

ZONING BOARD OF APPEALS

CITY OF LIVONIA

MINUTES OF SPECIAL MEETING HELD TUESDAY, SEPTEMBER 28, 2021

A Special Meeting of the Zoning Board of Appeals of the City of Livonia was held on Tuesday, September 28, 2021.

MEMBERS PRESENT: Gregory G. Coppola, Chairman
Timothy Klisz, Secretary
Joel Turbiak
Michael Testa
Scott Morgan

MEMBERS ABSENT: Christopher Boloven

OTHERS PRESENT: Harry Ramsden, Inspection Department
Leo Neville, Legal Department
Valerie Bertani, CEO 9489

The meeting was called to order at seven p.m. Chairman Coppola explained the Rules of Procedure to those interested parties. Each petitioner must give their name and address and declare hardship for appeal. Appeals of the Zoning Board's decisions are made to the Wayne County Circuit Court. The Chairman advised the audience that appeals can be filed within 21 days of the date tonight's minutes are approved. The decision of the Zoning Board shall become final within five (5) calendar days following the hearing and the applicant shall be mailed a copy of the decision. There are four decisions the Board can make: to deny, to grant, to grant as modified by the Board, or to table for further information. Each petitioner may ask to be heard by a full seven (7) member Board. Six (6) members were present this evening. The Chairman asked if anyone wished to be heard by a full Board. No one wished to do so. The Secretary then read the Agenda and Legal Notice to each appeal, and each petitioner indicated their presence. Appeals came up for hearing after due legal notice was given to all interested parties within 300 feet, petitioners, and City Departments. There were four (4) people present in the audience.

(7:00)

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APPEAL CASE NO. 2021-06-27 (Tabled in Part on June 29, 2021): An appeal has been made to the Zoning Board of Appeals by CREH 4, LLC, 5200 Coventry Lane, Rochester, MI 48306, on behalf of Lessee Michigan Eyecare Institute, 36300 Schoolcraft, Livonia, MI 48150 seeking to remove and relocate the existing directional sign (adjacent to Levan Road), resulting in such sign being excess in area.

Directional Sign Area:

Allowed:	2 sq. ft.
Proposed/Existing:	12 sq. ft.
Excess:	10 sq. ft.

The property is located on the north side of Schoolcraft (36300), between Golfview and Levan, Lot. No. 080-03-0147-004, C-1 Zoning District. Rejected by the Inspection Department under Livonia Vision 21 Ordinance, Section 11.06(8), "Exempt Signs; Directional Signs".

Coppola: Alright, thank you. Can I have a motion, please?

Baringhaus: Mr. Chairman.

Coppola: Vice Chair Baringhaus.

Baringhaus: Yes, motion to remove appeal case 2021-06-27 from the table.

Klisz: Support.

Coppola: I have a motion by Vice Chair Baringhaus, supported by Secretary Klisz to remove from the table, all in favor?

Board: Aye.

Coppola: Okay.

Hahn: Hello.

Coppola: If you could state your name and address first for the record.

Hahn: Sure. It's Destiny Hahn and the address is the 36300 Schoolcraft Road, Livonia.

Coppola: Okay. Thank you. So, we tabled--we approved part of your last petition and then we--and we tabled this part here which has to do with the directional sign, and the reason for that was we wanted to have a more visual of what you were playing to do to

make sure that we understood exactly what was being proposed. So, why don't you go ahead and tell us--and I can see you provide some--some mockup pictures of--

Hahn: Yeah.

Coppola: --placement and what it looks like. So, why don't you go ahead and just give us kind of a brief description of what--what you're planning to do.

Hahn: Sure. Mike you wanna grab that--This is Mike Powers, our sign man.

Powers: How are you?

Coppola: Good.

Powers: So, yeah there was an existing sign there from Madonna University. You can see in the picture showing the existing blue sign and what we were proposing was to reuse that sign, unfortunately, Madonna has removed that sign from the ground. So, that was kind of a surprise.

Coppola: You--you didn't move fast enough.

Powers: We--we tried. We tried. So, with that being said, it's been removed, so now what we are proposing was to--you know--move that back from where the existing sign was an additional couple feet to--to put it ten-foot off the--the right a way there. So, that's what we are proposing.

Coppola: So, the mockup here appears that it's pretty much the same size, same style--

Powers: Yup.

Coppola: --it's just--

Powers: Yup. Yup. Just a directional sign.

Coppola: Alright. So, I saw at the bottom of this, and I don't know if that was meant to be, it says the College of Nursing and Health. Was that--is that what you're gonna have on your sign?

Powers: No, this would be just the Michigan Eye Care Sign.

Coppola: So, what would be in that bottom band? Would you have something in that bottom band where it now currently says College of Nursing and Health?

Hahn: Michigan Eyecare Institute.

Powers: It would be their logo and then the wording below it.

Hahn: Are you looking at the blue one?

Coppola: Probably not.

Hahn: Okay, 'cause that does say--

Coppola: I'm looking at the mockup that you had based on the spacing and stuff and it's white with your logo and your name, but there's also a band at the bottom where there's lettering that says College of Nursing and Health.

Powers: You know what, initially--so, the plan was--and that--that mockup is--it's just gonna be the Michigan Eyecare logo with their wording below. The initial plan was to reuse that Madonna sign, and we were just gonna allow them to have a small space at the bottom from letting them--you know--having them leave that sign, and then unbeknownst to us they removed it. That's why--that mockup hasn't been changed to just show the Michigan Eyecare with--with the wording.

Coppola: So, you're just gonna expand the white area then? Over to where the College of Nursing and Health is and just make everything bigger?

Powers: Corr--it's just--it's gonna be the same size, but it's just gonna be the Michigan Eye Care Logo with the Michigan Eyecare wording. Removing that College of Nursing.

Coppola: Okay. Questions?

Baringhaus: Mr. Chairman.

Coppola: Vice Chair Baringhaus.

Baringhaus: Okay. Thank you. In the photo with the two signs, there seems to be two additional signs in the area of the--your directional sign. Are there plans to keep those signs in place or will be removed as well. It seems like it looks a little cluttered.

Hahn: What is that?

Powers: I'm not sure. It might be a parking sign or--

Hahn: It's not--there isn't anything the yard at that point. There's nothing there now.

Coppola: So, they removed those--

Powers: They must have.

Coppola: I think it was two small posts.

Baringhaus: Yeah, two--two small post signs.

Coppola: They removed those along with the big sign. That--those aren't there?

Hahn: Yeah, they're--they're not there.

Baringhaus: Okay. So, just basically it'll be the directional sign?

Powers: Directional sign. Yep.

Baringhaus: Okay, great. Thank you.

Testa: Mr. Chair. I drove by there today. One of the signs does remain. The one that's bent a little bit, and I do think it is a parking sign, about--I can't remember especially what it said, it might be parking area or compact only--something of that nature. The one that's closest to the road was removed.

Powers: So, that--so, that's in front of an actual spot then? The--the one that's bent.

Testa: Yes. The one closest to the spot remains.

Powers: Okay.

Coppola: It's on--(inaudible) a spot, it's--as you come into the entry way before you turn it's that spot.

Power: Okay.

Coppola: So, it must say like--you know--permitted parking only or--

Testa: Some--yeah, something like that. I do have a question Mr. Chair for the petitioner. Thank you. The sign your showing mocked up is on Levan. Do you plan to also have a sign on Schoolcraft?

Powers: So, Madonna has a sign there already.

Testa: Yes.

Powers: And again, the plan was to use that bottom space to utilize the space that she purchased and put Michigan Eye Care, but since they removed the sign, they asked us to go on this sign, and she said no because they removed the sign. So, now they're not allowing us to put anything on that sign. So, we don't have any plans to do anything additional.

Testa: So, there will be no signage for Michigan Eye Institute--or Eyecare, I'm sorry--Michigan Eyecare Institute on Schoolcraft?

Hahn: You approved the sign in the last one for the--actually--

Powers: It's on the building.

Testa: The one on the building.

Powers: Yep.

