

PUBLIC NOTICE

**City of Berkley, Michigan
Regular Meeting of the Zoning Board of Appeals
Monday, March 09, 2026
7:00 PM - City Hall
Council Chambers
Information: (248) 658-3320**

Notice: Official Minutes of the Zoning Board of Appeals are stored and available for review at the Office of the City Clerk.

The City of Berkley will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon four working days notice to the city. Individuals with disabilities requiring auxiliary aids or services should contact the city by writing or calling: City Clerk, ADA Contact, Berkley City Hall, 3338 Coolidge, Berkley, Michigan 48072, (248) 658-3300.

You can watch the meeting on Channel 10 for both Comcast and WOW, or <http://www.youtube.com/CityofBerkley>.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFIRMATION OF A QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES – *Meeting Minutes of December 08, 2025*

OLD BUSINESS - None

NEW BUSINESS:

1. Application PBA-01-26

Zach Hewitt for Well Wishes Tattoo, 27815 Woodward Ave, Parcel # 04-25-17-428-022, West side of Woodward Ave., between Eaton Rd. and West Blvd., is requesting a variance for parking to allow for an additional chair for service to be added.

2. Application PBA-02-26

Lori Drouillard & Mark Gwisdalla, 1260 Larkmoor Blvd., Parcel # 04-25-17-408-051, North side of Larkmoor Blvd., between Cass Blvd. and Stanford Rd., is requesting dimensional variances on side yard setback and distance between adjacent dwelling to construct an addition.

OTHER BUSINESS:

1. Election for Vice-Chair

STAFF / BOARD MEMBER REPORT:

LIAISON REPORT

PUBLIC COMMENTS

ADJOURN

**THE REGULAR MEETING OF THE BERKLEY CITY ZONING BOARD OF APPEALS WAS
CALLED TO ORDER AT 7:00 PM, MONDAY, DECEMBER 08, 2025 BY CHAIR MCALPINE**

The minutes from this meeting are in summary form capturing the actions taken on each agenda item. To view the meeting discussions in their entirety, this meeting is broadcasted on the city's government access channel, WBRK, every day at 9AM and 9PM. The video can also be seen on-demand on the city's YouTube channel: <http://www.youtube.com/CityofBerkley>.

PRESENT:

Sue McAlpine
Lorene Branch
Andrew Creal
Joseph Krug

Joann Serr
Kevin Wilner
Jason Benedict, Alternate

ABSENT:

Eric McDonald

ALSO, PRESENT:

Kim Anderson, Zoning Administrator
Greg Patterson, Liaison

CONFIRMATION OF QUORUM MET

APPROVAL OF AGENDA

Motion to approve the agenda as presented by Krug, and supported by Creal.

Voice vote to approve the agenda.

AYES: 7
NAYS: 0
ABSENT: 1

MOTION CARRIED

* * * * *

APPROVAL OF MINUTES

Motion to approve the minutes of the October 13, 2025 regular meeting with a correction to "Branch" misspelled by Wilner and supported by Krug.

Voice vote to approve minutes

AYES: 7
NAYS: 0
ASBENT: 1

MOTION CARRIED

* * * * *

OLD BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

1. 2026 ZBA Meeting Dates

Motion to approve the 2026 Zoning Board of Appeals Meeting dates as presented by Branch and supported by Wilner.

Voice vote to approve 2026 meeting dates

AYES: 7

NAYS: 0

ASBENT: 1

MOTION CARRIED

* * * * *

STAFF/BOARD MEMBER REPORT

Community Development Monthly Report for September 2025 and October 2025.

ZBA Member Steve Allen resigned and Alternate Lorene Branch has moved to a ZBA Member.

There is an opening for a Zoning Board of Appeals Alternate.

ZBA Liaison, Dennis Hennen is now Planning Commission Liaison and Greg Patterson is now the ZBA Liaison.

* * * * *

LIAISON REPORT

* * * * *

PUBLIC COMMENT

NONE

* * * * *

With no further business, the meeting was adjourned at 7:05 p.m.

Motion by Benedict and support by Wilner

Voice vote to adjourn

AYES: 7

NAYS: 0

ABSENT: 1

MOTION CARRIED

* * * * *



CITY OF BERKLEY

COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

ZONING BOARD OF APPEALS APPLICATION

The Zoning Board of Appeals (ZBA) meets the second Monday of the month. The meetings are held in the Council Chambers at City Hall, 3338 Coolidge Highway, Berkley, Michigan 48072.

The ZBA shall hear requests for use and dimensional variances, appeals of administrative decisions, interpretation of zoning map and text, and interpretations of commercial message for proposed murals.

****Please be advised:** The ZBA may grant a variance where undue hardship or practical difficulty for the property exist. A want or desire (bigger structure, more profit, etc.) is not sufficient grounds for a variance. The ZBA does not have the power to legislate or create new regulations. The Board's purpose is to provide some relief from the Zoning Ordinance depending on the unique circumstances of the property.

APPLICANT INFORMATION

Name: ZACH HEWITT Phone: [REDACTED]
Address: 3279 MINERVA ST. FERNDALE MI 48220
Email: [REDACTED]
Relationship to Property (current tenant, representative, future tenant, current owner, future owner):

PROPERTY OWNER INFORMATION (if different from Applicant)

Name: IRONHEAD TRUST Phone: [REDACTED]
Address: 1359 DAVIS AVE. BIRMINGHAM MI 35209
Email: [REDACTED]

PROPERTY DESCRIPTION

Address: 27815 WOODWARD AVE.
Parcel #: _____ Zoning Classification: _____
Current Use of Property: TATTOO/PIERCING STUDIO

NATURE OF REQUEST

Check which applies:

- ☒ Variance from Zoning Ordinance (Section I)
- ☐ Interpretation of Zoning Ordinance (Section II)
- ☐ Administrative Review / Appeal of Decision (Section III)
- ☐ Determination of Commercial Message of Mural / Work of Art (Section IV)

Description of Request:

PARKING VARIANCE TO ALLOW OUR PROPOSED
ADA BOOTH

Has the City denied a permit related to the proposed work?

☐ Yes

☒ No

Please fill out ONLY the section below that applies to your request.

I. VARIANCE FROM ZONING ORDINANCE

Please provide a written response to each question below that relates to the variance that is being requested. **DO NOT COMPLETE BOTH SECTIONS.**

A. Use Variance

The Zoning Board of Appeals may grant a **use variance** (i.e. use of the land not permitted in a particular district) upon finding that an undue hardship exists.

Current Use of Property: _____

Requested Use of Property: _____

1. Explain how the building or land cannot be reasonably used for any of the uses permitted by right or by special land use permit in the current zoning district.

2. Explain how the need for the variance is due to unique circumstances or physical conditions of the property.

3. Explain how the proposed use will not alter the essential character of the neighborhood.

4. Explain how the need for the variance is not the result of actions of the property owner or previous property owners.

B. Dimensional Variance (Non-Use Variance)

The Zoning Board of Appeals may grant a **dimensional variance** (i.e. height, setback, lot coverage, etc) upon finding that undue hardship or practical difficulty exists.

1. Explain how the need for the variance is due to unique circumstances of physical conditions of the property.

BEING LOCATED ON WOODWARD AVE. WE HAVE LIMITED PARKING TO ACCOMMODATE THE SIZE AND CAPACITY OF OUR BUILDING. THE BUILDING HAS BEEN A TATTOO SHOP FOR 30 YEARS WITH NO PARKING ISSUES DESPITE NOT HAVING AMPLE SPACES.

2. Explain how the need for the variance is not the result of actions of the property owner or previous property owners.

IN THE PAST THERE HAVE BEEN PARKING AGREEMENT WITH NEIGHBORING BUSINESSES. WHEN WE OPENED WE WERE NOT ABLE TO OBTAIN AN AGREEMENT FOR SHARED PARKING. (VINSETTA'S GARAGE DOESN'T MIND WHEN OUR MUTUAL CUSTOMERS USE THEIR LOT.)

3. Explain how strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.

WITHOUT A VARIANCE FOR THE 9 SPACES THE PROPERTY OWNER WOULD BE AT A LOSS IF WE WERE TO LEAVE THE BUILDING AND THEY WERE TO LEASE TO ANOTHER SERVICE INDUSTRY BUSINESS.

4. Explain how the requested variance is the minimum variance necessary to do substantial justice to applicant as well as other property owners.

WE ARE CURRENTLY LEGAL NONCONFORMING, UNDER NEW ZONING THE BUSINESS IS REQUIRED TO HAVE 2 SPACES PER BOOTH VS. THE PAST SPACES BEING BASED ON SQUARE FOOTAGE.

5. Explain how the requested variance will not adversely impact the surrounding properties.

THIS BUILDING HAS BEEN USED AS A TATTOO SHOP FOR 30 YEARS AND HAS NOT IMPEDED SURROUNDING PROPERTIES. CLIENTS ALWAYS FIND PARKING AND WE'VE NEVER GOTTEN ANY COMPLAINTS. (OUR NEW BOOTH WILL HELP US ACCOMMODATE FOR WHEEL CHAIR ACCESS, SOMETHING OUR CURRENT AND EXISTING FROM FORMER SHOPS LAYOUT HAS NOT BEEN ABLE TO DO.)

II. INTERPRETATION OF ZONING ORDINANCE

Provide Section numbers of Zoning Ordinance to be interpreted: _____

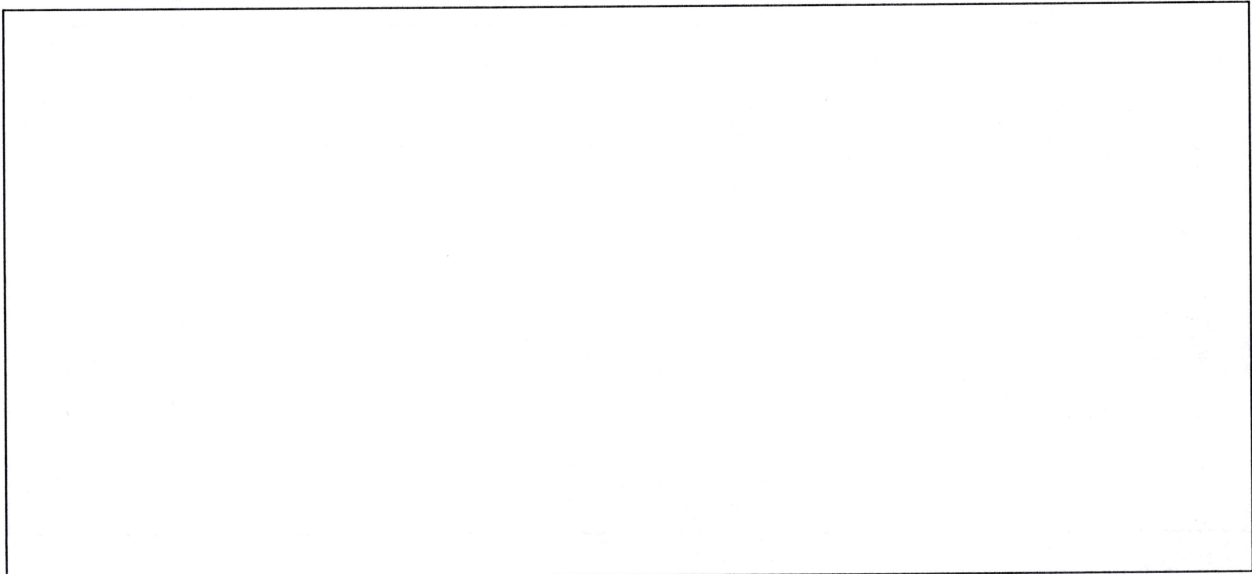
Please describe the request and what needs to be clarified or interpreted by the ZBA.

III. ADMINISTRATIVE REVIEW / APPEAL OF DECISION

Describe the circumstances of each case and provide the minutes of the public meeting noting the denial to be appealed.

IV. DETERMINATION OF COMMERCIAL MESSAGE (MURAL/WORK OF ART)

Describe the proposed mural/work of art. Applicant should include renderings of the proposed design. The ZBA shall determine if the proposed work contains a commercial message.



** Applicant and artist must provide signed *Mural Installation and Maintenance Agreement* prior to the public meeting.

SUBMIT THE FOLLOWING:

A PDF file of the application and one 11" x 17" copy of the supporting documents must be submitted at the time of application, including; a copy of survey, plot plan or site plan with this application that shows the subject property complete with boundary lines and dimensions, existing building locations, all proposed buildings, easements, utilities, and any site improvements/changes. Setbacks, height of structures, lot coverage, etc. should also be included, if applicable.

PLEASE NOTE: The applicant, or a designated representative, is **encouraged** to be present at the meeting in which the case is being reviewed or the request may be postponed due to lack of representation.

We encourage applicants to make a presentation of the proposed request to the Zoning Board of Appeals, if applicable. To assist this effort, we have available for your use a projector, laptop computer and screen. ZBA meetings are recorded and televised.

PROPERTY OWNER'S APPROVAL (Initial each line)

all I hereby authorize and give permission for the City of Berkley to install one or more temporary signs on my property, in order to notify the public of the required public hearing related to the above request(s) before the ZBA.

APPLICANT'S ENDORSEMENT: (Initial each line)

ZKH All information contained herein is true and accurate to the best of my knowledge.

ZKH I acknowledge that the ZBA will not review my request unless all information in the application has been submitted to the satisfaction of the Zoning Administrator.

ZKH I acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or review of this application.

If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.

ZACH K. HEWITT

Applicant Name (print)

[Signature]

Applicant Signature

2-12-2026

Date

NICK J. KELLY

Applicant Name (print)

[Signature]

Applicant Signature

2-12-2026

Date

FRONTHEAD TRUST

Property Owner Name (print)

[Signature]

