

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

**June 9, 2026 – 7:00 p.m.**

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

**AGENDA ITEM(S):**

1. **APPEAL CASE NO. 2025-11-36, Joshua Engels, 20160 Milburn Avenue (tabled on January 6, 2026 and rescheduled from April 7, 2026):** Seeking to maintain an illegally erected 6-foot-tall privacy fence resulting in a privacy fence erected in the side yards forward toward the street beyond the rear corner of the dwelling, which is prohibited.
2. **APPEAL CASE NO. 2026-05-04, Abby and Shawn Head, 28202 Gita Avenue:** Seeking to erect a six (6) foot tall wood privacy fence on a corner lot resulting in a privacy fence erected in a side corner lot that will not align with a similar fence on the neighboring lot and a privacy fence that is forward toward the front of the lot beyond the rear corner of the house.
3. **APPEAL CASE NO. 2026-05-06, Sara West and Brian Schreck, 11300 Cranston Avenue:** Seeking to erect an addition with a new attached garage resulting in a deficient rear yard setback.

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

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

## ZONING BOARD OF APPEALS

### ZONING BOARD MEMBERS

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



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

### MAYOR

MAUREEN MILLER BROSANAN

### COUNCIL MEMBERS

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

### **PUBLIC NOTICE MAY 22, 2026**

**APPEAL CASE NO. 2025-11-36, 20160 Milburn Avenue (tabled on January 6, 2026, rescheduled from April 7, 2026):** an appeal was made to the Zoning Board of Appeals by Joshua Engels, seeking to maintain an illegally erected 6-foot-tall privacy fence resulting in a privacy fence erected in the side yards forward toward the street beyond the rear corner of the dwelling, which is prohibited.

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

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

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

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, June 9, 2026, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

**ZONING BOARD OF APPEALS,**

A handwritten signature in black ink, appearing to read "TK", is written over the printed name of Timothy Klisz.

Timothy Klisz, Secretary

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





CITY OF LIVONIA  
INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154  
421-2000


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

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

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

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

Remarks North fence is approximately 56 feet (▲ proposing 48 feet) forward of the rear corner of the dwelling, the south fence is 11 feet forward and the fence on the south side of the garage is 24 feet forward of the rear corner of the structure.

Plans and Application examined by  Date 3/16/26

APPLICATION FOR VARIANCE

josh.engels@gmail.com

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

**OWNER'S AFFIDAVIT**

COUNTY OF WAYNE )  
STATE OF MICHIGAN )

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

Signature of property owner: Joshua Engels

Please print name of property owner: Joshua Engels

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

Subscribed and sworn to before me this 25<sup>th</sup> day of November, 2025

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

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

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

**NOT TO BE COMPLETED BY APPLICANT**

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

REMOVE 6' PRIVACY FENCE ILLEGALLY ERECTED w/o PERMITS

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

[Signature]  
(Supervisor)

Application for permit filed YES

Violation Issued YES

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

- No

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

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

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

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

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

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

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

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

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

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

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

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

- N/A

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

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

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

- See Question 8

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

- No

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

- The South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 2, Town 1 South, Range 9 East, except the West 30.00 feet thereof deeded to the Board of County Road Commissioners.
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- Between House and Garage
  - House length would result in fence located 128 feet from road
  - Southeast rear corner of home has existing wrap-around deck which would need to be removed. See figure 10
  - Line from SE rear corner of home to south property line cuts through existing pond feature which would need to be removed. See figure 10
  - Line from SE rear corner of home to south property line cuts through existing garden fence which would need to be removed. See figure 10
  - House has 2 side doors and garage has side door located on concrete pad immediately west (street-side) of wrap around deck. See Figure 11. These would not be contained inside back yard.
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  - If fence were from SE corner of garage, fence would be located 97 ft from the road
  - Line from southeast rear corner of garage to south property line passes parallel with and within 2 feet of existing garden fence, making maintenance difficult. See figure 13
  - Additionally, neighbor has existing privacy fence extending between properties on south lot line to be in line with the front corner of the addition on the South side of our garage. It connects at the corner to the existing fence. See figure 12

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

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

- We received feedback at the January ZBA meeting from multiple board members that the current location of the fence here is too far forward. This revised petition requests moving the fence rearward 8 feet to in between the first and second window per suggestions at the previous board meeting. On the North side the proposed fence position will still block a bathroom window and master bedroom window from view and as a bonus allows out of sight storage for our trailer in a dry, accessible area.
- On the South side our fence ties directly to the neighbors existing 6' privacy fence, and keeps our side garage storage area (kayak, ladder, vehicle parking space, etc) secure and out of sight.
- Moving fence to rear corner of house would result in:
  - Removal of existing deck, pond, and garden fence
  - Loss of 5,334 sq ft of backyard space
  - Only direct access to rear yard from inside the house would be through the master bedroom door
- Moving fence to rear corner of house on North side and rear corner of garage on South side would result in:
  - Loss of 1,365 sq ft of backyard space
  - Trailer would have to be stored in view of neighbors or in other areas of backyard which are inaccessible from Jan-June (low ground)
  - The fence would have to be even further rearward than described to avoid the utility guy-wires

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

- Neighbors who share a property line have all been consulted and approve of the fence position. Please see signed privacy fence authorization forms from each.
- Both direct next door neighbors have 6' privacy fencing extending a similar distance forward in their lots. Multiple other homes on our street and in the neighborhood also do.
- Keeping our dog contained is an extremely high priority for us as it's unfair to neighbors to have a loose dog, and a robust physical barrier mitigates risk
- Moving the Northern section of fence rearward 8 ft and keeping the other sections in the current location leads to a cohesive curb view in terms of fence to street distance, and will ensure the neighborhood looks good. See figures 2-6.

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

- Yes, I have written and sent a letter to the City Council.

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

- N/A

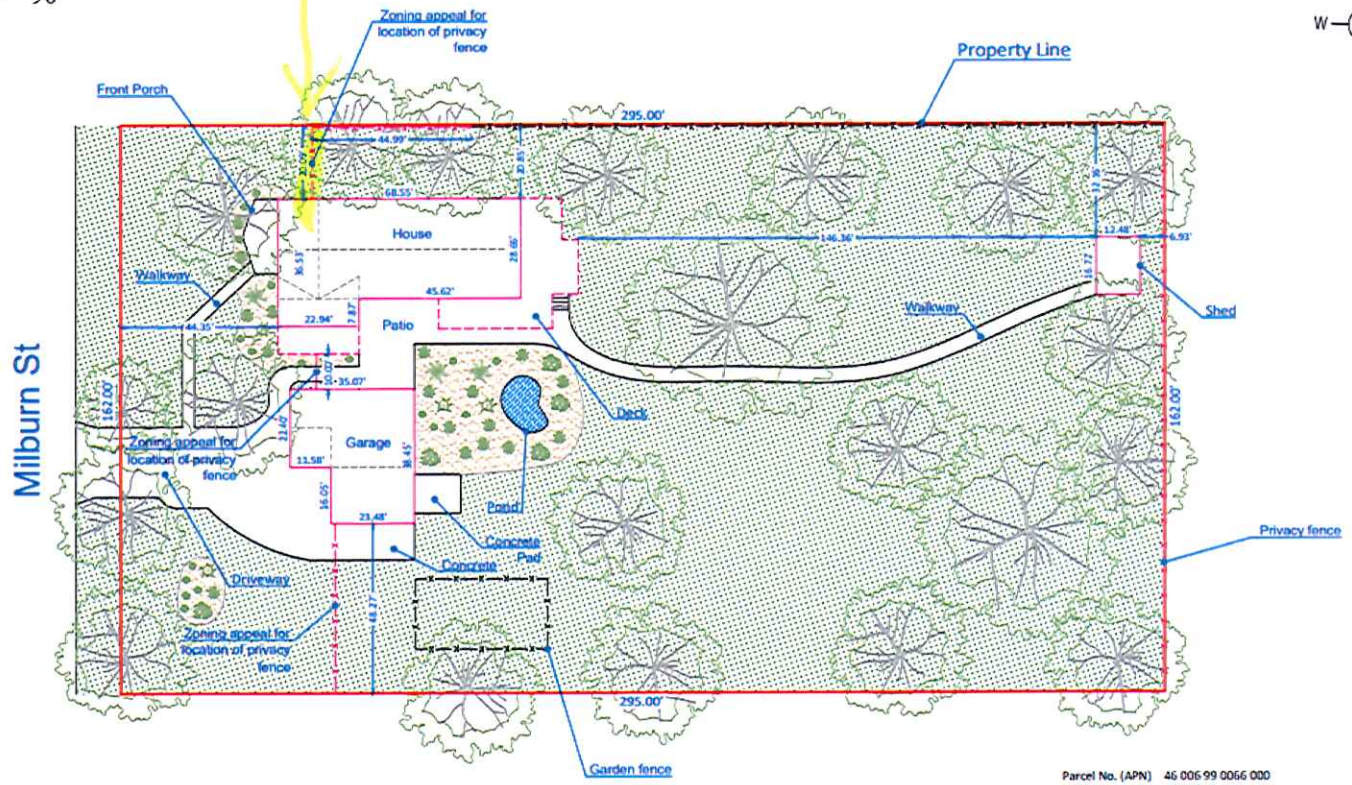
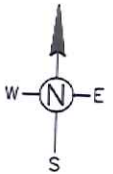
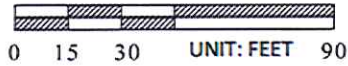
8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process:

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

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

- See Question 8

# SITE PLAN



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

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

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

Date: December 15, 2025

**RECEIVED**

MAR 13 2026

Inspection Department  
 City of Livonia

Figure 1 - Site Plan

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



Figure 3 - View of property from W



Figure 4 - View of property from W



Figure 5 - View of property from W



Figure 6 - View of property from SW corner



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



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



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



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



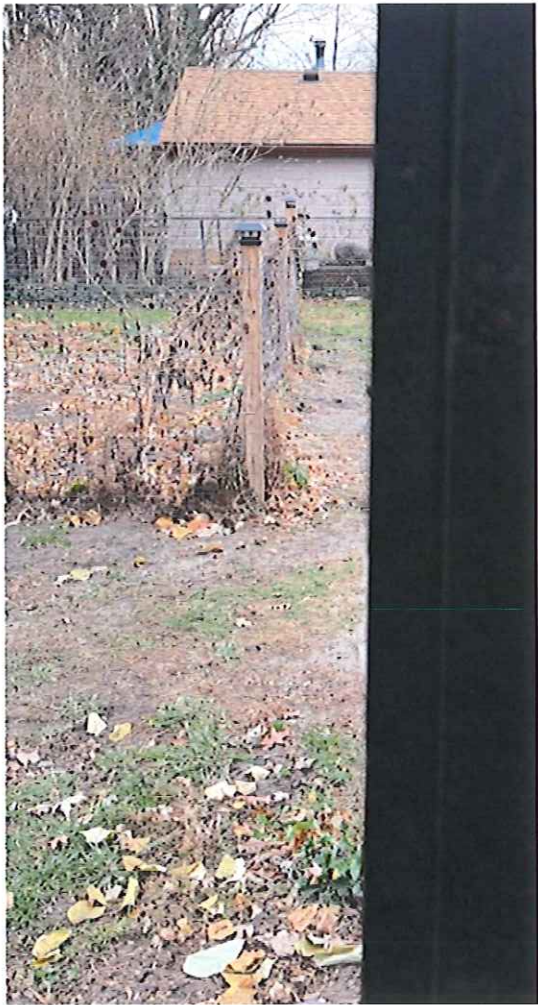
Figure 11 - View facing West, towards the street, showing the 2 house side doors, garage side door, and concrete pad and sidewalk enclosed by the fence's current location. Arrows indicating doors



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



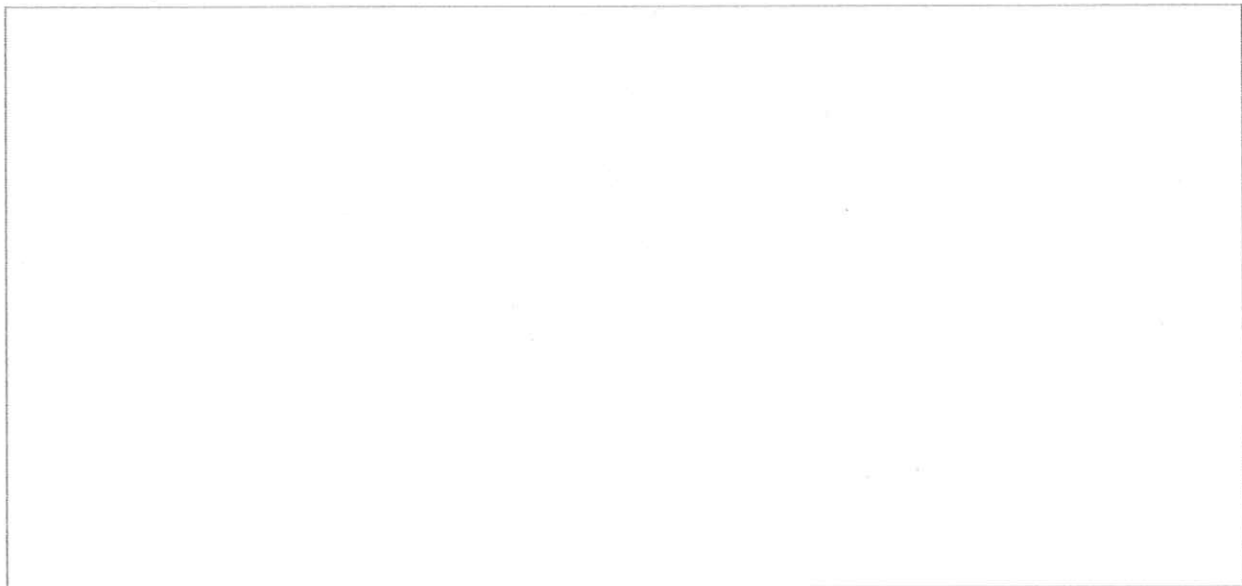
Figure 13 - View South from SE corner of garage showing close proximity of that line to existing garden fence



Other examples of similar fencing in my neighborhood:



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

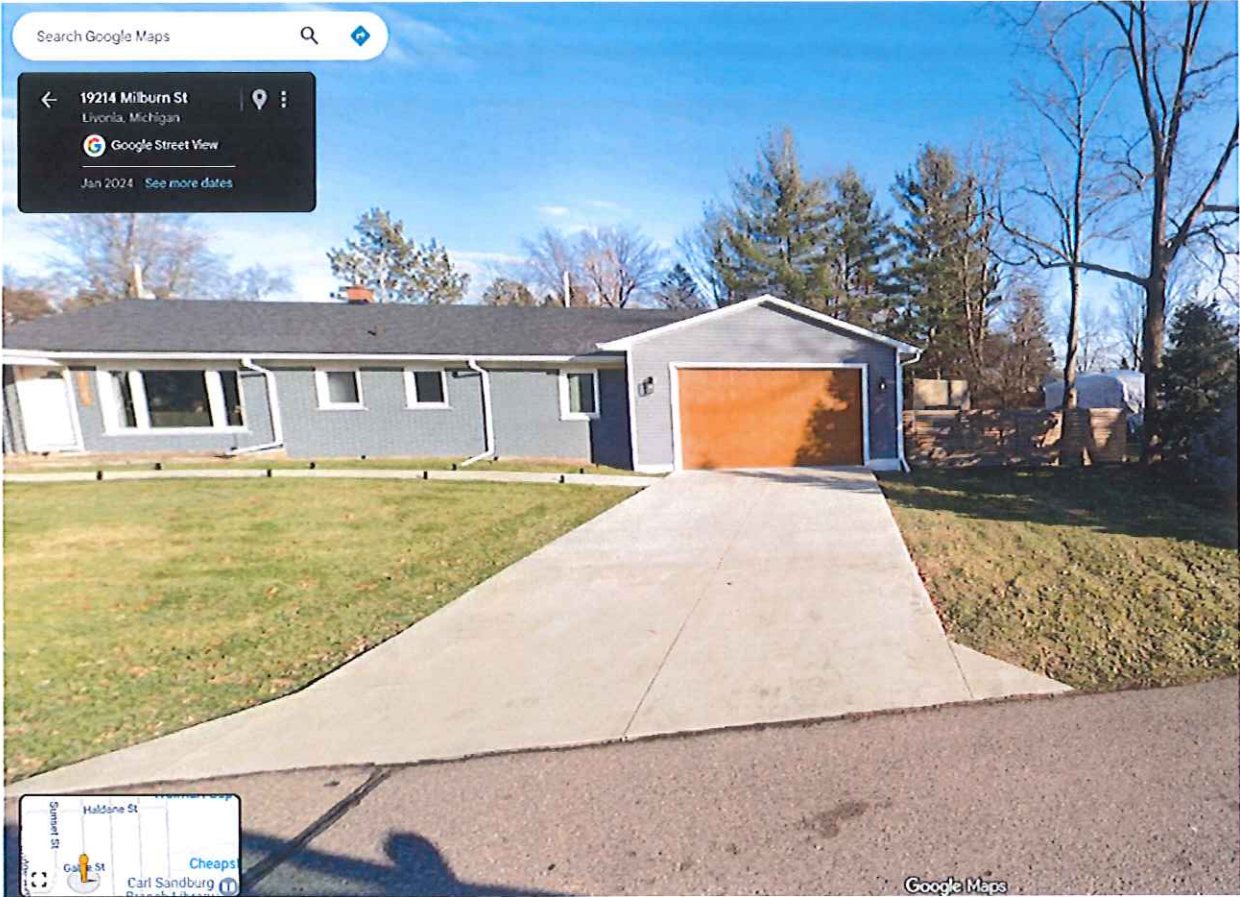




My neighbor directly south of me has a fence extending further forward than the rear corner of his home as seen in images above and below. My fence on the south side of my property meets his as seen in figure 13

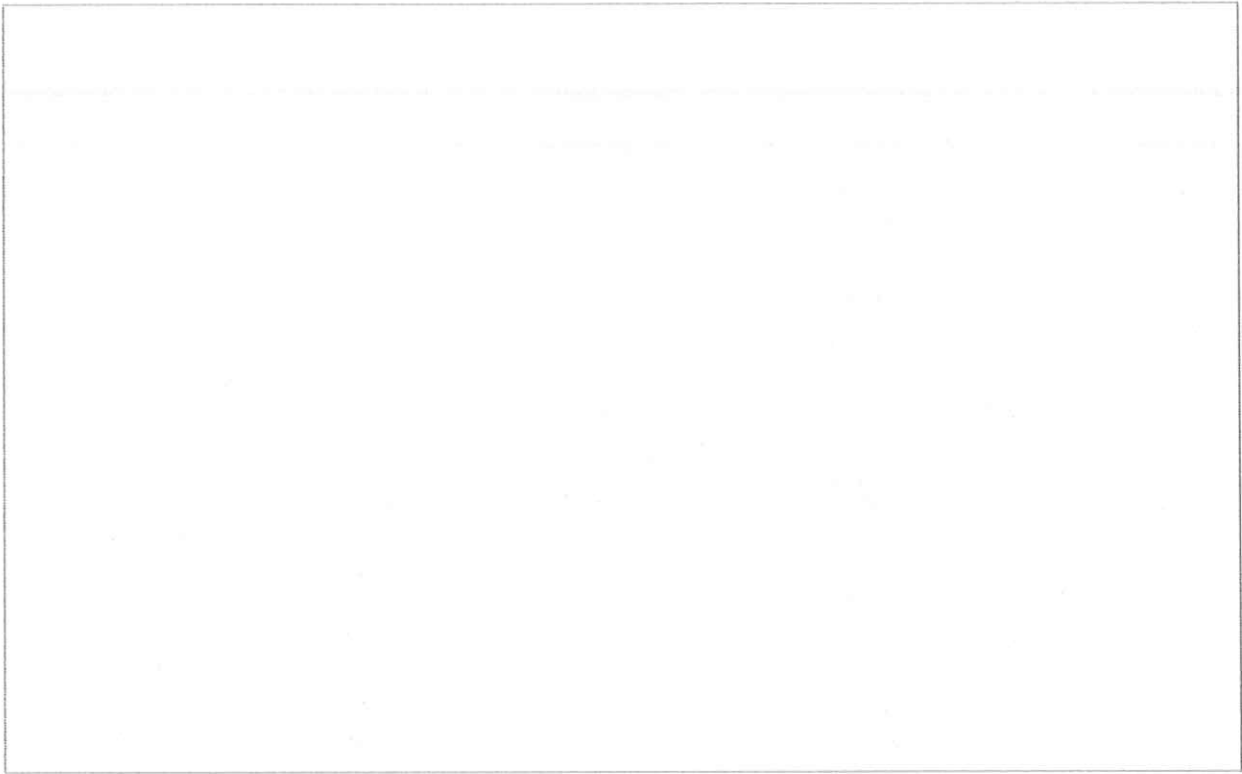


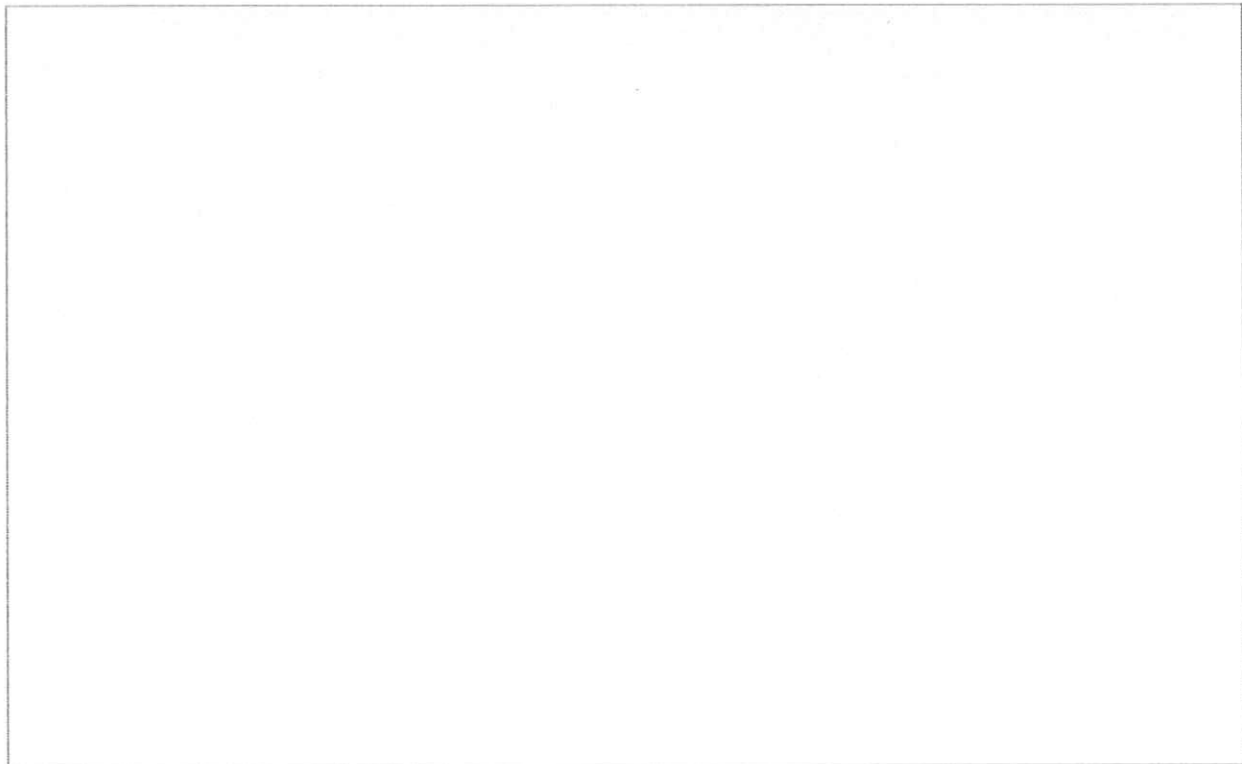
Three other examples on my street of 6' privacy fencing extending further forward than the rear corner of structures:

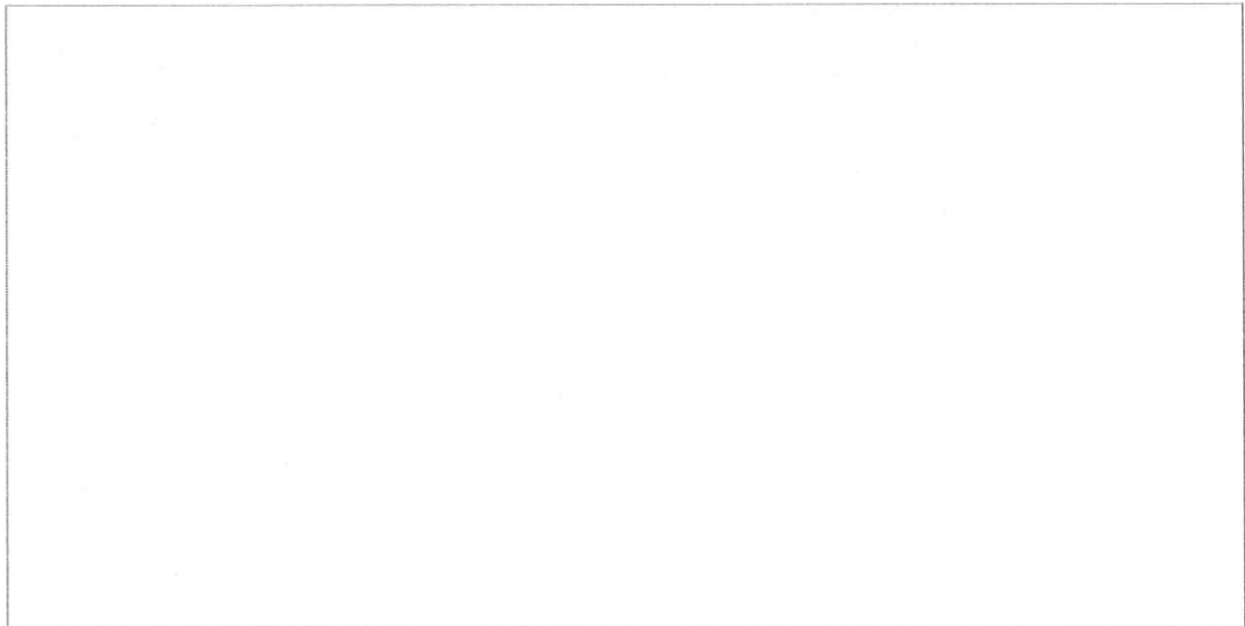
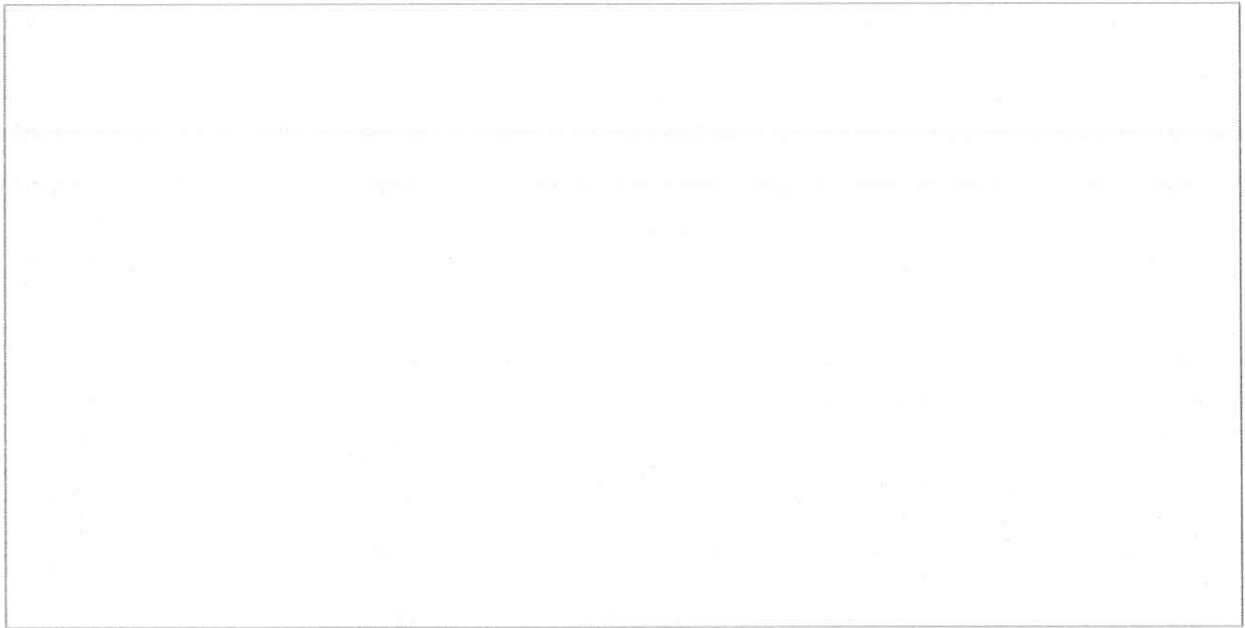


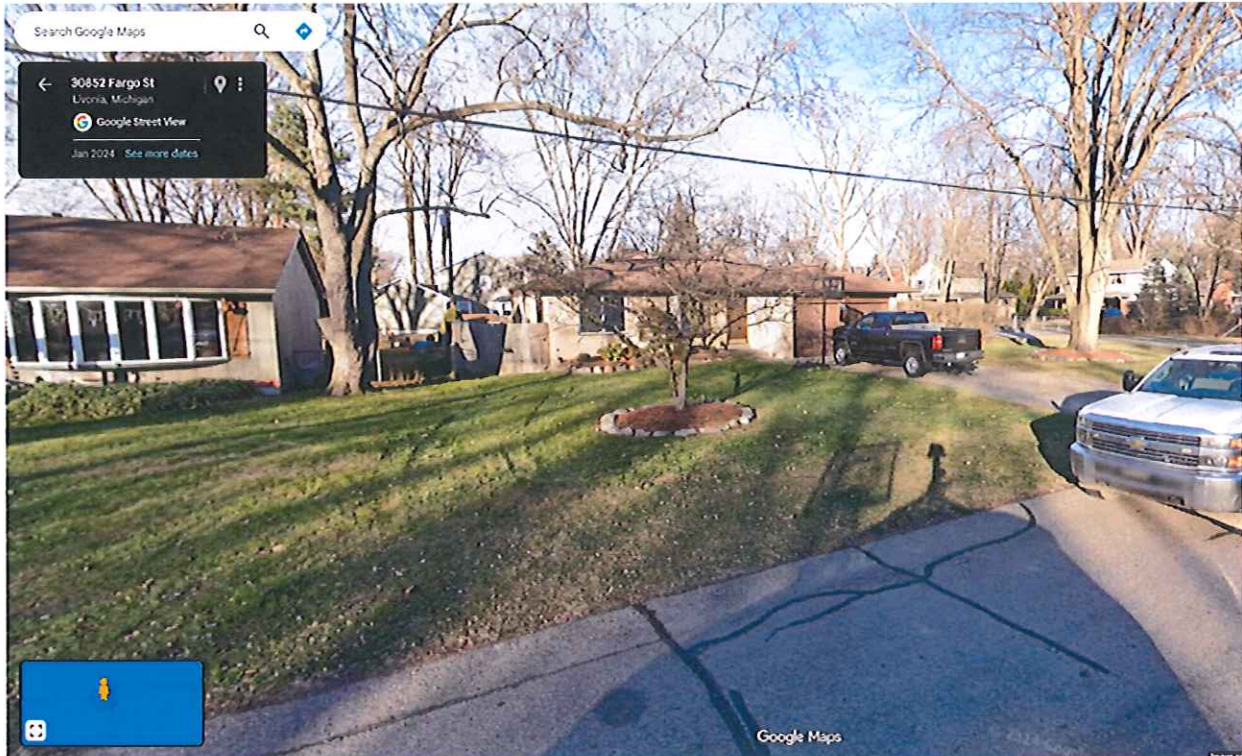


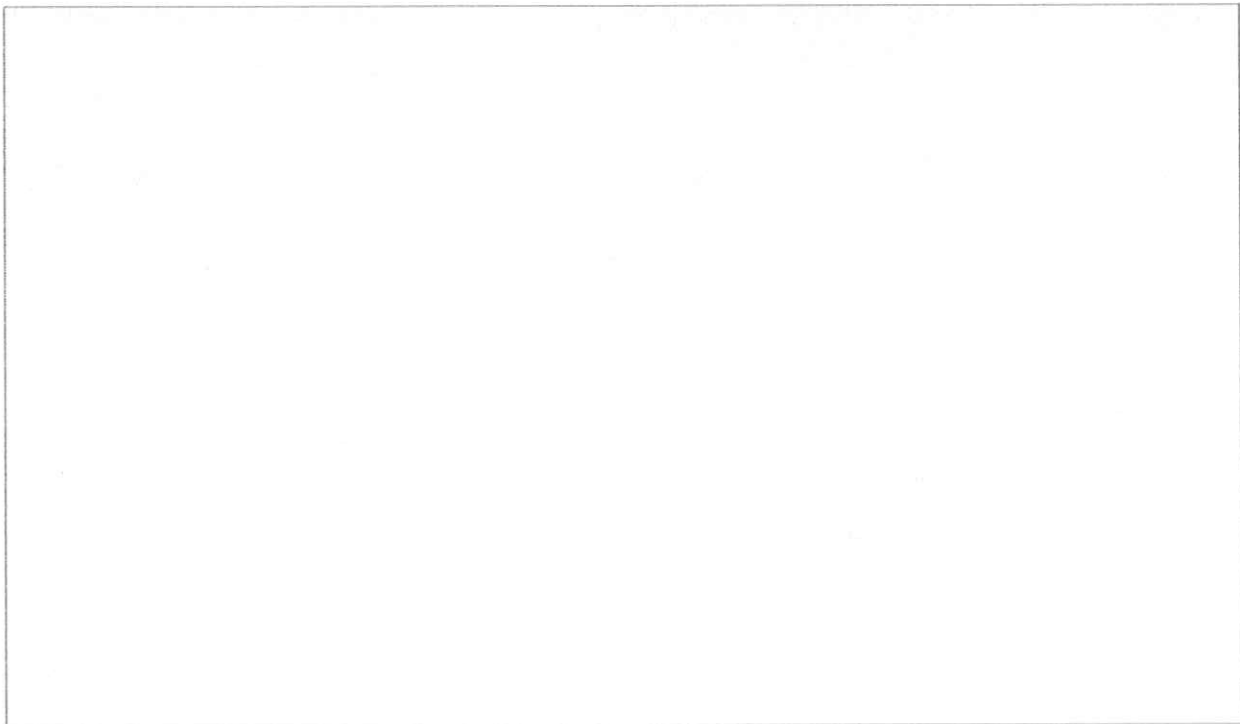
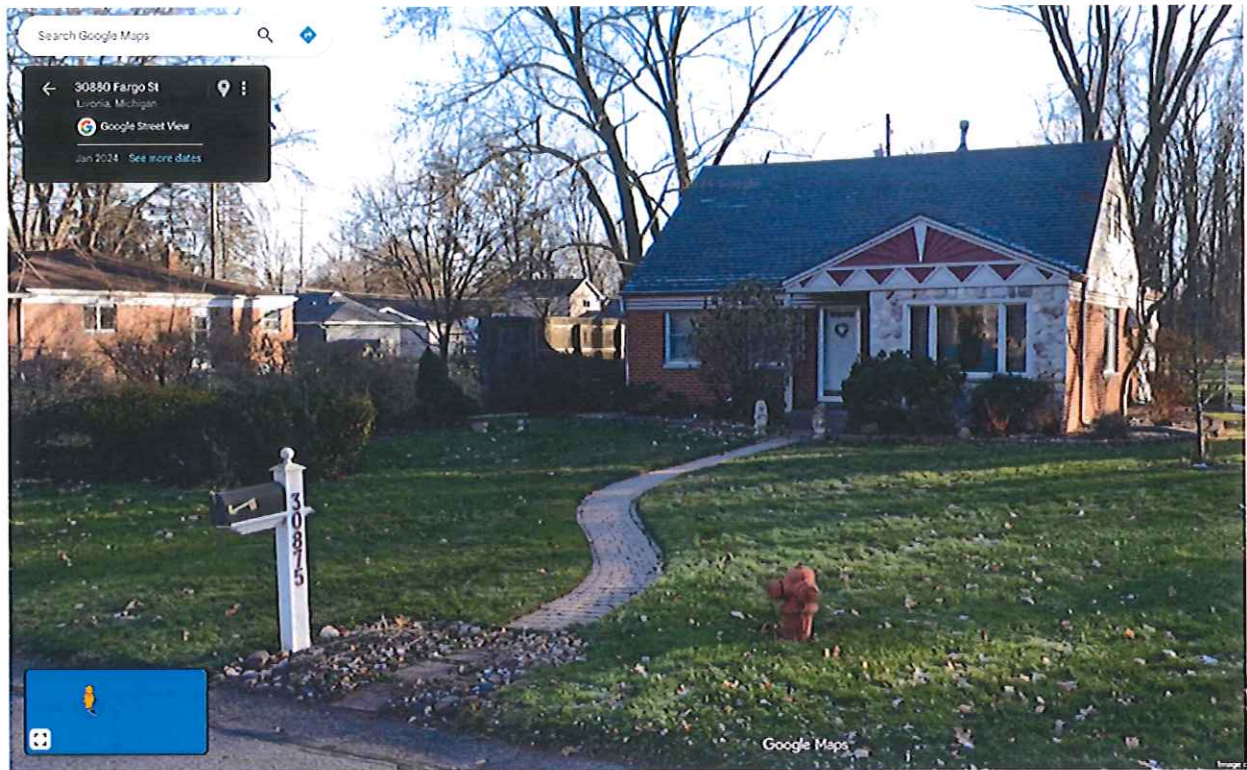
Other examples as seen within my neighborhood:



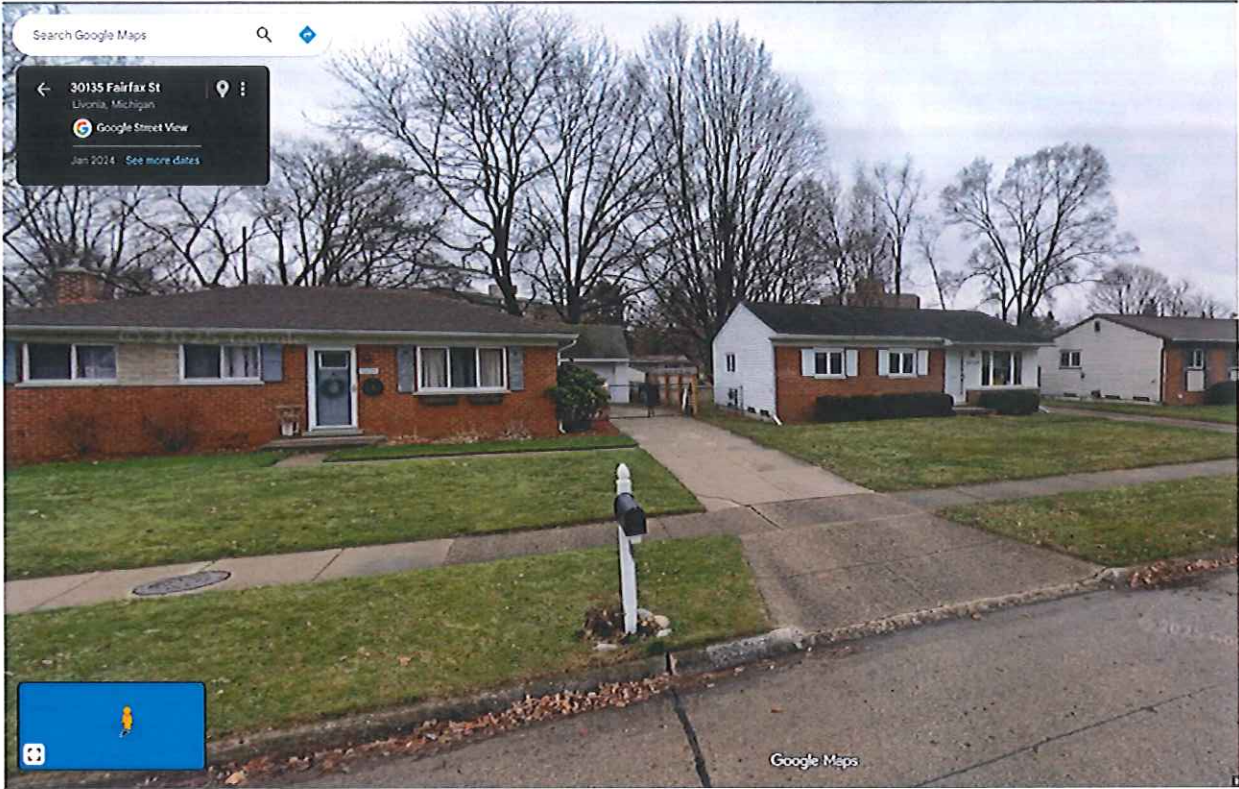












## ZONING BOARD OF APPEALS

### ZONING BOARD MEMBERS

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ROBIN PERSICONI  
MARTHA PTASHNIK

**APRIL 9, 2026**

Joshua Engels  
20160 Milburn  
Livonia, MI 48152

Mr. Engels,

The Zoning Board of Appeals of the City of Livonia, at a meeting held April 7, 2026, adopted the following extension:

**RESOLVED: APPEAL CASE NO. 2025-11-36, 20160 Milburn Avenue (tabled January 6, 2026):**  
an appeal was made to the Zoning Board of Appeals by Joshua Engels, seeking to maintain an illegally erected 6-foot-tall privacy fence resulting in a privacy fence erected in the side yards forward toward the street beyond the rear corner of the dwelling, which is prohibited.

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

**be rescheduled** to the June 9, 2026 meeting to allow the Petitioner to revise their plans and perhaps bring a new proposal back and be heard by a fuller Board.

**ZONING BOARD OF APPEALS,**

Timothy Klisz, Secretary

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

Meeting Date: April 7, 2026

**1. APPEAL CASE NO. 2025-11-36, Joshua Engels, 20160 Milburn Avenue:**

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

Motion To:	Comments:
Support	
Deny	
Table	
Other	

Motion	Support	ZBA Board Member	Yes	No	Abstain	Absent
		Greg Coppola - Chairman				
		Jim Baringhaus - Vice Chairman				X
		Timothy Klisz - Secretary				
		Michael Testa				
		Marc Rotondo				
		Brian Meagher				
		Lindsey Hakala				X

**CONDITIONS**

- 1.
- 2.
- 3.
- 4.

ZBA Secretary: Tim Klisz

*Agreed to June meeting.*

*Board agreed to extension*

**APPEAL CASE NO. 2025-11-36, 20160 Milburn Avenue (tabled on January 6, 2026):** an appeal was made to the Zoning Board of Appeals by Joshua Engels, seeking to maintain an illegally erected 6-foot-tall privacy fence resulting in a privacy fence erected in the side yards forward toward the street beyond the rear corner of the dwelling, which is prohibited.

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

**ENGELS** I would like to be rescheduled.

**COPPOLA** Can you step—I apologize. Can you step up for me? And which case are you?

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

**COPPOLA** Okay.

**ENGELS** I'd like to be rescheduled, but I will not be able to make the May date. I'm gonna be out of town.

**COPPOLA** Okay.

**ENGELS** So I don't know how that works.

**COPPOLA** We had.... We tabled....

**ENGELS** We tabled last time because there were five of you and no one could come to an agreement on what to do. And it sounds like tonight might be a repeat of that. We'd like to at least try for a full Board again.

**COPPOLA** Okay, so that would mean... you're gonna be out of town in May. So what you... I think when we tabled, we gave it a time period. About six months.

**ENGELS** I think it was May. Was the deadline. That's why. I knew I was going to be out of town, so I got in early to try to do this one.

**COPPOLA** Okay, so you'd like to be heard by the full Board. There's no guarantee it'll be a full Board in June.

**ENGELS** I'd like to try.

**COPPOLA** Okay. I think in June... I will not be there in June. So there will not be a full Board. There may be six of seven, but there won't be—

**ENGELS** Six is better than five.

**COPPOLA** All right. So what I'd like to do is propose to the Board that I think we required them to be in by May, if everybody's willing to give them an extension until the June 9

meeting. Is that okay with the Board? So we've got five that are in agreement. So what you'll need to do is call, if you would, tomorrow morning, call the Zoning Board office and get scheduled for the June....

**ENGELS** Appreciate it.

**COPPOLA** Anyone else? We have one case. So we're going to go ahead, move the first case, which is case number 2025-11-36, 20160 Milburn Avenue, which was tabled on January 6, will be extended till the meeting on June ninth.

**RESOLVED: APPEAL CASE NO. 2025-11-36, 20160 Milburn Avenue (tabled January 6, 2026):** an appeal was made to the Zoning Board of Appeals by Joshua Engels, seeking to maintain an illegally erected 6-foot-tall privacy fence resulting in a privacy fence erected in the side yards forward toward the street beyond the rear corner of the dwelling, which is prohibited.

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**be rescheduled** to the June 9, 2026 meeting to allow the Petitioner to revise their plans and perhaps bring a new proposal back and be heard by a fuller Board.

**COPPOLA** So then we would go ahead and call the next case, Appeal Case No.  
2026-03-01.



## ZONING BOARD OF APPEALS

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



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

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

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

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

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

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

**ZONING BOARD OF APPEALS,**

A handwritten signature in black ink, appearing to read "Timothy Klisz".

Timothy Klisz, Secretary

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



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**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.