Hahn: Yeah.

Powers: And that's--

Testa: No--no directional signage?

Hahn: Correct.

Testa: Okay. Thank you.

Klisz: Mr. Chair.

Coppola: Secretary Klisz.

Klisz: Since this is meant to be a directional sign, are--would there be thoughts of putting an arrow instead of the College of Nursing and Health, to show people that it's this direction? Kind of like the old Madonna School of Business sign had an arrow.

Hahn: We can.

Powers: We can certainly add that. Yes.

Klisz: Thanks.

Coppola: Any other questions? Seeing no other questions from the Board, does anybody in the audience like to speak for or against this petition? It appears not. Do we have any correspondence?

Klisz: We do. We have two letters. We have a letter of objection, Deborah Manoogian, 14019 Woodside (Letter read.) A letter of objection, Allen L. Mott, 36096 Scone Street (Letter read.) Those are the two letters.

Coppola: Alright, thank you. Any final statement?

Hahn: No.

Coppola: So, let me ask you, are you just renting this for five years or?

Hahn: So, the--the building is owned by the prac--the doctors that own Michigan Eyecare Institute as the practice.

Coppola: In a--in a separate--in a separate entity?

Hahn: Exactly.

Coppola: So, you are actually leasing it, but you're leasing it basically from yourselves?

Hahn: Exactly. So, we will keep it forever, so.

Coppola: Okay. Just wanted that clear for the record.

Hahn: Yeah.

Coppola: Anything else?

Hahn: I don't think so.

Coppola: Alright, I'm gonna close the public portion of the case and start the Board's comments with Mr. Morgan.

Morgan: Yes, I'm gonna be in favor of this new sign. It's--they're adding this sign here and--but it's really--they're just replacing the old sign, which actually was a vision obstruction. If you were leaving the parking lot and pulling out onto Levan Road and you stop your vehicle, the Madonna sign would actually block your vision of Northbound traffic to a certain extent, but this is setting it back ten feet from the sidewalk area, and I think this is--this is fine. So, I will be in favor of this.

Coppola: Okay. Thank you. Vice Chair Baringhaus.

Baringhaus: Oh, thank you. I'll support the variance because well I think what you're proposing here is kind of a typical course of business for identification and directional signage on a parking lot as you pointed out. You also have plenty of identification on Schoolcraft with your new Michigan Eye Care sign. I think you've actually cleaned up the area, one, courtesy of Madonna University by removing the sign and then getting rid of the other signs as well. So, I will support the variance. Thank you.

Coppola: Alright, Secretary Klisz.

Klisz: I agree. Like I brought up, it's possible that I don't know if more people are in support of having an arrow put in for directional purposes, but regardless, the concept of replacing existing sign and putting it in a better spot is--is--is good. I like the idea--the concept of it. I'll be in support.

Coppola: Alright, thank you. Mr. Turbiak.

Turbiak: Thank you, Mr. Chair. Yeah, so I'll also be in support. It is an improvement in this location. It's maintaining the same size and it's unique in that it's still sharing a property with the school, and as far as the arrow, I could go either way, but I will be in support.

Coppola: You mean the arrow goes either way?

Turbiak: No, it has to go the correct way.

Coppola: Mr. Testa.

Testa: Thank you. So, I can support this as well. Your signage on Schoolcraft--I drove by there after it was put in. I like it installed. It looks great, and it's better than what was there--the banner. It fits in well. I'm glad you're not asking for additional signage on Schoolcraft, and mainly because of that and the fact that you're basically swapping out signs as my colleagues have stated, I'll also support this.

Coppola: Alright, thank you. Just before I start, question for Mr. Neville. So, the existing sign that no longer exists, but--prior existing sign was put up by Madonna. It was not to code. It wasn't to zoning requirements. So, when they sold the--sold the building, does that become a grandfathered sign or does it become a--a--what's the right word--a sign that's in--not in compliance?

Neville: It was a non-conforming--the old one.

Coppola: But it was--but again because Madonna owned it, they kind of do whatever they do, and you could argue that--you know--I'm sure they'll argue they can--are allowed to do whatever they can do. So, once they sold it and it was already there, is it considered a grandfathered existing sign or is it non-conforming and would the property owner that bought it been required to remove it?

Neville: The--I think Mr. Fisher might have answered this the last time, but when--so, if it was non-conforming when Madonna put it there and there wasn't any action taken, it--it's not grandfathered in. So, whoever bought it would have been required to either--you know--to bring it into conformity and compliance with the--with the zoning ordinance, which is exactly what I think they're--they're doing here.

Coppola: Except for the excessive size.

Neville: Except what?

Coppola: Except for the excessive size--

Neville: Oh, correct. Correct.

Coppola: --which we are looking to--

Neville: Right.

Coppola: --address today. Okay, thank you. So, from my perspective, while it--it's replacing a non-conforming sign, I think being in a corner lot and you've got people coming South on Levan to find your property because if they don't--the miss it, they're on Schoolcraft and then they gotta go all the way down, all the way around and such. So, I think it--it's appropriate that you have a second sign and I like this--I like actually this second sign rather than a wall sign. So, from that perspective, I think it's a good--it's a good option. I think it looks good. I--I am actually in support of an arrow, even if it's a small arrow, because then it--then it fully is a directional sign, and we can--it kinda--it fits that in the sense of what we're trying to prove. But what I'm saying is I am supportive of it because I think it's needed based on being a corner lot and then a busy street and getting onto a--basically a service drive. I think it makes a lot of sense to make sure that your--that your customers and clients see that before they end up having to do a full loop. So, I am in support. I will go ahead and open up the floor for a motion.

Upon motion by: Baringhaus. Supported by: Testa.

RESOLVED: APPEAL CASE NO. 2021-06-27 (Tabled in Part on June 29, 2021): An appeal has been made to the Zoning Board of Appeals by CREH 4, LLC, 5200 Coventry Lane, Rochester, MI 48306, on behalf of Lessee Michigan Eyecare Institute, 36300 Schoolcraft, Livonia, MI 48150 seeking to remove and relocate the existing directional sign (adjacent to Levan Road), resulting in such sign being excess in area.

Directional Sign Area:

Allowed:	2 sq. ft.
Proposed/Existing:	12 sq. ft.
Excess:	10 sq. ft.

The property is located on the north side of Schoolcraft (36300), between Golfview and Levan, Lot. No. 080-03-0147-004, C-1 Zoning District. Rejected by the Inspection Department under Livonia Vision 21 Ordinance, Section 11.06(8), "Exempt Signs; Directional Signs," **be granted for the following reasons and findings of fact:**

1. That the uniqueness requirement is met due to proximity of building relative to Schoolcraft Road.

2. That the denial of the variance would have severe consequences for the petitioner due to a lack of directional assistance to visitors into their parking lot and it's very easy to bypass the entrance.
3. That the variance is fair in light of its effect on neighboring properties and is in the spirit of the zoning ordinance because it is typical of businesses in the area.
4. That the granting of this variance will not adversely affect the purpose or objective of the Master Plan because this property is classified as "Corridor Commercial" under the Master Plan and the proposed variance is not inconsistent with that classification.

FURTHER, the variance be granted with the following conditions:

1. That a small directional arrow be added to the sign.
2. That the sign be built and placed in the location as presented.
3. That the sign be erected within six months.

Coppola: Couple of things I'd like to bring up. Should be installed and look as presented.

Baringhaus: That's fine.

Coppola: Time wise, let's give them six months, and then were you--how soon are you actually planning on putting that in?

Powers: Right now, with materials it's a little bit tough--you know--getting the metal extrusions, but six months will be more than adequate. We'd like to get it in before the ground freezes.

Coppola: Okay. Because if you had the sign ready to go, I would have given you a waiver.

Power: Yeah. I wish we could.

Coppola: Okay. Is that okay with--

Testa: Do you wanna put--I'm okay with that. Do you wanna add the arrow?

Coppola: It has been--

Baringhaus: It's been added.

Klisz: It was the first condition.

Baringhaus: We just had (inaudible) conditions.

