

**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.*

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](http://www.livonia.gov) - under Your Government, Boards & Commissions L-Z, Zoning Board of Appeals, Agendas & Minutes.

## ZONING BOARD OF APPEALS

### ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN  
JAMES. M. BARINGHAUS, VICE CHAIRMAN  
TIMOTHY J. KLISZ, SECRETARY  
LINDSEY HAKALA  
BRIAN MEAGHER  
MARC ROTONDO  
MIKE TESTA



33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154-3097  
(734) 466-2250

### MAYOR

MAUREEN MILLER BROSNAN

### COUNCIL MEMBERS

BRANDON MCCULLOUGH, President  
MARTHA PTASHNIK, Vice President  
CARRIE BUDZINSKI  
ROB DONOVIC  
SCOTT MORGAN  
LYNDA L. SCHEEL  
LAURA M. TOY

### **PUBLIC NOTICE NOVEMBER 21, 2025**

**APPEAL CASE NO. 2025-09-30, 33243 Plymouth Road:** an appeal was made to the Zoning Board of Appeals by Sheldon Center, LLC on behalf of Lessee Ivy Rehab, seeking to erect a wall sign resulting in a wall sign erected in excess of allowable sign area.

#### **Sign Area**

Allowed: 25 square feet  
Proposed: 37.5 square feet  
Excess: 12.5 square feet

This Corridor Commercial property is located on the south side of Plymouth Road (33243), between Farmington Road and Woodring Avenue, Lot. No. 134-99-0003-004, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3) – Sign Regulations – wall signs – maximum area.

**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. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.**

Agendas, minutes, and other meeting documents may be accessed at the following URL:

<https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents>

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, December 9, 2025, 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 734-466-2250 if you need assistance.



CITY OF LIVONIA  
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT  
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154  
421-2000

Applicant <u>Sheldon Center, LLC</u>	Address <u>24255 13 Mile, Ste 220, Bingham Farms, Mi 48025</u>
Owner <u>(Same as Applicant)</u>	Address <u>(Same as Applicant)</u>
Lessee <u>Ivy Rehab</u>	Address <u>33243 Plymouth rd. Livonia, mi 48150</u>
Location <u>South</u>	Side of <u>33243 Plymouth</u> Street
Between <u>Farmington</u>	And <u>Woodring</u>
Lot No./Parcel No. <u>134-99-0003-004</u>	Subdivision _____
Zoning District <u>C-2</u>	Lot Size <u>n/a</u> Alley <u>n/a</u>
Present Use <u>General Business</u>	Proposed Use <u>(no change)</u>
Present Building Size <u>n/a</u>	Proposed Building Size <u>n/a</u>
Present Height of Building <u>n/a</u>	Proposed Height <u>n/a</u>
Allowable Lot Coverage <u>n/a</u>	Proposed Lot Coverage <u>n/a</u>

Proposal : Seeking to erect a wall sign resulting in a wall sign erected in excess of allowable sign area. Sign area allowed: 25 sq. ft.;  
Proposed: 37.5 sq. ft.; Excess: 12.5 sq. ft.

Reason for Rejection Livonia Zoning Ordinance, section 11.08 (3) Sign regulations - wall signs - maximum area

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 \_\_\_\_\_

Use Prohibited \_\_\_\_\_ Deficient Parking Spaces \_\_\_\_\_ Increasing Area and Bulk 12.5

Remarks \_\_\_\_\_

Plans and Application examined by *[Signature]* Date 7/19/2025



APPLICATION FOR VARIANCE

SHELDON CENTER, LLC 24255 W 13 MILE RD STE 220 BINGHAM FARMS MI 48025 (248)752-1748

(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

IVY REHAB 1311 MAMARONEK AVE STE 140 WHITE PLAINS, NY 10605 (773) 354-8147

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

ROADSAFE TRAFFIC SYSTEMS, INC 1740 INTL PKWY WOODRIDGE IL 60517 (630) 310-7674

(Sign Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 33111-33251 PLYMOUTH ROAD LIVONIA MI 48150

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: see attached deed

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: This shopping center has unusual long depth of building (150') that created "long and narrow" stores. These unique dimensions give tenants a disproportionately small amount of signage under the ordinance, and the wall signs are an unusually far distance from Plymouth Road.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return: Signage that is permissible under the ordinance would not be adequate for visibility from Plymouth road for motorists creating un-safe conditions for traffic and patrons looking for signs.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. Neighbors have received this same variance for 150% sign area because of the same depth building (33231 Plymouth - ZBA Meeting 2011-06-28).(33201 Plymouth ZBA Meeting 2024-08-13 &2013-08-35) The proposed signage is consistent in scale with the neighbors sign sizes.


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? This building is too unique. General Commercial is the proper zoning for the building. The proposed variance is not inconsistent with General Commercial zoning.

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: 

Please print name of property owner: Josh Grenadier - SHELDON CENTER, LLC

**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 9<sup>th</sup> day of September, 2025.

  
(Notary Public, Wayne County, Michigan)  
My Commission expires 3/16/32

<p><b>GAIL MOLLETT</b> NOTARY PUBLIC - STATE OF MICHIGAN WAYNE COUNTY My Commission Expires March 16, 2032 Acting in the County of <u>OSHELDA</u></p>
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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 9/19/2025, which reads as follows:

SIGN EXCEEDS MAXIMUM ALLOWABLE AREA.

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 No Violation Issued No

00039663 APR 18 2000

PA. 327 OF 1968  
AFFIDAVIT FILED

Liber-31466 Page-40  
200127500 4/18/2000  
F.E. Youngblood, Wayne Co. Register of Deeds  
RDFOXBOB

COVENANT DEED

husband and wife (B)

WALTER R. SAMUELS and MARILYN JOY SAMUELS, each an individual having an address at 810 Seventh Avenue, 28<sup>th</sup> Floor, New York, New York 10019 (collectively "Grantor"), does hereby convey, grant, demise, alien and confirm to SHELDON CENTER, L.L.C., a Michigan limited liability company having an address at 300 River Place, Suite 6600, Detroit, Michigan ("Grantee") 48207 all of Grantor's right, title and interest, in the following described premises situated in the City of Livonia, Wayne County and State of Michigan, to wit:

SEE Exhibit A

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Ten (\$10.00) Dollars, subject to such easements, restrictions, and encumbrances as set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

\*see Real Estate Transfer Tax Valuation Affidavit filed (B)

Grantor herein does hereby covenant and agree that it is lawfully seized of the premises, has good right to convey, that it has not heretofore done, committed or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, shall or may be charged or encumbered in title, estate or otherwise, except as may be hereinabove stated, and Grantor will warrant and defend title to the above granted premises against all persons lawfully claiming from, through and under it, except with respect to those matters described on Exhibit B.

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.

The Grantor grants to the Grantee the right to make all division (s) under Section 108 of the Land Division Act, Act 288 of the Public Acts of 1967.

Dated: August 4<sup>th</sup>, 1999

This is to certify that there are no tax liens or lites on this property and that taxes are paid for FY 1999 JAN 28 2000 previous to date of this instrument EXCEPT No. 4444 Wayne County Treasurer Date 1999 not examined Clerk R. Ward

WITNESSES:

Venus Ortiz  
Indra Rivas

Walter R. Samuels  
Marilyn Joy Samuels

DRAFTED BY AND RETURN TO:  
Stephen J. Bock, Esq.  
Liberson & Bock, P.C.  
30500 Northwestern Highway, Suite 200  
Farmington Hills, MI 48334

82-374717

TAX IDENTIFICATION:  
Part of 46-134-99-0003-004 (1997 Taxes)  
Part of 46-134-99-0003-005 (Future Taxes)  
Address: 33101-33251 Plymouth Road, Livonia, Michigan

13 112 (25)

DD  
21 4R 599 A MB

STATE OF NEW YORK )

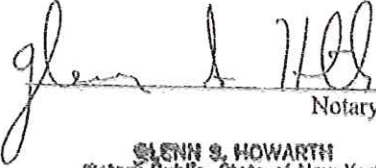
) ss.:

Liber-31466

Page-41

COUNTY OF NEW YORK )

On the 4th day of August, 1999, before me personally came Walter R. Samuels, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

  
Notary Public

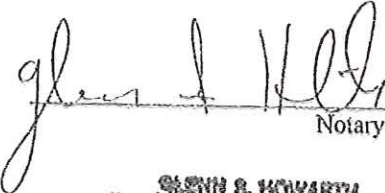
GLENN S. HOWARTH  
Notary Public, State of New York  
No. 31-4966670  
Qualified in New York County  
Commission Expires May 14, 2001

STATE OF NEW YORK )

) ss.:

COUNTY OF NEW YORK )

On the 7th day of August, 1998, before me personally came Marilyn Joy Samuels to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

  
Notary Public

GLENN S. HOWARTH  
Notary Public, State of New York  
No. 31-4966670  
Qualified in New York County  
Commission Expires May 14, 2001

## Exhibit A

LEGAL DESCRIPTION: PARCEL I

Situated in the City of Livonia, Wayne County, Michigan, described as:

Part of the northwest 1/4 of section 34; town 1 south, range 9 east, City of Livonia, Wayne County, Michigan being described as: Beginning at the intersection of the south line of Plymouth Road and the east line of Farmington Road, said point being south 0 degrees 54 minutes 16 seconds west 60.0 feet and south 88 degrees 39 minutes 44 seconds east 60.0 feet from the northwest corner of section 34; town 1 south, range 9 east, thence along the east line of Farmington Road; said line being 60.0 feet east of and parallel to the west line of section 34, south 0 degrees 54 minutes 16 seconds west 666.0 feet; thence along the north line of Van Court (60 feet wide) south 88 degrees 39 minutes 44 seconds east 590.53; thence north 14 degrees 18 minutes 15 seconds east 269.32 feet; thence north 01 degrees 20 minutes 16 seconds east 403.53 feet; thence along the south line of Plymouth Road, said line being 60.0 feet of and parallel to the north line of section 34, north 88 degrees 39 minutes 44 seconds west 656.0 feet to the point of beginning.

CONTAINING 9.61 Ac.

Parcel Identification Nos:

(part of) 46-134-99-0003-004 (1997 Taxes)

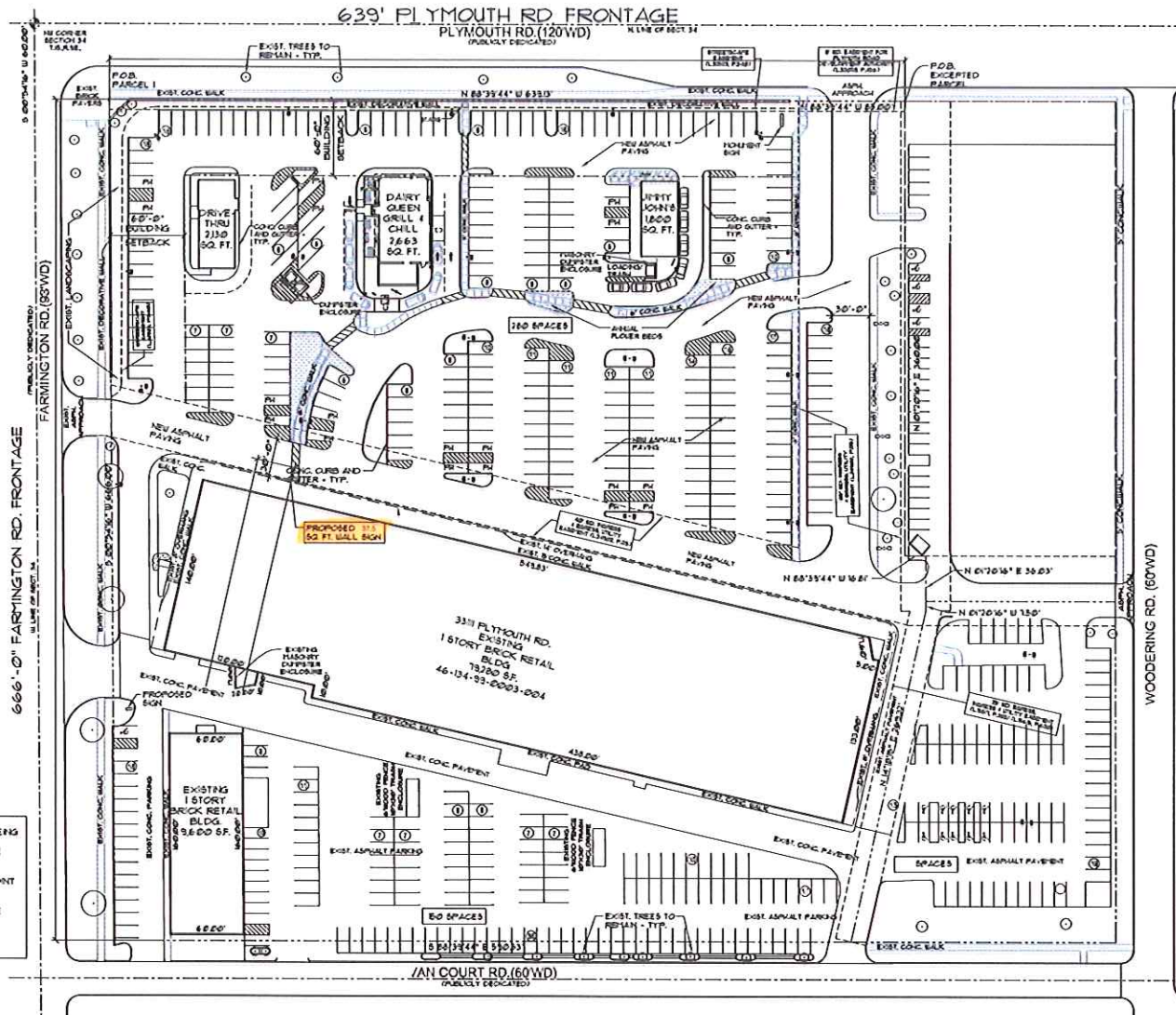
(part of) 46-134-99-0003-005 (Future)

LEGAL DESCRIPTION: PARCEL II - OUTLOT X

Also, the South 1.13 acres of the following described parcel; Beginning at a point on the South line of Plymouth Road (120 ft. wide) distant South 00° 54' 16" West along the West section line, 60.00 feet and South 88° 39' 44" East, 716.00 feet from the Northwest corner of Section 34; thence along said South line, South 88° 39' 44" East, 153.13 feet; thence South 01° 19' 46" West, along the West line of Woodring Avenue (60 ft. wide), 665.98 feet; thence North 88° 39' 44" West along the North line of Van Court (60 ft. wide), 213.85 feet; thence North 14° 18' 15" East, 269.32 feet; thence North 01° 20' 16" East, 403.53 feet to the point of beginning.

Vacant land

633' PLYMOUTH RD FRONTAGE  
PLYMOUTH RD (120'WD)  
LINE OF RECT 34



**MBJ**  
ARCHITECTS

30150 Telegraph Rd.  
Suite 150  
Bingham Farms, MI 48025  
2482585155

Formerly:  
**MBA** MICHAEL A. BOBBIO ASSOCIATES  
ARCHITECTS

PROPOSED:

**SHELDEN PARK VILLAGE**

33111-33251 PLYMOUTH RD  
LIVONIA MI 48150

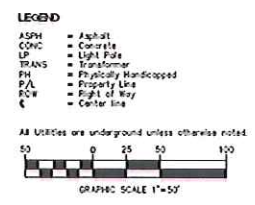
Sheet Title:  
**BUILDING SIGN  
SITE PLAN AND  
ELEVATION**

Issued For:  
9-8-25

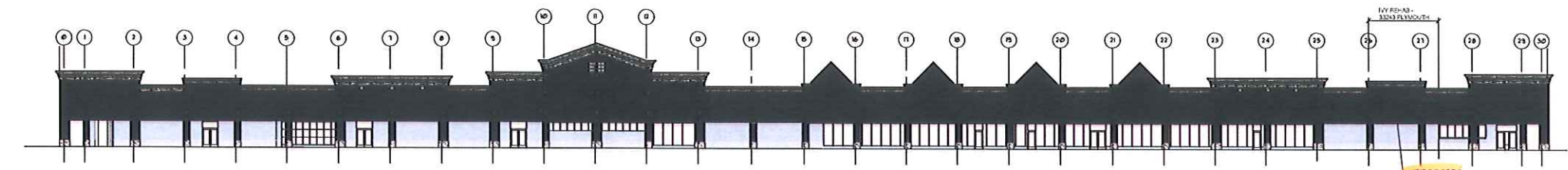
This document and the subject matter contained therein is proprietary and is not to be used or reproduced without the written permission of MBJ Architects.

Sheet No.

**PARCEL DESCRIPTION**  
PART OF THE NORTHEAST 1/4 OF SECTION 34, T8, R9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, BEING DESCRIBED AS:  
COMMENCING AT THE NORTHEAST CORNER OF SECTION 34; THENCE S00°54'16"W U 600.0 FEET; THENCE S83°34'41"E 650.0 FEET TO THE POINT OF BEGINNING; THENCE S00°54'16"W U 688.0 FEET; THENCE S60°33'44"E 550.53 FEET; THENCE N4°10'16"E 26.33 FEET; THENCE N0°17'01"W 43.53 FEET; THENCE N80°35'44"U 16.82 FEET; THENCE N0°17'46"E 340.0 FEET; THENCE N80°35'44"U 635.13 FEET TO THE POINT OF BEGINNING.  
ALSO INCLUDING THE SOUTH 1/26 ACRES OF THE FOLLOWING:  
COMMENCING AT THE NORTHEAST CORNER OF SECTION 34; THENCE N00°54'16"W U 600.0 FEET; THENCE S80°34'41"E 740.0 FEET TO THE POINT OF BEGINNING; THENCE S83°33'44"E 193.13 FEET; THENCE S01°46'16"E 693.53 FEET; THENCE N80°35'44"U 210.85 FEET; THENCE N4°10'16"E 26.33 FEET; THENCE N0°17'01"W 43.53 FEET TO THE POINT OF BEGINNING.  
CONTAINING A TOTAL OF 1.01 ACRES OF LAND, MORE OR LESS.