DRAFT

## ZONING BOARD OF APPEALS

### ZONING BOARD MEMBERS

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JAMES. M. BARINGHAUS, VICE CHAIRMAN  
TIMOTHY J. KLISZ, SECRETARY  
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BRIAN MEAGHER  
MARC ROTONDO  
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LIVONIA, MICHIGAN 48154-3097  
(734) 466-2250

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**JANUARY 9, 2026**

Joshua Engels  
20160 Milburn  
Livonia, MI 48152

Mr. Engels,

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

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

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

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

**ZONING BOARD OF APPEALS,**

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

Timothy Klisz, Secretary

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

Meeting Date: January 6, 2026

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

Motion To:		Comments:
Support		
Deny		
Table	X	
Other		

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

Acting ZBA Secretary: Jim Baringhaus

*J. Baringhaus* 1/6/25

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

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

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

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

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

**RECEIVED**

JAN 02 2026

CITY OF LIVONIA  
ZONING BOARD OF APPEALS

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

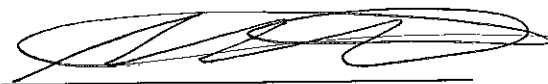
To: City of Livonia  
Zoning Board of Appeals  
33000 Civic Center Drive  
Livonia, MI 48154

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

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

Approval - we dont mind the fence  
looks good

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

Signature: 

Name: Cody Escandon  
(Please print)

Address: 20099 Milburn st. Livonia  
MI: 48152

## ZONING BOARD OF APPEALS

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MARTHA PTASHNIK

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

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

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

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

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

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

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

**ZONING BOARD OF APPEALS,**



Timothy Klisz, Secretary

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





CITY OF LIVONIA
INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

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

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

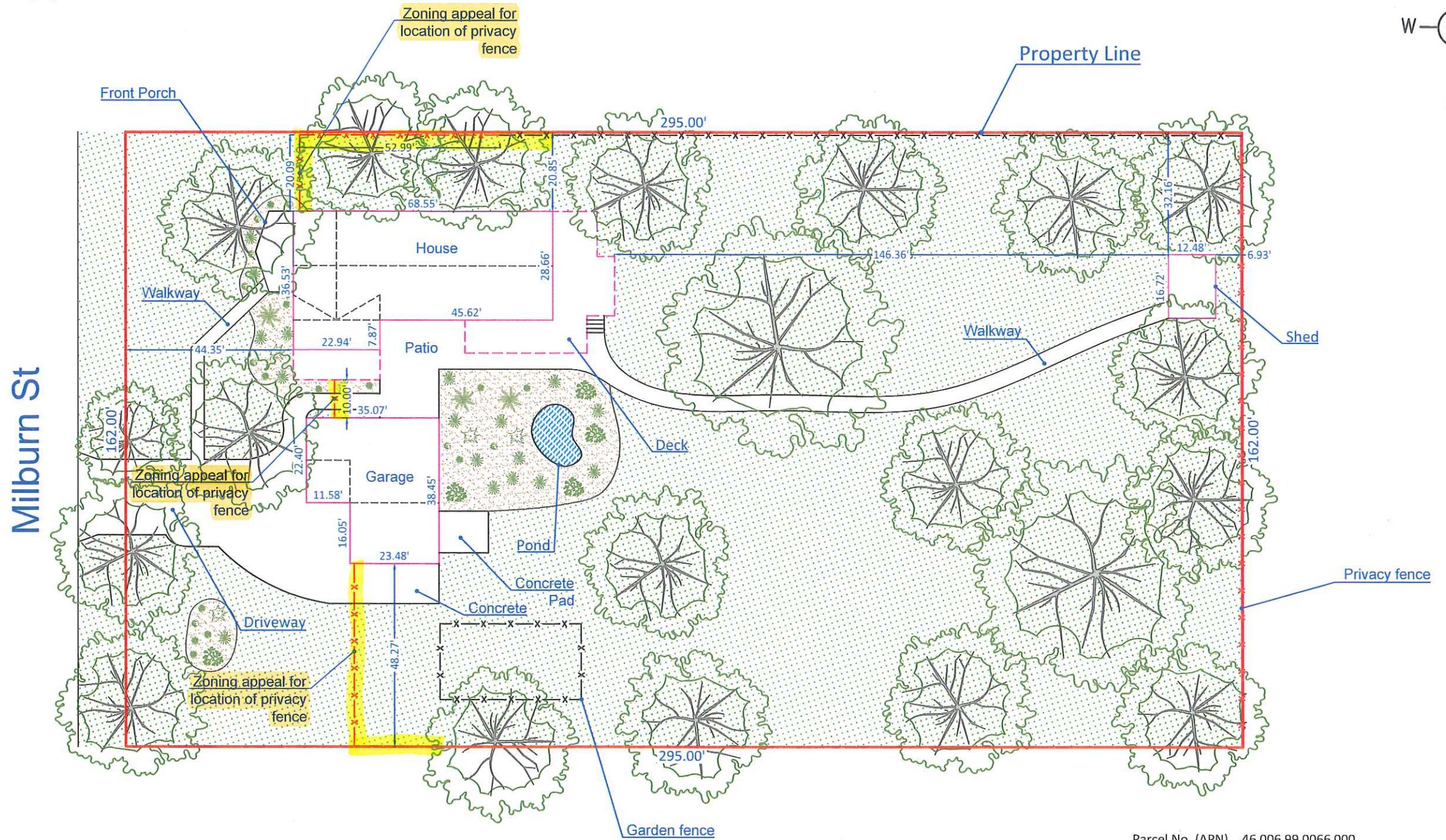
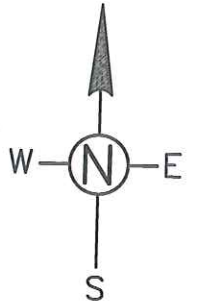
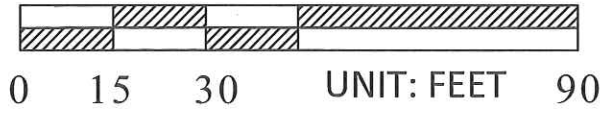
Reason for Rejection Livonia Code of Ordinance, Section 15.44.090 (B)

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

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

Plans and Application examined by [Signature] Date 11/26/25

# SITE PLAN



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

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

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

# Site Plan

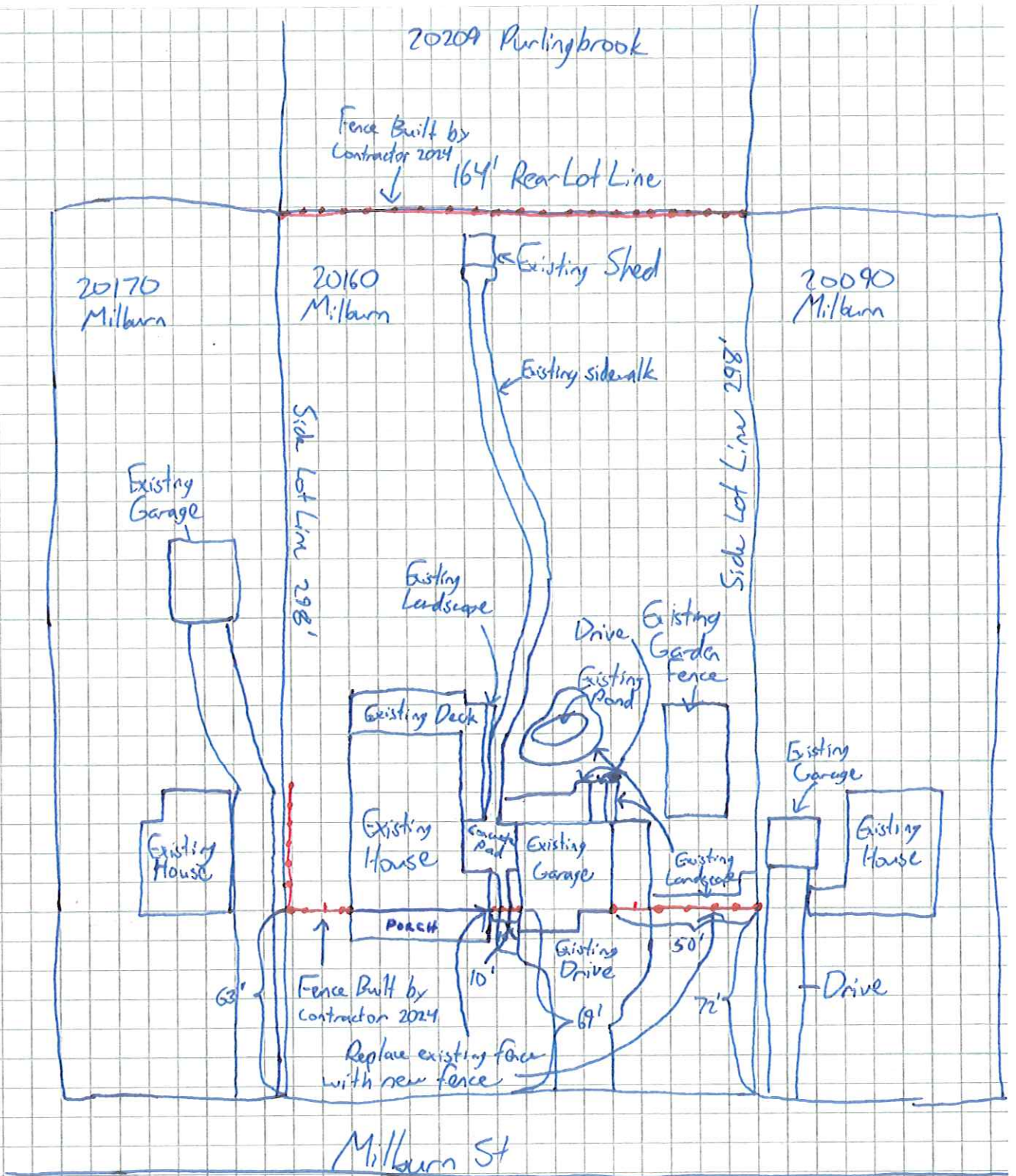


Figure 2 - View of property from NW

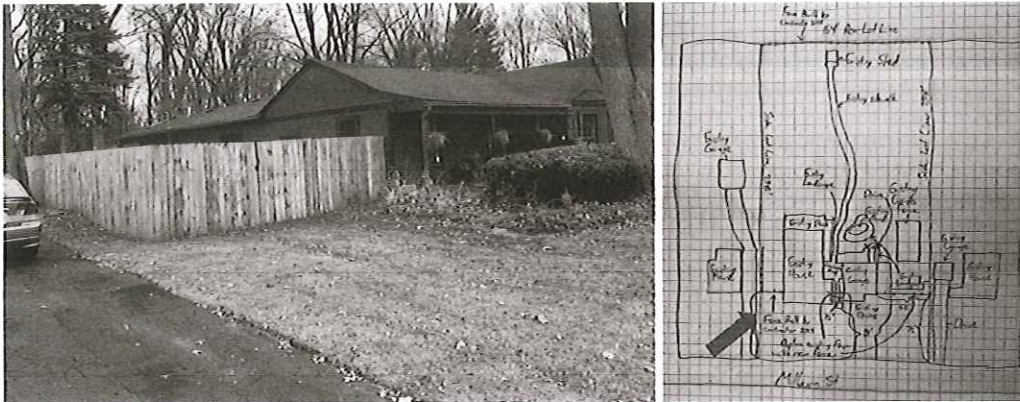


Figure 3 - View of property from W



Figure 4 - View of property from W



Figure 5 - View of property from W

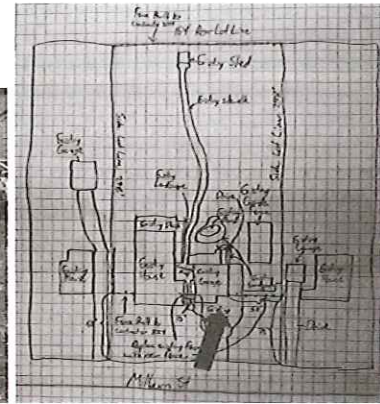


Figure 6 - View of property from SW corner

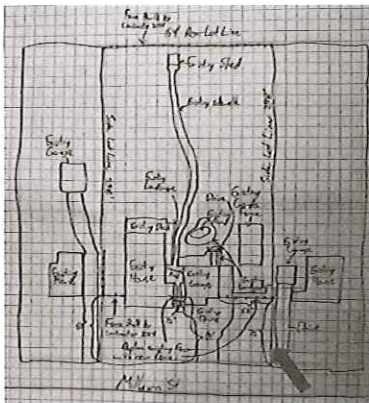
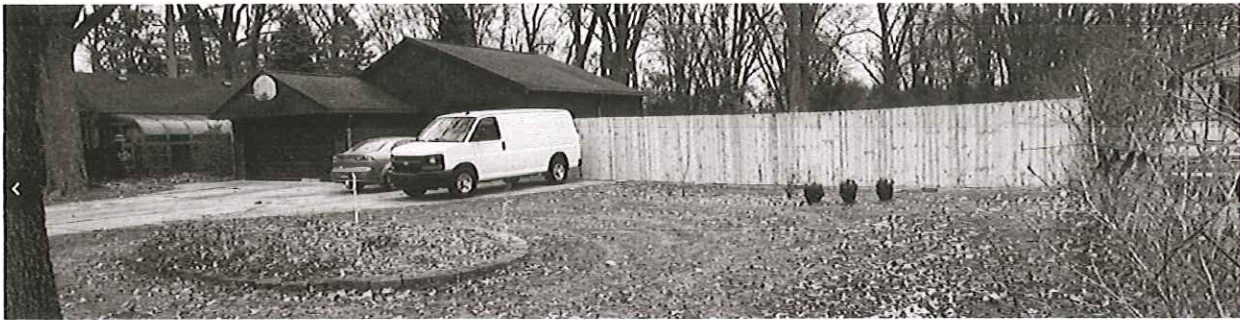


Figure 7 - View of Enclosed Trailer spot on N side of property. Including Utility Pole and Deck

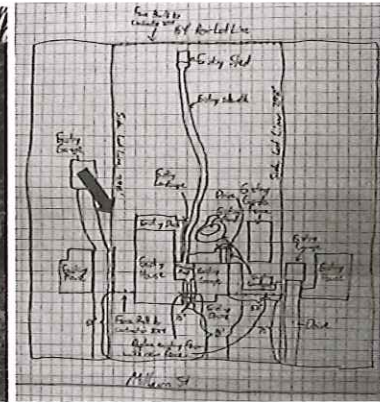




Figure 10 - View South from SE corner of house, showing deck, pond, and fenced in garden

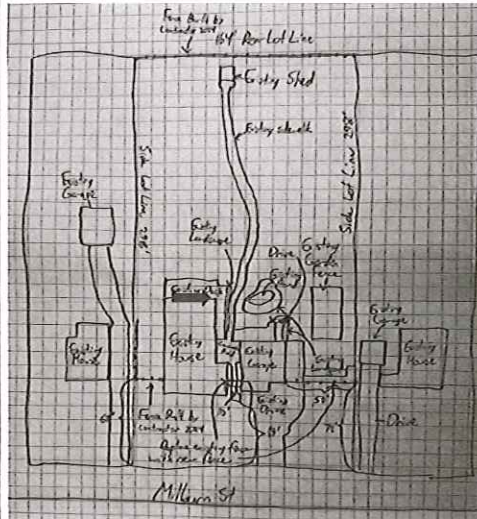
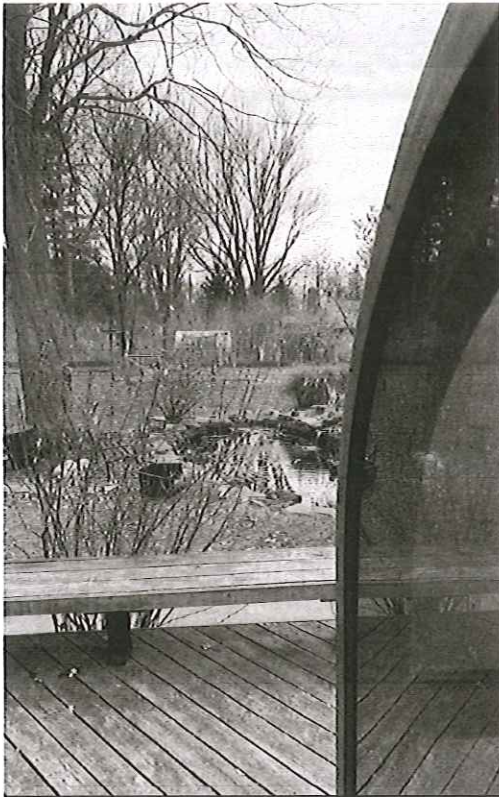


Figure 11 - View facing West, towards the street, showing the 2 house side doors, garage side door, and concrete pad and sidewalk enclosed by the fence's current location

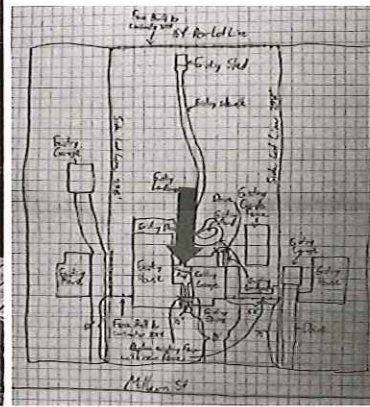
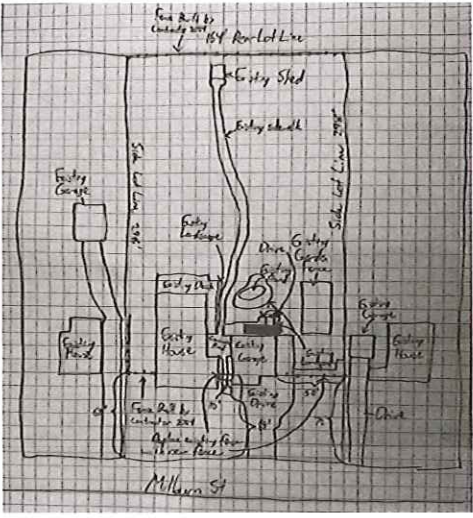
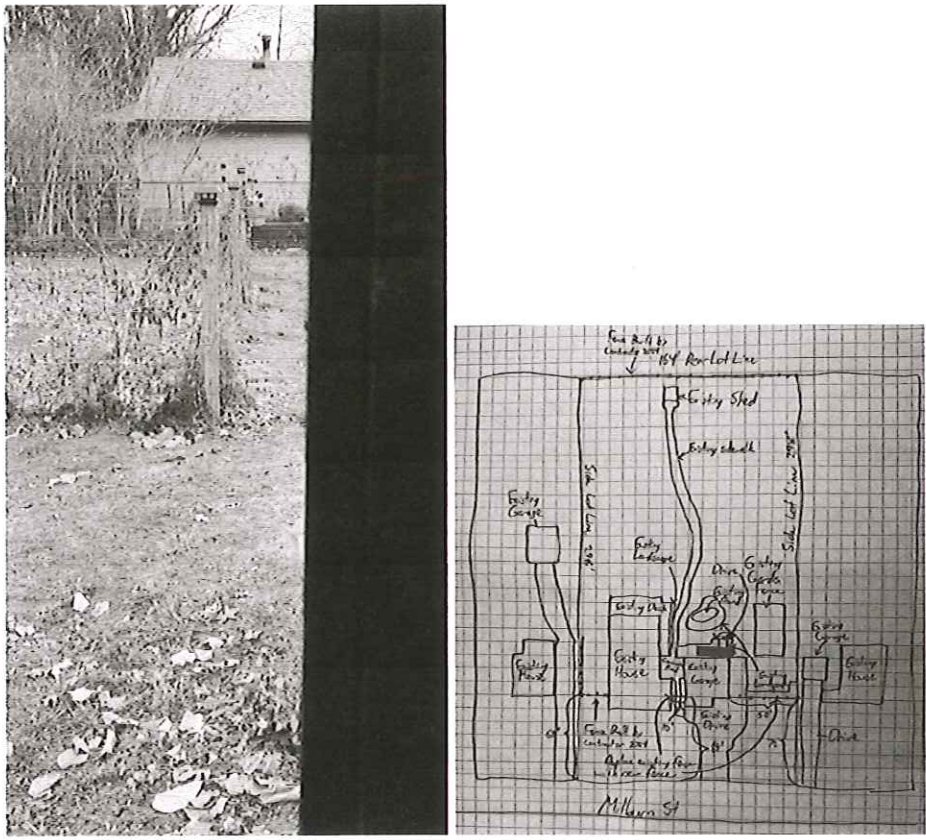


Figure 12 - View facing NW showing side garage storage area, neighbor's 6ft privacy fence our fence ties into, and fenced in garden



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





## Privacy and/or Standard Partition Fence Authorization Form

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

Date: 11/15/25

Fence Installation Address: 20160 Milburn St.

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

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

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

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

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

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

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

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

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

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



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



## Privacy and/or Standard Partition Fence Authorization Form

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

Date: 11/15/25

Fence Installation Address: 20160 Milburn St.

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

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

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

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

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

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

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

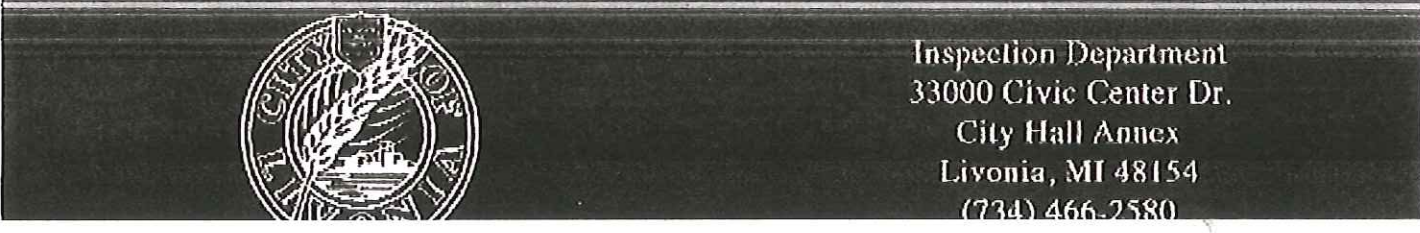
\_\_\_\_\_ have the finished side facing the fence owner (posts on my side of fence).

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

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

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

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



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



## Privacy and/or Standard Partition Fence Authorization Form

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

Date: 11/17/25

Fence Installation Address: 20160 Milburn St

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

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

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

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

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

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

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

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

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

Trev Hoffmeyer  
(Print Name)

20209 Purlying Brook  
(Address)

X [Signature]  
(Signature)

613-336-1245  
(Telephone number for confirmation)

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



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

---

## WARRANTY DEED

Drafted by:

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

When recorded return to:

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

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

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

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

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

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

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

**Tax Parcel No.: 006 99 0066 000**

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

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

**County Transfer Tax: \$374.00**

**State Transfer Tax: \$2,550.00**

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

Page Two of Two


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

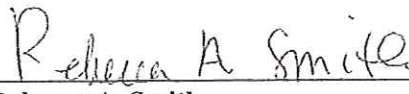
If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used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

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

Effective Date: 3/17/2022

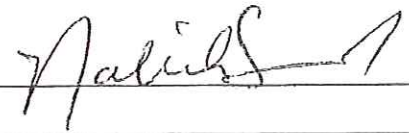
Signed:

  
Jonathan E. Smith

  
Rebecca A. Smith

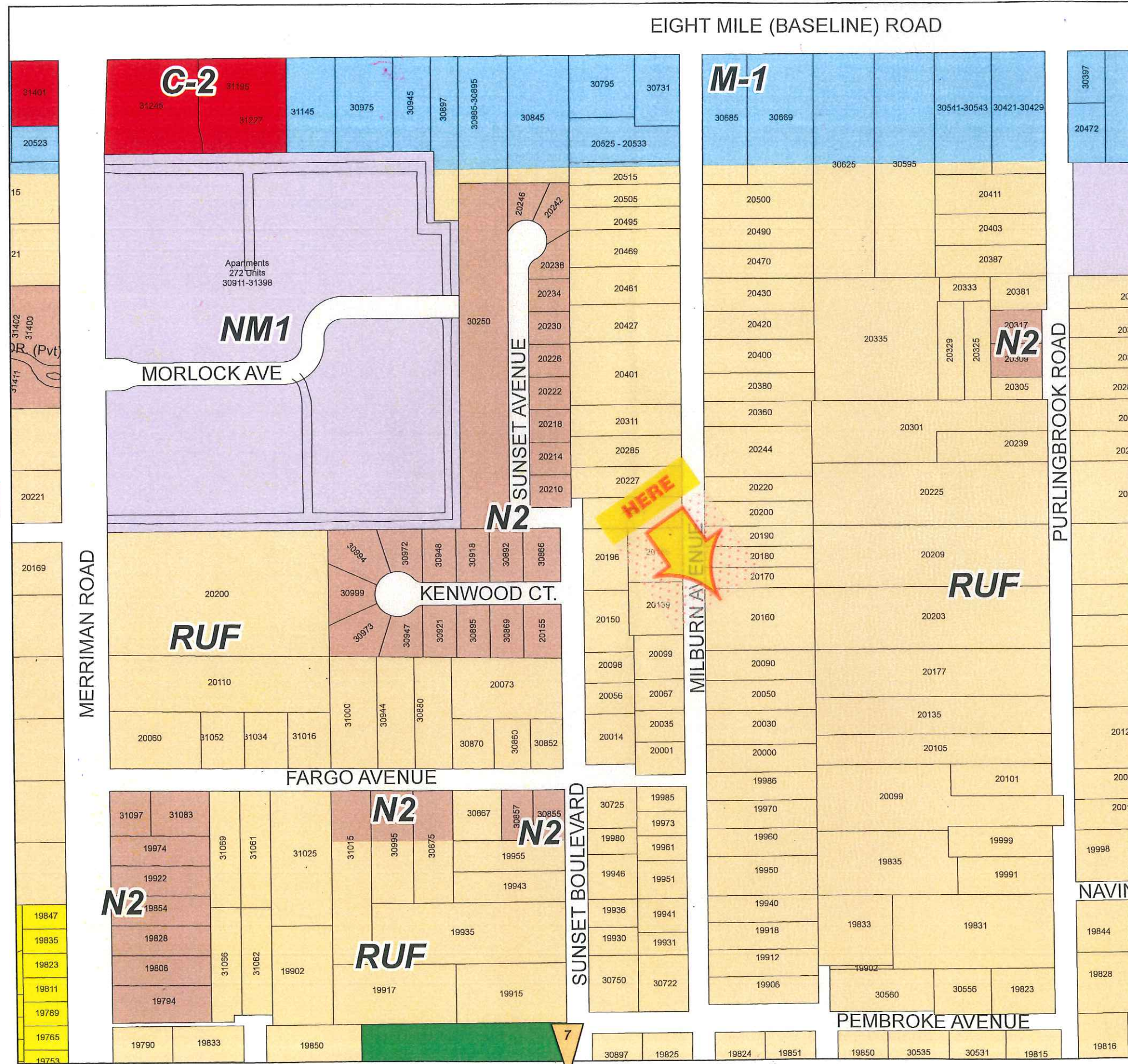
STATE OF MICHIGAN }  
COUNTY OF Wayne } ss

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

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

\_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of: \_\_\_\_\_





**ZONING MAP**

**LEGEND**

**Zoning Districts**

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

N.W. 1/4 Section 2  
**City of Livonia**  
 T. 1 south, R. 9 east  
 Wayne County, Michigan  
 Copyright 2001, City of Livonia



## ZONING BOARD OF APPEALS

### ZONING BOARD MEMBERS

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



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

### MAYOR

MAUREEN MILLER BROSANAN

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EILEEN MCDONNELL  
ROBIN PERSICONI  
MARTHA PTASHNIK

### ***PUBLIC NOTICE MAY 22, 2026***

**APPEAL CASE NO. 2026-05-04, 28202 Gita:** an appeal was made to the Zoning Board of Appeals by Abby and Shawn Head, seeking to erect a six (6) foot tall wood privacy fence on a corner lot resulting in a privacy fence erected in a side corner lot that will not align with a similar fence on the neighboring lot and a privacy fence that is forward toward the front of the lot beyond the rear corner of the house.

