

ZONING BOARD OF APPEALS  
CITY OF LIVONIA  
MINUTES OF MEETING HELD TUESDAY, JANUARY 6, 2026

A Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, January 6, 2026.

**MEMBERS PRESENT:** Gregory G. Coppola, Chairman  
Jim Baringhaus, Vice Chairman  
Lindsey Hakala  
Marc Rotondo  
Michael Testa

**MEMBERS ABSENT:** Timothy Klisz, Secretary  
Brian Meagher

**OTHERS PRESENT:** Mike Fisher, Chief Assistant City Attorney  
Frank Hershey, Building Inspector

The meeting was called to order at seven p.m. Vice Chairman Baringhaus explained the Rules of Procedure to those interested parties. Each Petitioner must give their name and address and declare hardship for appeal. Appeals of the Zoning Board's decisions are made to the Wayne County Circuit Court. The Chairman advised the audience that appeals can be filed within 21 days of the date tonight's minutes are approved. The decision of the Zoning Board shall become final within five (5) calendar days following the hearing and the applicant shall be mailed a copy of the decision. There are four decisions the Board can make: To deny, to grant, to grant as modified by the Board, or to table for further information. Each Petitioner may ask to be heard by a full seven (7) member Board. Five (5) members were present. Acting Secretary, Jim Baringhaus, then read the Agenda and Legal Notice to each appeal, and each of the Petitioners indicated their presence. None of the Petitioners asked to be rescheduled to be heard by a full Board. Appeals came up for hearing after due legal notice was given to all interested parties within 300 feet, Petitioners, and City Departments. There were several (not counted) people present in the audience.

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(7:00)

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**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).

**COPPOLA** All right. Thank you. Mr. Hershey, anything you'd like to add?

**HERSHEY** No, sir, not at this time.

**COPPOLA** Any question for the Inspection Department?

**TESTA** Mr. Chair.

**COPPOLA** Mr. Testa.

**TESTA** I do have a question for the Inspection Department. Mr. Hershey, I noticed that there's been, from what I can see on BS&A Online, three complaints over the years about this property and the camper being parked. I didn't see any details how they were resolved. It's just that they were resolved. Do you have a different system that maybe has a little bit more detail?

**HERSHEY** There is an open enforcement. It was issued... looks like October thirty-first to the homeowner for RV storage in the side yard, and that is still open pending this case.

**TESTA** And the original or first complaint looks like maybe back in 2015, 2016, and then another complaint, 2018 roughly?

**HERSHEY** These are showing 2016 on both of them.

**TESTA** There's no other complaints besides two from 2016 and the one issue?

**HERSHEY** Yeah, that's all. The two previous and the current one. Yes.

**TESTA** Okay, so if they were resolved most likely they just moved it and the City closed it out.

**HERSHEY** Yes, I agree with you, correct.

**TESTA** Okay, thank you.

**HERSHEY** You're welcome.

**COPPOLA** All right, thank you. Anything else? All right, the Petitioner can step up to the podium.

**JUBENVILLE-LUTZ** This one or that one?

**COPPOLA** Either one, actually. Mics work on both of them. Whatever you'd be more comfortable with. Usually it's this mic, so it'd be nice to have a change.

**JUBENVILLE-LUTZ** Hi. My name is Tracy Jubenville-Lutz, and I live at 16408 Pollyanna. We've been there about 10 and a half years, and we've always had a camper. We have a three-and-a-half-car driveway and two drivers at our house. So you have asked about the complaints, and so I wasn't able to submit it in the packet because I hadn't received it yet, but I had FOIAed the information, and so it gives more detail about how the complaints were resolved. So the most recent complaint for the October thirty-first. That was actually an anonymous complaint, which actually, talking to the Inspector supervisor, they aren't necessarily supposed to take anonymous complaints, but it's an anonymous complaint, and it is, "A person on a bicycle came up to me while I was in the middle of addressing another issue at the corner of Surrey and Wood, and had an immediate concern. Reported by a neighbor riding a bicycle around the neighborhood. He stated he lived in the corner house, and the neighbor was sick of constantly seeing RV parked in the side yard, and wants it removed. Send notice." So that was on October thirty-first and that was when I received the notice to remove it. The previous complaints have all been by the exact same person, Michael... I don't know how to pronounce his last name... Bud Z-I-S-Z, the previous complaints were all by him. And so on the FOIA information that I have, it says, "Resolved, Complied, No violation, No violation, No violation." On all the ones that I have, can I give this to somebody? I don't know if anybody wants it?

**COPPOLA** Do you want that to go into the record? We can put that into the record.

**JUBENVILLE-LUTZ** Yes. Who do I give it to?

**COPPOLA** You can give it to me.

**JUBENVILLE-LUTZ** And so this was... Now I could have told you that Mike complained about the camper because we hadn't even unpacked a moving truck when he told us we couldn't have camper in our driveway and so but with that said, we have a pie-shaped lot, and in that pie-shaped lot, we cannot move it back any further than what we have. Several years ago, an Inspector by the name of Dan Pilachowski had come out to the house, and if you notice, he's the one that has always come out to the house, and he had told us that we just needed to make the camper as flush as possible with the front of the house. And so we took that to heart, and we took down a tree, we got a cement patio poured for it, and so it sits on a cement patio, not patio, but it sits on a cement driveway, because we took that to heart, and so it's been status quo since that time, and it's been a few years now. And then this year, when we got the notice on the thirty-first, I called and I talked to him, and he said, "I don't know who told you that." And I said, "Well, I'm pretty confident you did, because you're the same guy that comes out to me every time." And so when I got to FOIA information, and I called the office to be like, "Hey," about the anonymous complaint, and left him a couple messages to get another call. And so that is where we are. I also have some additional letters from neighbors of support. I have three additional letters that are okay with me having the camper there. And so... but ultimately, we are a pie-shaped lot. There, from the overhang of our house to the property line, there's roughly 59 inches, and I cannot get the camper back any further than I already have. If we got it back further, it would be on somebody else's property. We paid for a survey in early September, before this was even happening, to ensure that the camper was on our property,

and also to ensure that the cement pad that was poured for it was also on our property, to ease our neighbor's concern as well. And so I had a survey done back in September, and I included that in the paperwork as well to truly mark the property lines so there were no [misunderstandings] about the property lines. Okay, so I mentioned that I had other neighbors. I had a couple neighbors that originally wrote letters, and I had three more neighbors that also I had additional information from them. Do you want them as well?

**COPPOLA** Sure. We can take those. Mr. Fisher, chain of control in a sense.

**JUBENVILLE-LUTZ** Do I give them to him?

**COPPOLA** No, you can give them to—

**JUBENVILLE-LUTZ** Give them to you?

**COPPOLA** Vice Chair Baringhaus.

**BARINGHAUS** Thank you.

**JUBENVILLE-LUTZ** Thank you. Okay, and what questions do you have?

**COPPOLA** So how long have you been on the property?

**JUBENVILLE-LUTZ** Ten and a half years.

**COPPOLA** How long have you owned a camper?

**JUBENVILLE-LUTZ** Ten and a half years. Well, not this particular camper, but we've always had campers since we've lived there.

**COPPOLA** So did you have a camper before you lived there?

**JUBENVILLE-LUTZ** Yeah.

**COPPOLA** Okay, so when you moved in, did you do any research, understand the rules and ordinances within Livonia for campers?

**JUBENVILLE-LUTZ** No. I actually grew up in Livonia and where my dad lives, it was never an issue. And so it didn't honestly occur to me that it would be an issue. My parents....

**COPPOLA** You say it wasn't issue. Was he able to get his camper in his backyard?

**JUBENVILLE-LUTZ** No.

**COPPOLA** Okay. Have you looked at other alternatives for storage?

**JUBENVILLE-LUTZ** We have looked at other alternatives.

**COPPOLA** Okay. And?

**JUBENVILLE-LUTZ** They are high, very high. And then in the summer, specifically between Memorial Day and Labor Day, we have a really high turnaround. So I'm a teacher, so we camped somewhere between 32 and 40 nights, from Memorial Day to Labor Day. And there's also several times that when we head up north, once we cross the Milwaukee Bridge, I pay for storage up north, so I'm not pulling it back and forth. And so there's a lot of times that we're just home, let's say Monday, Tuesday, Wednesday, and then we head back out on Thursday.

**COPPOLA** Okay, thank you. Question for the Petitioner?

**BARINGHAUS** Mr. Chairman.

**COPPOLA** Vice Chair Baringhaus.

**BARINGHAUS** You've been in your home 10 and a half years.

**JUBENVILLE-LUTZ** Yes.

**BARINGHAUS** The property lines haven't changed in those 10 and a half years?

**JUBENVILLE-LUTZ** No.

**BARINGHAUS** Still basically a pie-shaped lot.

**JUBENVILLE LUTZ** Yep. It has always been pie-shaped.

**BARINGHAUS** When you were shopping for your current trailer, were you aware of...? Did you question whether that trailer would fit properly in the rear yard?

**JUBENVILLE-LUTZ** Well, nothing will fit in the rear yard because it's a pie-shaped lot. There's only a 59-inch clearance between the overhang and the property line.

**BARINGHAUS** So you knew when you purchased the trailer that it would not fit in your rear yard.

**JUBENVILLE-LUTZ** Yes, but at that time, the Inspector had told us that we just need to make it flush with the front of our home.

**BARINGHAUS** Does your neighborhood have a homeowner's association?

**JUBENVILLE-LUTZ** No.

**BARINGHAUS** No. In your comments, you said there were no neighborhood restrictions. But isn't that due to the fact you don't have a homeowner's association that restrict or dictate how those trailers should be stored? In other words, your neighborhood restrictions really never existed, did they?

**JUBENVILLE-LUTZ** Not as far as I think there might have been a homeowner's association at one point, but I'm not really sure. It hasn't been there since I've lived there. I'm really not sure. I think other people could speak to that better than me. I don't know.

**BARINGHAUS** How many of your neighbors own trailers similar to yours?

**JUBENVILLE-LUTZ** There's a few. There's one on Surrey and theirs is on the side lot as well. There's one on Pollyanna Street itself, and they just park in the driveway. There's one further down that is also just parked in the driveway on Pollyanna. There's another one on Pollyanna that they have a boat and a trailer, and they kind of go back and forth between either being like, in their lawn or in their driveway, or sometimes they kind of tuck it down into the ravine behind their house as well.

**BARINGHAUS** And then you mentioned that you had owned a trailer prior to this one?

**JUBENVILLE-LUTZ** Yes.

**BARINGHAUS** Okay. How did you store that trailer, again?

**JUBENVILLE-LUTZ** It was with the three-and-a-half-car driveway and....

**BARINGHAUS** You stored it in the driveway similar to how you're starting it today?

**JUBENVILLE-LUTZ** Yes.

**BARINGHAUS** Okay, very good. Thank you.

**JUBENVILLE-LUTZ** Thank you, too.

**TESTA** Mr. Chair?

**COPPOLA** Mr. Testa.

**TESTA** Thank you. Question for the Petitioner. Who put in the cement pad in the kind of the third bay, maybe next to the house?

**JUBENVILLE-LUTZ** A company, a cement company?

**TESTA** No, I'm sorry, you put it in after you bought the house. I was looking at Google Map. It came in around sometime after 2015 but I'm not sure if it was there you bought the house.

**JUBENVILLE-LUTZ** So the three-and-a-half-car driveway has always been there since we bought the house, but the cement pad that goes from the driveway to the back patio, and that was put in after the fact, when the Inspector told us to make it flush with the house, and that we would be set. So we were trying to, like, okay, let's make it flush with the house. Let's take down a tree. Let's put a cement pad in for it. Let's make sure there's nothing growing

underneath it where things can, you know, live, and we were trying to make it as neat as possible, to just kind of go along with the rest of the cement and everything.

**TESTA** When was that, that you put the cement pad in? Roughly.

**JUBENVILLE-LUTZ** I honestly don't know. I want to say, I want to say, it's been four years, maybe five. We were trying to think about it, my husband and I were trying to think about it. I can't quite remember when the cement pad was.

**LUTZ** I think it's been three or four years. It was after COVID.

**COPPOLA** If you could just do me a favor.

**LUTZ** Sorry.

**COPPOLA** You're gonna need to step up and give [inaudible].

**LUTZ** Sorry.

**COPPOLA** No worries. Just want to stay with protocol.

**LUTZ** Sorry. We put it in—

**COPPOLA** Name and address first.

**LUTZ** Sorry.

**COPPOLA** For the record. Thank you.

**LUTZ** Want my name also, or no?

**COPPOLA** Name.

**LUTZ** Philip Lutz, 16408 Pollyanna.

**COPPOLA** Okay. Thank you.

**LUTZ** I'm her spouse. We put in the pad sometime after COVID, and it was, we think, three or four years ago. We didn't want to call the concrete guy to try and get an exact date.

**TESTA** That's fine. Okay. Yeah, I was trying to understand those dates, because the complaints we have are from 2016. That's why I asked at the beginning and again in 2025, so.

**JUBENVILLE-LUTZ** I can explain to that.

**TESTA** Yeah, thank you.

**JUBENVILLE-LUTZ** Okay, so around, I don't know something, and Mike, the gentleman who did all of the calls to the City Clerk's office or the Inspector's office. So once the Inspector told us to like, "Hey, get it flush with your garage." I said, "Okay, no problem." And we got it put in. And then I just know our neighborhood. And so I talked to another neighbor, who he is very chatty with, and I said, "I'm going to pull the camper back over. You're going to get a call in five minutes complaining that the camper's over there." And he goes, "Okay," and he told me, he goes, "It's less than three minutes." And he goes, and I told him, he's like, "She did exactly what the Inspector told them to do. There's nothing for you to complain about anymore. She did exactly what the Inspector told her to do. And so she can, she can have it there." And so, so he stopped complaining.

**TESTA** So the conversation with the Inspector was with another person and not you, or?

**JUBENVILLE-LUTZ** No, the conversation with the Inspector was with me, but Mike talks to another neighbor. Mike doesn't talk to me. Talk to us.

**TESTA** Okay.

**JUBENVILLE-LUTZ** Mike talks to another neighbor, and the other neighbor said, "Listen, the Inspector told them to do this. They did it. You really have nothing to complain about. There's nothing that... She is following. He is following what, at the time, we believed was the city ordinance, because the Inspector told us to do it.

**TESTA** Okay, thank you.

**JUBENVILLE-LUTZ** Oh, he didn't tell us what to do, but told us what....

**TESTA** So I drove by, it looks like to me the camper is overhanging the front of your house by a foot and a half, maybe two feet. It's definitely not--

**JUBENVILLE-LUTZ** He told us to get as close as possible.

**TESTA** Okay, so you do-- can see—

**JUBENVILLE-LUTZ** Yeah.

**TESTA** --that it is going further than the garage.

**LUTZ** If we put it any further back, we would be in our neighbor's property, because we actually spent over an hour parking it this time to make sure that we were exactly on the line that the survey had drawn.