**SITE PLAN**  
P = 50'-0"



**NORTH ELEVATION**

SP-1



BRANCH 1007

1740 Internationale Pkwy.  
Woodridge, IL 60517

(630) 972-7770

PROJECT: 33243 Plymouth Rd, Livonia, MI 48150

DATE: 9/5/2025

CUSTOMER: Ivy Rehab

CONTACT: Joel Cipowski

SALESPERSON: Mike Conoscenti/Suzanne Melton DESIGNER: Sassano

PHONE: FAX:

PROD. FILE NAME: Ivy Kids 33243 MI Livonia 2025.fs

PRODUCTION USE ONLY  Printed/Cut  Laminated  Finished

CUSTOMER APPROVAL SIGNATURE:

SCALE: 0.041



I approve the following sign to be installed on my building at the location of

Ivy Kids Livonia MI  
33243 Plymouth Rd,  
Livonia, MI 48150

LANDLORD INFORMATION

NAME : \_\_\_\_\_ Lot # \_\_\_\_\_ Block # \_\_\_\_\_

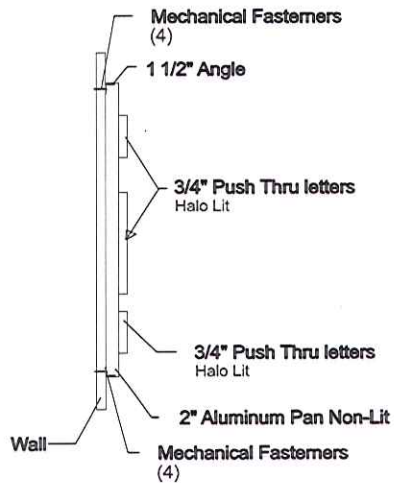
ADDRESS \_\_\_\_\_

PHONE # \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

SIGNATURE \_\_\_\_\_

Connection Detail



124"

43"

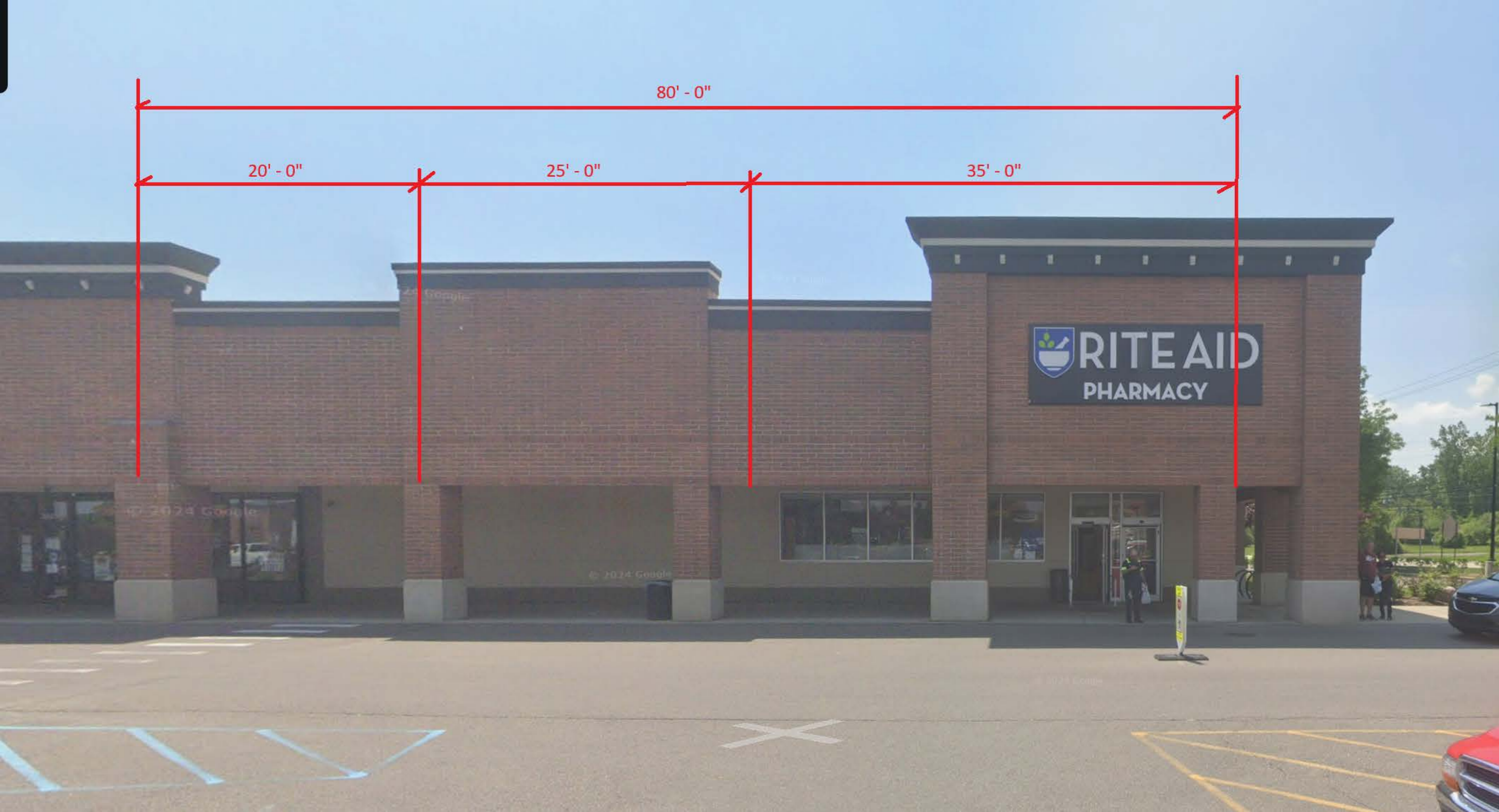


Push Thru Letters LED Halo Lit

Aluminum Pan Painted Black

43'h x 124'w 2"d  
black pan with white push-thru LED halo lit letter

37.5 sq ft



80' - 0"

20' - 0"

25' - 0"

35' - 0"

 **RITE AID**  
PHARMACY

**ZONING BOARD OF APPEALS**

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LYNDA L. SCHEEL  
LAURA M. TOY

**NOVEMBER 3, 2025**

Ivy Rehab  
1311 Mamaronek Ave, Ste 140  
White Plains, NY 10605

To Whom It May Concern:

Regarding the following case:

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Someone must be in attendance at the meeting to present the case and to answer the Board's questions in order for the Board to make a determination. Because you failed to appear for the scheduled October 28, 2025 hearing of the referenced matter, a rehearing must be scheduled. Before the appeal case can be rescheduled, a fee of \$100 must be paid.

**ZONING BOARD OF APPEALS,**

Timothy Klisz, Secretary

cc: Sheldon Center, LLC; Roadsafe Traffic Systems, Inc.

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### MAYOR

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### ***PUBLIC NOTICE OCTOBER 10, 2025***

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**ZONING BOARD OF APPEALS,**

A handwritten signature in black ink, appearing to read "TK", is written over the printed name of Timothy Klisz.

Timothy Klisz, Secretary

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PATRICIA C. BURKLOW, Secretary  
SEAN P. BROSNAN  
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LIVONIA, MICHIGAN 48154-3097  
421-2000  
FAX: 421-4388

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August 25, 1995

Mr. Jim Fowler  
Project Manager  
Rite Aid Pharmacies  
5400 Perry Drive  
Pontiac, MI 48342

Dear Mr. Fowler:

The Zoning Board of Appeals of the City of Livonia, at its Special Meeting held August 22, 1995, adopted the following Resolution:

**RESOLVED,** *APPEAL CASE NO. 9508-117:* Beacon Sign Company, 19719 Mt. Elliott, Detroit 48234, on behalf of Rite Aid Pharmacy, P.O. Box 3165, Harrisburg, PA 17105, seeking to replace three (3) existing wall signs resulting in:

<i>Sign Area</i>		<i>Wall Signs</i>	
Allowed:	70 sq. ft.	Allowed:	One
Existing:	180 sq. ft.	Existing :	Three
Proposed:	146 sq. ft. (north/west elev. : 73 sq. ft. ea.)	Proposed:	Two
Excess:	76 sq. ft.	Excess:	One

The property is located on the south side of Plymouth (33251) between Farmington and Loveland, Lot No. 134 99 0003 004, C-2 zoning district. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50H(a)2., Sign Regulations in C-1, C-2, C-3 and C-4 Districts, not complied with, be granted for the following reasons and findings in fact:

The Petitioner demonstrated that Rite Aid Pharmacy has acquired Perry Drugs and will be conducting business as Rite Aid effective in September, 1995, resulting in a need to change the identification on this store. The Board finds that due to the setback of this store from both Plymouth and Farmington Roads, that signage is

Mr. Jim Fowler  
**APPEAL CASE NO. 9508-117**  
August 25, 1995

needed for both elevations. Further, the proposed signage results in a reduction of sign area as well as one sign. In addition, the Board received no letters of opposition (or approval) on the proposal from surrounding property owners.

**FURTHER,** This variance is granted with the following conditions:

1. The signage is to be constructed as presented to the Board, i.e., internally illuminated 24" red channel letters ("Rite Aid Pharmacy") with a bullet sign capsule (Lotto • Liquor), not exceeding 73 square feet in area each on the northerly and westerly elevations. The existing (corner) box sign will be removed and will not be replaced. Due to the fact that the corner sign will not be replaced, the building surface is to be brought back to its original condition at the time that the new signage is erected.
2. The eight (8) existing panel signs in the windows are to be removed no later than October 31, 1995.

**FURTHER,** The granting of this variance is not detrimental to the surrounding area or to the Master Plan of the City of Livonia.

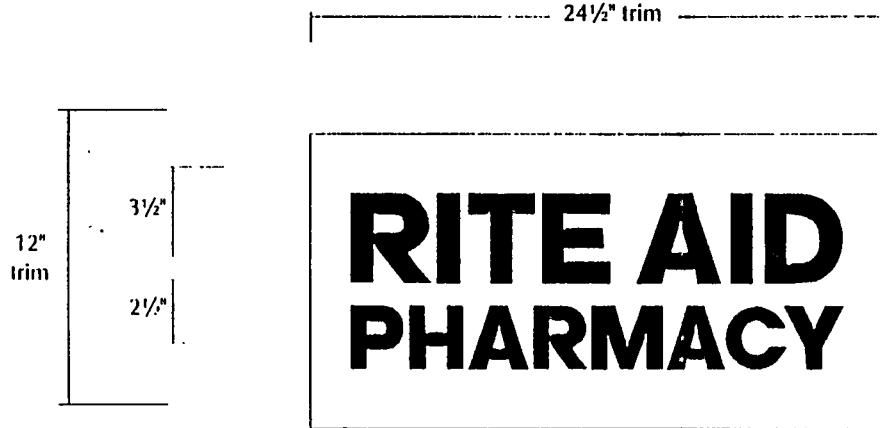
Sincerely,

*Sean P. Brosnan* mbf

Sean P. Brosnan  
Acting Secretary

/mbf

cc: W. MacDonald, Code Enforcement  
S. Miller, Planning  
R. Stanow, N. Del Foss, D. Woodcox, Inspection  
City Attorney  
File  
Jack Langenfeld, Rite Aid Pharmacy, 5400 Perry Drive, Pontiac 48342  
Beacon Sign Company, 19719 Mt. Elliott, Detroit 48234



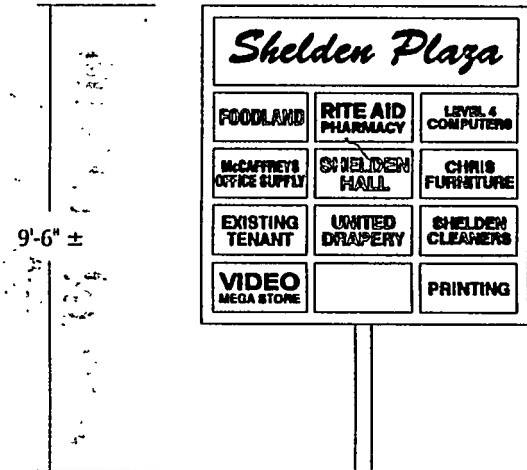
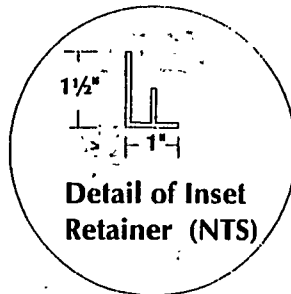
**Signs (#4 & #5)**

**Replacement Flat Lexan Faces for Two D.F. Pylon Signs**

Qty: Four Faces

Scale: 1 1/2" = 1'-0"

Inset retainer - see detail  
White background with red vinyl letters



Rite Aid #4523/Perry Drugs #223 — 33251 Plymouth, Livonia, MI

This is an original unpublished drawing, submitted for your use in connection with a project being planned for you by SignArt. It is not to be reproduced, copied or exhibited in any fashion without written permission of SignArt.

Approved for: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_



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***JANUARY 10, 2025***

Sheldon Center, LLC  
24255 W 13 Mile Rd, Ste 220  
Franklin, MI 48025

To Whom It May Concern:

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held January 7, 2025, adopted the following Resolution:

**RESOLVED: APPEAL CASE NO. 2024-11-40, Sheldon Center, LLC, on behalf of Lessee 3D International, LLC, 33115 Plymouth Road:** seeking to erect a wall sign resulting in excessive sign area.

**Sign Area**

Allowed: 40 square feet  
Proposed: 59.04 square feet  
Excess: 19.04 square feet

This Corridor Commercial property is located on the south side of Plymouth (33115), between Farmington Road and Woodring Street, Lot. No. 134-99-0003-004, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (3) – Sign Regulations,

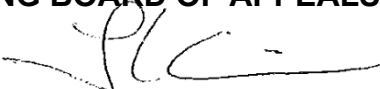
**be granted** for the following reasons and findings of fact:

1. The uniqueness requirement is met because this particular shopping center is situated at a unique angle, is already completed, and the signage has changed over the years,
2. Denial of the variance would have severe consequences for the Petitioner because they wouldn't have the proper signage in this unique location,
3. The variance is fair in light of its effect on neighboring properties and in the spirit of the zoning ordinance because of no neighbor opposition, and
4. This property is classified as Corridor Commercial under the Master Plan, and the proposed variance is not inconsistent with that classification.

Further, that the variance be granted with the following conditions:

1. That it be built as presented as to location and materials.

**ZONING BOARD OF APPEALS,**

  
Timothy Klisz, Secretary

cc: 3D International, LLC

## ZONING BOARD OF APPEALS

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**AUGUST 19, 2024**

Sheldon Center, LLC  
24255 W. 13 Mile Road, Suite 220  
Bingham Farms, MI 48082

Dear Mr. Grenadier,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held August 13, 2024, adopted the following Resolution:

**RESOLVED: APPEAL CASE NO. 2024-07-25, 33201 Plymouth Road:** an appeal was made to the Zoning Board of Appeals by Sheldon Center, LLC, on behalf of Lessee Momentum Health, LLC, seeking to erect a wall sign resulting in excess area of the sign.


This Corridor Commercial property is located on the south side of Plymouth Road (33201), between Farmington Road and Woodring Avenue, Lot. No. 134-99-0003-004, C-2, General Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Section 11.08 (3) (Maximum Area).

#### **Sign Area**

Allowed: 60 sq. ft.  
Proposed: 90 sq. ft.  
Excess: 30 sq. ft.

1. In light of a previously approved variance, namely Appeal Case No. 2013-08-35, My Hobby Place & Toys, 33201 Plymouth Road, which was overlooked in the permitting process, and which allowed a variance of an excess of 30 feet of signage, this Petition is removed from the agenda, and
2. A refund will be issued to the Petitioner for the Zoning Board of Appeals application fee, which should be expected to be mailed to the Petitioner in approximately four to six weeks.

**ZONING BOARD OF APPEALS,**

  
Timothy Klisz, Secretary

CC: Momentum Health, Archetype

**ZONING BOARD OF APPEALS**

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***December 16, 2022***

Sheldon Center, LLC.  
33351 Plymouth Rd  
Livonia, MI 48150

To Whom It May Concern,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held December 13, 2022, adopted the following Resolution:

**RESOLVED: APPEAL CASE NO. 2022-11-31:** Sheldon Center, LLC, 33351 Plymouth Road, seeking to erect wall and ground signs (menu order drive-thru and directional signs), resulting in excess sign area and number of signs.

**Wall Signs:**

Allowed: 2  
Proposed: 3  
Excess: 1

**Wall sign area:**

Allowed: 105 sq. ft  
Proposed: 115.9 sq. ft.  
Excess: 10.9 sq. ft.

**Menu Board Ground Signs:**

Allowed: 1  
Proposed: 2  
Excess: 1

**Directional sign area:**

Allowed: 2 sq. ft  
Proposed: 7 sq. ft.  
Excess: 5 sq. ft

**Directional sign height allowed:**

Allowed: 3 ft.  
Proposed: 4 ft.  
Excess: 1 ft.

The property is located on the south side of Plymouth Road (33351), between Farmington Road and Woodring Avenue, Lot No.134-99-0033-004, C-2 "General Business District," Rejected by the Inspection Department under City of Livonia Vision 21, Section 11.06 (8) (Directional Signs) and 11.08 (3) (Sign Regulations in C-2, C-3 and C-4 Districts), **be granted in part and denied in part for the following reasons and findings of fact:**


1. The uniqueness requirement is met due to the location of the building along with the high congestion in the shopping center where it's located.
2. Denial of the variance would have severe consequences for this petitioner due to lack of signage and lack of directional requirements for this high capacity location area.

3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance due to the approvals of past Boards for neighboring properties as well as there being no opposition to the requested variance.
4. The granting of this variance will not adversely affect the purpose or objective of the Master Plan because this property is classified as C-2 under the Master Plan and the proposed variance is not inconsistent with that classification.

Further the variance will be granted with the following conditions:

1. Approval of (3) three wall signs (excess 1); excess wall sign area (115 square feet), and (3) three directional signs at a maximum area of 4 square feet per sign.
2. Denial of a second menu board and proposed directional sign area of 7 square feet (see condition 1 above).
3. Signs must be built as presented during the December 13, 2022 meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'TK', with a long horizontal flourish extending to the right.

Timothy Klisz, Secretary

cc: S. Banko, City Clerk, M. Fisher, S. Miller, R. Abrahamson, J. Albus

ZONING BOARD OF APPEALS

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August 1, 2022

Nicholas Ritts  
Sheldon Center, LLC  
33327 Plymouth Road  
Livonia, MI 48150

Dear Mr. Ritts,

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held July 26, 2022, adopted the following Resolution:

**RESOLVED: APPEAL CASE NO. 2022-06-01:** Nicholas Ritts, Sheldon Center, LLC, 33327 Plymouth Road, seeking to erect exterior wall signs upon a new commercial retail building, resulting in excess number of signs and sign area.

**Number of signs**

Allowed: 1  
Proposed: 8  
Excess: 7

**Wall sign area**

Allowed: 86 sq ft  
Proposed: 261 sq ft  
Excess: 175 sq ft

The property is located on the south side of Plymouth Road (33327) between Farmington and Woodring, Lot No. 134-99-0003-004, C-2 Zoning District, "General Business." Rejected by the Inspection Department under City of Livonia Ordinance, Section 11.08 (3) "Sign Regulations." be **granted for the following reasons and findings of fact:**

1. The variance is fair in light of its effect on the neighboring properties and the spirit of the zoning ordinance, because it is in compliance with the Master Plan and the proposed variance is not inconsistent with that classification.
2. The uniqueness requirement is met because of the guidance given by the Planning Commission and the requirements for safety.
3. The impact of developing without the variance would reduce visibility to customers and of the Dairy Queen facility.
4. 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"

Sheldon Center, LLC  
Appeal Case No. 2022-06-01  
August 1, 2022  
Page 2

under the Master Plan and the proposed variance is not inconsistent with that classification.

**FURTHER**, the variance be granted with the following conditions:

1. The project should be built as presented.

Sincerely,

A handwritten signature in black ink, appearing to read 'TK', with a long horizontal flourish extending to the right.

Timothy Klisz, Secretary

cc: S. Banko, City Clerk, M. Fisher, S. Miller, R. Abrahamson, H. Ramsden

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DENNIS K. WRIGHT**

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**CATHY K. WHITE**

September 5, 2017

Sheldon Center, LLC  
24255 W. 13 Mile Road, Ste. 220  
Bingham Farms, MI 48025

To Whom It May Concern:

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held August 15, 2017, adopted the following Resolution:

**APPEAL CASE NO. 2017-06-34 (Tabled on June 13, 2017):** Sheldon Center, LLC, 24255 W. 13 Mile Road, Ste. 220, Bingham Farms, MI 48025, seeking to erect a sign, resulting in excess sign height, sign area and excess size of electronic message center area.

<b><u>Sign Height:</u></b>	<b><u>Sign Size:</u></b>	<b><u>Electronic Message Center Size:</u></b>
Allowed: 8 ft.	Allowed: 40 sq. ft.	Allowed: 20 sq. ft.
Proposed: 13.ft.	Proposed: 50 sq. ft.	Proposed: 50 sq. ft.
Excess: 5 ft.	Excess: 10 sq. ft.	Excess: 30 sq. ft.

**As Revised by the Board at the Hearing:**

<b><u>Sign Height:</u></b>	<b><u>Sign Size:</u></b>	<b><u>Electronic Message Center Size:</u></b>
Allowed: 8 ft.	Allowed: 40 sq. ft.	Allowed: 0 sq. ft.
Proposed: 13.ft.	Proposed: 50 sq. ft.	Approved: 0 sq. ft.
Excess: 5 ft.	Excess: 10 sq. ft.	Excess: 0 sq. ft.

The property is located on the South side of Plymouth (33111), between Farmington and Woodring, Lot. No. 134-99-0003-004, C-2 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50H(b),1, and Section 18.50H(o), "Sign Regulations in C-1, C-2, C-3 and C-4 Districts," **be granted in part and denied in part for the following reasons and findings of fact:**

1. The uniqueness requirement is met because of the height being impacted by the brick wall, and the size being impacted by the potential number of units.

2. Denial of the variance would have severe consequences for the Petitioner because without proper signage it could make it a distressed location, which would also impact the community.
3. The variance is fair in light of its effect on neighboring properties and the spirit of the Zoning Ordinance because there are a number of other large signs in the area.
4. The Board received 0 letters of approval and one (1) objection letter from neighboring property owners.
5. The property is classified as "General Commercial" under the Master Plan and the proposed variance is not inconsistent with that classification.