Property Owner Signature

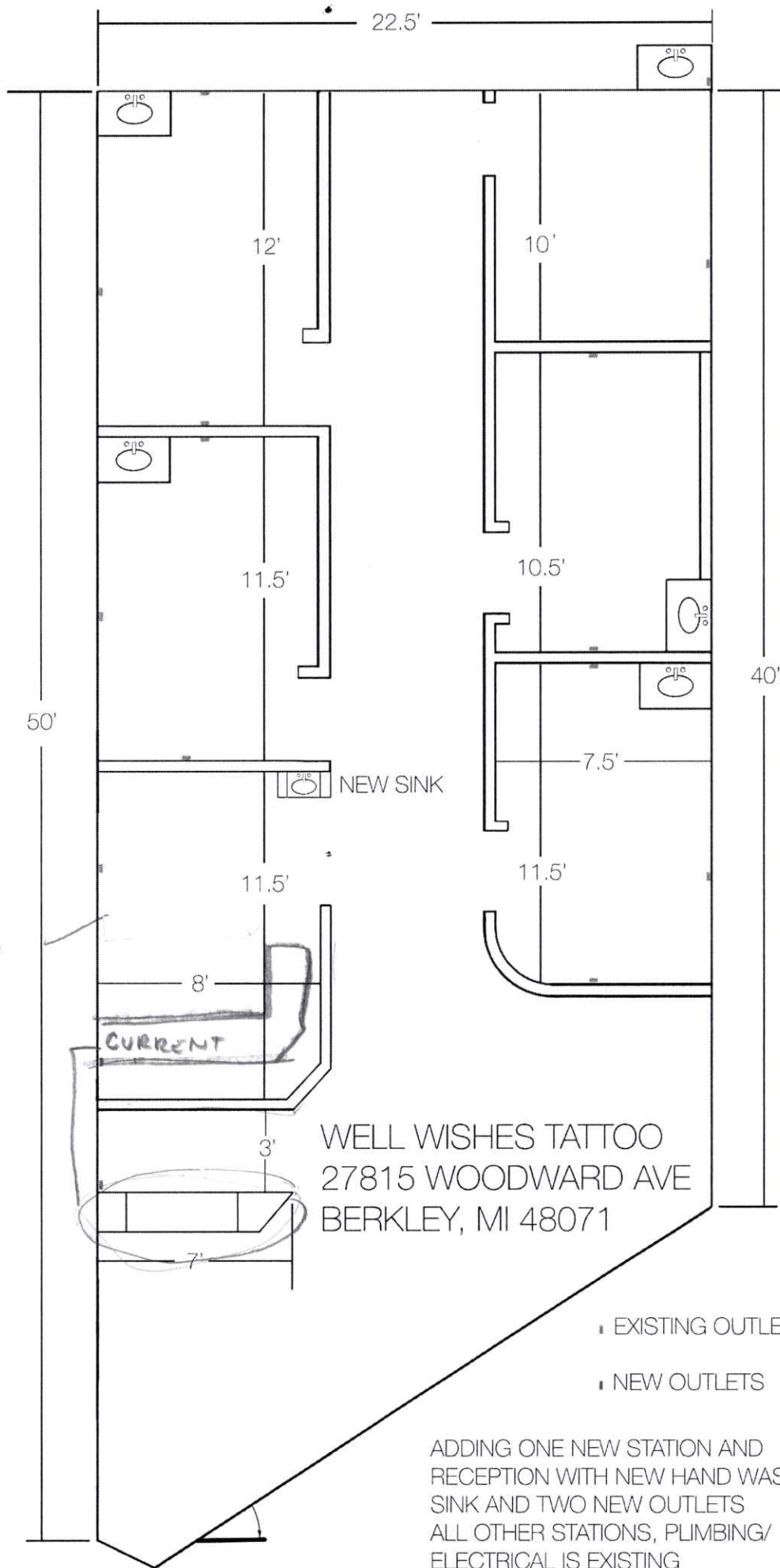
2-12-26

Date

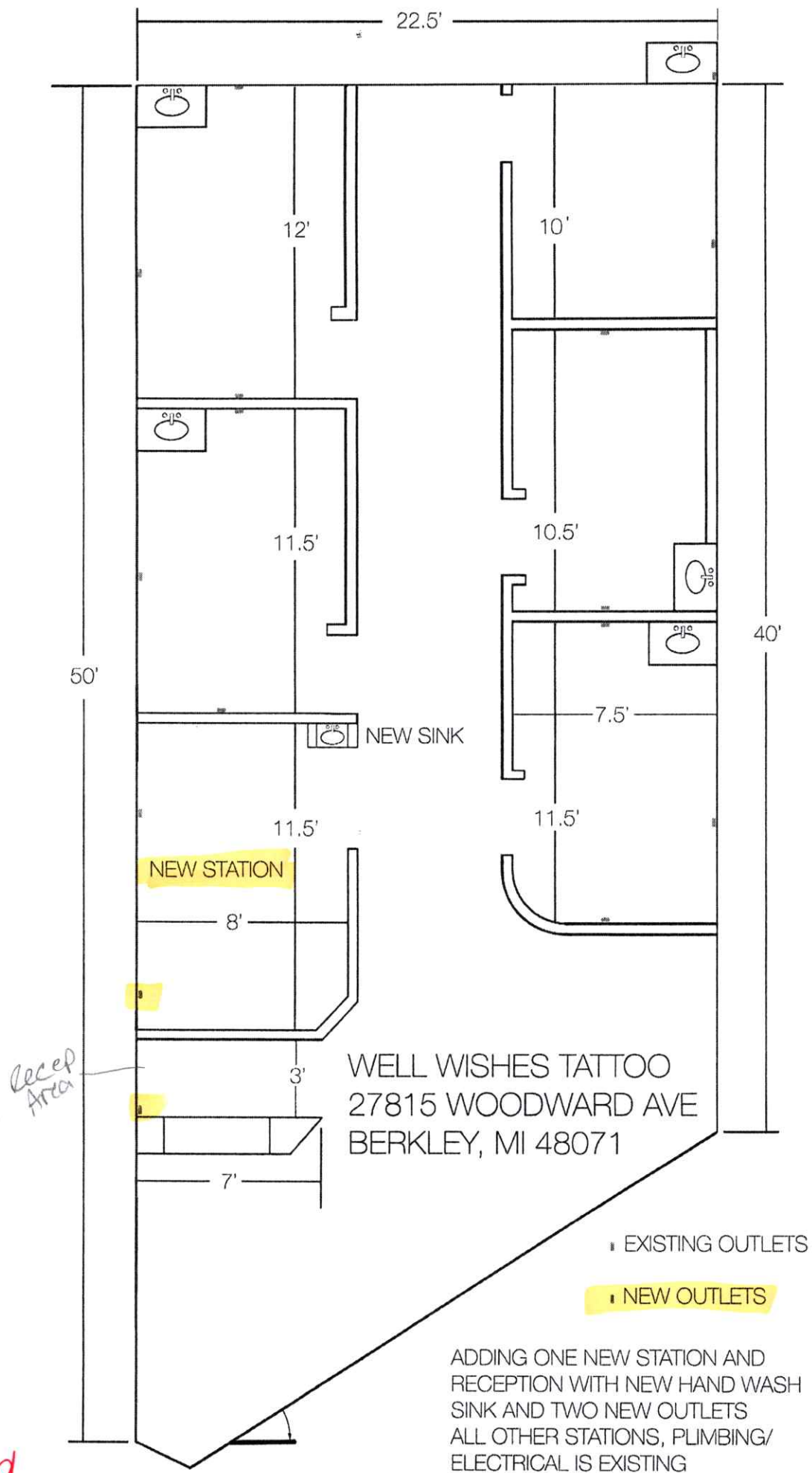
Office Use Only

Received 1/23/26 Receipt # _____ Meeting Date 3/9/26 Case # PBA-01-26

Fee: Residential \$400
Commercial \$600
Mural \$300



Existing



Proposed

25-17-428-022

or navigate to and click on the property of interest

27815 WOODWARD AVE

PIN: 25-17-428-022

CITY OF BERKLEY

Available Reports:

[Commercial Property Profile](#) \$0

Property profile of a specific parcel

[Current Tax Report](#) \$2.50

Current property tax information

[Map Atlas](#) \$4.00

Plat map & property dimensions

Also Available at this Location:

[Display Property Photo](#)

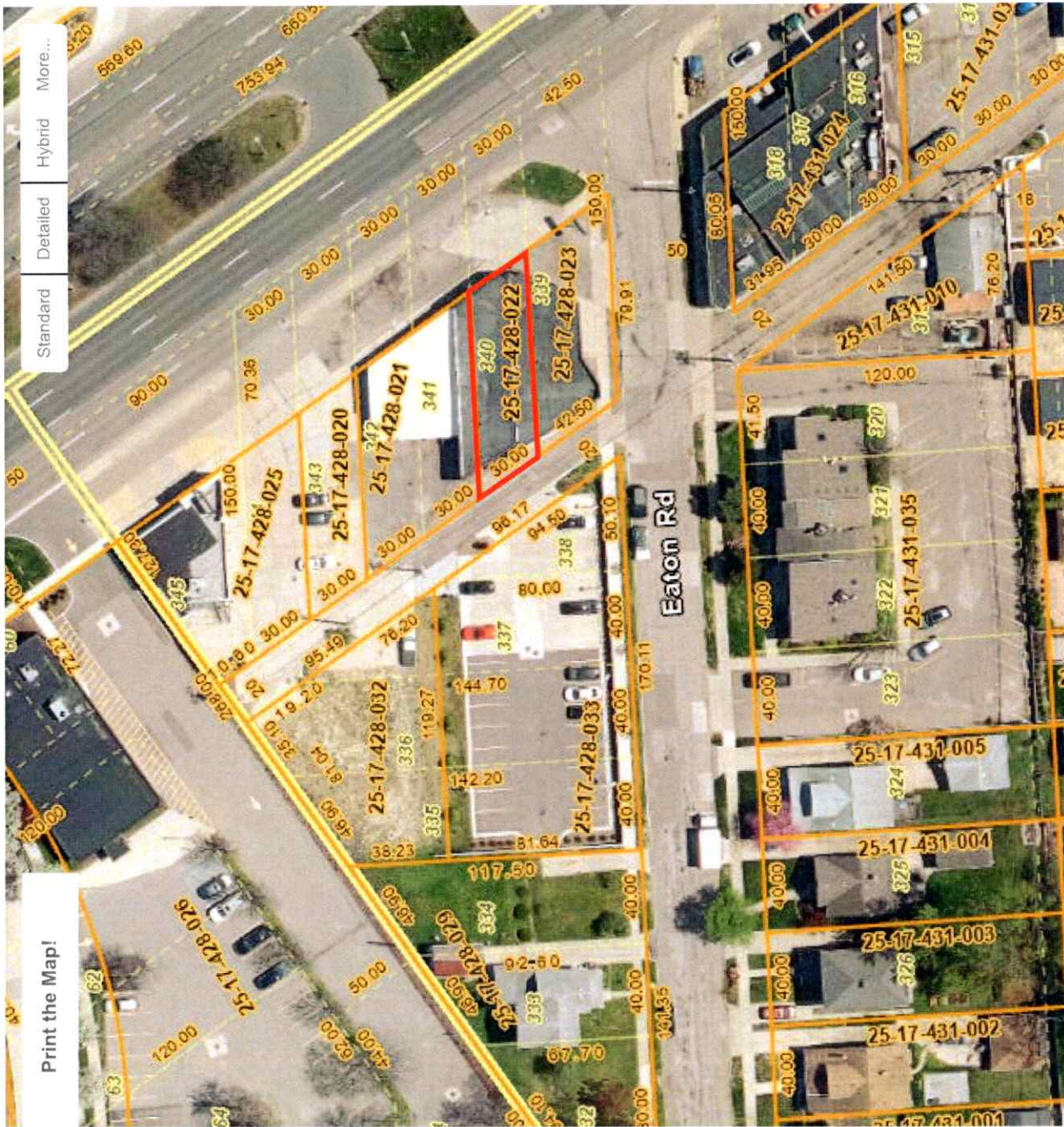
[Display Property Sketch](#)

Files are updated annually. Sketch updates vary by community and may not reflect the square footage in the file.

[Display FEMA - DFIRM Map](#)

- [DFIRM Disclaimer](#)
- [DFIRM Overview](#)

Print the Map!





HEALTH DIVISION

Kate Guzmán, Health Officer
(248) 858-1280 | health@oakgov.com

January 14, 2026

ATTN ZACH HEWITT AND NICK KELLY
WELL WISHES TATTOO
27815 WOODWARD AVE
BERKLEY MI 48072

**RE: Body Art Facility Plans Approved for Well Wishes Tattoo
27815 Woodward Ave, Berkley, MI 48072**

Dear Zach Hewitt and Nick Kelly:

This letter will serve to confirm Oakland County Health Division's Plan Review of the above referenced body art facility. The submitted plans and specifications have been reviewed and approved on January 14, 2026 in accordance with Oakland County Sanitary Code, Article VII for Body Art Facilities and Practitioners, and in accordance with State of Michigan Public Act No. 375. This approval authorizes you to construct a body art facility per plans and specifications received by this Division on January 14, 2026. **This approval also includes all modifications that have been submitted and approved by this Division since that time.**

This approval is given with the following stipulations:

- Item 1** The facility shall submit an application and the required fee for an Oakland County Health Division Body Art Facility License. **A license application must be submitted and the appropriate fees paid prior to this Division granting final operating approval.**
- Item 2** The facility shall submit an application and the required fee for a Michigan Department of Health and Human Services (MDHHS) Body Art Establishment License. **A license application must be submitted and the appropriate fees paid prior to this Division granting final operating approval.**
- Item 3** All body art practitioners must obtain an Oakland County Health Division (OCHD) Body Art Practitioner Permit. In order to obtain a permit, practitioners must: (1) complete an application and pay the required permitting fee; (2) be at least eighteen years of age; (3) complete a hepatitis B vaccination series, have medical evidence of immunity, or sign a waiver indicating that they decline to be vaccinated; (4) complete an approved industry-specific bloodborne pathogen training course that meets federal Occupational Safety and Health Administration (OSHA) Standard 1910.1030 – Bloodborne Pathogens; and (5) provide a copy of their photo I.D.

- Item 4** All body art facilities shall be completely separated by solid walls extending from floor to ceiling, from any room used for human habitation, non-body art activities, or another activity that may cause potential contamination of work or procedure surfaces. Doors between these rooms or areas must be self-closing and must remain closed unless entering or exiting the facility, room, or area.
- Item 5** The facility shall have self-closing doors and windows equipped with screens in good repair if the windows are intended to be used for ventilation.
- Item 6** Provide an artificial light source equivalent to at least 20 foot-candles, three feet off the floor, except that 100 foot-candles must be provided at the level where procedures are being performed, where instruments and sharps are either handled, cleaned or assembled, or where handwashing stations are provided.
- Item 7** Spot lighting may be utilized to achieve the required degree of illumination for the purpose of conducting procedures. Florescent tube lighting over a procedure area must be protected from accidental breakage during a procedure by an appropriate covering.
- Item 8** All walls, partitions, and floors must be smooth, non-absorbent, maintained in a clean condition, and in good repair. Carpeting is allowed in the check-in, waiting, or retail area if the area is separate from procedure areas.
- Item 9** There must be a minimum of 45 square feet of floor space for each body art practitioner's procedure area in the facility.
- Item 10** If the body art facility has a check-in room, retail area, or waiting room and retail area, procedure areas must be separated from both the customer waiting area and retail area by a partition or barrier.
- Item 11** All procedure areas must be organized to prevent cross-contamination of clean, disinfected, or sterile instruments and equipment with contaminated equipment.
- Item 12** All procedure surfaces in the procedure area, including chairs, tables, benches, and counters, must be smooth, free of open holes or cracks, non-absorbent, in good repair, and must be of such construction as to be easily cleaned and disinfected after each use between clients. No reusable cloth or similar material items, including furniture, may be used in a procedure area.

- Item 13** All procedure surfaces must be cleaned and disinfected with a disinfectant after each use and between clients, regardless of whether contamination is visible. Disinfectants must be used according to manufacturer's instructions.
- Item 14** All tattoo pigment or ink bottles must be tightly closed when not in use. Tattoo pigments or ink may not be stored on the procedure surface. If tattoo pigment or ink bottles are stored in the procedure area, they may not be accessed during the performance of a procedure without first removing and disposing of contaminated gloves and performing hand washing.
- Item 15** A lined, covered waste receptacle must be provided in every procedure area and restroom. The receptacles must be cleanable, kept clean, and have self-closing lids with hands-free controls. The receptacles must be emptied weekly or when needed.
- Item 16** An approved, properly labeled, and secured sharps container for needles, razors, etc. shall be conveniently located.
- Item 17** The facility shall have a separate room or area for the sole purpose of reprocessing contaminated tools and instruments. This area must be separated from the remainder of the facility by a minimum of a wall or partition and must be an area that does not allow client access. The reprocessing area must be organized to prevent cross-contamination of clean, disinfected, or sterile equipment with dirty equipment. Body art facilities that use only single-use disposable instruments are not required to have a separate room or area for the sole purpose of reprocessing contaminated tools and equipment.
- Item 18** Ultrasonic cleaners, instrument washers, and autoclaves must be used, cleaned, and maintained in accordance with manufacturer's instructions, and a copy of the recommended procedures for the operation of the autoclave must be kept on file at the body art facility. All sterilization procedures must be compliant with ANSI/AAMI ST79 (4.28).
- Item 19** All sterilization loads must include a Class V or better chemical indicator, and these results must be recorded for each sterilization cycle.
- Item 20** A negative spore test must be received by OCHD prior to the opening inspection. Spore tests shall be performed weekly and be verified through an independent laboratory. The records must be retained by the owner or operator for a period of at least 3 years and be made available upon request.

- Item 21** One hand sink must serve no more than three body art practitioners and be readily accessible with unobstructed, hands-free access from workstations. The hand sink must provide hot and cold water through a mixing valve or combination faucet, with a minimum temperature of 85°F. Hand sinks must be supplied with liquid soap, single-use disposable paper towels, and a covered waste receptacle.
- Item 22** All sinks must be plumbed and connected directly to an approved water supply system and an approved sewage disposal system. Portable sinks are not approved in a permanent facility.
- Item 23** The facility shall have at least one lavatory with a toilet, a separate hand washing sink, and a self-closing door.
- Item 24** The hot water heater must be of sufficient capacity to meet the hot water demands of the facility. The hot water heater that is to be installed at this location must be the hot point 34,000 btu model per the plans that were submitted to this Division.
- Item 25** Contaminated biohazard waste shall be placed in an approved red bag, marked with the international bio-hazard symbol. A copy of the biohazard removal contract or an approval letter from the biohazard waste drop-off facility must be submitted for approval by the OCHD.
- Item 26** Provide a copy of a Certificate of Registration as a Medical Waste Producing Facility from the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- Item 27** Provide a copy of the written medical waste management plan for the facility.
- Item 28** Provide a copy of a completed and current site specific Michigan Occupational Safety and Health Act (MIOSHA) Bloodborne Infectious Diseases Exposure Control Plan for an Employer with Limited Employee Exposure. All employees must have current industry-specific and site-specific bloodborne pathogen training.
- Item 28** Provide Standard Operating Procedures (SOPs) appropriate to your operation. SOPs must be submitted to this Division and approved prior to final operating approval.
- Item 29** Copies of the following forms shall be submitted for approval by the OCHD: (1) client consent form with a health questionnaire; and (2) aftercare instructions.

- Item 30** The health questionnaire shall include the client's medical condition as it relates to receiving body art and notification to follow up with a physician, if necessary. An informed consent statement that documents the client's receipt and completion of the questionnaire, including a signature obtained from the client or legal guardian shall be obtained. Client records must be kept confidentially on the business premises, in print or digital form, for at least one year and maintained for a minimum of three years.
- Item 31** Before starting a body art procedure, a prospective client shall be provided with a disclosure statement and notice for filing complaints. This statement must include the risks and possible consequences of procedures and information on how to lodge complaints about the body art facility related to compliance with the MDHHS rules for body art facilities. An informed consent statement, signed by the client or legal guardian, must confirm receipt of this information. Client records must be kept confidentially on the business premises, in print or digital form, for at least one year and maintained for a minimum of three years.
- Item 32** Each client who receives a body art procedure shall be provided with verbal and written instructions, known as aftercare. The aftercare instructions shall include instructions specific to the body art procedure or procedures rendered regarding the care of the body art and surrounding area. Aftercare instructions shall include when to seek medical treatment, if necessary. An informed consent statement, signed by the client or legal guardian, must confirm receipt of this information.
- Item 33** The water system shall comply with the requirements of OCHD. Plumbing shall be designed, constructed, installed, and maintained to prevent cross-connection with the water system. Sinks, lavatories, drinking fountains, and other water outlets shall be supplied with safe water, sufficient in quantity and pressure, to meet conditions of peak demand.
- Item 34** Sewage and other water-carried wastes shall be disposed of through a municipal or private sewer system. Private sewer/onsite wastewater treatment systems shall be designed and operated to safely dispose of all wastewater generated, shall be adequate in size for the projected use and meet the criteria of the OCHD.
- Item 35** The facility must be free of pests, including insects, vermin, and rodents.
- Item 36** Live plants are not allowed in procedure areas or reprocessing areas.
- Item 37** All chemical or cleaning supply containers, including skin antiseptics and cleansers, shall be properly labeled.

- Item 38** The facility must complete the required MIOSHA forms for facility and employee records, including confidentiality agreements and Hepatitis B Vaccination or waiver forms.
- Item 39** The facility shall have complete record keeping of all instruments, body jewelry, sharps, and inks used for tattooing, branding, or body piercing at the body art facility. Invoices or purchase orders can satisfy this requirement.
- Item 40** The facility shall keep safety data sheets for all hazardous chemicals that clients may be exposed to.
- Item 41** A copy of the mechanical approval or certificate of occupancy from your local city, village, or township building department must be provided to OCHD.

Approval of these plans and specifications does not constitute endorsement or acceptance of the completed establishment (structure or equipment). A final inspection of the completed establishment with equipment installed will be necessary to determine if there is compliance with applicable laws for such establishments. Arrangements for this inspection shall be made not less than five business days prior to your anticipated opening.

The issuance of this approval in no way relieves you from obtaining all other necessary permits from the local unit of government.

This approval expires one year from date of issue.

If you have further questions, please feel free to contact this Division at 248-858-1312.

Sincerely,

OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services

Amanda Anderson

Amanda Anderson, MSA, REHS, CP-FS
Public Health Sanitarian Supervisor
Environmental Health Services

cc: Claudia Terrell, MPH, REHS, Chief, Public Health
 Amanda Cook, REHS, Senior Public Health Sanitarian
 Chelsea Lloyd, REHS, Senior Public Health Sanitarian
 Samantha Goodfellow, MPH, REHS Senior Public Health Sanitarian
 Taryn Miller, Public Health Sanitarian
 Body Art Facility Licensing Program Coordinator, MDHHS
 City of Berkley Manager
 File



**CITY OF BERKLEY
COMMUNITY DEVELOPMENT**

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

Business Name: Well Wishes tattoos

Address: 27815 Woodward Ave

Notes: District: WB - UB uses - Services est.

3) Personal Service

Parking: 1 Per 100 sq ft usable floor area

Booths & Employee Room 1082 6.82

Severan Parking spaces

Approval Denial: Ann Anderson

Conditions: _____

Legal non-Conforming - Continued Use



CITY OF BERKLEY COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

APPLICATION FOR BUSINESS LICENSE

Welcome! We are excited that you have decided to make Berkley your home!

