

SEE PAGE 3 OF 3



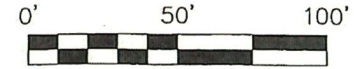
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Michael J. Nowry  
 Professional Surveyor # 52472

# PROPOSED LAND RECONFIGURATION



**LEGEND**

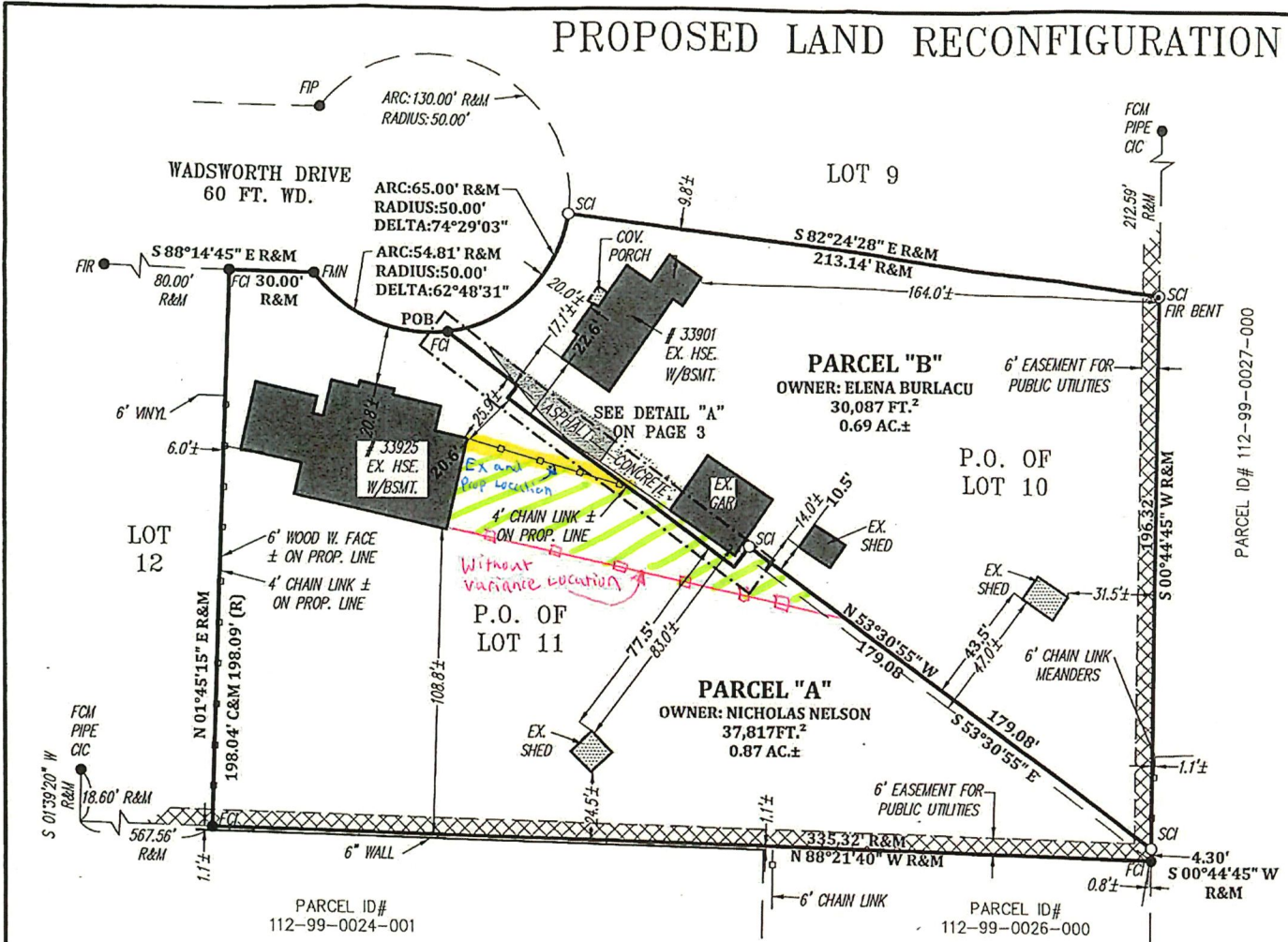
FOUND MONUMENTATION	●
SET MONUMENTATION	○
RECORD MEAS.	—
FIELD MEAS.	- - -
CALCULATED DIST.	---
PROPERTY LINE	=====
EASEMENT LINE	=====
PARCEL LINE	=====
PLATTED LINE	=====
FENCE LINE	=====
FOUND CONC. MON.	FCM
FOUND IRON ROD	FIR
FOUND CAPPED IRON	FCI
FOUND IRON PIPE	FIP
FOUND MAG. NAIL	FMN
SET CAPPED IRON	SCI
POINT OF BEGIN	POB
CAST IRON CASING	CIC