**FURTHER**, that the variance be granted with the following conditions:

1. That the approval is for the proposed sign height of 13 feet, and the sign size proposed at 50 square feet.
2. That the sign be illuminated during operating hours and consistent with the surrounding areas.
3. That the electric reader board is denied in its entirety.
4. That the sign be constructed in the location and otherwise designed as proposed.

Sincerely,

James Baringhaus  
Secretary

/mm

cc: Aver Sign  
S. Banko, City Clerk, M. Fisher, S. Reece, S. Miller, R. Abrahamson, C. Hanosh

## ZONING BOARD OF APPEALS

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THOMAS A. ROBINSON

August 19, 2013

Sheldon Center, LLC  
24255 Thirteen Mile Road, Suite 220  
Bingham Farms, MI 48025

Dear Sir or Madam:

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held August 13, 2013, adopted the following Resolution:

**RESOLVED: APPEAL CASE NO. 2013-08-35:** Sheldon Center, LLC, 24255 13 Mile Road, Suite 220, Bingham Farms, MI 48025, on behalf of Lessee, My Hobby Place and Toys, 33201 Plymouth Road, Livonia, MI 48150 seeking to construct a wall sign upon a tenant space resulting in excess sign area.

#### **Wall Sign Area**

Allowed: 60 sq. ft.

Proposed: 90 sq. ft.

Excess: 30 sq. ft.

The property is located on the south side of Plymouth (33201), between Farmington and Woodring, Lot No. 134-99-0003-004, C-2 Zoning District. Rejected by the Inspection Department under Zoning Ordinance 543, Section 18.50H(b)2 "Sign Regulations in C-1, C-2, C-3 and C-4 Districts," **be granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met because the business is filling vacant space and encouraging new business in Livonia and because of the depth of the shopping center frontage from Plymouth Road.

2. Denial of the variance would have severe consequences because there are many vacant spaces and the area is beginning to look like a ghost town, but this is a step in the right direction.
3. The variance is fair in light of its effect on neighboring properties and in the spirit of the Zoning Ordinance because the businesses adjacent to Petitioner's have the same size sign Petitioner is seeking a variance for.
4. The Board received no letters of approval and one (1) objection letter from neighboring property owners.
5. The property is classified as "General Commercial" in 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 sign not exceed the dimensions proposed.

Sincerely,

Sam Caramagno  
Secretary/bjm

June 13, 2011

Sheldon Center, LLC  
24255 West Thirteen Mile Road  
Suite 220  
Bingham Farms, MI 48025

To Whom It May Concern:

The Zoning Board of Appeals of the City of Livonia, at a Regular Meeting held June 7, 2011, adopted the following Resolution:

**RESOLVED, APPEAL CASE NO. 2011-06-28:** Sheldon Center, LLC, 24255 West Thirteen Mile Road, Suite 220, Bingham Farms, MI 48025, on behalf of Lessee State of Michigan, 530 W. Allegan Street, Lansing, MI 48933, seeking to erect a wall sign resulting in excess wall sign area.

**Wall Sign Area**

Allowed:	40 sq. ft.
Proposed:	60 sq. ft.
Excess:	20 sq. ft.

The property is located on the south side of Plymouth (33231) between Farmington and Woodring, Lot No. 134-99-0003-004, C-2 Zoning District. Rejected by the Inspection Department under Zoning Ordinance No. 543, Section 18.50H(b),2, "Sign Regulations in C-1, C-2, C-3 and C-4 Districts," **be granted for the following reasons and findings of fact:**

1. The uniqueness requirement is met because the tenant's building space is limited to a disproportionately small amount of signage due to the unique dimensions being long and narrow, and the location of the sign being significantly back from the main thoroughfare.

Sheldon Center, LLC  
**Appeal No. 2011-06-28**  
June 13, 2011  
Page Two

2. Denial of the variance would have severe consequences for the Petitioner because the signage that is permissible under the ordinance would not be adequate for visibility from the road.
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 other signage in the neighborhood.
4. The Board received one (1) letter of approval and no letters 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 "General Commercial" 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 sign be built as presented to the Board.
2. That the sign must be erected within one (1) year.

Sincerely,

Sam Caramagno  
Secretary

/jah

cc: State of Michigan  
Radiant Sign Company, LLC  
City Clerk, S. Banko, M. Fisher,  
S. Miller, J. Quirk

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***PUBLIC NOTICE  
NOVEMBER 21, 2025***

**APPEAL CASE NO. 2025-10-32, 15645 Farmington:** an appeal was made to the Zoning Board of Appeals by Laith Jacob, L F L 334 LLC on behalf of Lessee Faith Internal Medicine, 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.

**Maximum Height**

Allowed: 6 feet  
Proposed: 8 feet  
Excess: 2 feet

This Corridor Commercial property is located on the west side of Farmington (15645), between Rayburn and Roycroft, Lot. No. 064-01-0236-000, C-1, Local Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Sections 11.08 (2) – Sign Regulations & 11.15 (2) A – Existing non-conforming signs.

**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. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.**

Agendas, minutes, and other meeting documents may be accessed at the following URL:

<https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents>

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, December 9, 2025, 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 734-466-2250 if you need assistance.



CITY OF LIVONIA  
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT  
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154  
421-2000

Applicant <u>Faith International Medicine</u>	Address <u>15645 Farmington Rd., Livonia, Mi 48154</u>
Owner <u>Laith Jacob - L F L 334 LLC</u>	Address <u>15645 Farmington Rd., Livonia, Mi 48154</u>
Lessee <u>n/a</u>	Address <u>n/a</u>
Location <u>West</u>	Side of <u>15645 Farmington</u> Street
Between <u>Rayburn</u>	And <u>Roycroft</u>
Lot No./Parcel No. <u>064-01-0236-000</u>	Subdivision <u>Coventry Gardens</u>
Zoning District <u>C-1</u>	Lot Size <u>n/a</u> Alley <u>n/a</u>
Present Use <u>Local Business</u>	Proposed Use <u>(no change)</u>
Present Building Size <u>n/a</u>	Proposed Building Size <u>n/a</u>
Present Height of Building <u>n/a</u>	Proposed Height <u>n/a</u>
Allowable Lot Coverage <u>n/a</u>	Proposed Lot Coverage <u>n/a</u>

Proposal : 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.

Maximum Height allowed: 6 feet; Proposed: 8 feet; Excess: 2 feet

Reason for Rejection Livonia Zoning Ordinance, Sects. 11.08 (2) - Sign Regulations & 11.15 (2) A) - Existing non-conforming signs

Deficient Side yard _____	Deficient Front Yard _____	Deficient Rear Yard _____
Deficient Lot Area _____	Deficient Lot Area Per Room _____	Encroachment _____
Excessive Lot Coverage _____	Excessive Height <u>2 feet (11.08(2))</u>	Increasing No. Units _____
Use Prohibited <u>Non-conforming sign(11.15(2) A)</u>	Deficient Parking Spaces _____	Increasing Area and Bulk _____

Remarks \_\_\_\_\_

Plans and Application examined by *M. J. Sterna* Date October 3, 2025

APPLICATION FOR VARIANCE

Faith Int. Med. 15645 Farmington Rd, Livonia, MI 48154 734-464-7600  
(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

Faith Internal Medicine 15645 Farmington Rd 734-464-7600  
(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

4 Tech Signs 18500 Fitzpatrick St, Detroit 48228 (313) 933-4460  
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 15645 Farmington Rd, Livonia, MI

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? N/A

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

MEDICAL CENTER

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 PROPERTY HAS APPROX 45' SETBACK FROM THE ROAD. SPEED LIMIT IS 45 MPH AT THE SITE

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

WE HAVE AN URGENT CARE FACILITY SO IT IS IMPERATIVE TO HAVE ADEQUATE SIGNAGE

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

WE BELIEVE THAT THE GRANTING OF THIS VARIANCE WILL NOT NEGATIVELY IMPACT OUR NEIGHBORS OR THE AREA



8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: REZONING NOT NECESSARY

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? PROPER ZONING IS ALREADY IN PLACE

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: [Signature]

Please print name of property owner: Laith Jacob

**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 30th day of SEPT, 2025

[Signature]  
(Notary Public, Wayne County, Michigan)  
My Commission expires 12/06/2030

MICHAEL E. ZACKS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Dec 6, 2030  
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 9/23/2025, which reads as follows:

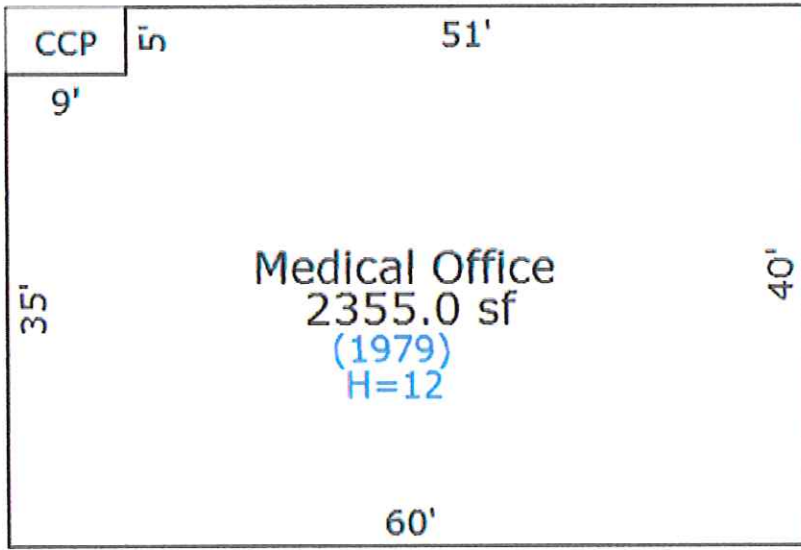
MONUMENT SIGN EXCEEDS MAXIMUM ALLOWABLE HEIGHT

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.

[Signature]  
(Supervisor)

Application for permit filed YES

Violation Issued NO



Farmington Rd.



Building: 40'x60'  
Lot: 110'x185'

Job Name: Faith Medical Center

Address: 15645 Farmington Rd  
Livonia, MI 48154

4TECH I. 313-933-4460  
F. 313-933-4461  
4TechSigns@gmail.com  
**SIGNS & GRAPHICS** LLC  
18500 Fitzpatrick St., Detroit, MI 48228

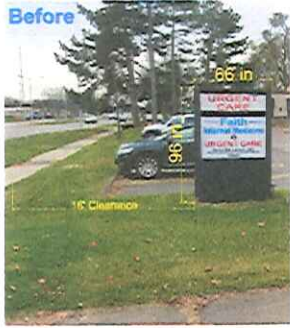
PLEASE REVIEW THOROUGHLY: Your approval of this proof marks your acceptance that this art is correct and approval is given to send this art for production. The client is responsible for any changes, edits or corrections of this proof. Please double check spelling, grammar, content, and for any errors. Any changes made after the approval can be made at customer's cost. Take special note of names, phone numbers, and addresses to ensure their accuracy.

X

"This Sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign".  
SWITCH to be installed in HOT SIDE of line

This Product Complies with UL48 & Bears the mark





- Remove and discard old faces
- Retrofit new digital sign & panels
- Using existing pole & foundation

**- Signage:**

**Existing Sign: 96"x66" = 44 SF**

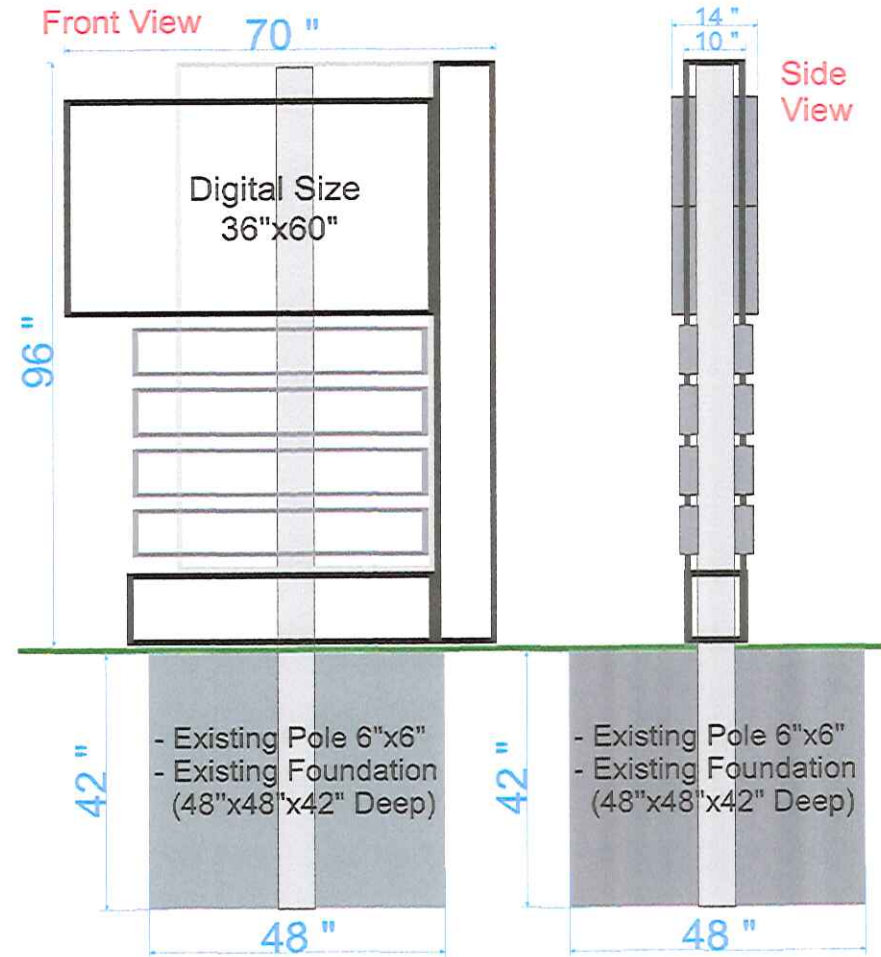
**New Sign: 96"x70" = 46.66 SF**

**Pole Sign Specs:**

- Digital Sign:
- Full Color Digital sign
- Digital Size: 36 in x 60 in (15 SF)
- Dimmable Light Sensor

**4 Individual Signs:**

- LED internally lit Cabinet Sign
- Galv. Steel Frame
- Aluminum Cladding
- Lexan Faces
- Flush Mounted on ACM Panels
- UL approved LEDs & Power Supply
- UL approved ON/OFF switch
- Suitable for wet location



**4TECH** T. 313-933-4460  
 F. 313-933-4461  
 4TechSigns@gmail.com  
**SIGNS & Graphics** LLC  
 18500 Fitzpatrick St., Detroit, MI 48228

**Job Name: Faith Medical Center**

**Address: 15645 Farmington Rd  
 Livonia, MI 48154**

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X \_\_\_\_\_

# MORTGAGE SURVEY

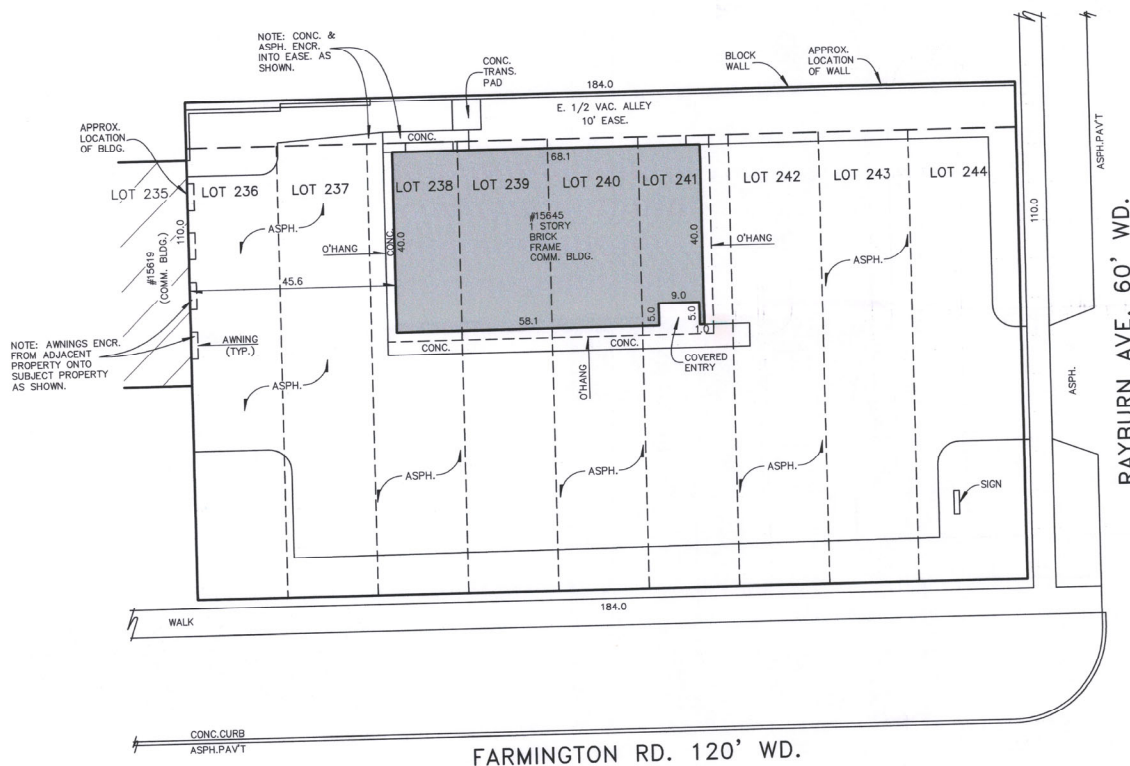
CERTIFIED TO: COMERICA BANK &  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

## PROPERTY DESCRIPTION:

Lots 236 to 244, including the East 1/2 of the adjacent vacated alley, COVENTRY GARDENS, being a subdivision of the S.E. 1/4 of Sec. 16, T.1 S., R.9 E., Livonia Twp. (now City of Livonia), Wayne County, Michigan, as recorded in Liber 55 of Plats, Pages 34 and 35 of Wayne County Records.



NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

*Anthony T. Sycko, Jr.*

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

**KEM-TEC** PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES

A GROUP OF COMPANIES

Eastpointe Detroit Ann Arbor Grand Blanc  
 (800) 285.7222 (313) 758.0677 (734) 994.0888 (888) 694.0001  
 FAX: (586) 772-4048 FAX: (586) 772-4048 FAX: (734) 994.0667 FAX: (810) 694.9955

[www.kemtecgroupofcompanies.com](http://www.kemtecgroupofcompanies.com)

PREPARED FOR: COMERICA BANK	
DATE: 08/16/22	JOB #: 22-02424
SCALE: 1"=20'	REV.:
DRW. BY: CS	REV.:

**BUSINESS LOAN AGREEMENT**

Vibe Credit Union  
 1375 N. Oakland Blvd  
 Waterford, Michigan 48327  
 (248)735-9500

AGREEMENT DATE	LOAN NUMBER	AGREEMENT/ACCOUNT NUMBER
July 17, 2025	5051186-2030	5051186-2030

**BORROWER INFORMATION**

L F L 344 LLC  
 15645 Farmington Road  
 Livonia, MI 48154

Type of Business Entity: Limited Liability Company  
 State of Organization/Formation: Michigan

**GUARANTOR INFORMATION**

Laith J. Jacob  
 38402 Fleetwood Dr  
 Farmington Hills, MI 48331-1613

Type of Entity: Individual  
 State of Residence: Michigan

Faith Urgent Care PLLC  
 15645 Farmington Rd  
 Livonia, MI 48154-2851

Type of Business Entity: Limited Liability Company  
 State of Organization/Formation: Michigan

Faith Internal Medicine PLLC  
 15645 Farmington Rd  
 Livonia, MI 48154-2851

Type of Business Entity: Limited Liability Company  
 State of Organization/Formation: Michigan

Sundus Putrus Jacob  
 38402 Fleetwood Dr  
 Farmington Hills, MI 48331-1613

Type of Entity: Individual  
 State of Residence: Michigan

**AGREEMENT.** This Business Loan Agreement ("Agreement") is made by Vibe Credit Union ("Lender"), L F L 344 LLC ("Borrower"), and Laith J. Jacob, Faith Urgent Care PLLC, Faith Internal Medicine PLLC, and Sundus Putrus Jacob (individually and collectively, the "Guarantor"). The consideration is the promises, representations, and warranties made in this Agreement and the Related Documents.

