

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS

December 09, 2025 – 7:00 p.m.

Livonia City Hall 1st Floor Auditorium

33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2025-09-30, 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.

2. **APPEAL CASE NO. 2025-10-32, Laith Jacob, L F L 334 LLC on behalf of Lessee Faith Internal Medicine, 15645 Farmington:** Seeking to replace an existing non-conforming ground sign resulting in a ground sign in excess height, the addition of an electronic message center (EMC) to a non-conforming sign, and the replacement of a non-conforming sign with another non-conforming sign in violation of the City's ordinance requiring the expeditious removal of non-conforming signs.

3. **APPEAL CASE NO. 2025-10-33, Muhammad Tayab, 36700 Five Mile:** Seeking to erect a package of signs resulting in an excess number of wall signs and total sign area and a monument sign with excessive total monument sign area including the electronic message center, in addition to having an electronic message center while all the proposed signage on site is not fully compliant with the zoning ordinance.

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

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