**TESTA** Okay, that was my next question. So right now, it doesn't overhang your neighbor's line?

**LUTZ** No, it is, is inches, but the surveyor put a line down.

**TESTA** Yeah.

**LUTZ** And we made sure that we put it as close as possible. It took at least an hour to do it.

**TESTA** Okay, yeah, I understand the tires aren't over the lot, but is it overhanging?

**LUTZ** No.

**TESTA** Okay, thank you.

**LUTZ** No, the back of it, I was there. The line is like, it's like, that.

**JUBENVILLE-LUTZ** It's close.

**TESTA** Okay.

**JUBENVILLE-LUTZ** I'll tell you that.

**LUTZ** The only way we can get in—

**JUBENVILLE-LUTZ** She'll talk about it.

**LUTZ** Only way we could get it in our backyard is to one, take down the fence and then swing it so far into her yard and take the fence and get it right all the way through her yard in the backyard.

**JUBENVILLE-LUTZ** We still couldn't do it that way, only because there are DTE power line guide wires.

**TESTA** I saw your [inaudible]. And then I drove by today, so obviously there's not a lot of vegetation. There are obviously a couple trees there. Nothing's really obscuring it this time of year. Maybe in the summer months there's more vegetation?

**JUBENVILLE-LUTZ** There is. So between--

**TESTA** Coming from Farmington.

**JUBENVILLE-LUTZ** Yeah, between our property and Mary Beth's property, she's the woman there in the beige, and it is, is very vegetative during that time, during the spring and summer months.

**TESTA** Okay.

**JUBENVILLE-LUTZ** Yeah, right now there's nothing.

**TESTA** I didn't see. I was going through Google Maps, and I drove down Pollyanna all the way back up to Six Mile before I headed home. I didn't see another camper in your subdivision, maybe not there today, or it's there during the summer or?

**JUBENVILLE-LUTZ** So, the camper kind of looks like a van. It's a gray one. It's like a Mercedes camper van. And it is at, I want to say it's Pollyanna Court, where Pollyanna Court goes into Pollyanna. It is that house right there.

**TESTA** Gotcha.

**JUBENVILLE-LUTZ** And the one further down is, when you're coming off, you're coming off Six Mile and you turn to your right, and that first curve, there's usually a pop up sitting in his driveway, the gray house, and then across the street a couple houses down. It's late in the season, so he probably has his back in the ravine on Pollyanna. I don't know how he gets it out of the ravine in the spring, but I think he puts his behind his house, on his property, back in the ravine. And then on Surrey, there is a gentleman, he and I talked. "What do you plan to do with your camper?" This is years ago. "What do you plan to do with your camper?" "Oh, I'll probably do what you do." And I think he just put down gravel, and his is parked next to his house just sitting on gravel.

**LUTZ** And it's got, it's got a cover on it.

**JUBENVILLE-LUTZ** He's got cover on it. We don't really ever cover ours.

[Inaudible]

**TESTA** So how many of those are there year round, except when they're camping and in front and not in the backyard?

**JUBENVILLE-LUTZ** I think three, sometimes four.

**TESTA** Okay. And you said you sometimes store it up north in the summertime.

**JUBENVILLE-LUTZ** Yeah.

**TESTA** Obviously the concrete pad cost money.

**JUBENVILLE-LUTZ** Yeah.

**TESTA** Why couldn't you use that money towards storage instead of concrete?

**JUBENVILLE-LUTZ** Well, because the Inspector told us if we made it as flush in front as possible, like the cost effectiveness of paying a couple \$1,000 once to get it poured compared to \$150 to \$175 a month in storage fees.

**LUTZ** And we only pay for it when we store it up north. is because....

**JUBENVILLE-LUTZ** The guy charges me 30 bucks.

**LUTZ** And we store it there for about a month, and we're basically up and back from that spot like three times in a month. So there's no point in spending the extra gas money because my truck only gets eight miles per gallon. That's why I can't.

**TESTA** Okay. Yeah, thank you for giving a copy of the FOIA. We-- I couldn't see this in our system. But you did highlight here something that was....

**JUBENVILLE-LUTZ** Yeah.

**TESTA** It says, I'm just going to quote exactly what it says. "It's more of a neighbor war." Could you maybe....

**JUBENVILLE-LUTZ** It's not a war on my behalf, I will tell you before we even unloaded a moving truck. When we moved in 10 and a half years ago, he saw a camper, and he immediately came over and said, "You can't have that camper here." And other than that, in 10 and a half years, I think we've spoken twice since then.

**LUTZ** It was basically, "Hi."

**JUBENVILLE-LUTZ** Yeah, it's waving at us, "Hi," and that's it.

**TESTA** Do you know of any other neighbors that are not happy with the camper being there?

**JUBENVILLE-LUTZ** Well, no one's voiced it to me, but you guys have some letters about it, which, to be honest, are his friends.

**TESTA** Those letters, you didn't know about, surprised you that....

**JUBENVILLE-LUTZ** Yeah, quite honestly. Three of those neighbors I've never even talked to. I didn't even know where they lived. I was like, I don't know who that person is, where do they live?

**LUTZ** And honestly, I had to look where the actual anonymous complaint was. I had to drive our neighborhood to figure it out, and it's two and a half blocks away.

**TESTA** Okay. Thank you, Mr. Chair.

**COPPOLA** Any other questions?

**ROTONDO** Mr. Chair.

**COPPOLA** Yes, Mr. Rotondo.

**ROTONDO** Yeah, kind of going back to what Mr. Testa was talking about, but I'm just looking at the pictures that you guys provided of the RV parked on the side, and it looks like it is overhanging into the neighbor's property. It overlaps past the fence in the driveway.

**JUBENVILLE-LUTZ** Our fence is actually not the property line, according to the survey, and the fence should actually be further to the east by a few inches.

**LUTZ** It's about six inches.

**JUBENVILLE-LUTZ** They couldn't do it because when they went to go put in, and the Inspector told us, or not the Inspector, the gentleman during the survey, told us this. When they went to go put in the spike, he was hitting the water on... there's a water pipe back there. And so he was like, "I can't put in the spike where it's supposed to be, because it's hitting a water spike or it's hitting a—"

**LUTZ** It's a manhole cover.

**JUBENVILLE-LUTZ** "--manhole cover back there." But it's hard to tell, because where her fence and another fence, and our fence all meet is... there's a lot of vegetation there. But when he went to go put the spike there, he was like, "I can't get the spike in the right spot because of where the manhole cover is.

**ROTONDO** Gotcha. I'm just, I pulled that--

**JUBENVILLE-LUTZ** His is actually a few inches in, onto our property. Then--

**ROTONDO** How far would you... just a few inches, or?

**LUTZ** I would say about five or six.

**ROTONDO** Okay, I'm just looking. I'm trying to depict on the survey that you provided, it doesn't look like.... It looks like the fence is on the property line. I'm looking at--

**LUTZ** It's close. It goes back basically like this.

**JUBENVILLE-LUTZ** And it's also at an angle. It's so... our lot, and I've learned a lot, but it's also like at an angle, that our lot is, where you would think it's straight and it would just go straight out, and it doesn't, it goes at a complete pie shape and a triangle.

**LUTZ** We've always been told, though, the property line was the wires, but because of the trees and the issues with power pole, a few years ago, the wires have moved a lot.

**JUBENVILLE-LUTZ** And DTE has come in and like--

**LUTZ** They've actually clear cut a whole bunch of stuff. So it's not the wires anymore. It's actually, that's why we had property line done, because we want to make sure that we were on the right spot where we didn't have to cut up part of the--

**JUBENVILLE-LUTZ** We were right doing everything that we were supposed to be doing.

**ROTONDO** Gotcha. And then I'm just, I'm looking at this, the dimension that they give near the back of the house. It looks like it's probably a few feet forward of the back of the house to the property line, says 7.7 feet. Is that pretty accurate?

**JUBENVILLE-LUTZ** I'm not sure [inaudible].

**ROTONDO** They give a dimension on your survey of 7.7 feet near the back corner of the house to the property line.

**JUBENVILLE-LUTZ** Oh, yes. I think that that-- yes, I see what you're saying.

**ROTONDO** Okay, and it looks like your RV is eight feet wide.

**LUTZ** But how long is the steep overhang for the gutters.

**JUBENVILLE-LUTZ** Yes.

**LUTZ** And the sunroof is up in the back,

**ROTONDO** Part of the 7.7 includes the overhang. So it's—

**JUBENVILLE-LUTZ** It's just the overhang [inaudible] include the gutter.

**ROTONDO** So it's probably about five, 5.7 or so.

**LUTZ** Is there a reason to look at it?

**ROTONDO** No, I'm just trying— [Laughter] I might have to take you up on it.

**JUBENVILLE-LUTZ** And so I think that that's also one of the reasons why it can only go back so far, because it's eight feet wide instead of seven.

**ROTONDO** Right. So, yeah, so when you guys park it back there, you're stopping short of that then, I guess.

**LUTZ** Well, we're also trying to make sure we can open the gate, moving snow, blowing stuff as well.

**JUBENVILLE-LUTZ** Mow the lawn.

**ROTONDO** Okay. I'm just trying to, because from the... like I stated earlier, from the pictures, it looks like it overhangs onto the neighbor's property. And just trying to....

**LUTZ** I went by the actual survey line [inaudible] feet up, and that's how I measured it. We are literally, like that far from the line when I only parked it.

**ROTONDO** So is the driveway short of the property line, or does the driveway go to the property line?

**JUBENVILLE-LUTZ** The cement pad?

**ROTONDO** Correct. Yes.

**JUBENVILLE-LUTZ** Yeah, I think this the cement pad on that one side for lot 104, which is, that is, I think that is right at the property line. I'm not really sure. I honestly had to talk to the surveyor on the phone, and I was like, "Tell me what I'm looking at."

**LUTZ** You guys know more about this than we do.

**JUBENVILLE-LUTZ** Explain to me what I'm looking at, because it's like, 7.6, twenty-five... Okay, explain to me what I'm looking at.

**ROTONDO** No, I got you, I'm just, you're, you guys are requesting a variance to park it in that side there, and I want to try to make sure that if you do park it there, that you're not going to be overlapping onto your neighbor's property. Because obviously we can't grant a variance for your neighbor's property.

**JUBENVILLE-LUTZ** I understand. I don't want that, either.

**ROTONDO** So that this is, this is my, that's kind of what I'm where my thought process is at right now. So just looking at the pictures, it looks like it goes over. So that's why I'm questioning.

**LUTZ** If you really want to look at it, you can come look at it.

**ROTONDO** Okay.

**COPPOLA** Any other questions?

**BARINGHAUS** Mr. Chair. Oh, I'm sorry.

**COPPOLA** Ms. Hakala.

**HAKALA** Mr. Chair. So you said you've always had a trailer, correct?

**JUBENVILLE-LUTZ** Yes.

**HAKALA** Has it always been this trailer? Like upgraded?

**JUBENVILLE-LUTZ** We've upgraded. We originally started [inaudible], and then we had a hybrid, and then we went to this because it was easier.

**HAKALA** So this isn't the size you had when you moved in?

**JUBENVILLE-LUTZ** No.

**HAKALA** So would you say [inaudible]?

**JUBENVILLE-LUTZ** Sorry on that. Our first one was a pop up.

**HAKALA** All right, so—

**JUBENVILLE-LUTZ** They're boxy and small.

**HAKALA** Through online imagery, just [inaudible] concrete, but it's sometime between March and June of '23 [inaudible crosstalk] and at that point was right about

the time the new trailer showed up. That's when he went from a smaller kind of pop-up or [inaudible], to the really big one.

**JUBENVILLE-LUTZ** So we had a hybrid one that the bikes come out, and then—

**LUTZ** She couldn't close it by herself.

**JUBENVILLE-LUTZ** I can't close it by myself. And he doesn't camp with me all the time because--

**HAKALA** I'm familiar with it. I just meant it probably increased by 50% in terms of length.

**JUBENVILLE-LUTZ** So I think our other one was a 25-foot, and this one, I think, is thirty-three.

**LUTZ** Yeah.

**JUBENVILLE-LUTZ** So because our other one was, it was a Roo.

**HAKALA** Yeah. Thank you.

**LUTZ** I don't know if you can see it on there.

**HAKALA** I promise I'm not creepy. But I guess my other question is, do you want to store this from September to May, correct? Is your intention--

**JUBENVILLE-LUTZ** I mean, I would like to store it there year-round, but yes, preferably from September to May.

**HAKALA** I'm just questioning because you're also saying that all the vegetation is nice in the spring and summer, and that's not when it's staying there the whole time. You know what I mean?

**JUBENVILLE-LUTZ** So the vegetation isn't ours.

**LUTZ** It's actually hers.

**JUBENVILLE-LUTZ** It's actually hers and the only thing that I did was when DTE came through and clear cut a bunch of stuff, and then had all of the stumps. Even though it wasn't our property, I paid for a stump grinder to come in and grind all of those stumps, and then I sodded it so it looked okay, and it didn't look like a hodgepodge. And so.... But the vegetation that's there in the summer on that, it's not ours, it's not our property.

**HAKALA** I just mentioned that, as you said, it wasn't really seen much from the street.

**JUBENVILLE-LUTZ** It's, I mean, well, from our street, yes. But coming in from Farmington and the vegetation there, it's, it's a little harder to see.

**HAKALA** Okay. No further questions.

**COPPOLA** Okay. Vice Chair Baringhaus.

**BARINGHAUS** Yeah, thank you, Mr. Chairman. Question. You had three trailers at this home since you moved in. A pop-up, a hybrid, and then your current. You mentioned on your current trailer, one neighbor talked to you about the trailer being unattractive to the neighborhood. Did you have similar complaints from other neighbors as well?

**JUBENVILLE-LUTZ** He mentioned it when we first moved in with the pop up in 2015.

**BARINGHAUS** And what are his comments on your current trailer?

**LUTZ** He hasn't made any comments.

**JUBENVILLE-LUTZ** He hasn't made any comments. He hasn't talked to us.

**LUTZ** At least to us.

**JUBENVILLE-LUTZ** He complains to the other neighbors, but doesn't say anything to us.

**BARINGHAUS** He complains to the other neighbors about the current trailer?

**LUTZ** He complains to the neighbors about--

**JUBENVILLE-LUTZ** About everything.

**LUTZ** Everything.

**JUBENVILLE-LUTZ** The height of people's lawns. He's got signs saying, "Don't let your dog pee on my lawn"

**LUTZ** "Or poop on my lawn."

**JUBENVILLE-LUTZ** "Or poop on my lawn."

**LUTZ** He talks to the kids about riding bikes--

**JUBENVILLE-LUTZ** Too close to his lawn.

**BARINGHAUS** Great. Thank you.

**COPPOLA** Any other questions for the Petitioner? All right, seeing none, you can have a seat for a moment, please.

**JUBENVILLE-LUTZ** Okay, thank you.

**COPPOLA** Anyone in the audience who would like to speak for or against this petition? Can just step up to the podium. I'll need a name and address to start, if you would please for the record.