**DEFINITIONS.** These definitions are used in this Agreement.

"Collateral" means the assets that any party to this Agreement or the Related Documents may pledge, mortgage, or give Lender a security interest in, regardless of where the assets are located and regardless of when it was or will be acquired, together with all replacements, substitutions, proceeds, and products of such assets.

"Events of Default" means any of the events described in the "Events of Default" section of this Agreement.

"Financial Statements" mean the balance sheets, earnings statements, and other financial information that has, is, or will be provided to Lender related to this Agreement or Related Documents.

"Indebtedness" means the Loan and all other loans and indebtedness of Borrower to Lender, including but not limited to Lender's payments of insurance or taxes, all amounts Lender pays to protect its interest in the Collateral, overdrafts in deposit accounts with Lender, and all other indebtedness, obligations, and liabilities of Borrower to Lender, whether matured or unmatured, liquidated or unliquidated, direct or indirect, absolute or contingent, joint or several, due or to become due, now existing or hereafter arising.

"Loan" means any loan or loans and all other indebtedness, obligations, and liabilities of Borrower to Lender, due or to become due, now existing or hereafter arising, as well as any and all amendments, modifications, extensions, and renewals thereof.

"Related Documents" means all documents, promissory notes, security agreements, leases, mortgages, deeds of trust, construction loan agreements, assignments of leases and rents, guaranties, pledges, and all other documents or agreements executed in connection with this Agreement as such documents may be modified, amended, substituted, or renewed from time to time. The term includes both documents existing at the time of execution of this Agreement and documents executed after the date of this Agreement.

**BORROWER'S REPRESENTATIONS AND WARRANTIES.** The statements made in this section will continue and remain in effect until all of the Indebtedness is fully paid to Lender. Each Borrower represents and warrants to Lender the following:

**Borrower's Existence and Authority.** Each Borrower (a) is duly formed, validly existing, and in good standing under all laws governing the Borrower and the Borrower's business; (b) is duly authorized, qualified, and has obtained all approvals necessary in each jurisdiction where Borrower conducts business; and (c) has the power and authority to execute, deliver, and perform this Agreement and the Related Documents. This Agreement and the Related Documents, upon execution and delivery, shall constitute valid, binding, and legally enforceable obligations in accordance with their respective terms.

**Financial Information and Filing.** All Financial Statements provided to Lender have been prepared and will continue to be prepared in accordance with generally accepted accounting principles, consistently applied, and fully and fairly present the financial condition of each Borrower, and there has been no material adverse change in Borrower's business, assets, or condition, either financial or otherwise,

since the date of Borrower's latest Financial Statements. Each Borrower has filed all federal, state, and local tax returns and other reports and filings required by law to be filed before the date of this Agreement and has paid all taxes, assessments, and other charges that are due and payable prior to the date of this Agreement. Each Borrower has made reasonable provision for these types of payments that are accrued but not yet payable. The Borrower does not know of any deficiency or additional assessment not disclosed in the Borrower's books and records.

All financial statements or records submitted to Lender via electronic means, including, but not limited to, facsimile, open internet communications or other telephonic or electronic methods, including, but not limited to, documents in Tagged Image Format Files ("TIFF") and Portable Document Format ("PDF") shall be treated as originals, and will be fully binding with full legal force and effect. Borrower waives any right they may have to object to such treatment. Lender may rely on all such records in good faith as complete and accurate records produced or maintained by or on behalf of Borrower.

Borrower agrees to provide Lender with such financial statements, financial records, filings, documents, and any and all such other information related to Borrower and its operations and assets as Lender may request from time to time.

**Title and Encumbrances.** Borrower has good title to all of the Borrower's assets. All encumbrances on any assets were disclosed to Lender in writing prior to the date of this Agreement.

**Compliance with General Law.** Each Borrower is in compliance with and will conduct its business and use its assets in compliance with all laws, regulations, ordinances, directives, and orders of any level of governmental authority that has jurisdiction over the Borrower, the Borrower's business, or the Borrower's assets.

**Environmental Laws.** Each Borrower is in compliance with all applicable laws and rules of federal, state, and local authorities affecting the environment, as all have been or are amended.

**No Litigation/No Misrepresentations.** There are no existing or pending suits or proceedings before any court, government agency, arbitration panel, administrative tribunal, or other body, or threatened against Borrower that may result in any material adverse change in the Borrower's business, property, or financial condition, and all representations and warranties in this Agreement and the Related Documents are true and correct and no material fact has been omitted.

**COVENANTS.** On the date of this Agreement and continuing until the Indebtedness is repaid and Borrower's obligations are fully performed, it is agreed that:

**Notices of Claims and Litigation/Notice of Adverse Events.** Borrower will promptly notify Lender in writing of all threatened and actual litigation, governmental proceeding, default, and every other occurrence that may have a material adverse effect on Borrower's business, financial condition, or assets.

**Insurance.** Borrower will maintain adequate fire and extended risk insurance coverage, business interruption, workers' compensation, commercial general liability, and other insurance required by law or as may be required by Lender. All insurance policies will be in amounts, upon terms, and in a form acceptable to Lender. All policies must be carried with insurers acceptable to Lender. Borrower will provide evidence satisfactory to Lender of all insurance and that the policies are in full force and effect and all insurance on the Collateral will name Lender as a mortgagee and loss payee, will include a lender's loss payable endorsement, and will require 30 days advance written notice to Lender of any cancellation of coverage. If the Borrower fails to maintain required insurance, the absence of the required insurance will be an Event of Default. If this happens, Lender may buy the insurance, but will have no obligation to buy it. These amounts paid by Lender will be added to the Indebtedness or will be payable on demand, at Lender's option.

**Confirmatory Documents and Actions.** Borrower agrees that on Lender's request, Borrower will do any act or execute any additional documents that are or may be required to make the terms of the Loan conform to the conditions contained in Lender's commitment to Borrower. Within five days of Lender's request, Borrower will furnish an estoppel certificate in a form Lender approves.

**Payment of Taxes.** Borrower will pay all taxes, levies, and assessments required by all local, state, and federal agencies. Borrower will make these payments when the amounts are due but before any penalty for late payment is imposed. Borrower's failure to promptly pay any tax, levy, or assessment due will be an Event of Default unless Borrower is diligently disputing the amount and Borrower has established a reserve account for the payment of the taxes if Borrower does not prevail in the dispute.

**Business Existence and Operations.** Borrower will keep Borrower's existence in its current organizational form in full force and effect unless Lender gives prior written consent to Borrower's proposed change. Borrower will not sell or merge Borrower's business or any part of Borrower's business without the Lender's prior written consent. Borrower will continue its business as currently conducted. Borrower will not change its name, its identification number, or its place of organization without Lender's prior written consent. Borrower will keep its books and records at the address in this Agreement. Borrower will promptly notify Lender in writing of any planned change in Borrower's principal place of business.

**Environmental Compliance.** Borrower will comply with all laws affecting the environment. Borrower will notify Lender within ten days after Borrower receives a summons, notice, citation, letter, or any other type of notice from any federal, state, or local authority, or any other person that claims Borrower is in violation of any law affecting the environment. Borrower will indemnify and hold Lender harmless from all violations of any environmental laws. This indemnity includes all costs and expenses incurred by Lender, including actual attorneys' fees, that are related to a violation of any environmental laws, even if the Indebtedness has been paid at the time any proceeding, claim, or action is started against Lender. Lender may itself or through Borrower arrange for an environmental audit prepared by a qualified environmental engineering firm acceptable to Lender to confirm the continued accuracy of Borrower's environmental representations and warranties. Borrower will pay for the environmental audit.

**Use of Proceeds.** Borrower will use the Loan proceeds in its business.

**Pay Limitations.** Borrower will not draw, permit, or pay anyone more than is reasonable for services provided to Borrower.

**Maintenance of Accounts.** Borrower will open and maintain one or more business checking accounts with Lender.

**No Borrowings, Guarantees, or Loans.** Borrower will not incur debt, borrow money, or guaranty any loan or other obligation. Borrower will not lend any money or sell any of Borrower's accounts receivable without Lender's prior written permission.

**No Encumbrances or Transfer of Assets.** Borrower will not sell, assign, license, lease, exchange, grant any interest in, dispose of, or otherwise transfer any of Borrower's assets, outside of Borrower's ordinary course of business, without Lender's prior written permission. Borrower will not mortgage, assign, hypothecate, pledge, grant a security interest in, or otherwise encumber any of Borrower's assets, except in favor of Lender, without Lender's prior written permission.

**No Dividends, Distributions and Redemptions.** Borrower will not pay or declare any dividend, or make any other distribution on account of any shares of any class of its stock or other ownership interest, or redeem, purchase, or otherwise acquire directly or indirectly, any shares of any class of its capital stock or other ownership interest.

**No Loans or Investments.** Borrower will not make any loans or advances to, or investments in, other persons, corporations or entities.

**Other Information.** From the date hereof until the Indebtedness is fully repaid and all of Borrower's obligations are fully performed and satisfied, the parties cited below, unless otherwise consented to in writing by the Lender, will submit the following:

L F L 344 LLC: As soon as available, but in no event later than thirty (30) days after the applicable filing date for the tax reporting period ended, a copy of the Federal income tax returns including all supporting schedules.

Faith Urgent Care PLLC: As soon as available, but in no event later than thirty (30) days after the applicable filing date for the tax reporting period ended, a copy of the Federal income tax returns including all supporting schedules.

Laith J. Jacob: As soon as available, but in no event later than thirty (30) days after the applicable filing date for the tax reporting period ended, a copy of the Federal income tax returns including all supporting schedules.

Laith J. Jacob: An updated personal financial statement on Lender form, signed and dated, on an annual basis.

Faith Internal Medicine PLLC: As soon as available, but in no event later than thirty (30) days after the applicable filing date for the tax reporting period ended, a copy of the Federal income tax returns including all supporting schedules.

Sundus Putrus Jacob: An updated personal financial statement on Lender form, signed and dated, on an annual basis.

Sundus Putrus Jacob: As soon as available, but in no event later than thirty (30) days after the applicable filing date for the tax reporting period ended, a copy of the Federal income tax returns including all supporting schedules.

**EVENTS OF DEFAULT.** The occurrence of any one of the following events shall constitute an "Event of Default" under this Agreement and, notwithstanding the terms or provisions of any note or other agreement executed in connection herewith or otherwise, shall constitute an Event of Default under the terms of any such note or agreement:

1.1 **Monetary.** Failure by Borrower to fully pay any monthly payment of principal or interest, whether by maturity, acceleration or otherwise.

1.2 **Breach.** A failure by any Borrower or Guarantor to comply with, or breach by any Borrower or Guarantor of, any term, condition, provision, warranty or covenant of this Agreement or any other agreement in connection with the Loan.

1.3 **Termination of Guaranty or Subordination.** The termination, cancellation or disclaimer of liability or enforceability of any guaranty given in connection with the Loan.

1.4 **Foreclosure.** Institution of remedial or foreclosure proceedings or other exercise of rights and remedies by the holder of any security interest in or lien on or against any of the Collateral.

1.5 **Insolvency.** The insolvency of any Borrower or Guarantor, which shall be calculated by Lender, in its reasonable discretion, based upon the value of the Borrower's or Guarantor's assets compared to the Borrower's or Guarantor's total liabilities, or the Borrower's or Guarantor's inability to pay debts as they mature.

1.6 **Misstatement.** Any statement, representation or information of any Borrower or Guarantor shall prove to be false or materially misleading when made or furnished.

1.7 **Bankruptcy.** Institution of bankruptcy, reorganization, arrangement, insolvency or other similar proceedings by or against any Borrower or Guarantor, approval of any petition for reorganization of or by any Borrower or Guarantor, or the appointment of a receiver, custodian or trustee for any Borrower or Guarantor, or any substantial portion of its/his/her assets, or the Collateral or any portion thereof.

1.8 **Casualty Loss or Judgment.** Any loss, theft, substantial damage or destruction to the Collateral, unless insured as required by this Agreement or other document; or the entry of any judgment having a material effect against any Borrower or Guarantor; or the issuance or filing of any attachment, levy, garnishment or the commencement of any related proceeding or judicial process upon or in respect to any Borrower or Guarantor or the Collateral, or any portion thereof, that would have a material adverse effect on the Collateral as determined by Lender in its sole discretion.

1.9 **Transfer of Assets.** Sale or other disposition by Borrower or Guarantor of any substantial portion of assets or property, or death, dissolution, merger, consolidation, termination of existence, insolvency, business failure or assignment for the benefit of creditors of or by Borrower or Guarantor.

1.10 **Failure to Pay.** Failure by any Borrower or Guarantor to (a) pay, when due, any indebtedness in excess of Ten Thousand and 00/100 Dollars (\$10,000.00), or (b) timely observe or perform any term, covenant or condition in any document evidencing, securing or relating to such indebtedness.

1.11 Lack of Insurance. Failure to keep the Collateral, or any portion thereof, adequately insured, with a loss payable clause running in favor of Lender and the right of Lender to satisfy any delinquent premiums.

1.12 Taxes. Failure by any Borrower or Guarantor to timely and fully pay all federal, state and local taxes, withholdings, assessments and other governmental charges (including, but not limited to, income taxes, payroll taxes, real estate taxes and sales taxes).

1.13 Account Debtors. Failure of an account debtor to timely and fully pay its obligation to Borrower.

1.14 Litigation. Initiation, pendency or threatened initiation or pendency of any litigation, claim, investigation, administrative proceeding or similar action (including those for unpaid taxes) against any Borrower or Guarantor.

1.15 Collateral Value. Value of the Collateral, in Lender's sole and absolute discretion, is less than 1.25 times the outstanding and unpaid indebtedness under the Note.

1.16 Ownership. Change in ownership or control of Borrower or the business of Borrower, without the prior written consent of Lender which consent may be withheld in the Lender's sole discretion.

1.17 Adverse Change. Any material adverse change, as determined in Lender's sole and absolute discretion, in (a) any Borrower's or Guarantor's property, assets, financial condition, business, prospects, liabilities or operations; (b) any Borrower's or Guarantor's ability to perform its obligations under this Agreement or any Loan Document; or (c) the Collateral, or any portion thereof.

1.18 Death. Death of, or the appointment of a guardian or conservator over, any individual Borrower or Guarantor or all or any portion of his/her property or assets.

1.19 Insecurity. Lender, in its sole and absolute discretion, deems itself under-secured or unsecured.

**NO NOTICE OF DEFAULT OR OPPORTUNITY TO CURE**. Upon the occurrence of an Event of Default under this Agreement, under any other Loan Documents or on the Note's Maturity Date, Lender shall immediately be entitled to the remedies set forth herein and in the Loan Documents. In no event and under no circumstance shall any Loan Party be entitled to notice of an Event of Default or an opportunity to cure an Event of Default.

#### **REMEDIES ON DEFAULT.**

**Remedies, No Waiver**. The remedies provided for in this Agreement, the Related Documents, and by law are cumulative and not exclusive. Lender reserves the right to exercise some, all, or none of its rights and reserves the right to exercise any right at any time that Lender has the right, without regard to how much time has passed since the right arose. Lender may exercise its rights in its sole, absolute discretion.

**Acceleration**. Upon an Event of Default, the Loan and the Indebtedness may, at Lender's sole option, be declared immediately due and payable.

**SETOFF**. Borrower agrees and authorizes Lender to set off all of Borrower's accounts with or property held by Lender against any and all obligations owed by Borrower to Lender to the fullest extent allowed by law. This right extends to any and all of Borrower's current or future accounts or property with Lender, whether such accounts or property are held in Borrower's name alone or jointly with any other parties. This right does not extend to IRA, Keogh, or similar tax-deferred accounts maintained with Lender. Lender, or Lender's agents or affiliates, may exercise this right at any time. Lender will not be liable for, and Borrower agrees to hold Lender harmless from, any claim, fee, cost, or expense that arises as a result of Lender exercising this right of setoff. Borrower waives any right of setoff against Lender.

**STATUTORY LIEN**. To the extent allowed by law, Lender shall have a statutory lien against all of Borrower's accounts, shares, or dividends with Lender. When Borrower is in default, Lender may enforce its statutory lien by applying any of Borrower's shares and dividends and, if any, interest and deposits, in all solely held and joint accounts with Lender against and to the extent of any of Borrower's outstanding financial obligations to Lender. To the extent permitted by law, Lender may exercise its right to enforce this statutory lien without further notice. This statutory lien extends to any of Borrower's accounts, shares, or dividends maintained with Lender now or in the future, but shall not apply to any IRA, Keogh, or similar tax-deferred accounts maintained with Lender. Lender will not be liable for, and Borrower agrees to hold Lender harmless from, any claim, fee, cost, or expense that arises as a result of Lender exercising its statutory lien rights.

**FURTHER ACTION**. Borrower will, upon request of Lender, make, execute, acknowledge, and deliver to Lender the modified and additional instruments, documents, and agreements, and will take the further action that is reasonably required, to carry out the intent and purpose of this transaction.

**CONTINUING EFFECT**. Unless superseded by a later Business Loan Agreement, this Agreement will continue in full force and effect until all of Borrower's obligations to Lender are fully satisfied and the Loan and Indebtedness are fully repaid.

**ASSIGNABILITY**. Lender may assign or otherwise transfer any or all of its rights or obligations under this Agreement without notice to Borrower. Any assignee will have the same rights as Lender. Borrower may not assign this Agreement or any of its rights or obligations hereunder without the prior express written consent of Lender.

**SURVIVAL**. Lender's rights in this Agreement will continue in its successors and assigns. This Agreement is binding on all heirs, executors, personal representatives, administrators, successors, and assigns of the Borrower.

**NOTICES.** Unless otherwise required by applicable law or provided under this Agreement, any notice or demand given by Lender to any party is considered effective when: (i) it is deposited in the United States Mail with the appropriate postage or with a nationally recognized overnight courier service; (ii) it is sent via electronic mail; (iii) it is sent via facsimile; (iv) it is received if personally delivered; or (v) it is received if delivered through any other commercially reasonable means. Such notice or demand shall be sent to the party at the address contained herein or at an alternative address, e-mail address, or facsimile number as may be provided to Lender in writing. Any notice given to Lender must be addressed to Lender at the address contained herein or at an alternative address as may be provided by Lender in writing.

**NO WAIVER.** No failure or delay of Lender to exercise any right, remedy, power, or privilege hereunder shall affect that right, remedy, power, or privilege nor shall any single or partial exercise thereof preclude the exercise of any right, remedy, power, or privilege. No failure or delay to demand strict adherence to the terms of this Agreement shall be deemed to constitute a course of conduct inconsistent with Lender's right at any time, before or after an event of default, to demand strict adherence to the terms of this Agreement. If Lender waives or delays enforcing a right, Lender may still enforce the same right later.

**JOINT AND SEVERAL LIABILITY.** All obligations and liabilities of Borrower under this Agreement are joint and several.

**SEVERABILITY.** If any term is invalid or unenforceable, the term shall be excluded and ineffective to the extent of such invalidity or unenforceability. All other terms shall remain in full force and effect.

**HEADINGS.** The headings are for reference only and do not define, modify, expand, or limit any of the terms or provisions herein.

**SINGULAR AND PLURAL TERMS.** All words in the singular shall include the plural and the plural shall include the singular.

**TIME IS OF THE ESSENCE.** Time is of the essence in the performance of all obligations of Borrower.

**ATTORNEY'S FEES, COSTS, AND EXPENSES.** Except to the extent prohibited by law, Borrower agrees to pay all of Lender's fees, costs, and expenses arising out of or related to the enforcement of this Agreement or the relationship between the parties. Included in the fees that Lender may recover from Borrower are the reasonable attorney's fees that Lender incurs, including all fees incurred in the course of representing Lender before, during, or after any lawsuit, arbitration, or other proceeding and those incurred in appeals, whether the issues arise out of contract, tort, bankruptcy, or any other area of law. Included in the costs and expenses which Lender may recover are all court, alternative dispute resolution or other collection costs, and all expenses incidental to perfecting Lender's security interests and liens, preserving the Collateral (including payment of taxes and insurance), records searches, and expenses related to audits, inspection, and copying. All amounts Lender is entitled to recover shall accrue interest at the highest rate provided in any of the Related Documents from the date any such fee, cost, or expense is incurred.

**GOVERNING LAW.** This Agreement shall be governed by and construed under the laws of the State of Michigan, except to the extent that federal law controls.

**COUNTERPARTS.** This Agreement may be executed by the parties using any number of copies. All executed copies taken together will be treated as a single Agreement.

