

ZONING BOARD OF APPEALS

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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2259
FAX: (734) 466-2095

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July 26, 2021
PUBLIC NOTICE

APPEAL CASE NO. 2021-05-18 (Tabled on June 8, 2021): An appeal has been made to the Zoning Board of Appeals by Ken and Melissa Burns, 29991 Munger, Livonia, MI 48154, seeking to construct an addition onto a detached garage while maintaining an attached garage, resulting in excess number of garages and garage area.

Number of Garages:

Allowed: one
Proposed: two
Excess: one

Garage Area:

Allowed: 720 sq. ft.
Proposed: 1511 sq. ft.
(Attached: 686 sq. ft., detached 495 sq. ft.,
proposed addition 330 sq. ft.)
Excess: 791 sq. ft.

The property is located on the south side of Munger (29991), between Henry Ruff and Middlebelt, Lot. No. 053-01-0055-001, RUF-A Zoning District. Rejected by the Inspection Department under Ordinance 543, Section 2.10(6), "Definition of Miscellaneous Terms; Garage, Private," and Section 18.24, "Residential Accessory Building."

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.

This appeal will be heard at a public hearing to be held in the **Auditorium on the first floor of City Hall on Tuesday, August 10, 2021, 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 734-466-2259 if you need assistance.

**FLUP
AGENDA
Zoning Board of Appeals
CITY OF LIVONIA
(734) 466-2259**

**August 10, 2021 – 7:00 p.m.
Livonia City Hall – Auditorium (1st Floor)**

**MASTER PLAN
(Future Land Use)**

APPEAL CASE NO. 2021-05-18 (Tabled on June 8, 2021): Ken and Melissa Burns, south side of Munger (29991), between Henry Ruff and Middlebelt, seeking to construct an addition onto a detached garage while maintaining an attached garage, resulting in excess number of garages and garage area.

“LOW DENSITY RESIDENTIAL”

APPEAL CASE NO. 2021-07-32 (Rescheduled from July 13, 2021): Michael Ramsden, south side of Greenland (32525) between Hubbard and the cul-de-sac, seeking to erect a detached garage while maintaining an existing attached garage, resulting in excessive number of garages, garage area and excess height.

“LOW DENSITY RESIDENTIAL”

APPEAL CASE NO. 2021-08-35: Erik and Ashley Taurence, south side of Riverside (13975) between Pinehurst and Schoolcraft, seeking to erect a six-foot-tall vinyl privacy fence within the side yard, which is not allowed. Privacy fences must not extend past the rear point of the home towards the street, except that it may extend to the midpoint between the back and front building line to enclose a side (man) door.

“LOW DENSITY RESIDENTIAL”

**AGENDA DATE: August 10, 2021
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**

APPEAL CASE NO. 2021-05-18 (Tabled on June 8, 2021) - Burns: Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.

APPEAL CASE NO. 2021-07-32 (Rescheduled from July 13, 2021) – Ramsden: Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. (Should the Board be inclined to grant the variance, it may wish to regulate use of auto repair equipment on site, in order to minimize the noise and any other impacts on neighbors.)

APPEAL CASE NO. 2021-08-35 - Taurence: Should be denied because the alleged practical difficulty does not entail more than mere inconvenience, and because it violates the City policy against turning residential neighborhoods into a series of small, walled enclosures.

RECEIVED

APR 05 2021

Inspection Department
City of Livonia

2021-05-18

APPLICATION FOR VARIANCE

Melissa ~ Kim Burns 29991 Munger Livonia 48154
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone)

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

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

The property address is 29991 MUNGER LIVONIA 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.

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

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

We are on 2.25 acres and require extra equipment to maintain our lot

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

We need additional room to store the necessary equipment

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

It will keep our property looking clean & free of areas for pests to move in. Many of our neighbors also have add'l structures

- 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

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

I believe this ordinance is fine for std. size properties.



8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: No

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? No

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: Melissa B. + Ken Burns

Please print name of property owner: MELISSA BURNS + KEN BURNS

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 18th day of March, 2021.

(Notary Public, Wayne County, Michigan)

My Commission expires Oct 23rd 2022

SARA DANIELLE-CHON MAISEL
NOTARY PUBLIC-STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 23, 2022
ACTING IN 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 _____, which reads as follows:

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 _____ Violation Issued _____





2021-05-18

CITY OF LIVONIA
Inspection Department

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

CORRECTIONS
IN
Red Ink
Below.

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE NO. 543

1 REVISED (7/14/21) DETACHED GARAGE ADDITION CHANGED SIZE (15'x22')

Applicant SAME AS OWNER Address SAME AS OWNER
Owner KEN AND MELISSA BURNS Address 29991 MUNGER, LIVONIA, MI 48154
Lessee — Address —
Location SOUTH Side of 29991 MUNGER Street
Between HENRY RUFF And MIDDLEBELT
Lot No/Parcel No. 053-01-0055-001 Subdivision LIVRANCE ESTATES
Zoning District RUF-A Map No. NE14 Lot Size 66,522 sq ft (1.53 acres) Alley —
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size HOUSE 2081 SF / ATT GARAGE 686 sq ft / DET. GARAGE 440 sq ft Proposed Building Size 15' x 22' (330 sq ft)
Present Height of Building ONE STORY Proposed Height ONE STORY < 16 FEET
Allowable Lot Coverage 109% (6652 sq ft) Proposed Lot Coverage 5.3% (3527 sq ft)
Proposal SEEKING TO CONSTRUCT AN ADDITION ONTO A DETACHED GARAGE WHILE MAINTAINING AN ATTACHED GARAGE RESULTING IN EXCESS NUMBER OF GARAGES AND GARAGE AREA. NUMBER OF GARAGES ALLOWED: ONE; PROPOSED: TWO; EXCESS: ONE. GARAGE AREA ALLOWED: 720 sq ft; PROPOSED: 1446 sq ft (ATTACHED: 686 sq ft; DETACHED: 440 sq ft AND 320 sq ft PROPOSED ADDITION); EXCESS: 726 sq ft.

Reason for Rejection ORDINANCE 543, SECTION 2.10 (6) AND 18.24
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 18.24 ONE GARAGE
Use Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 2.10 (6) 835 791 226 sq ft

Remarks _____

Plans and Application examined by Px Date MARCH 22, 2021

ZONING EXAMINER

From: Lear, David <DLear@livonia.gov>
Sent: Monday, July 12, 2021 4:56 PM
To: Fisher, Mike <mfisher@livonia.gov>
Cc: Mootsey, Marilyn <mmootsey@livonia.gov>
Subject: RE: boundary dispute

2021-07-32

Mike,

The newer survey would be accurate in regards to the existing structures. Since the addition to the garage is proposed, I would not rely on that measurement. Since they did locate (and set) property corners, the measurements should be reliable.

The same can be said for the older survey, all the measurements to the house are proposed, so I would not rely on them. The existing garage at the rear should be accurate

Dave

David Lear

Assistant City Engineer
City of Livonia | Engineering
(734) 466-2608
DLear@livonia.gov

From: Fisher, Mike <mfisher@livonia.gov>
Sent: Monday, July 12, 2021 4:07 PM
To: Lear, David <DLear@livonia.gov>
Cc: Mootsey, Marilyn <mmootsey@livonia.gov>
Subject: boundary dispute

Dave --

Can you please give us any insights as to the reliability of these attachments? A boundary dispute was triggered by a ZBA case.

Thanks,

Mike

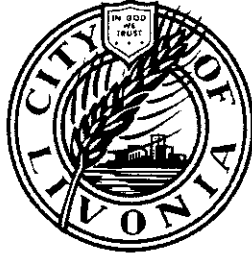
Mike Fisher

Chief Assistant City Attorney
City of Livonia | Law Department
(734) 466-2520
mfisher@livonia.gov

ZONING BOARD OF APPEALS

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May 24, 2021
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(attached 686 sq. ft.; detached: 495 sq. ft.; proposed addition 374 sq. ft.)
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Timothy Klisz, Secretary

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29991 MUNGER LIVONIA, MI 48154 (Property Address)

Parcel Number: 053 01 0055 001



Item 1 of 2

[1 Image / 1 Sketch](#)**Property Owner:** BURNS KENNETH/MELISSA**Summary Information**

> Residential Building Summary

- Year Built: 1975
- Full Baths: 1
- Sq. Feet: 2,044
- Bedrooms: 0
- Half Baths: 1
- Acres: 2.224

> Assessed Value: \$158,100 | Taxable Value: \$122,546

> Property Tax information found

> 5 Building Department records found

Owner and Taxpayer Information

Owner	BURNS KENNETH/MELISSA TRUST 29991 MUNGER LIVONIA, MI 48154	Taxpayer	BURNS KENNETH/MELISSA 29991 MUNGER DR LIVONIA, MI 48154-3289
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General Information for Tax Year 2021

Property Class	RESIDENTIAL-IMPROVED	Unit	46 CITY OF LIVONIA
School District	LIVONIA PUBLIC SCHOOLS	Assessed Value	\$158,100
YR BLT/SQ FT	1975 2044 0	Taxable Value	\$122,546
PP FILE CODE	0	State Equalized Value	\$158,100
CURRENT USE	RANCH	Date of Last Name Change	08/08/2018
MISC	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	No	Census Block Group	<i>No Data to Display</i>
STATUS	<i>Not Available</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information**Homestead Date** 06/28/2010

Principal Residence Exemption	June 1st	Final
2021	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$150,500	\$150,500	\$120,855
2019	\$144,600	\$144,600	\$118,602
2018	\$143,000	\$143,000	\$115,823

Land Information

Zoning Code		Total Acres	2.224
Land Value	\$63,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	401 ME MIDEAST LIV FARM-MIDD/5-6MI	Mortgage Code	<i>No Data to Display</i>
Lot Dimensions/Comments	<i>No Data to Display</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	140.00 ft	692.00 ft
Total Frontage: 140.00 ft		Average Depth: 692.00 ft

Legal Description

14A55A LIVRANCE ESTATES SUB T1S R9E L 67 P 10 WCR E 1/2 OF LOT 55 ALSO THE N 250 FT OF THE W 1/2 OF LOT 55

Land Division Act Information

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

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
06/19/2018	\$0.00	PTA	BURNS KENNETH/MELISSA	BURNS KENNETH / MELISSA	LIFE ESTATE / TRUST		
06/28/2010	\$207,500.00	TA	GALLAGHER, RICHARD K	BURNS,KENNETH/MELISSA	ARMS LENGTH TRANS		

Building Information - 2044 sq ft 1.00 STORY (Residential)

General

Floor Area	2,044 sq ft	Estimated TCV	<i>Not Available</i>
Garage Area	1,126 sq ft	Basement Area	1,164 sq ft
Foundation Size	2,044 sq ft		
Year Built	1975	Year Remodeled	<i>No Data to Display</i>
Occupancy	Single Family	Class	C + 10
Effective Age	28 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	<i>No Data to Display</i>
1st Floor Rooms	6	Sewer	<i>No Data to Display</i>
2nd Floor Rooms	0	Style	1.00 STORY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Brick	1,164 sq ft	1 Story
1 Story	Crawl Space	Brick	880 sq ft	1 Story

Exterior Information

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

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

Plumbing Information

3 Fixture Bath	1	2 Fixture Bath	1
Ceramic Tile Floor	1	Ceramic Tub Alcove	1

Fireplace Information

Exterior 1 Story	1
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Garage Information

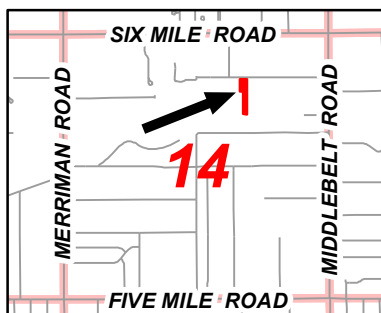
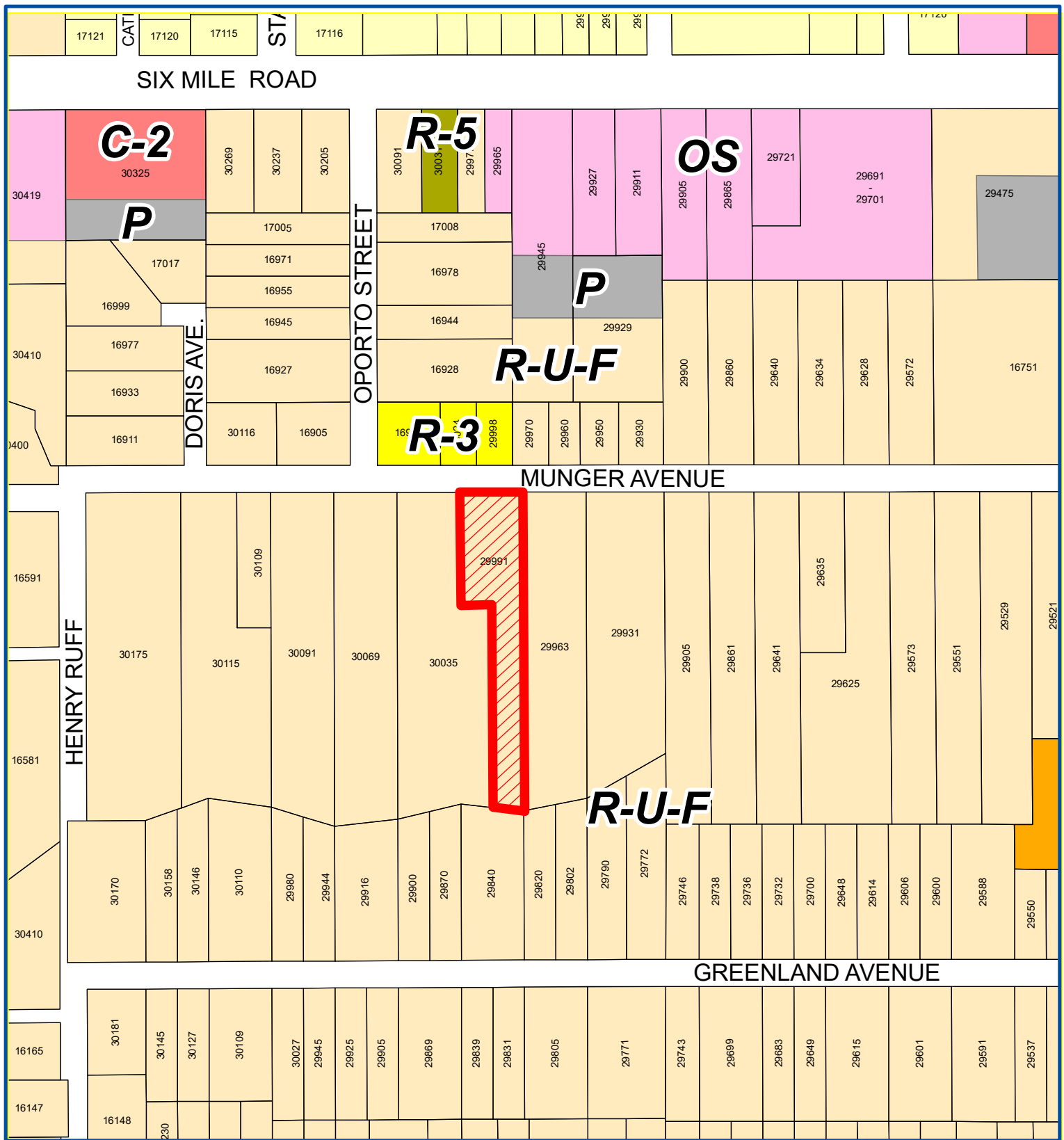
Area	686 sq ft	Exterior	Brick
Foundation	42 Inch	Common Wall	1 Wall
Year Built	<i>No Data to Display</i>	Finished	Yes
Auto Doors	0	Mech Doors	1
Area	440 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	Detached
Year Built	2011	Finished	No
Auto Doors	0	Mech Doors	1

Porch Information

CCP (1 Story)	36 sq ft	Foundation	Standard
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Deck Information

Treated Wood	288 sq ft
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Address & Zoning Map

Appeal Case No. 2021-05-18

Ken and Melissa Burns

29991 Munger Avenue

Seeking to erect a six-foot-tall privacy fence along the rear property without the necessary adjoining property owner's approval.



Not to Scale



City of Livonia
Planning Department

2021-05-18

ZONING MAP

- Legend**
- ZONING**
- R-1, ONE FAMILY RESIDENTIAL (60' x 120' lots)
 - R-2, ONE FAMILY RESIDENTIAL (70' x 120' lots)
 - R-3, ONE FAMILY RESIDENTIAL (80' x 120' lots)
 - R-4, ONE FAMILY RESIDENTIAL (90' x 130' lots)
 - R-5, ONE FAMILY RESIDENTIAL (100' x 150' lots)
 - RUF, RURAL URBAN FARM
 - R-6, TWO FAMILY RESIDENTIAL
 - R-C, CONDOMINIUM RESIDENTIAL
 - R-7, MULTIPLE FAMILY RESIDENTIAL
 - R-8, HIGH RISE MULTIPLE FAMILY RESIDENTIAL
 - R-8C, CONDOMINIUM HIGH RISE MULTIPLE FAMILY RESIDENTIAL
 - R-9, HOUSING FOR THE ELDERLY
 - OS, OFFICE SERVICES
 - PO, HIGH RISE PROFESSIONAL OFFICE
 - C-1, LOCAL BUSINESS
 - C-2, GENERAL BUSINESS
 - C-3, HIGHWAY SERVICES
 - C-4, HIGH RISE COMMERCIAL
 - P, PARKING
 - RE, RESEARCH - ENGINEERING
 - ML, MANUFACTURING LIMITED
 - M-1, LIGHT MANUFACTURING
 - M-2, GENERAL MANUFACTURING
 - PL, PUBLIC LANDS
 - NP, NATURE PRESERVES
 - AG, GENERAL AGRICULTURE

N.E. 1/4 Section 14

City of Livonia

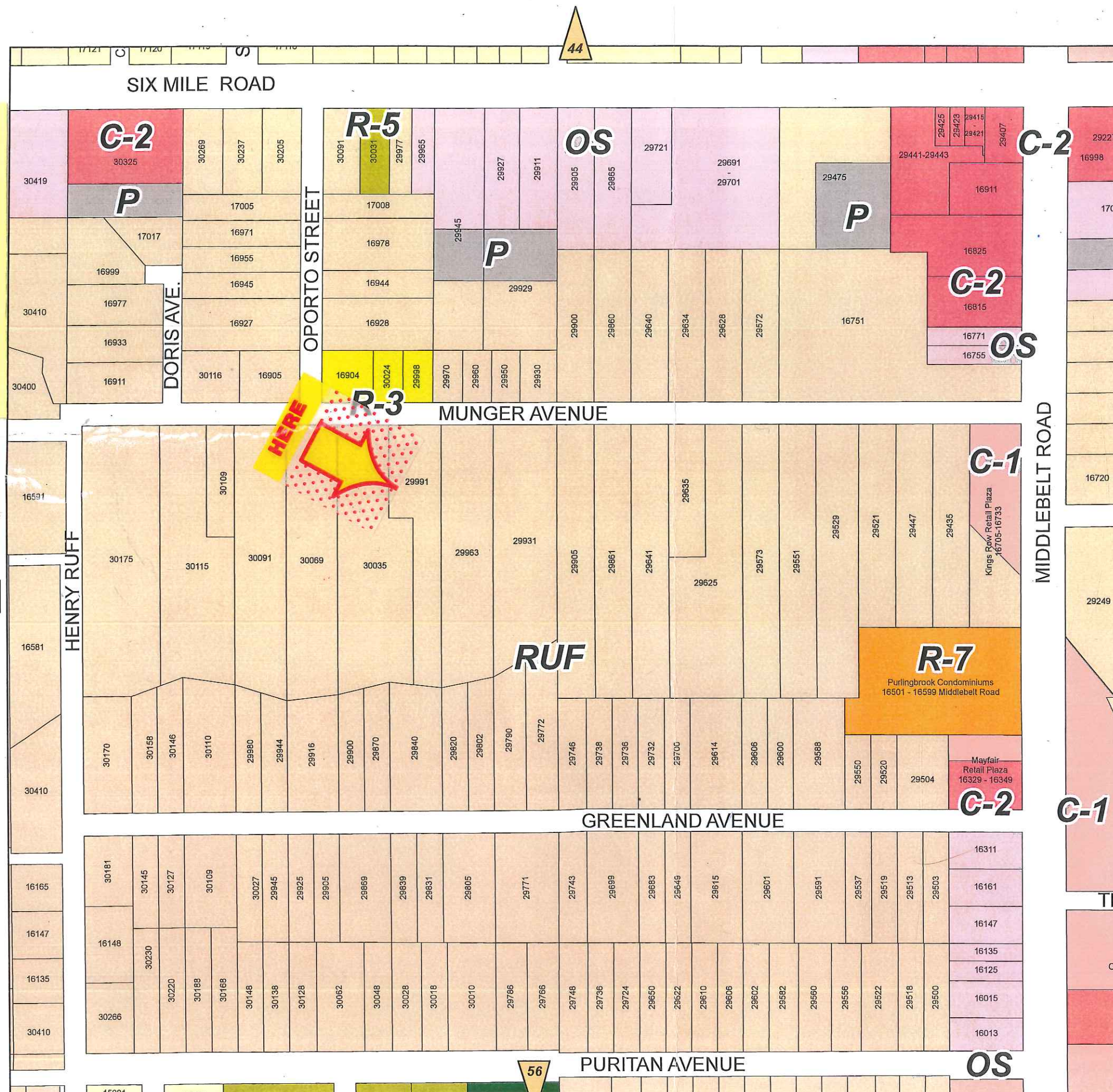
T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



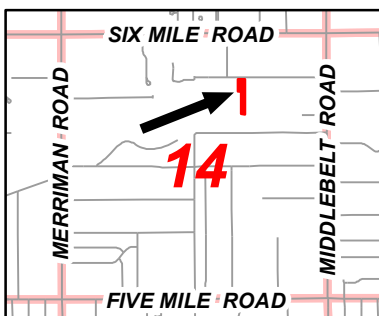
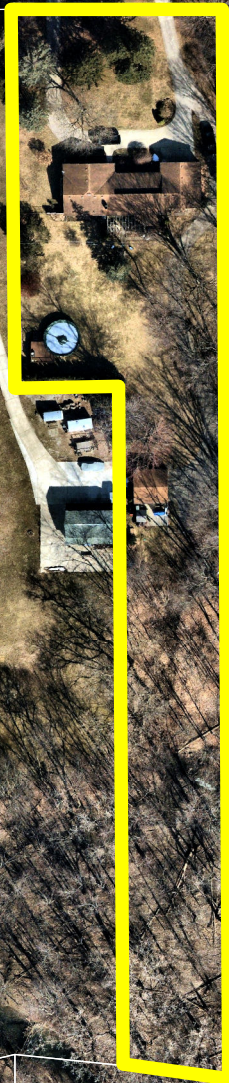
300 150 0 300 Feet

Information herein deemed reliable but not guaranteed
Updated: April 2016



4N
29991 MUNGER
2021-05-18

MUNGER AVENUE



Aerial Map

Appeal Case No. 2021-05-18

Ken and Melissa Burns

29991 Munger Avenue

Seeking to erect a six-foot-tall privacy fence along the rear property without the necessary adjoining property owner's approval.