**WEICHBRODT** Thank you all for being here. My name is Mary Beth Weichbrodt, and I live at 16348 Pollyanna Street, Livonia. And I live on lot 104 which is the one driveway to the east of the Jubenville-Lutz family. And I'd like to register a complaint. The trailer is parked partially in the easement between our lots, and my concern is that there are wires which hang over the rear of the trailer and have a very shallow clearance. Last week, when it snowed, you couldn't tell there were wires there. [Inaudible] Photos provided by Miss Jubenville-Lutz on page one and two of her appeal clearly show where this trailer is with regard to the overhanging, the wires that hang over it. You can see it in both of those pictures that she presented, and also in the overhead area one, you can see that there is the wire coming down and it is clipping the rear righthand side of the trailer. My concern is that I don't think it's safe to have wires hanging over this trailer. There are various types of wires. I realize, phone, cable, electric, I don't know which are which, but I don't think if there were a storm or something and the wires fell, that they would fall on a trailer, and then you've got some issues, which are, you know, electrical. Is that safe or not? So I am simply uncomfortable with the possibility that the wires could fall on the trailer and cause an electrical issue. I have lived in the neighborhood for 35 and a half years, I have not made any complaints to the City regarding the location of the trailer. However, I have spoken with Miss Jubenville a few times about looking at it and not being happy with where it's located. So I don't know about a neighborhood war or not. I appreciated Miss Hakala's comment about the fact that they claim that the trailer is obscured by the vegetation from my lot and... but it's parked there, mostly from September until May, when there's not a lot of vegetation. Even if you have small trees, they don't obscure it. And when I turn in off of Farmington Road onto Pollyanna, I see it every time I turn in. So I don't know how to say it any more than to say that it's frustrating to have this huge thing next to me. But more than that, to me, it's a safety issue.

**BARINGHAUS** Mr. Chairman.

**COPPOLA** Vice Chair Baringhaus.

**BARINGHAUS** Quick question, based on your experience with the trailer, do you think it's beneficial to the appearance in the neighborhood, or makes the neighborhood more unattractive?

**WEICHBRODT** That's a real tricky question. I appreciate how carefully they park that thing. They do spend an hour trying to get it in place, but I don't think it really adds to the beauty of our neighborhood. And I would also say that we have a Burton Hollow Civic Association. We've had it for a long time. So I think that to say we don't have one is not fair.

**BARINGHAUS** Thank you.

**COPPOLA** Any other questions? You may have a seat. Thank you. Anyone else who would like to speak for or against it? You guys are... you'll get your opportunity.

**LUTZ** Can we rebuttal that?

**COPPOLA** You'll get your opportunity. Okay? I promise. All right, seeing that there's no one else to speak, do we have correspondence?

**BARINGHAUS** Yes, we do. We have seven letters. Question for Mr. Fisher. Three of the letters are a formal letter. Can I just read one copy of the letter and then list the names of the individuals that signed that letter?

**FISHER** Well, the original way that we did this was to combine the comment if the homeowner's going to be the same, but if they're just identical letters, I guess it's okay.

**BARINGHAUS** Okay, thank you.

**COPPOLA** Just make sure you give each of the names.

**BARINGHAUS** First three letters, letters of approval, (Letters of approval were read). First letter is from Susan Smereck, 16120 Bell Creek Court, Livonia, Michigan. Second letter is from Kacie McCullough, 16158 Bell Creek Court. Third letter is the same form letter. It is from Wendy McCullough, 16189 Bell Creek. Next letter is a letter of objection Vicky Garling, 16135 Bell Creek Court (Letter of objection was read). Letter of objection, Shirley Myers, 16117 Bell Creek Court, Livonia, Michigan, (Letter of objection was read). Letter of objection, Tom Matheson, 16138 Bell Creek Court, (Letter of objection was read). Letter of objection for Michael Budzisz, 16359 Pollyanna, (Letter of objection was read). And that's all the letters.

**COPPOLA** All right, thank you. Mr. and Mrs. Lutz, you have an opportunity if you need to respond, you can step up to the podium. I'll give you a final statement where you can also respond to any of the comments or letters.

**JUBENVILLE-LUTZ** The letters that were submitted with the application were those already put into the record.

**COPPOLA** I'm sorry, the ones that you submitted or the ones that Vice Chair Baringhaus just....

**JUBENVILLE-LUTZ** I submitted two letters with the application to the Zoning Board. Were those already submitted into the record?

**COPPOLA** Ahh. So you go to her application, two other letters. There.

**BARINGHAUS** I'll read them now. First letter is from Joseph and Judy Bowles. 16171 Bell Creek Court, (Letter of approval was read). Next letter is from C. Scott Nicholas at 16436 Pollyanna Street, (Letter of approval was read). Okay.

**COPPOLA** I'll open the floor to you for your final statement.

**JUBENVILLE-LUTZ** So I'm going to address the wires that Mary Beth brought up. So the wires that she's referring to are cable wires. We did talk to DTE and also the cable company about those wires, just to make sure. And also when DTE came through to do some clear cutting and cut that area because there were a lot of trees and bushes up in the wires, they had no problem with the camper there whatsoever. We offered to move the camper, and they told us, no, we didn't need to move the camper, that it was absolutely fine where it was. And I also wanted to point out that you had mentioned if we had an HOA. We do not have an HOA. What

Mary Beth referred to was a civic association that is sent out or is voluntary. They send out a, "Hey. Do you want to be part of the Civics Association? And would you like to donate money?" But it's not an HOA of any type, and nor is it a requirement of anyone in our subdivision to be part of it. I also wanted to point out when Vicky Garling mentioned that property values. So I know what we pay for our house, and I know what our house is worth, and our property values have only proceeded to go up. They have not gone down whatsoever. And then for Tom Matheson, who wanted to bring up that the camper is still sitting there. It is still sitting there because I had specifically asked if we were in violation while we were going through this process, could it continue to sit there? And I was told that yes, it could continue to sit there while we were going through this process, and so I asked permission to make sure that that was okay. And then from Mike Budzisz, when he talked about the camper being seen from Surrey, even if there was a way for us to get our camper in our backyard, the way that our backyard is compared to other people's backyards, you would still see our camper from Surrey. There's no way around it. Is there anything you would like to add? I just, I struggle with that I feel like... it just feels like it's been turned into like a neighbor war for an anonymous complaint, because the original complaint, which got the citation was anonymous, and so I don't know, I don't know what else to really say. I've done what I was told to do, and it's something that my family and my kids and we use, we don't just sit there and let it rot. I don't know if the neighbors would rather we have an old beat-up truck sit there. And it's just something that we utilize, and we use a lot, and I'm just, I'm really disappointed that this is where we're at.

**COPPOLA** All right, thank you.

**TESTA** Sorry. Based on the correspondence, I have a question for the Petitione and a question for Inspection. I'll start with Inspection. Is there an easement between the two properties for the utilities?

**HERSHEY** On the side it does not appear to be, from what I can tell in the city map, but to the neighbor's point of the wires they were resting on the camper today, when I was there, the lower utility wires were.

**JUBENVILLE-LUTZ** Can I speak to that?

**COPPOLA** [Inaudible] 15 seconds.

**TESTA** Is there any ordinances against parking underneath wires like that?

**HERSHEY** No, as long as it can be moved, shouldn't be, not that I'm aware of.

**TESTA** Okay, thank you.

[Inaudible conversation]

**COPPOLA** And then we need to close out.

**JUBENVILLE-LUTZ** I'm sorry. So there are, there are several times, and it's because it's winter, but there are several times, like during the summer, where I get on top of the camper and I talked to WOW! because the lowest wire is WOW! And I asked if they would move it up

originally, and they just told me to zip tie it to the one on top of it. And so I, no joke, had zip tied it from it to the one on top of it. Because that's what WOW! was like, "Just zip tie it." They're cable tires, cable wires. They're not electrical wires. So electrical wires are another five feet up. And so that's....

**TESTA** I had a question for you. You mentioned it and then two correspondences were from people that jogged my memory. Councilman McCullough had recommended you talk to Council about changing the ordinance.

**JUBENVILLE-LUTZ** Yes.

**TESTA** Did you go about doing that?

**JUBENVILLE-LUTZ** I was told that with the current City Council, not the one that just started in January, but with the current City Council, that it was not even an option, and for me to not. But once we changed over in January, at January 2026, that that would be something that I that I should address is one: two different things in Livonia, because Livonia is getting a lot younger population that does a lot of outdoorsy, camping stuff, boating, whatever, right? So on one. He said either one, request that we can have the camper in our driveway, from Memorial Day to Labor Day, or if you have a three-and-a-half-to-four car driveway, that it can stay in your driveway year round, as long as you are not parking on the street to accommodate that spot for the camper, and so I did. He and I talked about it and told me to bring it up at the next Council meeting, which I'm not quite sure when that is.

**TESTA** There was a meeting last night.

**JUBENVILLE-LUTZ** Oh, I didn't realize that. I'm sorry. I didn't realize that.

**TESTA** Okay, thank you.

**JUBENVILLE-LUTZ** I can bring it up at the February meeting, though.

**TESTA** Thank you, Mr. Chair.

**COPPOLA** All right. Now I'm closing the public portion of the case, and I will start the Board's comments with Ms. Hakala.

**HAKALA** First off, I really appreciate that you guys get kids camping. I love taking my kids camping right now. But unfortunately, I've seen, all the images that I've seen online, it's consistently a little bit to the neighbor's yard, or it's not exactly right where it should be. I think it's an undue stress on our staff to make sure that things like this are precisely followed and make sure that it's behind the front of your house, especially when the size of it has increased over the last 10 years. It's gotten dramatically bigger. And I think... I don't think it was [inaudible], so the concrete pad at the same time it got bigger, the bigger trailer. And I'm sorry to say, I can't support just having a trailer in the front yard, because you got a bigger trailer. Now, I think there are other options, and I really hope it doesn't stop you from camping.

**COPPOLA** All right. Thank you. Mr. Testa.

**TESTA** Thank you, Mr. Chair, and thank you for not having to go first. But I can't support this. When I started reading the case last week, and initially I was very sympathetic, because of the lot, it is triangular shape. But as I started digging in, reading the full packet, and then looking at the images on Google, and driving by, it is very big. It's not obscured by the trees or the shrubs. You can see it very plainly and clearly when you come off of Farmington headed westbound, and if you're headed southbound on Pollyanna, you can also see it, and then also the Bell Creek Court. People who live there are looking directly at it. I get that you can't move it to your backyard. You did buy the house with-- when you had that camper. I know it was smaller at the time as Ms. Hakala pointed out. It's gotten bigger over time. I just can't support this. I think it's too big. It's too big of a burden to your neighbors, and it just sticks out too much.

**COPPOLA** Thank you. Vice Chair Baringhaus.

**BARINGHAUS** Okay, thank you. Looking back on the hardship, I feel that it's self-created just basically because not only you've owned three trailers and the side of a house was never intended for long-term trailer storage. It's basically 72 hours within a five-day window, and it's there for a reason, basically just maintenance and turnaround time. Also your neighbors' concerns, one that they feel the presence of the [inaudible] trailer. It's detrimental to the neighborhood appearance, they have some serious safety concerns with wires, either on the vehicle itself or slightly over the top of it. In general, I did drive the neighborhood like Mr. Testa did. I did not see any boats or trailers stored in any of your neighbor's driveways on Pollyanna itself, again, it's a recreation vehicle. I really don't think you've sufficiently proved that there is a hardship for the variance. So based on that, I will not support it.

**COPPOLA** All right. Thank you. Mr. Rotondo.

**ROTONDO** Yeah, thank you. Obviously, I don't want to echo my colleagues too much, but I think they pretty much covered it. I think the RV is too big for that area, in my opinion. Just the width of it, from the pictures you provided, it looks like it overhangs on the neighbor's property, and the eight-foot width is wider than the seven-foot width that's shown on the survey. Obviously, some of your neighbors have written letters with issues about the visibility and what they consider to be blight of having that RV there. So that being said, I'm gonna also be against it. Thank you.

**COPPOLA** Thank you. Yeah, I'm also not in support of the petition. I know this is difficult for you, but you know, if you... the lot dimension, I agree, is somewhat of a hardship in the sense of that it is awkward. If you're coming in here and looking to add [an] addition, or put in a deck or something where you went into some of the side yard, and you didn't do those setbacks, I could say, Yeah, you know what? That makes a lot of sense. You got a really tough, tough lot to deal with. We can live with that, as long as there's not a lot of objection from the neighbors. But in this case, and while I appreciate I had RVs and liked to bring them home, too, and I put them into storage. You have options. An RV is not a hardship. An RV is a luxury. And so from that perspective, there's no way that I can approve this, because you really, from my perspective, haven't proven a hardship. You have alternatives. You can store it in a storage lot or do some... there's other opportunities. Other things you can do. I think the other part that really swayed me is the two neighbors that are most greatly impacted, your neighbor to the east and your neighbor to the south, both objected, and they're the ones that have to see it the most. So I can't support this. Now, the only thing that I would suggest is, I understand you're in the middle of winter now, everything's going on. You might give them, you know, a period of time to

comply, so that you have an opportunity to find a storage. It's going to be hard in the winter to find a storage place, because they're all usually all taken up. So we can give them an opportunity to comply, give them some time. I don't know what would be the appropriate time. [We can] discuss that when someone does the motion, but again, I'm not in support. Open up the floor for a motion.

**TESTA** Mr. Chair.

**COPPOLA** Mr. Testa.

**TESTA** Resolved that the variance sought in Appeal Case 2025-11-34, filed by Tracy Jubenville-Lutz, be denied for the following reasons and findings of fact: the Petitioner has not demonstrated to the Board that a practical difficulty exists. Be further resolved that they move the current camper out, let's say by June of 2026. Further, denial of this appeal is in the best interest of the City of Livonia.

**ROTONDO** Support.

**COPPOLA** I have a motion by Mr. Testa, supported by Mr. Rotondo, motion to reject. Any discussion?

**BARINGHAUS** Mr. Chairman.

**COPPOLA** [Inaudible] condition?

**BARINGHAUS** Yes, to somehow grant a period of time for them to find an alternative solution.

**TESTA** Correct. I said by June.

**BARINGHAUS** By June.

**COPPOLA** When you say by June, you mean May thirty-first?

**BARINGHAUS** Thirty-first.

**TESTA** Yes, I'd say May thirty-first, if that's agreeable.

**ROTONDO** Yeah. I'm with that.

**COPPOLA** Any other discussion? All right, seeing none. You can go ahead and take roll.

On a motion by Testa, supported by Rotondo, the variance was denied.

**RESOLVED: 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),

**be denied** for the following reasons and findings of fact:

1. The Petitioner has not demonstrated to the Board that a practical difficulty exists, and
2. That the denial of this appeal is in the best interest of the City of Livonia.

Further, that the Petitioner must move the current camper out of their yard and into permanent storage by May 31, 2026.

**ROLL CALL VOTE**

AYES: Testa, Rotondo, Hakala, Baringhaus, Coppola

NAYS: None

ABSENT: Klisz, Meagher

PASS/FAIL/TABLED: PASS: DENIED

**BARINGHAUS** Ms. Hakala.

**HAKALA** Aye.

**BARINGHAUS** Mr. Rotondo.

**ROTONDO** Aye.

**BARINGHAUS** Mr. Testa.

**TESTA** Aye.

**BARINGHAUS** Vice Chairman Baringhaus votes aye. Chairman Coppola.

**COPPOLA** Aye.

**BARINGHAUS** Five zero. Variance is denied.

**COPPOLA** All right, so your variance has been denied. You've got till the end of May to find a place to store it. I believe, generally, if you're going on a trip, you're allowed, how long is it again? Mr. Hershey, I think it's like 48 hours?

