

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS
September 9, 2025 – 7:00 p.m.
Livonia City Hall 1st Floor Auditorium
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2025-04-12, Roman Martincic, 17320 Fairfield (tabled on June 3, 2025):** Seeking to construct a detached accessory garage, resulting in an accessory structure in excess area and total area and in a location other than previously granted by the Zoning Board of Appeals.
2. **APPEAL CASE NO. 2025-05-15, Najae and Donovan Dixon, Belmond Properties, LLC, on behalf of Socialite Event Lounge, LLC 16184 Middlebelt (tabled on June 3, 2025):** Seeking to increase the previously approved occupant load from 49 persons to 150 persons to establish a banquet facility, as defined by the Livonia Zoning Ordinance, resulting in a banquet facility in a C-1 zoning district, which is prohibited, and a banquet facility less than 300 feet from a residential zoning district.
3. **APPEAL CASE NO. 2025-07-24, Jennifer and Mark Thomas, 36520 Kingsbury:** Seeking to construct an above-ground swimming pool with a deficient side yard setback.
4. **APPEAL CASE NO. 2025-07-25, Kristina and Jesus Jimenez, 38560 Morningstar:** Seeking to erect a privacy fence against an existing chain-link fence resulting in two fences separating properties and a privacy fence erected on a shared property line without neighbor authorization, which is prohibited.
5. **APPEAL CASE NO. 2025-08-26, Robert Jaber, 18704 Floral:** Seeking to maintain an illegally erected 6-foot-tall privacy fence, resulting in a privacy fence that extends forward beyond the rear corner of the dwelling, which is prohibited.

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

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