Not to Scale



City of Livonia
Planning Department

Google Maps 29991 Munger

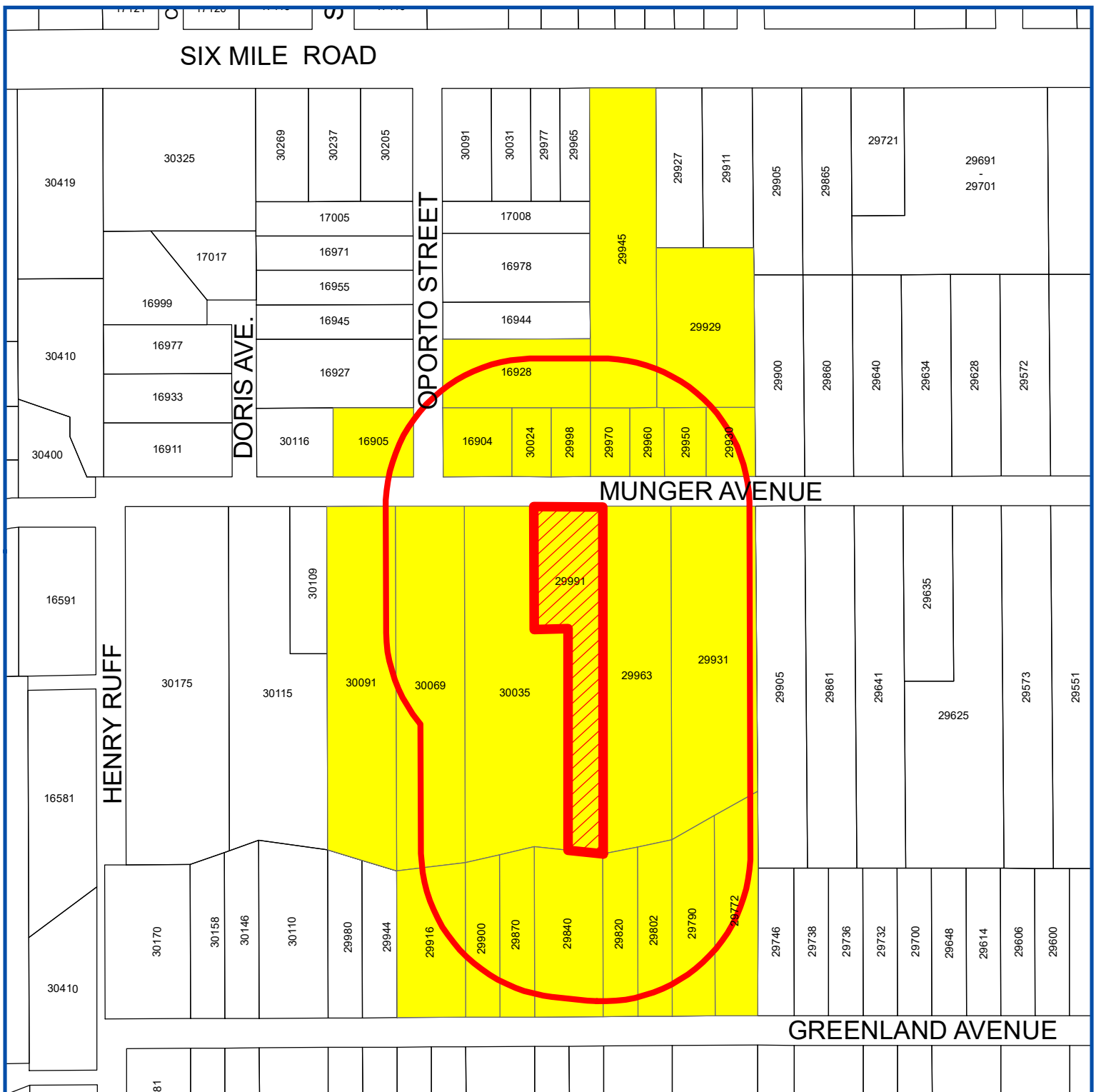


Imagery ©2021 Google, Map data ©2021 50 ft

Google Maps 29991 Munger



Imagery ©2021 Maxar Technologies, Map data ©2021 20 ft



Notification Map

Appeal Case No. 2021-05-18

Ken and Melissa Burns

29991 Munger Avenue

Seeking to erect a six-foot-tall privacy fence along the rear property without the necessary adjoining property owner's approval.

-  Site Under Petition
-  300 Feet Radius
-  Properties within 300 feet



Not to Scale



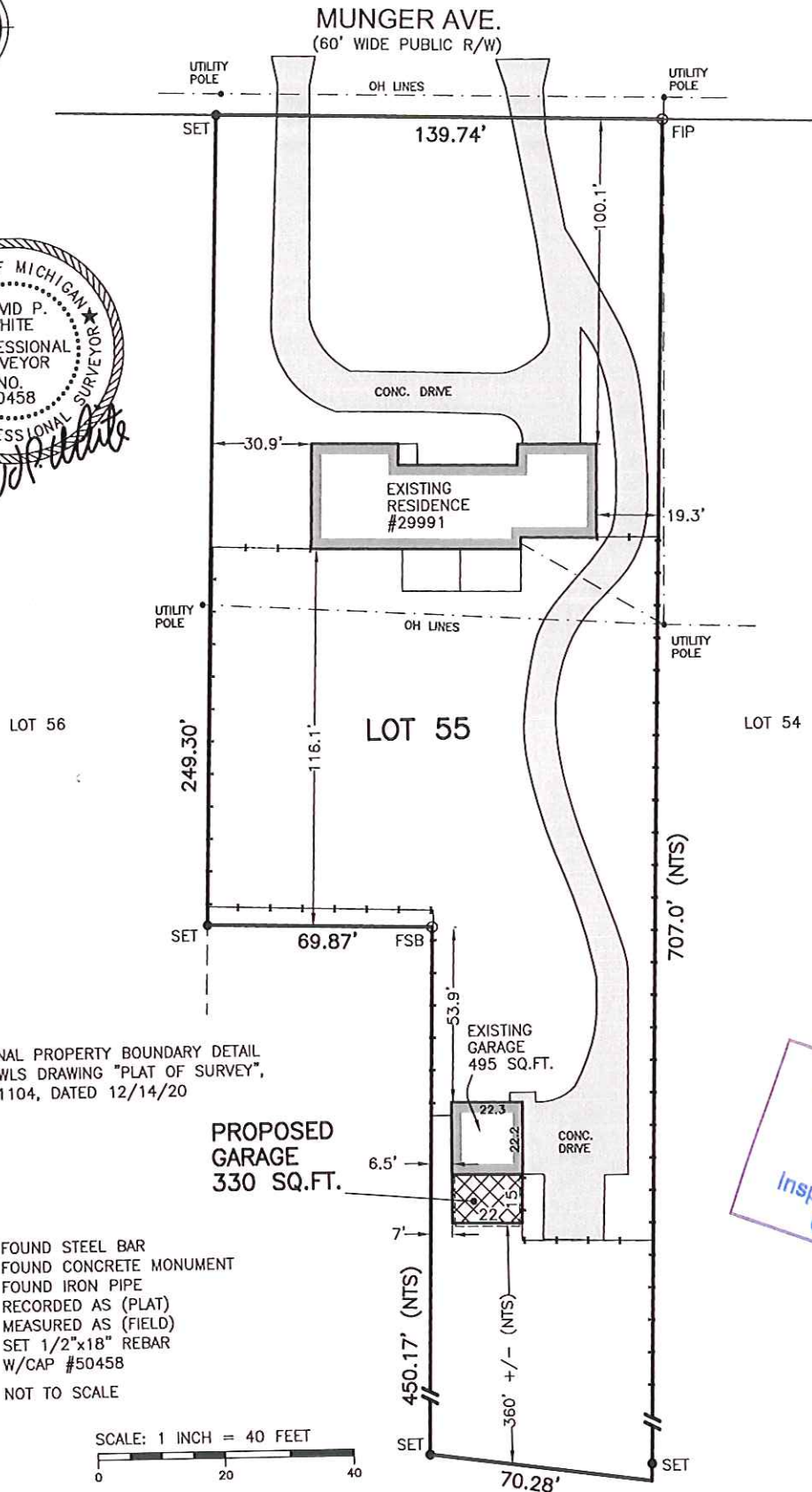
City of Livonia
Planning Department

Date of Z.B.A. Meeting: May 11, 2021



RESIDENTIAL PLOT PLAN

29991 MUNGER, LIVONIA, TAX ID #46-053-01-0055-001

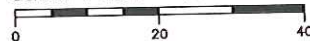


FOR ADDITIONAL PROPERTY BOUNDARY DETAIL
REFER TO DWLS DRAWING "PLAT OF SURVEY",
JOB NO. 201104, DATED 12/14/20

LEGEND

FSB FOUND STEEL BAR
FCM FOUND CONCRETE MONUMENT
FIP FOUND IRON PIPE
R, REC RECORDED AS (PLAT)
M, MEAS MEASURED AS (FIELD)
SET SET 1/2"x18" REBAR
W/CAP #50458
(NTS) NOT TO SCALE

SCALE: 1 INCH = 40 FEET



© 2020 DAVID WHITE LAND SURVEYING, PLLC

PREPARED FOR:
KENNETH & MELISSA BURNS

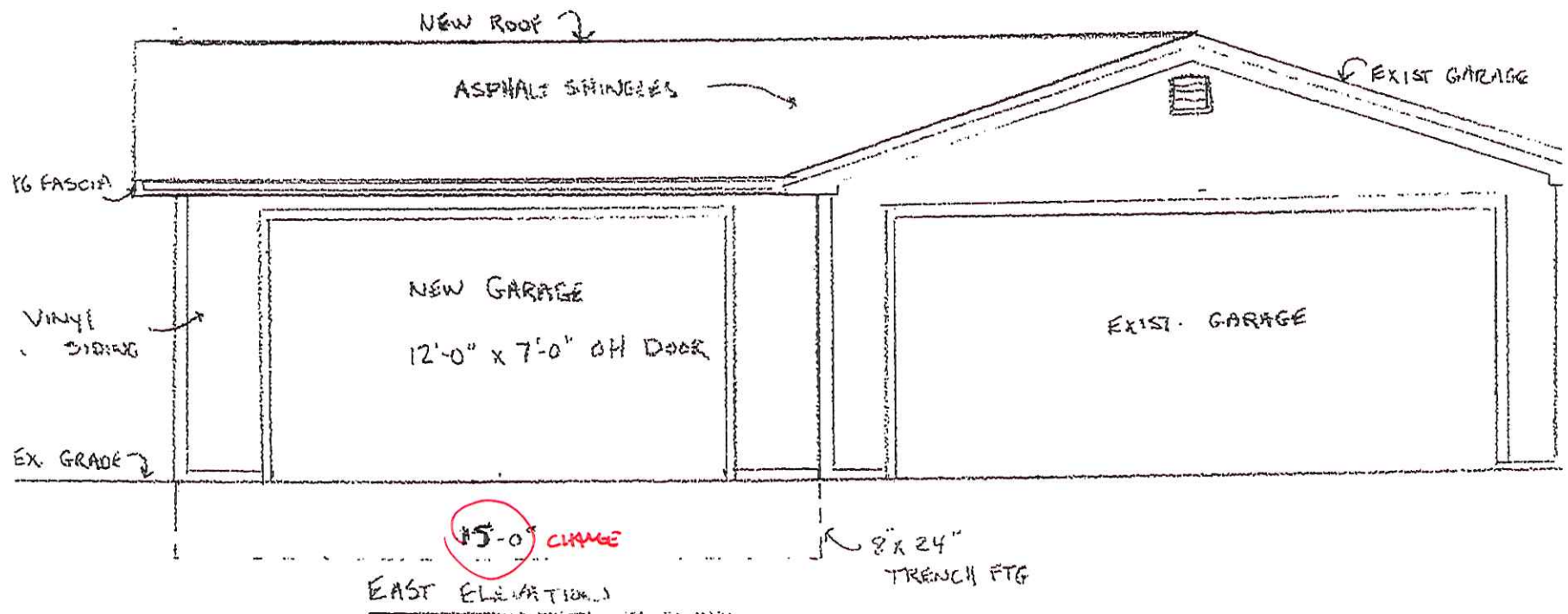


David White Land Surveying, PLLC
Boundary · Topographic · Construction · ALTA
44 DENNISON STREET, OXFORD, MI 48371
Professional Land Surveyor
734.353.0135 866.571.5701 fax dwsurveying@gmail.com

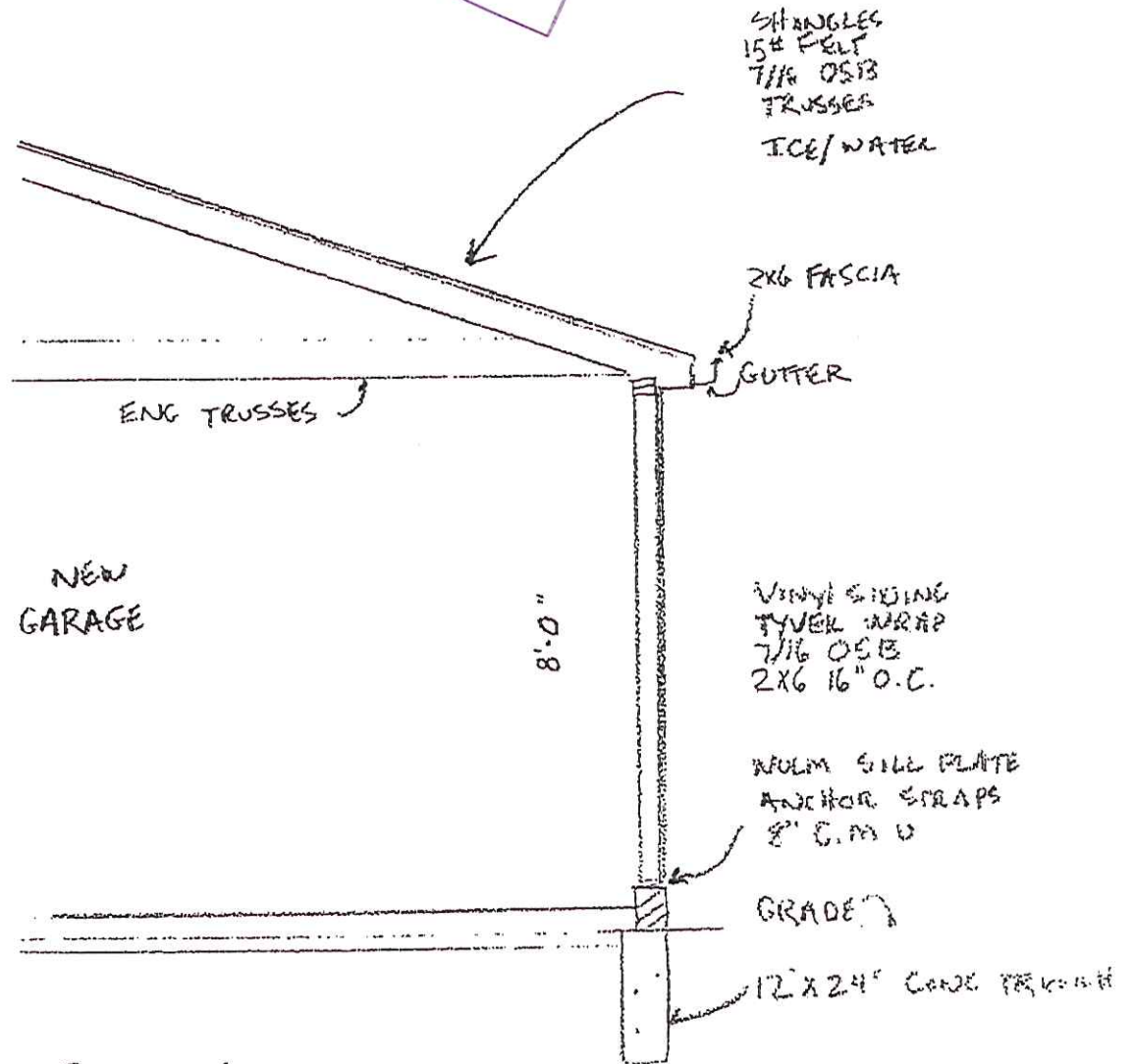
JOB NO.: 201104
DATE: 12/14/20
FIELD: 11/22/20
DRAWN: DPW
SHEET: 1 OF 1

REV GAR. SIZE 06/28/21

RECEIVED
JUL 14 2021
Inspection Department
City of Livonia



RECEIVED
JUL 14 2021
Inspection Department
City of Livonia
JANE



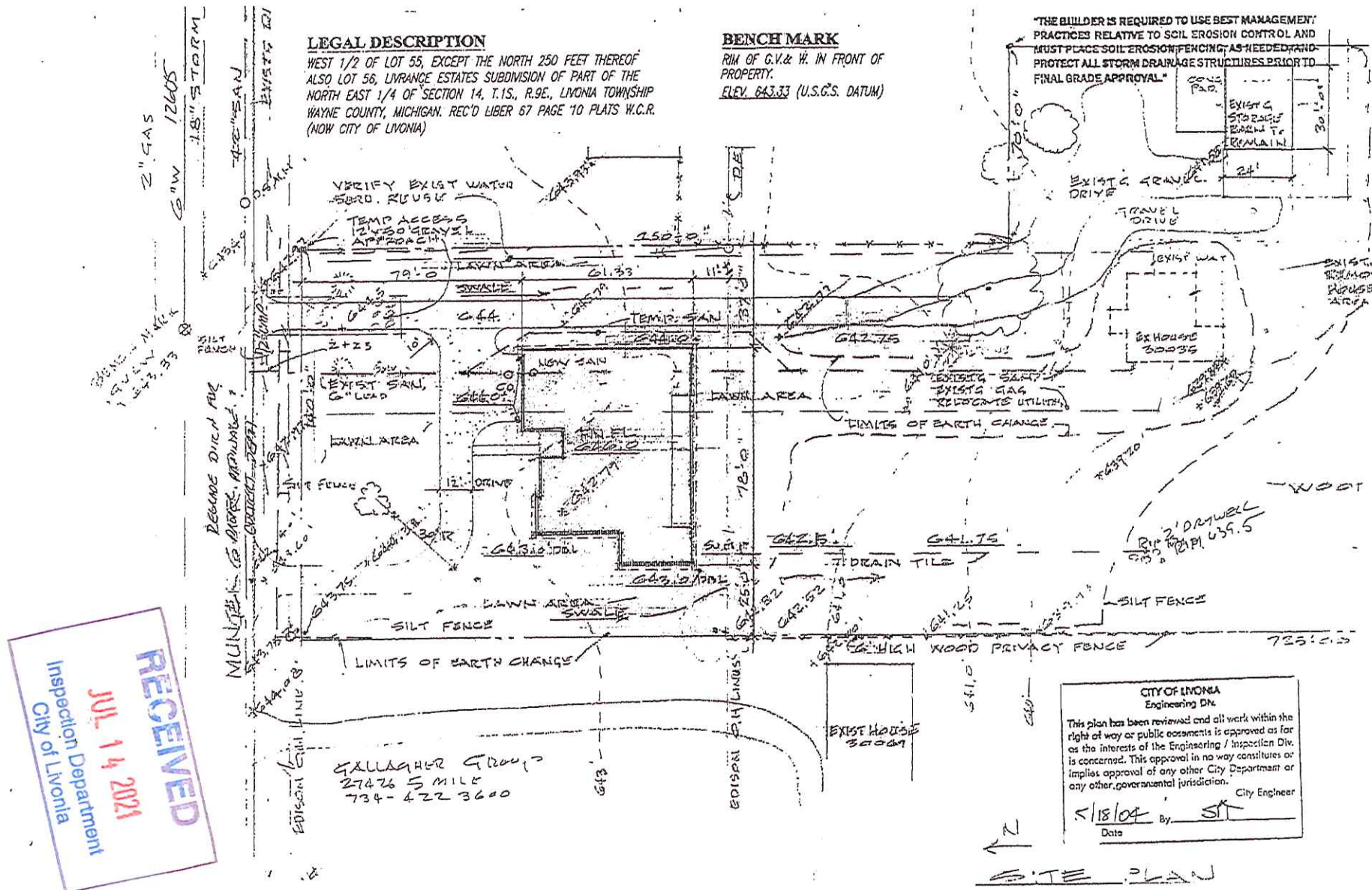
SECTION

WEST 1/2 OF LOT 55, EXCEPT THE NORTH 250 FEET THEREOF
ALSO LOT 56, LIVRANCE ESTATES SUBDIVISION OF PART OF THE
NORTH EAST 1/4 OF SECTION 14, T.1S., R.9E., LIVONIA TOWNSHIP
WAYNE COUNTY, MICHIGAN. REC'D LIBER 67 PAGE 10 PLATS W.C.R.
(NOW CITY OF LIVONIA)

RIM OF G.V. & W. IN FRONT OF
PROPERTY.