**ZONING NOTE**

PER CLIENT'S DISCUSSION WITH THE CITY OF LIVONIA'S BUILDING DEPARTMENT

ACCESSORY BUILDINGS A MINIMUM OF 2 FEET SETBACK FROM PROPERTY LINE

**LEGAL DESCRIPTIONS**  
SEE PAGE 3 OF 3



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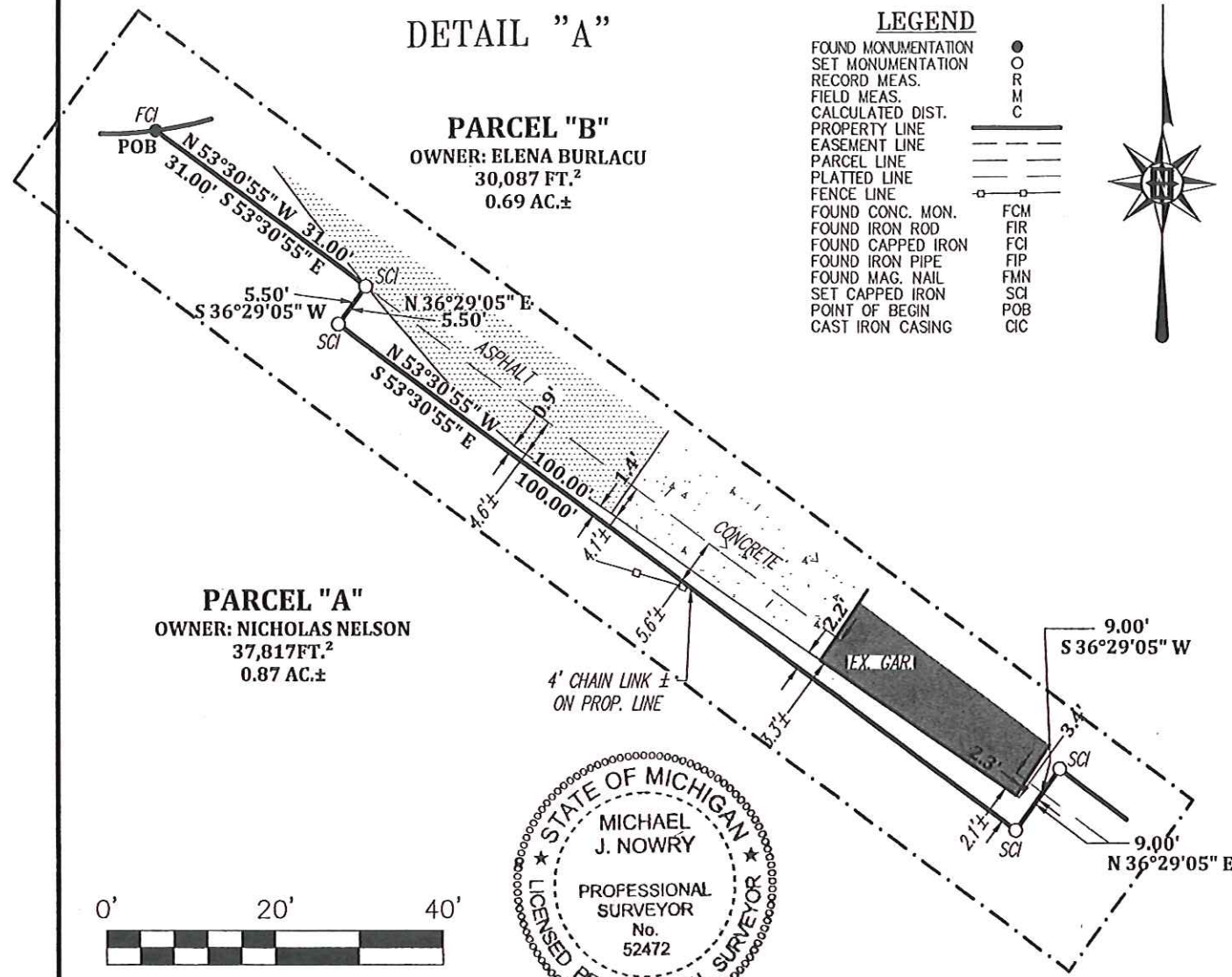
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Michael J. Nowry  
Professional Surveyor # 52472

*//////* = AREA OF ENCROACHMENT.