#### **Corner Side Lot Encroachment**

Allowed: 0 feet  
Proposed: 27 feet  
Excess: 27 feet

#### **East Side Yard Encroachment Beyond Rear Corner of Dwelling**

Allowed: 0 feet  
Proposed: 28 feet  
Excess: 28 feet

This Low Density Residential property is located on the north side of Gita (28202), between Riga Avenue and Gita Court, Lot. No. 096-03-0050-000, N-1, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinances, Sections 15.44.090 A. 4 & 15.44.090 B.

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

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

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, June 9, 2026, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

### **ZONING BOARD OF APPEALS,**

Timothy Klisz, Secretary

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





CITY OF LIVONIA  
INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154  
421-2000

Applicant Shawn & Abby Head Address 28202 Gita St., Livonia, MI 48154  
 Owner (same as applicant) Address (same as applicant)  
 Lessee \_\_\_\_\_ Address \_\_\_\_\_  
 Location North Side of 28202 Gita Street \_\_\_\_\_  
 Between Riga And Gita Court  
 Lot No./Parcel No. 096-03-0050-000 Subdivision Compton Square Estates #03  
 Zoning District N-1 Lot Size 0.22 acres Alley \_\_\_\_\_  
 Present Use Single-family residential Proposed Use (no change)  
 Present Building Size n/a Proposed Building Size n/a  
 Present Height of Building n/a Proposed Height n/a  
 Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal : Seeing to erect a six (6) foot tall wood privacy fence on a corner lot resulting in a privacy fence erected in a side corner lot that will not align with a similar fence on the neighboring lot and a privacy fence that is forward toward the front of the lot beyond the rear corner of the house. Corner side lot encroachment allowed: 0 feet; Proposed: 27 feet; Excess: 27 feet. East Side yard encroachment beyond rear corner of dwelling allowed: 0 feet; Proposed: 28 feet; Excess: 28 feet.

Reason for Rejection Livonia Code of Ordinances, Section(s) 15.44.090 A. 4. & 15.44.090 B.

Deficient Side yard \_\_\_\_\_ Deficient Front Yard \_\_\_\_\_ Deficient Rear Yard \_\_\_\_\_  
 Deficient Lot Area \_\_\_\_\_ Deficient Lot Area Per Room \_\_\_\_\_ Encroachment 27 ft. & 28 ft.  
 Excessive Lot Coverage \_\_\_\_\_ Excessive Height \_\_\_\_\_ Increasing No. Units \_\_\_\_\_  
 Use Prohibited \_\_\_\_\_ Deficient Parking Spaces \_\_\_\_\_ Increasing Area and Bulk \_\_\_\_\_

Remarks \_\_\_\_\_

Plans and Application examined by [Signature] Date 5/6/26

APPLICATION FOR VARIANCE

Shawn H. Head & Abby Head 28202 Gita Street Livonia 48154  
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)  
Christopher Nolfo 14006 Riga St. Livonia 48154  
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 28202 Gita Street, Livonia, MI 48154

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

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? None that are applicable.

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:  
See the attached deed for the full legal description of 28202 Gita Street, Livonia, MI 48154.

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

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

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

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

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

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



8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: No. See attached Variance Narrative Statement. No rezoning is necessary.

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? See attached Variance Narrative Statement. No rezoning is necessary.

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

**OWNER'S AFFIDAVIT**

COUNTY OF WAYNE )  
STATE OF MICHIGAN )

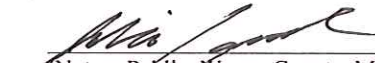
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property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

Signature of property owner: 

Please print name of property owner: Shawn Heald

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

Subscribed and sworn to before me this 4<sup>th</sup> day of May, 2026.

  
(Notary Public, Wayne County, Michigan) Acting in Oakland County  
My Commission expires 03/20/2032

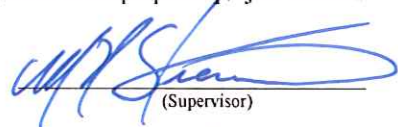
Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

**NOT TO BE COMPLETED BY APPLICANT**

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 8/11/2025, which reads as follows:

LOCATION IN CORNER SIDE LOT PROHIBITED.

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

  
(Supervisor)

Application for permit filed Yes

Violation Issued No

May 4, 2026

Zoning Board of Appeals  
City of Livonia – Inspection Department  
33000 Civic Center Drive  
Livonia, MI 48154

**Re:** Application for Variance – 28202 Gita St., Livonia, MI 48154 (File: PZ25-0270)

Dear Members of the Zoning Board of Appeals:

My wife and I respectfully submit this application for a variance to allow the replacement of an existing 4-foot chain-link fence with a 6-foot privacy fence at our property located at 28202 Gita St., Livonia, MI 48154. The proposed fence would occupy the exact same footprint as the chain-link fence that has been in place for decades; there is no expansion or encroachment of any kind.

### **Background**

Our property is a corner lot bordered by Gita St. to the south and Gita Court, a cul-de-sac, to the west. When we applied for and received a City permit to install an above-ground pool in 2024, the pool's placement in the northwest portion of the lot was dictated by City setback and permitting requirements; it was not a location of our choosing.

After the pool was installed, we applied for a permit for the privacy fence. The City denied it (File PZ25-0270) on the grounds that our "backyard" (where the pool sits) is classified as a corner side yard abutting Gita Court. This classification means our property is treated as having two front yards, triggering restrictions that interior lots do not face.

### **Basis for the Variance**

This variance satisfies all four findings of fact required by Section 13.14(7) of the Livonia Zoning Ordinance, and the Board's authority to grant the variance is established by Section 13.14(6)(B):

- Practical difficulty exceptional and peculiar to this property [Section 13.14(7)(A)]: The combination of corner-lot geometry and City-mandated pool placement creates a restriction not experienced by interior lots. We did not create this condition; the City's own setback rules determined where the pool could go. The hardship results from conditions that do not exist generally throughout the City.
- Substantially more than mere inconvenience [Section 13.14(7)(B)]: The existing 4-foot chain-link fence provides zero privacy and no meaningful security around a swimming pool. The pool is fully visible from Gita Court and the adjacent public sidewalk, as documented in **Exhibit A**. Several young children live within a block of our home, can clearly see the pool from the street, and can easily climb the existing 4-foot chain-link fence. This is a genuine safety and attractive-nuisance concern that goes substantially beyond inconvenience or financial return.
- Substantial justice [Section 13.14(7)(C)]: The proposed fence follows the existing footprint exactly, does not obstruct any traffic sight lines (demonstrated in **Exhibit A**), has the written consent of all adjacent neighbors, and is consistent with fence installations throughout the surrounding neighborhood (documented in **Exhibit B**). Granting the variance balances the

public benefits secured by the Ordinance, the hardship caused by strict enforcement, and the rights of the affected neighbors — all of whom support the request.

- Consistent with the City's Master Plan [Section 13.14(7)(D)]: The proposed fence is fully consistent with the residential character preserved by the City of Livonia's Master Plan. Granting the variance would not adversely affect any purpose or objective of the Master Plan.

We respectfully request the Board's approval of this variance. The application package includes:

1. This cover letter
2. Completed Application for Variance form
3. Variance Narrative Statement addressing Section 13.14(7)(A)–(D)
4. Exhibit A – Photographs of existing conditions at 28202 Gita St.
5. Exhibit B – Photographs of comparable privacy fences in the surrounding neighborhood
6. Exhibit C – Site Plan showing lot, structures, pool, and existing/proposed fence footprint
7. Exhibit D – Photograph of proposed fence material (demonstration only; no fence has been installed)
8. Signed neighbor consent forms (attached)

We are happy to answer any questions and will be present at the hearing. Thank you for your time and consideration.

Sincerely,

Shawn & Abby Head  
28202 Gita St.  
Livonia, MI 48154  
Phone: 248.345.7096  
Email: head@headmurphylaw.com

# VARIANCE NARRATIVE STATEMENT

*Application for Zoning Variance — Section 13.14*

28202 Gita St., Livonia, MI 48154 | Applicants: Shawn & Abby Head

---

## Property Context

The subject property is a corner lot at the intersection of Gita St. (south) and Gita Court (west), a residential cul-de-sac. The lot configuration creates two street-facing sides, which the Livonia Zoning Ordinance treats as two front yards for fencing purposes.

An above-ground pool was installed in 2025 pursuant to a City-approved permit. The pool's location in the northwest portion of the lot was required by City setback regulations; the applicants had no discretion in its placement. The pool is enclosed by a 4-foot chain-link fence that follows the property line along Gita Court to the west and the north property line (adjacent to the neighbor's front yard). This fence has existed in the same location for decades.

The proposed improvement is to replace the existing chain-link fence with a 6-foot privacy fence in the identical location, with no change in footprint, alignment, or extent. The lot configuration, the location of the house and accessory structures, and the existing/proposed fence footprint are illustrated in **Exhibit C** (Site Plan). A photograph of the proposed fence material (sample wood privacy fence panels temporarily leaned against the existing chain-link fence to demonstrate the material and finished appearance) is included as **Exhibit D**. The applicants emphasize that no portion of the proposed fence has been installed; the existing condition of the property is unchanged from what is shown in **Exhibit A**, and no fence work will be performed unless and until this variance is granted. The Board's authority to grant the requested variance is established by Section 13.14(6)(B) of the Livonia Zoning Ordinance, and the four findings of fact required by Section 13.14(7) are addressed below.

## Question 3: Practical Difficulty Unique to This Property

*(Section 13.14(7)(A) — "That the alleged hardships and practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City.")*

This property faces a hardship arising from the intersection of two independent City-imposed conditions, neither of which was within the applicants' control:

- **Corner-lot classification:** The lot's geometry causes the western yard, which functions as the backyard, to be classified as a "corner side yard" abutting a street. This subjects the area to front-yard fence restrictions that interior-lot homeowners do not face, even when their backyards contain pools or similar features.
- **City-mandated pool placement:** The location of the pool was not chosen by the applicants. City setback and permitting requirements required placement in the northwest portion of the lot.

The combined effect of these two conditions, corner-lot classification and City-dictated pool placement, creates a practical difficulty that is genuinely unique to this property and does not arise for interior lots, even those with swimming pools. No interior-lot homeowner in Livonia faces a restriction on enclosing their backyard pool with a privacy fence. This applicant does, solely because of the corner-lot geometry and the City's own placement requirements.

#### **Question 4: Substantially More Than Mere Inconvenience**

*(Section 13.14(7)(B) — “That the alleged hardships and practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.”)*

The hardship here is substantive, not merely aesthetic or financial:

- **Safety and attractive nuisance:** The pool is enclosed solely by a 4-foot chain-link fence, which provides minimal deterrence to unsupervised access. The chain-link of that height is, in fact, easily climbable. Several young children live within a block of the property, can clearly see the pool from the public street and sidewalk, and are physically able to climb the existing fence. A 6-foot solid privacy fence both removes the visual draw of the pool and presents a substantially more difficult barrier to scale, meaningfully reducing attractive-nuisance risk in a location where children are demonstrably present.
- **Reasonable residential use:** The backyard, including the pool and deck, is effectively unusable as a private outdoor living space. As documented in **Exhibit A**, the pool, deck, and yard are fully visible from Gita Court and the public sidewalk. Residents of interior lots enjoy the reasonable expectation of private outdoor space that this property is denied without the variance.
- **No reasonable alternative:** Moving the fence inward would reduce the usable yard area and leave the pool partially outside the enclosure, defeating the purpose of fencing it. There is no configuration that avoids the zoning restriction while preserving any meaningful backyard space.

#### **Question 5: Substantial Justice**

*(Section 13.14(7)(C) — “That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.”)*

Granting this variance is fair to the neighborhood for the following reasons:

- **Identical footprint:** The privacy fence replaces the existing chain-link fence in the exact same location. There is no expansion, no change in alignment, and no new encroachment.
- **No traffic sight-line impact:** As demonstrated in **Exhibit A**, the existing fence does not obstruct driver visibility at the Gita St./Gita Court intersection, and a privacy fence at the same location would have no additional impact. The corner clearance requirements of the ordinance are satisfied by the existing fence geometry.

- Neighbor support: All adjacent property owners, those most directly affected, have provided written consent to the installation of the proposed fence.
- Neighborhood consistency: **Exhibit B** documents multiple properties within one mile of 28202 Gita St. where 6-foot privacy fences exist in corner side yard and street-facing areas. The proposed fence is materially indistinguishable from these existing installations and is consistent with neighborhood character.
- Enhanced appearance: A well-constructed 6-foot privacy fence will improve the visual character of the corner. The existing chain-link fence, with its open, industrial appearance and visible pool equipment, is less attractive than the wood privacy fence proposed.

---

### Master Plan Compatibility

*(Section 13.14(7)(D) — “That the variance, if granted, will not adversely affect the purpose or objectives of the Master Plan of the City of Livonia.”)*

The proposed fence is fully consistent with the residential character of the neighborhood that the City of Livonia’s Master Plan is intended to preserve. The Master Plan designates this area for single-family residential use, and 6-foot privacy fences are a normal and widespread feature of single-family residential properties throughout Livonia, as documented in **Exhibit B**. Granting the variance (which authorizes a single residential privacy fence around a City-approved pool, in the same footprint as the fence already in place) would not adversely affect any goal, policy, or objective of the Master Plan. To the contrary, the proposed fence supports the residential character the Master Plan exists to protect.

### Questions 6 & 7: Amendment to Zoning Ordinance

The applicants have not sought an amendment to the zoning ordinance. The practical difficulty is specific to the unique conditions of this property (the intersection of corner-lot classification and City-mandated pool placement) and does not represent a broader policy issue warranting a general ordinance amendment. A variance is the appropriate and narrowly tailored remedy.

### Questions 8 & 9: Rezoning

The applicants have not sought rezoning of the property. The property's residential zoning is appropriate and no change in use is proposed or desired. The variance request is limited to a single fence installation.

---

### Conclusion

This variance request satisfies all four findings of fact required by Section 13.14(7) of the City of Livonia Zoning Ordinance. The practical difficulty is exceptional and peculiar to the property and not self-created [13.14(7)(A)]. The hardship, including a documented child-safety risk, extends substantially beyond mere inconvenience [13.14(7)(B)]. Granting the variance will result in substantial justice, balancing the public benefits secured by the Ordinance against the hardship to the applicants and the rights of the affected neighbors, all of whom support the request [13.14(7)(C)]. And the proposed fence is fully consistent with the residential character preserved by the City’s Master Plan, with no adverse effect on its purposes or objectives [13.14(7)(D)]. Approval is respectfully requested.

# NEIGHBOR CONSENT FORM

Proposed Privacy Fence — 28202 Gita St., Livonia, MI 48154

Zoning Board of Appeals File: PZ25-0270.

## Neighbor Acknowledgment and Consent

By signing below, I acknowledge that:

1. I am the owner (or authorized representative of the owner) of the property listed below.
2. I have been informed of the applicants' proposal to replace their existing 4-foot chain-link fence with a 6-foot privacy fence in the same location at 28202 Gita St.
3. I have no objection to the proposed fence and consent to its installation as described.
4. I understand this consent will be submitted as part of the applicants' variance application to the City of Livonia Zoning Board of Appeals.

## Signatures

Neighbor Name (printed):

Thomas Jasionowski

Property Address:

28181 Gita St Livonia MI

Signature:

Thomas Jasionowski

Date:

04-12-2026

Neighbor Name (printed):

Property Address:

Signature:

Date:

# NEIGHBOR CONSENT FORM

Proposed Privacy Fence — 28202 Gita St., Livonia, MI 48154

Zoning Board of Appeals File: PZ25-0270.

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## Signatures

Neighbor Name (printed): Dayna Carlin

Property Address: 28239 Gita St, Livonia, MI 48154

Signature:



Date:

04 / 16 / 2026

Neighbor Name (printed):

Property Address:

Signature:

Date:

Title	ZBA_Neighbor_Consent_Form - Carlin.pdf
File name	ZBA_Neighbor_Cons...%20-%20Carlin.pdf
Document ID	daa2b28d3faf1c947a1f93282e684b8b85d68422
Audit trail date format	MM / DD / YYYY
Status	• Signed

This document was requested from [app.clio.com](http://app.clio.com)

### Document History

- |  |   |   |
|--|---|---|
| <br>SENT        | <b>04 / 16 / 2026</b><br>15:30:51 UTC-4 | Sent for signature to Dayna Carlin (dcarlin3@gmail.com) by services@clio.com acting on behalf of shawn@theheadlawfirm.com<br>IP: 108.203.134.81 |
| <br>VIEWED     | <b>04 / 16 / 2026</b><br>15:45:36 UTC-4 | Viewed by Dayna Carlin (dcarlin3@gmail.com)<br>IP: 172.58.120.200   |
| <br>SIGNED    | <b>04 / 16 / 2026</b><br>15:46:21 UTC-4 | Signed by Dayna Carlin (dcarlin3@gmail.com)<br>IP: 172.58.120.200   |
| <br>COMPLETED | <b>04 / 16 / 2026</b><br>15:46:21 UTC-4 | The document has been completed.  |

# NEIGHBOR CONSENT FORM

Proposed Privacy Fence — 28202 Gita St., Livonia, MI 48154

Zoning Board of Appeals File: PZ25-0270.

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## Signatures

Neighbor Name (printed):

Seib Almufti

Property Address:

28180 Gita St

Signature:



Date: 4-13-26

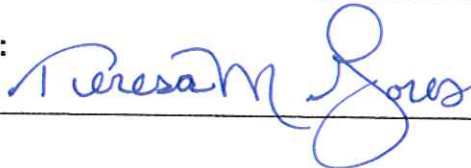
Neighbor Name (printed):

Teresa Gores

Property Address:

28334 Gita Ct.

Signature:



Date:

04/13/26

# NEIGHBOR CONSENT FORM

Proposed Privacy Fence — 28202 Gita St., Livonia, MI 48154

Zoning Board of Appeals File: PZ25-0270.

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## Signatures


Neighbor Name (printed):

MICHAEL RAKSTIS

Property Address:

28246 GITA CT

Signature:



Date:

4/12/20


Neighbor Name (printed):

Emma McLensie

Property Address:

28268 Gita Ct

Signature:



Date:

4/12/20

# NEIGHBOR CONSENT FORM

Proposed Privacy Fence — 28202 Gita St., Livonia, MI 48154

Zoning Board of Appeals File: PZ25-0270.

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## Signatures

Neighbor Name (printed):

Charlotte Spiteri

Property Address:

28312 Gita Ct. Livonia, MI 48154

Signature:



Date:

4/12/26

Neighbor Name (printed):

Mathew Edwards

Property Address:

28356 Gita Ct.

Signature:



Date:

4-12-26

# NEIGHBOR CONSENT FORM

Proposed Privacy Fence — 28202 Gita St., Livonia, MI 48154

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## Signatures

Neighbor Name (printed): PHUNG NGUYEN

---

Property Address: 28290 Gita Ct, Livonia

---

Signature: 

---

Date: 4-12-26

---

Neighbor Name (printed): DANIEL BURROWS

---

Property Address: 28224 GITA CT

---

Signature: 

---

Date: 4-12-26

---

# NEIGHBOR CONSENT FORM

Proposed Privacy Fence — 28202 Gita St., Livonia, MI 48154

Zoning Board of Appeals File: PZ25-0270.

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## Signatures

Neighbor Name (printed):

Monica Sampson

Property Address:

14042 Riga, Livonia MI 48154

Signature:



Date:

4/12/24

Neighbor Name (printed):

SCOTT JONES

Property Address:

13994 RIGA ST

Signature:



Date:

4/12/2026

# NEIGHBOR CONSENT FORM

Proposed Privacy Fence — 28202 Gita St., Livonia, MI 48154

Zoning Board of Appeals File: PZ25-0270.

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## Signatures

Neighbor Name (printed): *Haifa Hallis*

---

Property Address: *28305 Acacia*

---

Signature: *Haifa Hallis* Date: *4/12/2026*

---

Neighbor Name (printed): *Emmie Paulson (McDonald)*

---

Property Address: *28273 Acacia*

---

Signature: *Emmie Paulson* Date:

---

# NEIGHBOR CONSENT FORM

Proposed Privacy Fence — 28202 Gita St., Livonia, MI 48154

Zoning Board of Appeals File: PZ25-0270.

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## Signatures

Neighbor Name (printed):

JEANNE L. DROUILLARD

Property Address:

28231 ACACIA STREET — LIVONIA.

Signature:

Date:

Jeanne L. Drouillard 4-12-26

Neighbor Name (printed):

Robert Leclerc

Property Address:

14057 Riga

Signature:

Date:

Robert Leclerc 4/12/26

# NEIGHBOR CONSENT FORM

Proposed Privacy Fence — 28202 Gita St., Livonia, MI 48154

Zoning Board of Appeals File: PZ25-0270.

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## Signatures

Neighbor Name (printed):

Richard Warner

Property Address:

28325 Gita st Livonia MI 48154

Signature:



Date:

4/12/26

Neighbor Name (printed):

Deanna Buse

Property Address:

28378 Gita st Livonia 48154

Signature:



Date:

4-12-26

# NEIGHBOR CONSENT FORM

Proposed Privacy Fence — 28202 Gita St., Livonia, MI 48154

Zoning Board of Appeals File: PZ25-0270.

## Neighbor Acknowledgment and Consent

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## Signatures

Neighbor Name (printed):

ANGELO BARBAS

Property Address: 13987 Riga

Signature: 

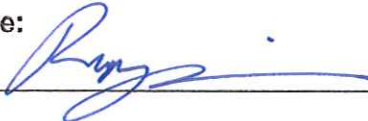
Date: 4-12-2026

Neighbor Name (printed):

RIYAN ISMAIL

Property Address:

28277 GITA ST LIVONIA MI 48154

Signature: 

Date: 04/12/26

# NEIGHBOR CONSENT FORM

Proposed Privacy Fence — 28202 Gita St., Livonia, MI 48154

Zoning Board of Appeals File: PZ25-0270.

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## Signatures


Neighbor Name (printed):

ADAM STEWART

Property Address:

14045 Riga Street

Signature:



Date:

04/12/2026

Neighbor Name (printed):

Yusdelsy Martinez Mompie'

Property Address:

14054 Riga ST

Signature:



Date:

04/12/26



### Privacy and/or Standard Partition Fence Authorization Form

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

Date: 7/15/25

Fence Installation Address: 28202 Gita St.

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

at 28202 Gita St. to erect a (choose one)  
(Address)

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

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

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

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

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

SA Seif Al mufti / 28180 Gita St Livonia  
(Print Name) (Address)

[Signature] [Redacted]  
(Signature) (Telephone number for conformation)

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



Inspection Department  
33000 Civic Center Dr.  
City Hall Annex  
Livonia, MI 48154

### Privacy and/or Standard Partition Fence Authorization Form

Civic association approval required: Yes: \_\_\_\_\_ (Approval letter provided) No: X

Date: 7/15/25

Fence Installation Address: 28202 Gita St Livonia 48154

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

at 28202 Gita St. to erect a (choose one)  
(Address)

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

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- a. The height, materials, and style of the fence: 6ft wood privacy fence  
(Description)
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- have the finished side facing my property (posts on their side of fence).
- have the finished side facing the fence owner (posts on my side of fence).
- be good on both sides (posts are between the fence panels).