**INTEGRATION AND AMENDMENT.** This Agreement, along with any of the Related Documents, encompasses the entire understanding and agreement of the parties with respect to the matters set forth in this Agreement. There is no other promise, understanding, agreement, usage, or course of dealing, either oral or written, that affects it. This Agreement supersedes all prior oral or written agreements, commitments, and understandings between the parties relating to the subject matter of this Agreement. Any modifications or alterations to this Agreement must be in writing and executed by those parties burdened by the modification or alteration.

**WAIVER OF JURY TRIAL.** All parties hereby knowingly, voluntarily, and irrevocably waive, to the fullest extent permitted by law, any right to trial by jury of any dispute between the parties, whether the cause of action is based in contract, tort, or any other theory.

**ORAL AGREEMENTS DISCLAIMER.** This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

**CROSS-DEFAULT.** If any Borrower or Guarantor fails to pay any payment when due and/or defaults under any term or conditions of any Loan Document or this Agreement and/or defaults under any other obligation to Lender of whatever kind whatsoever, then such failure to pay and/or default shall be deemed to be a failure to pay and/or default under any and all of the notes, other loan documents and agreements by any and all Borrowers and Guarantors and under any other obligation of any Borrower or Guarantor of whatever kind whatsoever. In such event, all monies lent by Lender to any Borrower or Guarantor, whether advanced now or in the future, shall be deemed accelerated and shall be immediately due and payable. This clause is a "cross-default" clause and shall be liberally construed in accordance with the terms hereof or, if any ambiguity is found to exist herein, then additionally construed in accordance with the common interpretation and business usage of "cross-default" in the financing industry; it being the intention of the parties hereto that a default in any one duty, obligation or liability of any Borrower or Guarantor to Lender shall constitute a default in each and every other duty, obligation and liability of each Borrower and Guarantor to Lender, rendering all monies lent to any Borrower or Guarantor by Lender immediately due and payable.

**CROSS-COLLATERALIZATION.** Any and all collateral granted by any Borrower, Guarantor or any third party to Lender to secure any part of the indebtedness shall be deemed to be collateral for all indebtedness owed by any Borrower or Guarantor to Lender such that a default by any Borrower or Guarantor shall render all collateral subject to any and all rights of Lender hereunder and at law and equity without regard for which part, if any, of the indebtedness such collateral was originally provided. This clause is a "cross-collateralization" clause and shall be liberally construed in accordance with the terms hereof or, if any ambiguity is found to exist herein, then additionally construed in accordance with the common interpretation and business usage of "cross-collateralization" in the financing industry; it being the intention of the parties hereto that a default under any duty, term, obligation, liability or condition of any note, loan documents or agreement and/or a default under any other duty, term, obligation, liability or condition to Lender of whatever kind whatsoever shall render any and all collateral provided by any

Borrower, Guarantor or third party to Lender under any loan document or otherwise subject to Lender's rights and remedies for a default with respect to any other part or all of the indebtedness.

By signing this Agreement, Borrower acknowledges reading, understanding and agreeing to all its provisions and receipt of a copy hereof.

L FL 344 LLC

Laith J. Jacob 7/17/2025  
By: Laith J. Jacob Date  
Its: Member

Sundus Putrus Jacob 7/17/2025  
By: Sundus Putrus Jacob Date  
Its: Member

**AGREEMENT OF GUARANTOR**

Guarantor (i) acknowledges reading and understanding this Agreement; (ii) consents to the provisions of this Agreement relating to Borrower; (iii) agrees to furnish the Financial Statements to Lender that Lender reasonably requests; (iv) agrees to those portions of this Agreement that apply to Guarantor; (v) acknowledges that this Agreement has been freely executed without duress and after an opportunity to consult with counsel; and (vi) confirms that Guarantor received a copy of this Agreement, the Guaranty, and the other documents Guarantor requested.

Laith J. Jacob 7/17/2025  
Laith J. Jacob Date  
Individually

Sundus Putrus Jacob 7/17/2025  
Sundus Putrus Jacob Date  
Individually

Faith Urgent Care PLLC

Laith J. Jacob 7/17/2025  
By: Laith J. Jacob Date  
Its: Member

Faith Internal Medicine PLLC

Laith J. Jacob 7/17/2025  
By: Laith J. Jacob Date  
Its: Member

LENDER: Vibe Credit Union

Michael Lowe 7/17/25  
By: Michael Lowe Date  
Its: Loan Officer

SIGN ERECTION PERMIT  
**City of Livonia**  
Bureau of Inspection

S 3411

15200 Farmington Road, Livonia, Michigan GA 1-2000

Location 15645 FARMINGTON RD. Date 12-10-80

Lot No. \_\_\_\_\_ between Rayburn and \_\_\_\_\_

Permission is granted to erect sign at above location to: 477-3232

Erector LaVanway Sign Co. Address P.O. Box 177, Farmington, MI 48024

Owner Nair Medical Clinic Address 15645 Farmington Rd., Livonia

Zoning P-S Type of Sign 1 ground

Size 5' x 5' Sq. Ft. 25 Height \_\_\_\_\_ Set Back 15'

Wording of Sign NAIR MEDICAL BUILDING (DR'S NAMES)

Illuminated (Yes)  (No) \_\_\_\_\_ Kind fluorescent UL# \_\_\_\_\_

Electrical Wiring Contractor Potomac Electric

Remarks 15 ft. setbacks, approved site plan required for footing inspection

\_\_\_\_\_ Erection Fee \$ 12.00

Zoning Board Approval \_\_\_\_\_ Zoning Fee \$ 10.00

Approved by: JK Permit Clerk njw Total Fee \$ 22.00

**SITE PLAN REQUIRED FOR FOOTING INSPECTION ON ALL GROUND SIGNS**

*SIGN  
ONLY PERMIT ON RECORD*

Home > U.S. > Michigan > Livonia

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Upgrade

Claim

## L F L 344 LLC

Michigan Domestic Limited-Liability Company - Updated 10/7/2025

[L F L 344 LLC](#) is a Michigan Domestic Limited-Liability Company filed on June 7, 2022. The company's filing status is listed as Active and its File Number is [802867024](#).

The Registered Agent on file for this company is Laith Jacob and is located at 15645 Frmington Rd, Livonia, MI 48154.

The company has 1 contact on record. The contact is Laith Jacob from Livonia MI.

Like 33K



### Company Information

- Company Name: [L F L 344 LLC](#)
- Entity Type: MICHIGAN DOMESTIC LIMITED-LIABILITY COMPANY
- File Number: [802867024](#)
- Filing State: Michigan (MI)
- Filing Status: Active
- Filing Date: June 7, 2022
- Company Age: 3 Years, 5 Months
- Registered Agent:  Laith Jacob  
15645 Frmington Rd  
Livonia, MI 48154
- Governing Agency: Michigan Department of Labor & Economic Growth



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## FAITH URGENT CARE PLLC

Michigan Domestic Professional Limited-Liability Company · Updated 5/8/2025



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LEARN MORE

**FAITH URGENT CARE PLLC** is a Michigan Domestic Professional Limited-Liability Company filed on May 31, 2022. The company's filing status is listed as Active and its File Number is [802862199](#).

The Registered Agent on file for this company is Laith Jacob and is located at 15645 Farmington Rd, Livonia, MI 48154.

The company has 1 contact on record. The contact is Laith Jacob from Livonia MI.

Like 33K

### Company Information

- Company Name: [FAITH URGENT CARE PLLC](#)
- Entity Type: MICHIGAN DOMESTIC PROFESSIONAL LIMITED-LIABILITY COMPANY
- File Number: [802862199](#)
- Filing State: Michigan (MI)
- Filing Status: Active
- Filing Date: May 31, 2022
- Company Age: 3 Years, 6 Months
- Registered Agent:  Laith Jacob  
[15645 Farmington Rd](#)



**Fast. Easy. Done.**

2022289509 L: 57864 P: 591 WD  
09/20/2022 10:27:23 AM Total Pages: 3  
Bernard J. Youngblood, Register of Deeds - Wayne  
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX  
Wayne County County Tax Stamp #644976  
09/20/2022  
Receipt# 22-268815 L: 57864 P: 591  
State Tax: \$3,375.00 County Tax: \$495.00

**Warranty Deed - Statutory Form**  
C.L. 1948, 565.151 M.S.A. 26571

KNOW ALL MEN BY THESE PRESENTS: That Avighna Group, LLC, a Michigan limited liability company, street number and post office address is 15645 Farmington Road, Livonia, MI 48154, convey(s) and warrant L F L 334 LLC, a Michigan limited liability company, whose street number and post office address is Farmington Road, Livonia, MI 48154 the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: 15645 Farmington Road, Livonia, MI 48154

for the full consideration of Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00).

Subject to easements, reservations, restrictions and limitations of record, if any, and further subject to:

NONE

This premises 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 present and are protected by the Michigan right to farm act.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: September 16, 2022

Signature page follows.

(Attached to and becoming a part of Statutory Warranty Deed dated September 16, 2022 between Avighna LLC, a Michigan limited liability company, as Grantor and L F L 334 LLC, a Michigan limited liability company as Grantee.)

Signed and Sealed:

Avighna Group, LLC, a Michigan limited liability company

BY: Ambujam R. Krishnan  
Ambujam Krishnan, Member

State of Michigan  
County of Wayne

I, Debra R. Roberts, a Notary Public of the County and the State first written above, do hereby certify that Ambujam Krishnan, as a member, of Avighna Group, LLC, a Michigan limited liability company behalf of the limited liability company, personally appeared before me this day and acknowledged due execution of the foregoing instrument.

\* h.  
Witness my hand and official seal this the 16th day of September, 2022.

Debra R. Roberts  
Name: Debra R. Roberts  
Notary Public - State of Michigan  
Macomb County  
My Commission Expires: October 8, 2022  
Acting in the County of Wayne

DEBRA R. ROBERTS  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Oct. 08, 2022  
Acting in the County of Wayne

(Seal)

---

*(Attached to and becoming a part of Statutory Warranty Deed dated September 16, 2022 between Avighna LLC, a Michigan limited liability company, as Grantor and L F L 334 LLC, a Michigan limited liability company, as Grantee.)*

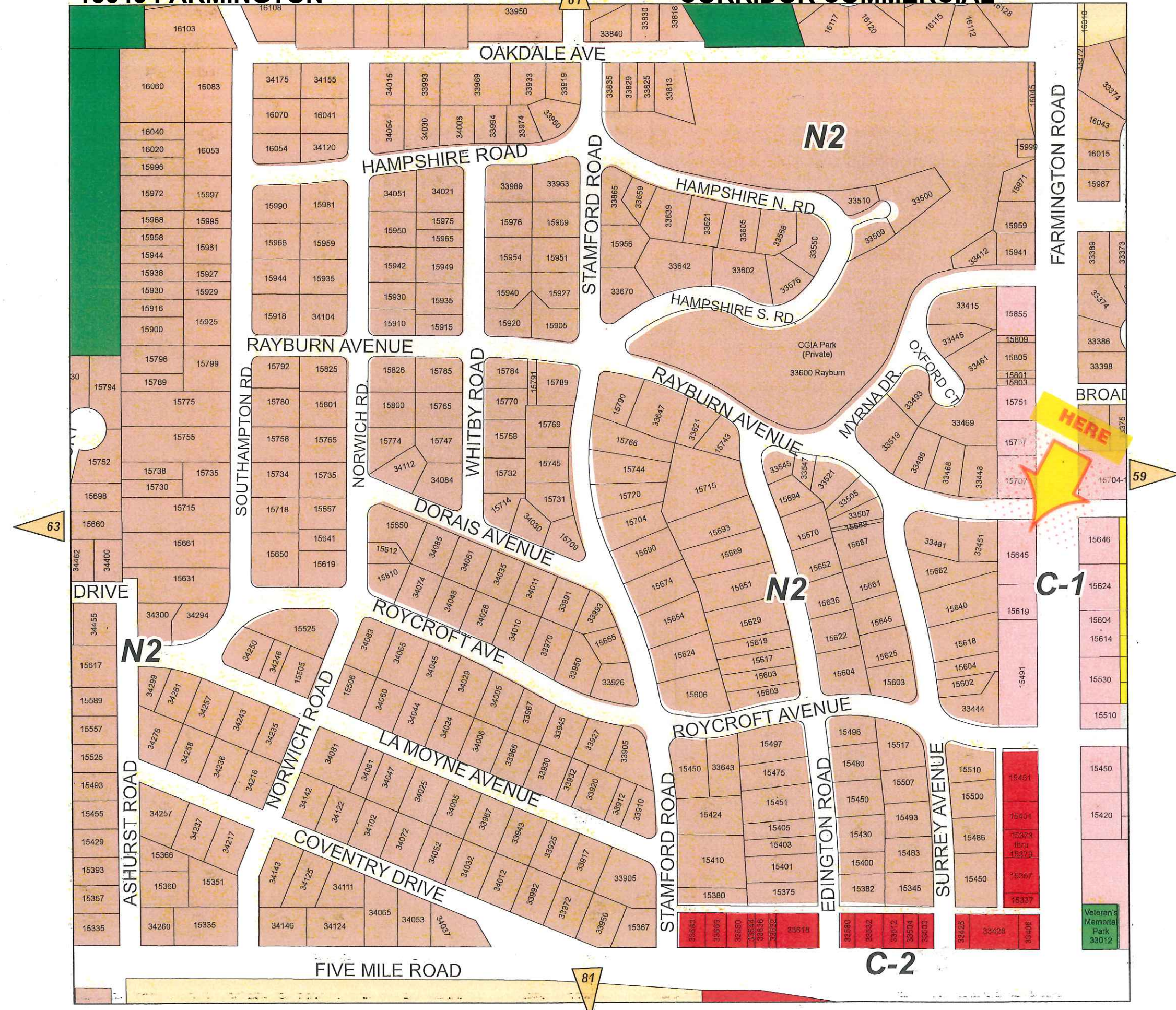
**EXHIBIT "A"**  
Legal Description

Land Situated in the State of Michigan, County of Wayne, City of Livonia.

Lots 236 to 244, including the East 1/2 of the adjacent vacated alley, in Coventry Gardens Subdivision, according to the plat thereof recorded in Liber 55 of plats, Page 34, Wayne County Records.

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 the Instrument. No representation is made as to the status of any tax liens or or titles owed to any other entities. Taxes in process of local collection or before PRE denial are NOT EXAMINED.

Eric R Sabree, Wayne County Treasurer  
No. E - 139609 Date: 09/20/2022 Clerk: RJT



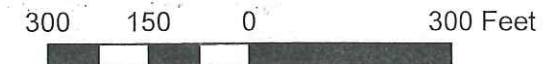
**ZONING MAP**

**LEGEND**

**Zoning Districts**

- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

S.E. 1/4 Section 16  
**City of Livonia**  
 T. 1 south, R. 9 east  
 Wayne County, Michigan  
 Copyright 2001, City of Livonia



**ZONING BOARD OF APPEALS**

**ZONING BOARD MEMBERS**

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JAMES. M. BARINGHAUS, VICE CHAIRMAN  
TIMOTHY J. KLISZ, SECRETARY  
LINDSEY HAKALA  
BRIAN MEAGHER  
MARC ROTONDO  
MIKE TESTA



**MAYOR**

MAUREEN MILLER BROSANAN

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LYNDA L. SCHEEL  
LAURA M. TOY

33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154-3097  
(734) 466-2250

***PUBLIC NOTICE  
NOVEMBER 21, 2025***

**APPEAL CASE NO. 2025-10-33, 36700 Five Mile:** an appeal was made to the Zoning Board of Appeals by Muhammad Tayab, 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.

**Total Number of Wall Signs**

Allowed: 2  
Proposed: 4  
Excess: 2

**Total Wall Sign Area**

Allowed: 114 sq. ft.  
Proposed: 176.19 sq. ft.  
Excess: 62.19 sq. ft.

**Total Monument Sign Area**

Allowed: 30 sq. ft.  
Proposed: 38 sq. ft.  
Excess: 8 sq. ft.

This Corridor Commercial property is located on the north side of Five Mile (36700), between Levan and Williams, Lot. No. 067-01-0110-006, C-1, Local Business, rejected by the Inspection Department under Livonia Zoning Ordinance, Sections 11.08 (2) District Sign Regulations & 11.10 (2) Illumination Standards.

**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. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.**

Agendas, minutes, and other meeting documents may be accessed at the following URL:

<https://livonia.gov/129/Agendas-Minutes-and-Meeting-Documents>

This appeal will be heard at a public hearing to be held in the **Auditorium on the 1st floor of City Hall on Tuesday, December 9, 2025, 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 734-466-2250 if you need assistance.



CITY OF LIVONIA  
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT  
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154  
421-2000

Applicant Muhammad Tayab Address 50708 Hesperus Dr. Canton, MI 48187  
 Owner (same as applicant) Address (same as applicant)  
 Lessee \_\_\_\_\_ Address \_\_\_\_\_  
 Location North Side of 36700 Five Mile Street \_\_\_\_\_  
 Between Levan And Williams  
 Lot No./Parcel No. 067-01-0110-006 Subdivision Kingsbury Heights  
 Zoning District C-1 Lot Size 2.57 acres Alley n/a  
 Present Use Local Business Proposed Use (no change)  
 Present Building Size 76' of frontage Proposed Building Size (no change)  
 Present Height of Building n/a Proposed Height n/a  
 Allowable Lot Coverage n/a Proposed Lot Coverage n/a

Proposal: 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. Total number of wall signs allowed: 2; Proposed: 4; Excess: 2. Total wall sign area allowed: 114 sq. ft.; Proposed: 176.19 sq. ft.; Excess: 62.19 sq. ft. Total monument sign area allowed: 30 sq. ft.; Proposed: 38 sq. ft.; Excess: 8 sq. ft.

Reason for Rejection Livonia Zoning Ordinance, section 11.08 (2) District Sign Regulations & 11.10 (2) Illumination Standards.

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 2 signs  
 Use Prohibited EMC with non-compliant signs Deficient Parking Spaces \_\_\_\_\_ Increasing Area and Bulk 62.19 & 8 s.f.

Remarks: \_\_\_\_\_  
\_\_\_\_\_

Plans and Application examined by *MJ Skano* Date October 17, 2025

APPLICATION FOR VARIANCE

Muhammad Tayab 50708 Hesperus Dr. Canton 134-502-  
(Owner of Premises) (Street Address) (City) (Zip Code) 48187 (Telephone) (Fax) 4346

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

Dream Sign INC. 13218 Michigan Ave Dearborn MI 48126  
(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 36700 Five Mile Rd

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:



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:

Building is very far from  
The street & There's a lot of trees

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

Patients won't be able to locate it

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

Other Buildings have higher visibility

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?