ROLL CALL VOTE:

AYES: Turbiak, Testa, Morgan, Klisz, Baringhaus, Coppola

NAYS: None

ABSENT: Boloven

Klisz: Passes 6-0.

Coppola: Alright, well listen, the building's looking great.

Hahn: Thank you.

Coppola: And we're excited to have you here. So, you--your petition's been approved with three conditions. Number one, that you add a directional sign pointing it--pointing in to the--I think we're all clear on that, I just want to make sure--

Powers: Yeah.

Coppola: --it's there for the record. Number two, that it's--that it's built and placed as presented on location and design, and then you have six months to get it in.

Powers: Great.

Coppola: Any questions?

Hahn: No, perfect. Thank you.

Coppola: Alright. You're welcome.

Powers: Thank you guys. Appreciate it.

APPEAL CASE NO. 2021-07-32 (Tabled on August 10, 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 accessory building, resulting in excess area and the total of all accessory buildings being excess in area.

<u>Detached Accessory Building Area:</u>	<u>Total Area of All Accessory Buildings:</u>
Allowed: 200 sq. ft.	Allowed: 920 sq. ft.
Proposed: 576 sq. ft.	Proposed: 1201 sq. ft.
Excess: 376 sq. ft.	Excess: 281 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 Zoning District. Rejected by the Inspection Department under Livonia Vision 21 Zoning Ordinance, Section 7.09(1),A, "Residential Accessory Building; Maximum Size."

Coppola: Alright, thank you. Can I have a motion, please?

Klisz: Mr. Chair.

Coppola: Secretary Klisz.

Klisz: Move to removed case 2021-07-32 from the table?

Baringhaus: Support.

Coppola: I have a motion by Secretary Klisz, supported by Vice Chair Baringhaus to remove from the table. All in favor?

Board: Aye.

Coppola: Okay. It is removed from the table. Mr. Ramsden, if you could step forward, please. Name and address for the record.

M. Ramsden: Michael S. Ramsden, 32525 Greenland Court.

Coppola: Alright, thank you. Just real quick, Mr. Harry Ramsden, not to be confused--

H. Ramsden: Yes.

Coppola: --anything you'd like to add?

H. Ramsden: Not at this time, Mr. Chairman.

Coppola: Any questions for the building department?

Turbiak: Mr. Chair.

Coppola: Yes sir.

Turbiak: Yeah, Mr. Ramsden, under the--

M. Ramsden: Yes.

Turbiak: Oh, I'm sorry, Mr. Harry Ramsden.

M. Ramsden: Oh, I'm sorry.

Turbiak: This is for the inspection department. So, I noticed that on the--the mailing that went out, we don't call it a garage anymore. It's a second accessory building. Is that gonna be the case for all garages or is there something that distinguishes a garage from a shed from an accessory building? Do we know yet?

H. Ramsden: I don't.

Turbiak: Okay. Alright, that's all I have.

Coppola: Mr. Neville. Is that a change--is that one of the changes that occurred? It's now an accessory building that's a--

Neville: Well, the reason I believe it should be designated as an accessory building is there's already an attached garage and this code indicates that you can only have one garage. And I think therefore, he's got the attached garage, so anything other would be an accessory building.

Coppola: Okay. Because I think we used to see it as a second garage. It used to be in the--in the recital as a second garage. That's I think why it's a little confusing.

Turbiak: Yeah, Mr. Chair. So--so, to legal--to Leo, does that mean that as long as a residence has a garage, we'll never see a request for an excess number of garages under the new ordinance?

Neville: Well, as I understand under the vision 21, if there's an attached garage or a garage and they wanna create a second one, then it's an accessory building.

Turbiak: Okay. Thank you.

Coppola: Anything else?

Neville: Other than--you had the situation sometimes where they'll want to--let's say modify the attached garage and make it an addition to the--the residence itself versus

maintaining it as a garage and then when they have that accessory building where--whether--based on the size, then that would be a garage because then the attached garage would then become a den or a living room or whatever, so.

Turbiak: Sure. But then it's still one garage, it's not an excess garage.

Neville: Then there would be just one garage, correct.

Turbiak: Yeah, that--okay.

Neville: As opposed to here where he's seeking that accessory building which--

Turbiak: We used to know it as a second garage. Okay. Thanks.

Coppola: Formally known as a second garage. Alright, so, petitioner Ramsden.

M. Ramsden: Yes.

Coppola: So, we asked you to--to consider some--some modifications last time you were here, including height, which it looks like based on--it's no longer including as a--as a variance request. That height's come down to--to meet--meet the ordinance which I think is sixteen feet. What other changes have you made in addition? I think--just real quick, I apologize for circling around, but we had asked you to also consider doing some landscaping--

M. Ramsden: Yes.

Coppola: --and some other items to address some of the concerns your neighbor had. So, if you could tell first about what changed with the building and then tell us what--how you've addressed some of your neighbors' concerns.

M. Ramsden: Just one neighbor. All the rest said okay.

Coppola: Okay. The one neighbor's concern.

M. Ramsden: Okay. I planted 800 dollars' worth of trees behind my property and damn they're heavy. I'm old. I--I still can't get the fence done because--because everybody blaming Covid. So, eventually I will put that four-foot dark fence in so that he will not be able to see my garage. That's all I can do for him. I can't--eventually those trees will get taller. They said twelve-foot. Right now, they're five-foot.

Coppola: What kind of trees are those?

M. Ramsden: They're the cypress.

Coppola: How about the building. Have you made any modifications to the building besides the height?

M. Ramsden: Yes, we did.

Hall: No, we just lowered the height.

M. Ramsden: We lowered the height.

Coppola: If you could step forward. Name--name and address if you're gonna speak, please. Just for the record.

Hall: Jim Hall. 14467 Fairway, Livonia.

Coppola: Okay.

Hall: I'm the builder, so--we just--we're trying to get all the square footage we can, so we have lowered the height so that we can stay within the building code and still try to main--you know--appease the neighbor and still try to get a two and a half car garage. I don't think it's nothing exorbitant.

Coppola: So, you--so, let me try and understand. You lowered the building. You added 100 square feet, is that what it looks like?

Hall: No, no. We didn't change the square footage at all.

Coppola: Okay.

Hall: Just lowered the height so we can--I mean, the point was to have a loft upstairs that he could stand up in, and--and use for storage and lowering it sixteen feet's gonna lower the ceiling height by about a foot and a half but it's still probably enough to where he can stand up without having to hunch over, we're hoping.

M. Ramsden: Yeah.

Turbiak: Mr. Chair.

Coppola: Mr. Turbiak.

Turbiak: Yeah, to--to the building, how exactly did you lower the overall height?

Hall: Just lowered the pitch on the trusses. The--it's gonna be pre-engineered trusses that go for the roof and so they're considered attic trusses, so we're building permanent stairs up to the loft area for storage. I can have--you know--the pitch to whatever we want it to be to make it exactly sixteen feet.

Turbiak: Okay.

Hall: Yeah.

Turbiak: Do you know what the pitch is going to be? Because the drawing that I have here just says nine over--

Hall: I don't know if I changed the pitch on it, I just changed the height. But the pitch is probably gonna end up being an eight or an eight point two or whatever it ends up being to--to get to that sixteen feet--to maintain that, yeah.

Turbiak: Okay. By my calculations it needs to be about seven or seven point one.

Hall: Okay.

Turbiak: Does that sound about right?

Hall: Perhaps. Let's see--24--twelve times--

Turbiak: Plus, the three feet overhang.

Hall: Twelve times--well, yeah. Twelve times seven is 84. So, yeah. Probably seven twelve.

Turbiak: Would you be willing to--if we get to that point, make that a condition?

Hall: Oh, sure. I'll get a truss diagram from the truss company. I just--you know--didn't wanna go to the extent of doing blueprints or anything yet until we get approval.

Turbiak: Okay. Yeah, I know--I mean, I appreciate your explanation. I kind of thought that that was maybe what had happened, but the drawing still said--

Hall: Yeah--you know--I lowered the pitch on there--or I lowered the height on there, but I probably didn't change the pitch (inaudible) I was gone that day to get it in, so I apologize, I didn't change the number on there.