Daniel R. Burrows 28224 Gita Ct.  
(Print Name) (Address)

Daniel R. Burrows \_\_\_\_\_  
(Signature) (Telephone number for conformation)

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



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

20 JUL-16 10:48

Bernard J. Youngblood  
Wayne County Register of Deeds  
2020186771 L: 55846 P: 697  
07/16/2020 10:48 AM QCD Total Pages: 2



**QUIT CLAIM DEED**

---

**The Grantor(s):** Shawn Head and Abby Head, Husband and Wife,  
**whose address is:** 28202 Gita St., Livonia, MI 48154  
**Quit claim(s) to:** Shawn Head and Abby Head, Husband and Wife,  
**whose address is:** 28202 Gita St., Livonia, MI 48154

for their lifetime, coupled with an unrestricted power to convey the property during their lifetime, under Land Title Standard 9.3. This power to convey creates a general intervivos power of appointment, which includes the power to sell, gift, mortgage, and/or otherwise dispose of the property, and to retain the proceeds from the conveyance.

If the property has not been conveyed prior to the death of the survivor of Shawn Head and Abby Head, the property is conveyed to:

Shawn Howard Head and Abby Kristine Head, Trustees, or their successors in interest, of the Shawn Howard Head and Abby Kristine Head Trust dated March 30, 2020, and any amendments thereto,

This conveyance includes their entire interest in the following land in the City of Livonia, County of Wayne, State of Michigan, more fully described as:

Lot 50, Compton Square Estates Subdivision, as recorded in Liber 97, Pages 45, 46 and 47, of Plats, Wayne County Records

Commonly known as: 28202 Gita St., Livonia, MI 48154

Tax Identification No.: 46-096-03-0050-000

For the sum of: \$1.00;

This instrument is exempt from State Transfer Tax pursuant to MCL 207.526(a) and exempt from County Transfer Tax pursuant to MCL 207.505(a).

Dated: March 30, 2020

Signed by:



Shawn Head



Abby Head

STATE OF MICHIGAN                    )  
  :ss  
COUNTY OF WAYNE                    )

On this 30<sup>th</sup> day of March, 2020, before me, a Notary Public in and for said county, personally appeared Shawn Head and Abby Head, husband and wife, to me known and known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their own free act and deed.



ERIN E. MORTENSON  
Notary Public, State of Michigan, County of Oakland  
My commission expires: 07/03/2025  
Acting in the County of Wayne

Instrument drafted by and when recorded return to: Erin E. Mortenson, Esq. (P-74094), 33632 Five Mile Road, Livonia, MI 48154-2866

Send subsequent tax bills to: Shawn Head and Abby Head, 28202 Gita St., Livonia, MI 48154

Tax Parcel #: 46-096-03-0050-000

Recording Fee: \$18.00

State Transfer Tax: \$0.00

# EXHIBIT A

## Existing Conditions – Property and Pool Visibility

28202 Gita St., Livonia, MI 48154

*Zoning Board of Appeals – Variance Application*

---

The photographs below were taken in March/April 2026 and document existing site conditions at 28202 Gita St. They demonstrate: (1) the open visibility of the above-ground pool from Gita Court and the adjacent public sidewalk; (2) the existing 4-foot chain-link fence that currently provides the only enclosure; and (3) clear, unobstructed traffic sight lines from the intersection that would be maintained by the proposed privacy fence.



**Photo 1:** View from Gita Court cul-de-sac looking east — clear sight lines to intersection; existing chain-link fence visible at right



**Photo 2:** *Direct street-level view of pool from Gita Court — pool is fully visible from public sidewalk through chain-link fence*



**Photo 3:** View along Gita Court sidewalk looking north — existing chain-link fence runs parallel to sidewalk with open sight lines beyond



**Photo 4:** *View from adjacent neighbor's yard to the east — shows pool exposure, chain-link fence, and open visibility into yard area*



**Photo 5:** Interior view from backyard toward Gita Court — chain-link fence provides no visual privacy; street and passersby fully visible

## **EXHIBIT B**

### **Neighborhood Precedent – Privacy Fences in Front-Facing Yard Areas**

28202 Gita St., Livonia, MI 48154

*Zoning Board of Appeals – Variance Application*

---

The photographs below document existing privacy fences throughout the surrounding neighborhood, all located within approximately one mile of 28202 Gita St. These examples — on both corner lots and interior lots — demonstrate that 6-foot privacy fences in front-facing and corner side yard areas are consistent with and established in the character of this residential neighborhood. The proposed fence at 28202 Gita St. would be indistinguishable in character from these existing installations.



**Photo 1:** Sunbury Ave. at Meadowlark — 6-foot white vinyl privacy fence on corner lot, running along street-facing side yard (same configuration as proposed)



**Photo 2:** Same property, alternate view — white vinyl privacy fence extends to driveway line along corner side yard street frontage



**Photo 3:** *Nearby intersection — 6-foot white vinyl privacy fence on corner residential lot, visible from street and fully enclosing corner side yard area*



**Photo 4:** *Neighborhood property — tall wood privacy fence running along side yard adjacent to street, consistent with proposed fence style*



**Photo 5:** *Neighborhood property — 6-foot natural wood privacy fence along street-facing side, demonstrating widespread acceptance of this fence type in the area*



**Photo 6:** *Neighborhood corner-lot property within approximately one mile of 28202 Gita St. — wood privacy fence running along the street-facing side yard, consistent with the proposed fence configuration*

# EXHIBIT C

## Site Plan

28202 Gita St., Livonia, MI 48154

*Zoning Board of Appeals – Variance Application*

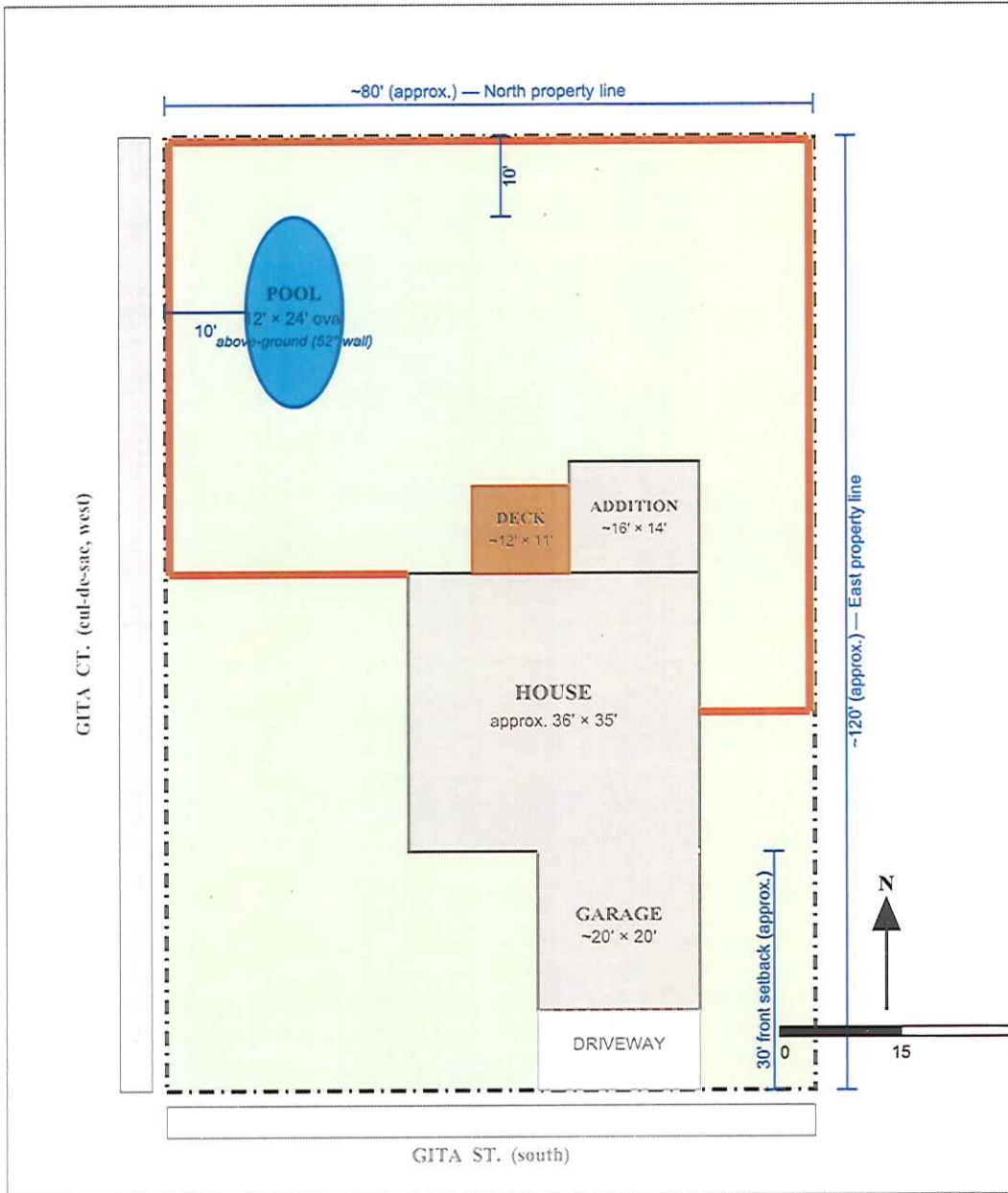
---

The site plan attached depicts the existing conditions and proposed improvements at 28202 Gita St., Livonia, MI 48154. Lot dimensions (80.24 ft frontage × 120 ft depth) are taken from BS&A Online for parcel 096 03 0050 000 (Lot 50, Compton Square Estates Subdivision). The plan shows the location of the house, attached garage, deck, addition, driveway, and 12 ft × 24 ft above-ground pool, together with the existing 4 ft chain-link fence and the proposed 6 ft wood privacy fence in the same footprint along the west and north property lines and east property line. Drawing scale 1" = 22'. Some measurements are approximate. Drawing not to surveyor scale; for illustrative purposes only.

# SITE PLAN — 28202 Gita St., Livonia, MI 48154

Applicants: Shawn & Abby Head Parcel #: 096 03 0050 000 Zoning: N1 (Single-Family Residential) Permit File: PZ25-0270 (ZBA Variance) Prepared for: Livonia Zoning Board of Appeals

Scale: 1" = 22' | Drawing not to surveyor scale

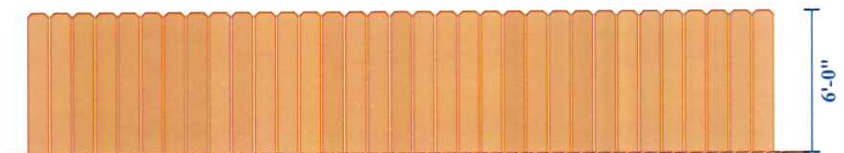


## AERIAL PHOTO (north up)



## PROPOSED FENCE — ELEVATION (not to scale)

6 ft tall, dog-ear cedar/pine pickets, finished side facing street



Same footprint as existing 4 ft chain-link fence (replacement, no expansion)

## LEGEND

- Property line (dashed-dotted)
- Existing 4 ft chain-link fence (to be removed)
- Proposed 6 ft wood privacy fence (same footprint)
- House / garage
- Pool
- Deck
- Driveway
- Public sidewalk

## NOTES:

1. Lot dimensions per BS&A Online: 80.24' frontage x 120' depth (Lot 50, Compton Square Estates Sub).
2. House (1,494 sq ft) and garage (399 sq ft) per BS&A; deck and addition shown approximate per applicant.
3. Pool: 12' x 24' oval, long axis along Gita Ct (per pool permit PB25-1832).
4. Chain-link / proposed wood fence — replacement in identical footprint, no expansion.
5. Variance requested under Sec. 13.14(7) (relief from corner-side-yard fence height limit).

## EXHIBIT D

### Proposed Fence Material — Demonstration

28202 Gita St., Livonia, MI 48154

*Zoning Board of Appeals – Variance Application*

**IMPORTANT** — Please read before viewing the photograph: The photograph below depicts sample wood privacy fence panels that the applicants temporarily leaned against the existing 4-foot chain-link fence at 28202 Gita St. for the purpose of demonstrating the material, color, picket profile, and finished appearance of the proposed 6-foot wood privacy fence. The panels shown are sample material the applicants have on hand; some fence panels were built and are now being stored pending Board approval. NO portion of the proposed fence has been installed. The existing condition of the property is unchanged from what is shown in Exhibit A — a 4-foot chain-link fence remains the only enclosure on the property. The leaned panels were removed after the photograph was taken. The applicants will not install any portion of the proposed fence unless and until the requested variance is granted by the Zoning Board of Appeals.



**DEMONSTRATION ONLY** — *Sample wood privacy fence panels temporarily leaned against the existing 4-foot chain-link fence to depict the material and finished appearance of the proposed 6-foot fence. Panels have since been removed and are stored. View along Gita Court sidewalk.*

# QUOTE



DATE:  
6/3/2025

TO: Abby & Shawn Head

INVOICE #  
1002-76

Friends and Family

CUSTOMER ID:  
Abby-Gita

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Chris Nolfo	Owner	Non-Refundable Down Payment for Materials = 10%	Completion

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
<b>Dog-ear fences Install and Staining</b>			
1	All materials included are as follows: 30-4x4, 84-2x4, 430-Dogear Planks, 15gals of stain, 33-bags of concrete, 2-latches, 2- sets of hinges, nails & screws. (Taxed and delivered)	\$3,939.00	\$3,939.00
208 Ln Ft	Remove and dispose of old chain-link. Dig/auger new holes for post. Install a new Dog-ear wooden fence.	\$21.00 Per Ft	\$4,368.00
2496 Sq Ft	Stain each side of fence (1248 Sq Ft Per Side)	\$1.25 Per Sq Ft	\$3,120.00
	MissDig would have to be called and scheduled		
	A Permit would have to be pulled. (\$88.00 Last time I pulled one)	\$88.00	\$88.00
Downpayment \$4,500.00			
<b>CHECK TOTAL</b>			<b>\$11,515.00</b>
			<b>(\$815.00)</b>
			<b>\$10,700.00</b>

MY WORK IS ALWAYS GUARANTEED. PLEASE CALL CHRIS NOLFO (734)751-3213.  
Any extra Materials will be handled at that time with guaranteed reimbursement.  
Thank you for your business!

Material Ordered  Permit Obtained  Em

GITA CT.  
Side Street Name

GITA CT.  
CUSTOMER'S STREET

Side Street Name

CUSTOMER'S DETAILS  
Having any changes, let them  
and give us a call on 408-299-1111

SELECTED

ADDED

CUSTOMER'S DETAILS  
INITIALS

EN  
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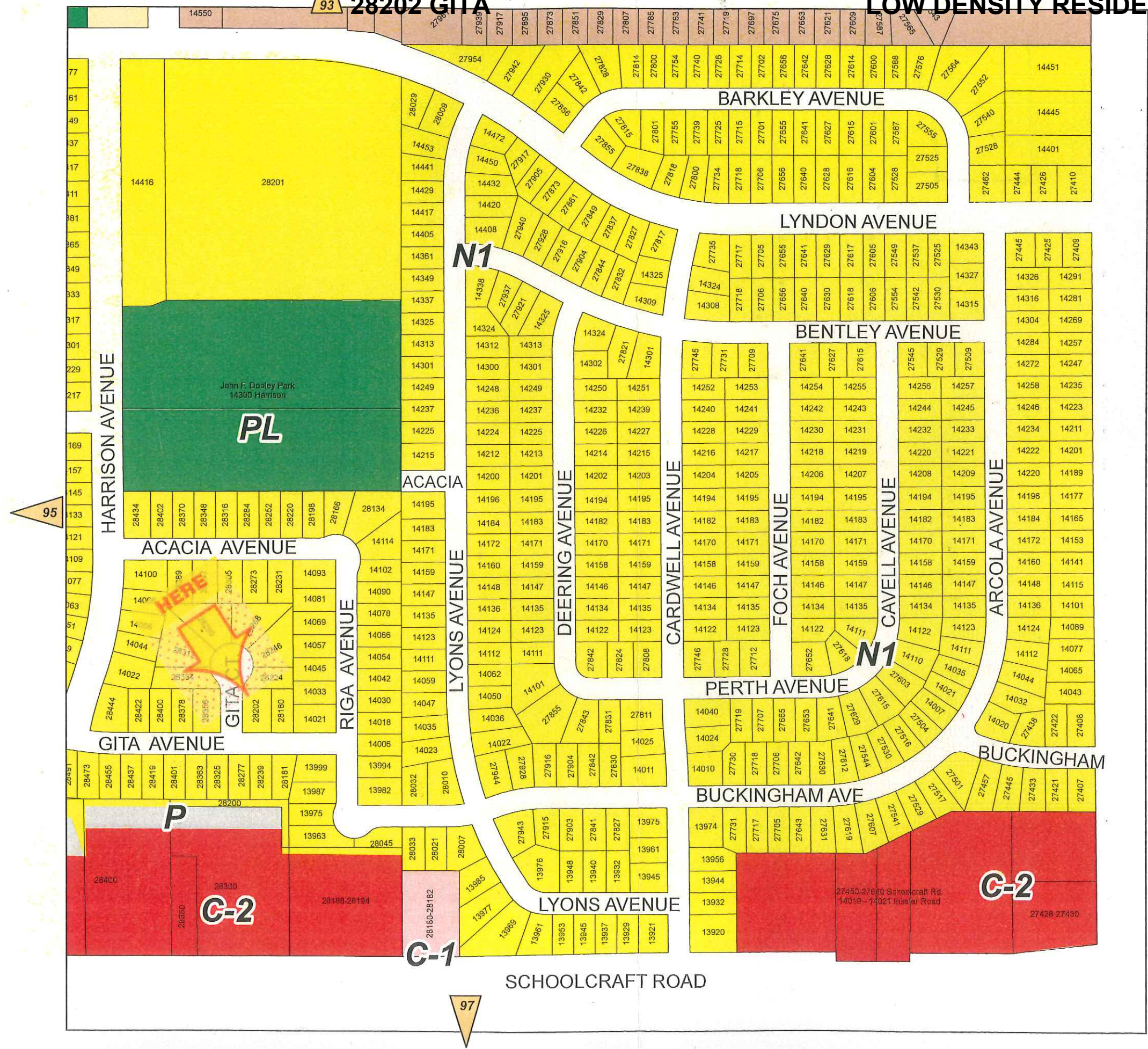
# SHAWN AND ABBY HEAD

# FENCE

## 28202 GITA

## LOW DENSITY RESIDENTIAL

# ZONING MAP



### LEGEND

#### Zoning Districts

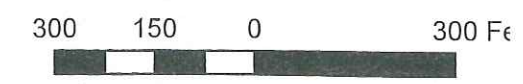
- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing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

S.E. 1/4 Section 24

## City of Livonia

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

Copyright 2001, City of Livonia



ZONING BOARD OF APPEALS

28202 Gita

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33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154  
421-2000 EXT. 427

August 2, 1985

Mr. Michael Felczak  
28202 Gita  
Livnoia, Michigan 48154

Dear Mr. Felczak:

The Zoning Board of Appeals of the City of Livonia, at its special meeting held on July 30, 1985, adopted the following resolution:

RESOLVED, That Appeal Case No. 8507-120, filed by Michael Felczak, 28202 Gita, Livonia 48154, seeking to erect a fence in the westerly side yard on property located on the north side of Gita (28202) between Riga and Harrison, Lot No. 50 (096-03-0050-000), Compton Square Estates Subdivision, R-1A zoning district, be granted and the requirements of Fence Ordinance, Section 15.44.090 of the Code of Ordinances of the City of Livonia (Fence not allowed in 25-foot west side yard), be waived for the following reasons and findings of fact:

- 1) That the petitioner has stated that he needs the fence inasmuch as he has two small children and a dog and would like to enjoy the maximum use of his yard.
- 2) That there are similar fences in the area.
- 3) That the petitioner is proposing to erect a cyclone fence which would not be detrimental to his neighbor when he would be pulling out of his driveway.

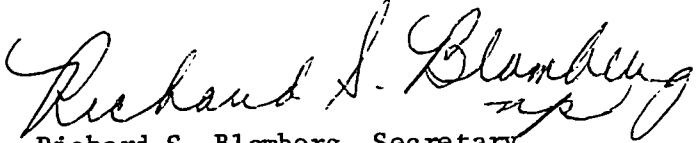
FURTHER, That the variance be granted with the following conditions:

- 1) That the fence shall be erected as proposed - cyclone fencing.
- 2) That this fence shall be properly maintained at all times.

FURTHER, That the granting of this variance would not be detrimental to the area nor to the Master Plan of the City of Livonia.

Very truly yours,

ZONING BOARD OF APPEALS

  
Richard S. Blomberg, Secretary

np

cc: R. Stanow (2)  
City Attorney  
W. MacDonald

## ZONING BOARD OF APPEALS

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LINDSEY HAKALA  
BRIAN MEAGHER  
MARC ROTONDO  
MIKE TESTA



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

### MAYOR

MAUREEN MILLER BROSANAN

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MARTHA PTASHNIK

### ***PUBLIC NOTICE MAY 22, 2026***

**APPEAL CASE NO. 2026-05-06, 11300 Cranston:** an appeal was made to the Zoning Board of Appeals by Sara West and Brian Schreck, seeking to erect an addition with a new attached garage resulting in a deficient rear yard setback.

#### **Rear Yard Setback**

Required: 30 feet  
Proposed: 7.5 feet  
Deficient: 22.5 feet

This Low Density Residential property is located on the east side of Cranston (11300), between Elmira Avenue and Plymouth Road, Lot. No. 133-02-0642-000, N-1, Neighborhood, rejected by the Inspection Department under Livonia Zoning Ordinances, Section 3.04 – Dimension Regulations.

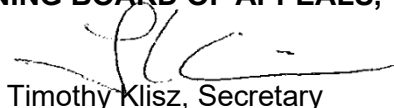
**THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.**

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

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

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, June 9, 2026, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

**ZONING BOARD OF APPEALS,**



Timothy Klisz, Secretary

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





CITY OF LIVONIA  
INSPECTION DEPARTMENT

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

33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154  
421-2000

Applicant Sara West & Brian Schreck Address 11300 Cranston St., Livonia, MI 48150  
 Owner (same as applicant) Address 31511 W. Chicago rd. Livonia, MI 48150  
 Lessee n/a Address n/a  
 Location East Side of 11300 Cranston Street  
 Between Elmira And Plymouth Rd.  
 Lot No./Parcel No. 133-02-0642-000 Subdivision Rosedale Gardens No. 2  
 Zoning District N-1 Lot Size 80 ft. x 135 ft Alley n/a  
 Present Use Single family residential Proposed Use (no change)  
 Present Building Size Dwelling: 1,200 s.f.; Detached garage: 539 s.f. Proposed Building Size 2,809 s.f.  
 Present Height of Building n/a Proposed Height n/a  
 Allowable Lot Coverage 3,780 s.f. (35%) Proposed Lot Coverage 2,809 s.f. (26%)

Proposal : Seeking to erect an addition with a new attached garage resulting in a deficient rear yard setback.  
Rear yard setback required: 30 feet; Proposed: 7.5 feet; Deficient 22.5 feet.

Reason for Rejection Livonia Zoning Ordinances, Section 3.04 - Dimensional Regulations

Deficient Side yard \_\_\_\_\_ Deficient Front Yard \_\_\_\_\_ Deficient Rear Yard 22.5 feet  
 Deficient Lot Area \_\_\_\_\_ Deficient Lot Area Per Room \_\_\_\_\_ Encroachment \_\_\_\_\_  
 Excessive Lot Coverage \_\_\_\_\_ Excessive Height \_\_\_\_\_ Increasing No. Units \_\_\_\_\_  
 Use Prohibited \_\_\_\_\_ Deficient Parking Spaces \_\_\_\_\_ Increasing Area and Bulk \_\_\_\_\_

Remarks : This proposal includes the removal of an existing conforming detached garage and shed in a similar location near the rear lot line.