**HERSHEY** 72 hours you can have it.

**COPPOLA** You can have it on your lot for 72 hours. So if you're going on a trip, let's say you go for a week. You can bring it three days beforehand, get it set up. When you come back, you got three days to unset it up and move it to store so there's some flexibility there. It just can't be there all the time.

**JUBENVILLE-LUTZ** Mike will call in, no matter if it's under 72 hours.

**COPPOLA** Well—

**JUBENVILLE-LUTZ** If you look at the FOIA, you'll see. It'll be like--

**COPPOLA** Yep. And they'll come out, and they'll ask you how long it's been there, and you'll say, "I just brought it yesterday." And they'll say, "Okay." [Inaudible crosstalk] You got to do that. I understand. All right. Thank you.

**JUBENVILLE-LUTZ** Thank you for your time.

**COPPOLA** You can call the next case, please.

**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.

**COPPOLA** All right. Thank you. Mr. Hershey, anything you wanted to add?

**HERSHEY** No, sir, not at this time.

**COPPOLA** Any questions for Mr. Hershey?

**ROTONDO** Mr. Chair.

**COPPOLA** Mr. Rotondo.

**ROTONDO** Question for Mr. Hershey. So the deck on this property is permitted and allowed to be there?

**HERSHEY** Yes, there was a permit from 1994.

**ROTONDO** And that doesn't violate the rear yard setback?

**HERSHEY** No, it can go into it 10 feet. I believe it is an open deck.

**ROTONDO** It's just, if it has a roof and....

**HERSHEY** Flush with floor level, may encroach 10 feet into the required rear set back area of any lot, provided that in no case may any paver, terrace, patio deck or similar structure be located closer than 25 feet to a regulated wetlands. So they are permitted into it 10 feet, which they already are.

**ROTONDO** They can have the deck. It just can't be covered.

**HERSHEY** Yes, the deck's fine the way it is.

**ROTONDO** Okay.

**HERSHEY** The covering is not permitted.

**BARINGHAUS** Mr. Chair.

**COPPOLA** Vice Chair.

**BARINGHAUS** Question for the Inspection Department, is the permit required for the installation of the roof?

**HERSHEY** Yes.

**BARINGHAUS** Was the permit filed?

**HERSHEY** No, it was not

**BARINGHAUS** Thank you.

**HERSHEY** You're welcome.

**COPPOLA** Thank you. Actually, a question for Mr. Fisher, there was a variance that was provided for this property when they constructed the home. And it was that one side yard. It looks like they were allowed a variance on the side yard. The way I kind of read this, when you get that, does that variance apply to any additions, anything else that you put on the property?

**FISHER** I'm not sure I know what you're talking about there.

**COPPOLA** So that'd be the last document that's in the packet. And it shows that in September of 1993 they provided a variance to build that house because there was an issue with the buildable lot. And I noticed that the deck and the house are within, just based on what was written here, like four feet from the lot line. It's hard to read that. I had to zoom in a little bit.

**FISHER** It's on the last layer in the...?

**COPPOLA** Yeah.

**FISHER** I don't remember seeing....

**COPPOLA** Yeah, it's actually looks like it's a motion or whatever.

**FISHER** Right.

**COPPOLA** Maybe I'm misreading it. Maybe it's just saying that it's a buildable lot.

**FISHER** It does say it's a buildable lot. [Inaudible] existing lots of the neighborhood. And....

**COPPOLA** There's a one-foot deficiency. I wasn't sure where that was, because it looks like the house is, based on what's been submitted, I don't think it's a survey. It's more of a one of those online things.

**HERSHEY** So the south side would be the side that that overhang is on that side of the house.

**COPPOLA** Right. And what they submitted showed that it was, think it only has like four and a half feet. This thing is blowing up on me. Yeah, four and a half feet. I think your normal setback, house setback, is much further than that, isn't it?

**HERSHEY** Well, it was five feet, according to this and they only had four. So they allowed the four foot.

**COPPOLA** They allowed the one-foot...

**HERSHEY** Deficiency.

**COPPOLA** So does that... that goes to the building of the house? Does that go to anything you add to the house afterwards?

**FISHER** Okay, I'm not.... You're saying that the.... I think the answer is going to be no, but I'm just trying to figure out what the question is.

**COPPOLA** Yeah. So and again, you have to go back then look at the site plan on the south side. I believe that's the south side, if it's, if it's set properly, shows that there's only four and a half feet from the lot line. And I think you're, Mr. Hershey, was saying it's actually only four feet. There's a one-foot deficiency. And look, I think that's kind of what was approved back in the original variance. I guess the question that was based on, obviously site plans at the time and what was being built. So the question is, as you add stuff on....

**FISHER** Yes, are you saying that because the lot, it was declared to be buildable, and Steve Schafer, the case, that it should apply some of them here. Is that...?

**COPPOLA** Well, again, there's a foot, there's a one-foot deficiency. The side setback is one-foot deficiency. I don't think the motion was clear when they talked about the one-foot deficiency. It's related. I think it's related to the side, that side yard. It's only four feet.

**FISHER** Right.

**COPPOLA** So, so when you submit a plan, right? That's kind of what you're approving at the time. So if you add anything onto the house after that variance, the question is, if you continued, that building to the back and you continued with that deficiency. Are you allowed to do that? Does that variance apply to additions?

**FISHER** No, I don't think that.... It's when he says it's a buildable lot, it's a buildable lot as current conditions, not as any subsequent change might make it.

**COPPOLA** Okay.

**TESTA** Mr. Chair, if I may.

**COPPOLA** Mr. Testa.

**TESTA** Reading the motion here back in 1993, with the following conditions, is “be constructed as presented.” So the deck wasn't conceivably in that package, and it also says it expired within one year. So this is clearly built more than one year after the variance was approved.

**COPPOLA** Yes, I could too, whether the deck, we don't have the original plans.

**HERSHEY** The permit's from '94 for the deck, there's a permit in here.

**COPPOLA** In '94?

**HERSHEY** Yes.

**COPPOLA** And this was given in '93. When in '94 was the permit for the deck? I'm sure it's before the winter. So you probably meant the one. I assume you meant the one, one year.

**TESTA** That was for the deck.

**COPPOLA** But that was, that doesn't seem to be... would you...?

**HERSHEY** The deck permit was issued June 13 of 1994.

**COPPOLA** Okay, so do you have to have a deck permit even when you have a building permit for a house?

**HERSHEY** Yes, separate.

**COPPOLA** Okay, all right. I understand now. Okay.

**BARINGHAUS** Mr. Chairman?

**COPPOLA** Vice Chair Baringhaus.

**BARINGHAUS** Yeah, earlier, Mr. Hershey [was] asked if no permit was filed for the roof. You said it wasn't.

**HERSHEY** No, sir.

**BARINGHAUS** Has one been filed since?

**HERSHEY** No. They may have come in to apply for it, and they were told that they couldn't get it without a variance. I do not see a permit on hold in the system.

**BARINGHAUS** Okay. On the app, or on the green sheet itself, it mentions that there's several items that are potentially out of compliance with building codes.

**HERSHEY** Yes, sir.

**BARINGHAUS** Any update to that, or?

**HERSHEY** So I was there today again. I was out a few weeks back. I went back today just to verify. It is not built to code at all structurally. The posts and the beams are through bolted. They are not permitted to be through bolted like that any longer. The beams are two by sixes, which are not going to be sufficient. The... I don't know how they attach to the house. There's a two by six beam resting on the existing house with the roof on top of that, there has to be some sort of an uplift bracket so it doesn't blow away. I don't think that exists there. The center beam had some post-to-beam brackets to the rafters. The rafters are doubled up. It does not meet code at all. They will need to reconstruct it to code, if it is granted. And there is also electrical that was installed illegally, which they would need a permit if it's granted for the electrical also, but it does not meet code and will not pass in its current state.

**TESTA** Mr. Chair, can I bother him with a question?

**BARINGHAUS** Thank you.

**HERSHEY** You're welcome.

**TESTA** How did this come to our attention?

**HERSHEY** I believe, a complaint from a neighbor. There is an enforcement I can tell you what it states. The enforcement was filed October 3 of 2025, addition and rear yard is what it states. I'm not sure there's a filer, but I don't think I can announce that it was, but it was a complaint.

**TESTA** I guess it doesn't matter because of all the other code issues, but is the roof properly slanted? It looks like it's really flat.

**HERSHEY** I didn't really look at that. I mean, they could get away with a 2/12 pitch, as long as it's sealed properly, and then the wood underside would have to be covered if it's approved anyways, because it's just standard lumber.

**TESTA** All right, thanks.

**HERSHEY** You're welcome.

**COPPOLA** Sorry, Mr. Fisher, one more question for you. So seeing that the deck was built, I think in compliance to the variance and it has the one-foot deficiency on the side yard setback, if we were to approve a roof on this, would we also have to approve the one-foot side yard setback, if it matched the footprint of the deck, which is right now, one foot into the side yard setback?

**FISHER** So, if you're talking about the... because of the building code problems, or what?

**COPPOLA** No, so yeah, let me step back again. So back in 1993 they got a variance so they could build and the variance included allowing them to build one foot into—

**FISHER** Right.

**COPPOLA** --the side yard setback.

**FISHER** Yeah.

**COPPOLA** The deck was also the permit for the deck was done within that one year, and it follows the same line as the site of the of the home, so it is also one foot in into the side yard setback. Now, if they put this roof to match the footprint of the deck, the roof now will also be in the one-foot side, one foot into the side yard setback. So does that require a variance too?

**FISHER** Well, okay, as I understand what you're saying is, there's an existing one-foot setback deficiency for both the roof area and the deck area.

**COPPOLA** I'm saying right now, from my perspective, there's currently a variance in place that allows the deck to be one foot inside the five-foot side yard setback.

**FISHER** Right.

**COPPOLA** If they put a roof over that deck to match the same footprint, the roof will also now be one foot into the side yard setback. And the variance, based on what you said earlier, the variance doesn't cover that roof.

**FISHER** No, I agree with that.

**COPPOLA** So that we would have to also, if we approve the roof, we'd either have to say you have to stay five feet, or we approve a variance?

**FISHER** Yeah.

**COPPOLA** He didn't. He didn't ask for a variance. Or it's not in here, although his site plan suggests that he wants the roof to match the footprint of the deck, which, again, is one foot inside there.

**FISHER** No, I think it would be more than enough already before the Board to have... to try to make them do another whole separate variance for the roof and the deck, I think. And under the circumstances, if they are able to do this at all, then we ought to just let them, I guess. In other words, if they are able to get together enough to fix everything that's wrong with this property right now, I say, more power to them. I guess I would see that and demand that they come back for yet another variance, that's the question.

**COPPOLA** Okay. All right, any other questions? All right, seeing none. Name and address, please, if you would, for the record.

**TURK** Yes. My name is Ali Turk, I'm the son of Mrs. Naser, for the address, 9091 Cavell Avenue.

**COPPOLA** Okay, so why don't you tell me what happened here? How did we end up with an illegally erected roof covering that isn't to code?

**TURK** Yes. Okay, so we bought, my mom actually bought the house in 2020, almost six years, in about a couple months. And so the deck already exists, since the house

was built, like mentioned. The roof and the poles already existed. So there was poles four by four, and there was the roof, but not covered. All the structure is there. And the previous owner, what they have is like a tarp, like a leather tarp. Every year we get it from the shed, we open it up. So when it rains, someone can go out, like when it rains, we cover it up. So we decided to cover it up, but to cover it up the four by four is not strong enough, so we put six by six instead of the four by four. But if there is violation, we are willing to reconstruct it to the... how the Inspector wants it. Like he mentioned earlier, that there is some violations in this structure. We are going to reconstruct it to however it's good where it will be up to code, but as far as the look of it is, basically that's how it was. But we made it where there is shingles and there is siding and there is gutters, the siding is all white. It looks much better than before, if we're talking about look. And before, it was all like the wood in the [inaudible], it was all bended. It's like a U because it's pretty old from when they did the deck. That's when they had it so and in addition to that, we keep the backyard every year, we maintain it. You know, I live somewhere else. My brother lives somewhere else, but we always hire people to work on the backyard. Last year, we had three dumpsters from all the wood, three big dumpsters, 22-yard dumpster cleaned all the backyard. The year before we did the same thing, we got worker[s], we pay them \$1200, we clean everything with 45 bags, big bags, you know, the black ones. That's just something additional to... sorry, I got away from the deck. So now let's go back to the deck, which is the roof of the deck, right now, and what we have is, we tried to make it stronger. We went on the ground three feet, 36 inch[es] inside the dirt made six by six, three and plywood, added plywood and shingles. And I don't think it's bothering anyone in the neighborhood, and [if] it is, I would hear, I would love to hear why. That's all I have to say. Hear any questions.

**COPPOLA** All right. Did you... why did you not pull the permit?

**TURK** Honestly, I thought that I didn't need, because we're... just the roof is there. We just had to add plywood and made it, of course, stronger too. I did not think, honestly, when I did it. And I mentioned that to the Inspector when he came in, and he said, "Yes, you should ask always before you do anything." Because it's not that I have only deck and I made roof. All the poles of the four by fours was there. Even the cover on top was there. All two by six was there, but old one. So I removed it and put new one to have it covered. So I don't want to have just plywood and an old one that's all bended, that's not good, and that's the only... otherwise, you know, it's like \$400 per man to keep working. I spent almost, somewhere between permits and that and everything, like \$6,000, so why not spend an extra \$300?

**COPPOLA** What do you do for a living?

**TURK** I am business owner.

**COPPOLA** What kind of business?

**TURK** Truck. Yes, I'm a dispatch.

**COPPOLA** Okay.

**TURK** I get the loads for the driver. I don't--

**COPPOLA** The reason I was asking is I want to make sure you didn't tell me you were in construction.

**TURK** I'm a dispatcher.

**COPPOLA** Okay. Questions for the Petitioner?

**BARINGHAUS** Yeah, Mr. Chairman?

**COPPOLA** Vice Chair Baringhaus.

**BARINGHAUS** In your photo you submitted, it shows latticework along the bottom of the deck. There's one area that you have covered up by a piece of plywood. Why is that?

**TURK** Oh, that's just an additional one, we just set it aside. That's all.

**BARINGHAUS** That's all?

**TURK** Yeah, because it's cut from the side so we cannot return it.

**BARINGHAUS** And then, can you describe the electrical work that was added to the patio roof?

**TURK** We added, I believe, four lights or six. I'm not sure. Hold on.

**BARINGHAUS** The overhead lights in the photo that go into the rafters?

**TURK** Yeah, the lights and one fan in the middle.

**BARINGHAUS** Are you making any effort to match the materials of the existing home, because, based on the photo, it looks like the trim isn't brown on the house with tan siding and a dark brown roof. And I'm looking at the photo of the roof that you installed, and it looks like you have a light tan gutter downspouts and siding around the top of the roof?