Applications for a Business License shall be submitted to Berkley Building Department. They can be dropped off at City Hall, 3338 Coolidge Hwy, Berkley, MI 48072 OR can be emailed to building@berklemich.net.

Type of Business License

☒ New

☐ Transfer Locations

☐ Change in Ownership

If relocating, note the current address: _____

Name of Business: WELL WISHES TATTOO

Business Address: 27815 WOODWARD AVE

Parcel ID: _____ Zoning District: WOODWARD BUSINESS

Is the subject property located in the DDA? ☐ Yes ☒ No

Property Information

Applicant / Business Owner Name: ZACH HEWITT, NICHOLAS KELLY

Mailing Address: _____

Phone: _____ Email: _____

Type of Business: ☐ Co. ☐ Inc. ☒ LLC ☐ Partnership ☐ Other _____

Does the applicant own or lease the property / building? ☐ Own ☒ Lease

Business Owner's Driver's License # _____

Description of Business: TATTOO STUDIO

Days and Hours of Operation: TUES - SUN NOON - 7 PM # of Employees: 2-5

Method of Refuse Collection: SMALL DUMPSTER + MEDICAL WASTE PICKUP

Sq. ft. of property: 2178 Sq. ft. of building: 1650

OFFICE USE ONLY

Fees: \$200 New Business \$100 Transfer of Location or Change in Ownership
Cert. # CB-23-0017 Date Received 3-20-23 Sidwell 25-17-428-022
Amount \$ 200 Zoning WB Building Use Category _____

Zoning Approval Am Anderson Stipulations _____

Property Owner Name: IRONHEAD TRUST
Address: 1359 DAVIS AVE. BIRM. MI 48009
Phone: 313 909 6800 Email: PRIMEManagement@TIR.COM

Emergency Contact (First listed will be the first contact in an emergency)

	Name	Telephone	City
1.			
2.			
3.			

Scope of Work

- ☐ New Development/Construction ☐ Move In and Operate As-Is
☒ Interior Alterations PAINT ☐ Exterior, Façade Alterations
☐ Other Site Improvements, including, but not limited to, parking area, landscaping, drainage

If other approvals from State, County, or other regulatory agencies are required for the business to operate, please submit with the application or include written documentation that you are in process of securing the required approvals and when those approvals are expected from each agency.

Business Vehicles

If there are to be commercial vehicles associated with the business stored on-site, please provide the following information:

Vehicle Year, Make, Model, Color	License #

Parking

Location of parking area: STREET Number of Parking Spaces: _____

Is the business located within 500 ft. of a municipal parking area? ☐ Yes ☒ No

Bicycle Racks on Site: ☒ No ☐ Yes Location: _____

Parking shall be verified during site inspection. On-street parking spaces shall not be counted to satisfy the parking requirement. Shared parking agreements may be accepted.

Do you have a shared parking agreement with a nearby business? ☒ Yes ☐ No

If yes, please submit the agreement with your application or note the date as to when we should receive it: _____

Submit with Application

☒ Aerial of the property, showing locations of the building, sidewalks, parking area, utilities, exterior lighting, etc.

☐ Internal layout of the building, clearly label all rooms, tables and chairs, counters, etc.

☒ Shared parking agreement, if applicable.

Check all that apply:

☒ I am interested in receiving the newsletter and email updates from the City of Berkeley.

☒ I am interested in receiving the newsletter and email updates from the Berkeley Downtown Development Authority.

☒ I am interested in receiving the newsletter and email updates from the Berkeley Area Chamber of Commerce.

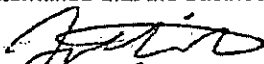
Endorsement

I hereby acknowledge that all information contained herein is true and accurate to the best of my knowledge. I acknowledge that if it is determined that the business license may be revoked if the information provided is proven false.

ZACH K. HEWITT

Nicholas S. Kelly

Applicant Name (print)




Applicant Signature

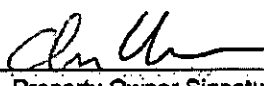
3-20-23

3-20-23

Date

DAN WURTEL / Agent

Property Owner Name (print)



Property Owner Signature

3-20-23

Date

APPLICANT ACKNOWLEDGEMENT

Before you submit your application, please read, review and initial each item below and acknowledge that you have been informed of City Codes, Ordinances, policies, procedures, reviews and inspections that pertain to opening a business in Berkley.

ZKH An application for a business license must include an aerial of the property, showing locations of the building, sidewalks, parking area, utilities, exterior lighting, etc. and a rendering of the internal layout of the building with all rooms and fixtures clearly labeled.

ZKH The submission of a business license application does not constitute the right to occupy a commercial structure or conduct a business until receipt of a Business License following an inspection of the premises by the City of Berkley and express approval to occupy.

ZKH The Community Development Director will review and certify that the subject property is zoned for the proposed use and sufficient parking is provided to support the business.

ZKH Application fees shall be paid to the City of Berkley Building Department, after review by the Community Development Director, but before any inspections can be scheduled.

ZKH That prior to occupancy and/or use, the Building Official and Fire Inspector have reviewed and certified to the Building Department that the subject property has complied with all applicable City Codes and Ordinances.

ZKH That upon the completion of required inspections, the applicant is responsible to contact the Building Department and secure the list of any or all City Code and Ordinance violations.

ZKH That the applicant, upon compliance with the correction(s) of said City Codes and Ordinances, is responsible to contact and schedule a re-inspection of the subject property prior to the issuance of a Business License and/or the occupancy and use of said premises in any manner.

ZKH That the applicant does herein acknowledge that no signage or advertising upon the premises shall be erected, installed, or otherwise permitted without the express approval of the City and with full knowledge that the violation of the Sign Ordinance will result in the issuance of citation.

ZKH That the applicant may occupy said premises and conduct a business therein only after receiving a signed and duly executed Business License from the Building Official.

ZKH Trash removal is the responsibility of the tenant and/or building owner. Any trash found outside of the dumpster will result in the immediate issuance of a warning followed by enforcement tickets until the issue is resolved.

The applicant has reviewed and acknowledges the above steps that must take place prior to occupying the subject property and prior to conducting business on the premises.

<u>WELL WISHES TATTOO</u>		<u>27815 WOODWARD AVE</u>	<u>BERKLEY MI</u>
Name of Business		Property Address	
<u>ZACH K. HEWITT</u>		<u>[Signature]</u>	
<u>Nicholas J. Kelly</u>		<u>[Signature]</u>	
Applicant Name (Print)		Applicant Signature	
		<u>3.20.23</u>	<u>40072</u>
		<u>3.28-23</u>	Date

BERKLEY PUBLIC SAFETY DEPARTMENT
FIRE MARSHAL DIVISION

Name of Business: WELL WISHES TATTOO
Applicant / Business Owner Name: ZACH HEWITT, NICK KELLY
Business Address: 27815 WOODWARD AVE BERKLEY MI 48072
Phone: [REDACTED] Email: [REDACTED]

Property Owner Name (if different): IRONHEAD TRUST
Address: 1359 DAVIS AVE BIRMINGHAM, MI 48009
Phone: 313 909 6800 Email: PRIMEMANAGEMENT @ +1R.COM

Emergency Contact (First listed will be the first contact in an emergency)

	Name	Telephone	City
1.	[REDACTED]		
2.			
3.			

Fire Protection Features

Sprinkler System ☒ No ☐ Yes
Automatic Fire Alarms ☒ No ☐ Yes

* Provide Location: _____

Fire Extinguishers ☐ No ☒ Yes

Provide Location: FRONT & REAR DOOR

Alarm Company: _____

Name: _____ Phone: _____

Chemical Survey

Information: This survey is requested to determine the quantity of specific chemical groups used, produced or stored in your facility. Fire Chiefs are required to collect chemical data under the Michigan Occupational Safety and Health Act (MIOSHA), P. A. 154 of 1974, as amended, and the Fire Prevention Code, PA 207 of 1974, as amended.

Instructions: Indicate below whether your site uses or produces any of the chemical types listed. Check all the categories that apply when a chemical has more than one characteristic, (example: both a Class 3 flammable and a Class 6 poison), see definitions. Each chemical group listed in this survey, includes a specified quantity. Indicate the quantity category for each chemical group on your site. To complete this survey, you may need to reference material Safety Data Sheets, SARA Title III reporting forms, along with the attached definitions.

(Note: You must complete each line. Do not leave blanks. If you do not use a chemical group listed, mark "DO NOT HAVE" box.)

When substantial changes occur in the quantity or type of chemical use, manufacture or related storage, a revised survey must be submitted to the Fire Chief. In addition, a revised survey will be requested periodically as the Fire Chief determines necessary, but at least once every five years.

This survey may be followed-up with a request for more detailed information. This may include a request for Material Safety Data Sheets, chemical lists maintained under the Employee Right to Know provisions of MIOSHA and other information.

Please return this questionnaire as indicated in the attached cover letter.

This site is:

- ☐ **Chemical User** – (Chemicals consumed in activities on site)
- ☐ **Chemical producer** – (Chemicals manufactured at this site, includes Packaging)
- ☐ **Other** – Mark this box if chemicals are stored on site, but not used or produced.
Please specify (Examples: service station, retail store, storage facility.)

Date Completed: 3.20.23

Site Address: 27815 WOODWARD AVE BERKLEY MI 48022

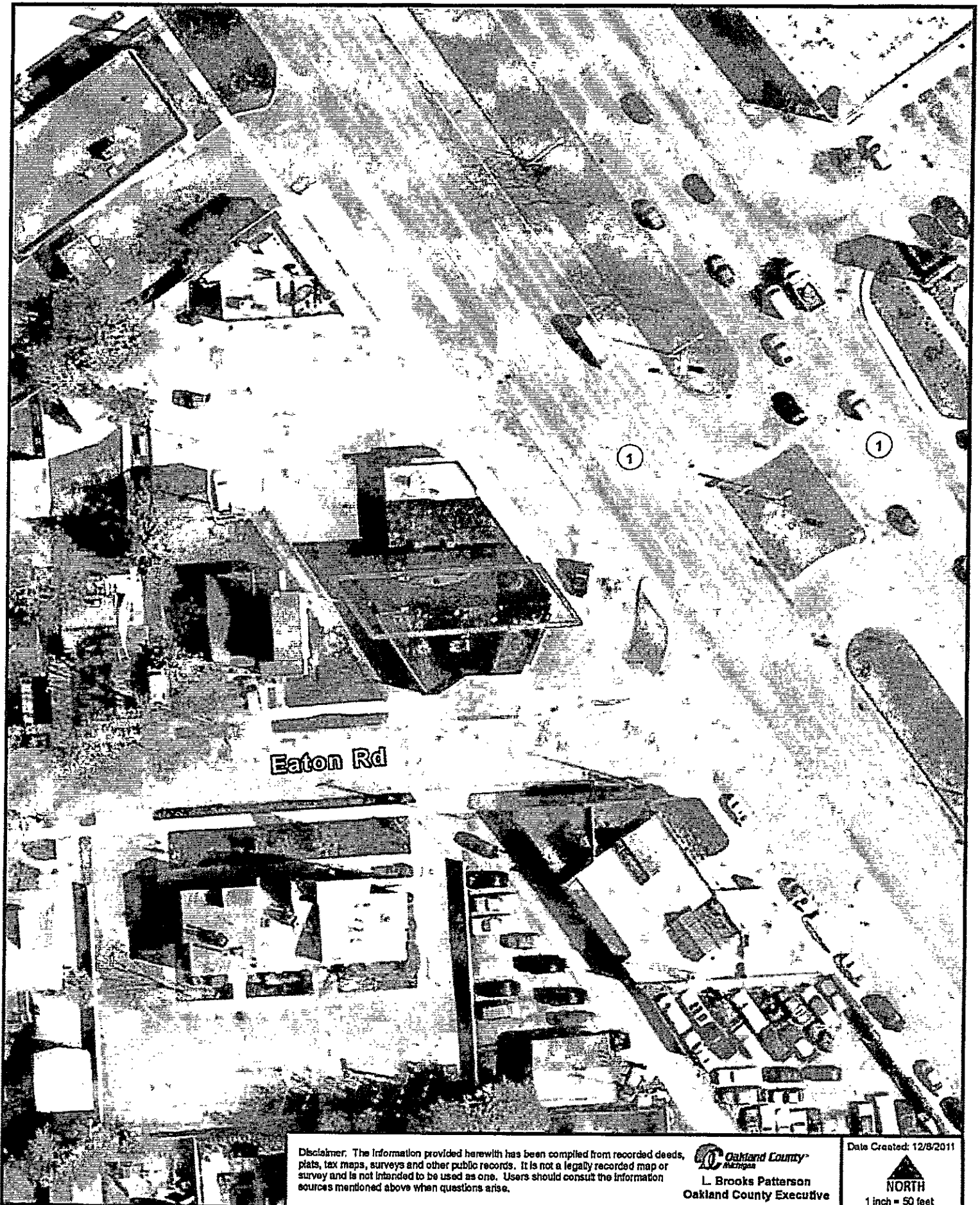
Name of Premises: WELL WISHES TATTOO

Site Telephone: [REDACTED]

Respond based on the maximum quantity you would have on-site, including storage, at any one time during the year.

Chemical Type	Quantity	Have at or Above Specified Quantity	Have, but Below Specified Quantity	DO NOT HAVE
Class 1				
Explosives & Blasting Agents (not including Class C Explosives)	Any Quantity	☐	☐	☒
Class 2				
Poison Gas	Any Quantity	☐	☐	☒
Flammable Gas	100 gal. water capacity	☐	☐	☒
Nonflammable Gas	100 gal. water capacity	☐	☐	☒
Class 3				
Flammable Liquid	1000 gal.	☐	☐	☒
Combustible Liquid	10000 gal.	☐	☐	☒
Class 4				
Flammable Solid (dangerous when wet)	100 lbs	☐	☐	☒
Flammable Solid	500 lbs.	☐	☒ paper towel	☐
Spontaneously Combustible Material	100 lbs.	☐	☐	☒
Class 5				
Oxidizer	600 lbs	☐	☐	☒
Organic Peroxide	250 lbs.	☐	☐	☒
Class 6				
Poison	500 lbs	☐	☐	☒
Irritating Material:				
Liquid	1000 gal	☐	☒	☐
Solid	500 lbs.	☐	☐	☒
Class 7				
Radioactive Material (Yellow III Label)	Any Quantity	☐	☐	☒
Class 8				
Corrosives:				
Liquid	1000 gal.	☐	☐	☒
Solid	500 gal.	☐	☐	☒
No DOT Category				
Known Human Carcinogen	Any Quantity	☐	☐	☒

2010 27815 Woodward



Eaton Rd

Disclaimer: The Information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

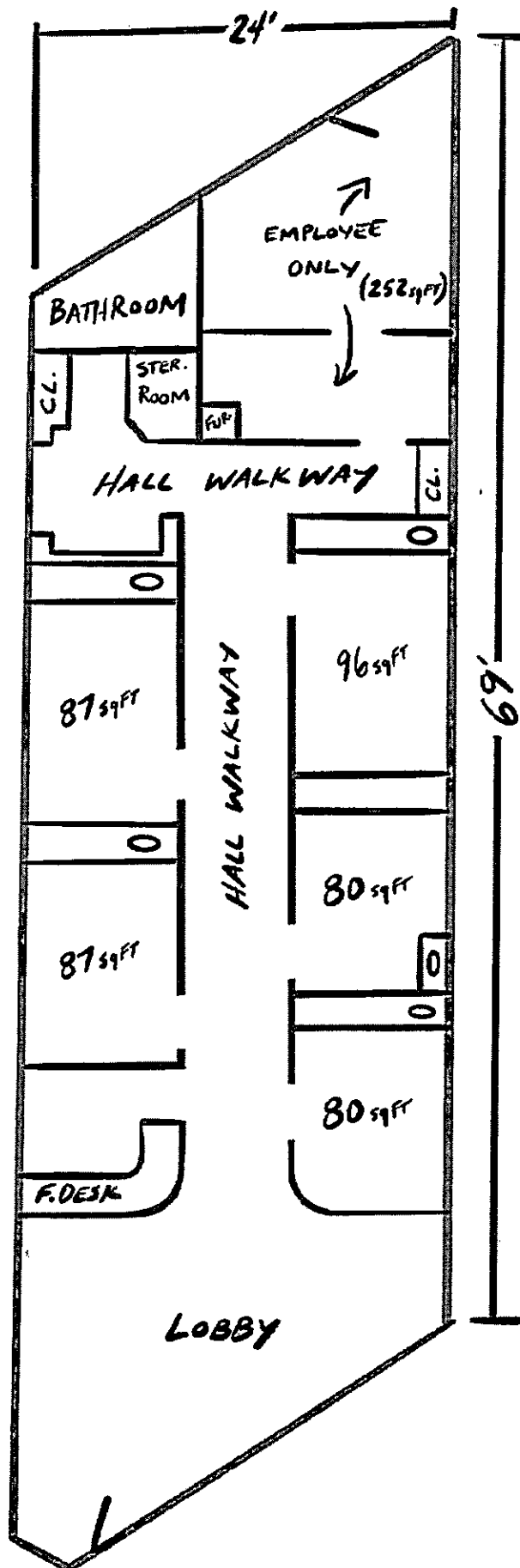


L. Brooks Patterson
Oakland County Executive

Date Created: 12/8/2011



1 inch = 50 feet



Tattoo booth
total ~~430~~sqft

Employee rooms
total ~~252~~sqft

Lobby 432sqft

Total usable
including lobby
and employee
space 1114sqft ✓
(67.5%)

Lobby and tattoo
rooms 862 (52%)



Kim Anderson <kanderson@berkleymich.net>

27815 Woodward Ave. Berkley / Tattoo Artist Bios.

1 message

Tue, May 9, 2023 at 4:35 PM

Bios and links to our Instagram accounts

Hello, my name is Nick Kelly. I am a husband, father, native Metro Detroiter, and have been tattooing in metro Detroit since 2002. I began my career with an apprenticeship at Electric Superstition, which was formerly housed at the location we are interested in leasing. Following the closure of that shop, I remained employed by the former owner, Jeff Shea, for many years. In 2014, my family and I made the decision to relocate to Omaha, NE, where I was offered the opportunity to work at a world famous tattoo shop, Big Brain Tattoo. However, my heart has always been in the Detroit area, and my family and I decided to move back to the area to be closer to family while my wife completed her Doctorate at Wayne State University, where she is currently employed. Since returning to Michigan, I have been working at a successful and well-known tattoo shop in Downtown Ferndale. Now, having been tattooing for over 20 years with a large and loyal clientele, it feels like the right time to open a business of my own - and having started my career in this location, I feel drawn to build on that career here. Moreover, we are interested in opening in Berkley because of the wonderful sense of community that has been built here, a community that we are excited contribute to.