Because it will take along time  
to be Approved. Other businesses may not  
Have The issue above

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? \_\_\_\_\_

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: \_\_\_\_\_

Please print name of property owner: MUHAMMAD TAYAB

**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<sup>th</sup> day of October, 2025

(Notary Public, Wayne County, Michigan)  
My Commission expires September 18<sup>th</sup>, 2027

LYNN ABBAS  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF WAYNE  
My Comm. Exp. 09-18-2027  
Acting in the County of Wayne  
Date 10/14/2025

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 10/16/25, which reads as follows:

EXCESSIVE NUMBER OF SIGNS AND TOTAL SIGN AREA

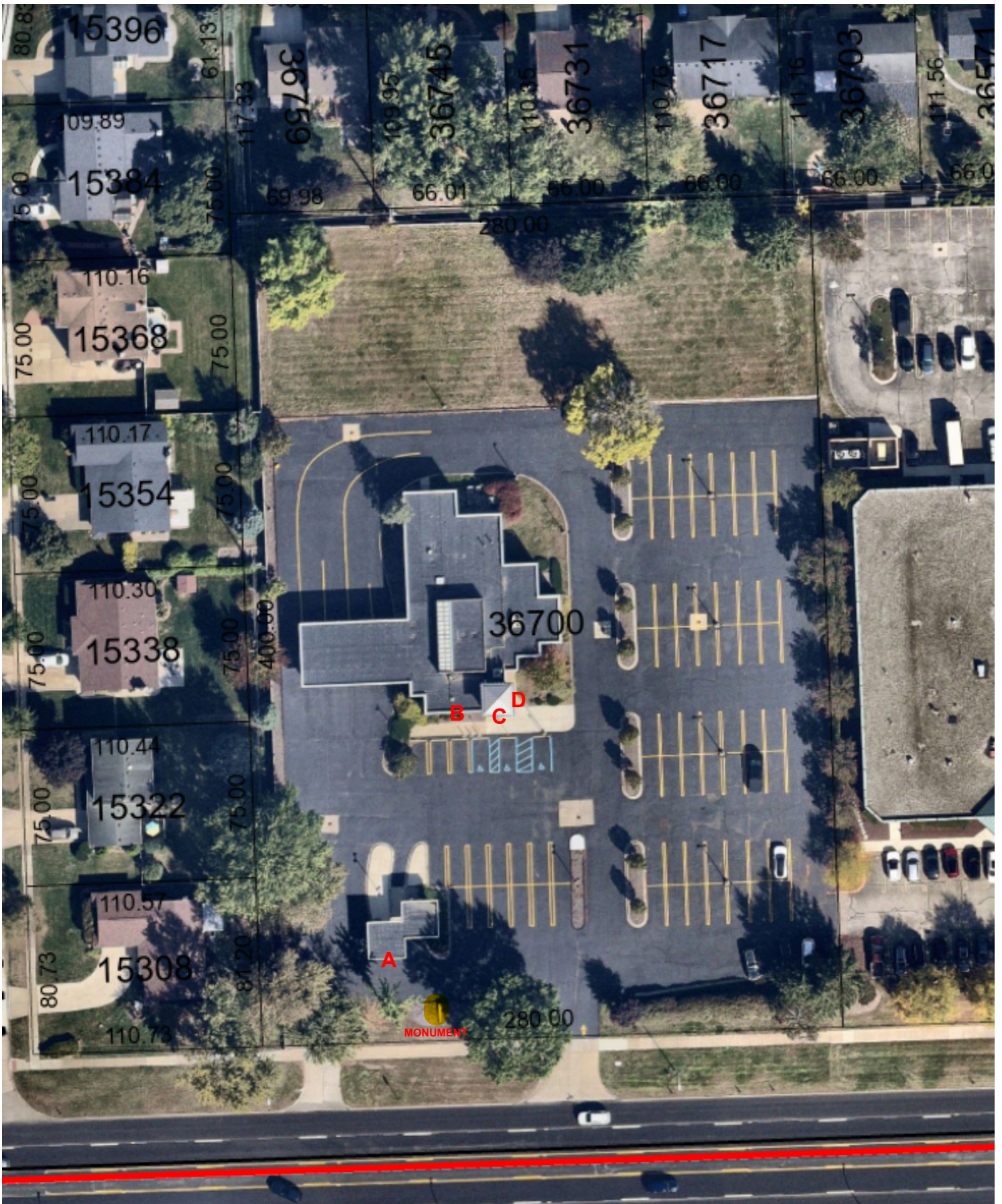
I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

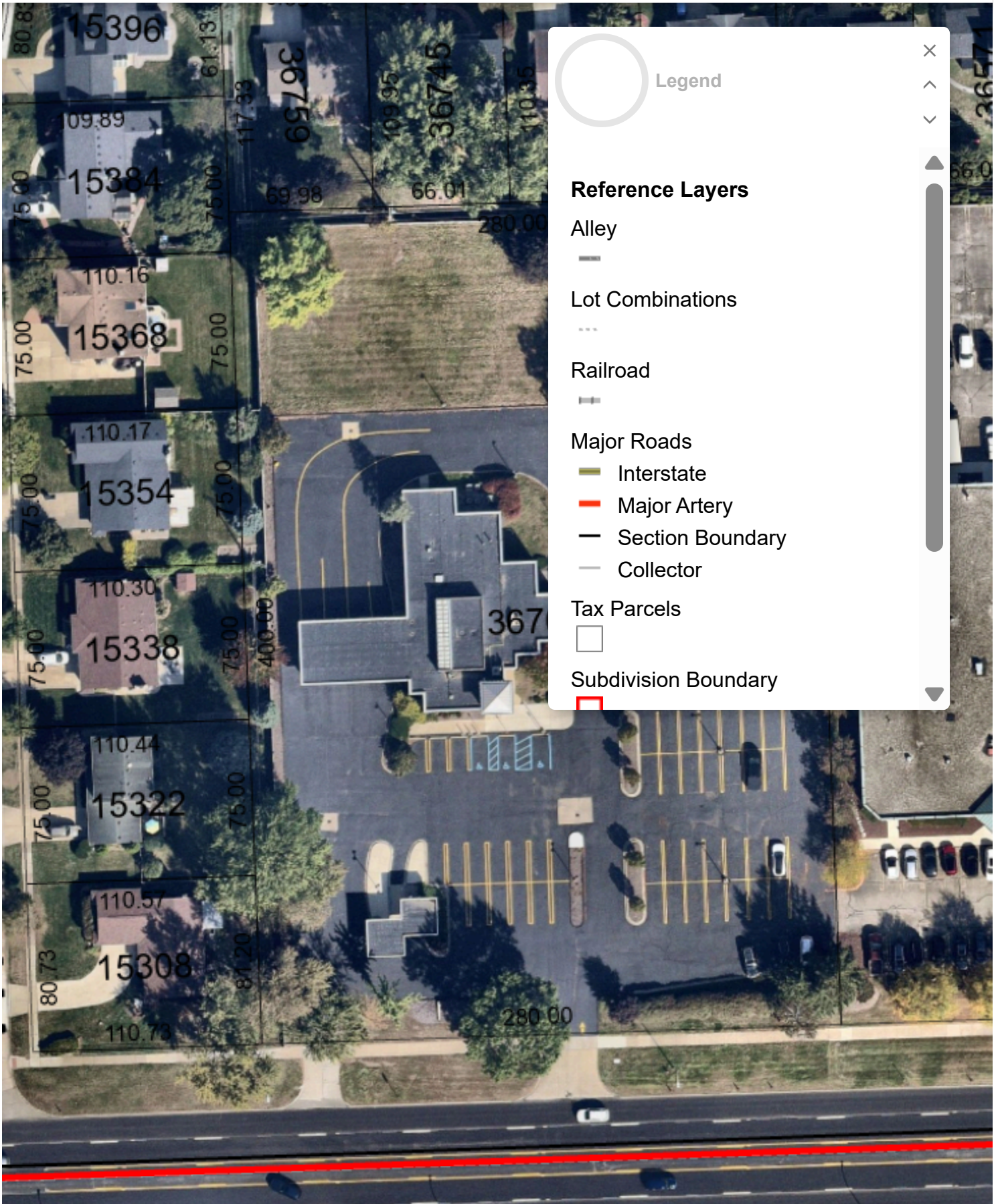
\_\_\_\_\_  
(Supervisor)

Application for permit filed YES

Violation Issued NO

36700 Five Mile

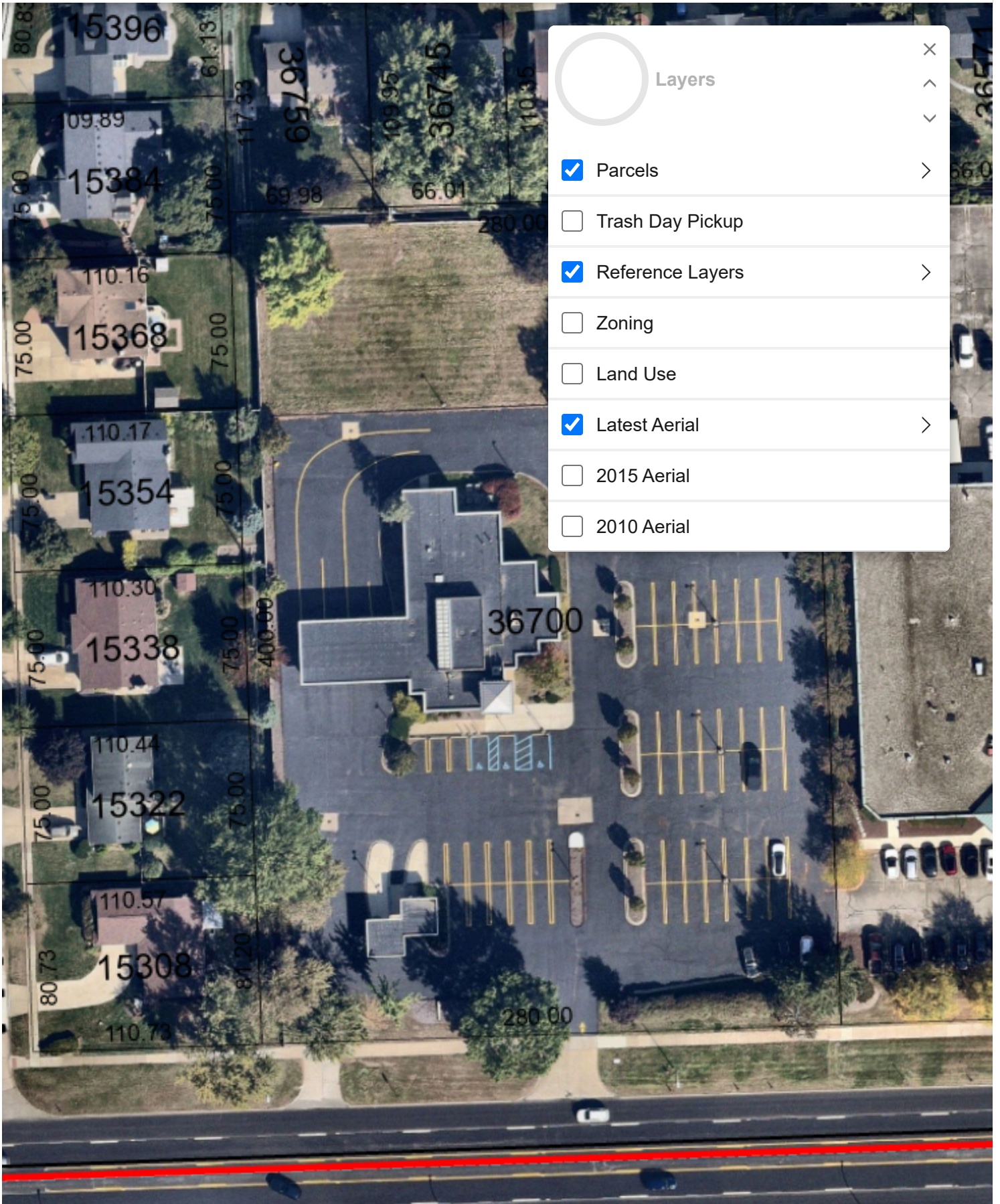




Legend

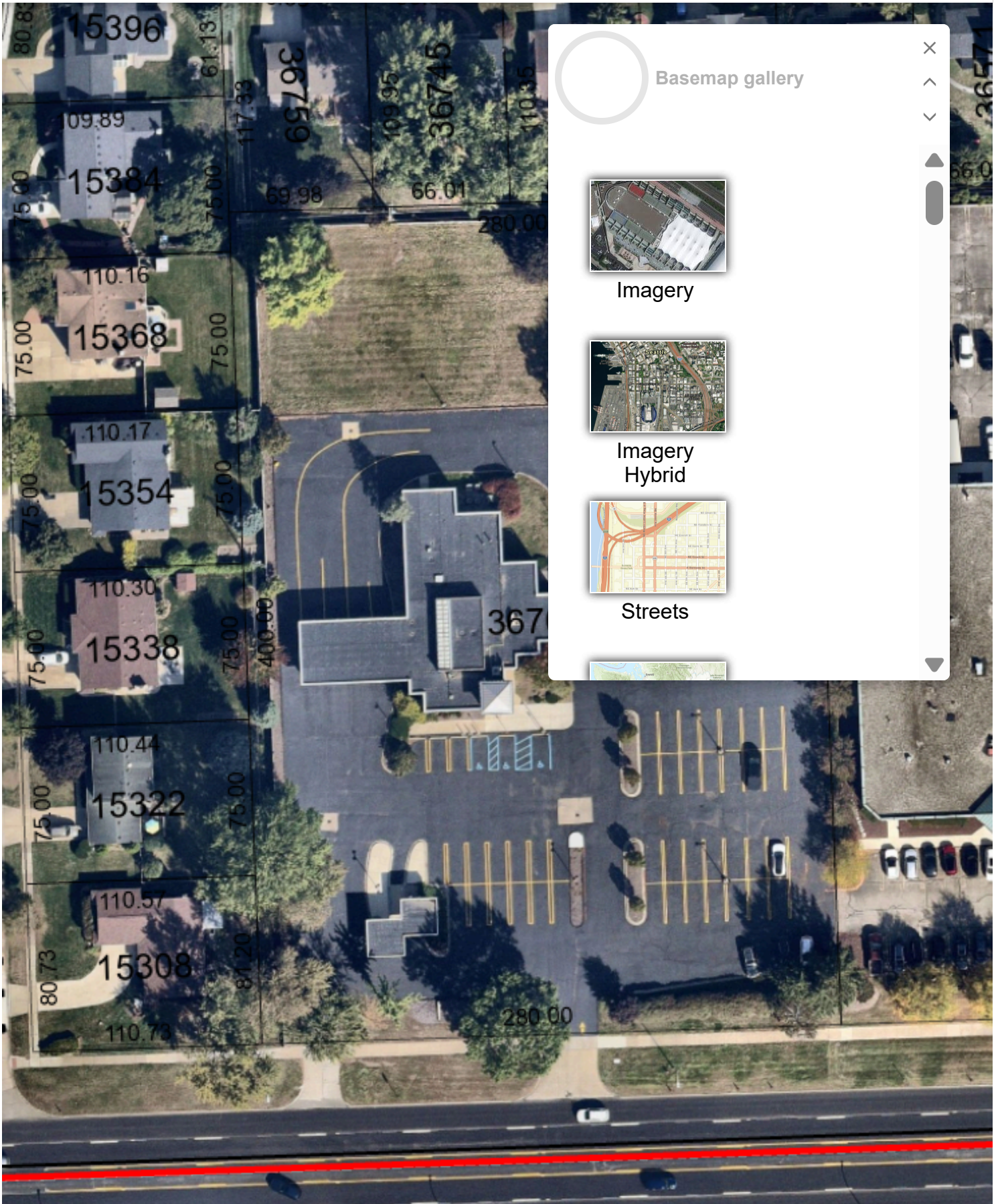
**Reference Layers**

- Alley
- Lot Combinations
- Railroad
- Major Roads
  - Interstate
  - Major Artery
  - Section Boundary
  - Collector
- Tax Parcels
- Subdivision Boundary


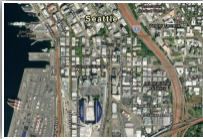
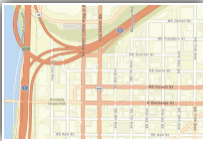


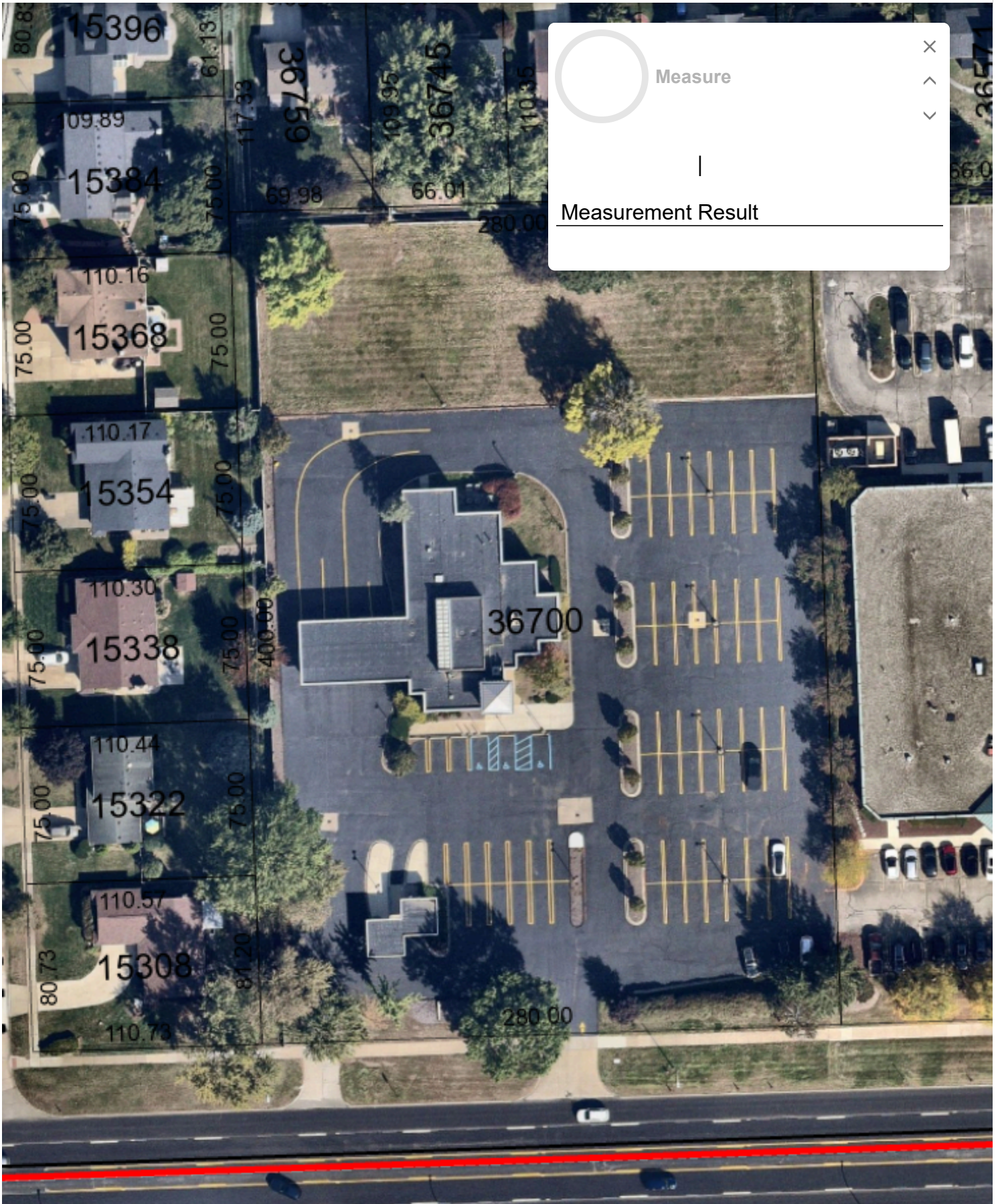
Layers

- Parcels
- Trash Day Pickup
- Reference Layers
- Zoning
- Land Use
- Latest Aerial
- 2015 Aerial
- 2010 Aerial