Plans and Application examined by  Date 5/12/26

RECEIVED

MAR 11 2026

Inspection Department  
City of Livonia

APPLICATION FOR VARIANCE

Sara West & Brian Schrock 31511 W Chicago St Livonia MI 48150 734-837-6598 (cell)  
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

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

The property address is 11300 Cranston Livonia 48150

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



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

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

~~348642 643 Rosedale Gardens No 2 T1S R9E~~ L57 P12 WCR  
Lots 642 and 643

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

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

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

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

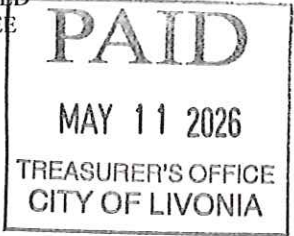
6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: NO

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?  
That process might not be fruitful for our specific needs & would likely lengthen the time before we could begin this needed addition.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: Not applicable to our situation

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

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



**OWNER'S AFFIDAVIT**

COUNTY OF WAYNE )  
STATE OF MICHIGAN )

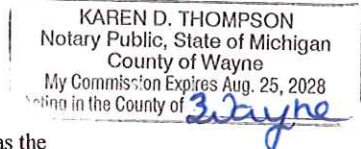
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property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

Signature of property owner: [Signature]

Please print name of property owner: Brian Schreck

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

Subscribed and sworn to before me this 11<sup>TH</sup> day of May, 2026  
Karen D. Thompson  
(Notary Public, Wayne County, Michigan)  
My Commission expires 8.25.2028



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

**NOT TO BE COMPLETED BY APPLICANT**

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 5/11/2026, which reads as follows:

Deficient Rear yard Setback

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

[Signature]  
(Supervisor)

Application for permit filed No Violation Issued No

Application for Variance  
Brian Schreck & Sara West  
11300 Cranston St  
Livonia, MI 48150

3.

We are applying for this variance due to a unique hardship. After living in our neighborhood for the past 15 years in a different home on West Chicago, we purchased this home on Cranston due to its large lot size and our family's long-term needs as well as the desire to remain in Livonia and in our beautiful neighborhood.

We plan to build a separate but connected living space for Sara's adult brother (Phillip West) who is legally blind and has a variety of other cognitive and developmental disabilities related to a genetic condition called Bardet-Biedl syndrome.

Phillip currently lives with Sara's parents but as Sara's parents age and develop more health issues of their own, it has become clear that Phil will soon need a safe and accessible living space within our home. The current plan balances the needs of our young family with Phillip's need for assistance while preserving dignity by providing him his own space.

4.

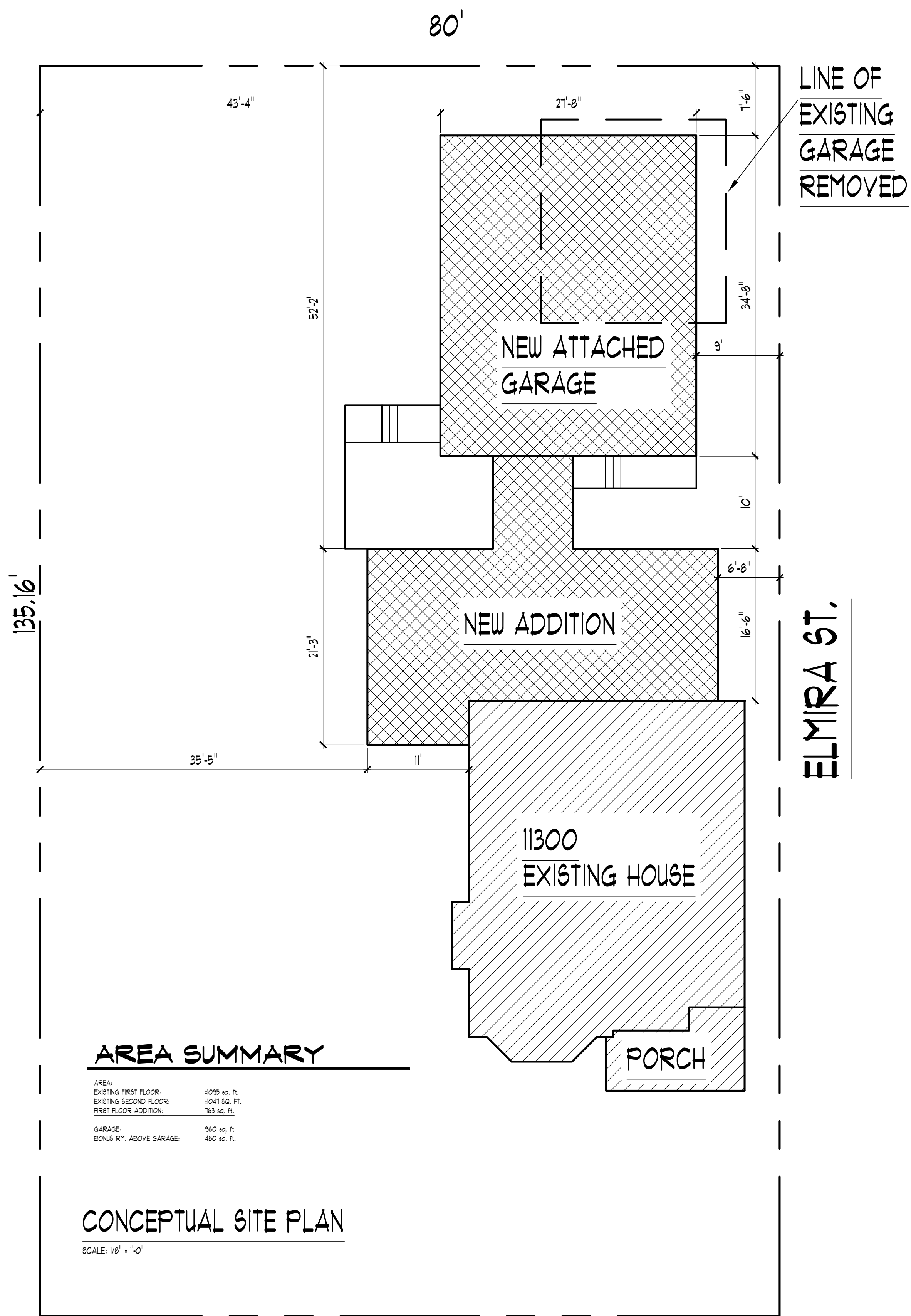
Phillip requires a safe place to live with support readily available; living with family instead of a group home or other facility is imperative for his mental health and meets the wishes of our family. Being unable to pursue this addition with connected but separate living space would have a severely detrimental impact on our family's long-term needs.

There is no financial incentive in this plan for us -we are investing significantly more into this home than we are likely to ever make back on its sale. We are planning for our long-term needs and plan to remain in this home for the foreseeable future.

5.

The result of this variance will not differ greatly from other large homes in our neighborhood that have received larger additions. As the Cranston lot is both a double lot and a corner lot, it will still remain visually appealing and not infringe on any of our neighbors' homes. In fact, we are proposing an increase in setbacks to the garage from both the rear of the property and Elmira St. compared to what they are currently.

In a city that supports and promotes the importance of family, I think our neighbors will understand and respect the unique needs of our family as well as our thoughtful approach to this process.



**AREA SUMMARY**

AREA	
EXISTING FIRST FLOOR:	1025 sq. ft.
EXISTING SECOND FLOOR:	1041 sq. ft.
FIRST FLOOR ADDITION:	783 sq. ft.
GARAGE:	960 sq. ft.
BONUS RVN ABOVE GARAGE:	450 sq. ft.

**CONCEPTUAL SITE PLAN**

SCALE: 1/8" = 1'-0"

**CRANSTON ST.**

**ZONING INFORMATION**

PROPERTY ZONED N1

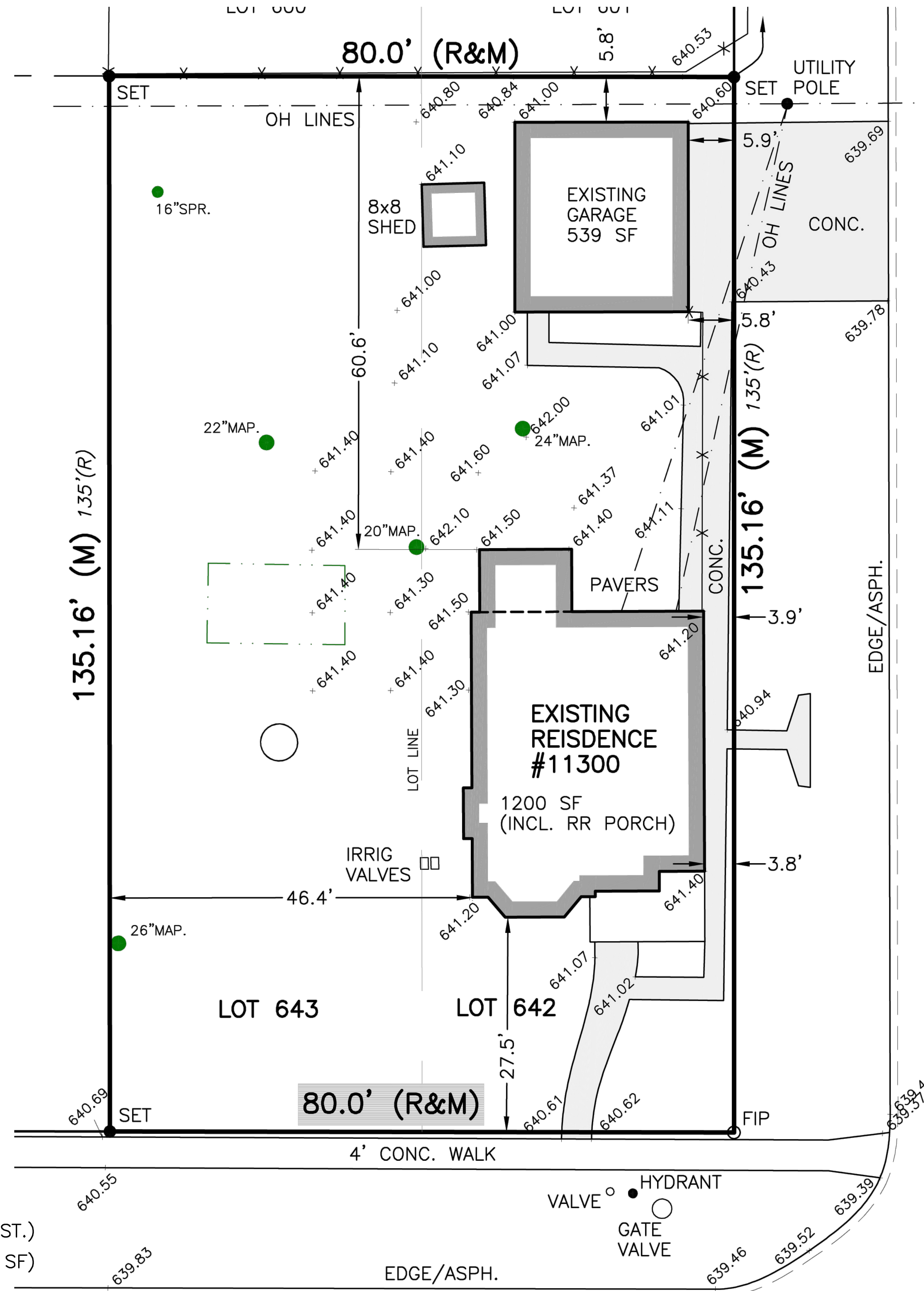
MIN. LOT AREA 6,000 SF  
(10,808 EXIST.)

MAX. LOT COVERAGE 35% (3783 SF)

**SETBACKS**

MIN. FRONT 25 FT  
 MIN. REAR 30 FT  
 MIN./TOTAL SIDE 5 FT/14 FT  
 SIDE ABUT STREET 15 FT

ACCESS. STR. SIDE 2 FT  
 ACCESS. STR. REAR 2 FT

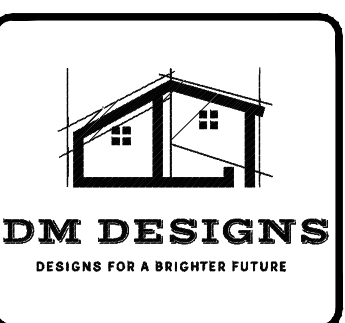


**CRANSTON STREET**  
 60-FT PUBLIC R/W  
 ~20' ASPHALT PAVE./ASPHALT CURB

**ELMIRA STREET**

(PLATTED BEN LOMOND AVE.)  
 60-FT PUBLIC R/W  
 ~20' ASPHALT PAVE./ASPHALT CURB

REVISION NO.	DATE	DESCRIPTION







Darren Mazurek, Designer  
 99752 Clarita  
 Livonia, MI 48152  
 (P) 248.722.8108  
 (E) DMDESIGNS4JLLC@GMAIL.COM

PROPOSED RESIDENTIAL PROJECT FOR:  
**SARA WEST & BRIAN SCHRECK**  
 11800 CRANSTON  
 LIVONIA, MI 48150

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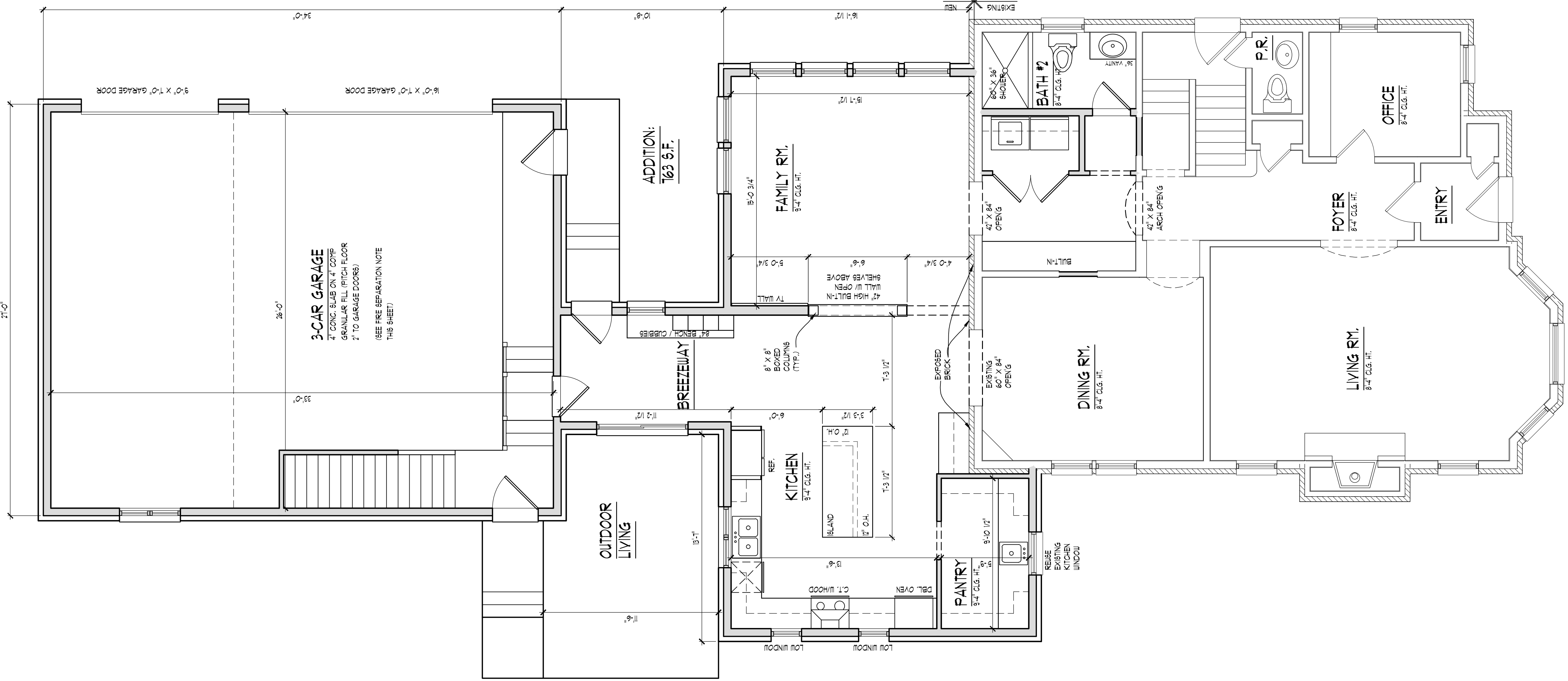
REVIEW DATE:	5-5-25
PLAN SUBMITTAL:	PRELIMINARY
SCALE:	AS SHOWN
DRAWN:	D. MAZUREK
JOB:	25-010
FINAL DATE:	XX-XX-XX
SHEET:	1

### WALL KEY

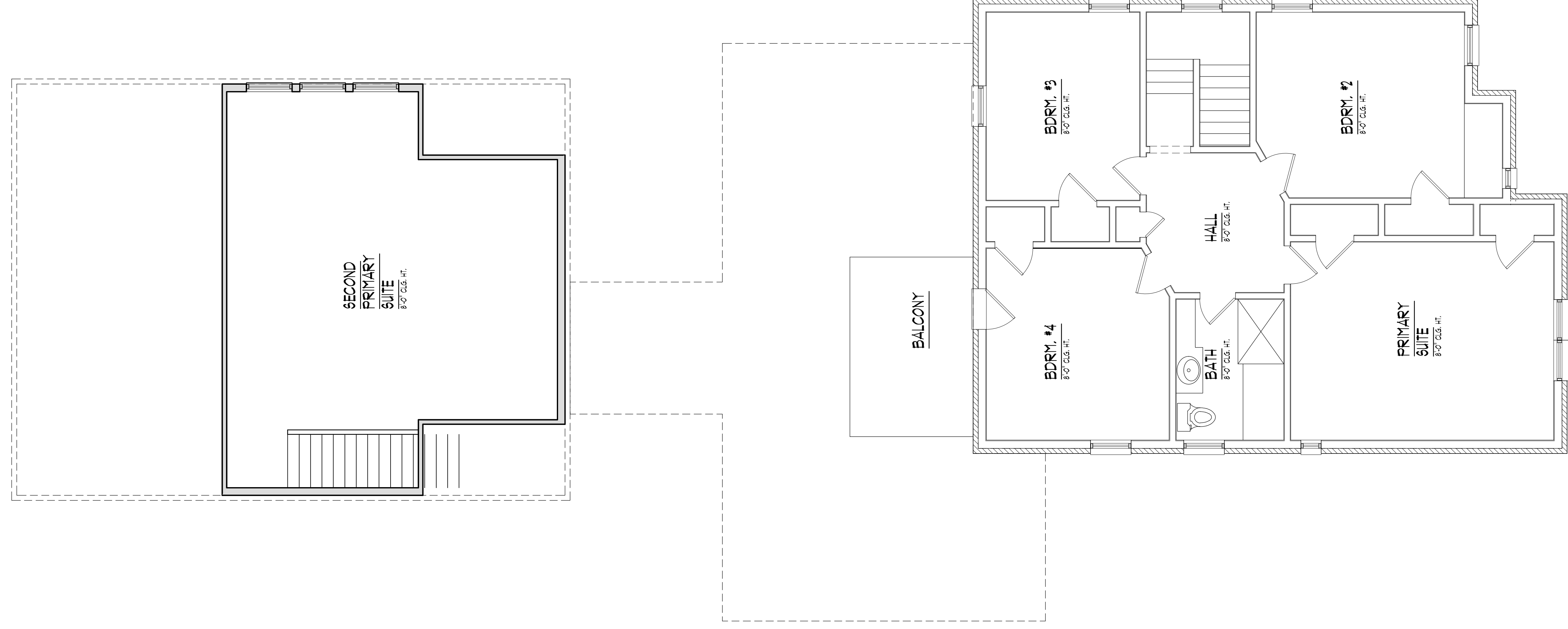
-  NEW STUD WALL
-  NEW STUD W/ BRICK WALL
-  EXISTING STUD WALL
-  EXISTING STUD W/ BRICK WALL

### AREA SUMMARY

AREA:	
EXISTING FIRST FLOOR:	1099 sq. ft.
EXISTING SECOND FLOOR:	1047 sq. ft.
FIRST FLOOR ADDITION:	163 sq. ft.
GARAGE:	960 sq. ft.
BONUS RM. ABOVE GARAGE:	480 sq. ft.



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

REVIEW DATE:	5-15-25
PLAN SUBMITTAL:	PRELIMINARY
SCALE:	AS SHOWN
DRAWN:	D. MAZUREK
JOB:	25-010
FINAL DATE:	XX-XX-XX
SHEET:	12

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PROPOSED RESIDENTIAL PROJECT FOR:  
**SARA WEST & BRIAN SCHRECK**  
 11800 CRANSTON  
 LIVONIA, MI 48150

Darren Mazurek, Designer  
 99752 Clarita  
 LIVONIA, MI 48152  
 (P) 248.722.8108  
 (E) DMDESIGNS4JLLC@GMAIL.COM

REVISION NO.	DATE	DESCRIPTION



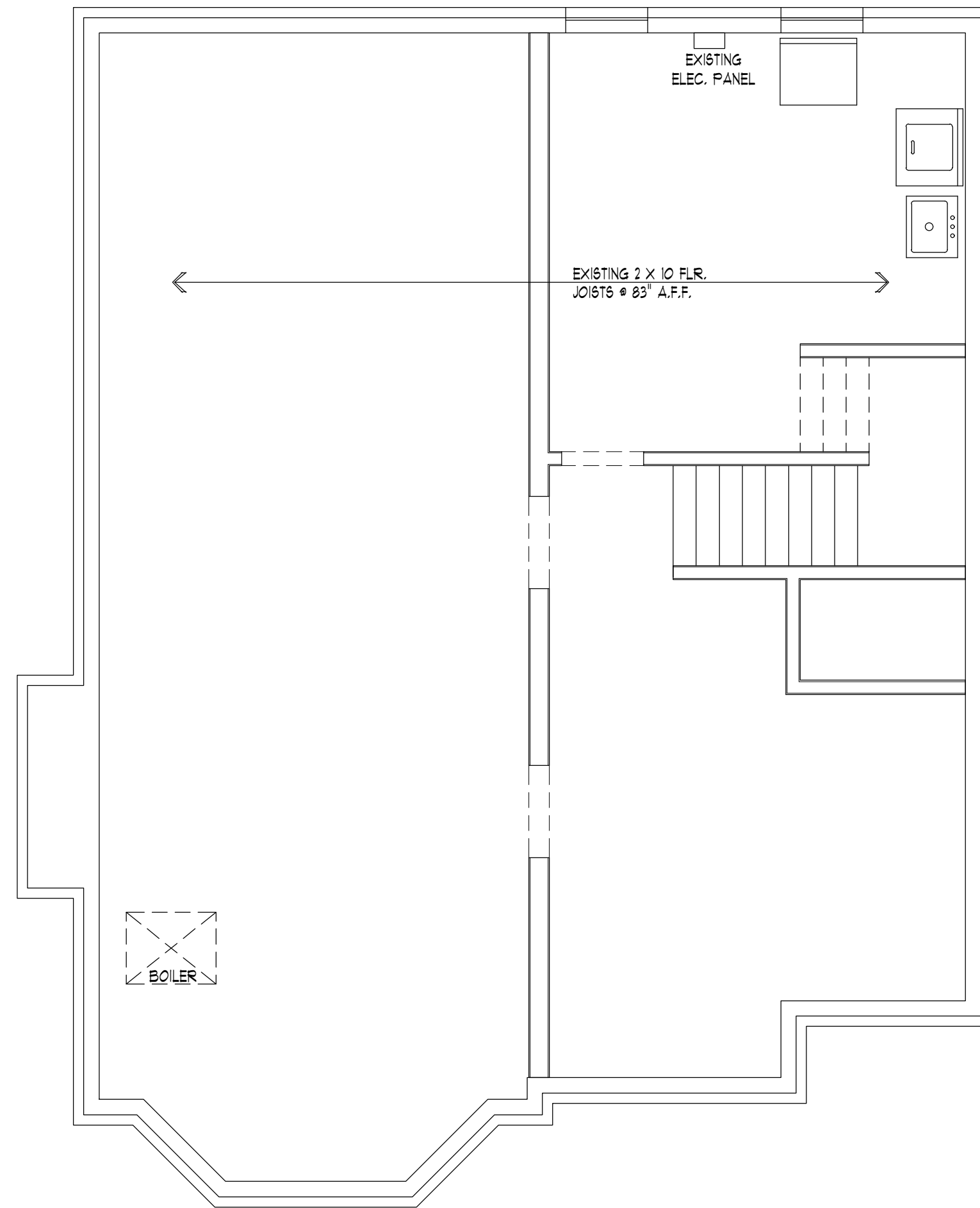
# DEMOLITION NOTES

- EXTERIOR GRADE SHALL BE INSPECTED AND LOCATIONS WHERE THE GRADE IS WITHIN 8" OF THE BILL PLATE, INSPECT CLOSELY FOR SIGNS OF ROT. ANY ROTTED WOOD SHALL BE REMOVED AND REPLACED AND THEN SPOT TREATED WITH TIMBOR OR AN EQUIVALENT PRESERVATIVE.
- NEW SILICONE SEALANT SHALL BE APPLIED AROUND ANY OPENINGS THROUGH THE FOUNDATION (PIPES, WIRES, ETC.).
- ALL VERTICAL CRACKS NOTED SHALL BE TUCK POINTED WITH AN EPOXY MORTAR.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SUB-TRADES.
- ALL WORK IS TO BE DONE BY LICENSED CONTRACTORS
- CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS & DIMENSIONS AND TO NOTIFY DM DESIGNS OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION/DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION RELATED DEBRIS, TRASH, RUBBISH ETC. AND TO DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. CONTRACTOR IS TO KEEP THE PROJECT AREA CLEAN AT ALL TIMES.
- CONTRACTOR SHALL NOTIFY, COORDINATE AND SCHEDULE ANY AND ALL DISCONNECTIONS OF EXISTING UTILITY SERVICE WITH THE OWNER PRIOR TO THE WORK BEING DONE.
- REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
- MAINTAIN EXISTING UTILITY SERVICES AND PROTECT AGAINST DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- ALL DRAWINGS ARE SCHEMATIC. EXTENT OF DEMOLITION SHOWN IS APPROXIMATE. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL STRUCTURAL MEMBERS ARE TO REMAIN (TYP. UNLESS NOTED OTHERWISE)
- TEMPORARY BRACING, GUYING & TIEDOWNS OF THE STRUCTURE DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE ERECTOR AND CONTRACTOR. THE DESIGNER & ENGINEER ASSUME NO RESPONSIBILITY FOR THE ABSENCE, PRESENCE OR ADEQUACY OF ANY TEMPORARY BRACING. ALL EXISTING STRUCTURE SHALL BE AFFECTED BY THE CONSTRUCTION SHALL BE ADEQUATELY PROTECTED AND/OR BRACED AS REQUIRED.