Zach Hewitt

I've been tattooing in Oakland country for 18 years. I have built a large clientele locally and have some people that travel to get work done.

My career started hanging out and getting tattooed at Electric Superstition with Jeff Shea in the late 90s but didn't start tattooing until I was attending the College for Creative Studies in 2005. After graduating from CCS I've been tattooing full time at a few different shops, I've been at the current shop for 9 years. I enjoy all styles of tattooing but focus on illustrative nature inspired work. Reaching this point in my career owning and operating a shop is the next step.

I live close to the Woodward shop and like to support local businesses and be part of the community surrounding the places I work.

Outside of work I'm a father, husband and cyclist. With parking being a premium at most businesses I enjoy cycling to work as much as possible.

I'd like to build a business in the Woodward shop that will be a positive part of the tattooing community as well as the city of Berkley.

Nick Kelly


Instagram photos and
videos



[instagram.com](https://www.instagram.com/nickkelly)

Zach Hewitt


• Instagram photos and
videos



[instagram.com](https://www.instagram.com/zachhewitt)

Thank you

Zach



CITY OF BERKLEY
APPLICATION FOR BUSINESS LICENSE

Name of Business: Appleless Image Tattoo

Business Address: 27815 Woodward Avenue, Berkley, MI 48072

Mailing Address: [REDACTED]

Business Telephone: [REDACTED] E-Mail Address: [REDACTED]

Business Owner Driver's License #: [REDACTED]

Description of Business: Body Art / Retail

Is the business organized as: ☒ Individual ☐ Partnership ☐ Corporation

List the full name, residence address, and phone number of the business owner:

[REDACTED]

Hours of Operation: 12pm - 8pm Tuesday - Saturday

Is your building: ☐ Owned ☒ Leased

If leased, please give the name & phone number of your landlord: Prime 1359 Davis Birmingham, MI 48009

Number of Employees: 5 Number of Parking Spaces: 2

Square Footage of Building: 1650 Location of Parking: Front of Building

References:
1. [REDACTED]
2. [REDACTED]

[Signature]
Signature of Applicant

2-5-2020

Date Signed

3-10-20

Date Certificate of Occupancy Issued

[Signature]
Planning Division

[Signature] 3-11-20
Building Division

[Signature]
Code Enforcement Division

[Signature]
Fire Marshal

Fees: New Business \$200.00

Transfer of License \$100.00

Office Use Only

Receipt Number CB20-0007 Date received 2-5-20 Amount \$200

Sidwell Number 04-25-17-428-022 Zoning WB Occupancy Load

PART II
APPLICATION FOR BUSINESS LICENSE

I do hereby acknowledge that I have been informed of the following City Codes and Ordinances and that in so doing all questions have been answered so that I have availed myself of the opportunity of understanding the implication of said Codes and Ordinances:

1. **An application for a business license must be submitted with payment of the appropriate fee to the City of Berkley; application and payment of said fee does not constitute the right to occupy a commercial structure or conduct a business until receipt of an Occupancy Permit following an inspection of the premises by the City of Berkley and express approval to occupy same; a ten percent administrative review fee may be withheld if application is withdrawn or denied.**
2. That the Planning Division has approved and certified that the property in question is zoned for the proposed use.
3. That prior to occupancy and/or use, the Official has approved and certified to the Building Department that the property in question has complied with all applicable City Codes and Ordinances.
4. That upon the completion of an inspection, the applicant is responsible to contact the Building Department and secure from same, a list of all City Code and Ordinance violations.
5. That the applicant, upon compliance with the correction(s) of said City Codes and Ordinances, has the responsibility to contact and make appointment for the reinspection of said premises prior to the issuance of a Certificate of Occupancy and/or the occupancy and use of said premises in any manner.
6. That the applicant does herein acknowledge that no signage or advertising upon the premises shall be erected, installed, or otherwise permitted without the express approval of the City and with full knowledge that the violation of the Sign Ordinance will result in the issuance of a Court Appearance citation.
7. **That the applicant may occupy said premises and conduct a business therein only after receiving a signed and duly executed Certificate of Occupancy from the Building Official of the City.**

By my signature hereto, I acknowledge that I have read this document and have received a copy thereof.



Signature of Applicant

Aczelss Image Tattoo

Print Name of Corporation/Company

Owner/Developer

Title of Applicant

2-5-2020

Date of Application

D. Bauer

Witness: City of Berkley

2-5-20

Date

RECEIVED
CITY OF BERKLEY, MI
FEB - 5 P 1: 22



24624 W 10 Mile Rd
Southfield, MI 48033

March 4, 2020

To: City of Berkley / Community Development
3338 Coolidge Hwy.
Berkley, Mi. 48072

RE: 27815 Woodward Ave. Berkley, Mi. 48072 / Shared Parking Agreement

To Whom it May Concern;

This letter is in reference to the above mentioned property to be used as a tattoo shop "Ageless Image Tattoo L.L.C." Citizens Bank is located @ 27897 Woodward Ave. Berkley, Mi. 48072 and is willing to submit to a (60) month period to provide (13) vehicle parking at the rear West end of the bank parking lot. Citizens bank will provide the maintenance of the parking lot and or improvements through the term of this shared parking agreement. Citizens Bank hours at this location are M-F 9:00 A.M. to 4:30 P.M. and Saturday 9:00 A.M.-1:00 P.M. The tattoo shops hours will be 12 P.M. -8:00 P.M. Tuesday -Saturday. The hours of operation for both businesses will not cause a hardship to the bank customers during peak hours as these spaces are rarely if ever used as the spaces are distanced in the far back of the parking lot.

Agreed: 

Phil James / Tenant / Owner of Ageless Image Tattoo L.L.C.

Agreed: 

Michael Schley Duly Authorized to sign on behalf of Citizens Bank Branch

Agreed: 

Michael Schley Duly Authorized to sign on behalf of Citizens Bank property.

Agreed: 

Daniel Winter on behalf of "Ironside Trust" as to ownership of 27815 Woodward Ave. Berkley, Mi.

City of Berkley

DEPARTMENT OF COMMUNITY DEVELOPMENT, PLANNING AND RESEARCH
3338 COOLIDGE HIGHWAY • BERKLEY, MICHIGAN 48072

Certificate of Occupancy

This is to certify that 27815 Woodward
Electric Superstition
has been approved for:

Structural X Plumbing X Electric X Heating X

Sidwell No. 25 17 428 022

Lot No. 340 Exc E 70.15'

Subdivision Larkmoor Blvd

Building Use Group _____

Fire Grading _____

Zoning District WBD

has been inspected by the Department of Community Development, Planning and Research, and is in compliance with the adopted codes and/or ordinances of the City of Berkley, Michigan.

The following occupancy thereof is hereby authorized:

- ☐ Rented or Leased Structure
☒ Merchant or Business (IML)
☐ Other _____

Special Stipulations: comply with fire marshal report.

City of Berkley, Michigan April 6, 2000

Duane Fraaks
Building/Code Official
Duane Fraaks

CITY OF BERKLEY
APPLICATION FOR BUSINESS LICENSE

Business Owner: JEFFREY LEE SHEA

Business Owner Drivers License Number: [REDACTED]

Home Address: [REDACTED]

Home Telephone: [REDACTED] Business Telephone: (248) 548-4637

Property Owner: PATRICK WINTER

(if different from above)

Property Owner Address: 1359 DAVIS BIRMINGHAM MI.

Property Owner Telephone: [REDACTED]

Name of Business: ELECTRIC SUPERSTITION

Business Address: 27815 WOODWARD AVE

Kind of Business: TATTOO STUDIO
(wholesale) (retail) (office) (other)

Merchandise/Description of Operation: CUSTOM TATTOOS/ART

Number of Employees 3 Number of Parking Spaces 0

Square Footage of Building 2000

References:

1. [REDACTED]
2. [REDACTED]

[Signature]
Signature of Applicant

Date Signed _____

4/6/00
Date Certificate of Occupancy Issued

Amy M. Vansen
Planning Division

Duane Frankel
Building Division

MS Miller
Code Enforcement Division

Sgt. P. Kelly #201
Fire Marshal

Fees: New Business \$75.00
Transfer of License \$40.00

Account Number 101-000-492

Office Use Only
Receipt Number 22757 Date received 3/2/00 Amount 75.00

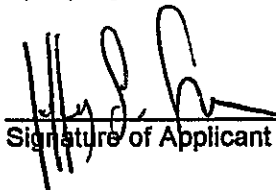
Sidwell Number 17428 022 Zoning WBD Occupancy Load _____

PART II
APPLICATION FOR BUSINESS LICENSE

I do hereby acknowledge that I have been informed of the following City Codes and Ordinances and that in so doing all questions have been answered so that I have availed myself of the opportunity of understanding the implication of said Codes and Ordinances:

1. An application for a business license must be submitted with payment of the appropriate fee to the City of Berkley; application and payment of said fee does not constitute the right to occupy a commercial structure or conduct a business until receipt of an Occupancy Permit following an inspection of the premises by the City of Berkley and express approval to occupy same; a ten percent administrative review fee may be withheld if application is withdrawn or denied.
2. That the Planning Division has approved and certified that the property in question is zoned for the proposed use.
3. That prior to occupancy and/or use, the Official has approved and certified to the Building Department that the property in question has complied with all applicable City Codes and Ordinances.
4. That upon the completion of an inspection, the applicant is responsible to contact the Building Department and secure from same, a list of all City Code and Ordinance violations.
5. That the applicant, upon compliance with the correction(s) of said City Codes and Ordinances, has the responsibility to contact and make appointment for the reinspection of said premises prior to the issuance of a Certificate of Occupancy and/or the occupancy and use of said premises in any manner.
6. That the applicant does herein acknowledge that no signage or advertising upon the premises shall be erected, installed, or otherwise permitted without the express approval of the City and with full knowledge that the violation of the Sign Ordinance will result in the issuance of a Court Appearance citation.
7. That the applicant may occupy said premises and conduct a business therein only after receiving a signed and duly executed Certificate of Occupancy from the Building Official of the City.

By my signature hereto, I acknowledge that I have read this document and have received a copy thereof.



Signature of Applicant

ELECTRIC SUPERSTITION

Print Name of Corporation/Company

OWNER/OPERATOR

Title of Applicant

MARCH 2ND, 2000

Date of Application

Witness: City of Berkley

Date

City of Berkley

DEPARTMENT OF COMMUNITY DEVELOPMENT, PLANNING AND RESEARCH
3338 COOLIDGE HIGHWAY • BERKLEY, MICHIGAN 48072

Certificate of Occupancy

This is to certify that 2425 Woodward

has been approved for:

Structural X Plumbing X Electric X Heating X

Sidwell No. 25-17-428-022

Lot No. 340 exc. E 70.15 ft.

Subdivision Larkmoor Blvd.

Building Use Group _____

Fire Grading _____

Zoning District B2

has been inspected by the Department of Community Development, Planning and Research, and is in compliance with the adopted codes and/or ordinances of the City of Berkley, Michigan.

The following occupancy thereof is hereby authorized:

☐ Rented or Leased Structure
☒ Merchant or Business (IML) 19688

☐ Other _____

Special Stipulations: _____

City of Berkley, Michigan December 5, 19 96

Duaine T. Franks
Building/Code Official
Duaine Franks

CITY OF BERKLEY
APPLICATION OF INITIAL MERCHANT'S LICENSE AND/OR
CERTIFICATE OF OCCUPANCY

Business Owner: JEFFREY LEE SHEA

Home Address: [REDACTED]

Home Telephone: [REDACTED]

Business Telephone: (810) 651-3469

Property Owner: PATRICK WINTER
(if different from above)

Property Owner Address: 1361 DAVIS BIRMINGHAM, MI.

Property Owner Telephone: [REDACTED]

Business to be known as: INK UNIQUE BODY ARTS

Business Address: 2425 WOODWARD

Kind of business: SERVICE - COMMISSIONED ARTWORK
(wholesale) (retail) (office) (other)

Merchandise: SMALL QUANTITIES OF BODY JEWELRY

Description of Operation: APPOINTMENT ONLY BODY ART (TATTOOING, PIERCING)

References: [REDACTED]

1
2
3

Name Address Telephone
Jeffrey L. Shea
Signature of Applicant

10/29/96
Date signed

12/5/96
Date Certificate of Occupancy issued

Name Address Telephone
Amy M. Vansen *appointment only.
Signature of Planning Consultant

D. T. F...
Signature of Building Official/Inspector

M. S. Muller
Code Enforcement

Fees: New Business \$75.00
Transfer of License \$40.00
Account Number 101-000-492

Number of Employees 3 TOTAL
Number of parking spaces 0 ~~(4-5)~~
Sq. footage of building 1800

Office Use Only
Receipt Number 19688 Date received 10/29/96 Amount old sheet

Sidwell Number 17428022 Zoning B-2 Occupancy Load

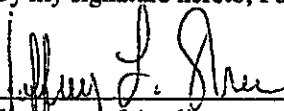
* remove obsolete signage
[REDACTED]

PART II
APPLICATION FOR BUSINESS LICENSE AND/OR
CERTIFICATE OF OCCUPANCY

I do hereby acknowledge that I have been informed of the following City Codes and Ordinances and that in so doing all questions have been answered so that I have availed myself of the opportunity of understanding the implication of said Codes and Ordinances:

1. An application for a business license must be submitted with payment of the appropriate fee to the City of Berkley; application and payment of said fee does not constitute the right to occupy a commercial structure or conduct a business until receipts of an Occupancy Permit following an inspection of the premises by the City of Berkley and express approval to occupy same; a ten percent administrative (review) fee may be withheld if application is withdrawn or denied.
2. That the Planning Consultant has approved and certified that the property in questions zoned for the proposed use.
3. That prior to occupancy and/or use, the Inspector has approved and certified to the Community Development Department that the property in question has complied with all applicable City Codes and Ordinances.
4. That upon the completion of an inspection, the applicant is responsible to contact the inspecting officer and secure from same, a list of all City Code and Ordinance violations.
5. That the applicant, upon compliance with the correction(s) of said City Codes and Ordinances, has the responsibility to contact and make appointment for the reinspection of said premises prior to the issuance of a Certificate of Occupancy and/or the occupancy and use of said premises in any manner.
6. That the applicant, where appropriate, should comply with the various requirements of the Design Element of the Master Plan for the City of Berkley.
7. That the applicant does herein acknowledge that no signage or advertising upon the premises shall be erected, installed, or otherwise permitted without the express approval of the City and with full knowledge that the violation of the Sign Ordinance will result in the issuance of a Court Appearance citation.
8. That the applicant may occupy said premises and conduct a business therein the City of Berkley, Michigan only after receiving a signed and duly executed Certificate of Occupancy from the Building Official of the Community Development Department.

By my signature hereto, I acknowledge that I have read this document and have received a copy thereof.



Signature of Applicant

OWNER / ARTIST

Title of Applicant

INK UNIQUE BODY ARTS

Print Name of Corporation/Company

10/29/96

Date of Application

Witness: City of Berkley

Date

CITY OF BERKLEY
BUILDING DEPARTMENT
3338 COOLIDGE HIGHWAY
BERKLEY MI 48072

CERTIFICATE OF OCCUPANCY

This is to certify that 27815 Woodward

American Pride Tattoos, Inc.

Has been approved for:

Structural, Plumbing, Electric, Mechanical

Sidwell No. 17-428-022

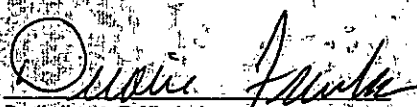
Lot No. See Tax Roll

Subdivision

Zoning District WB

Has been inspected by the Building Department and is in compliance with the adopted codes and/or ordinances of the City of Berkley.

Special Stipulations


Building Official

Duaine Franks

Date 3/1/05

CITY OF BERKLEY
APPLICATION FOR BUSINESS LICENSE

Business Owner: Steven James Elliott

Business Owner Drivers License Number [REDACTED]

Home Address: [REDACTED]

Home Telephone: [REDACTED] Business Telephone: 248-681-3230

Property Owner: Prime Management

(If different from above)

Property Owner Address: 1359 Davis Birmingham, MT 48007

Property Owner Telephone: 248-540-8017

Name of Business: American Pride Tattoos Inc.

Business Address: 27815 Woodard Ave

Kind of Business: _____
(wholesale) Body Jewelry (retail) Tattoos / Body Piercing (office) (other)

Merchandise/Description of Operation: Tattoos / Body Piercing / Body Jewelry / Clothing

Number of Employees 4 Number of Parking Spaces _____

Square Footage of Building 2080

References:
1. _____
2. La _____

[Signature]
Signature of Applicant

2-1-05
Date Signed

3/1/05
Date Certificate of Occupancy Issued

Amy M. Vansen
Planning Division

Dennis Fuchs
Building Division

Robert Swager
Code Enforcement Division

Det P. Kelly #201
Fire Marshal

Fees: New Business \$110.00
Transfer of License \$100.00

Account Number 101-1-499

Office Use Only
Receipt Number 216036 Date received 2/1/05 Amount 110.00

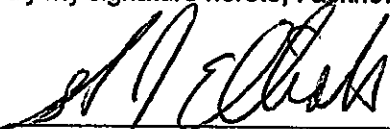
Sidwell Number _____ Zoning WB Occupancy Load _____

PART II
APPLICATION FOR BUSINESS LICENSE

I do hereby acknowledge that I have been informed of the following City Codes and Ordinances and that in so doing all questions have been answered so that I have availed myself of the opportunity of understanding the implication of said Codes and Ordinances:

1. An application for a business license must be submitted with payment of the appropriate fee to the City of Berkley; application and payment of said fee does not constitute the right to occupy a commercial structure or conduct a business until receipt of an Occupancy Permit following an inspection of the premises by the City of Berkley and express approval to occupy same; a ten percent administrative review fee may be withheld if application is withdrawn or denied.
2. That the Planning Division has approved and certified that the property in question is zoned for the proposed use.
3. That prior to occupancy and/or use, the Official has approved and certified to the Building Department that the property in question has complied with all applicable City Codes and Ordinances.
4. That upon the completion of an inspection, the applicant is responsible to contact the Building Department and secure from same, a list of all City Code and Ordinance violations.
5. That the applicant, upon compliance with the correction(s) of said City Codes and Ordinances, has the responsibility to contact and make appointment for the reinspection of said premises prior to the issuance of a Certificate of Occupancy and/or the occupancy and use of said premises in any manner.
6. That the applicant does herein acknowledge that no signage or advertising upon the premises shall be erected, installed, or otherwise permitted without the express approval of the City and with full knowledge that the violation of the Sign Ordinance will result in the issuance of a Court Appearance citation.
7. That the applicant may occupy said premises and conduct a business therein only after receiving a signed and duly executed Certificate of Occupancy from the Building Official of the City.