**TURK** It's white siding.

**BARINGHAUS** White siding, so you're not making plans to match the look of the home?

**TURK** I tried, and Home Depot didn't have the green, I believe.

**BARINGHAUS** The wood on the roof itself, it Looks like it's, can you describe that?

**TURK** But for the shingles, we matched it.

**BARINGHAUS** Okay.

**TURK** It's matched.

**BARINGHAUS** Yeah. [Inaudible crosstalk] Sorry, please. Yeah, now going back to the lumber, it looks like... you can describe that to me? What type of lumber you're using on the construction?

**TURK** Okay, for the lumber, the six by six and the two by six that goes sideways, they're all treated wood.

**BARINGHAUS** Okay.

**TURK** The two by six that goes long, they're all not treated wood. Just because the sides are exposed to the water, the one that's inside that is exposed to the water, but if you need it to be treated wood, I can change all that, but it's going to be a lot of work to take all that apart and put it back together. I don't have a worker, but we already discussed with him the... what the issue that I had. He said, "I'm willing to do any work that [is] needed." But of course, for a charge.

**BARINGHAUS** Do you have any plans to... with the lumber, like the posts, to match the color of the home?

**TURK** Yes.

**BARINGHAUS** What color would that be? Dark brown?

**TURK** Yes.

**BARINGHAUS** Thank you. Okay. Thank you very much.

**TURK** Okay.

**ROTONDO** Mr. Chair?

**COPPOLA** Mr. Rotondo.

**ROTONDO** Question for the Petitioner. What's supporting the post?

**TURK** What's what?

**ROTONDO** What is supporting the post? For the roof, the six-by-six post that you have?

**TURK** The six-by-six? It's inside the ground with cement and inside 36 inches.

**ROTONDO** 36 inches?

**TURK** Yes, inside and we added, I believe, every single one, three bags of cement. The big bags. The thirty, I believe [inaudible].

**ROTONDO** Question for Mr. Hershey. The frost line goes below thirty-six, correct? Forty-two?

**HERSHEY** It's 42 inches, yes. Minimum.

**ROTONDO** So are you aware that you probably have to redo the post. You probably have to take the whole thing down and redo it, if you were approved today?

**TURK** Take everything out, including the poles?

**ROTONDO** Correct. Yeah, your posts don't go deep enough for the frost line.

**TURK** That's why I know from the person who did it is like, because I talked to the what's it called, the Inspector? That's what they said, thirty-six. I didn't build it myself. I have not built one.

**ROTONDO** Okay.

**TURK** I would say maybe to go back to the Inspector that came in the first time, and to the person who built it.

**COPPOLA** Mr. Hershey, yes.

**HERSHEY** So yeah, the minimum requirement for the state of Michigan is 42 inches depth for your footings. And we also require a footing inspection. So even if you are to the correct depth and it is approved—

**TURK** It needs to be—

**HERSHEY** --you will need to dig test to verify, but you've already said it's thirty-six, so I'd say we're not [inaudible].

**TURK** I believe it's thirty-six. I'm almost about 80% sure, not one hundred, because the person who worked on it, I wasn't even there. But when I spoke to the Inspector, and he said, "You went thirty-six?" I was like, "Yes," and I went back to the builder, and he said, "I think so." I believe it's 36 but not 100% sure. But even though, is there a way, we can dig around it, you can measure it. Is that something we can do? Because to take it all apart, is, but today, around it is something doable, but taking three, like, nine bags of cement out, and then we do it, that's a lot.

**HERSHEY** Yes, we do do that at times. You'd have to dig a test hole next to it.

**TURK** Yes.

**HERSHEY** The other issue is your other post on the deck to the north. That one is just, I believe it was three layers of four-by-fours nailed together, resting on the deck. So that one doesn't even go down to....

**TURK** Oh yeah, it doesn't go down. The three four-by-four, they don't go down.

**HERSHEY** No, that one, it would have to. Just so you know.

**TURK** It would have to go down? When the six-by-six down, four by four, right?

**HERSHEY** Yes.

**TURK** We can do that.

**BARINGHAUS** Yes, Mr. Chairman.

**COPPOLA** Vice Chair Baringhaus.

**BARINGHAUS** Yeah. Can you go ahead and describe the property behind your home? It looks like a very large field or a common area or do you have—

[Inaudible crosstalk]

**TURK** --Like, not ours. The property line to ours is from, not the house, from the end of the deck, I believe, is 22 feet.

**BARINGHAUS** About that, yeah. Okay.

**TURK** And then that's plus the deck. But the....

**BARINGHAUS** Beyond that [inaudible].

**TURK** Beyond that, it's almost, I would say, even, like, almost 200 feet. That's pretty low, yes. That's why at the beginning, when I mentioned that I would not think the neighbors are [inaudible] because we have... my neighbor is more than 200 feet on the back. It's [a] very big yard.

**BARINGHAUS** Are there plans for that area? Is that considered like a common area for your neighborhood, or is a plan? Are there plans for homes to be built in the future in that area? I don't know if you have any sense of that.

**TURK** Yeah, we have the neighbors planted all the sides this last summer. We cut the trees, I mentioned earlier, and we had three dumpsters filled with the trees and branches and stuff. And there is trees all planted just this summer. They're just small.

**BARINGHAUS** Okay, great.

**TURK** But we are going to add on the back about either five or six.

**BARINGHAUS** Okay, great. Thank you.

**TURK** You're welcome.

**TESTA** Mr. Chair.

**COPPOLA** Mr. Testa.

**TESTA** Question for the Petitioner. Who constructed this roof for you?

**TURK** Who constructed?

**TESTA** Yes.

**TURK** Someone who does this probably, like a contractor.

**TESTA** Okay. And they did not mention you need... the necessity for permits?

**TURK** They did not. And I blamed him for that. And because he mentioned to me that you already have one, you just were just going to add plywood and that's why he said, "I will take care of you," when we redone it, and "I will give you some discounts," and all that, because he basically just threw me under the bus. And he got his money, of course. But anyways, he did not.

**TESTA** Okay. And a couple times in your explanation, you mentioned the Inspector. When we were talking about the footings. Who was the Inspector, the City Inspector, or...?

**TURK** The City's, because in the beginning, I'm talking about like here, when we came here to pull the permit, first, I was told to pull permit, and then I was told to file for....

**TESTA** So no Inspector actually came to the house to look at the footings?

**TURK** No.

**TESTA** And thanks for pointing out that there used to be a roof there. I couldn't tell that from Google Maps. Now I see it that there was a roof there at one point.

**TURK** Yes.

**TESTA** In your mind, I understand that. Thank you.

**COPPOLA** Any other questions for the Petitioner? All right, seeing none. You have to seat for a second. I think it will be relatively short. Is there anyone in the audience who would like to speak for or against this petition? Okay, doesn't appear to be anybody. Do we have any correspondence?

**BARINGHAUS** I have one letter from Robert and Monica Fulton, 9174 Cardwell. (Letter of objection was read). That's it.

**COPPOLA** All right, thank you. If you want to step up. You have an opportunity to make a final statement before we close the public portion.

**TURK** [Inaudible] I am willing to work. If I know that I had to pull permit, I would definitely do. I live in another city close by, and if I need to do anything, I would pull permit because the roof was already there, and I was convinced by the worker who was going to do it that no need, but we just made it look much better, if you came and seen it before, it looked very bad from the wood, the color of the wood and how it's bended almost 45 degrees, like that. It wasn't [inaudible] all bended. So right now, we made it look better. And in addition to that, we can, if it's approved, we can fix anything that the Inspector is going to tell us to need to do.

**COPPOLA** All right. Thank you very much. You can go ahead and have a seat. I'm going to close the public portion of the case, but before I do so, just a quick question for Mr. Hershey, the structure he was describing before he put the fence, the roof on, fence is the next one. Before he puts the roof on, the permanent roof. Is that something that's permitted to do

without a permit? In other words, sounds like they have a structure, and they just kind of put a....

**HERSHEY** I'm going to assume it's like the two that are there, to the other side, towards the north on there, which are a pergola style, which is a non-structural roof, which is permitted. It's--

**COPPOLA** It's part of a deck, so it wouldn't need—

**HERSHEY** Yeah, but it's not structural. It's not covered. It won't hold a snow load or anything. It's basically just to kind of block the sun.

**COPPOLA** And if someone every summer went and threw a tarp on top of it, there's....

**HERSHEY** Right, which they may have, but most likely, it was probably just a pergola style, which was opened, not covered, which is permanent.

**BARINGHAUS** Mr. Chairman? Question for Mr. Hershey. On a different approach. They had an existing roof, that existing roof was in disrepair, so they replaced the roof that was in disrepair with this current roof. Would that be considered maintenance?

**HERSHEY** No, not with the roof they put on because it's a covered roof. That would require a permit.

**BARINGHAUS** Okay, thank you.

**TESTA** I have a question for Mr. Hershey.

**COPPOLA** Mr. Testa.

**TESTA** That site plan that they submitted in the packet, do those meet code?

**HERSHEY** I'm sorry, could you repeat that?

**TESTA** The site plan that's in the packet that they submitted, does that meet code?

**HERSHEY** Let me look. Well, no, that's just something they drew up. And the detail on this, they drew it the way it's built, from what I can tell here, which is incorrect. Yes. I mean, as far as structurally, it's not built correctly, and that would have to be revised. If that went through Plan Review, they would disapprove it to have them revise it correctly.

**TESTA** Okay, thank you.

**HERSHEY** You're welcome.

**COPPOLA** Okay. Anything else? I will go ahead and start the Board's comments with Mr. Rotondo.

**ROTONDO** Yeah, thank you, Mr. Chair. Thank you to the Petitioner for being here and answering the hard-hitting questions. I'm not in favor of the structure. I think if anything, I'm a little bit on the fence here. I can understand the Petitioner's point that there was some kind of a structure there previously, and they just covered it. I get that. Obviously this structure is not structurally sound, so if we were to make any kind of an approving motion, I think I wouldn't be in favor of it, unless we were taking down the structure and rebuilding it. But I guess I'm open to what the rest of the Board has to say.

**COPPOLA** All right. Thank you. Vice Chair Baringhaus.

**BARINGHAUS** Thank you. I agree with Mr. Rotondo, in a sense, that for this, for myself, to support the variance, you really, as Mr. Rotondo suggested, literally, take it down and start again. I mean, you have some electrical violations. You have some structural code violations as well. You have permit violations. You're pretty, pretty, pretty deep into... you may just want to cut your losses and start from the beginning. I mean, conceptually, it's not uncommon to have a roof on the deck. I see what you're doing. I see neighbors do it. I see neighbors do it when they have restricted property setbacks, like yourself, and they kind of pull it off successfully, if it's planned correctly. The only way I would support this variance is going with Mr. Rotondo's suggestion to take it down. I'd like to see it built structurally to code, structurally to electrical code as well, all correct permits pulled, and then meets all inspection requirements. If that were to occur, then at that point, I would support the variance. Thank you.

**COPPOLA** Thank you. Mr. Testa.

**TESTA** Thank you, Mr. Chair. Yeah, I'm on the same wavelength here as Mr. Baringhaus. My issue, though, is the drawing or the site plan, obviously doesn't... isn't up to snuff, so we wouldn't be able to build this. But then at the same time, if we tabled him, or tabled the Petitioner, we could be in a situation where they never come back, or delay how long they can keep tabled. But I would be open to something, but it'd have to come down and start from new, I just don't know the best way to get to that point. But I would be uncomfortable approving something without a site plan. [Inaudible]

**COPPOLA** All right, thank you. Ms. Hakala.

**HAKALA** Quite frankly, his structure terrifies me. I'm a civil engineer by trade, and I... if you have something in writing from that person who designed this, I would suggest going after him to get your money back. I would not support a variance yet, until you take this down completely. I think it's a safety hazard, and I would worry for the safety of your mom. If there was a big storm that the uplift on us could take off like a kite. I don't know how well this would hold up to snow. I would just, for peace of mind, take it down, then we can talk about tabling and getting some sort of appeal. [Inaudible]

**COPPOLA** All right, thank you. I'm going to kind of focus on the request at hand, which is allowing for a[n] encroachment on the rear setback. And I'll let the Inspection Department do their job when it comes to issuing a permit, which would be obviously doing whatever needs to be done. So the question, from my perspective is, do we allow this extra 10 feet into... into the encroachment, into the setback? Interestingly enough, the only objection we got was from the one neighbor that is directly behind them. However, the neighbor that's directly behind them has a 300-foot-deep lot. So not certain how concerned they are, especially if they had to look at what existed there before, I would think they'd be thrilled to death on any

improvement. I don't think what's built today is an improvement, but I'm trying to focus on the issue at hand, which they're looking for, for the approval for a setback. But I kind of would almost suggest that we do a tabling, and they come back with a plan. I'm trying to struggle with this. I don't like to use up our resources. I don't like what was done. I don't think it looks good, the piece of plywood there and all that just doesn't look good. So we have an opportunity, from our perspective, to kind of say, clean this thing up. Everything needs to be cleaned up. It needs to be painted. Everything needs to match if you want the setback. But again, when it comes to the structure and whether it's done according to code, I'm going to leave that. I'll leave that to the Inspection Department. That's their job, and I'm very confident they're not going to let something be built that isn't code worthy. So I'm kind of on the fence here, curious to see what kind of motion we get. I would be supportive of a motion to allow the encroachment, and as to the approval on the encroachment would be to the footprint that's been presented. And footprint here that's got a covering that's 20 by twelve, and [inaudible] twenty, I'm sorry, by 18 to 19 and a half, that's the [inaudible] I get here. But everything else would be driven by code. They would have to. So they have it. They have a 20 by 13.9, so it would be as presented, if you look at the site plan. So from my perspective, I'm kind of okay with the 10-foot encroachment and it being limited to this footprint. In other words, it could be no wider than, let's say, the 13.9 feet that they provided. Obviously, the 20 feet is, includes the 10 feet of encroachment. So I can live with that, and it kind of saves us all the resources. And then, I'll let the Building and Inspection Department manage the construction. So I'll open up for a motion.

**BARINGHAUS** I get to do that.

**COPPOLA** That's a procurement prerogative. Again, an alternative is, if you want us to table this, I think it's kind of similar waste of resources and time. But we want to see, if everybody wants to see a plan. And I get that. I do understand that. I want to see a plan that's compliant, that's fine too.

**ROTONDO** We, if we were to make an approving they would have to turn in a plan to the Building Department before they were able to get a permit, I could support that.

**COPPOLA** Right. The only thing I'm suggesting is that limiting the width of it is exactly what they have now. Can't be any bigger than that in footprint and everything else has to comply. I'll leave that up to.... And if you want to put something also, that the colors match. We can do that, too. Those are conditions, obviously we can put on there that if you paint it to match.

**BARINGHAUS** Mr. Chairman?

**COPPOLA** Vice Chair Baringhaus.

**BARINGHAUS** Resolved that the variance sought in Appeal Case No. 2025-11-35, filed by Intessar Mahdi Naser be granted for the following reasons and findings of fact: The uniqueness requirement is met due to the setback, the rear setback size of the property. Denial of the variance would have severe consequences for the Petitioner due to restricted enjoyment of their current deck and structural soundness of the deck. The variance is fair in light of its effect on neighboring properties and in the spirit of the zoning ordinance, due to no neighbor resistance to the project. The property itself is classified as N-1, Neighborhood, under the Master Plan, and the variance is not inconsistent with that classification. Further, that the variance be granted with the following conditions: That the revised structure meet the current

footprint that was presented this evening at 20 feet by 13.9 feet. Also that the structure be built to City Building Code ordinances and also City Electrical Code ordinances as well. That the current structure be removed and redesigned to meet those requirements. And then further that the materials used in the construction of the rise deck match the colors on the home, and then that the plan itself meet with the approval of the Building and Inspection Department. I haven't really written all those down.