# NOTE:

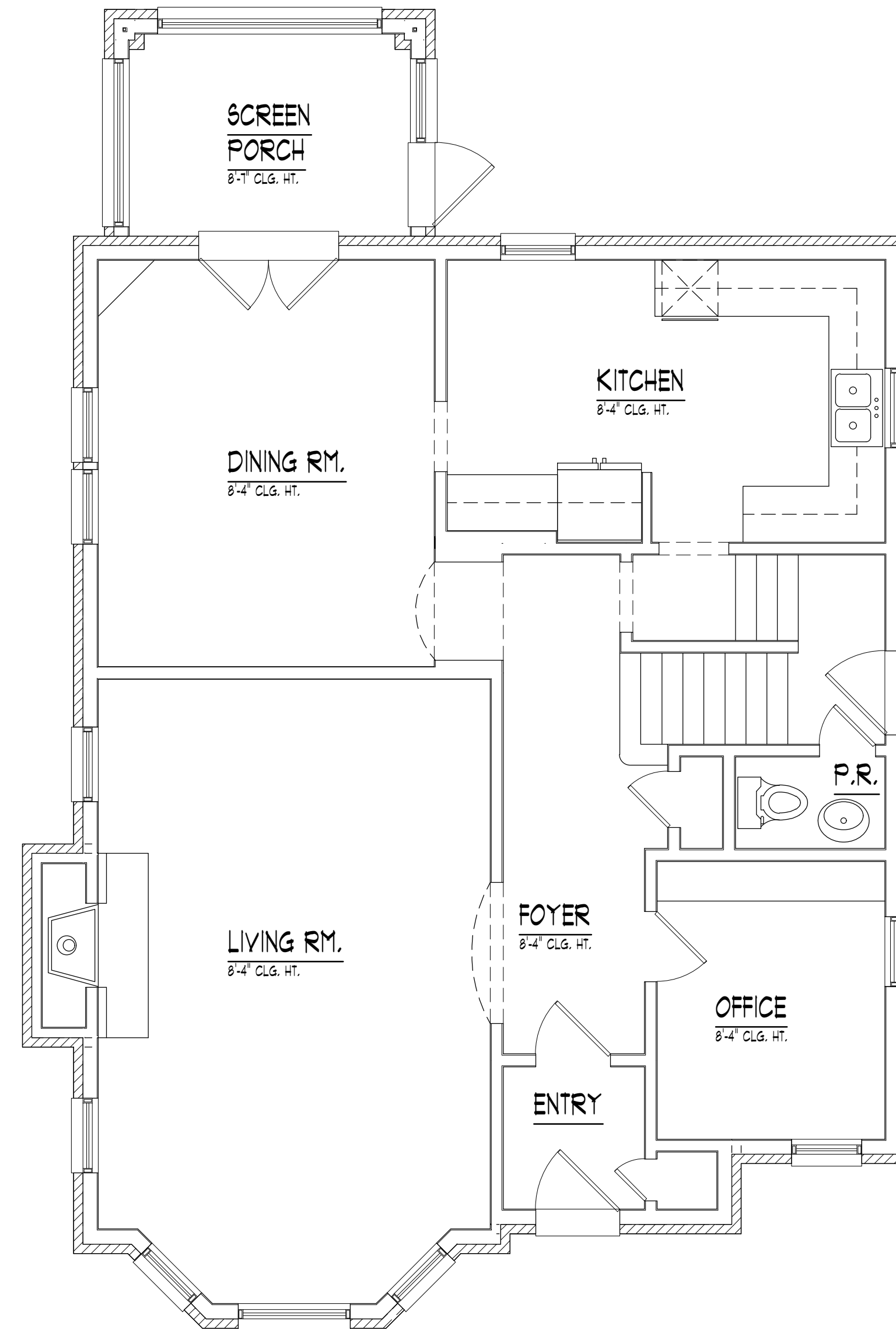
INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURER AND GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO:

- EXTERIOR WALL THICKNESS
- EXISTING ROOF PITCH
- EXISTING HEEL HEIGHT
- OVERHANG DIMENSIONS
- OVERALL DIMENSIONS ACROSS TOP PLATES
- EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF



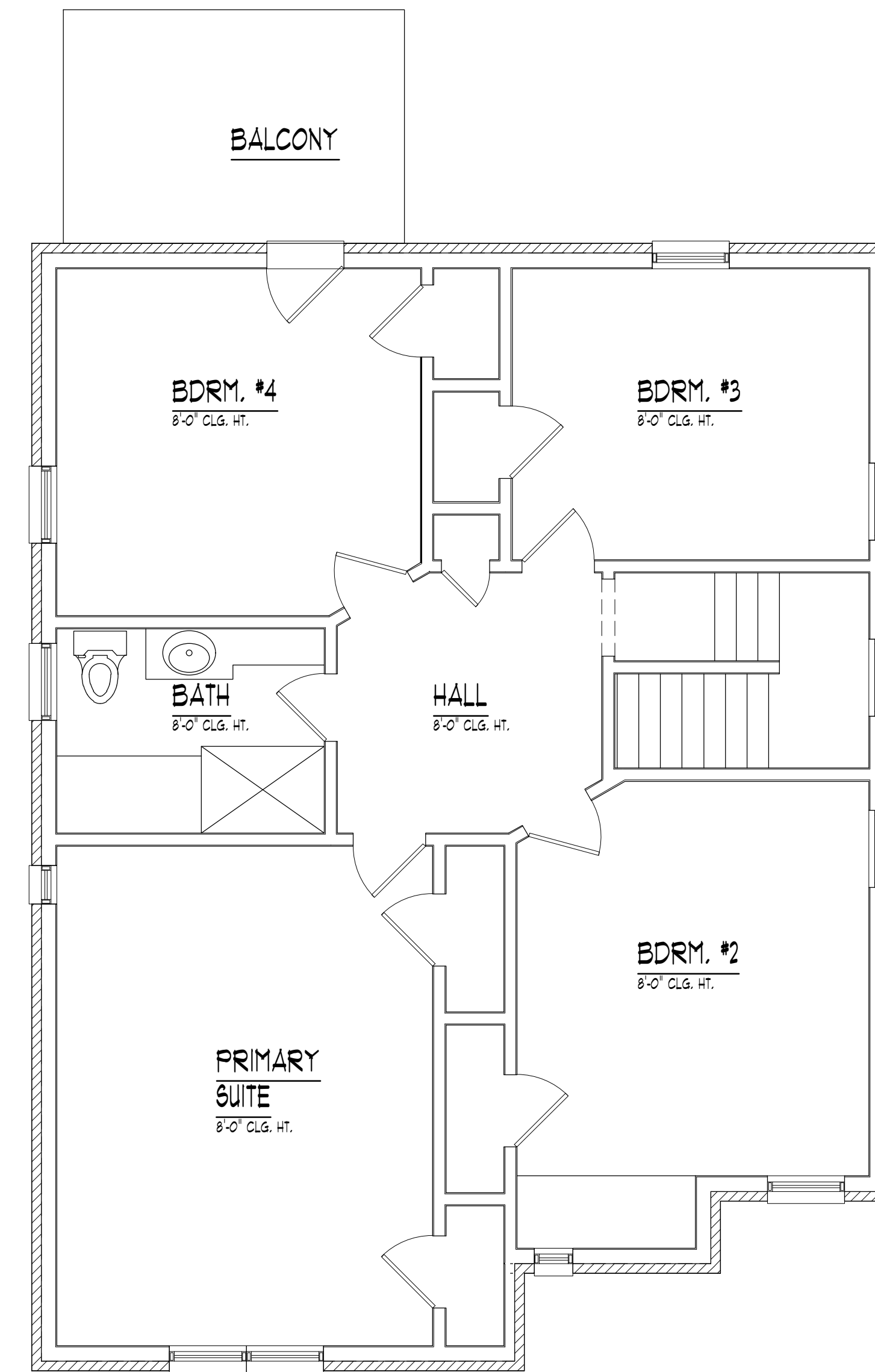
EXISTING FOUNDATION PLAN

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



EXISTING FIRST FLOOR PLAN

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



EXISTING SECOND FLOOR PLAN

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

NO.	DATE	DESCRIPTION



Parren Mazurek, Designer  
 99192 Clarita  
 Livonia, MI 48152  
 (p) 248.722.8105  
 (e) DMDESIGNS4LLC@GMAIL.COM

PROPOSED RESIDENTIAL PROJECT FOR:  
**SARA WEST & BRIAN SCHRECK**  
 11800 CRANSTON  
 LIVONIA, MI 48150

COPYRIGHT 2025 DM DESIGNS  
 DO NOT SCALE DRAWINGS. ALL CALCULATED DIMENSIONS ONLY. CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE CONSTRUCTION. ANY CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITING. WORK IMMEDIATELY PRIOR TO ANY EXCAVATION. CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER.

REVIEW DATE: 5-5-25  
 PLAN SUBMITTAL: PRELIMINARY  
 SCALE: AS SHOWN  
 DRAWN: D. MAZUREK  
 JOB: 25-070  
 FINAL DATE: XX-XX-XX  
 SHEET:

**D-1**

**NOTE:**

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURER AND GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO:

- EXTERIOR WALL THICKNESS
- EXISTING ROOF PITCH
- EXISTING HEEL HEIGHT
- OVERHANG DIMENSIONS
- OVERALL DIMENSIONS ACROSS TOP PLATES
- EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION

PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF

REVISIONS  
NO. DATE DESCRIPTION



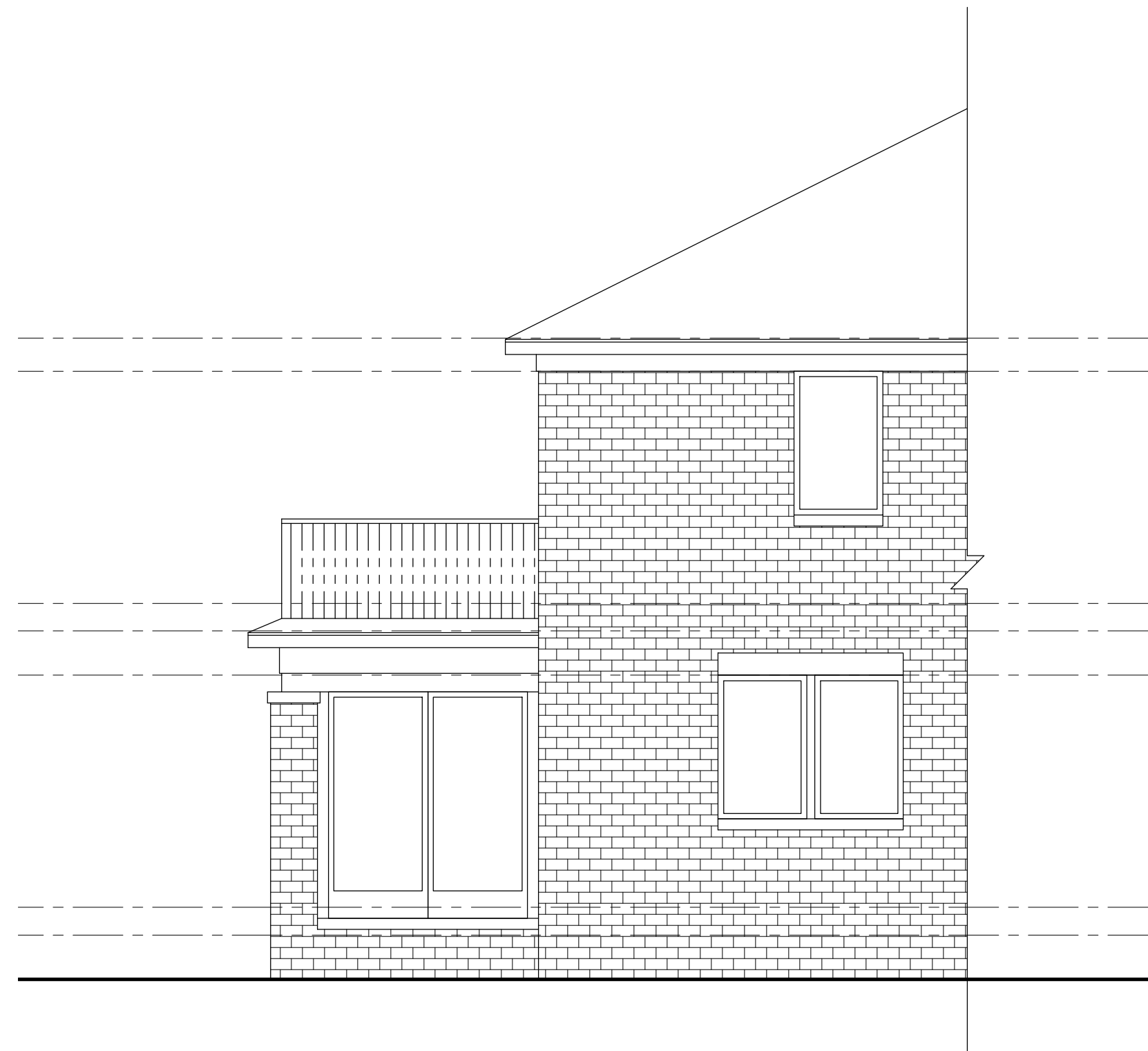
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LIVONIA, MI 48150

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REVIEW DATE: 5-5-25  
PLAN SUBMITTAL: PRELIMINARY  
SCALE: AS SHOWN  
DRAWN: D. MAZUREK  
JOB: 25-070  
FINAL DATE: XX-XX-XX  
SHEET:

**D-2**



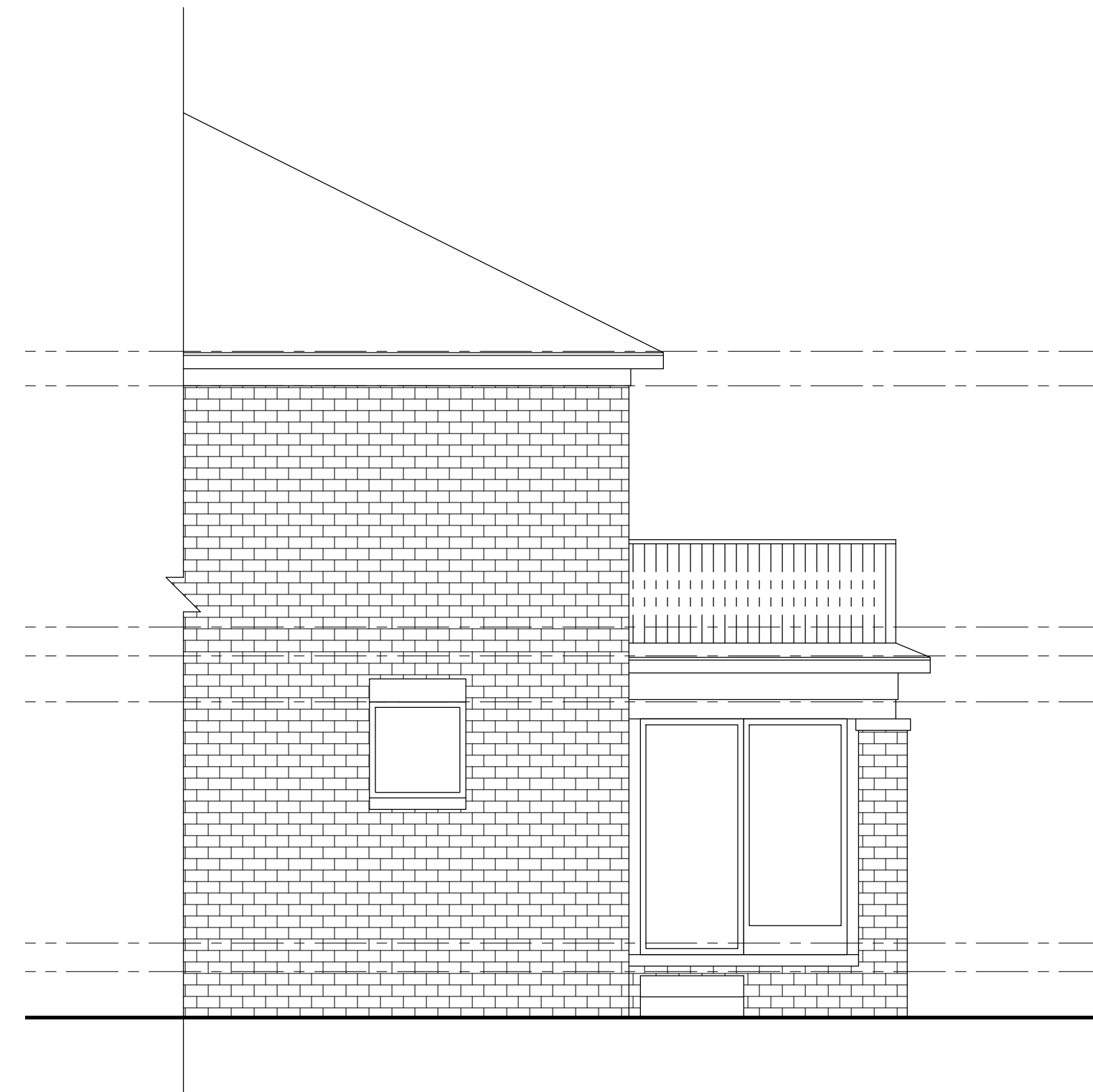
**PARTIAL EXISTING LEFT ELEVATION**

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



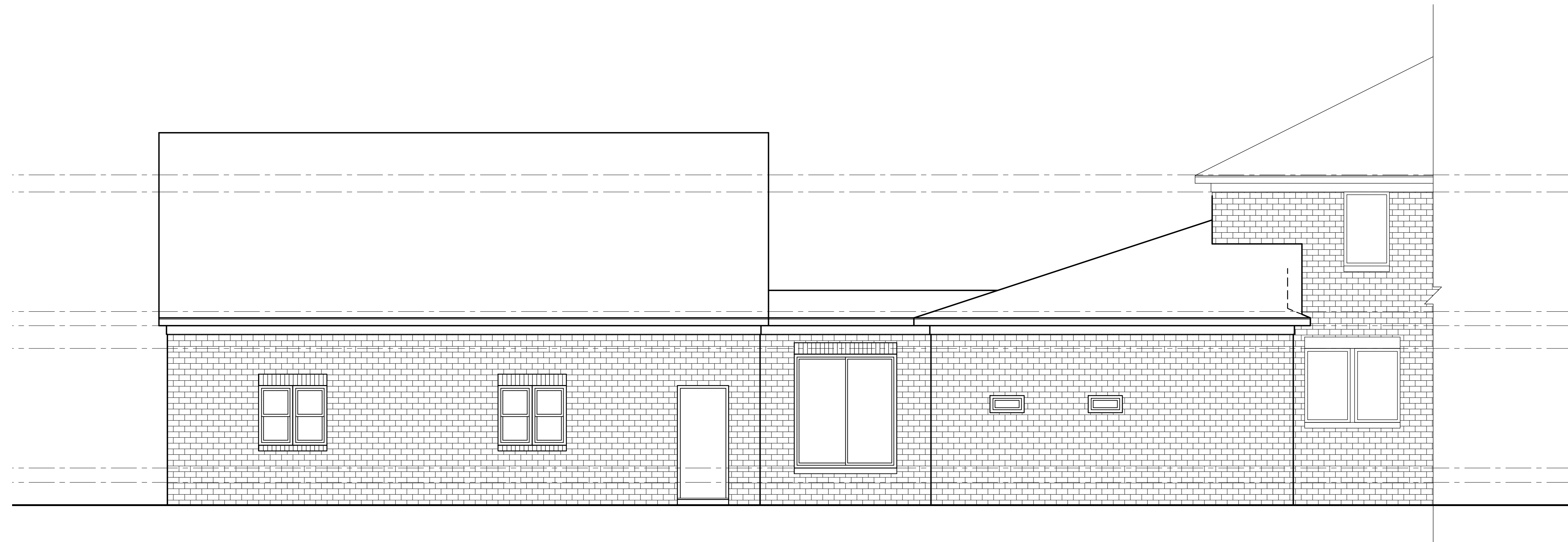
**EXISTING REAR ELEVATION**

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



**PARTIAL EXISTING RIGHT ELEVATION**

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



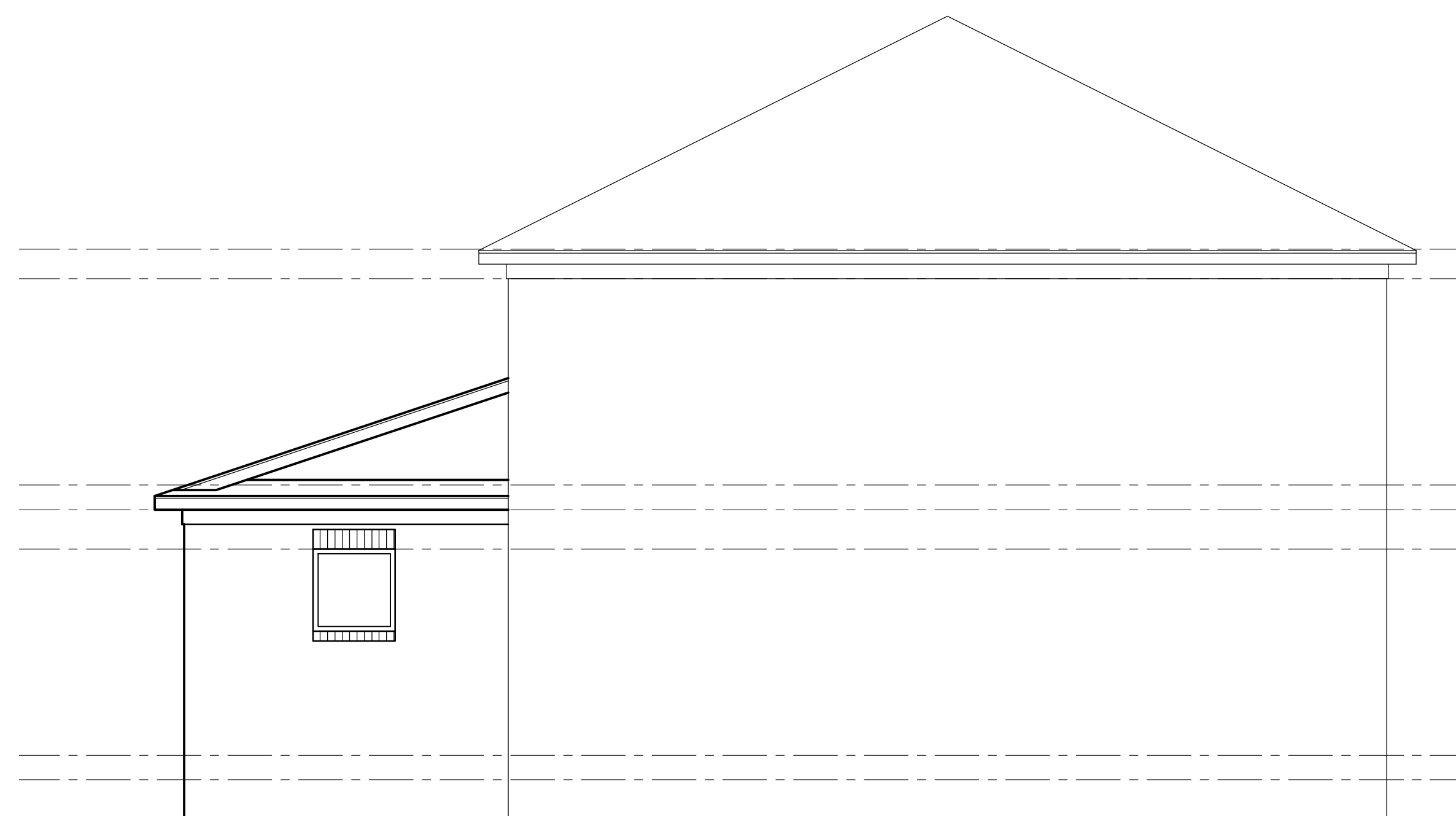
**PARTIAL LEFT ELEVATION**

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



**GARAGE REAR ELEVATION**

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



**PARTIAL FRONT ELEVATION**

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

**ELEVATION NOTES**

1. ALL ROOF SADDLES TO BE O.S.B. SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
2. PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS.
3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION.
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
7. CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK.
8. OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING I.N.O.
9. ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE SASH LIMITERS PER CODE REQUIREMENTS.
10. GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.
11. ALL CASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS.
12. WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.
13. ALL WINDOWS SHOWN AT APPROX. ROUGH OPENING SIZES AND WILL BE DETERMINED AND PROVIDED BY OTHERS.