By my signature hereto, I acknowledge that I have read this document and have received a copy thereof.



Signature of Applicant

American Pride Tattoos INC.

Print Name of Corporation/Company

President

Title of Applicant

2-1-05

Date of Application

Witness: City of Berkley

Date



OAKLAND COUNTY EXECUTIVE DAVID COULTER

HEALTH DIVISION

Calandra Green, Health Officer
(248) 858-1280 | health@oakgov.com

March 31, 2023

ATTN PHIL JAMES
AGELESS IMAGE TATTOO
27815 WOODWARD AVE
BERKLEY MI 48072

RE: Closure Confirmation for Ageless Image Tattoo
27815 Woodward Ave, Berkley, MI
Oakland County Body Art Establishment License #57

Dear Mr. James:

On March 29, 2023, a representative of the Oakland County Health Division conducted a site visit at the above referenced facility. At that time, it was noted that this facility was no longer providing body art services and wishes to close out the body art license. For us to maintain accurate records, please contact us to discuss the status of your body art facility. If we do not hear from you or your representatives within 30 days of the date of this letter, we will administratively close your facility at our office.

Once this facility has been administratively closed, it will be necessary for you to apply for a new body art license and may require plan review prior to operation at this location.

Please contact us immediately at 248-858-1312 or 248-858-1312 regarding this issue.

Sincerely,

OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services


Amanda Anderson, MSA, REHS
Public Health Sanitarian Supervisor
Environmental Health Services

cc: Claudia Terrell, MPH, REHS, Chief of Food, Shelter, and Prevention
Chelsea Lloyd, REHS, Senior Public Health Sanitarian
Amanda Cook, REHS, Senior Public Health Sanitarian
Samantha Goodfellow, MPH, REHS, Senior Public Health Sanitarian File



OAKLAND COUNTY EXECUTIVE DAVID COULTER

HEALTH DIVISION

Leigh-Anne Stafford, Health Officer
(248) 858-1280 | health@oakgov.com

December 9, 2019

ATTN STEVE ELLIOT
AMERICAN PRIDE BERKLEY
27815 WOODWARD AVENUE
BERKLEY MI 48376

RELOCATED TO:
1972 9TH SOUTHWFIELD RD
W/ 12 MILE, PER NOTE IN
WINDOW

**RE: Closure Confirmation for American Pride, 27815 Woodward Avenue, Berkley
Oakland County Body Art Establishment License #57**

Dear Mr. Elliot:

On December 6, 2019, a representative of the Oakland County Health Division conducted a site visit at the above referenced facility. At that time, it was noted that this facility was no longer providing body art services and wishes to close out the body art license. For us to maintain accurate records, please contact us to discuss the status of your body art facility. If we do not hear from you or your representatives within 30 days from the date of this letter, we will administratively close your facility at our office.

Once this facility has been administratively closed, it will be necessary for you to apply for a new body art license and may require plan review prior to operation at this location.

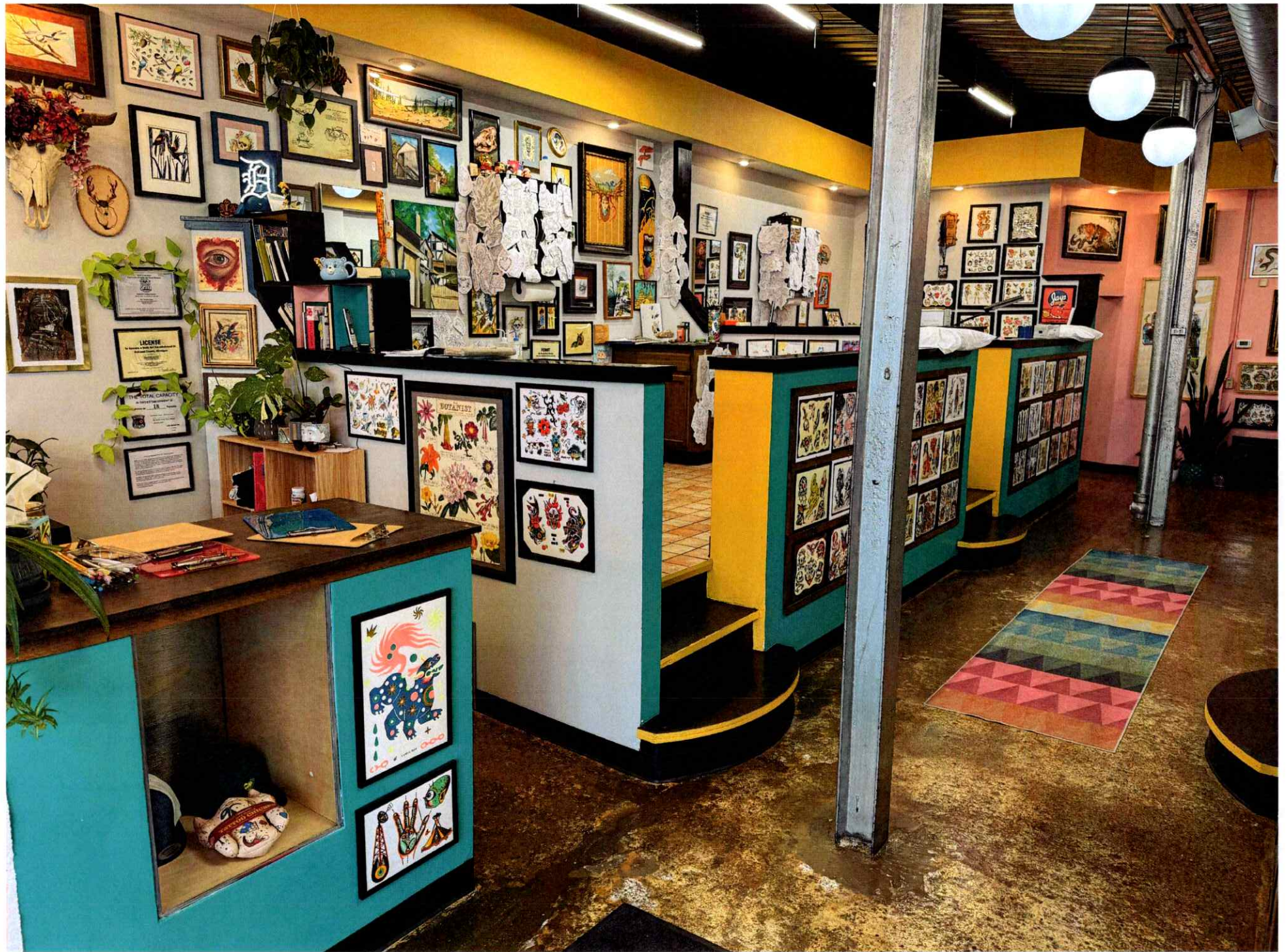
Please contact us immediately at 248-858-1312 or 248-424-7190 regarding this issue.

Sincerely,

**OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services**

Amanda Anderson
Amanda Anderson, MSA, REHS
Public Health Sanitarian Supervisor
Environmental Health Services

cc: Claudia Terrell, MPH, REHS, Chief of Food, Shelter, and Prevention
Chelsea Lloyd, Public Health Sanitarian
Amanda Cook, REHS, Senior Public Health Sanitarian
Samantha Ogonowski-Goldsmith, MPH, Public Health Sanitarian
Michael Kucab, Body Art Facility Licensing Program Coordinator, MDHHS
City of Berkley Manager
Steve Elliot, 5154 Highland Road, Waterford, MI 48327
File









CITY OF BERKLEY

COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Berkley Zoning Board of Appeals

From: Kim Anderson; Zoning Administrator

Subject: **PBA-01-26 27815 Woodward Ave., Dimensional variance request to waive on-site parking requirements**

Date: March 03, 2026

APPLICANT: Zach Hewitt on behalf of Well Wishes Tattoo

LOCATION: 27815 Woodward Ave.

PARCEL ID: 04-25-17-428-022

REQUEST: The applicant is requesting a dimensional variance to waive on-site parking requirements for an existing Tattoo/Piercing Studio to allow for an additional service chair.

REQUIRED: *Berkley City Code*, Zoning Ordinance, Chapter 138, Article 14, Sec. 14.04.Q.3.z, parking space requirements by use for Tattoo/body piercing studio requires one per chair plus one per employee. Three parking spots in front for On-Street Parking Credit per 14.04.M.

ZONING AND LAND USE

Property	Zoning District	Land Use
Subject Site	Woodward Corridor	Commercial – Personal Service Tattoo studio
West	R-1CD	Parking Lot
East	City of Royal Oak	Commercial - Retail
North	Woodward Corridor	Commercial - Vacant
South	Woodward Corridor	Commercial – Physical Therapy

BACKGROUND

27815 Woodward Ave., has been continuously occupied by established tattoo studios since as early as 1996 as legal non-conforming uses not meeting parking requirements. In 2020, a prior business, Ageless Image Tattoo had a shared parking agreement with 27897 Woodward (former Citizen Bank). When Well Wishes applied for their Business License in 2023, 27897 Woodward, was under new ownership (GoHealth Urgent Care) and elected not to continue the shared parking agreement. Well Wishes received their business license approval as Legal Non-Conforming.

Per Section 14.04.Q.3.z of Zoning Ordinance (effective April 16, 2025) the off-street parking calculation for tattoo studios is one (1) per chair plus one (1) per employee. Currently there are five (5) chairs and five (5) employees, requiring ten (10) parking spaces. The Business License for Well Wishes was originally approved prior to the Zoning Ordinance update. Under the previous off-street parking requirements, the calculation was one (1) per 100 square feet of usable floor area, requiring seven (7) parking spaces. Adding a chair would not have changed the number of required off-street parking unless the usable floor area changed.

The applicant wishes to install an additional booth/service chair that will be equipped to accommodate wheelchair customers. The five existing booth/chairs have three steps going up to the service areas. The installation of an additional booth/chair and change in the floor plan will require the current off-street parking requirements to be met. With the addition of the booth/chair bringing the total to six (6) booths/chairs and six (6) employees, the parking requirements will be increased to twelve (12) parking spaces.

27815 Woodward Ave. does not have off-street parking in the rear of the building. The parcel qualifies for three (3) on-street parking credits for the spots in front of the building off of Woodward Ave. (MDOT). Under the previous Zoning Ordinance these spots were not counted. The variance request is for nine (9) parking spaces.



Source: Oakland County Property Gateway



Source: Google map

SCOPE OF PROJECT

The applicant is requesting a variance of nine (9) off-street parking spaces to allow for the proposed change in the floor plan to add one (1) booth/chair to accommodate wheelchair access customers. The applicant does not have an official Shared Parking Agreement with surrounding businesses. Although, they do have a letter of support from Vinsetta Garage for customers to utilize their parking lot.

SUMMARY OF REQUEST

The applicant, Zach Hewitt representing Well Wishes, 27815 Woodward Ave., Parcel # 04-25-17-428-022 is requesting a non-use variance of nine (9) off-street parking spaces per Berkley City Code, Chapter 138, Article 14, Section 14.04.Q.3.z.

STANDARDS FOR REVIEW

Per Section 138-17.04 of the Zoning Ordinance, the applicant must demonstrate a practical difficulty in order to be granted a non-use variance. The Zoning Board of Appeals shall not vary the regulations of Section 138-17.04, unless it shall make findings based upon the evidence presented to it in each specific case that:

A. *The need for the variance is due to unique circumstances or physical conditions of the property.*

The applicant states that a variance is needed due to the configuration of the parcel. The property is located off of Woodward Ave. with limited parking. The original platted parcel and construction of the structure with no parking on the parcel can be seen as a unique physical condition of the property.

B. *The need for the variance is not the result of actions of the property owner or previous property owners.*

The need for a variance is the result of actions of the business owner/property owner and their efforts to modify the floor plan to accommodate disabled customers. The parcel has no dedicated off-street parking and an unusual booth configuration. These factors make any alterations to the floor plan significantly more cumbersome than they would be in a more typical setup.

C. *Strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.*

Strict compliance with the ordinance will render conformity with those regulations unnecessarily burdensome. Unless the building was partially removed or demolished, there is no room on the site for off-street parking. To convert an existing booth/chair to accommodate wheelchair access customers, major construction would be required to bring the area to floor level. Strict compliance for any use, would not allow occupancy with no off-street parking.

D. *The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as other property owners.*

The requested variance is the minimum variance necessary to do justice to the property owner. A variance for nine (9) spaces would allow the business to expand to better accommodate wheelchair customers.

E. *The requested variance will not adversely impact the surrounding properties.*

The requested variance has the potential to adversely impact the surrounding properties. The on-street parking spaces are public spaces. Three (3) spaces in front of the building are counted towards a parking credit. If those on-street parking spaces are filled, clients might park on residential side streets, particularly Eaton Rd. or private parking lots. Although, this parcel has been used as a tattoo studio for 30 years and has not impeded surrounding properties or received complaints. The business has support from neighboring businesses for customers to utilize neighboring parking lots. It is also worth noting that the applicant is requesting the variance to accommodate one additional booth. The fact that all parking requirements were revised recently makes the requested variance seem much larger than the actual change to the building (the addition of one tattoo booth).

SUMMARY

For a variance to be approved by the Zoning Board of Appeals, it shall meet the standards of Section 138-17.04 of the Zoning Ordinance, based on findings of fact. We request the Zoning Board of Appeals to determine if there are unique characteristics of the property and the requested variance should be granted. Motions for approval and denial are included below for the convenience of the board.

Sample Motions:

Approval

In the matter of PBA-01-26, 27815 Woodward Ave., Parcel # 04-25-17-428-022, motion to approve the requested variance from Berkley City Code, Zoning Ordinance, Chapter 138, Article 14, Sec. 14.04.Q.3.z of the City of Berkeley City Codes to grant a parking variance for nine (9) spaces, as required, that does not conform to the applicable City Code regulations, based on the following findings:

- 1. The need for the variance is due to unique circumstances or physical conditions of the property.*
- 2. The need for the variance is not the result of actions of the property owner or previous property owners.*
- 3. Strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.*
- 4. The requested variance is the minimum variance necessary to do substantial justice to the application as well as other property owners.*
- 5. The requested variance will not adversely impact the surrounding properties.*

Denial (only choose item(s) pertaining to denial)

In the matter of PBA-01-26, 27815 Woodward Ave., Parcel # 04-25-17-428-022, motion to deny the requested variance from Berkley City Code, Zoning Ordinance, Chapter 138, Article 14, Sec. 14.04.Q.3.z of the City of Berkeley City Codes to grant a parking variance for nine (9) spaces, as required, that does not conform to the applicable City Code regulations, based on the following findings:

- 1. The need for the variance is not due to unique circumstances or physical conditions of the property.*
- 2. The need for the variance is the result of actions of the property owner or previous property owners.*
- 3. Strict compliance with the ordinance will not unreasonably prevent the property owner from using the property for a permitted purpose or will not render conformity with those regulations unnecessarily burdensome.*
- 4. The requested variance is not the minimum variance necessary to do substantial justice to the application as well as other property owners.*
- 5. The requested variance will adversely impact the surrounding properties.*

If you have any questions regarding this case, please do not hesitate to contact me.

Thank you.

Cc: Crystal VanVleck, City Manager
Victoria Mitchell, City Clerk
Lisa Hamameh, City Attorney
Kristen Kapelanski, Community Development Director

To whom it may concern,

I am writing on behalf of Vinsetta Garage regarding our neighboring business, Well Wishes Tattoo.

Well Wishes Tattoo has been located next to our restaurant for over two years. During that time, we have maintained a positive and cooperative relationship. There have been no parking concerns, shared access issues, or any disagreements between our businesses. The presence of Well Wishes has not negatively impacted our operations in any way.

In fact Well Wishes Tattoo has been Vinsetta customers and we share mutual customers with in the plaza. Their business has been a consistent, positive and respectful part of the local business community.

From our perspective, we do not foresee any issues or concerns with Well Wishes moving forward with plans to build a new booth within their space. We believe they will continue to operate responsibly and maintain the same positive relationship we have experienced over the past two years.

Please feel free to contact us if any additional information s needed.
Sincerely,

Restaurant manger
Vinsetta Garage
27799 Woodward Ave.
Berkley, Mi. 48072

BRAM ROWINSKY


THE CITY OF BERKLEY
Community Development Department
3338 Coolidge, Berkley, Michigan 48072
(248) 658-3320

**Notice
Meeting of the Berkley
Zoning Board of Appeals**

Notice is hereby given, that there will be a meeting of the Zoning Board of Appeals to be held at the City of Berkley in the Council Chambers, 3338 Coolidge, Berkley, Michigan on Monday, March 09, 2026 at 7:00 pm or as near thereto as the matter may be reached.

Application Number PBA-01-26

Zach Hewitt for Well Wishes Tattoo, 27815 Woodward Ave, Parcel # 04-25-17-428-022, West side of Woodward Ave., between Eaton Rd. and West Blvd., is requesting a variance for parking to allow for an additional chair for service to be added.

Berkley City Code

Berkley City Code, Chapter 138 *Zoning*, Article 14, Section 14.04 Vehicle Parking Requirements, Table 14.04-Q.3.z: 1 per chair plus 1 per employee.

Complete application information is available for review at www.berkleymi.gov/community-development/development-projects.

Comments on the granting of the above variance may be made in person on the night of the meeting or in writing. All written comments must be submitted to the Berkley Community Development Department or email to planning@berkleymi.gov before 4:00 p.m. on the date of the Public Hearing.

KIM ANDERSON
ZONING ADMINISTRATOR

Publish Once:

Oakland Press
Friday, February 20, 2026

THE CITY OF BERKLEY
Community Development Department
3338 Coolidge, Berkley, Michigan 48072
(248) 658-3320

**Notice
Meeting of the Berkley
Zoning Board of Appeals**

Notice is hereby given, that there will be a meeting of the Zoning Board of Appeals to be held at the City of Berkley in the Council Chambers, 3338 Coolidge, Berkley, Michigan on Monday, March 09, 2026 at 7:00 pm or as near thereto as the matter may be reached.

Application Number PBA-01-26

Zach Hewitt for Well Wishes Tattoo, 27815 Woodward Ave, Parcel # 04-25-17-428-022, West side of Woodward Ave., between Eaton Rd. and West Blvd., is requesting a variance for parking to allow for an additional chair for service to be added.

Berkley City Code

Berkley City Code, Chapter 138 *Zoning*, Article 14, Section 14.04 Vehicle Parking Requirements, Table 14.04-Q.3.z: 1 per chair plus 1 per employee.

Complete application information is available for review at www.berkleymi.gov/community-development/development-projects.