# PROPOSED LAND RECONFIGURATION LEGAL DESCRIPTIONS

**DETAIL "A"**



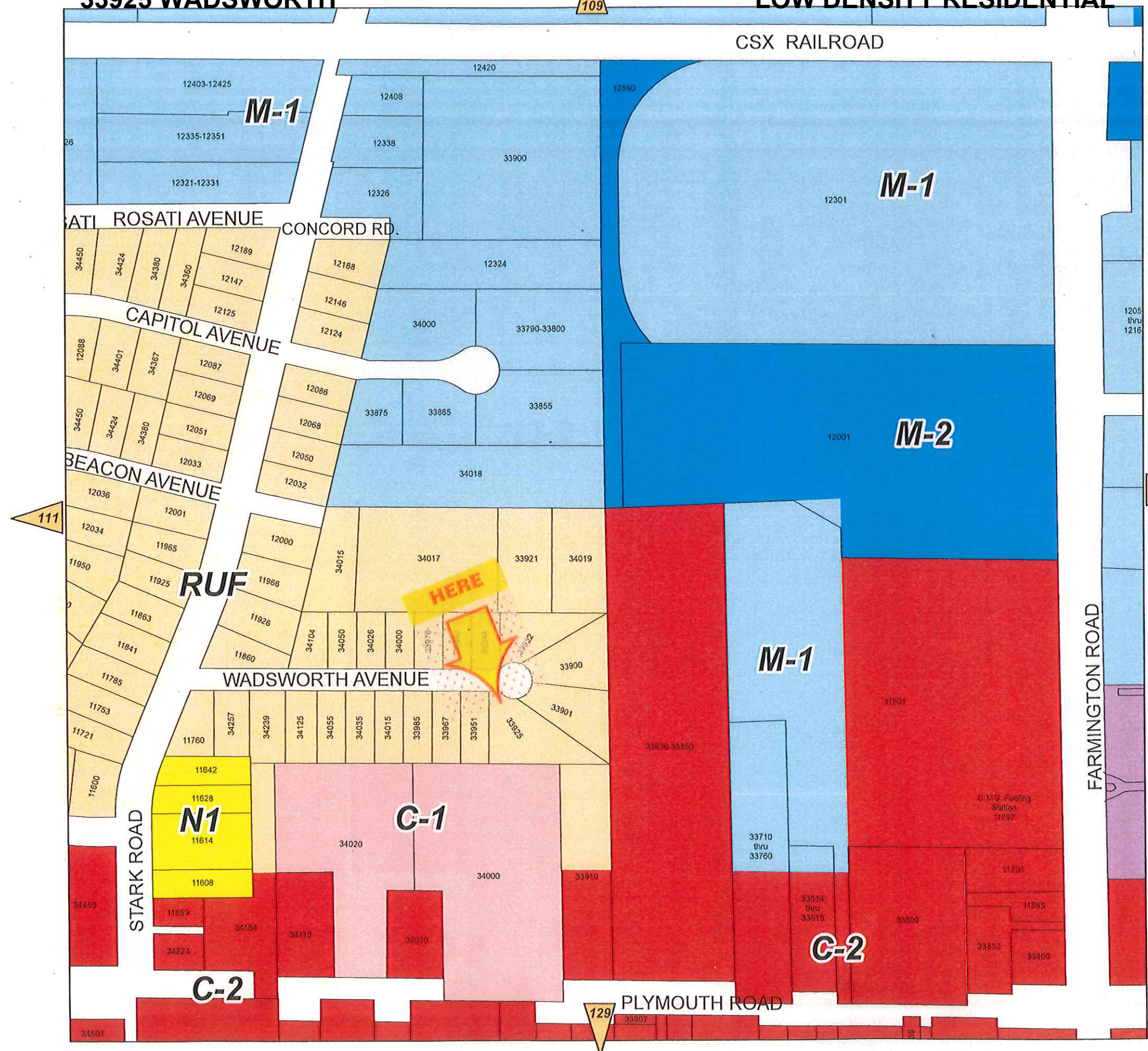
**NEW PROPOSED PARCEL "A"**

PART OF LOT 10 AND LOT 11, OF "NEWMAN WADSWORTH FARMS", A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 28, TOWN 1 SOUTH, RANGE 9 EAST, LIVONIA TOWNSHIP (NOW THE CITY OF LIVONIA), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 71 OF PLATS ON PAGE 56 OF WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SHARED NORTHERLY LOT CORNER BETWEEN SAID LOTS 10 AND 11; THENCE SOUTH 53 DEGREES 30 MINUTES 55 SECONDS EAST 31.00 FEET; THENCE SOUTH 36 DEGREES 29 MINUTES 05 SECONDS WEST 5.50 FEET; THENCE SOUTH 53 DEGREES 30 MINUTES 55 SECONDS EAST 100.00 FEET; THENCE NORTH 36 DEGREES 29 MINUTES 05 SECONDS EAST 9.00 FEET; THENCE SOUTH 53 DEGREES 30 MINUTES 55 SECONDS EAST 179.08 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 45 SECONDS WEST 4.30 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 40 SECONDS EAST 335.32 FEET; THENCE NORTH 01 DEGREE 45 MINUTES 15 SECONDS EAST 198.04 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 45 SECONDS EAST 30.00 FEET; THENCE A LONG THE ARC OF A CURVE TO THE LEFT (NON TANGENTIAL) 54.81 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 62 DEGREES 48 MINUTES 31 SECONDS, A CHORD BEARING SOUTH 66 DEGREES 31 MINUTES 12 SECONDS EAST 52.11 FEET TO THE POINT OF BEGINNING. CONTAINING 0.87 ACRES OF LAND MORE OR LESS. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF USE OR RECORD.

**NEW PROPOSED PARCEL "B"**

PART OF LOT 10 AND LOT 11, OF "NEWMAN WADSWORTH FARMS", A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 28, TOWN 1 SOUTH, RANGE 9 EAST, LIVONIA TOWNSHIP (NOW THE CITY OF LIVONIA), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 71 OF PLATS ON PAGE 56 OF WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SHARED NORTHERLY LOT CORNER BETWEEN SAID LOTS 10 AND 11; THENCE A LONG THE ARC OF A CURVE TO THE LEFT 65.00 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 74 DEGREES 29 MINUTES 03 SECONDS, A CHORD BEARING NORTH 44 DEGREES 50 MINUTES 02 SECONDS EAST 60.52 FEET; THENCE SOUTH 82 DEGREES 24 MINUTES 28 SECONDS EAST 213.14 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 