ELEV. 643.33 (U.S.G.S. DATUM)

"THE BUILDER IS REQUIRED TO USE BEST MANAGEMENT PRACTICES RELATIVE TO SOIL EROSION CONTROL AND MUST PLACE SOIL EROSION FENCING AS NEEDED AND PROTECT ALL STORM DRAINAGE STRUCTURES PRIOR TO FINAL GRADE APPROVAL."



**Wayne County Register of
Deeds**
Self Service

[Home](#)

Name

Grantor:

THOMPSON ROBERT E JR MARRIED

THOMPSON JENISE B H/W

Grantee :

THOMPSON ROBERT E JR TRU

THOMPSON JENISE B TRU

THOMPSON FAMILY TRUST TR

Notary Name

LINDA A DESANTIS

Cross Reference

Internal

Legal

Liber: 67 Page: 10 Subd: LIVERANCE
ESTATES Lot: 55 Remarks: W 1/2 OF
LOT EXCL N 250' THEREOF Municip:
LIVONIA TaxID: 46053010055002
Street: 30035 MUNGER

Liber: 67 Page: 10 Subd: LIVERANCE
ESTATES Lot: 56 Municip: LIVONIA
TaxID: 46053010055002 Street: 30035
MUNGER



[Back to Search](#)

**Wayne County Register of
Deeds**
Self Service

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Image Not Available

Next Result

Document Type

QUIT CLAIM DEED

General Data

Document Number:

2014406347

Recording Date:

10/06/2014 11:46:01 AM

Entry Date:

10/06/2014 11:48:33 AM

Number Pages:

1

Dated Date:

09/30/2014

Recording Fee:

\$15.00

Book 51789

Page 1467

Total Fees:

\$15.00

Return

Return Fee:

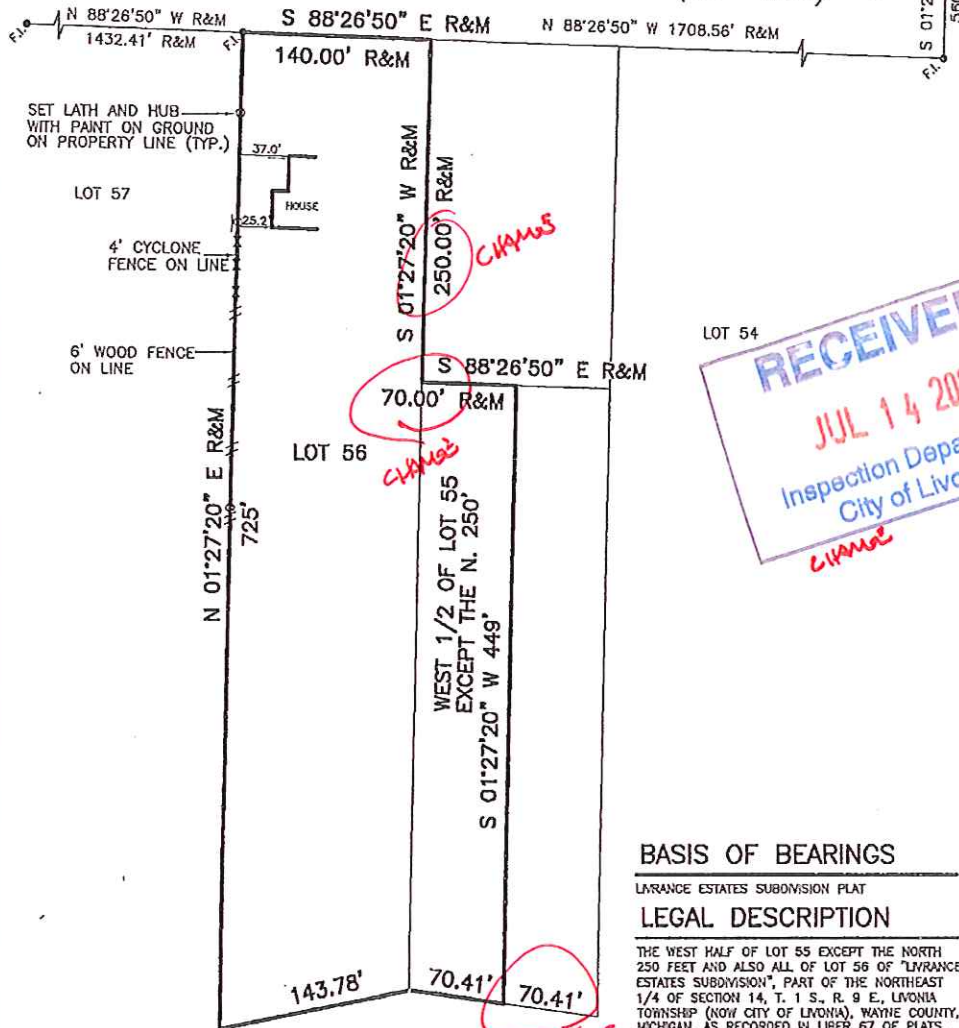
[Back to Search](#)

30035
Munger



CERTIFICATE OF SURVEY

MUNGER STREET (60' WD.)



BASIS OF BEARINGS

LIVRANCE ESTATES SUBDIVISION PLAT

LEGAL DESCRIPTION

THE WEST HALF OF LOT 55 EXCEPT THE NORTH 250 FEET AND ALSO ALL OF LOT 56 OF "LIVRANCE ESTATES SUBDIVISION", PART OF THE NORTHEAST 1/4 OF SECTION 14, T. 1 S., R. 9 E., LIVONIA TOWNSHIP (NOW CITY OF LIVONIA), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 57 OF PLATS, PAGE 10, WAYNE COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 10/11/12 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

Greg L. Ash
GREG L. ASH, P.L.S. #28400

LEGEND

RECORDED R.
MEASURED M.
SET IRON S.I.
FOUND IRON F.I.
FOUND CONC. WORK F.C.M.
POINT OF BEGINNING P.O.B.



GLA SURVEYORS & ENGINEERS

8495 NORTH TERRITORIAL
PLYMOUTH, MI 48170

PHONE: (734) 416-9650
FAX: (734) 416-9657
www.gasurveyor.com

CLIENT:

JENISE THOMPSON
30035 MUNGER
LIVONIA, MI 48154

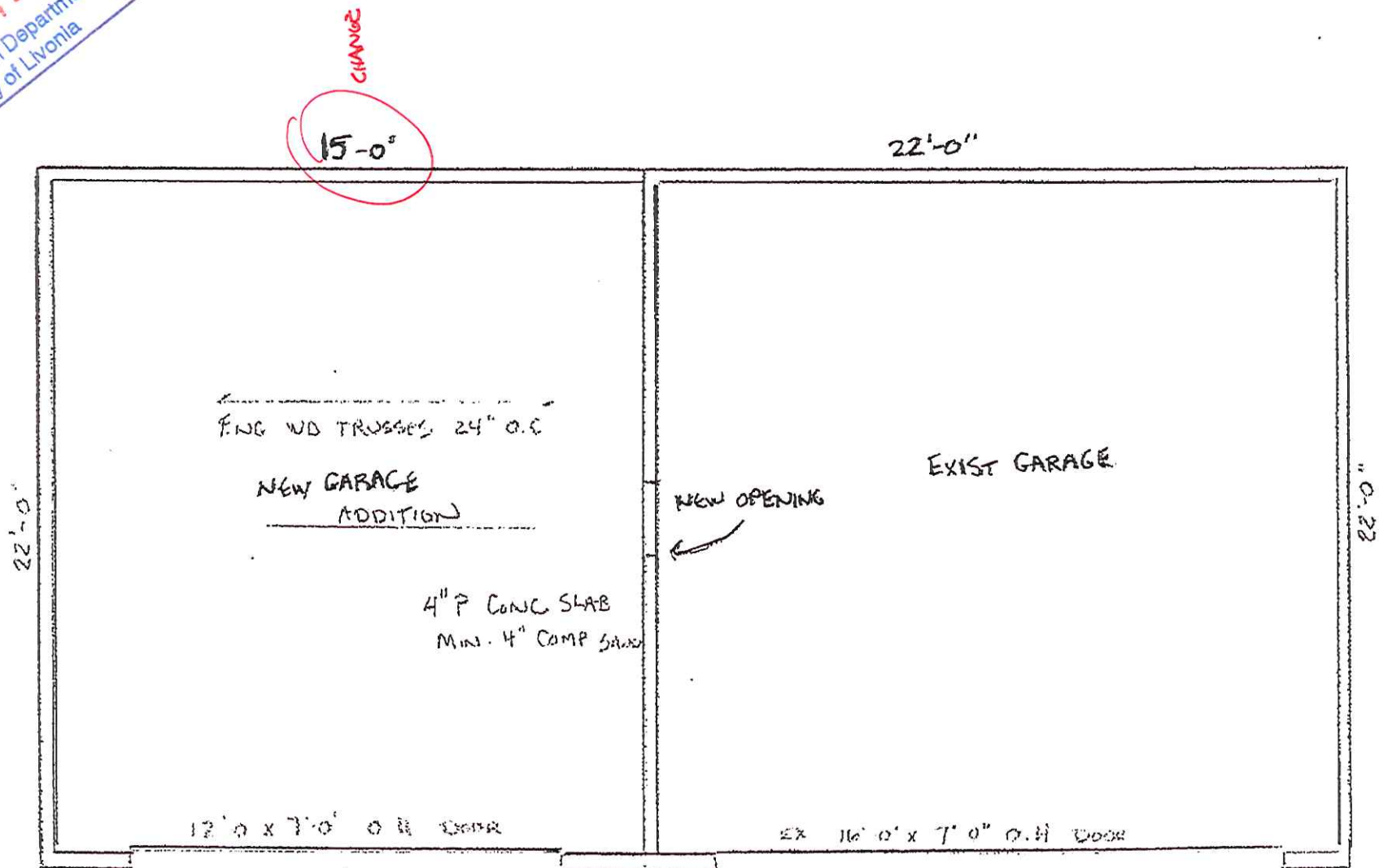
DATE: 10/16/12
JOB NO.: 1195-055
FILE NO.: 1195-055

SCALE: 0' 100' 200'
1" = 100'

SHEET:
1 OF 1

DRAWN BY:
GLA

10/24/12 REVISE LEGAL



FLOOR PLAN

ZONING BOARD OF APPEALS

BOARD MEMBERS

GREGORY G. COPPOLA
Chairman
JAMES M. BARINGHAUS
Vice Chairman
TIMOTHY J. KLISZ
Secretary
CHRISTOPHER N. BOLOVEN
LISA FRASKE
MICHAEL A. TESTA
JOEL TURBIAK



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2259
FAX: (734) 466-2095

MAYOR
MAUREEN MILLER BROSINAN

COUNCIL MEMBERS

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BRANDON McCULLOUGH
LAURA M. TOY
CATHY K. WHITE

**April 26, 2021
PUBLIC NOTICE**

APPEAL CASE NO. 2021-05-18: An appeal has been made to the Zoning Board of Appeals by Ken and Melissa Burns, 29991 Munger, Livonia, MI 48154, seeking to construct an addition onto a detached garage while maintaining an attached garage, resulting in excess number of garages and garage area.

Number of Garages:

Allowed: one
Proposed: two
Excess: one

Garage Area:

Allowed: 720 sq. ft.
Proposed: 1,446 sq. ft.
(attached 686 sq. ft.; detached: 440 sq. ft.; proposed addition 320 sq. ft.)
Excess: 726 sq. ft.

The property is located on the south side of Munger (29991), between Henry Ruff and Middlebelt, Lot. No. 053-01-0055-001, RUF-A Zoning District. Rejected by the Inspection Department under Ordinance 543, Section 2.10(6), "Definition of Miscellaneous Terms; Garage; Private," and Section 18.24, "Residential Accessory Building."

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.

This appeal will be heard at a public hearing to be held on Tuesday, May 11, 2021 at 7:00 p.m.

Due to COVID-19, Zoning Board of Appeals meeting will be virtual via Zoom and NOT be held in the City Hall Auditorium.

Connect on Zoom: <https://us02web.zoom.us/j/83492514379>
or phone at (312) 626-6799, ID: 834 9251 4379

Comments may be directed to the Board during audience participation.

To participate, use the 'Raise Hand' button on Zoom or press *9 on your phone to be called on.

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 734-466-2259 if you need assistance.



2021-05-18

CITY OF LIVONIA
Inspection DepartmentCORRECTIONS
IN
Red Ink
Below.33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE NO. 543

Applicant SAME AS OWNER Address SAME AS OWNER
Owner KEN AND MELISSA BURNS Address 29991 MUNGER, LIVONIA, MI 48154
Lessee — Address —
Location SOUTH Side of 29991 MUNGER Street
Between HENRY RUFF And MIDDLEBELT
Lot No/Parcel No. 053-01-0055-001 Subdivision LIVRANCE ESTATES
Zoning District RUF-A Map No. NE14 Lot Size 66,522 sq ft (1.53 acres) Alley —
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size HOUSE / ATT GARAGE / DET. GARAGE
2081 SF / 686 sq ft / 440 sq ft Proposed Building Size 17' x 20' (374 sq ft)
Present Height of Building ONE STORY Proposed Height ONE STORY < 16 FEET
Allowable Lot Coverage 10% (6652 sq ft) Proposed Lot Coverage 5.3% (3527 sq ft)
Proposal SEEKING TO CONSTRUCT AN ADDITION ONTO A DETACHED GARAGE WHILE
MAINTAINING AN ATTACHED GARAGE RESULTING IN EXCESS NUMBER OF
GARAGES AND GARAGE AREA. NUMBER OF GARAGES ALLOWED! ONE;
PROPOSED: TWO; EXCESS! ONE. GARAGE AREA ALLOWED! 720 sq ft;
PROPOSED: 1555 sq ft (ATTACHED: 686 sq ft; DETACHED: 495 sq ft AND 374 sq ft
PROPOSED ADDITION); EXCESS! 726 sq ft.

Reason for Rejection ORDINANCE 543, SECTION 2.10(6) AND 18.24

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 18.24 ONE GARAGEUse Prohibited _____ Deficient Parking Spaces _____ Increasing Area and Bulk 2.10(6) 835 726 sq ft

Remarks _____

Plans and Application examined by Px Date MARCH 22, 2021

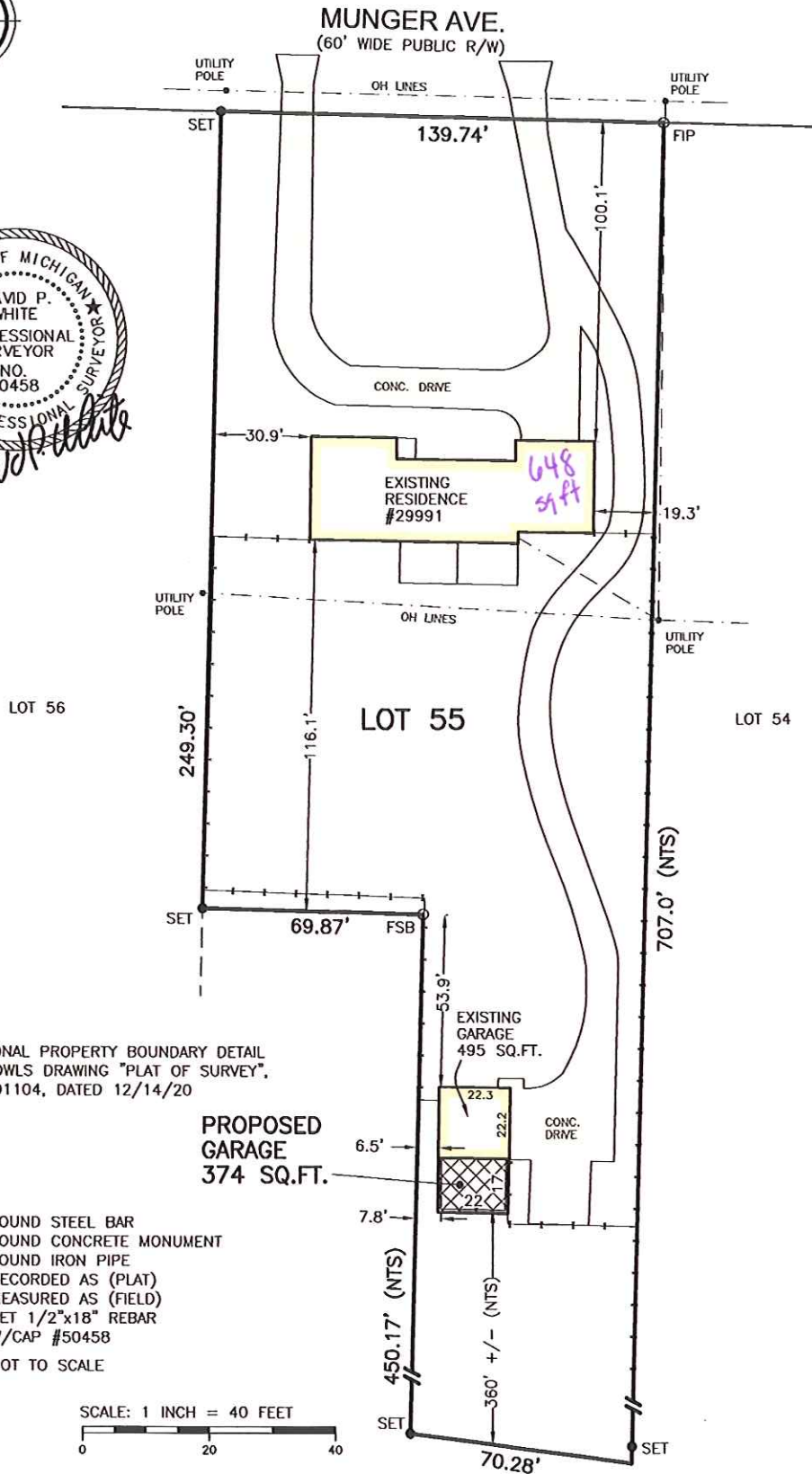
ZONING EXAMINER



RESIDENTIAL PLOT PLAN

29991 MUNGER, LIVONIA, TAX ID #46-053-01-0055-001

2021-05-18

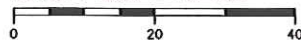


FOR ADDITIONAL PROPERTY BOUNDARY DETAIL
REFER TO DWLS DRAWING "PLAT OF SURVEY",
JOB NO. 201104, DATED 12/14/20

LEGEND

FSB FOUND STEEL BAR
FCM FOUND CONCRETE MONUMENT
FIP FOUND IRON PIPE
R, REC RECORDED AS (PLAT)
M, MEAS MEASURED AS (FIELD)
SET SET 1/2"x18" REBAR
W/CAP #50458
(NTS) NOT TO SCALE