[Laughter]

**COPPOLA** I have [inaudible].

**BARINGHAUS** Okay.

**COPPOLA** Do I have support?

**ROTONDO** Support.

**COPPOLA** I have a motion by Vice Chair Baringhaus, supported by Mr. Rotondo. We have conditions. The size would be as presented. Dimensions are as presented. As to your comment into complying with code, I would almost say this approval in no way waives any code requirements, city code requirements. So you don't have to... that's really short.

**BARINGHAUS** That's fine.

**COPPOLA** And then the final one was that it be finished in a color.

**BARINGHAUS** That matches....

**COPPOLA** That matches...

**BARINGHAUS** That matches the home.

**COPPOLA** That matches the home. Okay.

**TESTA** Mr. Chair.

**COPPOLA** Mr. Testa.

**COPPOLA** So now we'll hear it in context.

**TESTA** I'd like to propose a couple conditions. I'd like a time on all this. [Inaudible crosstalk] Nothing critical. I had a train of thought, I'm thinking of time limit two ways, one for first the deconstruction of the current, so maybe by May 31 and then pull permits for the new one by the end of the year. So I want to time bound, making sure they're tear down the current structure, and then time bound when they need to pull permits for the new structure.

**COPPOLA** Ideally, you want that thing out of there before the spring weather, based on what I'm being told.

**TESTA** Yeah, but I would be [inaudible] sooner, but getting the footings out could be problematic.

**COPPOLA** I'm talking about more [inaudible].

**TESTA** Yeah, okay.

**BARINGHAUS** Mr. Hershey, what would you recommend [inaudible]?

**HERSHEY** I would remove it as soon as possible, just because of snow load. Structurally it's not sound.

**COPPOLA** It's not even-- You don't think it's even sound for snow load.

**HERSHEY** I'm not a structural engineer, but I wouldn't leave it. I mean, it's just it's got three supporting posts that are apparently only cemented 36 inches deep. The other supporting post is cobbled together on top of the existing deck that's 30-some years old, and it's resting on the roof. If we get high winds uplift to it, I would remove it as soon as I can, just because, and weather-wise, we're going to have a warm week. Michigan, we get, I mean, construction workers work outside.

**COPPOLA** Remove the roof structure. Fortunately I think they have the ability to appeal, correct? So even if we gave a requirement to remove, let's say the roof, which is really the part that's dangerous, immediately, they have the ability to appeal, correct? Mike's, Mr. Fisher, so what if we gave as part of the condition we said you have to remove the roof right away. What does right away mean when you have the ability to appeal? This was right away after the appeal period passes.

**FISHER** Well, I guess it doesn't, I don't see any advantage to that. I think we just....

**COPPOLA** No, I'm not suggesting you're adding it to it. The point is practically, legally.

**FISHER** Oh.

**COPPOLA** If we said move it immediately, has to be removed immediately, what does "immediate" mean when they have the right to appeal?

**FISHER** You make a good point. But, is there... you want an answer to this?

[Laughter]

**COPPOLA** Yeah.

**BARINGHAUS** The question about the whole structure is, is it safe right now? The roof is, is a problem.

**HERSHEY** I mean to code it's not the beam.

**BARINGHAUS** I'm sorry?

**HERSHEY** The span on the beam is too great. It's only two by, that'd be two by six—  
[Inaudible crosstalk]

**HERSHEY** Yes.

**BARINGHAUS** So deconstruction of the roof as soon as possible.

**HERSHEY** [Inaudible] Yes.

**FISHER** You're saying, how do we make them do something on their... under great duress. I guess I'd leave the first instance to our friends in the Inspection Department, who will let them know what they're supposed to do and when they're supposed to do it. And then things proceed from there.

**COPPOLA** Okay.

**HERSHEY** Can I ask how long do they have to do a appeal through...?

**FISHER** Well, your appeal process takes at least 21 days.

**COPPOLA** It depends on when your minutes are done.

[Laughter]

**FISHER** Well, yes. The variance will not be official for a few weeks at least, so. But that... I wouldn't say that should stop you guys from doing--

**HERSHEY** I would agree. I mean, especially, we've had more snow this year than we have had in many years.

**COPPOLA** We've had a lot of snow, yes.

**FISHER** Even the stay of prosecution that they get from ZBA contains the exception that if it's dangerous, that if this building is dangerous, we do it right away.

**COPPOLA** Good point.

**HERSHEY** And you're not approving the existing structure, you're approving setback.

**COPPOLA** No, no, the setback only. The rest of it, we leave to you guys. Inspection.

**HERSHEY** Take it down?

**BARINGHAUS** As soon as possible.

**HERSHEY** Yep.

**TESTA** So really the enforcement is... I'm sorry, the deconstruction is an enforcement issue, not a ZBA issue.

**COPPOLA** Yeah, we're not giving leave on that.

**TESTA** Right. So the only time we want to put on it would be pulling permits by the end of this year? I think that's fair.

**BARINGHAUS** So we have deconstruction on the roof as soon as possible, and then pull permits by the end of the year.

**COPPOLA** How do you define possible? We need to get a little more precise than that.

**TESTA** How about end of January?

**BARINGHAUS** End of this year is what you wanted?

**TESTA** Pull permits for the end of this year, deconstruction....

**BARINGHAUS** ASAP.

**TESTA** As Chairman Coppola pointed out, how do you define ASAP, would you say end of January?

**BARINGHAUS** That's fine. Okay.

**FISHER** So we're saying deconstruction now by the end of January?

**COPPOLA** The roof.

**FISHER** So instead of ASAP it's 1/31.

**BARINGHAUS** Correct.

**COPPOLA** Correct. [Inaudible] as soon as possible [inaudible].

**BARINGHAUS** Pull permits by....

**TESTA** December thirty-first.

**BARINGHAUS** Okay. Thank you.

**HERSHEY** Obtain, I'm sorry, the permits by...?

**TESTA** December 31 this year.

**HERSHEY** Okay. Thank you.

**COPPOLA** Because once they take the roof out there, you still gotta comply.

**BARINGHAUS** Okay.

**COPPOLA** So you can read that back to us. Do you know where [inaudible]?  
[Laughter]

**COPPOLA** Do you just want to read that? Sorry about that.

**BARINGHAUS** Anybody who can read my writing, you're welcome to it. [Inaudible] Okay. Number one, dimensions, built to dimensions as presented. Finish the color that matches the home. Improve... can't read that one. Deconstruction of the roof by January 31, 2026. Pull permits by December 31, 2026.

**COPPOLA** It's important. So we say, in no way does this approval....

**BARINGHAUS** Oh, that's it.

**COPPOLA** ...waive any of the required—

**BARINGHAUS** Approval.

**COPPOLA** --city code requirements.

**BARINGHAUS** Okay. So conditions: one, build to dimensions as presented. Condition two, approval does not waive city code requirements. Three is build to a color that matches the home. And fourth is deconstruction of the roof by January 31, 2026. Pull permits by December 31, 2026.

**COPPOLA** Okay. You think we got it? All right, you can go ahead and take roll.

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

**RESOLVED: 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,

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

1. The uniqueness requirement is met due to the setback size of the property,
2. Denial of the variance would have severe consequences for the Petitioner due to restricted enjoyment of their current deck and structural soundness of the deck,
3. The variance is fair in light of its effect on neighboring properties and in the spirit of the zoning ordinance due to no neighbor resistance to the project,
4. The property itself is classified as Medium Density Residential under the Master Plan, and the proposed variance is not inconsistent with that classification.

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

1. The revised structure must be built as to dimensions, 20 feet by 13.9 feet, as presented,
2. This approval does not in any way waive any City Code requirements,
3. Finish in colors which match the home,
4. Deconstruction of the current roof must be completed by January 31, 2026, and
5. Permits for the revised structure must be pulled by December 31, 2026.

**ROLL CALL VOTE**

AYES: Baringhaus, Rotondo, Hakala, Testa, Coppola

NAYS: None

ABSENT: Klisz, Meagher

PASS/FAIL/TABLED: PASS: PASS

**BARINGHAUS** Very good. Ms. Hakala.

**HAKALA** Aye.

**BARINGHAUS** Mr. Rotondo.

**ROTONDO** Aye.

**BARINGHAUS** Mr. Testa.

**TESTA** Aye.

**BARINGHAUS** Vice Chairman Baringhaus -- aye. Chairman Coppola.

**COPPOLA** Aye.

**BARINGHAUS** Okay. Motion variance passes five -- zero.

**COPPOLA** So there's a lot there to unpackage. Why don't you step up here just real quick. So, so the motion has been approved, but very defined. So what we basically said, and actually it complies with what you petitioned for, which is you wanted to encroach on the setback, 10 feet. So we said, we've approved that. We've limited to the footprint that you presented in your site plan, where it was twenty by thirteen nine. So that 13.9 is the maximum

that can go over the 10 feet. You have to comply with all codes. You have to work out that issue with the Inspection Department. You have to, when you've done you've got to paint the deck, all deck, to match the house, or at least be when it says match house, doesn't have to be the same color. But, you know, don't put purple. Don't put, I'm sorry. But don't put purple. You need to take the roof down before it comes down on you. The roof needs to come off. It's not structurally sound, and it's a hazard. And although we put it in our motion, it's actually required either way. This is just for clarity purposes. That needs to be done by the end of this month. And then you have till the end of the year to pull a permit to take advantage of this variance. After the end of this year, if you don't pull a permit, the variance lapses. Then you'd have to come back. So, questions?

**TURK** Yes, to take it down. It's very cold. No workers are going to come out to do that. [Inaudible crosstalk] Just give me about one minute as far as safety there before, it was on a two pole of four by four. Right now it's a six by six. It's holding it much stronger than before. Before it was not safe. Well, right now it's much safer. That's how I think. Can you send a Builder, Inspector tomorrow to the house to see how safe it is?

**HERSHEY** Excuse me, sir, I was there today. It's not structurally sound. That is not a safe deck. I would not let my mother sit underneath there.

**COPPOLA** So--

**TURK** Just for the fact that I cannot get workers to pull it down, I am willing to do it tomorrow, but it's cold. We need a little time to take it down, and it's cold. Either way, we don't go outside today. It's cold, who goes outside right now to sit on the deck?

**COPPOLA** It's the condition of the variance. You need to remove the roof.

**TURK** I--

**COPPOLA** As quickly as possible.

**TURK** I want to remove it.

**COPPOLA** You got to the end of the month to get it done. There's a warm front coming in this week. Take advantage of it. It will cool us down a little bit, but it's not as cold as it's been. You need to get it down. You put this up without a permit, you put it up without proper inspections, you put up an unsafe structure. That's on you. You need to fix it.

**TURK** I am willing to, but it's just for the weather. Workers, there's not one person or two is going to take it down. I need workers, at least three or four. More workers than put it up, is going to pull it down. But the weather to work outside right now, with twenty, twenty-five to work, because this is not a one day job or a three-hour job to pull it down, they need at least three full days. And no one is going to do it because it's 20 degrees.

**COPPOLA** It's enough unsafe structure, as determined by the Inspection Department. Generally, that's an immediate takedown. We've given you to the end of the month to do so. You need to get that structure down, just the roof.

**TURK** Can I have till end of February?

**COPPOLA**                    You have to the end of January.

**TURK**                         End of January. Okay, I'll try.

**COPPOLA**                    Otherwise. You know, once you've corrected everything, you can have your variance. Okay?

**TURK**                         What is it?

**COPPOLA**                    You have your variance, but you have to correct the issue.

**TURK**                         Yeah, for sure, I will do that.

**COPPOLA**                    Okay. Thank you.

**TURK**                         Thanks.

**COPPOLA**                    Okay. Next case, if you would please.

**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).

**COPPOLA** All right. Thank you. Mr. Hershey, anything you would like to add?

**HERSHEY** No, sir, not at this time.

**COPPOLA** Any questions for Mr. Hershey? How did this come to our attention? Was this another complaint?

**HERSHEY** I believe it was a complaint.

**COPPOLA** All right, while you're—

**HERSHEY** Yeah, I lost my cursor, so I'll take this second. Sorry.

**COPPOLA** [Inaudible] Thank you.

**HERSHEY** There's an enforcement put in October 31 of 2025, "No permit for six-foot privacy fence attached to front of home installed in 2024 per Google Images. Homeowner applied to replace other sections." This section not referenced, so he obviously must have come in for a permit, and they realized this had been added without a permit.

**COPPOLA** To your statement real quick in the sense of there was some fencing that was repaired? Is that what you see?

**HERSHEY** Homeowner applied to replace other sections. So there was obviously other sections of privacy fencing, and he came in to apply to replace those, but had added this in 2024 without a permit.

**COPPOLA** Okay. Thank you.

**HERSHEY** You're welcome.

**COPPOLA** Mr. Testa.

**TESTA** Yeah, he partially answered that. So he pulled the permit for the other portions, correct?

**HERSHEY** There is a permit on hold for it. So yes, he had come in to obtain a permit for other sections to be replaced. At which time they noticed on Google Images that the front sections had been installed illegally.

**TESTA** Gotcha. Okay, thank you.

**HERSHEY** You're welcome.

**COPPOLA** All right. Any other questions? Petitioner can step up, please. I'll need a name and address just for the record, if you would.

**ENGELS** Josh Engels, I live at 20160 Milburn Street.

**COPPOLA** All right, Mr. Engels, why don't you tell us a little bit about what happened with the privacy fence that was erected illegally.

**ENGELS** So in June 2024 we hired a contractor, Fence Pros, LLC, based out of Garden City, a guy named Kyle, to do that front corner and also the back property line in six-foot privacy fence. I asked him to pull the permit because he asked, "Do you want a permit?" I was like, "Yeah, of course." And then I got my two neighbor signatures. I gave them to him. He delayed his start date by three weeks because of the permit pulling process that he apparently never did, and then he put up the fence. And then this time, I had a lot more time, since my work schedule got a lot lighter and I didn't have to deal with a million mature trees. So I was like, "All right, well, I can put in 60 feet fence myself, right?" So I went, I pulled a permit. Two weeks later, I got an email asking me to update my or upload my license. So I uploaded that. A week later, I got an email that said, "Permit accepted," and with a permit number and a payment. So I was like, "Oh, I'm good to go." Having done this the first time, I mistakenly thought that meant I was going to build my fence. I paid the amount, and that weekend, I built my fence, and then I get a violation in the mail for the north corner. And I was like, "What's going on?" So I called the Inspection Department and they told me what was going on. And I was like, great. So it's good to know Kyle didn't pull his permit, and I also built a fence, and I wasn't supposed to, so here I am trying to get a variance to appeal to keep my fence.