45 SECONDS WEST 196.32 FEET; THENCE NORTH 53 DEGREES 30 MINUTES 55 SECONDS WEST 179.08 FEET; THENCE SOUTH 36 DEGREES 29 MINUTES 05 SECONDS WEST 9.00 FEET; THENCE NORTH 53 DEGREES 30 MINUTES 55 SECONDS WEST 100.00 FEET; THENCE NORTH 36 DEGREES 29 MINUTES 05 SECONDS EAST 5.50 FEET; THENCE NORTH 53 DEGREES 30 MINUTES 55 SECONDS WEST 31.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.69 ACRES OF LAND MORE OR LESS. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF USE OR RECORD.

<p><b>Nowry &amp; Hale Land Surveying LLC</b> 192 N. Main St., Suite D, Plymouth, MI, 48170 Office: (734)446-5501 Email: nowryhale@yahoo.com</p>	SECTION:	S.E. 1/4 Sec. 28	DATE:	2/19/24	CLIENT:	I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby Certify that the parcel of land described and delineated hereon has been surveyed under my supervision, that the plat hereon is a true representation of the survey as performed, that the error of closure is no greater than 1 in 5000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.
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	CITY/TWP:	Livonia	DWG. BY:	JCP		
	COUNTY:	Wayne	1 INCH - 20 FEET		PAGE # 3 OF 31	
						 Michael J. Nowry Professional Surveyor # 52472



# 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 28  
**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  
April 7, 2026 – 7:00 p.m.  
Livonia City Hall – Auditorium (1st floor)  
33000 Civic Center Drive, Livonia, MI

**1. 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.

**FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL**

**2. APPEAL CASE NO. 2026-03-01, Lisa and Nicholas Nelson, 33925 Wadsworth**

**Avenue:** Seeking to erect a six-foot-tall privacy fence encroaching into the side yard forward toward the front of the lot beyond the rear of the house, which is prohibited.

**FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL**

**AGENDA DATE: April 7, 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. 2025-11-36, Joshua Engels, 20160 Milburn Avenue:**  
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
  
- 2. APPEAL CASE NO. 2026-03-01, Lisa and Nicholas Nelson, 33925 Wadsworth:**  
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.