SCALE: 1 INCH = 40 FEET



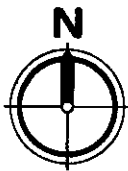
© 2020 DAVID WHITE LAND SURVEYING, PLLC

PREPARED FOR:
KENNETH & MELISSA BURNS



David White Land Surveying, PLLC
Boundary · Topographic · Construction · ALTA
44 DENNISON STREET, OXFORD, MI 48371
Professional Land Surveyor
734.252.0125 966.571.5701 Fax dwhite@dwlsurvey.com

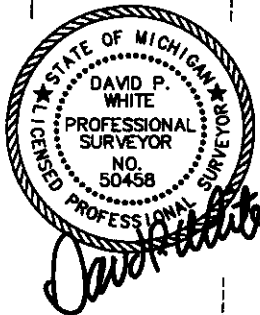
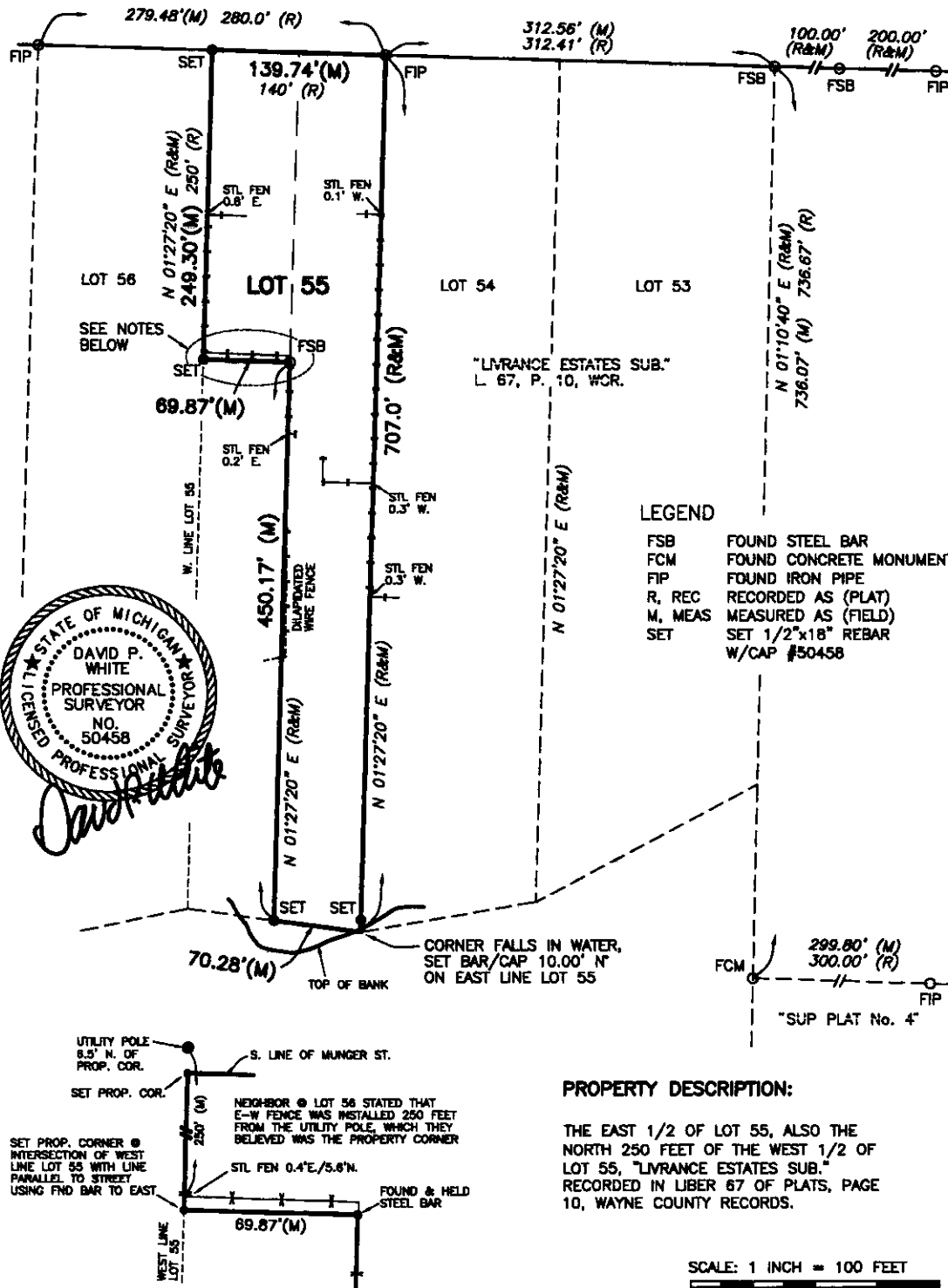
JOB NO.: 201104
DATE: 12/14/20
FIELD: 11/22/20
DRAWN: DPW
SHEET: 1 OF 1



PLAT OF SURVEY

MUNGER AVE.

(60' WIDE PUBLIC R/W)



LEGEND

FSB FOUND STEEL BAR
FCM FOUND CONCRETE MONUMENT
FIP FOUND IRON PIPE
R, REC RECORDED AS (PLAT)
M, MEAS MEASURED AS (FIELD)
SET SET 1/2"x18" REBAR
W/CAP #50458

PROPERTY DESCRIPTION:

THE EAST 1/2 OF LOT 55, ALSO THE NORTH 250 FEET OF THE WEST 1/2 OF LOT 55, "LIVRANCE ESTATES SUB." RECORDED IN LIBER 67 OF PLATS, PAGE 10, WAYNE COUNTY RECORDS.

SCALE: 1 INCH = 100 FEET

0 100 200

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PREPARED FOR:
KENNETH & MELISSA BURNS

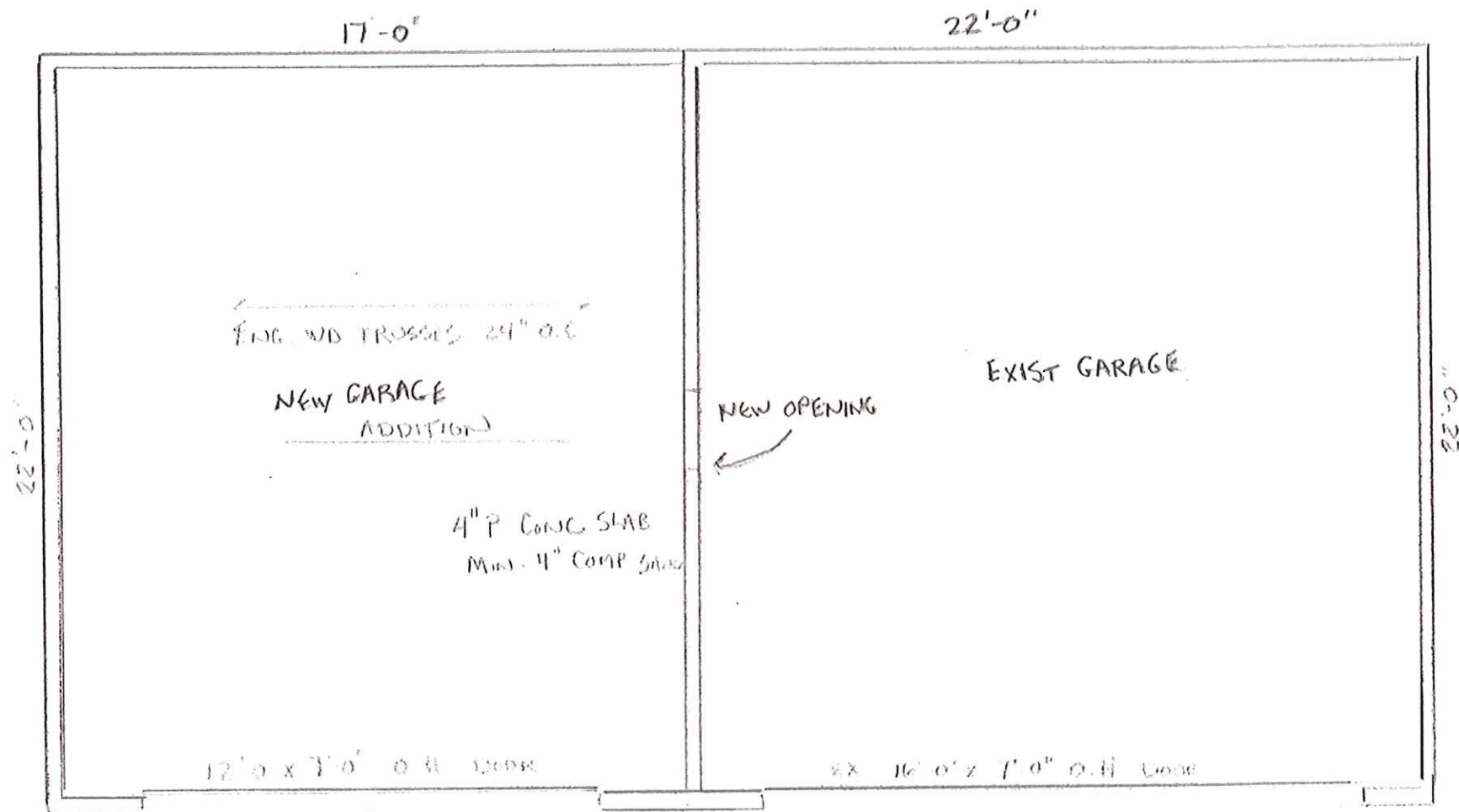


David White Land Surveying, PLLC
Boundary - Topographic - Construction - ALTA
44 DENNING STREET, COXFORD, MI 48371
Professional Land Surveyor
734.353.0135 866.571.5701 fax dwsurveying@gmail.com

JOB NO.: 201104
DATE: 12/14/20
FIELD: 11/22/20
DRAWN: DPW
SHEET: 1 OF 1

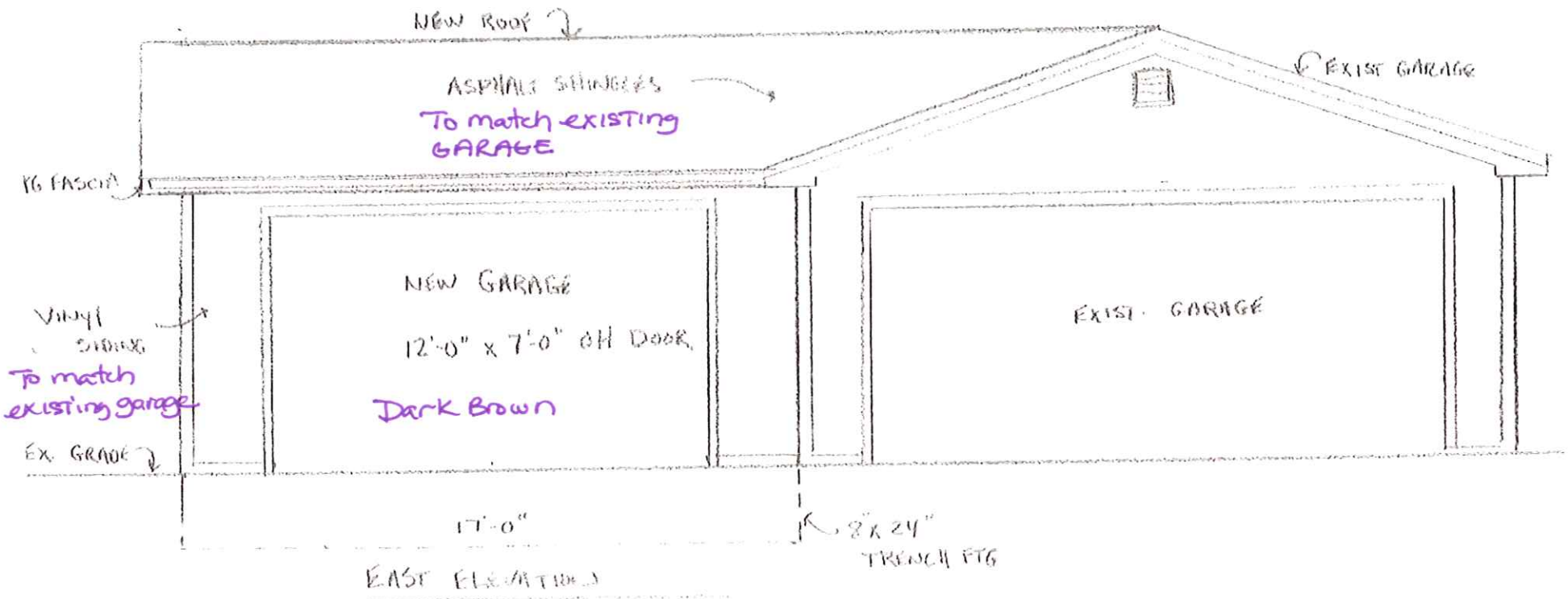
Appeal case #2021-05-18

2021-05-18

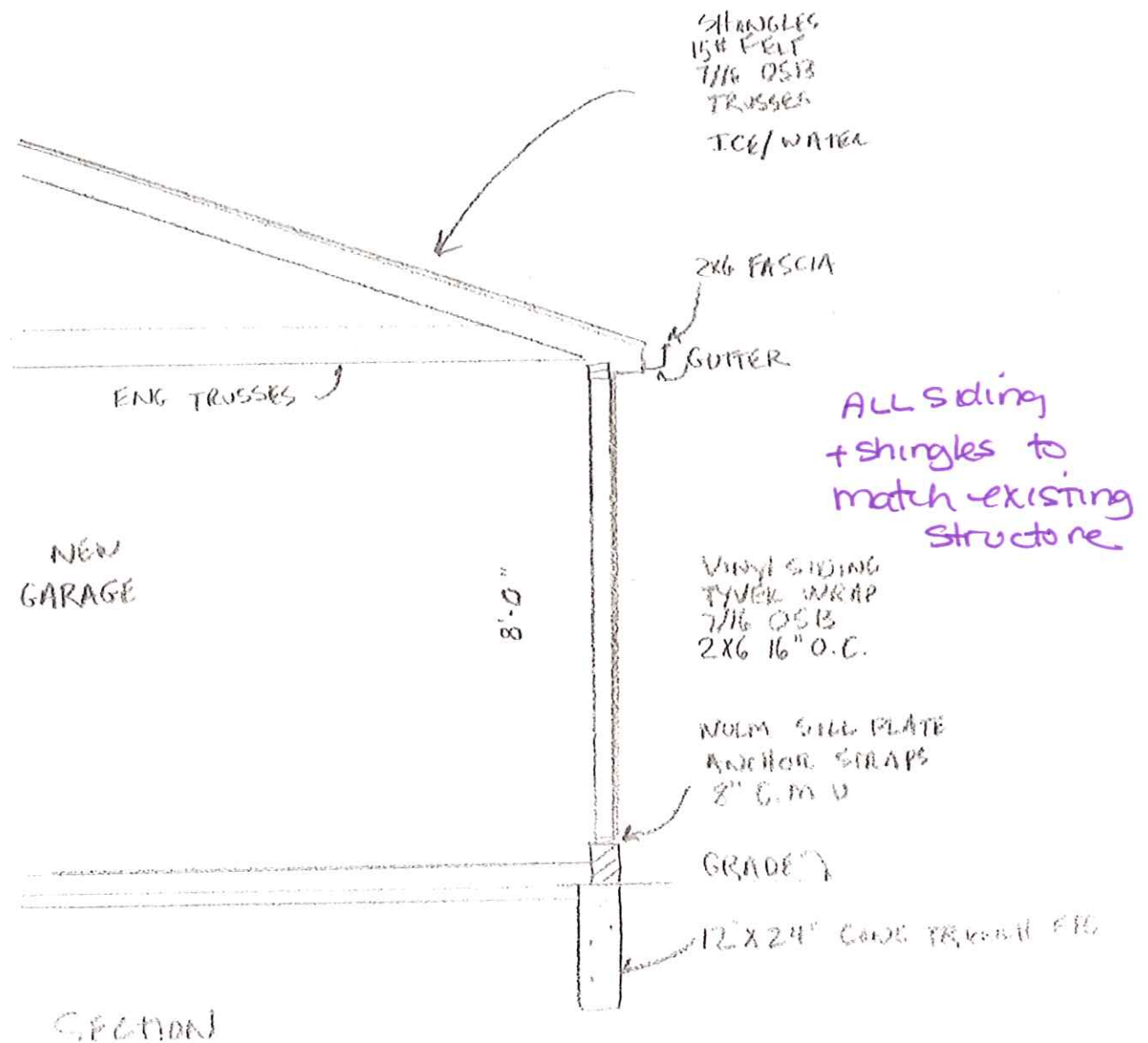


FLOOR PLAN

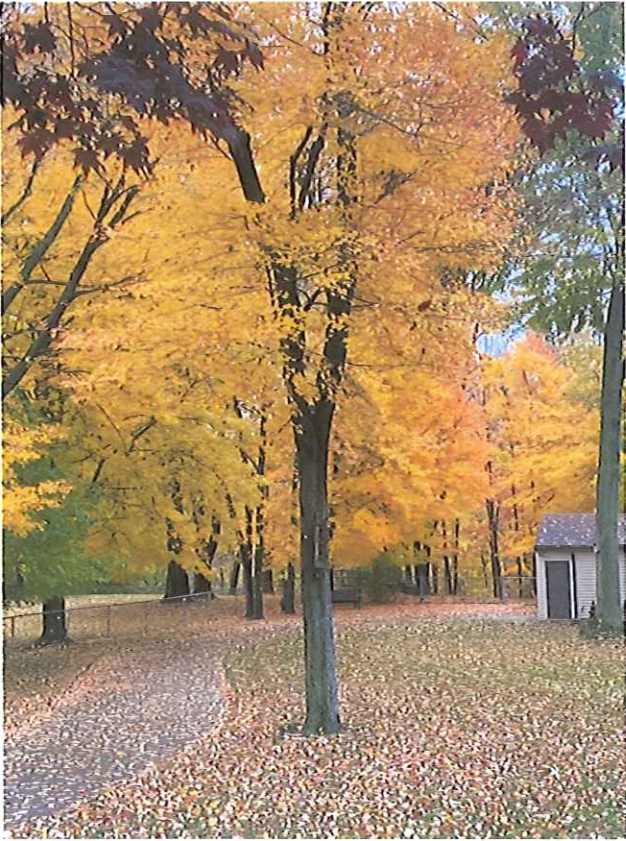
2021-05-18



2021-05-18



2021-05-18



2021-05-18



2021-05-18



2021-05-18



2021-05-18



2021-05-18



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

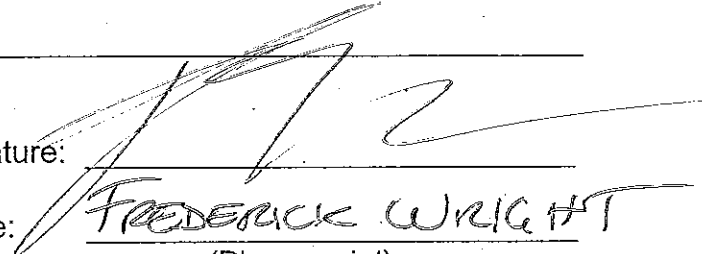
Case No: 2021-05-18
Meeting Date: June 8, 2021

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

Same variance allowed
on adjacent property
to west of proposed
variance.

RECEIVED
ZONING BOARD OF APPEALS
2021 JUN -7 AM 10:09

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

Signature: 

Name:

FREDERICK WRIGHT

(Please print)

Address:

29963 Munger

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

Case No: 2021-05-18
Meeting Date: June 8, 2021

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

We have no objection to the Burns' addition to their garage. We feel residents should be able to do what they want/need in their own backyards. The Burns maintain a clean, neat and beautiful front yard and we trust this addition will be in good taste.

RECEIVED
ZONING BOARD OF APPEALS
2021 JUN -7 PM 3:53

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

Signature: Diane Michelson

Name: Diane Michelson
(Please print)

Address: 29930 Munger

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

Case No: 2021-05-18
Meeting Date: June 8, 2021

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

Arvo and Emma Alholinen @ 29931
Munger wish that the Board
will allow this structure at 29991
Munger -

There are several precedents in the
neighborhood already. on the east
side of Ken & Melissa. The garage
was made into a family room area.
A shed and another garage were added.