**COPPOLA** So tell me why you put the fence where you did the north and south side.

**ENGELS** For the north side, that corner, originally there was a chain-link fence about two-thirds of the way up towards the front of the house. It was maybe like 20 feet back from the front corner. And we decided to move it to the front corner, which I was told by the contractor was allowed, and apparently not, so I could park. I have a trailer there, so that way no neighbors would have to look at it anymore. And also it's nice high spot in the yard. Everywhere behind the house in the spring is basically inaccessible during the snow melt, March through May, you can't dig a hole more than two inches without it filling with water. So I wanted the trailer to be in a spot that was accessible, but also out of the way, so no one had to look at it. As for the south side, in between the house and the garage, I've put that exactly where the existing fence had been. Once again, I thought my permit for the other side had been okayed and there was no issue. And then I mistakenly took the email saying that my permit application was accepted as meaning I was good to go. So I just built it right where I put it on the drawing and where the old one had been, the old one being a four-foot-tall see-through.

**COPPOLA** Okay. What's the trailer for?

**ENGELS** It's a little car trailer. My friends and I have a lemons race team.

**COPPOLA** I'm sorry, what?

**ENGELS** 24-hour lemons is—

**COPPOLA** Oh! Okay.

**ENGELS** --way, way, way cheaper.

**COPPOLA** Is that what that is?

**ENGELS** Yes, it's supposed to be a \$500 race car, but you end up spending two grand per race weekend, but we can split it five ways, so it makes it kind of palatable. But yeah, the trailer lives at our house because we're the only ones with the yard.

**COPPOLA** Okay. And on the south side you put it there, because that's where the existing fence was.

**ENGELS** Correct, and my neighbor was—

**COPPOLA** Four-foot chain-link? It was basically four-foot?

**ENGELS** It was four foot, but it was see-through. And my neighbor, Bob, on that side, he has a privacy fence from where I met it at that corner going backwards about 25 to 30 feet to the front of his garage. So I just once again, replaced what was there with six-foot privacy because I thought I was good.

**COPPOLA** On the north side, when I looked at it, there's several windows. Is there a door? There's like as you work your way towards the back of the house, I saw a window, then something.

**ENGELS** There's no door on the north side of the house, there is a utility pole with guy wires towards the back there. And then there's a tree, and obviously the air conditioner and stuff.

**COPPOLA** Okay. And then the fence that's between the house and the garage.

**ENGELS** Yes.

**COPPOLA** Did that same type of thing, there was a fence there?

**ENGELS** Correct, correct. I put it in the exact same spot.

**COPPOLA** How tall was that fence?

**ENGELS** It was three and a half, four feet, and now it's six.

**COPPOLA** That is six foot. Didn't look six... shorter to me for some reason. Also six foot.

**ENGELS** The pictures that I put in my application had six foot, because I... by the time I found out I wasn't supposed to do it, I did. I'd already done it, so.

**COPPOLA** Any particular reason why you have a six-foot fence between those two? I think you talked a little bit about you have a jumper.

**ENGELS** Yep, she figured out she could jump right on top of that fence, right there, sit there, look around, decide to leave the yard, which we don't want our dog out of our yard. I don't know anyone that wants that.

**COPPOLA** What kind of dog?

**ENGELS** She's a Kai Ken.

**COPPOLA** Okay. How big?

**ENGELS** 25 pounds.

**COPPOLA** How tall?

**ENGELS** Seventeen, eighteen inches? She's a very athletic little girl.

**COPPOLA** Questions for the Petitioner.

**TESTA** Mr. Chair.

**COPPOLA** Mr. Testa.

**TESTA** So, to the Petitioners, you have three sections of fence that you're before us for.

**ENGELS** Correct.

**TESTA** I know at least one was done by a contractor.

**ENGELS** No, it's not done yet.

**TESTA** The other two were done by....

**ENGELS** Yes, I pulled the permit. Thought I was good to go and... yeah.

**TESTA** Got that. All three sections. At least all three sections were replacing fence that was there, just not privacy fence.

**ENGELS** Correct, with the exception the north section got moved forward on the property about 15 feet.

**TESTA** Okay.

**ENGELS** So there was already fence there. It's just slightly pushed further forward.

**TESTA** You said that's on the north side?

**ENGELS** Right.

**TESTA** And your garden is on the south side, right?

**ENGELS** Correct.

**TESTA** Okay. Could you move that northside fence to further back, maybe to the midpoint of the house, or somewhere further back?

**ENGELS** So the only issue, if I did that is to park the trailer there, I have to remove that pine tree and the guy wire to get a little closer to the house, and I'd like to drive the trailer, but if I remove the tree, I can definitely put the trailer there. But then Paul would have to look at it because if it's far enough back there's not [inaudible] fence there.

**TESTA** Let me ask you in a different way, if you put it back 15 feet to where the existing-- previous fence was, would that be okay for you?

**ENGELS** I'd have to measure. Trailer's like 24 feet long, something like that, I think? I'm not actually sure.

**TESTA** So you didn't have the trailer before this fence.

**ENGELS** I did. It was just, I put it in the back corner of the lot, but then I figured out it was... I couldn't get it out without tearing up my yard.

**TESTA** Yeah. Okay, thank you.

**COPPOLA** Other questions?

**BARINGHAUS** Mr. Chairman.

**COPPOLA** Vice Chair Baringhaus.

**BARINGHAUS** When you did apply for the permit for the replace, you know, to replace those existing fences, did you show this plan to the Inspection Department?

**ENGELS** I uploaded to the B or BSA portal, and like I said, when I got that email saying, "Permit application accepted," I thought that meant I was good to go. I was expecting two-to-three-week turnaround. That was right, the three-week mark, what we experienced the last time.

**BARINGHAUS** So you do know that point these fences were in violation?

**ENGELS** Correct. Yeah, I... if I knew all the work and bought the material.

**BARINGHAUS** No, it all makes sense.

**ENGELS** Yep.

**BARINGHAUS** Application accepted. We'll contact you. Okay.

**ENGELS** I saw, "Application accepted." I was at work, I read it and went off sweet, and then I paid quick on my phone, and then I ordered the materials. And yup. It was an honest mistake there.

**BARINGHAUS** But again, like you mentioned earlier, you basically just replaced your pair of fences that had existing fences correct in those locations, they were just a four-foot fence.

**ENGELS** Yes.

**BARINGHAUS** As opposed to the six-foot fence, okay. Okay. Thank you. Mr. Chairman.

**COPPOLA** Vice Chair Baringhaus.

**BARINGHAUS** Okay. The fence line next to your neighbor at 20090 Milburn?

**ENGELS** Yep.

**BARINGHAUS** Describe that fence to me.

**ENGELS** So I put up 50 feet of six-foot privacy fence with a vehicle gate there for the drive access right there, because there's a concrete pad so you can drive into the backyard.

**BARINGHAUS** Okay.

**ENGELS** At the corner I tie into his existing six-foot wood privacy fence that's been there, it looks like 20 plus years, and that goes backwards towards the, I believe, front of his garage, at which point it changes into four-foot chain-link and continues backwards.

**BARINGHAUS** Okay, so that fence was there.

**ENGELS** Yes.

**BARINGHAUS** Okay, let's go to the other neighbor on the other side of your home where you replaced, sorry again, not good with directions, basically you come around the corner in front of your property. What are you tying into there? What type of fencing?

**ENGELS** Chain-link.

**BARINGHAUS** Chain-link.

**ENGELS** Yeah.

**BARINGHAUS** Four feet?

**ENGELS** Yeah.

**BARINGHAUS** Okay. You're not concerned about your dog jumping that or

**ENGELS** She hasn't figured out chain-link yet. So far. But yeah, ideally we want to do the whole thing. It's more of a budget issue.

**BARINGHAUS** Sure. With the exception of that one side, is primary you want. You have six-foot fencing in place, with the exception of four-foot chain-link fence that your neighbor.... That's your fence, correct?

**ENGELS** That fence, I'm not 100% sure if it's ours or not.

**BARINGHAUS** Okay, great. Thank you.

**TESTA** Mr. Chair.

**COPPOLA** Mr. Testa.

**TESTA** Question for the Petitioner. The fence to the south by your garden. Was that a chain link, or was that a four-foot wooden fence?

**ENGELS** That was four-foot wooden fence.

**TESTA** Okay. and I assume you swapped that out to keep your dog with a higher....

**ENGELS** Yeah. So that one was a... it was built almost like a deck railing. So the top had a nice flat one by six, and she just sat on top, looked around.

**TESTA** Okay. Thank you.

**COPPOLA** So if you were asked, look at the south section, to move the fence on the south section to the back of the garage. Not the back of the home, the garage. And then on the north side to move it back, probably not being able to see exactly what's there, where could be utilities and stuff, but needs to come back at least halfway. You've got windows there, so might have to go between the windows and the electrical, or after the electrical, but at least from my perspective, came back. I guess what I'm trying to come up with a compromise here, and I feel bad for you to put it in. I mean, if you didn't have this kind of misunderstanding, and you would have said, "I want to do this," they would have told you to come see us.

**ENGELS** Yes.

**COPPOLA** Before you did, you would have given us a plan. We would have said, "Okay, you know what? Going to the front of the house? Probably not something, but I think we can kind of split the baby here, and maybe you don't have to go to the back of the house, as it's required, but maybe on the garage side, go to the back of the garage. On the north side, find a place kind of midway that makes sense, so it's not at the front of the house." So if I were to say to you, move the south side to the back of the garage. Find a spot north, on the north, kind of halfway. What were your thoughts about that? I understand it's gonna be a lot of work, and it probably can't be done now, I get that. It'd be a lot of work, but, focus on a way. We didn't put the fence in without a permit and without proper stuff. You did. We're trying to come up with a compromise. I tell you, because I always try to do these things as, let's pretend that didn't happen, and you're just coming in to us and saying, "Hey, I'd like to do something different than

I'm allowed. What do you think?" And this is what I would say, "Bring it back of the garage and find a spot in the middle of the north side that makes sense, that doesn't impede utilities and other stuff, but not the front of the house, and not 10 feet from the front of house, a meaningful way back from the house. So let me pose that thought to you.

**ENGELS** So to start with the south side, we do have that existing garden fence, which is about that far rearward of the rear build line of the garage. So if we were to go straight across there, I'd have to also move that.

**COPPOLA** And what is that? I mean, it's either it's a rectangle, so it'd be just one side. Maybe I misunderstand where the back of the garage is here, but I thought that the site plan you gave me looks like that fence for the garden on the west side, which is toward your front, is even, kind of even with the back of the garage.

**ENGELS** It's really close.

**COPPOLA** So you just run it along that. So.

**ENGELS** It's like, yeah, I think—

**COPPOLA** You need to take out the west side, because you have your fence there, right?

**ENGELS** Yep. Understood, yes. In the pictures I attached, I think, number... figure thirteen, it looks like you can see.

**COPPOLA** Yeah. Thirteen?

**ENGELS** It's hard to see, but I took that photo from like, right in line with the back of the garage. You can see, it's not quite even, but it's close. The drafter did their best with all the photos of detail. I gave them a few different iterations. And then we'd be, I'd have to meet it with the chain-link fence right in the middle of Bob's garage, and then he'd have that vestigial privacy fence hanging off the front.

**COPPOLA** Yep.

**ENGELS** It's certainly possible.

**COPPOLA** Yeah, or, I mean, I could say, "Go to the back of his garage." Concerned about him, but that's an alternative. I'm saying I just... the front of the house doesn't work for me.

**ENGELS** The front of the—sorry.

**COPPOLA** Having the fence, a six-foot privacy fence at the front of the house. It doesn't.

**ENGELS** Oh, I thought we're talking about the garage side. Sorry.

**COPPOLA** No, no, I'm saying where it is today, it's not something I'm willing to accept and approve. You've got four other people here that might be on your side, on that, I'm not, but I'm willing to do something.

**ENGELS** Yeah.

**COPPOLA** Some level of variance that is a compromise that'll work for both of us.

**ENGELS** So I can move it on the north side back, but I lose the trailer parking spot. At that point, I would strongly prefer to keep the south side where it is so I can park the trailer there. Once again, it's still out of sight, but accessible. And then I'm not leaving Bob's 20 feet of six-foot fence just hanging out in the wind. If you look at the photos, that is pushed back from the front of the garage just because the shape of the garage, but it is that corner. Otherwise, I mean, at the end of the day, I'm up to your guys's discretion here, if you say I have to move it, I'll move it.

**BARINGHAUS** Mr. Chairman, what's the term to say you're parking your trailer is so far forward, you have sufficient property to store it in the back?

**ENGELS** So from March through early June, our property is very, very wet in that if you dig a hole back there anywhere below two inches, it just fills with water. I've gotten a vehicle stuck in my backyard before trying to get the trailer out, and that's why I wanted to move it up to that front corner so it's out of sight of me. It's out of sight of the neighbors, and that's a dry spot in the lot. The side of the house is maybe, like, a foot or two higher than pretty much everything around it. All that ground is raised, but there is that concrete pad on the south of the garage, where it could also go next to the garage. But once, if I move the fence back there, then it's... everyone needs to look at it. No one wants to look at a car trailer.

**BARINGHAUS** Yeah. On the one side of your house, you have a window. What room is that? Is that like a living room window? Which requires some enclosure or privacy?

**ENGELS** On the north side, the front corner window is a guest bedroom. The second window is for a bathroom, and the third window is our master bedroom. And all three of those windows, I believe, are further forward than the half of the house. Our house is 65 feet long. So that was another--

**BARINGHAUS** What would your thoughts be about putting the fence between the first and second windows?

**ENGELS** That should still allow me room to park the trailer there? So that would... I'd agree [inaudible] the fence.

**BARINGHAUS** I agree with Chairman Coppola that, like him, I don't like That's right at the front corner of the house. I think it needs to be moved back somewhat and to correct it. And, yeah, you do have some locations, trees, electrical, things like that. So, yeah, I'm just trying to determine what would be workable.

**ENGELS** Yeah, I'm fine moving the north fence line back as far as you guys deem necessary. It'd be awesome if I still have enough room without having to remove that tree to

stick the trailer there. If not, oh, well. I'd rather have a fence than a dry trailer parking spot. Keeping the dog inside is more important than where the trailer's at.

**BARINGHAUS** On the other side of your house you have existing landscape. What type of landscape is that?

**ENGELS** We just have a few Arborvitae and some bushes in there.

**BARINGHAUS** So if you had to move that fence back, you could put that fence behind the Arborvitaes.

**ENGELS** Yeah, that would expose the side of the garage storage. We have a ladder and a kayak and a few other things stored out there, but like...

**BARINGHAUS** Could it be relocated?

**ENGELS** Into the trailer. Probably.

**BARINGHAUS** Because I would think, ideally, I'd like to see that this whole fence is moved back equal distance on both sides.

**ENGELS** Yeah, we want it to be somewhat here. That's right.

**BARINGHAUS** I think behind the Arborvitaes, you can still keep those, use that as a shield on the fence and still have the [inaudible] on back there, would be my suggestion.