Turbiak: Okay. That explains it. Thank you, Mr. Chair.

Coppola: So, Mr. Ramsden, do you plan on keeping your shed?

M. Ramsden: Yes, it's where the tractor and all the gasoline and snow throwers in there and all the fenders and bumpers and all the stainless steel for all the cars. Oh, and a leaf picker upper. Fertilizer.

Testa: Mr. Chair.

Coppola: Mr. Testa.

Testa: Question for the petitioner. So, last time you came before us we expressed some concerns with not only the height--so thanks for addressing that. That's very clearly done. We also expressed--different members, including myself, expressed some concerns with the overall size--that we thought it was excessive. Could you better explain why you're looking for this size and what your hardship is?

M. Ramsden: I still have two engines to move from my other house and a bunch of other house I'd like to--I can't even move in my garage right now. I have to walk down sideways. So, I can't work on my cars. I would prefer to have--to be able to work on my car. I have to pull it out of the garage to work on it. That's not fun. You wanna work inside a garage. I can't do it. It's not--it's not wide enough inside. It's only eighteen foot wide inside.

Testa: What's your hardship for why you need this size--

M. Ramsden: I still have other stuff--I still have a Harley sitting outside my house. I wanna put it into a garage. My motorcycle sits outside, and I still got two engines to bring from my other house, so where am I gonna put them? I need a garage.

Testa: You have no other options for storage of these items?

M. Ramsden: No. My wife wants them out of the house, so I have to move them. It's like, get them out, now. And I'm going, gee, I have to get a garage built first.

Testa: Okay. I'll ask it one more time. I don't see the hardship why--why we should grant this. So, I'll give you one final opportunity to give me a hardship other than it's what you want, and you need it for your excess stuff that you could find other places to store offsite.

M. Ramsden: Where would I find that?

Testa: You could rent places.

M. Ramsden: Put--put the engines some place--go and rent some place when I could build some place? It's kind of--it's kind of nuts. Why not build?

Testa: Thank you.

M. Ramsden: Why would somebody rent?

Coppola: Other questions?

Baringhaus: Yeah, Mr. Chairman.

Coppola: Vice Chair Baringhaus.

Baringhaus: Okay, so the proposed structure has nothing to do with the maintenance of your property, it's more to support your hobby of working on cars, motorcycles, things like that?

M. Ramsden: Yes. And I'm not doing this for anybody else. This is only me.

Baringhaus: Okay. Where--where--how many cars do you have on your property right now?

M. Ramsden: Right now, there's four. Two in the garage and two outside.

Baringhaus: And how many drivers are in your home?

M. Ramsden: Just me.

Baringhaus: Just you. Okay, so it's one person, four cars. And a motorcycle.

M. Ramsden: Yeah. Oh, I forgot about that.

Baringhaus: Do you have a basement in your home?

M. Ramsden: Yes.

Baringhaus: Okay. Prior--prior to moving into this home, where did you store these items?

M. Ramsden: There--we had a three and a half car garage.

Baringhaus: In your former home?

M. Ramsden: At the other house. And--

Baringhaus: How many--okay--

M. Ramsden: I had to come here to get the other garage built. To go for a variance for the other one.

Baringhaus: So, let's go back to your first garage. What--what--are you storing basically vehicles in the garage that's attached to your house?

M. Ramsden: Yes. There's two cars in there right now and I can't put anything else in it. I need to move a 454 engine over there and a 396 over there, and I can't--and toolboxes and I can't. There's no room.

Baringhaus: And like you said earlier, you're not--this is not part of a business? This is more your hobby.

M. Ramsden: No. Just a hobby. In 1990, I fell 33 feet building a prison in Hamtramck. So, I built a '55 Chevy to prove I still had a brain and I have that still and now I'm building a '66 Chevelle SS, and there's no room to build, so it's just sitting there. The '55's gone.

Baringhaus: Okay. Thank you.

M. Ramsden: Yep.

Coppola: Mr. Morgan.

Morgan: Yeah, sir, I have a question for you. So, we have some photos here of the front of your property and then we have an arial photo, and it's showing a camper on there--

M. Ramsden: Oh, that's--I don't have a camper.

Morgan: Is that gone now?

M. Ramsden: Yeah.

Morgan: Okay. So, is your--your driveway's completely cleared out now?

M. Ramsden: Yes.

Morgan: (Inaudible) car.

M. Ramsden: Yes. We'll I have two cars sitting in my driveway.

Morgan: Okay.

M. Ramsden: And a trailer which has got car parts in it because I can't put them in the garage.

Morgan: Okay. Thank you.

Baringhaus: Mr. Chairman.

Turbiak: Mr. Chair.

Coppola: Vice Chair Baringhaus.

Baringhaus: What made you decide that 576 square feet is the magic number for your proposed accessory building? What--what came--what determined that specific size building for your needs?

M. Ramsden: Well, I'd like to put a car--take one of those cars out and move it into there and then I'd be able to have room in the other garage to work on the car and have room in that garage. Plus, I have to put my motorcycle away.

Hall: I suggested the size as--just cause we build (inaudible) garages, so, to have any kind of room to work on anything, have space on the side, 20 by 20, two car garage is--is small if you want to work on something and store things additionally, and in order to have loft space with permanent stairs going up to it, you need at least 36 inches to 40 inches for a permanent staircase to be code, and it would go up--upstairs and if I were to have a 20 foot wide garage with a staircase that's--you know--coming out with a landing and two stairs coming out, it's almost impossible to get two cars in. You need that extra width. So, that's why I proposed this size for him, so that he could have storage--to be able to take light storage upstairs that he can carry and then the bigger things can stay on the--on the main floor. So, that's the reason for it, I believe, is so that he can have some room to work around the cars.

Baringhaus: Well, did you ever propose a building to Mr. Ramsden that would conform to city ordinances?

Hall: Well, I think this--I mean, he has an attached garage, so there's no garage size I could build I don't think without having to get a variance, correct? I mean, I have to have--even if it were a 20 by 20, standard two car, we're still gonna be over on our square footage for the total square footage. Back when it was--you know--two--two garages, it was just--you know--it was an additional garage or not. It wasn't really combined total square footage of--you know--one garage.

Baringhaus: Mmhmm.

Hall: It seems to be a little different now. So, it's--you know--you go to the zoning board, you kind of go for what you really want, and you kind of work back from there if it's--it's--you know--asking too much, and the size is important just because it's--it's what he needs--he feels he needs for having two cars in there and be able to work around them and still store other things. A 20 by 20 would not allow us to do permanent stairs. It's gonna be too small to, at that point, it'll be awfully cramped. We wouldn't be able to get the garage tall enough--you know--to meet code, it'd be really, really steep, and silly looking.

Baringhaus: Well, the code would be--code would be 200 square feet. Correct? For an accessory building? That's not a workable size for what Mr. Ramsden (inaudible)?

Hall: Well, it'd be a ten by 20. So, ten feet wide is--it's not really--20 feet deep's gonna be--I mean, these cars he has are old boats so they're really long and it would--almost wouldn't be worth it. I don't think it would be in the long run to spend money on that.

Baringhaus: Question for Mr. Ramsden. Are you planning on installing (inaudible) this proposed accessory building?

M. Ramsden: Won't be able to now because I had to lower the height.

Baringhaus: Well, that's--

M. Ramsden: (Inaudible)

Hall: It's too short.

M. Ramsden: Too--too--too short.

Halls: Walls are too short.

Baringhaus: Walls are too short. Okay, that makes sense. Okay, thank you. Thank you very much.

Hall: Sure.

Coppola: Mr. Turbiak.

Turbiak: Yeah, thank you, Mr. Chair. Through the Chair to Mr. Ramsden--

M. Ramsden: Oh, which one?

Turbiak: You sir. Yeah, will you need to remove any trees for the proposed garage?

M. Ramsden: No, I have to trim some stuff probably off my old tree.

Turbiak: Just trim?