On the West side of the there is a
large barn in addition to a garage
the newest home has a Commercial
Size Garage - and a 2 car garage.
these large rural - urban lots
nicely accommodate the Country look
We want these 'industrious' neighbors to
stay and enjoy Livonia

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

Signature:

Name:

(Please print)

Address:

2021 JUN -7 PM 3:53

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ZONING BOARD OF APPEALS

Emma Alholinen
29931 Munger

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

Case No: 2021-05-18
Meeting Date: June 8, 2021

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

We cannot make an appearance to the appeal meeting, however, we would like to approve the construction of an additional garage.

Ken and Melissa Burns have our complete approval for the addition. We, my husband and myself believe that maintaining and improving our properties and neighborhoods creates an overwhelming amount of pride and beauty. Home property value increases as well as, the beauty to the City of Livonia.

Let's keep the great reputation that Livonia has that made people Want to move here.

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

Signature:

Ken + Margie Motsch
Margaret Ferris-Motsch
(Please print)

Name:

Address:

30091 Munger
Livonia, 48154

RECEIVED
ZONING BOARD OF APPEALS
JUN -7 AM 10:09

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

Case No: 2021-05-18
Meeting Date: June 8, 2021

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

1. Due to property line indispute.
surveys don't match.

RECEIVED
ZONING BOARD OF APPEALS
2021 JUN -8 PM 1:44

scanned

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

Signature:

Jenise Thompson

Name:

JENISE THOMPSON
(Please print)

Address:

30035 Munger

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

Case No: 2021-05-18
Meeting Date: May 11, 2021

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

We are in agreement to the construction
+ addition onto the detached garage
that is the residence of Ken + Melissa
Burns at 29991 Munger, Livonia 48154

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ZONING BOARD OF APPEALS
2021 MAY -7 PM 3:03

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

Signature:

Name:

Address:

Kenneth W. Motsch, Jr +
Margaret Fessie - Motsch
Kenneth W. Motsch
Margaret Ferris-Motsch
30091 Munger Dr.
Livonia, 48154

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

Case No: 2021-05-18
Meeting Date: May 11, 2021

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

Location of buildings and property lines
indispute. Surveys need to be Addressed
first. Surveys do not match.

RECEIVED
ZONING BOARD OF APPEALS
2021 MAY 11 PM 2:03

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

Signature: Denise Thompson

Name: Denise Thompson
(Please print)

Address: 30036 Munger

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

Case No: 2021-05-18
Meeting Date: May 11, 2021

Please note my (APPROVAL) (OBJECTION) to the requested variance for the following reasons:

I don't approve of said garage. I believe this to be
a young couple with no kids. There is already two
garages on property with a basement. What is there
hardship? There is too many oversize garages being
built on Munger that it takes away the character and
charm of Munger St. There are a lot of trees and wildlife
on Munger but it's being over run with building garages
and business being run out of them. I also want to add
too many trees are coming down on Munger for new
building to go up. Livonia is the city of trees.

RECEIVED
ZONING BOARD OF APPEALS
2021 MAY 11 PM 1:29

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

Signature: Lester Ray

Name: Lester Ray
(Please print)

Address: Munger St.

'18 AUG-3 PM 1:27

Bernard J. Youngblood
Wayne County Register of Deeds
2018236559 L: 54543 P: 712
08/03/2018 01:26 PM WD Total Pages: 1



WARRANTY DEED

The Grantors, Kenneth Burns a/k/a Kenneth R. Burns and Melissa Burns a/k/a Melissa J. Burns, husband and wife, whose address is 29991 Munger Street, Livonia, Michigan 48154, hereby convey and warrant to **Kenneth R. Burns and Melissa J. Burns, as trustees (or successor trustee(s)) of the BURNS REVOCABLE TRUST DATED MAY 16, 2018**, whose address is 29991 Munger Street, Livonia, Michigan 48154, the following described premises situated in the City of Livonia, County of Wayne, and State of Michigan, to wit:

East 1/2 of Lot 55 and North 250 feet of West 1/2 of Lot 55, Livrance Estates Subdivision, as recorded in Liber 67, Page 10 of Plats, Wayne County Records.

Commonly known as: 29991 Munger Street, Livonia, Michigan 48154

subject to easements and building and use restrictions of record, and subject to the lien of taxes not yet due and payable. The consideration is less than one hundred dollars (\$100.00). This transfer is exempt from real estate transfer tax under MCL 207.526(6)(a) and MCL 207.505(5)(a).

This property may be located within the vicinity of farmland or a 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.

Dated: June 19, 2018

Signed by:

Kenneth Burns a/k/a Kenneth R. Burns

Melissa Burns a/k/a Melissa J. Burns

State of Michigan)
) SS.
County of Oakland)

The foregoing instrument was acknowledged before me by Kenneth Burns a/k/a Kenneth R. Burns and Melissa Burns a/k/a Melissa J. Burns, husband and wife, this 19th day of June, 2018.

This is to certify that there are no delinquent taxes on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or taxes owed to any other entities.

No. 8/13/18 Eric R. Risher Not Examined
Date 8/13/18 WAYNE COUNTY TREASURER Clerk CB

Robert Michael Zak, Jr., Notary Public,
Macomb County, Michigan
Acting in Oakland County, Michigan
My commission expires: 08/26/2022

Send Subsequent Tax Bills To:
Grantee
Recording Fee: _____
State Transfer Tax: \$0
Tax I.D. No.: 46-053-01-0055-001

Drafted by and when recorded return to:
Robert M. Zak, Jr., Esq.
Shea Aiello, PLLC
26100 American Drive, Second Floor
Southfield, Michigan 48034
(248) 354-0224

- **drafter has not examined title to the property**
- **drafted without opinion**

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to the other entities.

No. 22249 Tom R. Ralston Not Examined
Date 4/3/18 WAYNE COUNTY TREASURER Clerk 118

2021-05-18

18 AUG-3 PM 1:27

Bernard J. Youngblood
Wayne County Register of Deeds

2018236559

L: 54543 P: 712

08/03/2018 01:26 PM WD Total Pages: 1

**WARRANTY DEED**

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Commonly known as: 29991 Munger Street, Livonia, Michigan 48154

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This property may be located within the vicinity of farmland or a 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.

Dated: June 19, 2018

Signed by:

Kenneth Burns a/k/a Kenneth R. Burns

Melissa Burns a/k/a Melissa J. Burns

State of Michigan)

) SS.

County of Oakland)

The foregoing instrument was acknowledged before me by Kenneth Burns a/k/a Kenneth R. Burns and Melissa Burns a/k/a Melissa J. Burns, husband and wife, this 19th day of June, 2018.

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No: 22249 Eric R. Johnson Not Examined
Date: 8/13/18 WAYNE COUNTY TREASURER Clerk CB

Robert Michael Zak, Jr., Notary Public,
Macomb County, Michigan
Acting in Oakland County, Michigan
My commission expires: 08/26/2022

Send Subsequent Tax Bills To:

Grantee

Recording Fee: _____

State Transfer Tax: \$0

Tax I.D. No.: 46-053-01-0055-001

Drafted by and when recorded return to:

Robert M. Zak, Jr., Esq.

Shea Aiello, PLLC

26100 American Drive, Second Floor

Southfield, Michigan 48034

(248) 354-0224

- drafter has not examined title to the property
- drafted without opinion

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to the other entities.

No: 22249 Eric R. Johnson Not Examined
Date: 8/13/18 WAYNE COUNTY TREASURER Clerk CB

ZONING BOARD OF APPEALS

BOARD MEMBERS

GREGORY G. COPPOLA
Chairman
JAMES M. BARINGHAUS
Vice Chairman
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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2259
FAX: (734) 466-2095

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LAURA M. TOY
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July 26, 2021
PUBLIC NOTICE

APPEAL CASE NO. 2021-07-32 (Rescheduled from July 13, 2021): An appeal has been made to the Zoning Board of Appeals by Michael Ramsden, 32525 Greenland, Livonia, MI 48154, seeking to erect a detached garage while maintaining an existing attached garage, resulting in excessive number of garages, garage area and excess height.

<u>Number of Garages:</u>	<u>Garage Area:</u>	<u>Detached Garage Height:</u>
Allowed: one	Allowed: 720 sq. ft.	Allowed: 16.0 ft.
Proposed: two	Proposed: 1101 sq. ft.	Proposed: 17.5 ft.
Excess: one	(Attached: 525 sq. ft., detached: 576 sq. ft.)	Excess: 1.5 ft.
	Excess: 381 sq. ft.	

The property is located on the south side of Greenland (32525), between Hubbard and the cul-de-sac, Lot. No. 058-01-0186-000, RUF-C Zoning District. Rejected by the Inspection Department under Ordinance 543, Section 2.10(6), "Definition of Miscellaneous Terms; Garage, Private," and Section 18.24, "Residential Accessory Building."

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.

This appeal will be heard at a public hearing to be held in the **Auditorium on the first floor of City Hall on Tuesday, August 10, 2021, 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 734-466-2259 if you need assistance.

**FLUP
AGENDA
Zoning Board of Appeals
CITY OF LIVONIA
(734) 466-2259**

**August 10, 2021 – 7:00 p.m.
Livonia City Hall – Auditorium (1st Floor)**

**MASTER PLAN
(Future Land Use)**

APPEAL CASE NO. 2021-05-18 (Tabled on June 8, 2021): Ken and Melissa Burns, south side of Munger (29991), between Henry Ruff and Middlebelt, seeking to construct an addition onto a detached garage while maintaining an attached garage, resulting in excess number of garages and garage area.

“LOW DENSITY RESIDENTIAL”

APPEAL CASE NO. 2021-07-32 (Rescheduled from July 13, 2021): Michael Ramsden, south side of Greenland (32525) between Hubbard and the cul-de-sac, seeking to erect a detached garage while maintaining an existing attached garage, resulting in excessive number of garages, garage area and excess height.

“LOW DENSITY RESIDENTIAL”

APPEAL CASE NO. 2021-08-35: Erik and Ashley Taurence, south side of Riverside (13975) between Pinehurst and Schoolcraft, seeking to erect a six-foot-tall vinyl privacy fence within the side yard, which is not allowed. Privacy fences must not extend past the rear point of the home towards the street, except that it may extend to the midpoint between the back and front building line to enclose a side (man) door.

“LOW DENSITY RESIDENTIAL”

**AGENDA DATE: August 10, 2021
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**

APPEAL CASE NO. 2021-05-18 (Tabled on June 8, 2021) - Burns: Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.

APPEAL CASE NO. 2021-07-32 (Rescheduled from July 13, 2021) – Ramsden: Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. (Should the Board be inclined to grant the variance, it may wish to regulate use of auto repair equipment on site, in order to minimize the noise and any other impacts on neighbors.)

APPEAL CASE NO. 2021-08-35 - Taurence: Should be denied because the alleged practical difficulty does not entail more than mere inconvenience, and because it violates the City policy against turning residential neighborhoods into a series of small, walled enclosures.

2021-07-32

APPLICATION FOR VARIANCE

Mike Ramsden 32525 Greenland Ct, Livonia 48151 [REDACTED]
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Jay-Bilt Construction 34038 Glendale, Livonia 48150 [REDACTED]
 (Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 32525 Greenland Ct.

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:

15D186 Green Brier Estate No 2 T1S R9E L70 P13 WCR LOT 186

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:

The house was built in the 1950's and the garage is a small two car. There is a large fireplace in the living room and the brick framing takes up space in the garage.

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

I have four cars that I would like to work on but the small attached garage prohibits me from doing so. I also need more storage.

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

Most of the properties in the neighborhood are a half acre or more. The house next door and across the street both have attached garages and detached garages.

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?

Didn't know it was an option but my neighbors got variances so I figured I would try also.

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: NO.

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? I've had no reason to. A variance seems like the more logical solution since my neighbors received them.

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.

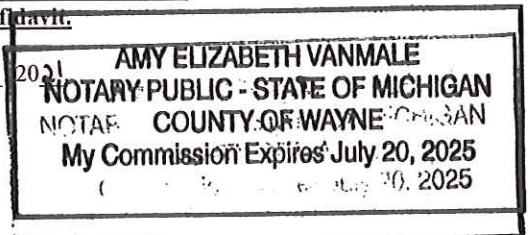
Signature of property owner: Michael S Ramsden

Please print name of property owner: Michael S Ramsden

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 14th day of June

Amy Elizabeth Van Male
(Notary Public, Wayne County, Michigan)
My Commission expires July 20, 2025



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 6/14/21, which reads as follows:

EXCESSIVE NUMBER OF GARAGES. ORDINANCE 543, SECT 2.10 (6)

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 _____

Violation Issued _____



2021-07-32

CITY OF LIVONIA

Inspection Department

① 7/14/21 REVISED. EXCESS HEIGHT ADDED

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE NO. 543

Applicant SAME AS OWNER Address SAME AS OWNER
Owner MICHAEL RAMSDEN Address 32525 GREENLAND 48154
Lessee — Address —
Location SOUTH Side of 32525 GREENLAND Street
Between HUBBARD And CUL-DE-SAC
Lot No./Parcel No. 058010186000 Subdivision GREEN BRIAR ESTATES SUB NO. 2
Zoning District RUF-C Map No. NW15 Lot Size 0.894 ACRES Alley —
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size N/A Proposed Building Size 24' X 24' (576 S.F.)
Present Height of Building N/A Proposed Height 16'
Allowable Lot Coverage 20% Proposed Lot Coverage 7%
Proposal SEEKING TO ERECT A DETACHED ~~ACCESSORY~~ GARAGE WHILE MAINTAINING^{AN} EXISTING ATTACHED GARAGE RESULTING IN EXCESSIVE NUMBER OF GARAGES, GARAGE AREA AND EXCESS HEIGHT.
NUMBER OF GARAGES ALLOWED: ONE; PROPOSED: TWO; EXCESS: ONE. ^{AREA} ALLOWED GARAGE SPACE: 720 S.F., PROPOSED: 1101 ~~22~~ FT, (ATTACHED: 525 ~~22~~ FT, DETACHED: 576 S.F.); EXCESS 381 S.F. DETACHED GARAGE HEIGHT ALLOWED: 16 FEET; PROPOSED: 17.5 FEET; EXCESS: 1.5 FEET

Reason for Rejection ORDINANCE 543, SECTION 2.10(6) AND 18.24

Deficient Side Yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area per Room	Encroachment
Excessive Lot Coverage	18.24 Excessive Height <u>1.5 FEET</u>	18.24 Increasing No. Units <u>ONE GARAGE</u>
Use Prohibited	Deficient Parking Spaces	2.10(6) Increasing Area and Bulk <u>381 SQ. FT.</u>

Remarks

Plans and Application examined by [Signature] Date JUNE 15 2021

ZONING EXAMINER

ZONING MAP

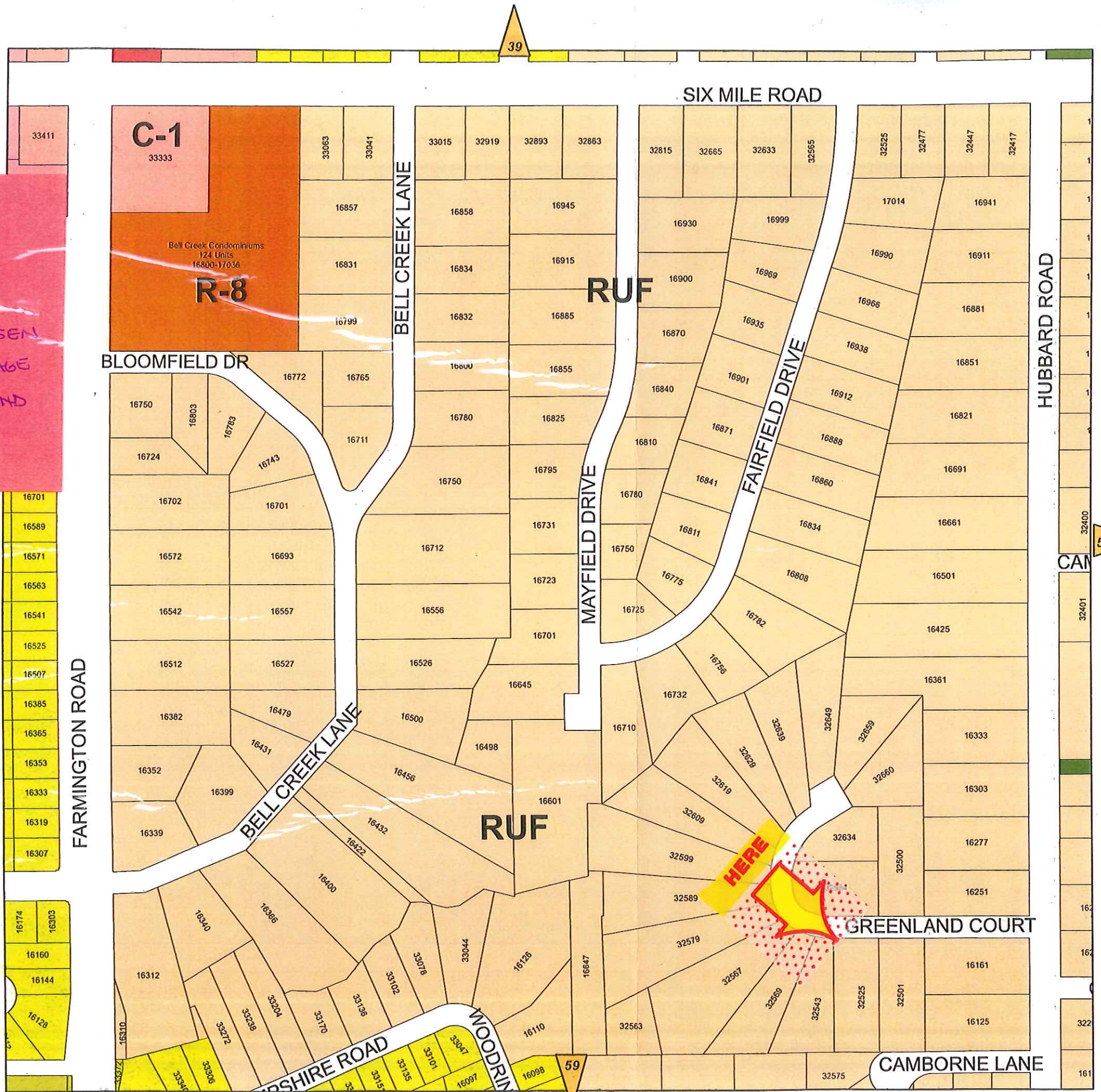
- Legend**
- ZONING**
- R-1, ONE FAMILY RESIDENTIAL (60' x 120' lots)
 - R-2, ONE FAMILY RESIDENTIAL (70' x 120' lots)
 - R-3, ONE FAMILY RESIDENTIAL (80' x 120' lots)
 - R-4, ONE FAMILY RESIDENTIAL (90' x 130' lots)
 - R-5, ONE FAMILY RESIDENTIAL (100' x 150' lots)
 - RUF, RURAL URBAN FARM
 - R-6, TWO FAMILY RESIDENTIAL
 - R-C, CONDOMINIUM RESIDENTIAL
 - R-7, MULTIPLE FAMILY RESIDENTIAL
 - R-8, HIGH RISE MULTIPLE FAMILY RESIDENTIAL
 - R-8C, CONDOMINIUM HIGH RISE MULTIPLE FAMILY RESIDENTIAL
 - R-9, HOUSING FOR THE ELDERLY
 - OS, OFFICE SERVICES
 - PO, HIGH RISE PROFESSIONAL OFFICE
 - C-1, LOCAL BUSINESS
 - C-2, GENERAL BUSINESS
 - C-3, HIGHWAY SERVICES
 - C-4, HIGH RISE COMMERCIAL
 - P, PARKING
 - RE, RESEARCH - ENGINEERING
 - ML, MANUFACTURING LIMITED
 - M-1, LIGHT MANUFACTURING
 - M-2, GENERAL MANUFACTURING
 - PL, PUBLIC LANDS
 - NP, NATURE PRESERVES
 - AG, GENERAL AGRICULTURE