Comments on the granting of the above variance may be made in person on the night of the meeting or in writing. All written comments must be submitted to the Berkley Community Development Department or email to planning@berkleymi.gov before 4:00 p.m. on the date of the Public Hearing.

KIM ANDERSON
ZONING ADMINISTRATOR

UNION JOINTS LLC, ATTN: CHRISTINE
 90 N MAIN ST
 CLARKSTON MI 48346 1516

Occupant
 27827 WOODWARD AVE
 BERKLEY MI 48072 0907

CHARLES SUPERNOIS
 1099 EATON RD
 BERKLEY MI 48072 2005

HENRICO GOUVEA DA SILVA
 1036 OXFORD RD
 BERKLEY MI 48072 2068

JEFFREY N TELLO
 5491 MAPLE RDG
 HASLETT MI 48840 8651

GEORGIA N KOVANIS
 1048 OXFORD RD
 BERKLEY MI 48072 2068

Occupant
 27799 WOODWARD AVE
 BERKLEY MI 48072 0906

Occupant
 27815 WOODWARD AVE
 BERKLEY MI 48072 0907

CAMERON B EILERS
 1022 OXFORD RD
 BERKLEY MI 48072 2068

UNION JOINTS LLC, ATTN: CHRISTINE
 90 N MAIN ST
 CLARKSTON MI 48346 1516

IRONHEAD TRUST
 1359 DAVIS AVE
 BIRMINGHAM MI 48009 2075

KAMAL TATO
 MAISOON TATO
 1060 OXFORD RD
 BERKLEY MI 48072 2068

UNION JOINTS LLC, ATTN: CHRISTINE
 90 N MAIN ST
 CLARKSTON MI 48346 1516

Occupant
 27803 WOODWARD AVE
 BERKLEY MI 48072 0907

CAREN SCOTT
 1079 EATON RD
 BERKLEY MI 48072 2005

DERRICK BOOTS
 1069 EATON RD
 BERKLEY MI 48072 2005

27803 WOODWARD LLC
 284 STATE ST
 PONTIAC MI 48341 1362

HANNAH HARDEN
 KEVIN PUNINSKE
 1070 OXFORD RD
 BERKLEY MI 48072 2068

SEAN SWEDA
 1047 EATON RD
 BERKLEY MI 48072 2005

CITY OF BERKLEY
 3338 COOLIDGE HWY
 BERKLEY MI 48072 1636

Occupant
 27723 WOODWARD AVE
 BERKLEY MI 48072 0906

STEPHEN & ANN CARPENTER LIVING TRU
 1059 EATON RD
 BERKLEY MI 48072 2005

BRADLEY THOMPSON
 ELMIRE THOMPSON
 1072 EATON RD
 BERKLEY MI 48072

27723 WOODWARD HOLDINGS LLC
 25001 RIVER DR
 FRANKLIN MI 48025 1172

Occupant
 27745 WOODWARD AVE
 BERKLEY MI 48072 0906

27799 WOODWARD LLC
 90 N MAIN ST
 CLARKSTON MI 48346 1516

Occupant
 996 OXFORD RD
 BERKLEY MI 48072

THE THEOSOPHICAL SOCIETY OF
 DETROIT
 PO BOX 1575
 ROYAL OAK MI 48068

27799 WOODWARD LLC
 90 N MAIN ST
 CLARKSTON MI 48346 1516

DAVID GODDARD
 ANNE KARI GODDARD
 4943 LOWELL BLVD UNIT 1
 DENVER CO 80221 1011

GABRIEL BROWN
AMY E BROWN
984 OXFORD RD
BERKLEY MI 48072

Occupant
27901 WOODWARD AVE
BERKLEY MI 48072 0919

Occupant
1001 EATON RD
BERKLEY MI 48072 2000

WOODWARD BERKLEY LLC
26495 WOODLORE RD
FRANKLIN MI 48025 2022

AMBER'S WOODFIRE LODGES
380 N CROOKS RD
CLAWSON MI 48017 1372

Occupant
27897 WOODWARD AVE
BERKLEY MI 48072 0907

Occupant
27844 WOODWARD AVE
ROYAL OAK MI 48067 0931

BERMAN BERKLEY LLC
1564 HENRIETTA ST
BIRMINGHAM MI 48009 4107

BERMAN CO
HOWARD FRIEDLAENDER
1564 HENRIETTA ST
BIRMINGHAM MI 48009 4107

Zach Hewitt
3279 Minerva St
Ferndale, MI 48220

Occupant
27861 WOODWARD AVE
BERKLEY MI 48072 0907

LUGO PROPERTIES LLC, ATTN: TINA MO
700 N OLD WOODWARD AVE STE 300
BIRMINGHAM MI 48009 1338

Occupant
27861 WOODWARD AVE
BERKLEY MI 48072 0907

LUGO PROPERTIES LLC, ATTN: TINA MO
700 N OLD WOODWARD AVE STE 300
BIRMINGHAM MI 48009 1338

LUGO PROPERTIES LLC ATTN: TINA MOU
700 N OLD WOODWARD AVE STE 300
BIRMINGHAM MI 48009 1338

27815 Woodward

Search

Value	Shape	Buffer	Report	Spatial	Result
-------	-------	--------	--------	---------	--------

Zoom All

Clear:

```
# selected: 1
```

2517428022

SITEADDRESS: 27815 WOODWARD AVE

27815 Woodward Ave, Ber

Score: 97.5

Zoom to

Eaton Rd

40ft

^

80.05

OC Parcels Plus

27815 Woodward

Search

Value Shape Buffer Report Spatial Result

Zoom All

Clear:

selected: 31

2517431036

SITEADDRESS:

2517431016

SITEADDRESS: 1036 OXFORD RD

2517431024

SITEADDRESS: 27799 WOODWARD AVE

2517431010

SITEADDRESS:

2517431003

SITEADDRESS: 1069 EATON RD

2517431005

SITEADDRESS: 1047 EATON RD

2517431004

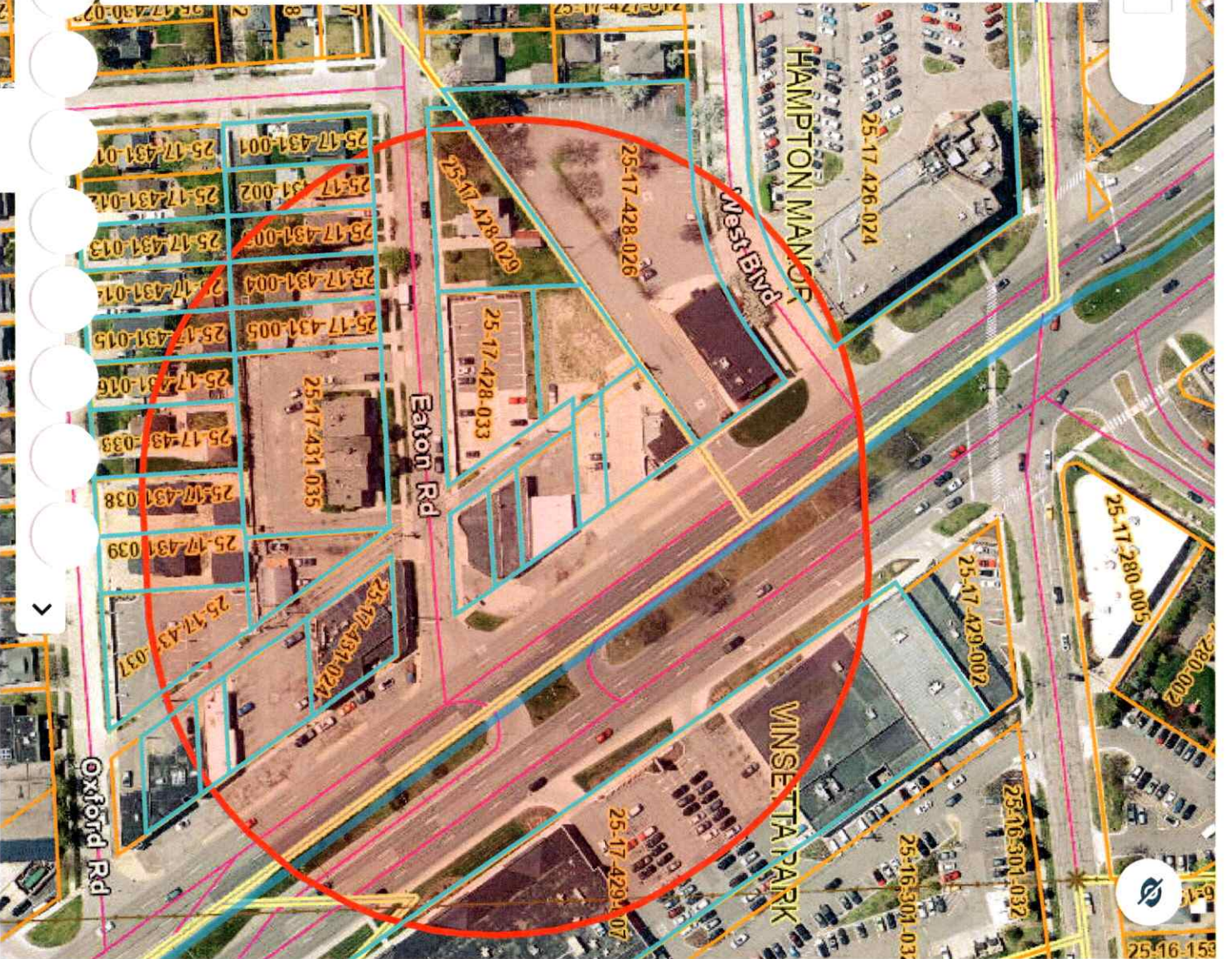
SITEADDRESS: 1059 EATON RD

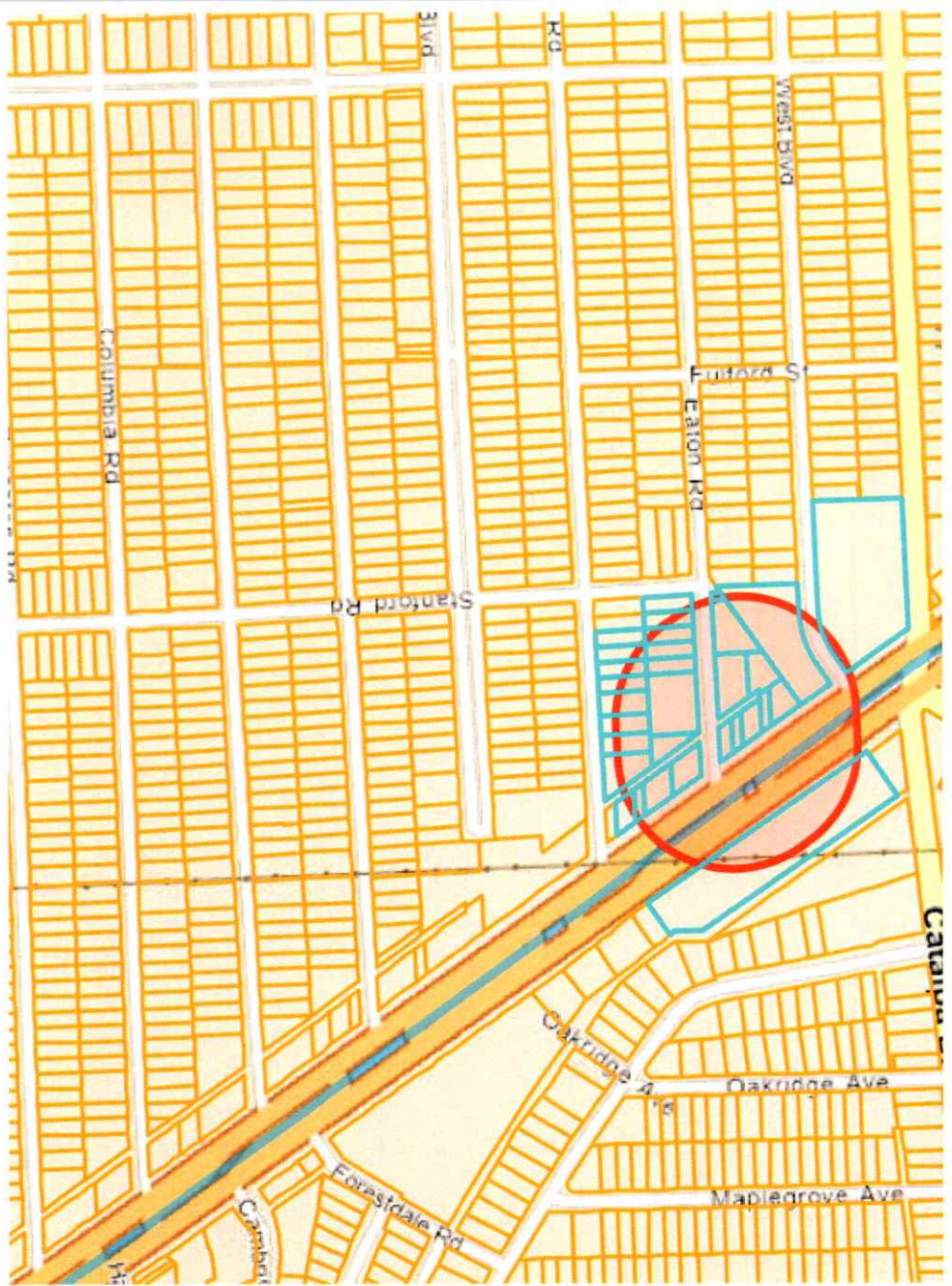
2517431028

SITEADDRESS: 27745 WOODWARD AVE

2517428021

SITEADDRESS: 27827 WOODWARD AVE







CITY OF BERKLEY COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

ZONING BOARD OF APPEALS APPLICATION

The Zoning Board of Appeals (ZBA) meets the second Monday of the month. The meetings are held in the Council Chambers at City Hall, 3338 Coolidge Highway, Berkley, Michigan 48072.

The ZBA shall hear requests for use and dimensional variances, appeals of administrative decisions, interpretation of zoning map and text, and interpretations of commercial message for proposed murals.

****Please be advised:** The ZBA may grant a variance where undue hardship or practical difficulty for the property exist. A want or desire (bigger structure, more profit, etc.) is not sufficient grounds for a variance. The ZBA does not have the power to legislate or create new regulations. The Board's purpose is to provide some relief from the Zoning Ordinance depending on the unique circumstances of the property.

APPLICANT INFORMATION

Name: Lori Drouillard Phone: [REDACTED]

Address: 1260 Larkmoor Blvd, Berkley, MI 48072

Email: [REDACTED]

Relationship to Property (current tenant, representative, future tenant, current owner, future owner):

PROPERTY OWNER INFORMATION (if different from Applicant)

Name: Lori Drouillard Phone: Same as above

Address:

Email:

PROPERTY DESCRIPTION

Address: 1260 Larkmoor Blvd

Parcel #: LARK-001260-0000-01 Zoning Classification: Residential

Current Use of Property: Single Family Residential

NATURE OF REQUEST

Check which applies:

- ☐ Variance from Zoning Ordinance (Section I)
- ☐ Interpretation of Zoning Ordinance (Section II)
- ☐ Administrative Review / Appeal of Decision (Section III)
- ☐ Determination of Commercial Message of Mural / Work of Art (Section IV)

Description of Request: _____
2 Story addition to northwest (rear) of property. Distance from property line

Has the City denied a permit related to the proposed work? ☐ Yes ☒ No

Please fill out ONLY the section below that applies to your request.

I. VARIANCE FROM ZONING ORDINANCE

Please provide a written response to each question below that relates to the variance that is being requested. **DO NOT COMPLETE BOTH SECTIONS.**

A. Use Variance

The Zoning Board of Appeals may grant a **use variance** (i.e. use of the land not permitted in a particular district) upon finding that an undue hardship exists.

Current Use of Property: _____

Requested Use of Property: _____

1. Explain how the building or land cannot be reasonably used for any of the uses permitted by right or by special land use permit in the current zoning district.

2. Explain how the need for the variance is due to unique circumstances or physical conditions of the property.

3. Explain how the proposed use will not alter the essential character of the neighborhood.

4. Explain how the need for the variance is not the result of actions of the property owner or previous property owners.

B. Dimensional Variance (Non-Use Variance)

The Zoning Board of Appeals may grant a **dimensional variance** (i.e. height, setback, lot coverage, etc) upon finding that undue hardship or practical difficulty exists.

1. Explain how the need for the variance is due to unique circumstances or physical conditions of the property.

A residential building exists on the subject property and is being used as applicant's primary residence. At the time the structure was built, it conformed to all applicable ordinances & regulations. Years later, the City altered its ordinance, & the existing residential building was grandfathered in. Applicant seeks a dimensional variance to expand her kitchen and add a 2nd floor primary bedroom. This addition is in conjunction with a renovation of the kitchen and first floor as a result of a recent interior fire.

2. Explain how the need for the variance is not the result of actions of the property owner or previous property owners.

As stated above, the residential building on the subject property was conforming to all applicable ordinances at the time of construction. Years later, the City altered its ordinances, which resulted in the residential building to become non-conforming. Its the owners understanding there are many homes in the neighborhood that fall into same non-confirming category.

3. Explain how strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.

The purpose of the property (and building) is for residential; no other uses intended. To deny the variance would obsolete any improvements applicant intends to make to the property including the restoration of the existing kitchen & surrounding first floor as a result of the interior fire. If the variance is granted, the design & use of the expanded kitchen and 2nd floor primary bedroom will be in line with new and existing homes in the neighborhood. Current residence is a 2 bedroom room floor plan with a very small kitchen and most of the surrounding residences in the neighborhood are 3+ bedrooms with much larger kitchen areas.

4. Explain how the requested variance is the minimum variance necessary to do substantial justice to applicant as well as other property owners.

Applicant seeks a limited dimensional variance to only expand her existing kitchen and add a second floor primary bedroom. in keeping with the architectural character of the home along with dimensional challenges, the new additions will need to remain in the same plane as the existing building & foundation wall. The expansion will exist within the boundaries of applicant's property, and more importantly, the proposed expansion will remain within the building envelop granted by the existing structure located on the property. Stated differently, the existing grandfathered non-conforming condition will not exceed the extent of the existing variance/ the proposed variance will not expand further into the setback.

5. Explain how the requested variance will not adversely impact the surrounding properties.

The property & building have existed in the area for numerous years (circa 1918) without injury to any neighbors' property rights or the general public. Further, the requested variance will be harmonious within the existing neighborhood and subject property as it would not change any of the sight lines and/or street view and/or facade. Applicant is unaware of any opposition or compliant made to the property and existing buildings. in 2021 Applicant made an appeal to this ZBA Board for a single story addition and it was granted. The construction project never commenced. Due to current needs, the Applicant desires to perform the 1st floor kitchen addition and add a second floor primary bedroom to the residence.