M. Ramsden: Yeah, trim--trim branches.

Turbiak: Okay. And again, if it were found agreeable by the Board, would you have any concern about a condition that require you to replace any dying or dead cedars within one year?

M. Ramsden: I hope they don't. I spent too much money.

Turbiak: Well, I hope they don't.

M. Ramsden: Yes--yes, I would. I hope they don't. I watered the heck out of them.

Turbiak: That's good. Yeah, that'll help. I know.

M. Ramsden: It's all sandy soil, so they said it was good for them.

Turbiak: Yup. Sounds good.

M. Ramsden: But the deer also like to eat them too.

Turbiak: Oh, the deer?

M. Ramsden: Oh, yeah.

Turbiak: I hope not too much. Thank you.

M. Ramsden: Oh, yeah, they do. You should see how they eat them.

Turbiak: Thank you, Mr. Chair.

Coppola: Other questions?

Morgan: Yeah, I have one more question. Between the house and the garage, what is the distance going to be there. I don't see it here. Roughly, what's gonna be the setback from the house?

M. Ramsden: I don't know.

Hall: I think we were gonna do--originally fifteen feet behind the house.

M. Ramsden: It--it could--we could go further if you want.

Hall: That's totally negotiable. I mean it's--

M. Ramsden: Yeah.

Hall: --we were--started out at five feet behind the house and then we ended up fifteen, so, it's arbitrary.

M. Ramsden: It could be deeper if that's what you want. We--I don't care.

Morgan: Okay. It would be--it should be a distance between the house and the garage that there's another room that something else could fit through there or--let's say you need to get something in the backyard, that could be done--

M. Ramsden: Right--

Hall: Oh, yeah.

M. Ramsden: --so, yeah.

Morgan: --making a sharp turn there. Okay.

Coppola: All done?

Morgan: I am. Thank you.

Coppola: Okay. Couple of--few questions for you. So, I think we asked this question before, I just wanna confirm it since it's--we've come back. So, what--what exactly in an approach to the new garage--accessory building, will you have? Are you gonna pave that? Is it just gonna be stone? You gonna leave it as grass?

M. Ramsden: Right now, I'm probably just gonna leave it grass because the expense of concrete right now is very much, and all I gotta do right now is just get the platform to put the garage on. I can--I can drive on grass and put a car in there. I'm okay with it, but eventually if I have to, I can put stone down.

Coppola: Okay. Refresh my memory and you may have even mentioned it earlier, what's going up in the loft?

M. Ramsden: Fenders. Bumpers. Things I can get out--my brother's got all his fenders and stuff from his Camaros. Hoods and everything down in the basement. All of his seats. I can get them out of the basement.

Coppola: Okay. And then, generally, when we look at these things and if--if they get approved, especially at something this size, we don't normally allow additional--additional accessory buildings such as the shed. So, if we were to say we'll let you have this and again this is--this is just a scenario. If we were to let you have this garage which is over 500 feet--square feet, we would--we would like you to remove the shed. How--how big of a hardship is that gonna be for you?

M. Ramsden: It's not gonna be a hardship for me. It's gonna be a hardship for all the neighbors that are gonna have to look at all the crap that's gonna sit there.

Coppola: Well, you've got a--I guess my point is, you just put up a 525 square foot structure with--with loft area.

M. Ramsden: Yeah.

Coppola: You couldn't consolidate what's in that 100 square foot shed into a 525 square foot building?

M. Ramsden: Yeah, but I prefer--if you've seen that shed, it's totally packed. And if I put all that into that garage, where am I gonna move again?

Coppola: Well, you'd still have--theoretically, you'd still have 425 square feet.

M. Ramsden: So, I can't--you gotta think about a work bench and put all my tools in there. Two engines in there and a car or two. And I just don't understand where I'm gonna be putting all that. Or I can just leave it on the shed, take down the walls of the shed, and cover the stuff up and all the neighbors are gonna be going oh, the Board made him do that. I--I don't know what to do. I--I think there's--the thing looks--it's brand new. I paint it all the time. I take care of it. I--I don't see nothing wrong with the shed. And I had to come in front of the Board to get the thing.

Coppola: The shed?

M. Ramsden: Yeah. And then we--to file for--to get the concrete and everything. For rat walls and everything.

Coppola: You didn't come before the Board. You maybe went before the building department for a permit.

M. Ramsden: Building, yeah. Building inspection.

Coppola: Alright, thank you. Anything else?

Baringhaus: Yeah, Mr. Chairman.

Coppola: Vice Chair Baringhaus.

Baringhaus: Okay. If I understand, Mr. Ramsden, you're currently storing items outside due to a lack of space. You mentioned your motorcycle. Are there any other items that you're storing outside today--

M. Ramsden: Yeah, I have--

Baringhaus: --because you don't have proper storage?

M. Ramsden: --I have a dingy out there and--which has got a 30-horsepower motor on it. And well, my surfboard. Let's see, I have a trailer out there which has got all my car parts in it because I can't put them in the garage and my Harley. And that--that's about it for now. Right now, I'm working on my porch. So, I have a table out there and just working on cutting tile and stuff.

Baringhaus: Okay. You mentioned earlier that if you were--if removing your shed was a condition on getting your garage, you said you would still store items outside under tarps where the neighbors would still have to see them.

M. Ramsden: Yeah.

Baringhaus: So, I guess my question to you is, if we--if we do give you the garage and make you remove the shed, you're storing items outside today. Even after you build this 576 square foot garage without a shed, you're still saying you're gonna store things outside after it's built, so I guess my question to you sir is, what's the community gaining?

M. Ramsden: What's the community gain?

Baringhaus: Yeah--

M. Ramsden: I don't know.

Baringhaus: --cause they're still looking at items (inaudible)--

M. Ramsden: Right now, I have--right now I have a nice shed and they can't see it. I have no problem with all the neighbors. They said it was fine. They liked it.

Baringhaus: In your--

M. Ramsden: All the neighbors said the garage was fine except for one. I'm trying to appease him.

Baringhaus: In your proposed accessory building, will you be using power tools, air compressors, noisy equipment that the neighbors could hear and could disturb--

M. Ramsden: I've got them in my other garage.

Baringhaus: I'm sorry?

M. Ramsden: I've got them in my other garage.

Baringhaus: I see.

M. Ramsden: I think everybody should have that. How do they fill up a tire if you don't have an air compressor?

Baringhaus: So, you do have--well, you do have obviously some--automatic automotive power tools. Have your neighbors ever complained about the noise from you working down on your cars in the garage?

M. Ramsden: Not one of them.

Baringhaus: Thank you.

Coppola: Mr. Ramsden, you mentioned you have a trailer on your property right now where you're storing parts.

M. Ramsden: Yeah.

Coppola: What will you do with that trailer once you have a garage?

M. Ramsden: Move it beside the garage. I can't put it in the garage, I won't have no room in it at all. It's got plates on it.

Coppola: Okay. Thank you. Anything else? Alright, seeing there's no other questions and seeing there's nobody in the audience, I can probably dispense with the audience participation and go to the correspondence.

Klisz: Yes, we have two letters. Letter of approval, Barry Ziembra, 32634 Greenland Court (Letter read.) Letter of approval, Joyce A. Bourdage, B-o-u-r-d-a-g-e, 32575 Camborne, (No comment.)

M. Ramsden: She's right behind me.

Coppola: That everything?

Klisz: Yes, that's it.

Coppola: Alright, anything you'd like to say in closing, Mr. Ramsden?

M. Ramsden: No. I'm just gonna let you guys--it's up to you.

Coppola: Okay. Alright, if you could go ahead and have a seat.

M. Ramsden: Okay.

Coppola: I'm gonna close the public portion of the case and start the Board's comments with Mr. Testa.