N.W. 1/4 Section 15
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia



Information herein deemed reliable but not guaranteed
Updated: August 2005

2021-07-32
4N
OWNER: MICHAEL RAMSEN
REF: DETACHED GARAGE
32525 GREENLAND



Google Maps 32525 Greenland Ct



Map data ©2021 , Map data ©2021 20 ft

32525 Greenland Ct

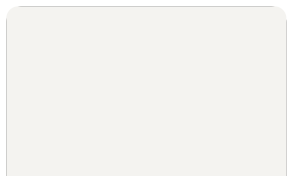


Image capture: Jul 2018 © 2021 Google

Livonia, Michigan

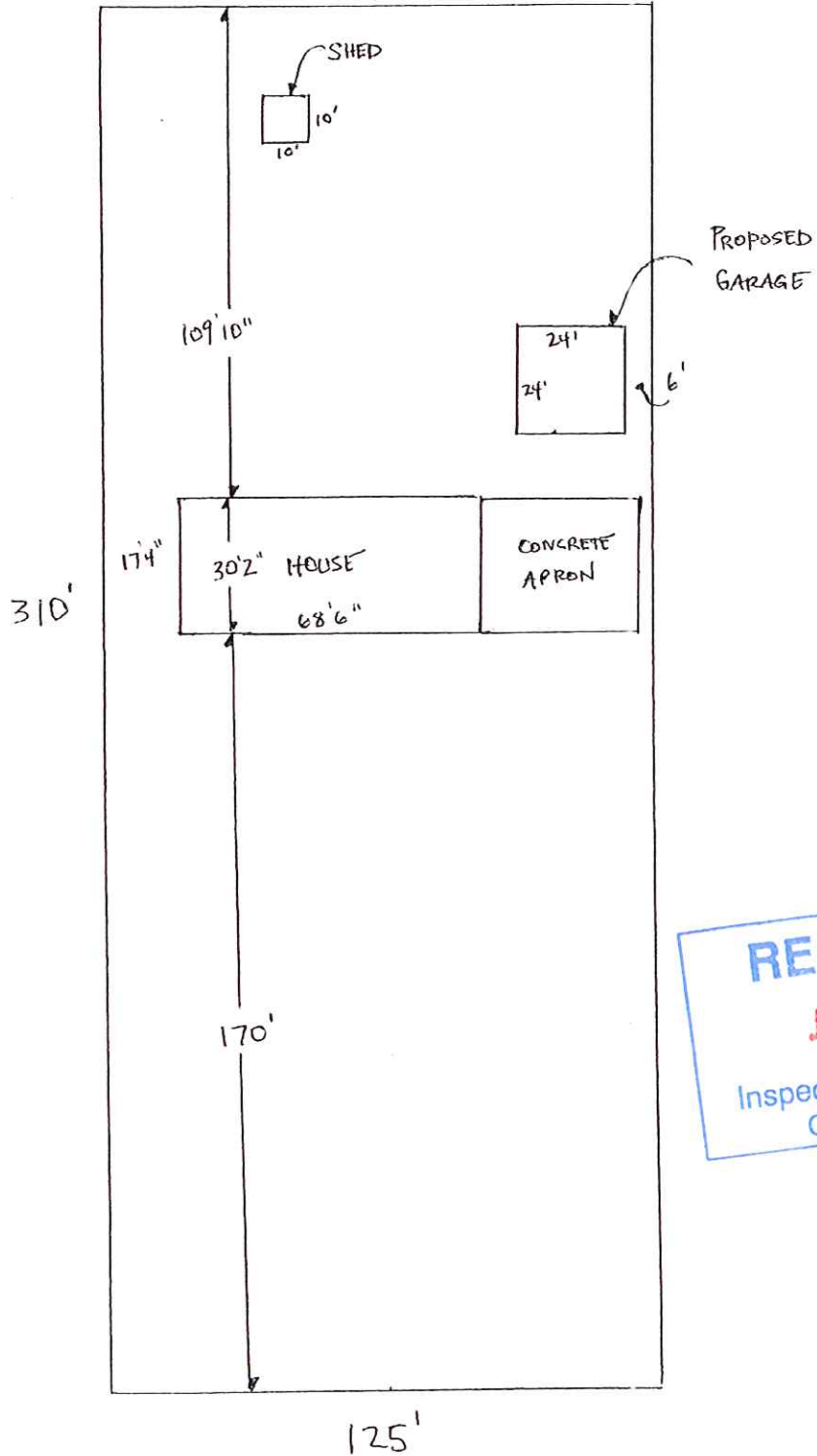


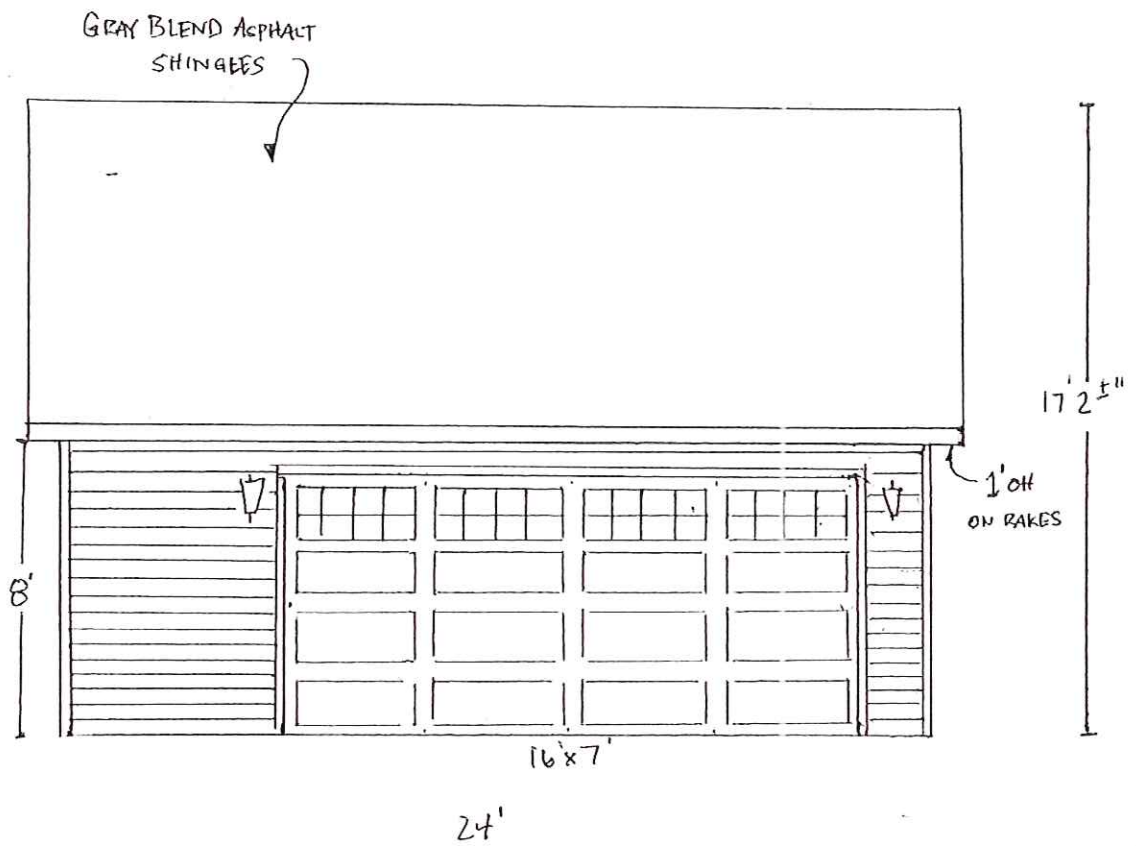
Street View



32525 GREENLAND CT.

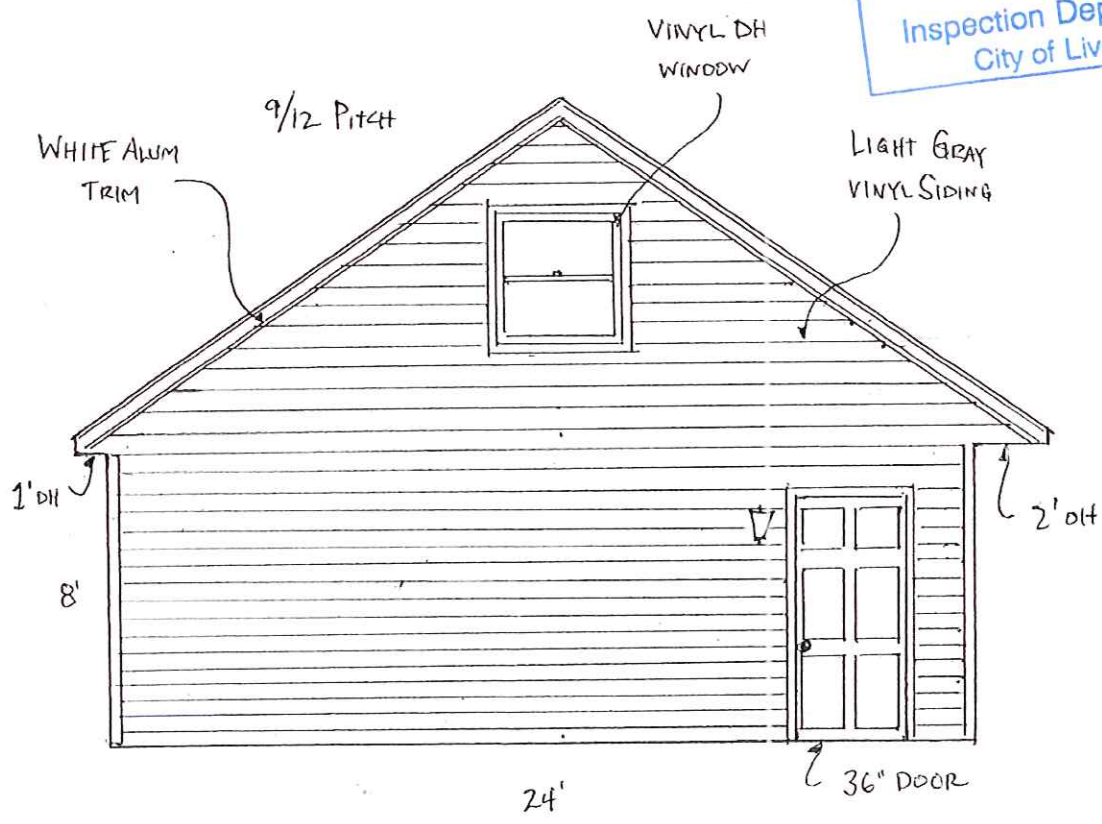
LOT AREA: 38,750 SF
STRUCTURES: 2,155 SF
PROPOSED GARAGE: 576 SF





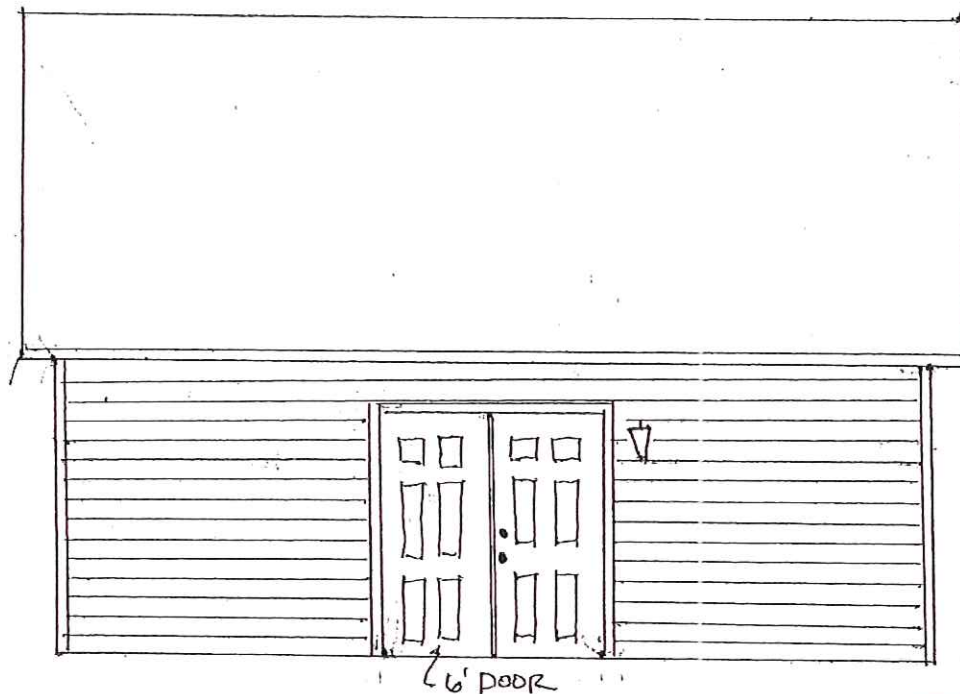
FRONT ELEVATION

RECEIVED
 JUL 13 2021
 Inspection Department
 City of Livonia



SIDE ELEVATION

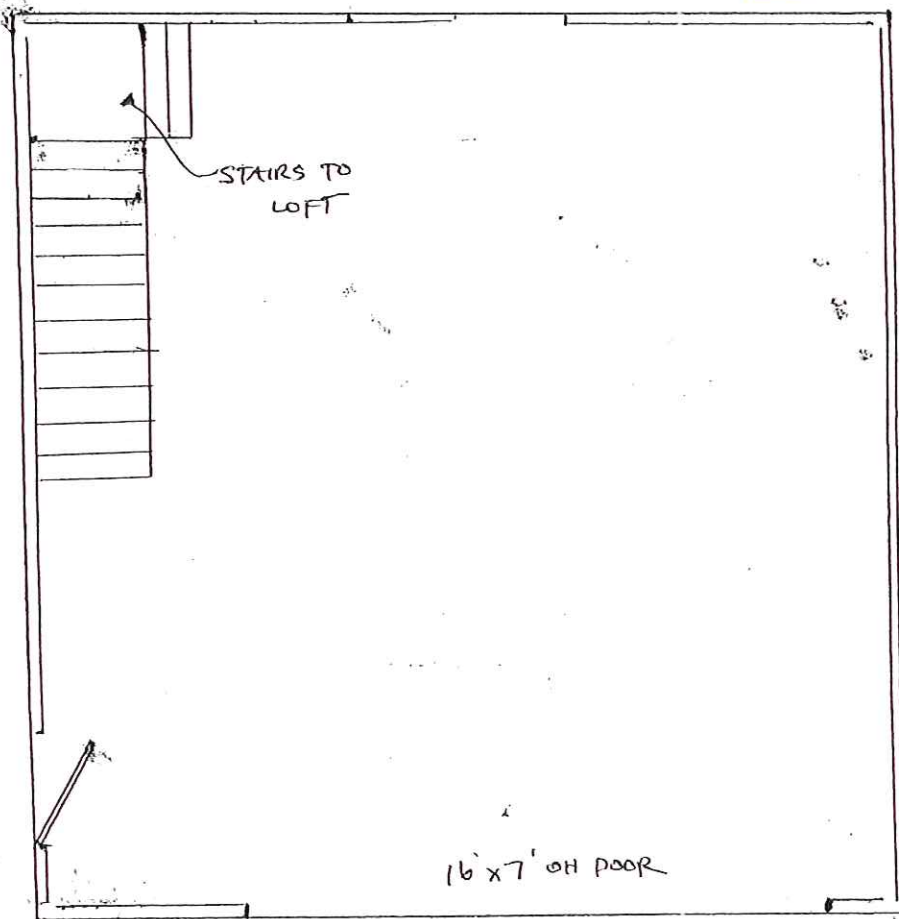
1/4" = 1'



6' DOOR

24'

REAR ELEVATION



STAIRS TO
LOFT

24'

16' x 7' OH DOOR

24'

FLOOR PLAN

ZONING BOARD OF APPEALS

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Vice Chairman
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MICHAEL A. TESTA
JOEL TURBIAK



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SCOTT BAHR
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ROB DONOVIC
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BRANDON McCULLOUGH
LAURA M. TOY
CATHY K. WHITE

June 28, 2021
PUBLIC NOTICE

APPEAL CASE NO. 2021-07-32: An appeal has been made to the Zoning Board of Appeals by Michael Ramsden, 32525 Greenland, Livonia, MI 48154, seeking to erect a detached garage while maintaining an existing attached garage, resulting in excessive number of garages and garage area.

Number of Garages:

Allowed: one
Proposed: two
Excess: one

Garage Area:

Allowed: 720 sq. ft.
Proposed: 1101 sq. ft.
(Attached: 525 sq. ft., detached: 576 sq. ft.)
Excess: 381 sq. ft.

The property is located on the south side of Greenland (32525), between Hubbard and the cul-de-sac, Lot. No. 058-01-0186-000, RUF-C Zoning District. Rejected by the Inspection Department under Ordinance 543, Section 2.10(6), "Definition of Miscellaneous Terms; Garage, Private," and Section 18.24, "Residential Accessory Building."

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.

This appeal will be heard at a public hearing to be held in the **Gallery on the fifth floor of City Hall on Tuesday, July 13, 2021, 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 734-466-2259 if you need assistance.



2021-07-32

CITY OF LIVONIA

Inspection Department

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE NO. 543

Applicant SAME AS OWNER Address SAME AS OWNER
Owner MICHAEL RAMSDEN Address 32525 GREENLAND
Lessee — Address —
Location SOUTH Side of 32525 GREENLAND Street
Between HUBBARD And CUL-DE-SAC
Lot No/Parcel No. 058 01 0186 000 Subdivision GREEN BRIAR ESTATES SUB NO. 2
Zoning District RUF-C Map No. NW15 Lot Size 0.894 ACRES Alley —
Present Use RESIDENTIAL Proposed Use SAME
Present Building Size N/A Proposed Building Size 24' X 24' (576 S.F.)
Present Height of Building N/A Proposed Height 16'
Allowable Lot Coverage 20% Proposed Lot Coverage 7%
Proposal SEEKING TO ERECT A DETACHED ~~ACCESSORY~~ GARAGE WHILE MAINTAINING ^{AN} EXISTING ATTACHED GARAGE RESULTING IN EXCESSIVE NUMBER OF GARAGES AND GARAGE ^{AREA} SPACE.
NUMBER OF GARAGES ALLOWED: ONE; PROPOSED: TWO; EXCESS: ONE. ^{AREA} ALLOWED GARAGE SPACE: 720 S.F., PROPOSED: 1101 ~~sq~~ FT, (ATTACHED: 525 ~~sq~~ FT, DETACHED: 576 S.F.); EXCESS 381 S.F.

Reason for Rejection ORDINANCE 543, SECTION 2.10(6) AND 18.24

Deficient Side Yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area per Room	Encroachment
Excessive Lot Coverage	Excessive Height	18.24
Use Prohibited	Deficient Parking Spaces	Increasing No. Units <u>ONE GARAGE</u>
		2.10(6)
		Increasing Area and Bulk <u>381 SQ.FT.</u>

Remarks

Plans and Application examined by [Signature] Date JUNE 15 2021

ZONING EXAMINER

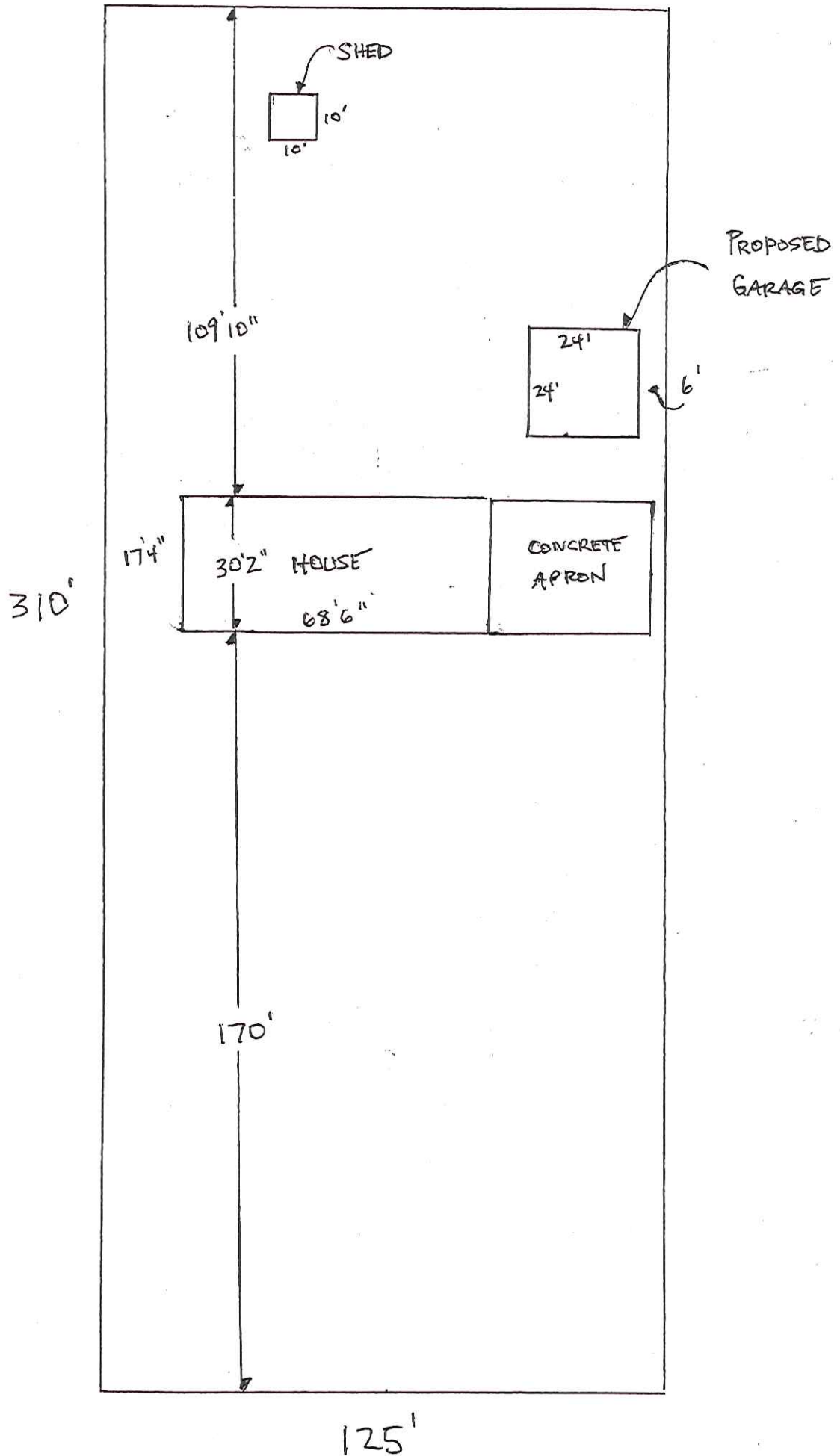
32525 GREENLAND CT.

