

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS
October 28, 2025 – 7:00 p.m.
Livonia City Hall 5th Floor Gallery
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2025-05-15, Najae and Donovan Dixon, Belmond Properties, LLC, on behalf of Socialite Event Lounge, LLC 16184 Middlebelt Road (tabled on September 9, 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.
2. **APPEAL CASE NO. 2025-07-21, Joseph Mooradian on behalf of Lakepointe Yacht Club, 37604 Ann Arbor Road (tabled on August 26, 2025):** Seeking to erect a monument sign with deficient setback from the right-of-way, an excessive total height and base width and also includes an Electronic Message Center (ECM) while the proposed sign is not in compliance with the ordinance.
3. **APPEAL CASE NO. 2025-07-25, Kristina and Jesus Jimenez, 38560 Morningstar Drive (tabled on September 9, 2025):** 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.
4. **APPEAL CASE NO. 2025-09-30, Sheldon Center, LLC, on behalf of Lessee Ivy Rehab, 33243 Plymouth Road:** Seeking to erect a wall sign resulting in a wall sign erected in excess of allowable sign area.
5. **APPEAL CASE NO. 2025-09-31, 3CS Schoolcraft, LLC, on behalf of Lessee Olla Makki, 37453 Schoolcraft Road:** Seeking to operate a commercial personal services business in an industrial zoned district, 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.