Testa: Thank you. So, I cannot support this. I think based on the feedback we gave last time. I think it was very clear that we thought this was excessive in size and looking back through the minutes there was numerous comments about not understanding the hardship. I do appreciate you came back changing the height of the garage, which was some feedback we gave to you, but I--I can't approve this as is based on the size and the hardship that's explained, but mainly the size. I think we asked for something

smaller and indicated that we could be--worked on and agreed to if it was something smaller, but you came back with the exact same square footage, so I will not support this.

Coppola: Alright, thank you. Mr. Turbiak.

Turbiak: Thank you, Mr. Chair. Yeah, I was not here the first time this came before the Board, but I did listen to and read the minutes and I was confused because at first it looked like between the two notices sent out that the overall size had--the square footage I should say, had increased by 100 square feet, but I realized later that that was due to the way that the old ordinance was calculated and the new ordinance calculated and basically the shed was included in the--in the new total so that was the difference between the 1101 and the 1201 area. So, I see that you did keep the--the same square footage and--you know--actually, I would be able to support this due to the size of the property. It's not uncommon for large properties like this to have--as was noted by I think some of the people who sent letters in last time and the letter this time that a large garage is not uncommon and--you know--as long as it--you know--that the truss pitch were to be confirmed and that the location conform with the ordinance because there is some--some verbiage in there about the distance between the main home structure and the garage. So, obviously that would have to be conforming and then--you know--the agreement to replace the cedars as needed. I would be able to be in support of this.

Coppola: Alright, thank you. Secretary Klisz.

Klisz: I'm still uncertain. I think both Mr. Testa and Mr. Turbiak make good points. I'm struggling with it myself. It's a big lot. We tend to give a little more credence to that. The main objecting neighbor is not here and did not send in a letter and I assume it's probably because the trees have been planted so that's--that's on the positive side. But then, again, it just sounds like the petitioner has so much stuff that I don't see what's gonna stop him from getting more stuff and--you know--he's storing other people's stuff and that's not really a hardship in my mind so I'm--I'm kind of right down the middle right now and I'd like to hear what my colleagues have to say.

Coppola: Alright, thank you. Vice Chair Baringhaus.

Baringhaus: Thank you. I will not support the variance. I agree with Mr. Testa. I really don't see a hardship here. Normally, when we do allow larger garages or accessory buildings it's--it's for a hardship. Maybe the current attached was underbuilt at the time the home was built, which yours was sir, and I can see that portion of the hardship there, but I mean, normally these structures are used to kind of make the property workable in terms of maintenance and storage and--you know--benefiting the community. Right now, all I've heard is one, it really--it sounds like you're running a service center. I mean, you're storing sheet metal and body parts in the upper loft of this unit and you're storing multiple cars that you're working on. Right now, you're currently storing items outside your property including your trailer. You indicated that if you had to

remove the shed and were given a variance for a larger accessory building, you'd still be storing items outside which gives me some concern as well. I agree there's a slight hardship with your current attached garage. You could potentially look at the design that rolls over the deficit on that garage into a proposed accessory building, but at this point, again, I don't see the hardship other than your hobby is working on automobiles and a lot of people maintain that hobby with a lot smaller facilities, so again, I won't support the variance.

Coppola: Alright, thank you. Mr. Morgan.

Morgan: Yeah, I was--I was not here last time either, but it definitely appears that this gentleman has a lot of stuff and storing it is an issue. However, this lot that he lives on is quite a large lot. There's a good setback from the road. Then there's about, what, 109 feet or so from the back of the house to the rear of the property, something to that effect. And I would be in favor of this so he can get some of his items undercover as long as there was included a 20-foot distance between the home and the garage so it didn't encroach on the home space and I also believe that those homes that were built there--the garages are smaller, so it--it tends to cramp the space a little bit. I think he said it's something like 20 feet in distance across or something to that effect.

M. Ramsden: No, it's only eighteen.

Morgan: Eighteen?

M. Ramsden: Yeah.

Morgan: Okay. So, it--it doesn't give you a whole lot of room and you may not even be able to get one car in there comfortably with the doors open, so, I would--I would be in favor of this if there was a 20-foot distance between the home and where the garage is at--pushed back. And that's it. Thank you.

Coppola: Alright, thank you. Okay. So, I think there's been a lot of good points brought up, and it's helped me to form my opinion here. I believe the lot is large and that there is necessity for--for additional storage space--accessory building. Generally, in a large lot like this we'll have someone come forward and they'll tell us how they have a lot of equipment they use to maintain their property and it--and it seems appropriate to do that. In this case, the hardship--it's not a hardship. It's--it's a mere inconvenience having a lot of stuff is not a hardship. That said, I think the property, like I said before, suggests that the secondary structure, whether--you know--you own it and someday you sell it and someone else owns it, they're gonna need that space for--for equipment to maintain the property. So, I could--I could be sold on it. It's a little larger than I would like, but I can't be sold on it with additional accessory buildings, and with all due respect, Mr. Ramsden, I kind of don't like the veiled threat of if you don't give me what I want, I'll leave stuff on my yard and make my neighbors angry. That doesn't--that doesn't work for me. So, from my perspective, I think you--you--the property deserve--you know--the

property can--can absorb and deserves additional space. Use it for your cars, that's--that's great. The next owner will have a place to put equipment that they can use to maintain the property, but I'm not--I'm not inclined to approve that building and leaving--and leaving the shed, so, I'm kind of in a--you know--a half approval mode here. I'm willing to allow--allow the building as it's proposed, but the shed, in my perspective, would have to be removed. So, I will go ahead and open up the floor for a motion.

Baringhaus: Mr. Chairman.

Coppola: Vice Chair Baringhaus.

Baringhaus: Resolved that the variance on the appeal case 2021-07-32, filed by Michael Ramsden be denied for the following reasons and findings of fact, that the petitioner has not demonstrated to the Board that a practical difficulty exists, and then for the following reasons; one, he really hasn't indicated that the building will be used for maintenance of the property, that the building will be used basically to support a hobby of maintaining vehicles and motorcycles. The petitioner's also not committed to storing items on--that area currently stored outside of his property, inside and also that he is not committed to removing the accessory building. Further, that the denial of this appeal is in the best interest of the City of Livonia.

Testa: Support.

Coppola: I have a motion by Vice Chair Baringhaus, supported by Mr. Testa. Motion for denial. Any discussion? Alright, so, when we take a vote again, yay is in support of the denial, and the nay is not in support of the denial. Just so we can get it all straight--say that. So, Secretary Klisz, go ahead and take--take roll.

Klisz: Mr. Turbiak.

Turbiak: Nay.

Klisz: Mr. Testa.

Testa: Aye.

Klisz: Mr. Morgan.

Morgan: Nay.

Klisz: Secretary Klisz votes no. Vice Chair Baringhaus.

Baringhaus: Aye.

Klisz: Chairman Coppola.

Coppola: Nay.

Klisz: The motion fails.

Coppola: Okay, so the motion to deny fails. Do I have another motion?

Turbiak: Mr. Chair.

Coppola: Mr. Turbiak.

Turbiak: Make a motion to table or can we bring the petitioner back to discuss it further?

Hall: Can I suggest something?

Coppola: Alright, so I'm gonna go ahead and re-open up the case based on a very mixed Board, and I will allow--and I forgot your--I apologize--

Hall: Jim.

Coppola: --builder--if you could step forward and--

Hall: I--I understand there's concern about the size of the garage, and that's probably the biggest factor here. He was unwilling to move on the square footage, so we left it the same, but he doesn't wanna lose his shed because it's perfect at where it is. It's very nice looking. It's been there for a long time, and it stores all of his equipment that he wants to keep in there. If we were to--it's 100 square feet--if we were to reduce the size of the garage by 100 square feet, would that make a dent? I mean, it--I mean, if we (inaudible) to let's say 22 by 22, which would be 484 square feet, instead of 576, so whatever that is, 90--90 square feet, just because it's a round--it's an even number, it would allow us to have the two extra feet--you know--depth wise, width wise from a standard small two car, which would be very small. He could at least get--I could put an eighteen-foot-wide door on there, and at least give him more room to get two cars in there and have some storage--some storage anyways on the--maybe on the side and in the back. And still keep the shed, but at least give him something to store his--we can still get two cars in there no problem.