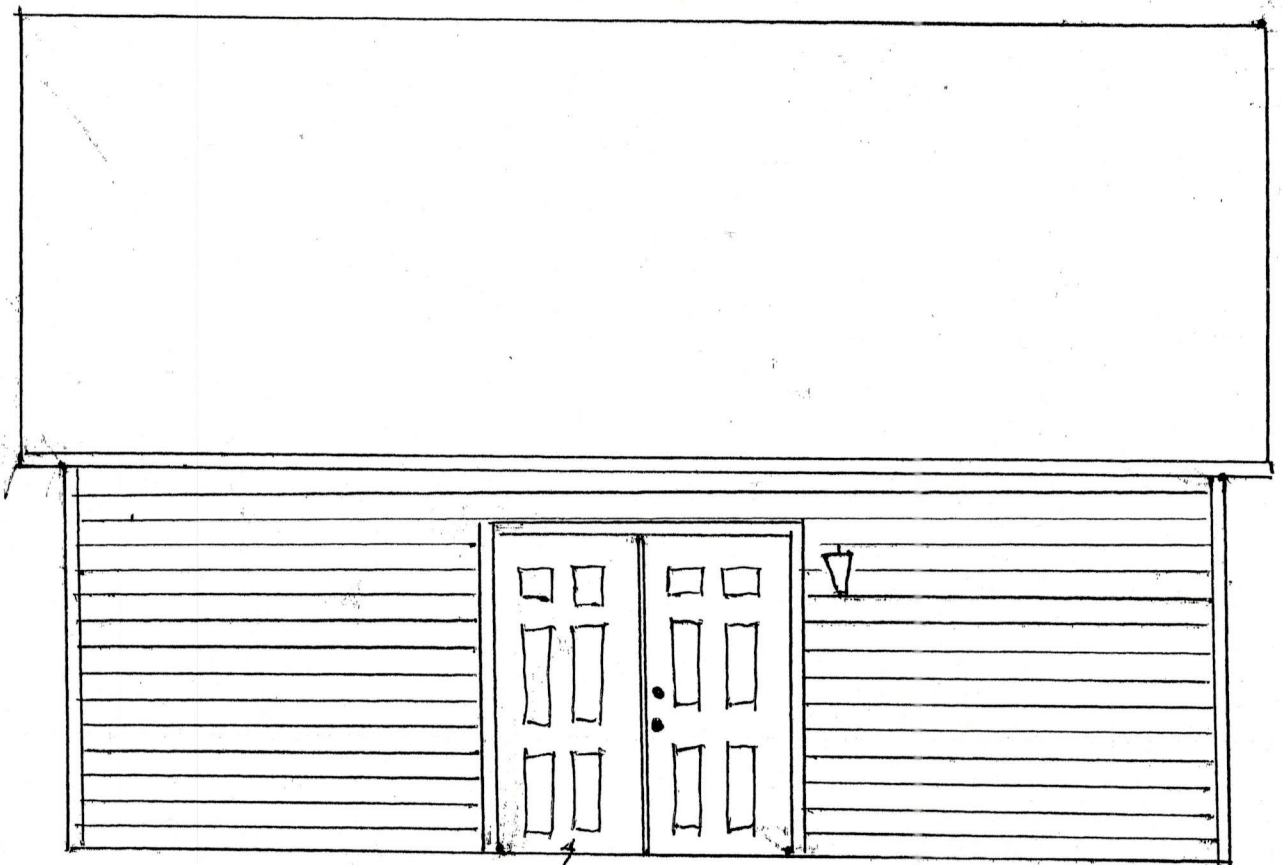
2021-07-032

LOT AREA: 38,750 SF

STRUCTURES: 2,155 SF

PROPOSED GARAGE: 576 SF

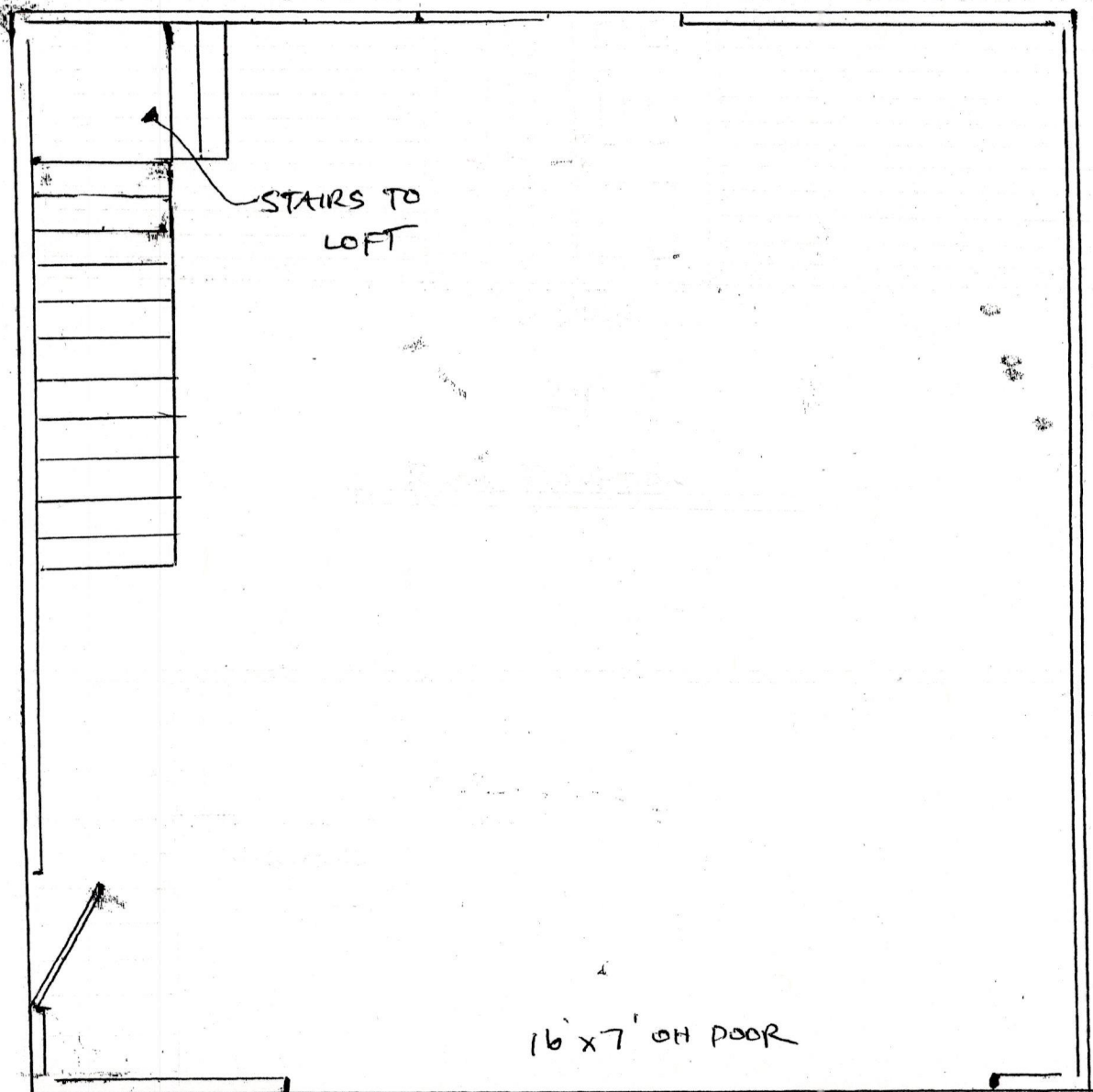




6' DOOR

24'

REAR ELEVATION



STAIRS TO
LOFT

24'

16' x 7' OH DOOR

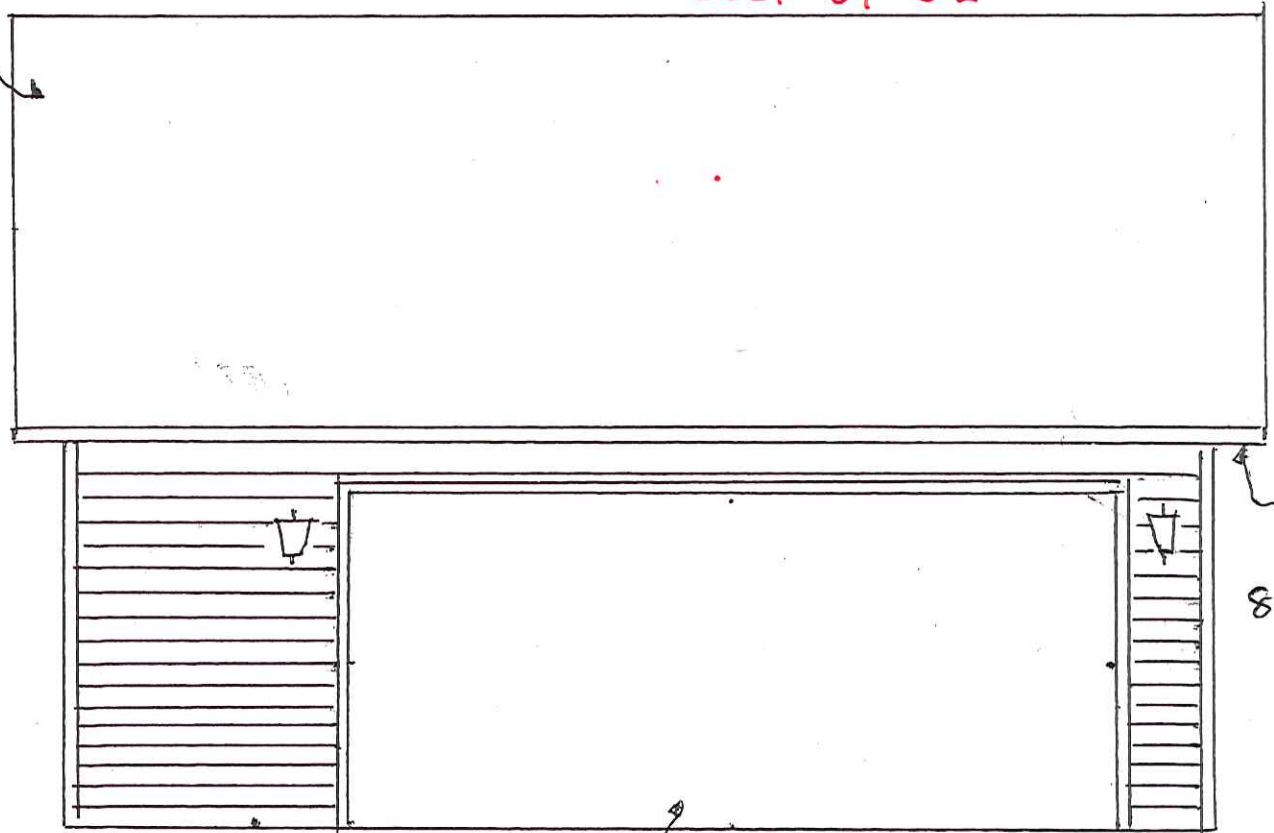
24'

FLOOR PLAN

2021-07-32

ASPHALT
SHINGLES

12'6"
to means



12" OH
ON
RAKES
8'

16'x7' OH DOOR

24'

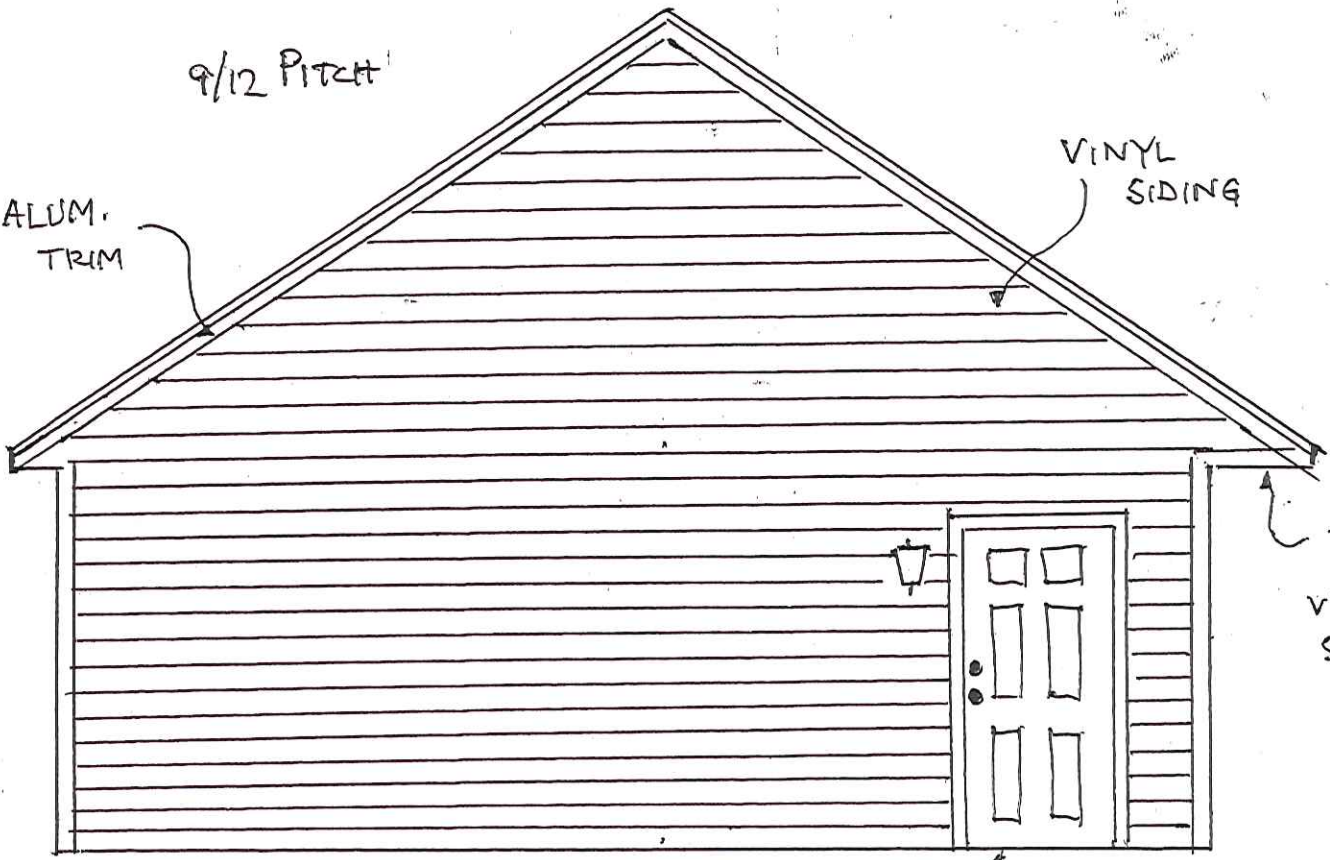
FRONT ELEVATION

9/12 PITCH

ALUM.
TRIM

VINYL
SIDING

8'



2' OH
VINYL
SOFFIT

36" DOOR

24'

LEFT SIDE ELEVATION

Mootsey, Marilyn

From: Jim Hall <jim.jaybilt@gmail.com>
Sent: Monday, June 21, 2021 12:07 PM
To: Mootsey, Marilyn
Subject: 32525 Greenland Ct
Attachments: RamsdenPlan.pdf

Hi Marilyn,

This is Jim with Jay-Bilt Construction. I attached the rear elevation and the floor plan. As of right now, we don't have the exact colors picked out but I believe it will end up being a black roof, gray vinyl siding and white trim. Please let me know if you need anything else right now.

Thanks.
Jim

--

Jim Hall
Production/Sales
Jay-Bilt Construction
Office: 734-421-5900
Fax: 734-421-5975
Cell: 734-497-2852
jim.jaybilt@gmail.com

Case No: 2021-07-32
Meeting Date: July 13, 2021

2021 JUL -6 PM 4:10

RECEIVED
ZONING BOARD OF APPEALS
2021 JUL -6 PM 4:10

Signature:

Name:

Address:

William Satisfing Jr
(Please print)
32554 Greenland Ct

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

Case No: 2021-07-32
Meeting Date: July 13, 2021

Please note my (APPROVAL) ~~(OBJECTION)~~ to the requested variance for the following reasons:

As indicated, I have no concerns about the proposed variance. However, I would like to express my opinion on the ordinance in question. I believe that the ordinance needs to be reviewed so that it would take into consideration the unique nature and size of the properties in this area. Specifically on Greenland Court but also in the surrounding area, there are many properties that are over a half acre with many at or greater than an acre. I would ask that the Zoning Board consider amending the ordinance so that residential properties, in excess of a to be determined size, be allowed to have a second structure that is larger than the current 200 square foot limitation for a shed. I believe the ordinance was written, and is acceptable, for the majority of homes in a typical Livonia subdivision, however, there are enough homes in this city on larger lots that consideration of the lot size should be reflected in the ordinance regulating accessory buildings.

RECEIVED
ZONING BOARD OF APPEALS
2021 JUL 13 PM 3:41

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

Signature: 

Name: GERALD W. NOXON
(Please print)

Address: 16161 HUBBARD ST.

ZONING BOARD OF APPEALS

MATTHEW HENZI, Chairman
TERRANCE P. MORAN, Vice Chairman
SAM CARAMAGNO, Secretary
TONI AUDIA ALOE
KENNETH M. HARB
CRAIG S. PASTOR
ROBERT E. SILLS



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2259
FAX: (734) 421-4388

August 30, 2010

Comparable case

Joan
MAYOR
JACK E. KIRKSEY

COUNCILMEMBERS

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Maureen Miller Brosnan
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Laura M. Toy

Mr. Mike Ewald
32639 Greenland
Livonia, MI 48154

Dear Mr. Ewald:

The Zoning Board of Appeals of the City of Livonia, at a Special Meeting held August 24, 2010, adopted the following Resolution:

RESOLVED, APPEAL CASE NO. 2010-07-17: Mike Ewald, 32639 Greenland Court, Livonia, MI 48154, seeking to construct a detached garage while maintaining an attached garage resulting in excess number of garages and garage area.

Number of Garages

Allowed:	One
Proposed:	Two
Excess:	One

Garage Area

Allowed:	720 sq. ft.
Proposed:	944 sq. ft.
Existing:	476 sq. ft.
Excess:	224 sq. ft.

The property is located on the west side of Greenland Court (32639) between Hubbard and the cul-de-sac, Lot No. 058-01-0176-000, RUF-C Zoning District. Rejected by the Inspection Department under Zoning Ordinance No. 543, Section 2.10(4), "Definition of Miscellaneous Terms; Garage, Private" and Section 18.24, "Residential Accessory Building," be granted for the following reasons and findings of fact:

1. The uniqueness requirement is met because Petitioner has a large lot and the home is set back far from the street. The existing attached garage is relatively small and needs to be enhanced.
2. Denial of the variance would have severe consequences for the Petitioner because he would not be able to expand the existing garage to house his personal effects.

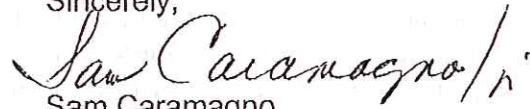
Mr. Mike Ewald
Appeal No. 2010-07-17
August 30, 2010

3. The variance is fair in light of its effect on the neighboring properties and in the spirit of the Zoning Ordinance because it is consistent with the neighborhood.
4. The Board received one (1) letter of approval and one (1) letter of objection from neighboring property owners.
5. The granting of this variance will not adversely affect the purpose or objective of the Master Plan because this property is classified "Low-density Residential" under the Master Plan, and the proposed variance is not inconsistent with that classification.