**COPPOLA** Any other questions for the Petitioner?

**TESTA** Mr. Chair.

**COPPOLA** Mr. Testa.

**TESTA** For the Petitioner. Your garage, how many? How big is it? Is it a three-car garage?

**ENGELS** Yeah.

**TESTA** Yeah, it looks like there's a two-car bay that's forward of the [inaudible]. What's behind the two-car garage?

**ENGELS** Like a little workshop area in the part of the garage, though.

**TESTA** You have a rather spacious garage.

**ENGELS** Correct.

**TESTA** Could you move the trailer into your garage?

**ENGELS** There are three vehicles parked in the three-car garage.

**TESTA** Okay. Move that to the other driveway.

**ENGELS** I've got, there's a lot of cars.

**TESTA** The two-car garage. How much forward of the third bay does it sit?

**ENGELS** I think, 12 feet.

**TESTA** Okay. Where I'm going with this is, I want to point out to my friends up here. Yes, the fence does come to the front part of the third bay with the other two bays are much more forward up that.

**ENGELS** Yes.

**TESTA** That's not truly to the front of the garage.

**ENGELS** That section of fence is the furthest back on the lot, for the front 72 feet from the street.

**TESTA** Personally, I'm fine with where that fence is. It doesn't come to the front of the garage. I might be open to moving back slightly, but I don't think maybe it was too, too drastic with that one. The other side of the house does obviously come up to the front of the house, and I would agree should be moved back at some point. Thank you.

**ROTONDO** Mr. Chair.

**COPPOLA** Mr. Rotondo.

**ROTONDO** Question for the Petitioner, just to kind of tail off. Mr. Testa's point, would you be willing to move that north fence back to make it somewhat even with the south fence? That makes sense?

**ENGELS** That would be like—

**ROTONDO** 15 feet or so roughly.

**ENGELS** Yeah, right where he suggested between the two windows, and that should still give me room to put the trailer there, and that's not a big deal.

**ROTONDO** And that way we could have some uniformity to it.

**COPPOLA** Do you have any other questions for the Petitioner?

**BARINGHAUS** I have a question for the Inspection Department. On the fence between the garage, it looks like, is that [inaudible] on that glass?

**HERSHEY** Yes.

**BARINGHAUS** Can you put a fence up against glass like that?

**HERSHEY** Yeah, I'm sure it's not attached, it's probably just up to it.

**BARINGHAUS** Okay.

**ENGELS** Yeah, it's, there's a structural post there for the area.

**BARINGHAUS** I'm sorry.

**ENGELS** It's in between windows.

**COPPOLA** Mr. Hershey, generally, for that particular fence, where would that? Where's that supposed to be?

**HERSHEY** That fence should also be at the rear of the house, unless it's a sight-obscuring fence, should be at the rear of the house. That's why the other one was non-sight-obscuring and then it was up front.

**COPPOLA** And just for clarification, on the south side where the garage is. Where would that supposed to be, the back of the garage?

**HERSHEY** That should be at the back of the garage, yes, for a sight-obscuring fence. Privacy. The original fence was non-sight-obscuring four-foot tall.

**COPPOLA** Anything else? Seeing nothing else, you can have a seat for a moment. Is there anybody in the audience who would like to speak for or against this petition? Seeing none. We have some correspondence?

**BARINGHAUS** Yes, we have two letters, a letter of approval from Cody Escandon, 20099 Milburn, (letter of approval was read). Letter from Lawrence Cunningham, 20135 Purlingbrook, (letter of approval was read). And that's the letters.

**COPPOLA** Thank you. All right, so that's pretty much it. So Mr. Engels, like to say anything in closing?

**ENGELS** I'd just like to thank you all for your time and reiterate that if I need to move some stuff, I'll move some stuff. I just want to keep my dog in my yard.

**COPPOLA** I understand. All right, thank you very much. I'm gonna close the public portion of the case and start the Board's comments with Mr. Testa.

**TESTA** Thank you, Mr. Chair. I'm open to some type of variance. I do understand the concern that specified by some Board members about how far forward of the house where the fence is going. I'm not as problematic with it on the south side. On the north side, I am. I would be open to a table motion tonight. I know we typically don't like doing that. My thought here is, let him come back with a counter proposal based on the feedback they received tonight and maybe some... I drove by the property. I was focusing on what the fence looked like today, not... I didn't really look at a counter proposal for how far back to push it. Then it would give us an opportunity drive by it again or provide photos next time, to show why they're proposing, say, just moving about 15 feet, as opposed to 20 or 30, or whatever it is, to let them go, think about

this and come up with a concrete proposal where they can move the fence back from the road. Thank you.

**COPPOLA** All right. Thank you. Vice Chair Baringhaus.

**BARINGHAUS** Thank you. Yeah, I'm going to look at a variance provided as the following conditions that on the northwest side of the home, that the fence be moved between the first and second windows, maybe midpoint. I think that's a good compromise. So it gives you the opportunity to park your trailer there without major tree removals, things like that. And then also it meets the requirement of bringing the fence off the corner of the house. The fence by the sunroom and the garage, I'm willing to overlook that. I think it's not.... It's a small section of fence. It doesn't-- it's not as pronounced as one on the corners, on the northwest side by the garage. I think I'd like to see that move back. Try another [inaudible] distance from where we would move it on the other side of the house, between the first and second windows. Just to give it a sense of consistency on the street level.

**COPPOLA** All right, thank you. Mr. Rotondo.

**ROTONDO** I'm sorry, can you... did you say moving the north and the south, or just the north?

**BARINGHAUS** Both, I want both sides. I want—

**ROTONDO** Both sides moving back?

**BARINGHAUS** Yeah, correct.

**ROTONDO** Gotcha. Okay, yeah, I guess I would be in favor of moving the north side fence back, like Mr. Baringhaus. You talked about between the window there. That way it's not right at the front corner of the house. On the south end. I don't have too much of an issue with it because it is set back. It's not right on the front corner. It's actually set back a little bit, 12 feet or so, and then the fence in the middle, I'm okay with. I know there's some doors there on the garage and on the house, and I know it's nice to have that privacy fence there, especially if you get home from work late or something, and you got to get out of garage, go to the house. So I'm okay with the fence in the middle. I guess I'd be open to tabling if we don't have supports, I don't know. I don't know if we all have our minds made up on this. So I guess we'll see. We'll see where we're at.

**COPPOLA** All right, thank you. Ms. Hakala.

**HAKALA** Thank you. On the north side of fence, I think that needs to move back at least that's the first one, though. I think the part of what I want, I don't think it's worth pushing it back halfway. I think it should either be to the back of your garage or not move, if you don't work with that concrete slab. Just having the fence a little bit, I don't think that really makes sense. So I'd rather see the garage, push back to the back, sorry, the south line of the fence, push back to the edge of the garage. That kind of gives us some sort of compromise, as well as just an ETD vision if you're backing in the neighbor's driveway or backing up the neighbor's garage and not able to see them on that corner.

[Inaudible]

**HAKALA** The one on the south side?

**ENGELS** Yeah.

**HAKALA** Okay, I'm sorry.

**ENGELS** You're good. I just wanted to make sure you knew what you were looking at.

**HAKALA** Thank you still. And I don't think that that should be in the middle of the garage. They should be at the front or... I really need to discuss with my colleagues here. The middle fence, I'm okay with it, I guess, because it'd be a pain to move again onto concrete or into a weird space. I would like to see where everybody talks... it stands in terms of signaling it to see if we want the exact location or, I mean, he's not going to move tomorrow. This is a safety concern. So maybe we can come to a compromise.

**COPPOLA** Okay. Thank you. More and more I thought about this, kind of less and less I'm in support of this. Moving it back on the south side to the back of the garage implies no variance is required. So that would be kind of like, kind of like denying it, since I don't deem a trailer to be a hardship. And all we talked about is moving this side to accommodate a trailer. A trailer's not a hardship. There's other places. You got a big piece of property here, there's lots of places you can put the trailer. You can put a pad in so that it doesn't sink. There's, you could put... you could build up an area with gravel and stuff. So there's lots of opportunities for you to correct the issue of where you put that trailer, big property. Big, big property. Lots of places to put it. I always try to look at these things again as if the fence didn't go, ignore the fact the fence exists right now. That's unfortunate for you, that that happened, and I feel bad, but it is what it is. And for you, coming in and this big piece of property you have, a lot of times when we're moving a lot of fences to go more forward, it's because they got an issue with the property. It's small, or half of it's underwater half the year, or there's other issues where we've kind of... None of that exists. You've got a big piece of property, there's no reason for the fences to be any far forward than they were. I understand that. We get a lot of confusion because there's chain-link fences. They can go to the front. They're not side. You go, "Yeah, well, that's there. I can just build a fence." That's unfortunate it's not, and putting the big... just privacy fence just doesn't look good. The one between the houses, I'm not sure what to do with that. That's... I understand your issues with that, and I know you talked about a door, and I didn't fully understand what the door.... I prefer that the fence be back behind, to the back of the whatchamacallit, the greenhouse, but I think you said there was something about a door or something that might have been in the way, but there's no door there. I want it at least back behind the greenhouse back.

**ENGELS** There's a door on the back of the greenhouse there.

**COPPOLA** Yeah, but I'm saying to the back corner of the greenhouse. The back, yeah, so it aligned with the back corner. Nonetheless, I don't see a hardship here. So I'm not for this. I think they could put the fence in where it belongs, and it would not create that... would not. There's not a hardship for that. So I will then open it up for a motion.

**TESTA** Mr. Chair.

**COPPOLA** Mr. Testa.

**TESTA** I'm going to motion to table this case to allow the Petitioner to modify his plans and come back before hopefully the full Board.

**ROTONDO** I support that.

**COPPOLA** All right, so I have a motion to table by Mr. Testa, support by Mr. Rotondo. Go ahead and take roll.

On a motion by Testa, supported by Rotondo, the variance was tabled.

**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.

**ROLL CALL VOTE**

AYES: Hakala, Rotondo, Testa, Baringhaus

NAYS: Coppola

ABSENT: Klisz, Meagher

PASS/FAIL/TABLED: PASS: TABLED

**BARINGHAUS** Ms. Hakala.

**HAKALA** Aye.

**BARINGHAUS** Mr. Rotondo.

**ROTONDO** Aye.

**BARINGHAUS** Mr. Testa.

**TESTA** Aye.

**BARINGHAUS** Vice Chairman Baringhaus votes aye. Chairman Coppola.

**COPPOLA** Nay.

**BARINGHAUS** Variance is tabled four to one.

**COPPOLA** Okay, so the variance has been tabled for you to have an opportunity to kind of digest what you heard here, come back with an alternative plan. You could theoretically come back with the same plan if you wanted to and you may have a full Board in the May hearing. You may have seven people and maybe it'll little fly, or if you want to kind of adjust it to better your chances, you can do that too. So once you're ready to come back, call the Zoning Board Office and they'll get you back. There's no extra cost. You've been tabled. We don't charge any more fees. So there's nothing there. That stays where it is for now. But on the tabling, what we didn't do is we didn't put a time limit on it, and I would like to, if possible, if everybody agrees, I'd like to reopen, reopen the petition real quick. Everybody, reset, everybody in favor?

The Board voted unanimously to reopen the petition.

**COPPOLA** So reopening, we want to put a time frame on that so we'd like them back what, Mr. Testa, Mr. Rotondo?

**TESTA** Say by the end of... we should do May thirty-first. How about April thirty-first, give them some time, but also we want to get them as early as they can.

**COPPOLA** Our meeting... So that would mean it could come in no later than... February, March, April. He said April thirty-first, so that would be the May twelfth meeting. April seventh for the May twelfth.

**BARINGHAUS** Okay.

**TESTA** And give them the option of March, April, or May.

**COPPOLA** All right. So we just did a whole lot of... need to take a vote, if you didn't quite hear that. So now we have, we have to come back by the--

**BARINGHAUS** Submit a revised plan by May 12, 2026.

**COPPOLA** You can go ahead and take roll.

**ROLL CALL VOTE:**

AYES: Hakala, Rotondo, Testa, Baringhaus

NAYS: Coppola

ABSENT: Klisz, Meagher

PASS/FAIL/TABLED: PASS: TABLED

**BARINGHAUS** Okay. Ms. Hakala.

**HAKALA** Aye.

**BARINGHAUS** Mr. Rotondo.

**ROTONDO** Aye.

**BARINGHAUS** Mr. Testa.

**TESTA** Aye.

**BARINGHAUS** Vice Chairman Baringhaus votes aye. Chairman Coppola.

**COPPOLA** Nay.

**BARINGHAUS** It's four – one.

**COPPOLA** I apologize.

**BARINGHAUS** It's all right.

**COPPOLA** A little procedural stuff there. So you have till the 20-- to the meeting on the twenty... May twelfth. So I think you'd have to get, you'd have to notify the Zoning Board Office by April thirteenth that you're ready to come back. Again, you can come back with the same plan and take your chances, maybe with a larger Board, or you could revise it and see if you get greater support for what you're proposing. Do you understand? I know I'm kind of... I want to make sure that you understand and there's no confusion. Okay? In the interim the fence stays for now. Okay, you don't have to take it down. All right, thank you.

**ADMINISTRATIVE TASKS**

**BARINGHAUS** Mr. Chairman.

**COPPOLA** Vice Chair Baringhaus.

**BARINGHAUS** Yes, we have some minutes to approve from September 23, 2025, [two of our five] members were absent, Ms. Hakala and Mr. Rotondo, so we would not have a quorum.

**COPPOLA** I believe, I think we talked about this before, Mr. Fisher, can absent members vote on minutes that they weren't at?

**FISHER** There's no rule against that.

**COPPOLA** So they can vote.

**BARINGHAUS** Can vote? Terrific. I will put forward the motion to approve the minutes.

**TESTA** Support.

**BARINGHAUS** or Hey, motion by Mr. Testa to approve the minutes from September twenty-third. Is there a second?

**HAKALA** Second.

**BARINGHAUS** Okay. Second by Ms. Hakala. All those in favor say, "Aye."

The Board voted unanimously to approve the minutes from the Special Meeting of September 23, 2025.

**BARINGHAUS** Okay. Minutes approved.

**COPPOLA** Thank you, Vice Chair Baringhaus. Any other things that we need to cover today?

**BARINGHAUS** There's just one minor tweak to the meeting schedule.

**COPPOLA** Yeah, saw that day. It was on the 22<sup>nd</sup>, I think it was? Which is actually an additional meeting date. They had to be moved to the gallery.

**BARINGHAUS** Okay.

**COPPOLA** Not a big deal.

**BARINGHAUS** An FYI.

**COPPOLA** Right. Okay, there's nothing else that-- I'm sorry, Mister--

**TESTA** I just wanted to say, one of the public comments tonight mentioned they were able to get the material off the website, so we, a few meetings back, asked to have it put on the public notice. I'm glad to see that's working so people are able to see the package beforehand.

**COPPOLA** Yeah, that is good. Gives them a chance to read beforehand. I agree. Okay.

**TESTA** Otherwise, I motion to adjourn.

**COPPOLA** Got a second?

**HAKALA** Support.

**COPPOLA** All right, we have a motion to adjourn by Mr. Testa, support by Ms. Hakala.

The Board voted unanimously to adjourn the meeting.

**COPPOLA** We're adjourned at 9:47.

**BARINGHAUS** Thank you.

There being no further business to come before the Board, the meeting was adjourned at 9:47 p.m.

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Gregory G. Coppola, Chairman

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Timothy Klisz, Secretary