II. INTERPRETATION OF ZONING ORDINANCE

Provide Section numbers of Zoning Ordinance to be interpreted: _____

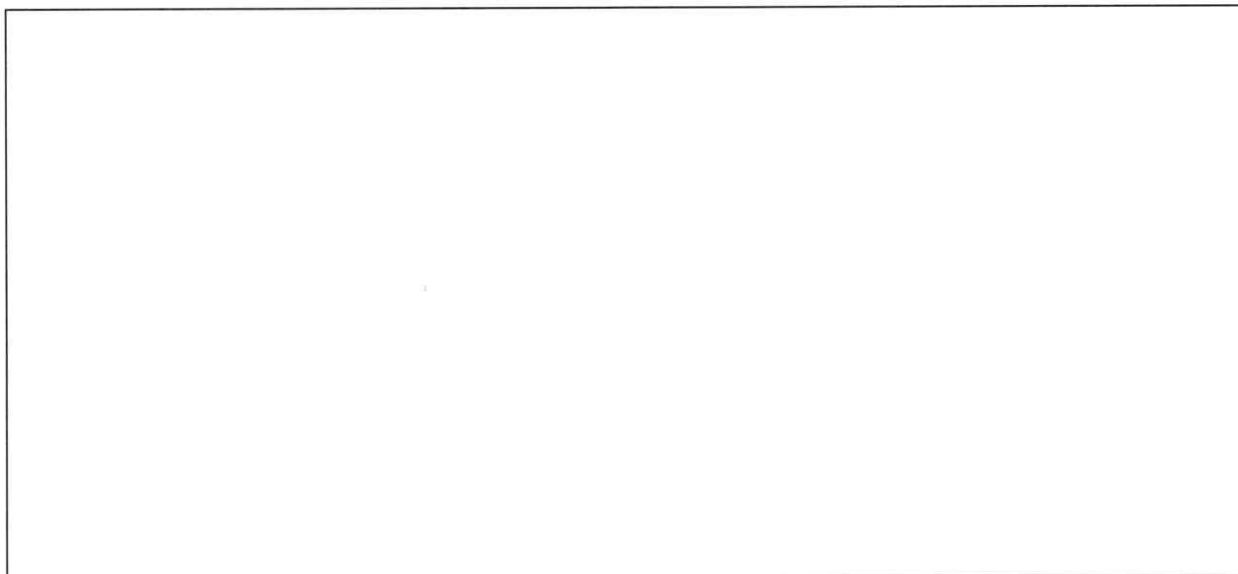
Please describe the request and what needs to be clarified or interpreted by the ZBA.

III. ADMINISTRATIVE REVIEW / APPEAL OF DECISION

Describe the circumstances of each case and provide the minutes of the public meeting noting the denial to be appealed.

IV. DETERMINATION OF COMMERCIAL MESSAGE (MURAL/WORK OF ART)

Describe the proposed mural/work of art. Applicant should include renderings of the proposed design. The ZBA shall determine if the proposed work contains a commercial message.



** Applicant and artist must provide signed *Mural Installation and Maintenance Agreement* prior to the public meeting.

SUBMIT THE FOLLOWING:

A PDF file of the application and two 11" x 17" copies of the supporting documents must be submitted at the time of application, including; a copy of survey, plot plan or site plan with this application that shows the subject property complete with boundary lines and dimensions, existing building locations, all proposed buildings, easements, utilities, and any site improvements/changes. Setbacks, height of structures, lot coverage, etc. should also be included, if applicable.

PLEASE NOTE: The applicant, or a designated representative, **MUST BE PRESENT** at the meeting in which the case is being reviewed or the request may be postponed due to lack of representation.

We encourage applicants to make a presentation of the proposed request to the Zoning Board of Appeals, if applicable. To assist this effort, we have available for your use a projector, laptop computer and screen. ZBA meetings are recorded and televised.

PROPERTY OWNER'S APPROVAL *(Initial each line)*

LD I hereby authorize and give permission for the City of Berkley to install one or more temporary signs on my property, in order to notify the public of the required public hearing related to the above request(s) before the ZBA.

LD I hereby authorize the employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above referenced property in relation to the above request.

APPLICANT'S ENDORSEMENT: *(Initial each line)*

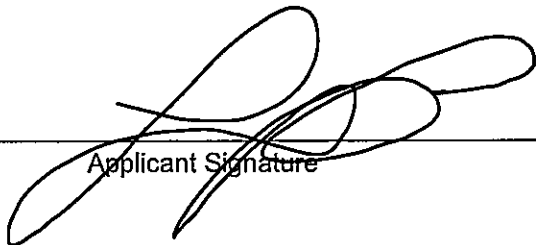
LD All information contained herein is true and accurate to the best of my knowledge.

LD I acknowledge that the ZBA will not review my request unless all information in the application has been submitted to the satisfaction of the Zoning Administrator.

LD I acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or review of this application.

If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.

Lori Drouillard
Applicant Name (print)


Applicant Signature

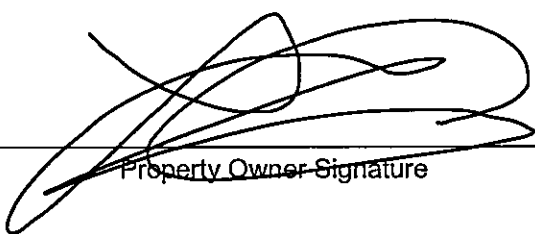
1/30/26
Date

Applicant Name (print)

Applicant Signature

Date

Lori Drouillard
Property Owner Name (print)


Property Owner Signature

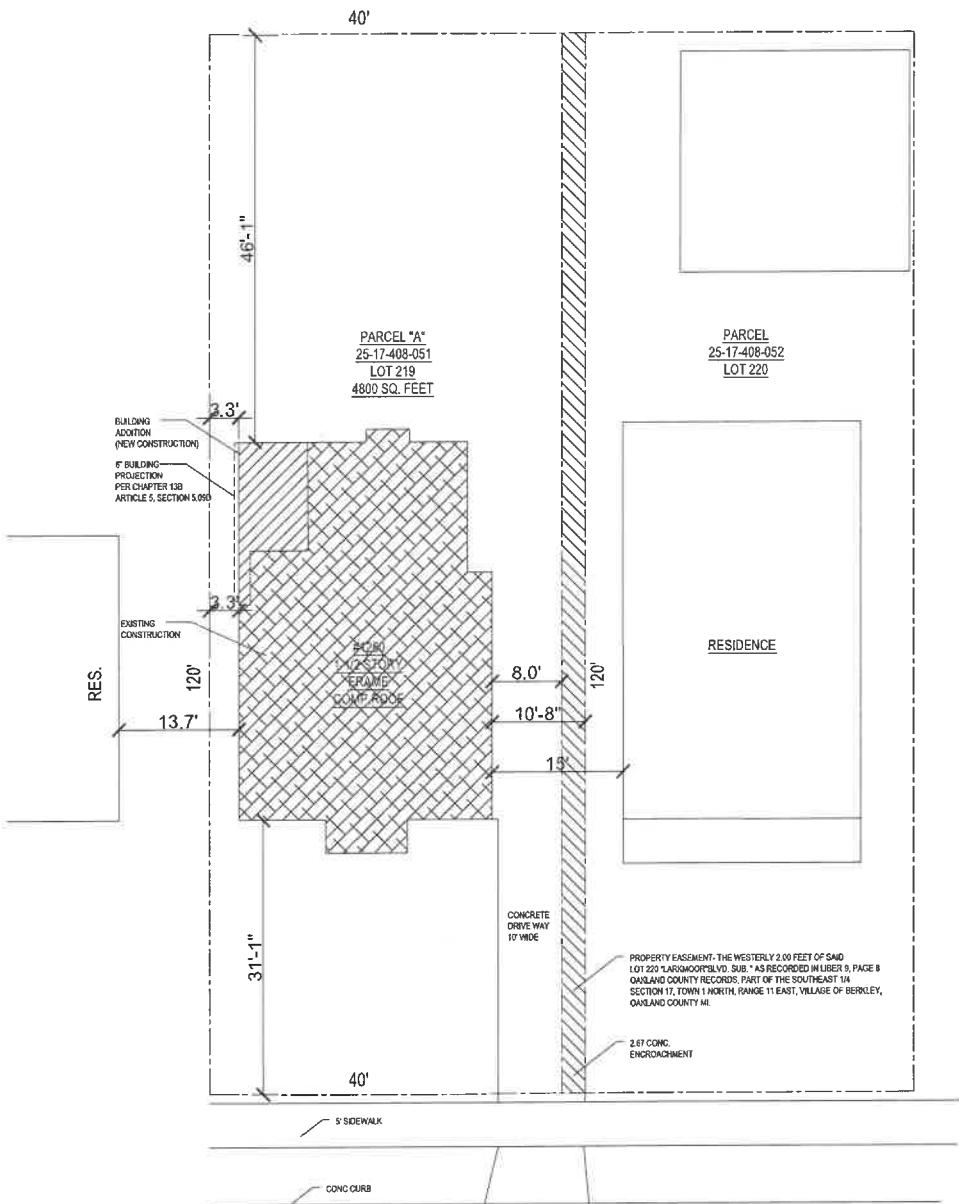
1/30/26
Date

Office Use Only

Received 1-30-26 Receipt # _____ Meeting Date 3/9/26 Case # BBA-02-26

Fee:	Residential	\$400
	Commercial	\$600
	Mural	\$300

1260 LARKMOOR BLVD. RESIDENTIAL ADDITION



LARKMOOR BLVD. 86' WD

PROPERTY DESCRIPTION
LOTS 219 & 220
"LARKMOOR BLVD SUB" OF PART OF SECT'S 16 AND 17, T. 11N, R. 11E
ROYAL OAK TWP., CITY OF BERKLEY, OAKLAND COUNTY MICHIGAN
RECORDED IN LIBER 9 PAGE 8 OAKLAND COUNTY RECORDS.



SHEET INDEX:

- A110 SITE PLAN & CODE DATA
- A210 DEMO & FOUNDATION PLANS
- A211 FLOOR PLANS
- A310 ELEVATIONS
- A410 BUILDING SECTIONS
- A510 WALL SECTIONS & DETAILS

SITE DATA:

ZONING: R-1D RESIDENTIAL

FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: LEAST ONE (5') TOTAL OF TWO (15')

REAR YARD SETBACK: 35'
MIN LOT SQ. FT. 4,400

MAX BUILDING HT: 2.5 STORIES OR 30'

MIN. ALLOWABLE SQUARE FOOTAGE:
DWELLINGS WITH BASEMENT = 1,100 S.F.

PROPOSED ADDITION/ EXISTING RESIDENCE

PARCEL ID: **25-17-408-051**
ZONING: R-1D
RESIDENTIAL

FRONT YARD SETBACK: 31.1"
SIDE YARD SETBACK: 3.3' WEST LINE - 8' EAST LINE - 10'-8"
TO EAST EDGE OF EASEMENT

REAR YARD SETBACK: 46'-1"

LOT SQUARE FOOTAGE: 4,800 SQUARE FEET

MAX BUILDING HT: 21'-4"

EXISTING SF: 1,118 S.F 1ST FLOOR + 596 2ND FLOOR = 1,687 SF.
NEW ADDITIONS= 104 S.F. 1ST FLOOR + 221 S.F. 2ND FLOOR
TOTAL SQUARE FOOTAGE = EXISTING 1,687 + NEW 325 S.F. = 2012 S.F.

PROJECTIONS:

PER CHAPTER 138, ARTICLE 5, SECTION 5.09D
ALLOWED 2" FOR EACH 1' OF SETBACK. CURRENT SETBACK 3.3' x 2" = 6.6" / PROVIDED = 6" PROJECTION AT NEW SECOND FLOOR ADDITION.
TOTAL ALLOWABLE AREA = 30% OF WEST ELEVATION. TOTAL ELEVATION = 746 SQ. FT. = 223.8 SQ. FT. ALLOWED. PROPOSED = 137 SQ. FT.

APPLICABLE CODES:

2015 MICHIGAN RESIDENTIAL CODE (MRC)
2015 MICHIGAN ENERGY CODE (RESIDENTIAL)
2023 NATIONAL ELECTRICAL CODE (NEC)
2021 MICHIGAN MECHANICAL CODE

ZONE 5A INSULATION VALUES:

CEILINGS/ ATTICS: R-38
WOOD FRAMED WALLS: R-20
FLOORS OVER UNCONDITIONED SPACES: R-22 - FILLING CAVITY
CRAWL SPACE WALLS: R-9 CONTINUOUS
FENESTRATION: U-.32 WINDOWS/ U-.55 FOR SKYLIGHTS

FIRE RATED EXTERIOR WALLS:

PROPOSED WEST ADDITION WALL IS 3.3' FROM PROPERTY LINE WHICH EXCEEDS THE REQUIRED 5' DISTANCE.
PER TABLE R302.1 MICHIGAN RESIDENTIAL CODE: WALLS 3' OR GREATER FROM PROPERTY LINE IS ALLOWED TO HAVE A MAXIMUM OF 25% NON-RATED OPENINGS.
TOTAL PROPOSED WEST WALL AREA = 139 S.F. ALLOWED OPENINGS = 34.75 S.F.
PROVIDED OPENINGS = 18.7 S.F.

PER R301.1 EXTERIOR WALLS LESS THAN 5' FROM PROPERTY LINE MUST COMPLY WITH TABLE R302.1 OF MRC.
PROPOSED WALL IS 3.3' FROM PROPERTY LINE AND WILL BE REQUIRED TO BE A MINIMAL OF 1 HOUR FIRE RATED CONSTRUCTION MEETING UL 364 OR ANSI E119. FIRE 1 HOUR FIRE RATING INCLUDES PROJECTIONS & SOFFITS.

Todd Drouillard AIA
ARCHITECT
Member of the American Institute of Architects

6578 Torybrooke Circle
West Bloomfield, MI
48323

1260 LARKMOOR
BERKLEY, MI 48072

REVISION DATE

PERMIT 02/06/2026
BID 01/26/2026
ISSUED FOR



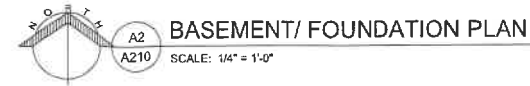
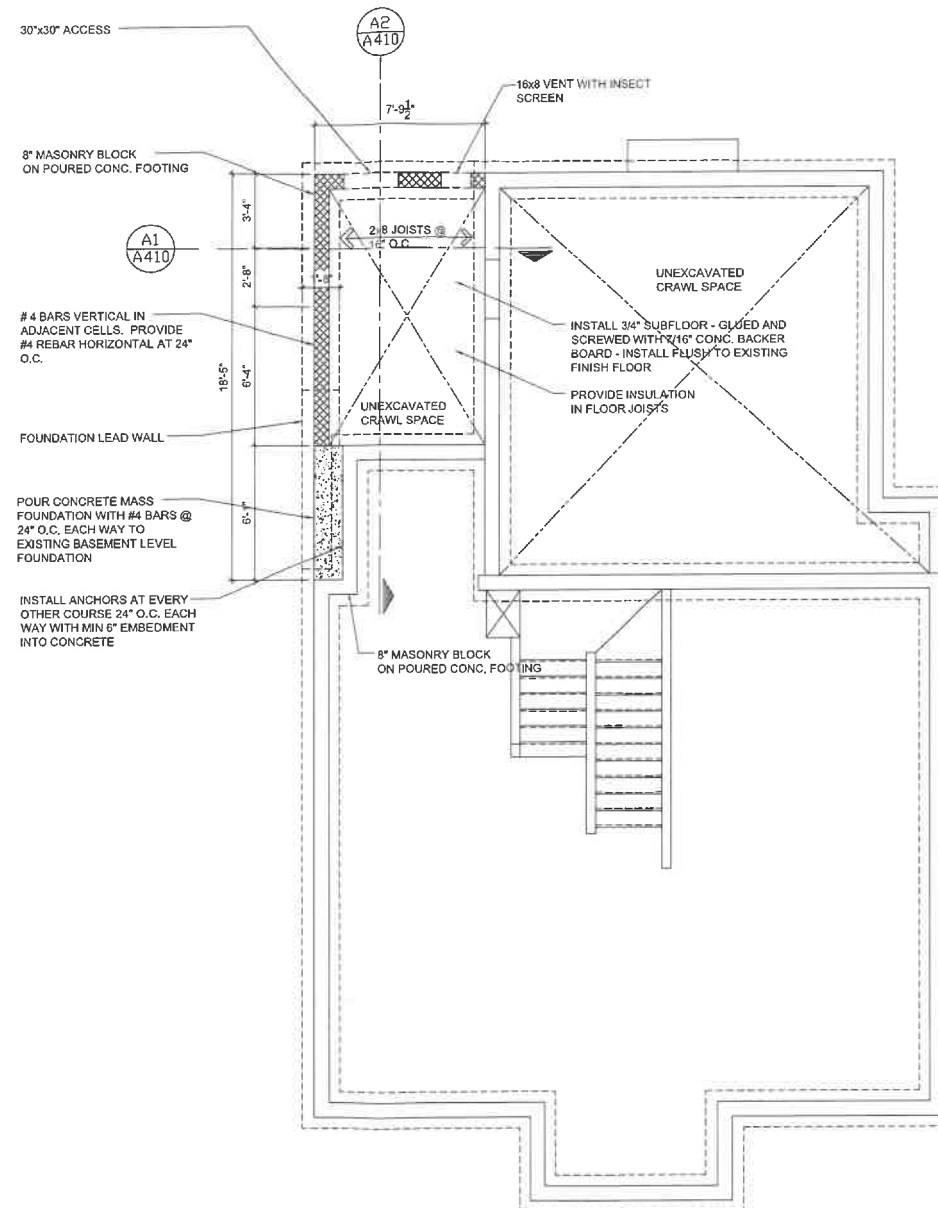
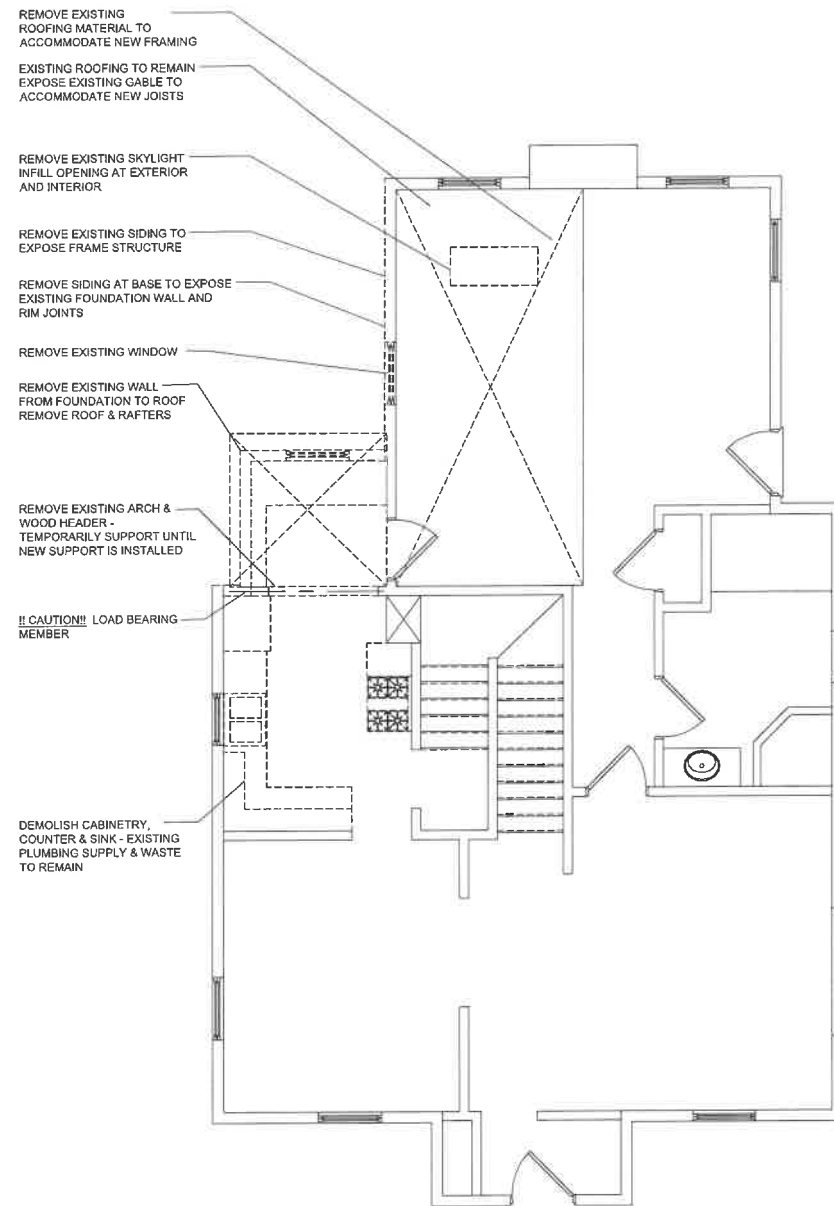
RESIDENTIAL
ADDITION