Basemap gallery

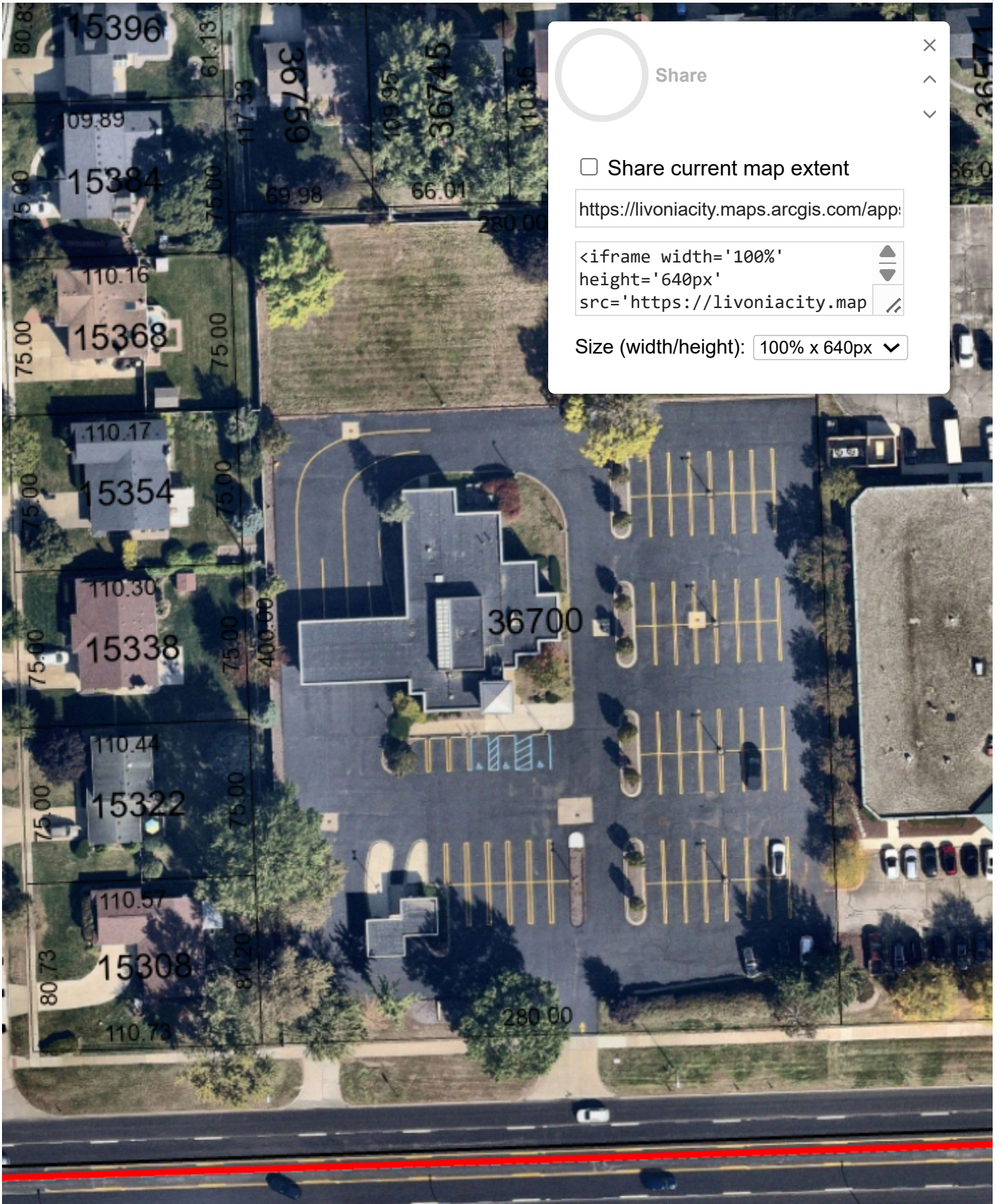
-   
Imagery
-   
Imagery Hybrid
-   
Streets



Measure

|

Measurement Result



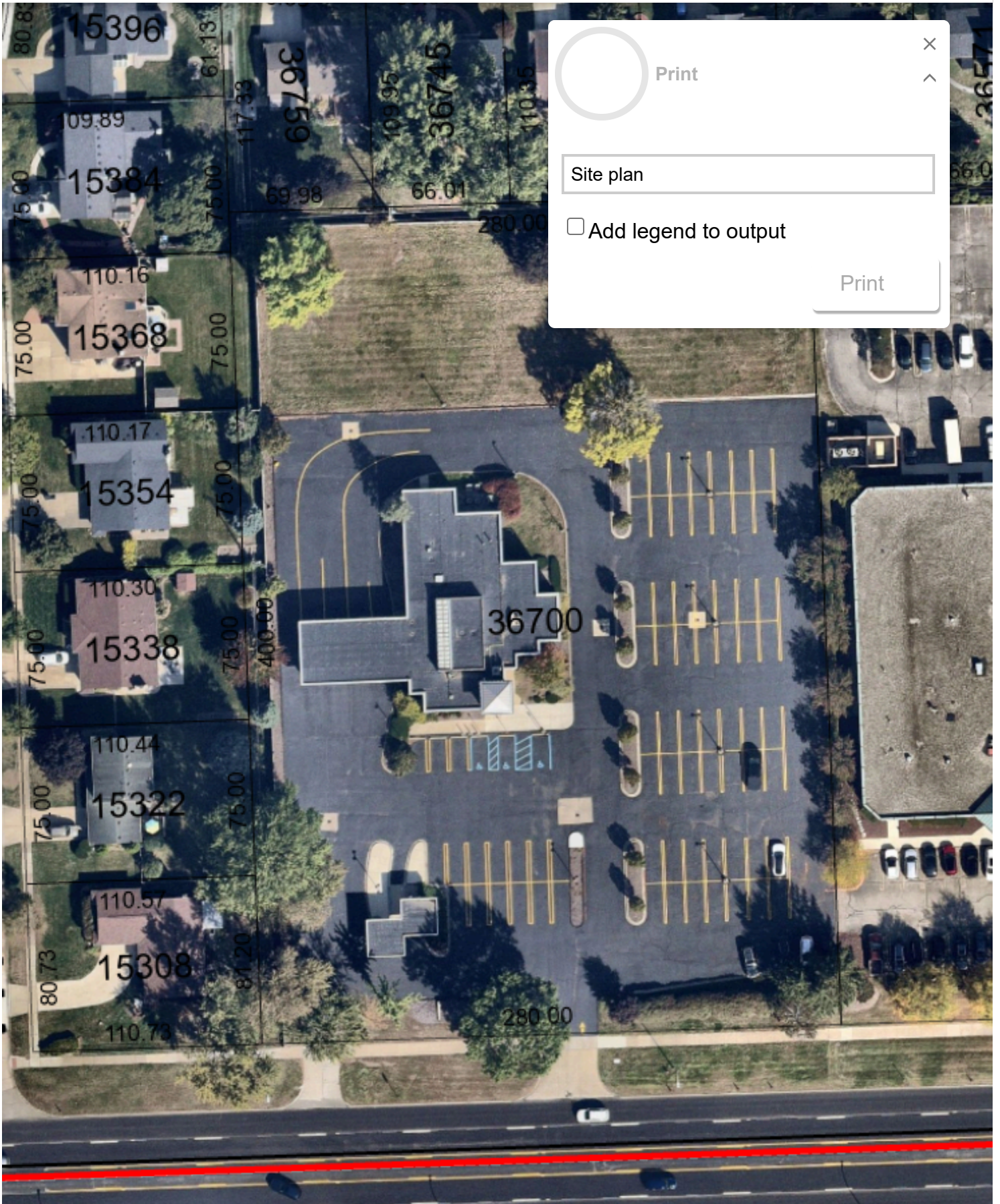
Share

Share current map extent

<https://livoniacity.maps.arcgis.com/app:>

```
<iframe width='100%' height='640px' src='https://livoniacity.map
```

Size (width/height): 100% x 640px



Print

Site plan

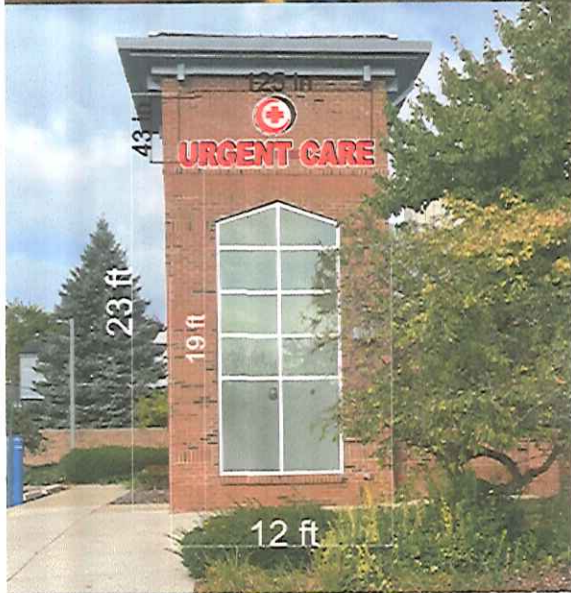
Add legend to output

Print

A

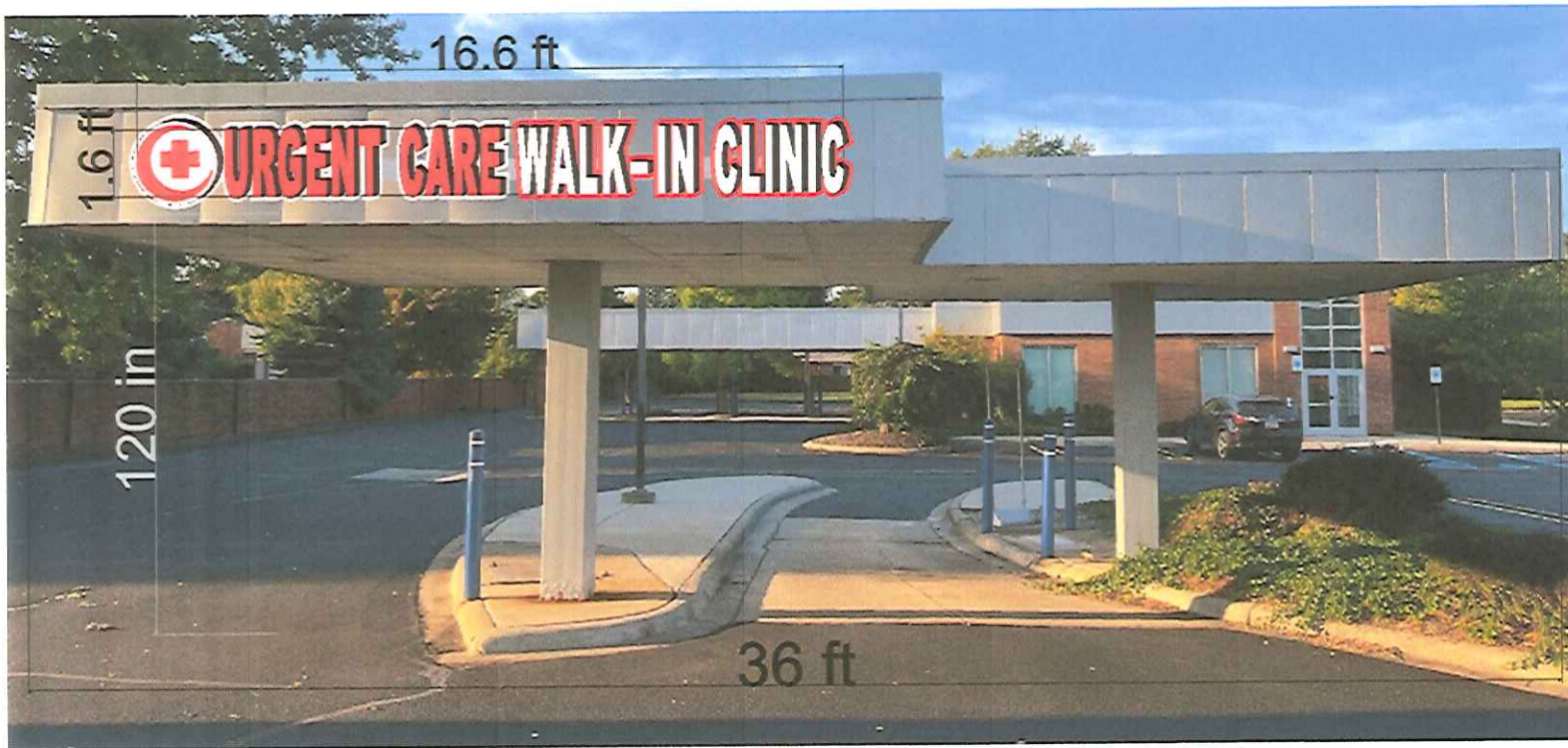
B

C

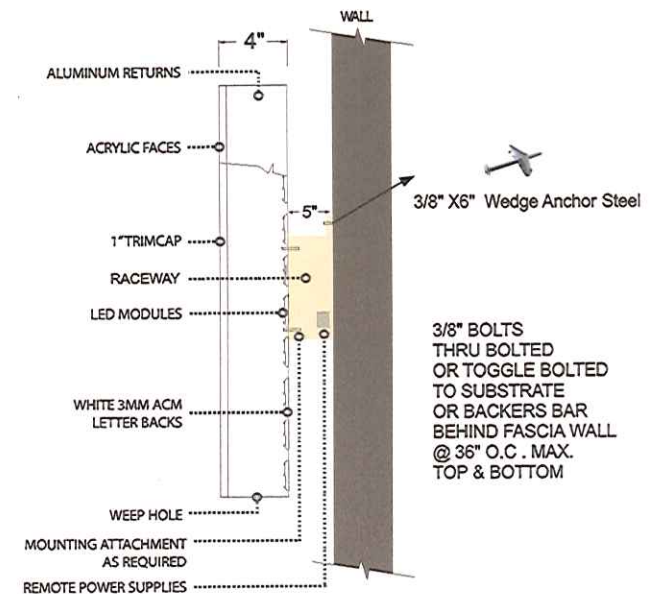
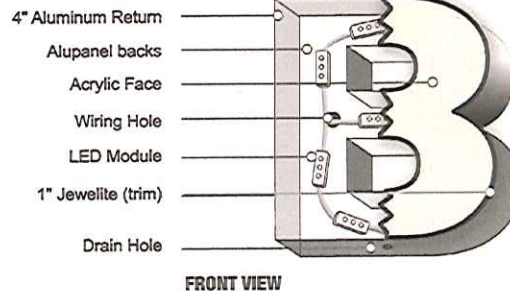


Variance will be for theses two  
One on the front and one on the canopy not connected to building

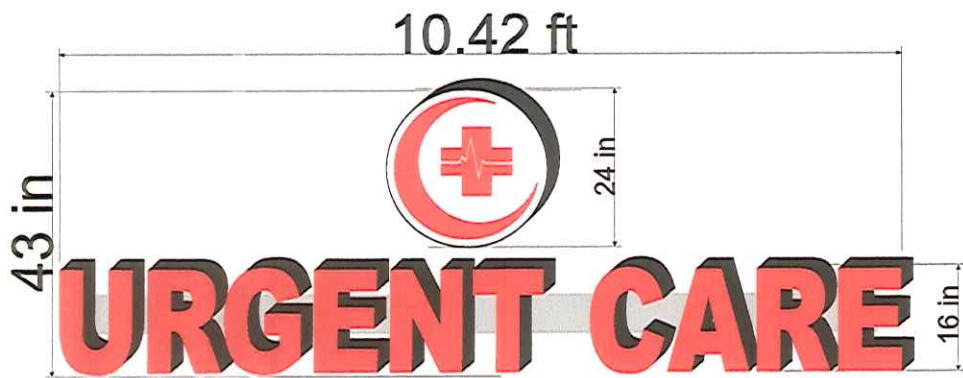
D



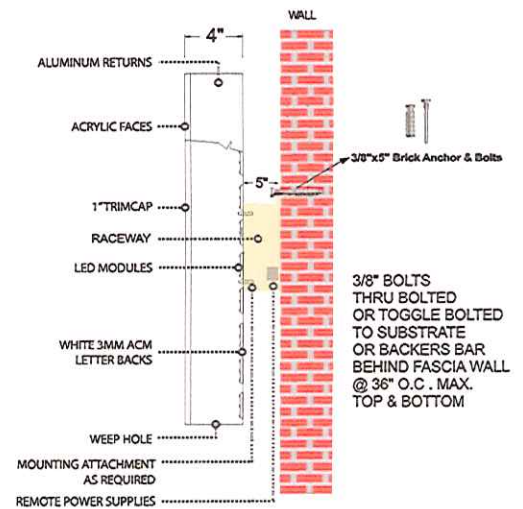
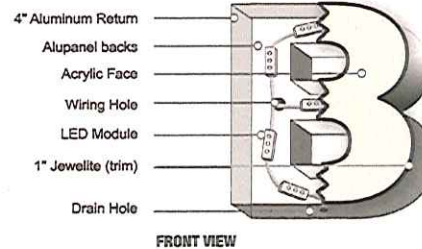
- Channel Letters on a raceway
- 4" Aluminum Returns
- Alupanel Backing
- Acrylic Faces
- Jewelite (Trim)
- Internal & External LED Modules
- Power Supply



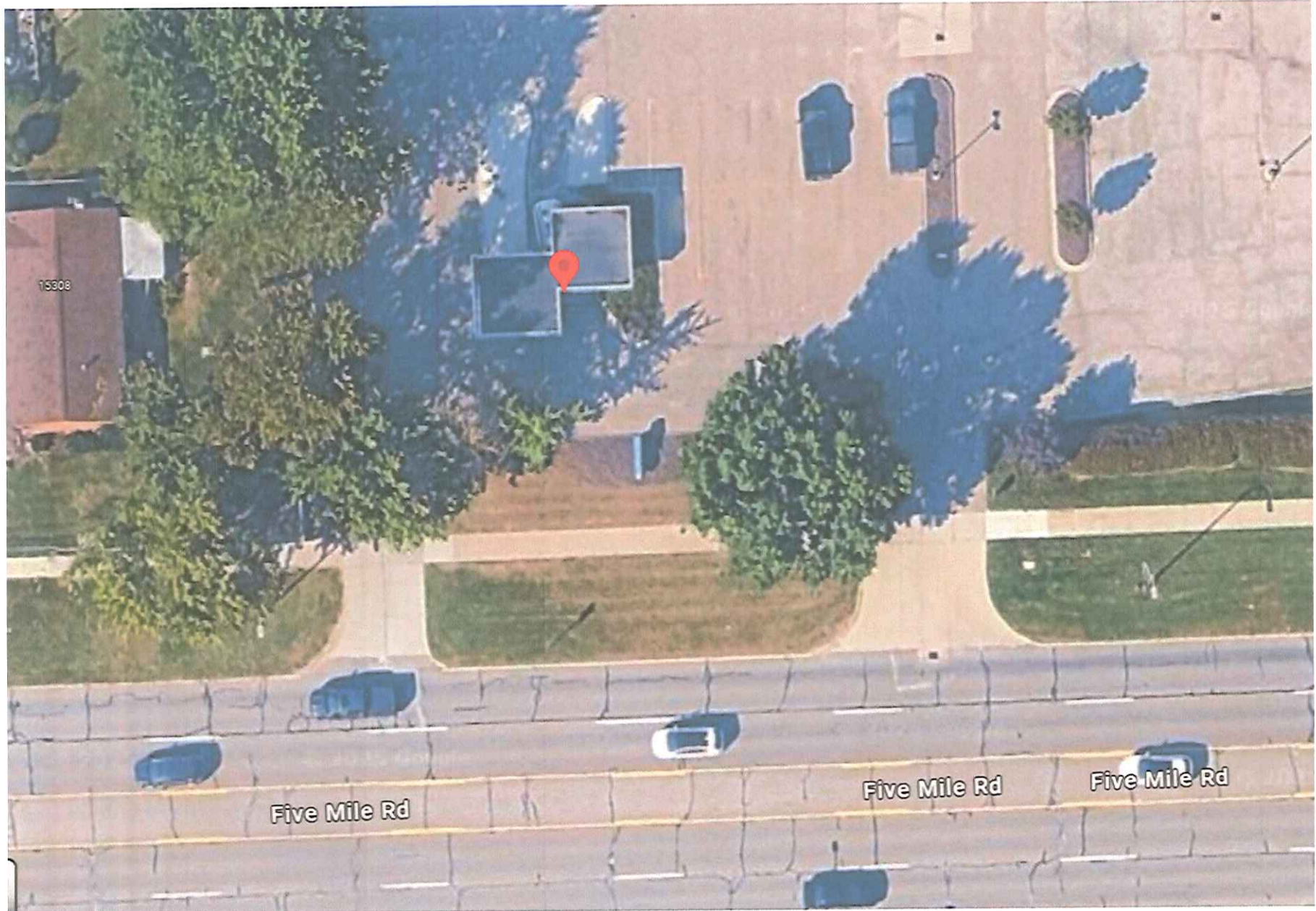
Street Side



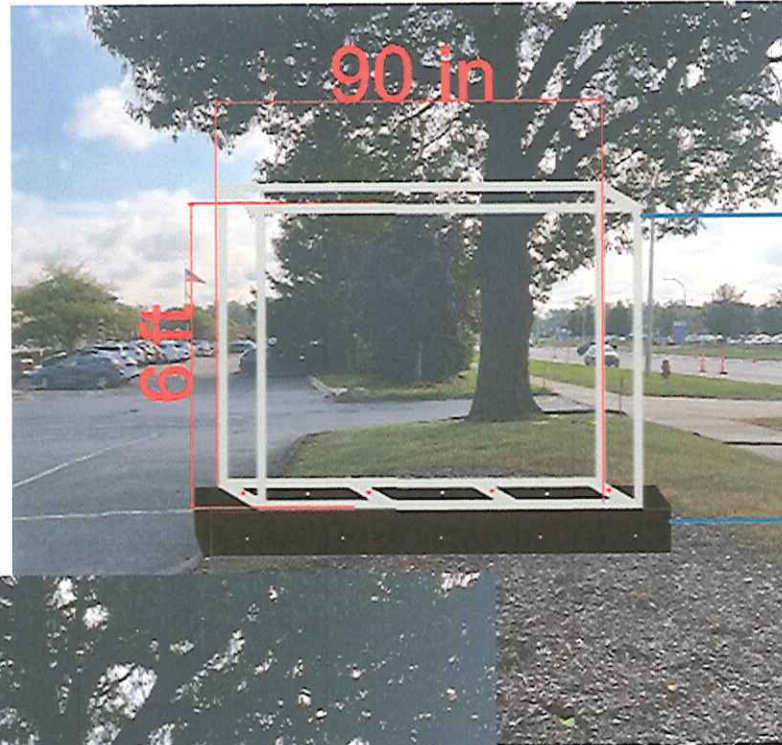
- Channel Letters on a raceway
- 4" Aluminum Returns
- Alupanel Backing
- Acrylic Faces
- Jewelite (Trim)
- Internal & External LED Modules
- Power Supply



36700 Five Mile Rd  
Livonia, MI 48154



Existing Foundation



1"x2" Steel Tubes welded Together to make a Box Steel Box will be welded to the U channel also 1/2"x6" screws for more support



3/8"x10"x90" Steel Sheet sides and top welded together to make a U shape the U shape will set on top of the Concrete, installed with 1/2"x 15" Bolt that's going from one side through the other side with nuts And 1/2"x 6" screws on top

Aluminum 063 cover sides and frames



LED Lamps

Sockets



Digital Sign

Polycarbonate Plastic Face with vinyl wording

Alupanel Sheet

**COPY**  
This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

L-4260 OFFICE USE ONLY

**Property Transfer Affidavit**

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. The information on this form is NOT CONFIDENTIAL.