REVISION NO.	DATE	DESCRIPTION



Darren Mazurek, Designer  
 99752 Clarita  
 Livonia, MI 48152  
 (P) 248.722.8108  
 (E) DMDESIGNS4JULLC@GMAIL.COM

PROPOSED RESIDENTIAL PROJECT FOR:  
**SARA NEST & BRIAN SCHRECK**  
 11800 CRANSTON  
 LIVONIA, MI 48150

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 DO NOT SCALE DRAWINGS. ALL CALLED DIMENSIONS ONLY. CONTRACTOR TO FIELD VERIFY ALL DRAWING DETAILS BEFORE CONSTRUCTION. ANY CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITING FOR IMMEDIATELY PRIOR TO ANY EXCAVATION. CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER.

REVIEW DATE:	5-5-25
PLAN SUBMITTAL:	PRELIMINARY
SCALE:	AS SHOWN
DRAWN:	D. MAZUREK
JOB:	25-010
FINAL DATE:	XX-XX-XX
SHEET:	<b>A3</b>



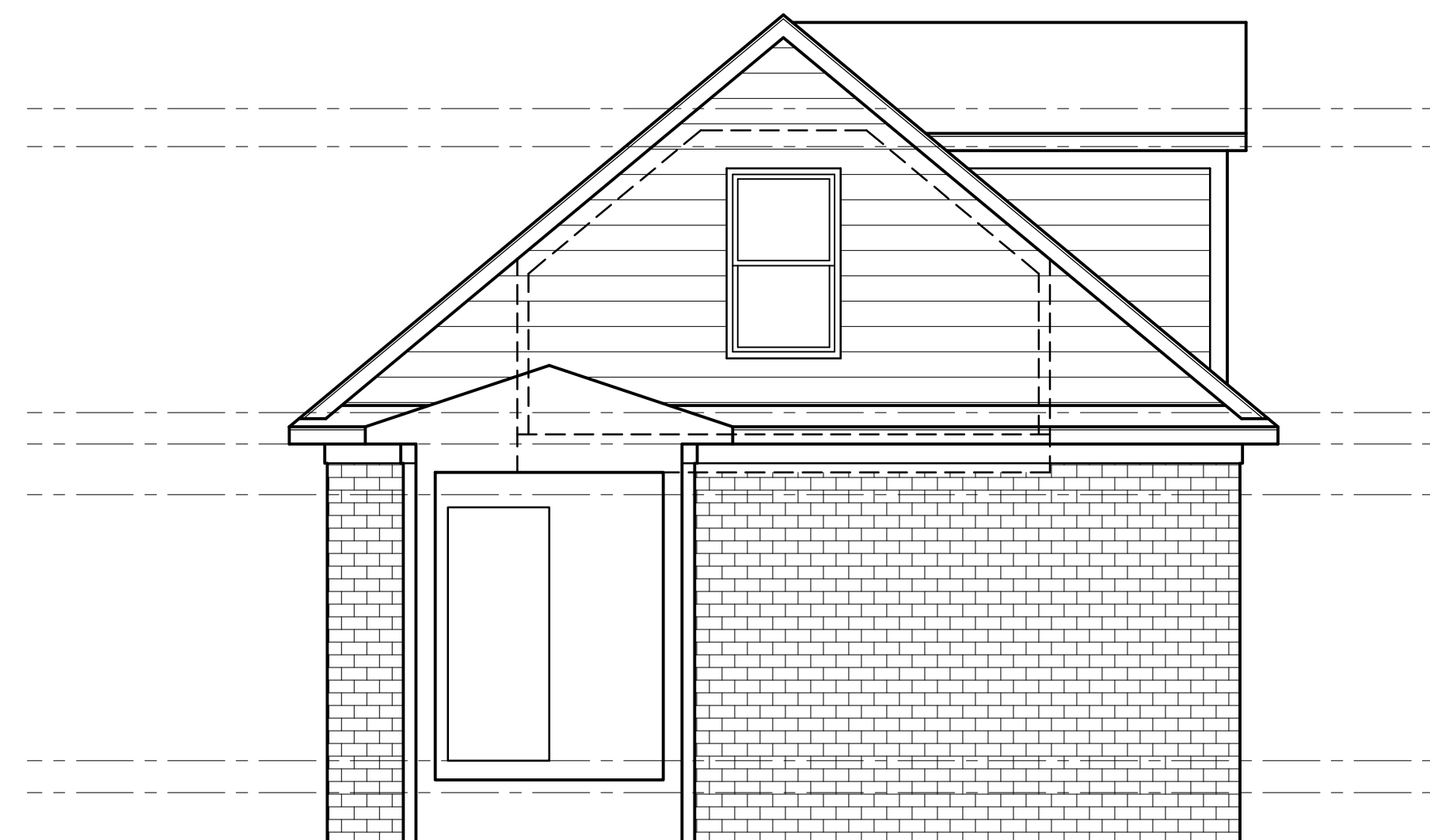
**PARTIAL RIGHT ELEVATION**

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



**PARTIAL REAR ELEVATION**

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



**GARAGE FRONT ELEVATION**

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

REVISION NO.	DATE	DESCRIPTION



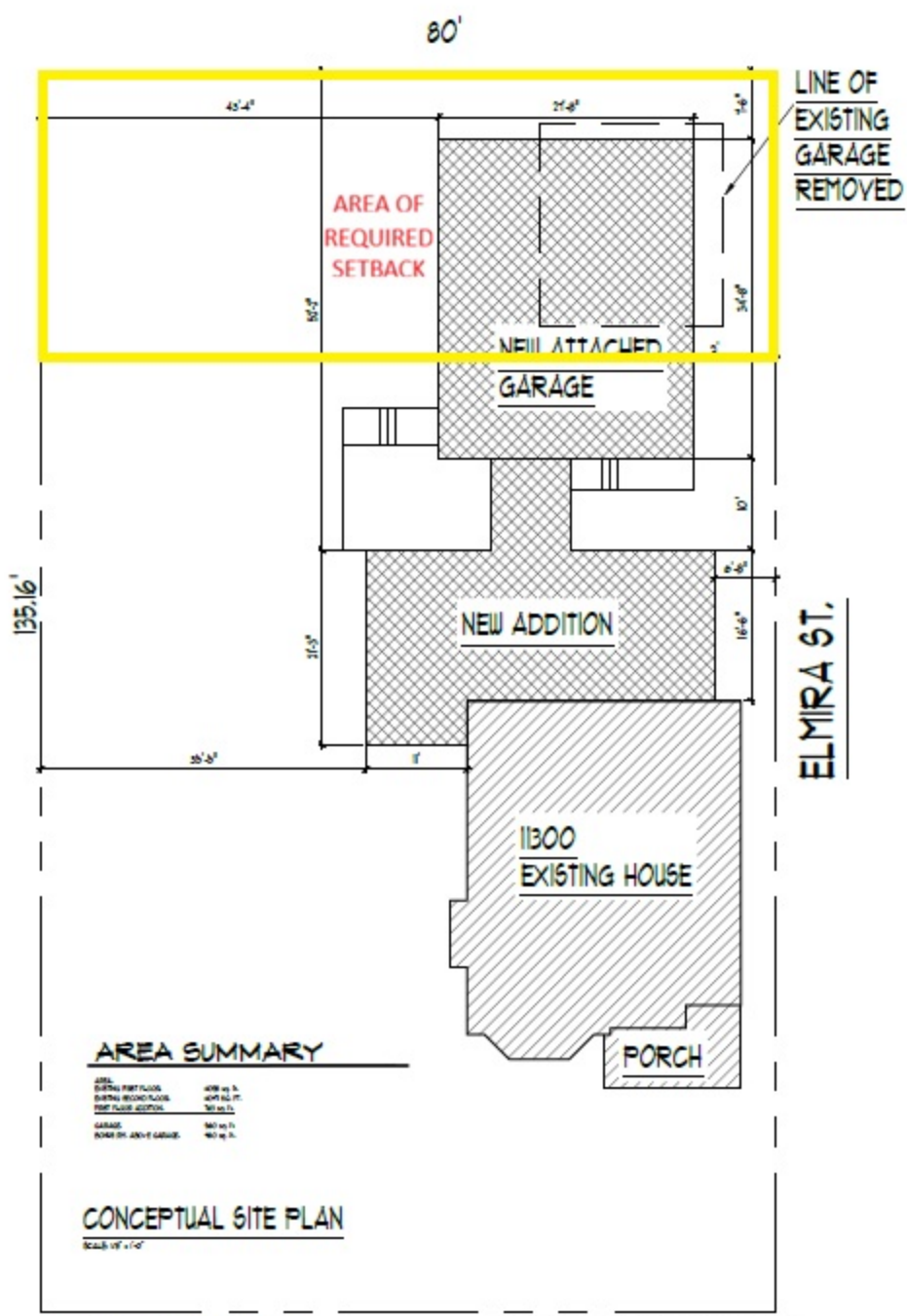
Darren Mazurek, Designer  
 99752 Clarita  
 Livonia, MI 48152  
 (P) 248.722.8108  
 (E) DMDESIGNS4U@GMAIL.COM

PROPOSED RESIDENTIAL PROJECT FOR:  
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 LIVONIA, MI 48150

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 DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE CALLED OUT.  
 PROVIDE ALL DIMENSIONS TO FIELD CONTRACTORS TO FIELD.  
 VERIFY ALL DRAWING AREAS BEFORE CONSTRUCTION.  
 DESIGNER'S WRITTEN PERMISSION SHALL BE REQUIRED TO THE  
 DESIGNER IN WRITER FOR IMMEDIATELY PRIOR TO ANY EXCAVATION, CONSTRUCTION  
 OR THE SOLE RESPONSIBILITY OF THE PERMIT  
 HOLDER.

REVIEW DATE: 5-5-25  
 PLAN SUBMITTAL: PRELIMINARY  
 SCALE: AS SHOWN  
 DRAWN: D. MAZUREK  
 JOB: 25-010  
 FINAL DATE: XX-XX-XX  
 SHEET:

**A4**



**CRANSTON ST.**

**ZONING INFORMATION**  
PROPERTY ZONED N1

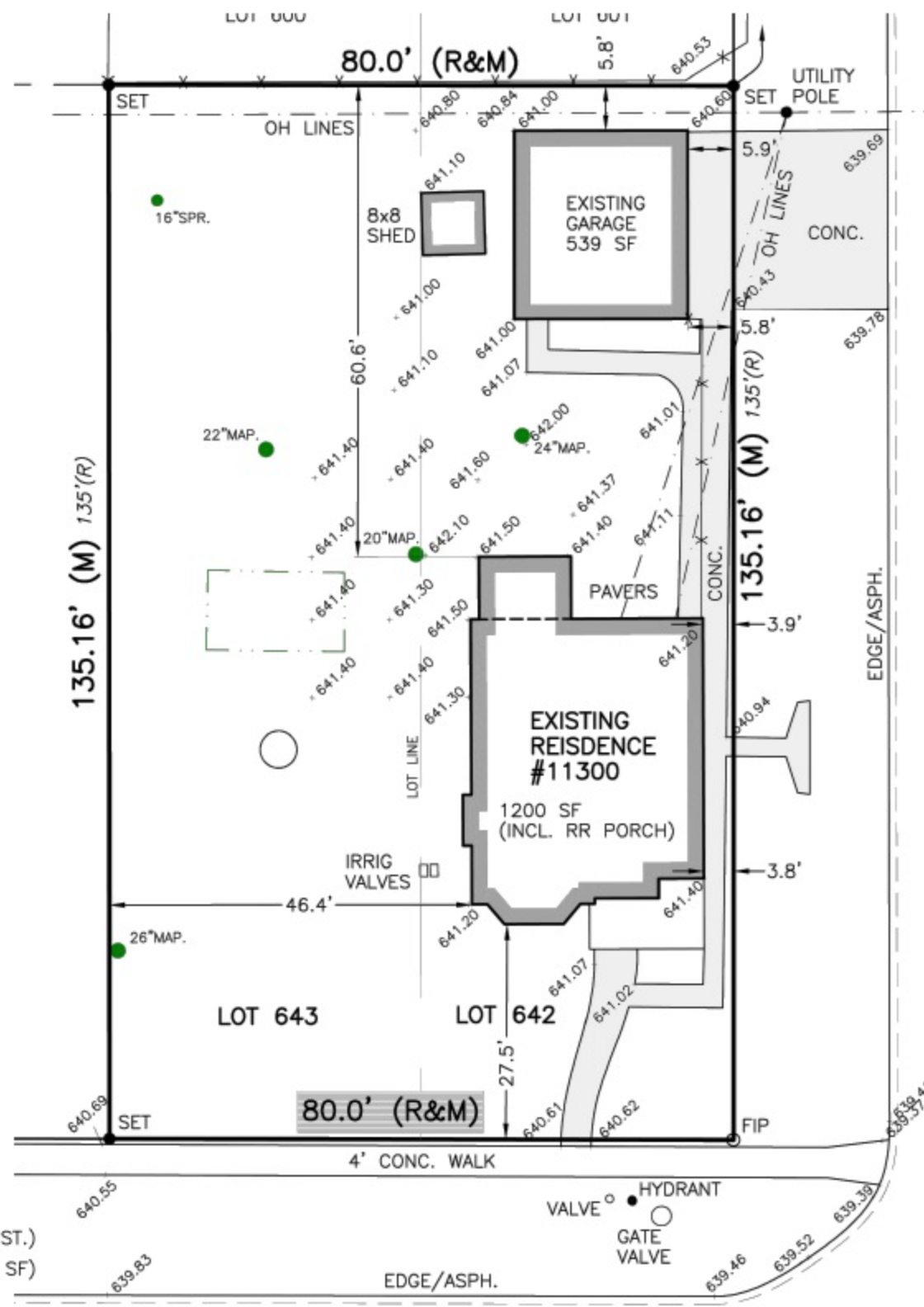
MIN. LOT AREA 6,000 SF (10,808 EXIST.)

MAX. LOT COVERAGE 35% (3783 SF)

**SETBACKS**

MIN. FRONT 25 FT  
MIN. REAR 30 FT  
MIN./TOTAL SIDE 5 FT/14 FT  
SIDE ABUT STREET 15 FT

ACCESS. STR. SIDE 2 FT  
ACCESS. STR. REAR 2 FT



**ELMIRA STREET**  
(PLATTED BEN LOMOND AVE.)  
60-FT PUBLIC R/W  
~20' ASPHALT PAVE./ASPHALT CURB

PROPOSED RESIDENTIAL PROJECT FOR:

**SARA WEST & BRIAN SCHRECK**  
11000 CRANSTON  
LIVONIA, MI 48150

DESIGNER:

**Darren Mazurek, Designer**  
85753 Clarita  
Livonia, MI 48152  
(P) 248-722-8103  
(C) ENGINEERING@ALLCONCRETE.COM

DATE: 8-2-25

PLAN SUBMITTAL: PRELIMINARY

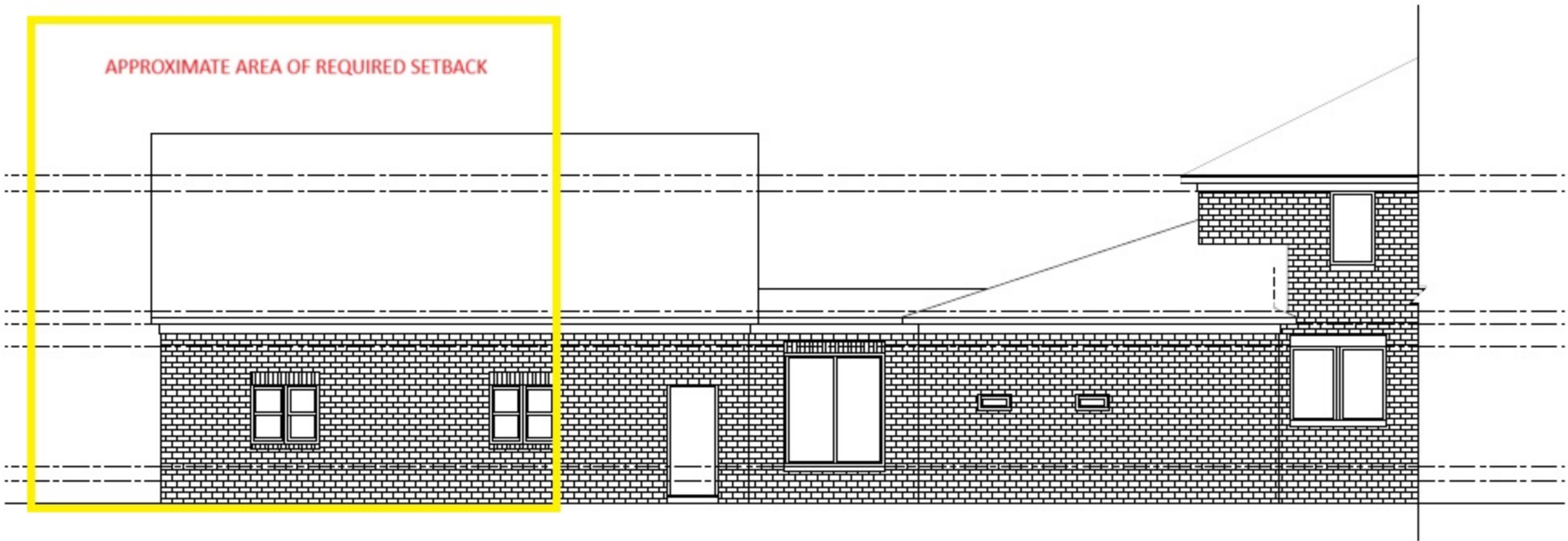
SCALE: AS SHOWN

DRAWN: D. MAZUREK

JOB: 25-070

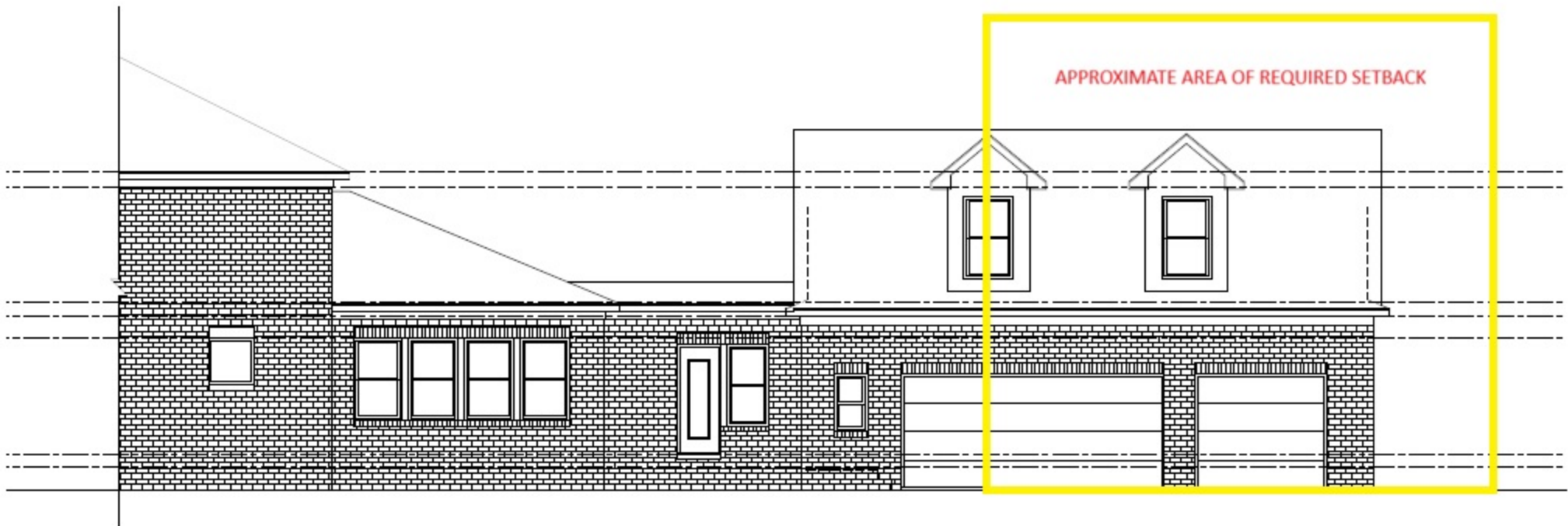
SHEET: 10-20-25-01

1



PARTIAL LEFT ELEVATION

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



PARTIAL RIGHT ELEVATION

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

**SARA WEST AND BRIAN SCHRECK  
11300 CRANSTON**

**ADDITION  
LOW DENSITY RESIDENTIAL**



**ZONING MAP**

**LEGEND**

**Zoning Districts**

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

N.E. 1/4 Section 34

**City of Livonia**

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

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300 150 0 300 Feet



# FUTURE LAND USE PLAN

CITY OF LIVONIA  
ZONING BOARD OF APPEALS  
June 9, 2026 – 7:00 p.m.  
Livonia City Hall – Auditorium (1st floor)  
33000 Civic Center Drive, Livonia, MI

**1. APPEAL CASE NO. 2025-11-36, Joshua Engels, 20160 Milburn Avenue:**

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

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

**2. APPEAL CASE NO. 2026-05-04, Abby and Shawn Head, 28202 Gita:**

Seeking to erect a six (6) foot tall wood privacy fence on a corner lot resulting in a privacy fence erected in a side corner lot that will not align with a similar fence on the neighboring lot and a privacy fence that is forward toward the front of the lot beyond the rear corner of the house.

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

**3. APPEAL CASE NO. 2026-05-06, Sara West and Brian Schreck, 11300**

**Cranston:** Seeking to erect an addition with a new attached garage resulting in a deficient rear yard setback.

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

**AGENDA DATE: June 9, 2026  
ZONING BOARD OF APPEALS  
CITY OF LIVONIA**

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

- 1. APPEAL CASE NO. 2025-11-36, Joshua Engels, 20160 Milburn Avenue:**  
Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, the proposed variance would violate the City's policy against turning the City's residential yard spaces into a series of small, walled enclosures.
- 2. APPEAL CASE NO. 2026-05-04, Shawn and Abby Head, 28202 Gita:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.
- 3. APPEAL CASE NO. 2026-05-06, Sara West and Brian Schreck, 11300 Cranston:** Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. FURTHER, Petitioner has not demonstrated why the home must occupy the setback.