Coppola: Okay, any questions for the--

Turbiak: Well, just a question or comment. I don't know if we would also consider converting--I don't know what the layout of the attached garage it, but maybe converting 100 square feet or some number to livable space, and basically, again, reduce that the shed--offsetting the shed amount. Or giving the petitioner the option to reduce to 22 to 22 or--you know--convert a portion. We've--we've seen that before where we've seen the petitioner convert a portion of the attached garage to livable space.

Coppola: Was that a question to the petitioner or was that a question to the Board?

Turbiak: Well, I guess to you Mr. Chairman, should we bring the petitioner up to discuss that potentially?

Coppola: I'd be--I'd be open for you to have that discussion with the petitioner.

Turbiak: Okay. To the petitioner, Mr. Michael Ramsden, if you could please--

M. Ramsden: Yes.

Turbiak: --come to the mic. Thank you. So, your--your builder has proposed reducing the garage by about 100 square feet and I think another option to consider would be to convert--again, I don't know the interior layout of your garage as it attached to your home but converting 100 square feet from garage space to livable space. Would you have any comments on if either of those options are preferable?

M. Ramsden: I don't know how you would convert that.

Turbiak: Again, I apologize, I don't know that--you know--the dimensions and all. In another case we've seen it and it worked out well--you know--so.

M. Ramsden: Yeah, it's about eighteen-foot wide on the inside and maybe 20-foot deep. And it's--you know--I barely can move around in it. I don't know how--

Turbiak: So, it says that the--our packet says that the attached garage is 525 and I don't think that eighteen by 20 comes up to 525. I mean, that's under 400.

Hall: That's not correct. It's--the garage is way smaller. It's eighteen feet wide by 20 feet deep on the inside.

M. Ramsden: Yeah.

Hall: The existing gar--the existing attached garage--

M. Ramsden: On--on--

Turbiak: To the inspection department, Mr. Ramsden, can we get a confirmation on that?

Hall: Well, it's technically--it's technically considered a two car because its 20 feet--the door's sixteen, the walls are 20 feet wide, but the way that his--his father built the home, built his fireplace, he inset the fireplace into the garage. So, it's all brick from floor to ceiling, two feet inside the garage. So, that's what makes it eighteen feet on the inside.

So, it's--you park a car right next to it and you can barely open the door to get out. So, that's--that's the hardship--

M. Ramsden: You can't--you gotta--

Hall: --with the existing garage.

M. Ramsden: --they gotta get out--they gotta get out before I can pull in.

Turbiak: Yeah. So, again, question to the inspection department, would--would that brick still be considered garage space then?

H. Ramsden: That's--that's a harry one. I don't know. So, the dimensions used to calculate that is outside dimensions--

Turbiak: Yes.

H. Ramsden: --for the attached garage.

Turbiak: Yes.

H. Ramsden: Also, known as accessory structure, but it can be subtracted--that brick chimney, from that dimension.

Turbiak: Okay. Okay. As one Board member, I mean, I--I--that shines a new light on it and it seems like a hardship that's relevant and it seems to offset the--the--at least a portion. Let's see, two feet by 20--oh, it's 40--it's about half the distance of the shed anyways, so I mean, again, I was already willing to approve it with the shed in place. I don't know if that sways enough of the Board. I--I guess I'd make a motion if it's appropriate, Mr. Chair. Make a motion to--well, I don't have my sheet with me--

Testa: Sorry.

Turbiak: Yeah, go ahead.

Testa: Before you make a motion, can I ask some questions--

Coppola: Yes.

Testa: --before re-opening this up. Thank you for coming back and offering up--

M. Ramsden: 22 by 22.

Testa: --smaller size. So, yeah, I think it's a workable or worthwhile discussion I should say. How did you decide if you wanted to have this detached and placed where it is instead of maybe just adding on to your existing garage?

M. Ramsden: I can't--I couldn't match the brick. It's Roman brick. I can't find that.

Testa: Okay. What if you attached--

M. Ramsden: I would. I'm a brick layer. I can't find it.

Testa: --what if we attached or did it on the backside of your house where it wouldn't be so viewable and visible?

M. Ramsden: I have a porch there. I don't--I don't even know if you drove around my house, but right behind my house, that's a porch and on--on this side is the garage and it faces--the opening of the garage faces the neighbor's house. So, my garage--it really isn't visible from the street at all.

Testa: Yeah, I'm envisioning a garage--it would be a--you would turn into your garage.

Hall: That's how it is now. If we were to add on to that, then we would have to drive straight into it because there's not enough room--there's not enough room from the existing house where it stops. If we added another--let's say 20--22 feet or something on to that, it's gonna be--it's gonna--it might even have an issue with--with side--side lot--side setback because--well, we have seventeen feet on the other side, and I think we would only need like six on that side. But I did propose it to him to maybe do an attached, but the way that the house is laid out with the porch behind there and his living area behind there, it would have been costlier to do so with the--with the foundation work, with taking out his existing concrete, just tying in the roofs, trying to match the pitches and things like that. It would have been--it would have been a lot costlier. It would have been probably 30 percent more to do an attached garage with the size that he wants to do. Detached is just quite a bit less expensive and we've--you know--I've done these meetings many, many times for second garages and we've--haven't had many--much of an issue, so I proposed the detached.

Testa: So, it's an enclosed porch, or no?

M. Ramsden: Yes.

Hall: Yeah.

Testa: I see. Okay. And I see the chimney from the top view here. Yeah, I was thinking of putting an attached garage more towards the South--South side of the house, but with the porch there, I see your point.

Hall: Yeah, getting into the house would be--would be a little difficult because you step down into the porch--you know--as opposed to having like a mud room or like a step up to area (inaudible) attached garage, and going into the house. It's a--it's a ranch--it's--the detached just made more sense and it was less expensive.

Testa: Okay. Thank you.

Baringhaus: Mr. Chairman. I'm sorry, did you--

Coppola: Mr. Morgan. Mr. Morgan.

Morgan: Yeah, I got a question for the petitioner. So, I just wanted to clarify. So, on the back of the house, is there some type of porch now?

M. Ramsden: It--it's been there forever.

Morgan: Okay. And how--the outside brick of your home, is that--is that porch encased in brick?

M. Ramsden: It has windows in the back.

Morgan: Okay, so it's--it's kind of part of the square house though?

M. Ramsden: Yes.

Morgan: It's inside there, it's nothing that extends behind it?

Hall: No.

M. Ramsden: No.

Hall: The roof line of the existing house goes right over the porch, so you never--you'd never see it from an overhead view.

Morgan: Okay. Alright. And--alright, that would be--that's fine.

Coppola: Vice Chair Baringhaus.

Baringhaus: Okay. Thank you. You indicated that you're storing parts in a trailer on your property?

M. Ramsden: Yes. I can't put it--there's nowhere to put them.

Baringhaus: Where's the trailer located on your property

M. Ramsden: Right--right beside my--at the edge of my property. I have two cars parked in my driveway and then there's a--the trailer right there.

Baringhaus: Right on the side then?

M. Ramsden: Yeah.

Baringhaus: Okay.

M. Ramsden: But I still have more room to go around because I have to cut the grass.

Baringhaus: Question to the inspection department. Is a--is that trailer considered an accessory building?

H. Ramsden: It is not.

Baringhaus: It is not. Okay. Great. Thank you. How do your neighbors feel about that?

M. Ramsden: I--I got an okay from everybody. And the only one that--that disagreed was the one that said I would want some trees planted and he was the only one.

Baringhaus: So, he--

M. Ramsden: And he was okay with the shed--

Baringhaus: So, he--

M. Ramsden: --as long as I planted trees in the back, and I did that. They were heavy.

Baringhaus: Okay. Thank you.

Coppola: Anything else? So, I guess, the question is where are we? But first, Mr. Neville, if the petitioner was to agree to a smaller size accessory building, we don't--we don't need to go through the process of tabling and having a revised petition because it's below what's--what's in the petition?