**RECEIVED**  
JUL 25 2025  
CITY OF LIVONIA, MICH.  
DEPARTMENT OF ASSESSMENT

1. Street Address of Property 36700 FIVE MILE RD., LIVONIA, MI 48154		2. County WAYNE	3. Date of Transfer (or land contract signed) 7-25-2025
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village  LIVONIA		5. Purchase Price of Real Estate \$1,562,423.39	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description.  PIN This Number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.  067-01-0110-006		6. Seller's (Transferor) Name COMERICA BANK, A TEXAS BANKING ASSOCIATION	
		8. Buyer's (Transferee) Name and Mailing Address RANJAN LLC, A MICHIGAN LIMITED LIABILITY COMPANY 25950 Middlebelt Road Farmington Hills, MI 48336	
		9. Buyer's (Transferee) Telephone Number	

**Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.**

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list.  
 Land Contract                       Lease                       Deed                       Other (specify) \_\_\_\_\_

11. Was property purchased from a financial institution?  
 Yes                       No

12. Is the transfer between related persons?  
 Yes                       No

13. Amount of Down Payment

14. If you financed the purchase, did you pay market rate of interest?  
 Yes                       No

15. Amount Financed (Borrowed)

**EXEMPTIONS**

Certain transfers are exempt from uncapping. If you believe your transfer qualifies for an exemption, please indicate the type of exemption you're claiming below. Note that if an exemption is claimed, your assessor may request additional information to support your claim.

Transfer from one spouse to the other spouse.

Change in ownership solely to exclude or include a spouse.

Transfer between certain family members \*(see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name: \_\_\_\_\_ Buyer Name: \_\_\_\_\_  
Relationship to Buyer or Seller: \_\_\_\_\_

Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires).

Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor \*\* (see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary.  
Seller Name: \_\_\_\_\_ Buyer Name: \_\_\_\_\_  
Relationship to Buyer or Seller: \_\_\_\_\_

Transfer to effect the foreclosure or forfeiture of real property.

Transfer by redemption from a tax sale.

Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust.

Transfer resulting from a court order unless the order specifies a monetary payment.

Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse).

Transfer to establish or release a security interest (collateral).

Transfer of real estate through normal public trading of stock.

Transfer between entities under common control or among members of an affiliated group.

Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.

Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.

Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.

Transfer of land with qualified conservation easement (land only - not improvements).

Other, as described in MCL 211.27a, specify: \_\_\_\_\_

**CERTIFICATION:** I certify that the information above is true and complete to the best of my knowledge.

Printed Name MUHAMMAD TAYAB	Signature 	Date 7-25-2025
Name and title, if signer is other than the owner	Daytime Phone Number 734-377-8710	E-mail Address _____

Home > U.S. > Michigan > Farmington Hills

[Write Review](#)

[Upgrade](#)

[Claim](#)

## RANIJAN LLC

Michigan Domestic Limited-Liability Company • Updated 10/18/2025

[RANIJAN LLC](#) is a Michigan Domestic Limited-Liability Company filed on June 13, 2025. The company's filing status is listed as Active and its File Number is [803405016](#).

The Registered Agent on file for this company is Muhammad Tayab and is located at 25950 Middlebelt Rd, Farmington Hills, MI 48336. The company's mailing address is 25950 Middlebelt Rd, Farmington Hills, MI 48336.

The company has 1 contact on record. The contact is Muhammad Tayab from Farmington Hills MI.

Like 33K

### Company Information

Company Name: [RANIJAN LLC](#)  
 Entity Type: MICHIGAN DOMESTIC LIMITED-LIABILITY COMPANY  
 File Number: [803405016](#)  
 Filing State: Michigan (MI)  
 Filing Status: Active  
 Filing Date: June 13, 2025  
 Company Age: 5 Months  
 Registered Agent: Muhammad Tayab  
 25950 Middlebelt Rd  
 Farmington Hills, MI 48336  
 Mailing Address: 25950 Middlebelt Rd  
 Farmington Hills, MI 48336  
 Report Due Date: February 15, 2026  
 Governing Agency: Michigan Department of Labor & Economic Growth

### Company Contacts

[MUHAMMAD TAYAB](#)

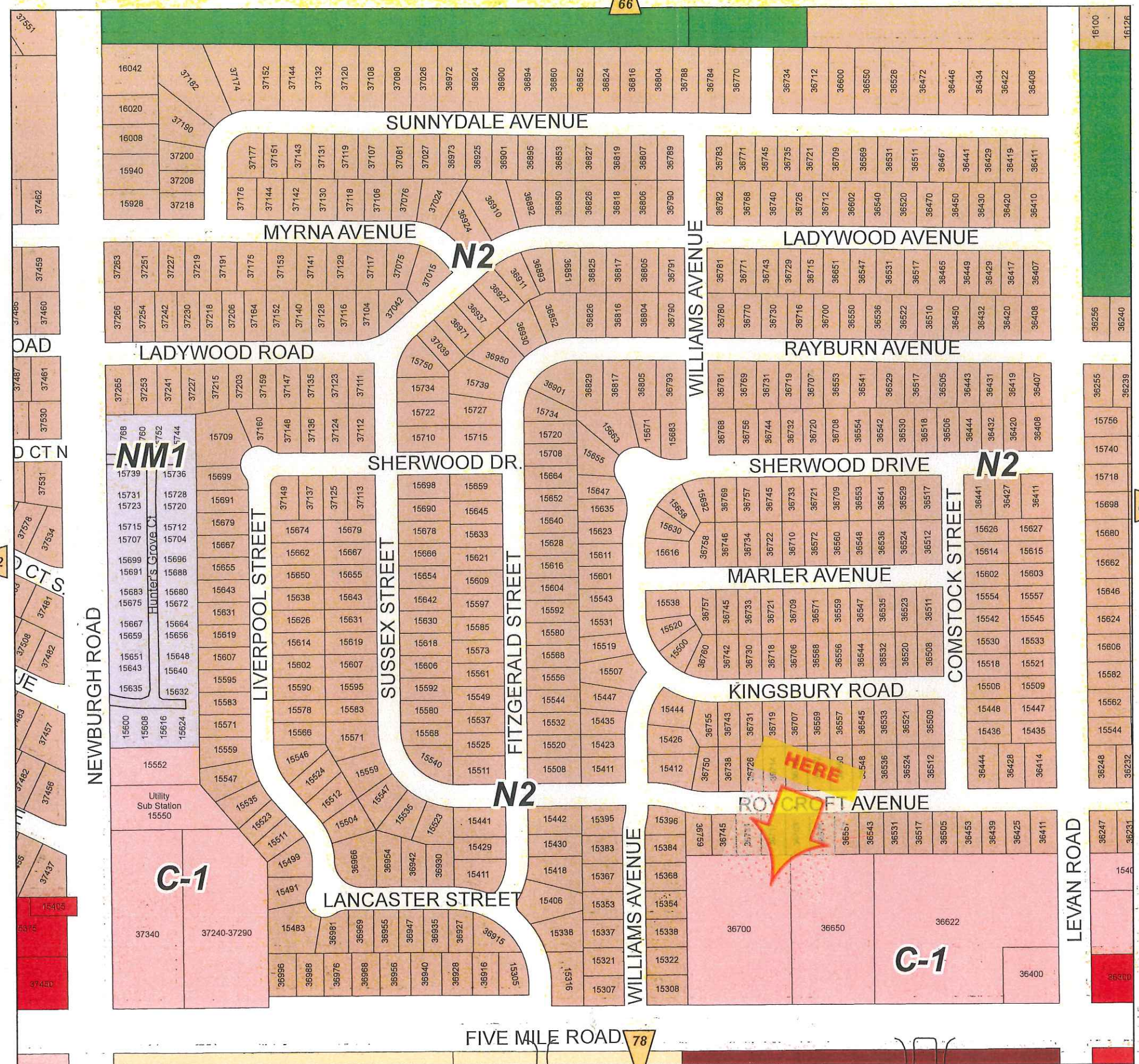
Agent

25950 Middlebelt Rd  
 Farmington Hills, MI 48336

### Reviews

**MUHAMMAD TAYAB**  
**36700 FIVE MILE**

**SIGNS**  
**CORRIDOR COMMERCIAL**



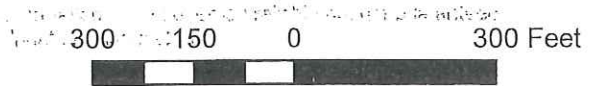
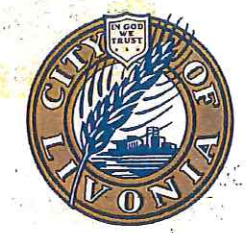
**ZONING MAP**

**LEGEND**

**Zoning Districts**

- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2-Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

S.W. 1/4 Section 17  
**City of Livonia**  
 T. 1 south, R. 9 east  
 Wayne County, Michigan  
 Copyright 2001, City of Livonia



JACK ENGBRETSON, Chairman  
JAMES C. McCANN, Vice Chairman  
R. LEE MORROW, Secretary

ROBERT ALANSKAS  
PATRICIA BLOMBERG  
WILLIAM LAPINE  
C. DANIEL PIERCECCHI



ROBERT D. BENNETT  
MAYOR

JOHN J. NAGY  
PLANNING DIRECTOR

H. G. SHANE  
ASST. PLANNING DIRECTOR

33000 CIVIC CENTER DRIVE  
LIVONIA, MICHIGAN 48154-3097  
421-2000  
FAX: 421-1807

September 26, 1994

Honorable Members of the City Council  
City of Livonia, Michigan

Re: Petition 94-9-8-17

Dear Council Members:

At the 690th Regular Meeting by the City Planning Commission held on September 20, 1994 in the Livonia City hall, the following resolution was unanimously adopted:

#9-162-94 RESOLVED that, the City Planning Commission does hereby recommend to the City Council that Petition 94-9-8-17 by Neumann/Smith & Associates requesting approval of all plans required by Section 18.58 of Zoning Ordinance #543 in connection with a proposal to expand the existing bank and parking lot on property located at 36700 Five Mile Road in the Southwest 1/4 of Section 17, be approved subject to the following conditions:

- 1) That the Site Plan, defined as Sheet 1, dated Sept. 20, 1994, as revised, by Neumann/Smith & Associates, is hereby approved and shall be adhered to;
- 2) That the Landscape Plan, defined as Sheet LP 1.0 dated Sept. 20, 1994, as revised, by Neumann/Smith & Associates, is hereby approved and shall be adhered to; and that the landscape materials and underground irrigation system shall be installed prior to the issuance of a Certificate of Occupancy and thereafter permanently maintained in a healthy condition;
- 3) That the Elevation Plan, defined as Sheet 3 dated Sept. 6, 1994 by Neumann/Smith & Associates, is hereby approved and shall be adhered to;
- 4) That the size of the canopy shall be scaled down as per drawings to be submitted by Neumann/Smith & Associates.
- 5) That the parking bays shall be double striped.

#727-94 RESOLVED, that having considered a communication from the City Planning Commission, dated September 26, 1994, which transmits its resolution 9-162-94 adopted on September 20, 1994, with regard to Petition 94-9-8-17 submitted by Neumann/Smith & Associates, requesting approval of all plans in connection with a proposal to expand the existing bank and parking lot on property located at 36700 Five Mile Road in the Southwest 1/4 of Section 17, pursuant to the provisions set forth in Section 18.58 of Ordinance No. 543, as amended, the Council does hereby concur in the recommendation of the Planning

Commission and Petition 94-9-8-17 is hereby approved and granted, subject to the following conditions:

1. That the Site Plan, defined as Sheet 1 dated September 20, 1994, as revised, by Neumann/Smith & Associates, is hereby approved and shall be adhered to;
2. That the Landscape Plan, defined as Sheet LP 1.0 dated September 20, 1994, as revised, by Neumann/Smith & Associates is hereby approved and shall be adhered to; and that the landscape materials and underground irrigation system shall be installed prior to the issuance of a Certificate of Occupancy and thereafter permanently maintained in a healthy condition;
3. That the Elevation Plan, defined as Sheet 3 dated September 6, 1994, by Neumann/Smith & Associates is hereby approved and shall be adhered to;
4. That the size of the canopy shall be scaled down as per drawings to be submitted by Neumann/Smith & Associates; and
5. That the parking bays shall be double striped;

FURTHER, this approval is subject to the additional condition that landscaping be installed on the east side of the property.

ZONING BOARD OF APPEALS

GERALD D. TAYLOR, CHAIRMAN  
RONALD L. NISUN, VICE CHAIRMAN  
CONRAD J. GNIEWEK, SECRETARY  
FERNON P. FEENSTRA  
RUSSEL D. HALLER  
ELDON R. RAYMOND



MAYOR  
EDWARD H. MCNAMARA

CITY COUNCIL  
ROBERT F. NASH  
JERRY H. BROWN  
ROBERT D. BENNETT  
ROBERT R. BISHOP  
ROBERT E. MCCANN, President  
JERRY RAYMOND  
PETER A. VENTURA, Vice Pres.

33001 FIVE MILE ROAD  
LIVONIA, MICHIGAN 48154

July 6, 1976

Mr. F. R. Noonan, President  
Media Six, Inc.  
21415 Civic Center Drive  
Southfield, Michigan 48075

Dear Mr. Noonan:

The Zoning Board of Appeals of the City of Livonia, at its special meeting held on July 1, 1976, adopted the following resolution:

RESOLVED, That Appeal Case No. 7607-65S, filed by Media Six, Inc., 21415 Civic Center, Southfield, Michigan, 48075, (owner, Wabeek Properties, Inc., 211 West Fort Street, Detroit, Michigan 48202) seeking to erect a new 128 square foot ground sign (8'6" x 15'2"), 30 feet high with a 60-foot setback on property located on the north side of Five Mile Road (36700) between Levan and Williams, Parcel No. west 180 feet of OLA, bla (067 01 0110 002), C-1 zoning district, be granted and the requirements of Zoning Ordinance No. 543, Section 18.50E (Excessive Sign: Proposed is 128 square feet and allowed is 80 square feet - Excess of 48 square feet), be waived for the following reasons and findings of fact:

1. That this Board recognizes the practicality of utilizing an existing sign owned by the petitioner.
2. That this sign shall be temporary until such time as the permanent building is finished.

FURTHER, That the petitioner shall comply with the following conditions:

1. That this variance shall not extend for more than two years.

*Attach to field copy of permit.*

3416C

July 6, 1976

2. That this sign shall have a timer set to go off at 10:00 P.M.

Very truly yours,

ZONING BOARD OF APPEALS

*Conrad J. Gniewek*  
Conrad J. Gniewek, Secretary *np*

np

cc: Wabeek Properties, Inc.  
Detroit Bank - Livonia  
Chief Inspector (2)  
City Attorney

*Inspection (2)*

ZONING BOARD OF APPEALS

ELDON R. RAYMOND, CHAIRMAN

FERNON P. FEENSTRA, SECRETARY  
CONRAD J. GNIEWEK  
WILLIAM LaPINE  
RONALD L. NISUN  
CAROL SUE SOBOLEWSKI



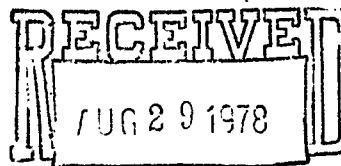
MAYOR  
EDWARD H. McNAMARA

CITY COUNCIL  
ROBERT E. McCANN, PRESIDENT  
ROBERT D. BENNETT, VICE PRESIDENT  
ROBERT R. BISHOP  
Gerald D. Taylor  
ROBERT F. NASH  
JERRY RAYMOND  
PETER A. VENTURA

*John, for your use.*

33001 FIVE MILE ROAD  
LIVONIA, MICHIGAN 48154  
421-2000 EXT. 220

August 29, 1978



Mr. R. Robert Noonan, President  
Media Six, Inc.  
21415 Civic Center  
Southfield, Michigan 48075

CITY OF LIVONIA  
BUFFAU of INSPECTION

Dear Mr. Noonan:

The Zoning Board of Appeals of the City of Livonia, at its special meeting held on August 24, 1978, adopted the following resolution:

RESOLVED, That for the purpose of clarification, the variance granted on July 1, 1976, in Appeal Case No. 7607-65, filed by Media Six, Inc., 21415 Civic Center, Southfield 48075 (Wabeek Properties, Inc., 211 West Fort Street, Detroit 48202, owner) be allowed to continue for the following reasons and findings of fact:

- 1) That compliance has been realized in terms of the original grant.
- 2) That due to a technicality, the sign is eight (8) square feet larger than that which was originally proposed.
- 3) That this sign meets all other stipulations of the ordinance.
- 4) That this sign does not constitute any further intrusion into the area.

FURTHER, That the continuance of this variance is not detrimental to the Master Plan of the City of Livonia.

Very truly yours,

ZONING BOARD OF APPEALS

*Fernon P. Feenstra*  
Fernon P. Feenstra, Secretary *rp*

np

cc: Wabeek Properties  
Detroit Bank-Livonia, 33400 Six Mile  
Detroit Bank-Livonia, 36700 Five Mile  
Chief Inspector (2)  
City Attorney

# FUTURE LAND USE PLAN

CITY OF LIVONIA  
ZONING BOARD OF APPEALS  
December 9, 2025 – 7:00 p.m.  
Livonia City Hall – Auditorium (1st floor)  
33000 Civic Center Drive, Livonia, MI

**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.

**FUTURE LAND USE PLAN (FLUP): CORRIDOR COMMERCIAL**

**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.

**FUTURE LAND USE PLAN (FLUP): CORRIDOR COMMERCIAL**

**3. APPEAL CASE 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.

**FUTURE LAND USE PLAN (FLUP): CORRIDOR COMMERCIAL**

**AGENDA DATE: December 9, 2025**  
**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**

- 1. APPEAL CASE NO. 2025-09-30, Sheldon Center, LLC, on behalf of Lessee Ivy Rehab, 33243 Plymouth:** Should be denied because the alleged practical difficulty does not entail more than mere inability to earn a higher financial return.
- 2. APPEAL CASE NO. 2025-10-32, Faith Internal Medicine, 15645 Farmington:** Should be denied because the proposed variance would give petitioner both an oversized sign and an electronic sign in violation of the policy of the ordinance to compel the selection of one of the two.
- 3. APPEAL CASE NO. 2025-10-33, Muhammad Tayab, 36700 Five Mile:** Should be denied because the alleged practical difficulty does not entail more than a mere inability to earn a higher financial return. FURTHER, Petitioner's proposal grossly exceeds the maximum permitted signage, even without the electronic message center sign. FURTHER, inclusion of the electronic message sign in Petitioner's proposal violates the City's policy requiring Petitioners to choose between oversized signage and electronic signage. FURTHER, the Board has recently established a precedent by its denial of a similar request in the immediate vicinity.