FURTHER, This variance is granted with the following conditions:

1. That the garage be built as proposed on the plans which were presented to the Board.
2. That the garage is to be completely enclosed within ninety (90) days following commencement of construction.
3. That there shall be no other outbuildings on the property.
4. That the existing shed shall be removed.
5. That the electrical service shall not exceed 110-volts.
6. That the brick front on the garage shall match the brick exterior on the home.
7. That the variance is good for one (1) year.

Sincerely,


Sam Caramagno
Secretary

/jah

cc: Miller Garages
City Clerk, S. Banko, M. Fisher,
S. Miller, J. Quirk

ZONING BOARD OF APPEALS

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Chairman
JAMES M. BARINGHAUS
Vice Chairman
TIMOTHY J. KLISZ
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CHRISTOPHER N. BOLOVEN
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MICHAEL A. TESTA
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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2259
FAX: (734) 466-2095

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MAUREEN MILLER BROSNAN

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LAURA M. TOY
CATHY K. WHITE

**July 26, 2021
PUBLIC NOTICE**

APPEAL CASE NO. 2021-08-35: An appeal has been made to the Zoning Board of Appeals by Erik and Ashley Taurence, 13975 Riverside, Livonia, MI 48154, seeking to erect a six-foot-tall vinyl privacy fence within the side yard, which is not allowed. Privacy fences must not extend past the rear point of the home towards the street, except that it may extend to the midpoint between the back and front building line to enclose a side (man) door.

The property is located on the south side of Riverside (13975), between Pinehurst and Schoolcraft, Lot. No. 083-04-0080-000, R-2 Zoning District. Rejected by the Inspection Department under Livonia Fence Ordinance, Section 15.44.090B, "Residential District 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.

This appeal will be heard at a public hearing to be held in the **Auditorium on the first floor of City Hall on Tuesday, August 10, 2021, 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.

**FLUP
AGENDA
Zoning Board of Appeals
CITY OF LIVONIA
(734) 466-2259**

**August 10, 2021 – 7:00 p.m.
Livonia City Hall – Auditorium (1st Floor)**

**MASTER PLAN
(Future Land Use)**

APPEAL CASE NO. 2021-05-18 (Tabled on June 8, 2021): Ken and Melissa Burns, south side of Munger (29991), between Henry Ruff and Middlebelt, seeking to construct an addition onto a detached garage while maintaining an attached garage, resulting in excess number of garages and garage area.

“LOW DENSITY RESIDENTIAL”

APPEAL CASE NO. 2021-07-32 (Rescheduled from July 13, 2021): Michael Ramsden, south side of Greenland (32525) between Hubbard and the cul-de-sac, seeking to erect a detached garage while maintaining an existing attached garage, resulting in excessive number of garages, garage area and excess height.

“LOW DENSITY RESIDENTIAL”

APPEAL CASE NO. 2021-08-35: Erik and Ashley Taurence, south side of Riverside (13975) between Pinehurst and Schoolcraft, seeking to erect a six-foot-tall vinyl privacy fence within the side yard, which is not allowed. Privacy fences must not extend past the rear point of the home towards the street, except that it may extend to the midpoint between the back and front building line to enclose a side (man) door.

“LOW DENSITY RESIDENTIAL”

**AGENDA DATE: August 10, 2021
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**

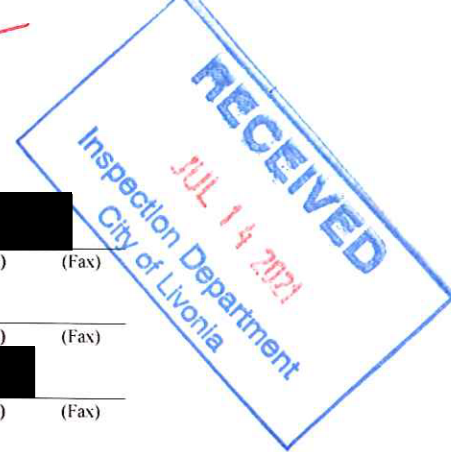
APPEAL CASE NO. 2021-05-18 (Tabled on June 8, 2021) - Burns: Should be denied because the alleged practical difficulty does not entail more than mere inconvenience.

APPEAL CASE NO. 2021-07-32 (Rescheduled from July 13, 2021) – Ramsden: Should be denied because the alleged practical difficulty does not entail more than mere inconvenience. (Should the Board be inclined to grant the variance, it may wish to regulate use of auto repair equipment on site, in order to minimize the noise and any other impacts on neighbors.)

APPEAL CASE NO. 2021-08-35 - Taurence: Should be denied because the alleged practical difficulty does not entail more than mere inconvenience, and because it violates the City policy against turning residential neighborhoods into a series of small, walled enclosures.

2021-08-35

APPLICATION FOR VARIANCE



Erik & Ashley Taurence; 13975 Riverside Ct., Livonia, MI 48154; [Redacted]
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

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

Hamilton Fence; 25280 Five Mile Rd., Redford Charter Twp., MI 48239; [Redacted]
 (Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 13975 Riverside Ct., 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? Current restriction states that privacy fence can't go past the back of the house.

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
Lot 80, Stoneleigh Village Subdivision, as recorded in Liber 97, Pages 22, 23 & 24 Plats, Wayne County Records. Also known as 13975 Riverside Ct. 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:
I live off Schoolcraft road which creates a lot of noise from I-96 and Schoolcraft road itself. Many homes along Schoolcraft for the reason of the noise and privacy. For us it would be help with the noise cancellation. Furthermore, there is a point of entry to my house on that side as well.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
We are expecting a baby in December and we are doing the best we can to reduce sound.

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

Nathan Swickler

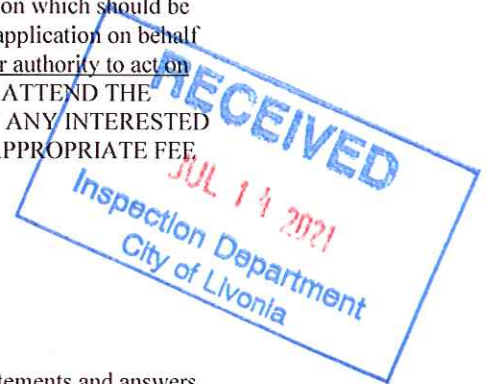
With butting up to Schoolcraft directly, there would be no impact to my neighbors. However, my neighbor next to me would get increased privacy from passerby's on Schoolcraft road.

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?
I'm not familiar with that process and wouldn't know where to start. This is the process that was recommended to me.

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

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.

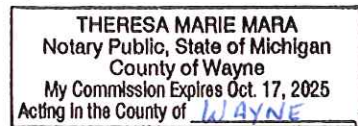
Signature of property owner: Erik Tavnice

Please print name of property owner: Erik Tavnice

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 14 day of July, 2021.

Theresa Marie Mara
(Notary Public, Wayne County, Michigan)
My Commission expires 10/17/2025



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 July 14, 2021, which reads as follows:

FENCE ORDINANCE, SECTION 15.44.090B

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.

Ry
(Supervisor)

Application for permit filed NO

Violation Issued NO



2021-08-35

CITY OF LIVONIA
Inspection Department

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE NO. 543

Applicant			Address		
Owner	ERIK AND ASHLEY TAURENCE		Address	13975 RIVERSIDE, LIVONIA, MI 48154	
Lessee			Address		
Location	SOUTH		Side of	13975 RIVERSIDE Street	
Between	PINEHURST		And	SCHOOLCRAFT	
Lot No/Parcel No.	083-04-0080-000		Subdivision	STONELEIGH VILLAGE	
Zoning District	R-2	Map No.	SW21	Lot Size	
Present Use	RESIDENTIAL		Proposed Use	SAME	
Present Building Size	N/A		Proposed Building Size	NONE PROPOSED	
Present Height of Building	N/A		Proposed Height	" "	
Allowable Lot Coverage	N/A		Proposed Lot Coverage	N/A	
Proposal	SEEKING TO ERECT A SIX FOOT TALL VINYL PRIVACY FENCE WITHIN THE SIDE YARD WHICH IS NOT ALLOWED. PRIVACY FENCES MUST NOT EXTEND PAST THE REAR POINT OF THE HOME TOWARDS THE STREET, EXCEPT THAT IT MAY EXTEND TO THE MIDPOINT BETWEEN THE BACK AND FRONT BUILDING LINE TO ENCLOSE A SIDE (MAN) DOOR.				
Reason for Rejection	FENCE ORDINANCE, SECTION 15.44.090B				
Deficient Side Yard	Deficient Front Yard	Deficient Rear Yard			
Deficient Lot Area	Deficient Lot Area per Room	15.44-090B	ENCROACHMENT FENCE IN SIDE YARD		
Excessive Lot Coverage	Excessive Height	Increasing No. Units			
Use Prohibited	Deficient Parking Spaces	Increasing Area and Bulk			
Remarks					

Plans and Application examined by Ry Date July 14 2021

ZONING EXAMINER

2021-08-35

ZONING MAP

Legend

ZONING

- R-1, ONE FAMILY RESIDENTIAL (60' x 120' lots)
- R-2, ONE FAMILY RESIDENTIAL (70' x 120' lots)
- R-3, ONE FAMILY RESIDENTIAL (80' x 120' lots)
- R-4, ONE FAMILY RESIDENTIAL (90' x 130' lots)
- R-5, ONE FAMILY RESIDENTIAL (100' x 150' lots)
- RUF, RURAL URBAN FARM
- R-6, TWO FAMILY RESIDENTIAL
- R-C, CONDOMINIUM RESIDENTIAL
- R-7, MULTIPLE FAMILY RESIDENTIAL
- R-8, HIGH RISE MULTIPLE FAMILY RESIDENTIAL
- R-8C, CONDOMINIUM HIGH RISE MULTIPLE FAMILY RESIDENTIAL
- R-9, HOUSING FOR THE ELDERLY
- OS, OFFICE SERVICES
- PO, HIGH RISE PROFESSIONAL OFFICE
- C-1, LOCAL BUSINESS
- C-2, GENERAL BUSINESS
- C-3, HIGHWAY SERVICES
- C-4, HIGH RISE COMMERCIAL
- P, PARKING
- RE, RESEARCH - ENGINEERING
- ML, MANUFACTURING LIMITED
- M-1, LIGHT MANUFACTURING
- M-2, GENERAL MANUFACTURING
- PL, PUBLIC LANDS
- NP, NATURE PRESERVES
- AG, GENERAL AGRICULTURE

S.W. 1/4 Section 21

City of Livonia

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

Copyright 2001, City of Livonia



300 150 0 300 Feet

Information herein deemed reliable but not guaranteed
Updated: August 2005

2021 - -
13975 RIVERSIDE
RESIDENT: ERIK
TAURENCE

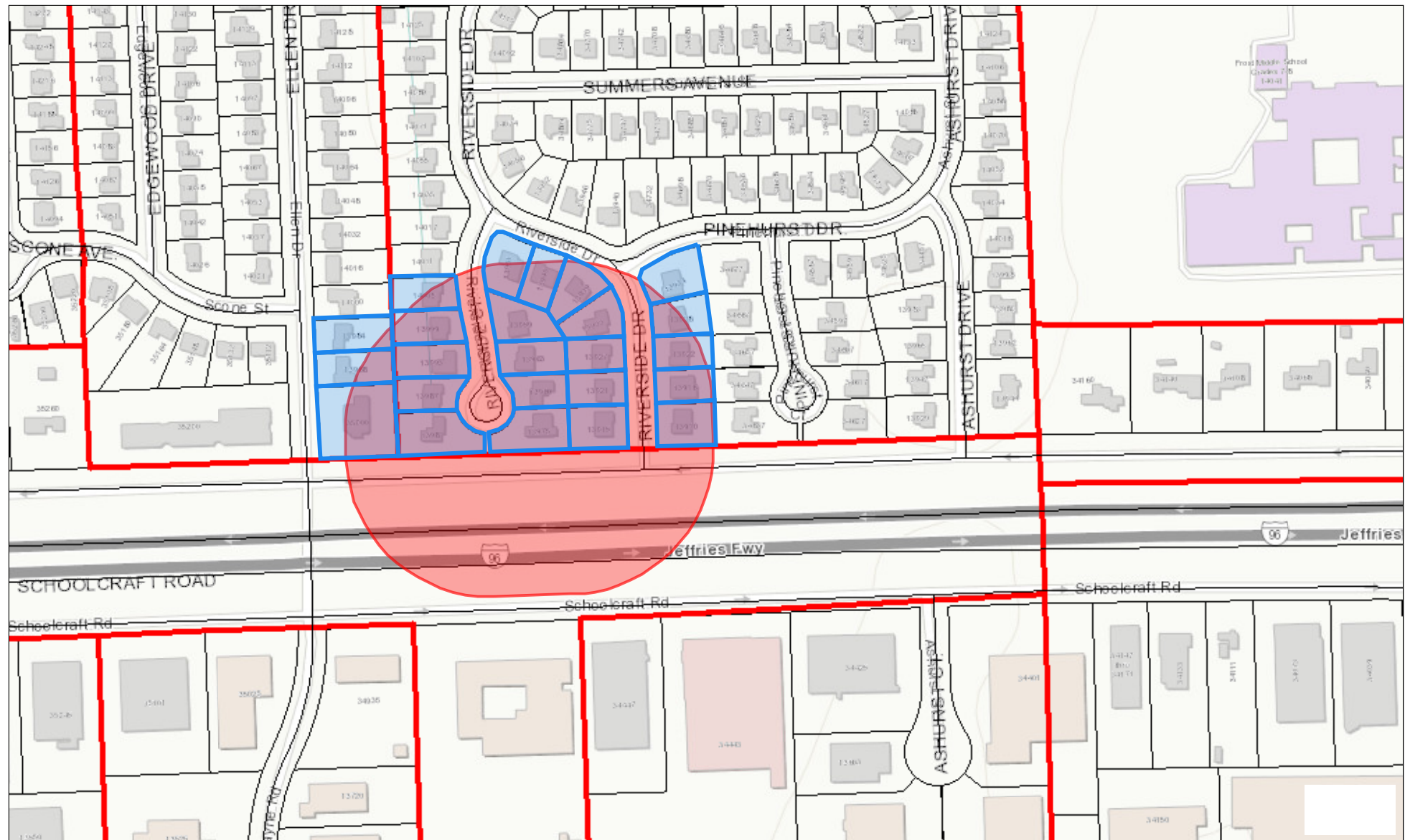


JUL 14 2021
Inspection Department
City of Livonia

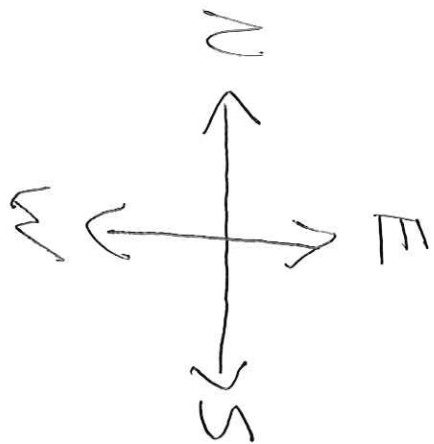
PROPOSED SIX FOOT
TALL PRIVACY FENCE

13975 RIVERSIDE

← → ↻ @ livonia.city.maps.arcgis.com/apps/Viewer/index.html?appid=05bdd0ca7951480e8a3467fda61952ab



2021-08-35



Site Plan

13975
RIVERSIDE

101

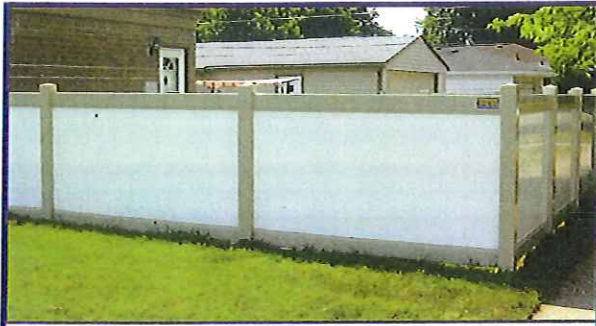
* = Fence being replaced with privacy

* = Existing

Chain link

No neighbors

Schoolcraft Rd



Clay Privacy with White Filler Boards



Clay Privacy with Charleston Convex Accent



Clay Privacy with Almond



Almond PVC Privacy with New England Caps



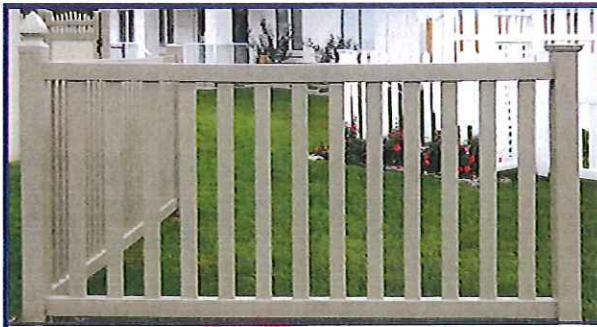
Almond Privacy with Charleston Concave Accent



Almond Privacy w/ Clay Fil



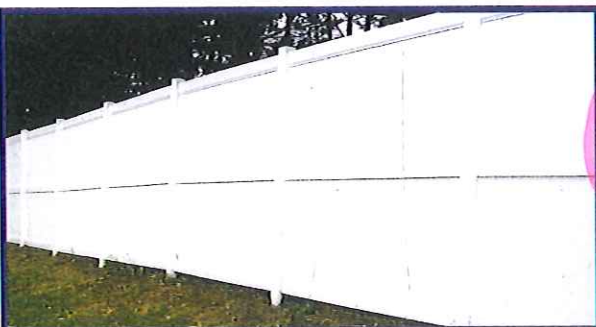
White Privacy Fence with New England Caps



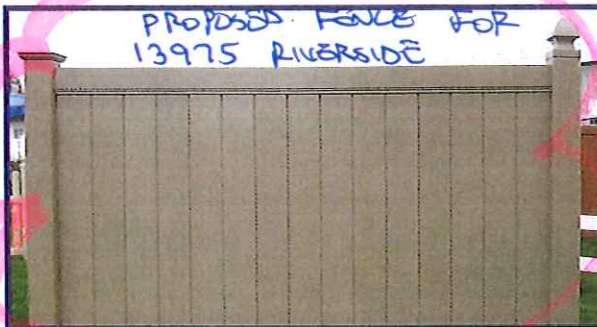
Clay Baron



PVC Rothbury Conca



8 ft. PVC Privacy with Flat Exterior Caps



Clay Privacy



White I

2021-08-35



POSITIVE INTERLOK DESIGN

UNMATCHED QUALITY & PERFORMANCE

Each Westech system undergoes rigorous testing for wind load stability, weathering and structural performance. Privacy panels incorporate a Positive Interlock Design that is specifically engineered to ensure a clean, seamless privacy panel look and provide superior wind load resistance when compared to standard tongue-and-groove panel systems. You can be confident your Westech fence will have long-lasting beauty that will add value to your home for years to come.

2021-08-35

2021007470 L: 56269 P: 442 QCD
 12/15/2020 08:06:17 AM Total Pages: 1
 Bernard J. Youngblood, Register of Deeds - Wayne County, MI
 ELECTRONICALLY RECORDED

QUIT CLAIM DEED



The Grantor(s), Ashley Taurence

whose address is 13975 Riverside Ct., Livonia, MI 48154

quit claims to Erik Taurence and Ashley Taurence, husband and wife

whose address is 13975 Riverside Ct., Livonia, MI 48154

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

Lot 80, Stoneleigh Village Subdivision, as recorded in Liber 97, Pages 22, 23 and 24 of Plats, Wayne County Records

also known as Property Address: 13975 Riverside Ct., Livonia, MI 48154
 Tax ID No. 46-083-04-0800-000

for the sum of 1.00

Exempt under M.C.L. 207.505.(a) and Exempt under M.C.L. 207.526.(a)

Dated this 30th day of November, 2020.

Signed by:

Ashley Taurence



State of Michigan

County of Wayne

The foregoing instrument was acknowledged before me this 30th day of November, 2020, by Ashley Taurence

Notary Public Oakland County, Michigan
 Acting in Wayne County, Michigan
 My commission expires: 5/09/2021

MICHAEL CUSCHIERI
 Notary Public, State of Michigan
 County of Oakland
 My Commission Expires 05-09-2021
 Acting in the County of Wayne

When Recorded Return To:
 Erik Taurence
 13975 Riverside Ct.
 Livonia, MI 48154

Send Subsequent Tax Bills To:
 Grantee

Drafted By:
 Erik Taurence
 13975 Riverside Ct.
 Livonia, MI 48154

Tax Parcel # 46-083-04-0800-000

Recording Fee \$ _____

MTA File # 359304