Neville: Well, I guess from a practical standpoint it'd be hard to vote upon without having seen actually anything put down on paper so that--so that you can ask or get a commitment for him to build it as proposed. I think it would be difficult to rule on. It would be kind of vague and ambiguous. Speculative.

Coppola: Okay. That's a good point. Okay, so that leaves us with pretty much only one option--

Klisz: Right.

Coppola: --at this point, and probably not one that you wanna hear, Mr. Ramsden, but it's better than--than one that you really wouldn't wanna hear.

Upon motion by: Klisz. Supported by: Turbiak.

RESOLVED: APPEAL CASE NO. 2021-07-32 (Tabled on August 10, 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 accessory building, resulting in excess area and the total of all accessory buildings being excess in area.

<u>Detached Accessory Building Area:</u>	<u>Total Area of All Accessory Buildings:</u>
Allowed: 200 sq. ft.	Allowed: 920 sq. ft.
Proposed: 576 sq. ft.	Proposed: 1201 sq. ft.
Excess: 376 sq. ft.	Excess: 281 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 Zoning District. Rejected by the Inspection Department under Livonia Vision 21 Zoning Ordinance, Section 7.09(1),A, "Residential Accessory Building; Maximum Size," **be tabled for the petitioner to present a new plan outlining a smaller structure size, distanced 20 feet from the house, while leaving the shed in place.**

M. Ramsden: Could we--could we do this in October so I can get the ground broke?

Coppola: No, I'm sorry sir. Sorry.

ROLL CALL VOTE:

AYES: Turbiak, Testa, Morgan, Klisz, Baringhaus, Coppola

NAYS: None

ABSENT: Boloven

Klisz: Motion passes 6-0.

Coppola: So, Mr. Ramsden, so, it's been tabled cause--for a couple things--specific things. They wanna see the design of the 22 by 22 shed. And then they wanna see an overhead of the property and the placement of the shed--you know--at least 20 feet away from the building, so that when we approve it, we got--we've got--you know--we have--everybody can see what's been approved. They can see the placement on a schematic, they can see the design of the--of the building on a schematic.

Turbiak: And the pitch.

Coppola: Well, yeah. Well, the pitch is not an issue because they can't go over sixteen feet because we didn't approve--we didn't approve a variance. So, he can't come in with a design greater than sixteen feet. So, it doesn't matter.

Turbiak: The drawing should still have the pitch designed.

Coppola: We are not approving a variance.

Turbiak: I'm not--I'm not saying it should be a variance.

Coppola: But--I assume he'll correct his--his drawing, so that it's--

Hall: Everything will be (inaudible) to be in order to be approved that night.

Coppola: I apologize for the delay, but we're trying to get you something that--that works--that works for everybody.

M. Ramsden: Okay. Thank you.

Hall: Thank you.

Coppola: So, we're working hard to get you--get you an outbuilding--a large out building.

Hall: I appreciate it.

M. Ramsden: I just hope it doesn't snow before November.

Coppola: Well, there's no guarantee you'll get cement by November even if we approved it the way things are these days.

Klisz: But we'd encourage you to act quickly to make sure you get the first available meeting.

Coppola: Yeah, so you have--he's got till the eighteenth of October but I would get that in as soon as possible because it could fill up and then you'll miss it.

Klisz: Right.

M. Ramsden: Thank you.

Hall: Thank you.

Coppola: Alright, take care. Okay. We've got minutes to approve. Two sets of minutes it says here, right?

Klisz: Yes.

Coppola: August--August 20--

Klisz: August 24th and September 14th.

Coppola: Okay, so the 24th--okay, so--

Turbiak: It's August 10th actually.

Inaudible talking

Klisz: Let's go back to the--

Turbiak: So, we need Mike, Jim, Chris--we don't have enough for that one. We only had four here and Chris is not here, and he was one of the four.

Coppola: That is a problem.

Klisz: Skip that one.

Coppola: So, that will go on for another day. And then we've got the 14th of September, and I believe we have four--enough people.

Klisz: Yes.

Testa: Move to approve the minutes from September 14, 2021.

Turbiak: Support.

Coppola: So, I've got a motion by Mr. Testa, support by Mr. Turbiak to approve the minutes of September 14th, all--2021--all in favor--the four that can vote.

Board: Aye.

Coppola: What was that? So, that was aye--one, two, three, four.

Baringhaus: Unanimous.

Coppola: Okay. One of the things we were--I was hoping to get done at this meeting was election of the officers pursuant to the requirements--the ordinance, all members have to be available--have to be at the meeting to have that vote, so we will push that off again to next meeting. Hopefully, everybody will be able to make it and we'll have that vote for the officers for--for the--I guess it's the fiscal--call it the fiscal 2022 Zoning Board meetings which goes from August to July. So, I need one more motion.

Baringhaus: Can I make one comment before we--

Coppola: Absolutely.

Baringhaus: Yeah. Yeah, I think--Chairman Coppola had an excellent idea with the change over to the Livonia Vision 21 ordinances, is it possible to get kind of a summary of high-level overview of what the changes were--old ordinances versus Livonia Vision 21. I thought I saw a document when the ordinances were being developed that sort of provided a high-level view--sort of a synopsis of some of the key changes within it. Maybe not so much the comparison, but some of the--some of the highlights of the ordinances that maybe could help us be aware of those changes?

Neville: Honestly, I haven't seen anything of that. I can check with Mr. Fisher on that.

Baringhaus: Okay.

Neville: But, I mean, we had that--that training session with--with respect to zoning and I'm not sure if the reference was made that that--what she was talking about may have encompassed with Vision 21 was going to--

Baringhaus: I thought at some point during development of the ordinances there was like a document produced by McKenna that kind of did this. It may be in the Share point site. I'll look for it. It goes through the technical community--

Neville: Okay.

Baringhaus: --that worked on the ordinances directly. I'll--I'll see if I can find something that's close.

Neville: And I'll check with Mike.

Baringhaus: Sure. That'd be--that's great.

Neville: Absolutely.

Baringhaus: Okay, thank you.

Neville: You're welcome.

Coppola: Vice Chair Baringhaus.

Turbiak: Yeah, just a reminder to everyone that--I'm sure we all got the invitation before next meeting there's a signing and celebration of the Livonia Vision 21 ordinance.

Coppola: I saw. There was also an invitation for a volunteer's breakfast.

Klisz: Yes. In October. October 18th--19th--

Baringhaus: 18th--19th--somewhere--it's in October, we know that.

Klisz: Yeah, I can--I put it in my calendar.

Testa: Mr. Chair, for the October 12th meeting, is it possible to start it earlier than 7:00 and do the elections first? The signing's at 6:00. Instead of us mulling around for I'm assuming 45 minutes, could we do elections--

Coppola: I'm sorry, why would we be mulling around for--

Testa: If anyone comes to the signing--

Klisz: The signing is at 6:00.

Testa: --at 6:00. October 12th there's a signing ceremony for the new ordinance.

Coppola: No, because we put out notices and we can't start the meeting before the notice.

Testa: Even if we're only discussing elections?

Coppola: No.

Turbiak: Public meeting.

Klisz: Yeah, that--

Coppola: Good idea, but it has to be public unfortunately.

Testa: Okay.

Klisz: 19th is the volunteer breakfast, 9:00, Burton Manor.

Coppola: Okay.

Baringhaus: Mr. Chairman.

Coppola: Vice Chair Baringhaus.

Baringhaus: Motion to adjourn.

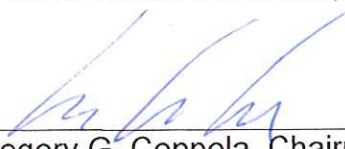
Testa: Second.

Coppola: I have a motion by Vice Chair Baringhaus, supported by Mr. Testa to adjourn. All in favor?

Board: Aye.

Coppola: Any opposed? Seeing none, we are adjourned.

There being no further business to come before the Board, the meeting was adjourned at 8:18p.m.



Gregory G. Coppola, Chairman



Timothy J. Klisz, Secretary

/vcb CEO 9489