PROJECT # 102
DATE 12/15/2025
IN CHARGE
DESIGNED
DRAWN
REVIEWED
APPROVED T. DROUILLARD
SHEET TITLE

SITE PLAN &
CODE DATA
JOB NUMBER A110
SHEET NUMBER

1260 LARKMOOR
BERKLEY, MI 48072

1. DOUBLE EVERY THIRD JOIST UNDER ALL TILE OR MARBLE FLOORS
2. ALL POURED CONCRETE WALLS TO BE BACKFILLED WITH SAND TYPE SOIL AND BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE
3. ALL FLOOR JOISTS 2x12 MIN. #2 YELLOW PINE.
4. ROOF TRUSSES DESIGNED BY TRUSS MANUFACTURER TO CONFORM TO ALL MIN. DESIGN LOAD REQUIREMENTS. BRACE ROOF TRUSSES AS RECOMMENDED BY MANUFACTURER.
5. ALL POURED CONCRETE FOOTING TO BE A MIN. OF 3'-6" BELOW FINISHED GRADE BEARING ON UNDISTURBED VIRGIN SOIL WITH A MIN. BEARING CAPACITY OF 2500 PSF.
6. ALL LVL BEAM TO BE JOINED TOGETHER PER MANUFACTURERS SPECIFICATIONS.
7. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
8. PROVIDE 30LB FELT AT UNTREATED LUMBER.
9. ALL BEDROOM WINDOWS TO MEET MICHIGAN BUILDING CODE EGRESS REQUIREMENTS.
10. PROVIDE A SOLID CORE-RATED DOOR BETWEEN GARAGE AND RESIDENCE .
11. WHERE HAND RAILS ARE SHOWN HAND RAIL HEIGHT IS TO BE 30-34" A.F.F.
12. PROVIDE BATH FAN WHERE SHOWN ON PLAN AND VENT TO EXTERIOR AS REQUIRED.
13. PROVIDE ELECTRICAL SMOKE DETECTORS ADJACENT TO ALL SLEEPING AND MECHANICAL ROOMS ON ALL FLOOR LEVELS INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL BE WIRED AND OPERATE AS ONE SYSTEM.
14. PROVIDE ADEQUATE ROOF VENTILATION AND SOFFIT VENTILATION (MIN.) AS REQUIRED.
15. TYPICALLY ALL PINS IN POURED CONCRETE FOUNDATION WALLS MUST BE REMOVED AND FILLED WITH FOUNDATION COATING PRIOR TO BACK FILL.
16. PROVIDE COPPER FLASHING, COUNTERFLASHING AND STEP FLASHING WHERE NOTED AND WHERE BRICK AND SIDING MEET.
17. PROVIDE APPROVED SEALANT WHERE REQUIRED AND AS DETAILED BY MANUFACTURER.
18. VERIFY ELECTRICAL SERVICE IN ACCOMMODATING ALL NEW WORK VERIFY ALL PROPOSED ELECTRICAL OUTLETS, SWITCHES, DIMMERS, LIGHT LOCATIONS ETC. INCLUDING CABLE AND PHONE PRE-WIRING SCHEMATIC. TAKE INTO CONSIDERATION ALL ELECTRICAL INSTALLATION WITH OWNER.
19. VERIFY FIREPLACE OPTION WITH SUBDIVISION SPECS. AND WORK ORDER.
20. PROVIDE 1 LAYER MINERAL COATED ROLLED ROOFING AT ALL EAVES TO 36" INSIDE BUILDING. VERIFY WITH LOCAL BUILDING DEPARTMENT.
21. PROVIDE 2x4 WOLMANIZED PRESSURE TREATED SILL PLATE ON SILL SEALER WITH ANCHOR STRAPS MAX 32" O.C. AND 12" FROM ALL CORNERS UNLESS OTHERWISE SPECIFIED.
22. PROVIDE CONTINUOUS DRAIN TILE AT BASEMENT FOOTING IN 12" (MIN) PEA STONE WITH 2" BELOW GRADE DRAIN TILE CONNECT TO SUMP AND STORM SEWER AS REQUIRED.
23. 6'-8" CLEAR HEADROOM REQUIRED ON ALL STAIRS.
24. CHIMNEY TERMINATION MUST PROJECT 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET.
25. FIRE STOP ALL DROPS AND CHASES, ELECTRICAL, PLUMBING AND HVAC.
26. NOTE: PACK OUT ALL 1X12 TRIM BOARDS ABUTTING LAP SIDING W/ 1/2" PLYWOOD. ROOF DECKING.
27. PROVIDE APPROVED WIND BRACING OR CROSS BRACING AT EACH END OF ALL EXTERIOR WALLS.
28. PROVIDE EXPANSION JOINTS WHERE CONCRETE FOOTINGS MEET CONCRETE FOUNDATION WALLS. TYPICAL.
29. ALL STEEL TO BE ASTM GRADE 50 STEEL MEMBERS. PROTECT STEEL FROM WEATHER DURING CONSTRUCTION DURATION.
30. 7/8" TONGUE & GROOVE OSB AND/ OR PLYWOOD DECKING- GLUED AND SCREWED. INSTALLED PER ASTM STANDARDS.
31. CHIMNEY AND FIREBOX TO BE CONSTRUCTION OF BRICK AS NOTED.
32. ALL BEDROOMS MUST HAVE AT LEAST (1) EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20" AND MIN. HEIGHT OF 24"
33. ALL/ ANY REVISIONS OR CHANGES TO THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY THE ARCHITECT OR BY THE OWNER AND REVIEWED WITH THE AUTHORITY HAVING JURISDICTION.



REVISION	DATE
PERMIT	02/06/2026
BID	01/26/2026
ISSUED FOR	



PROJECT #	Fountain Residence 102	
DATE	9/6/05	12/15/2025
IN CHARGE		
DESIGNED	T. DROUILLARD	
DRAWN	T. DROUILLARD	
REVIEWED		
APPROVED	T. DROUILLARD	
SHEET TITLE		

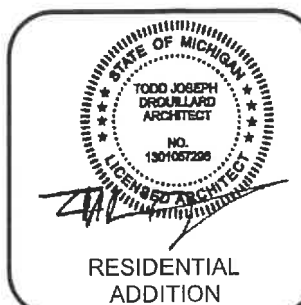
DEMOLITION &
FOUNDATION PLAN

A210
SHEET NUMBER

6578 Torybrooke Circle
West Bloomfield, MI
48323

1260 LARKMOOR
BERKLEY, MI 48072

REVISION	DATE
PERMIT	02/06/2026
BID	01/26/2026
ISSUED FOR	



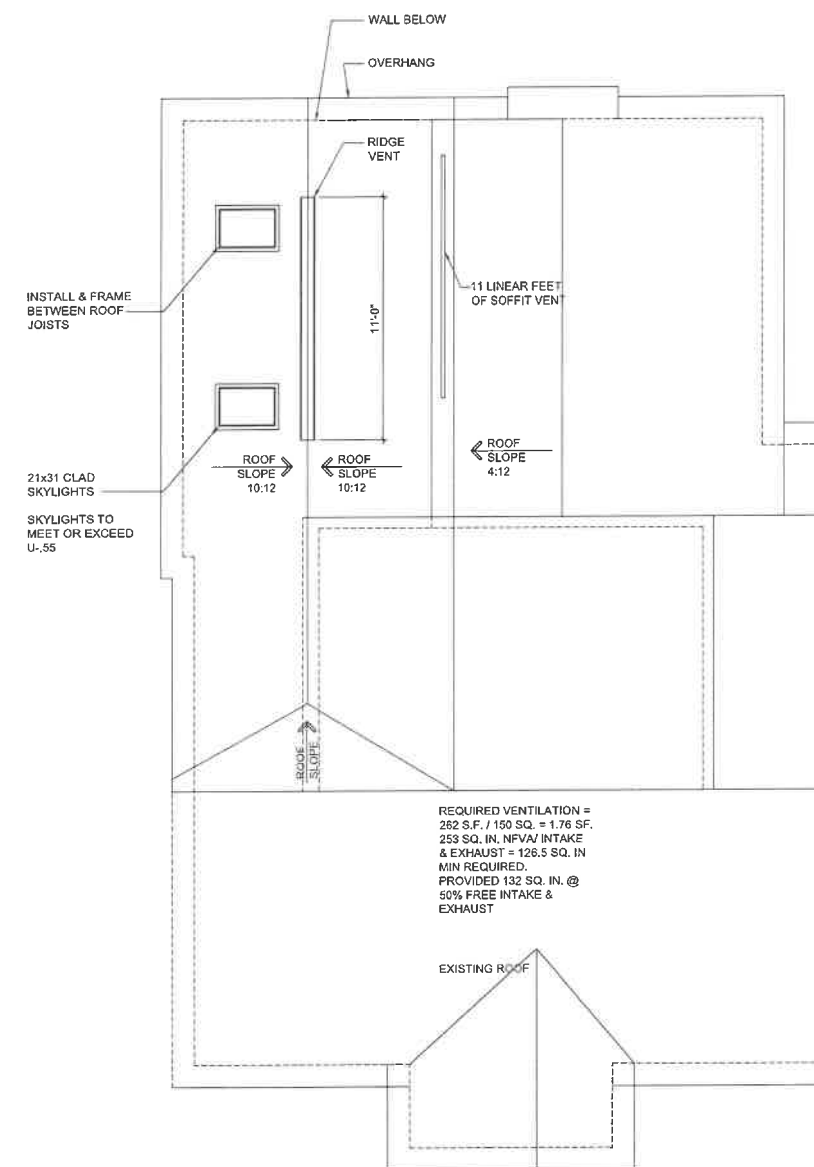
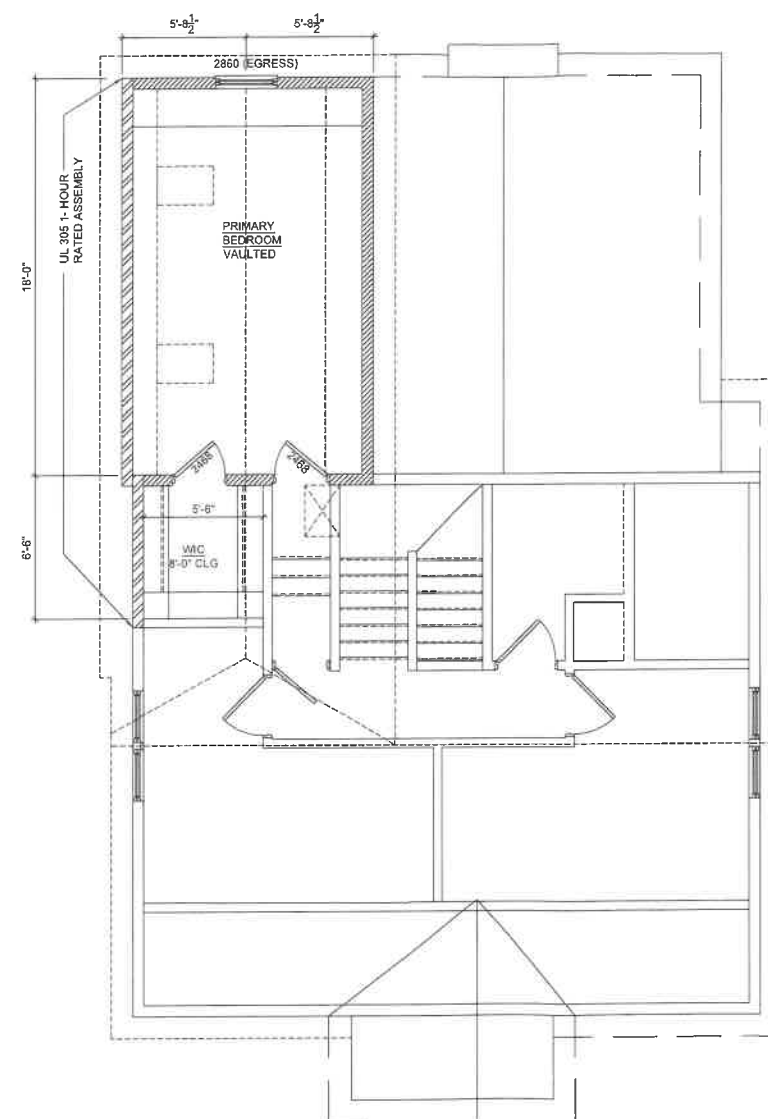
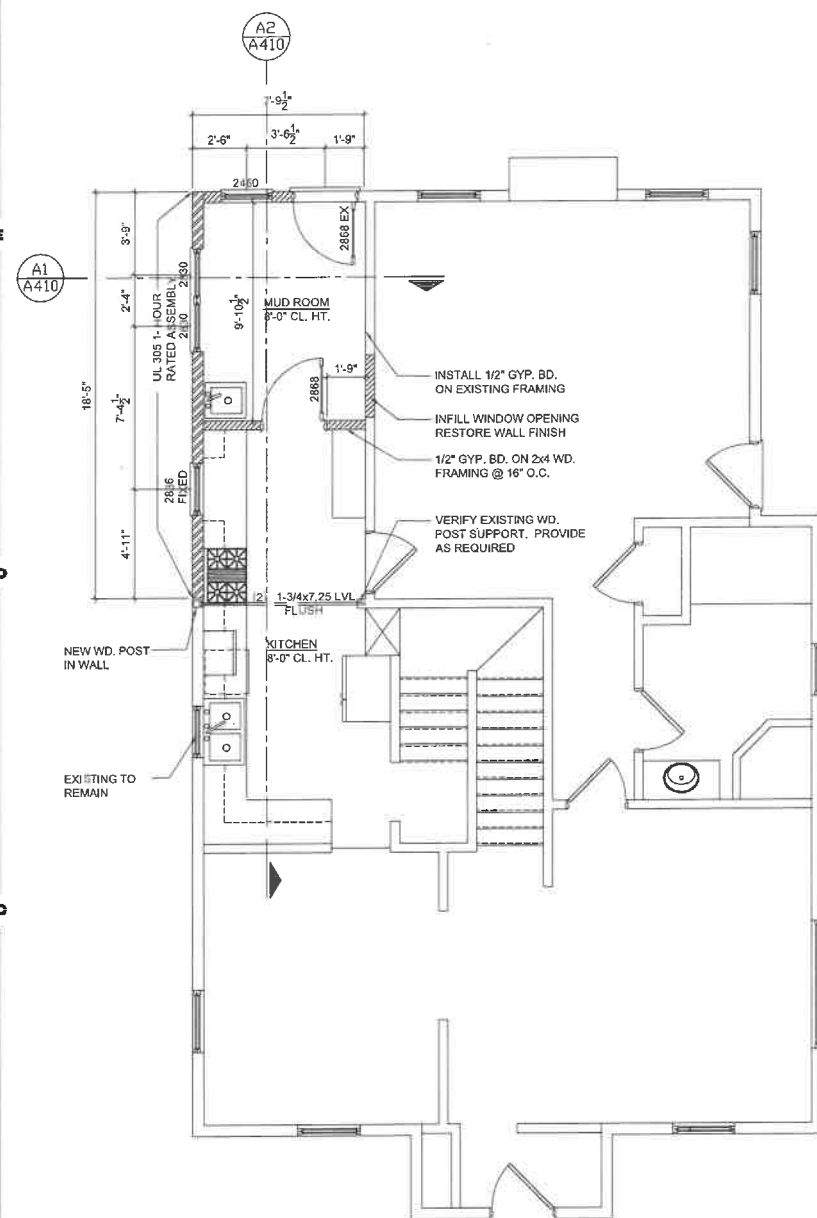
PROJECT #	102
DATE	12/15/2025
IN CHARGE	
DESIGNED	T. DROUILLARD
DRAWN	
REVIEWED	
APPROVED	T. DROUILLARD
SHEET TITLE	

FLOOR PLANS

A211

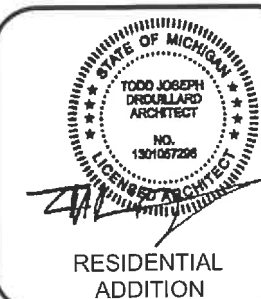
JOB NUMBER SHEET NUMBER

COPYRIGHT: TODD DROUILLARD AIA 2014



1260 LARKMOOR
BERKLEY, MI 48072

REVISION	DATE
PERMIT	02/06/2026
BID	01/26/2026
ISSUED FOR	

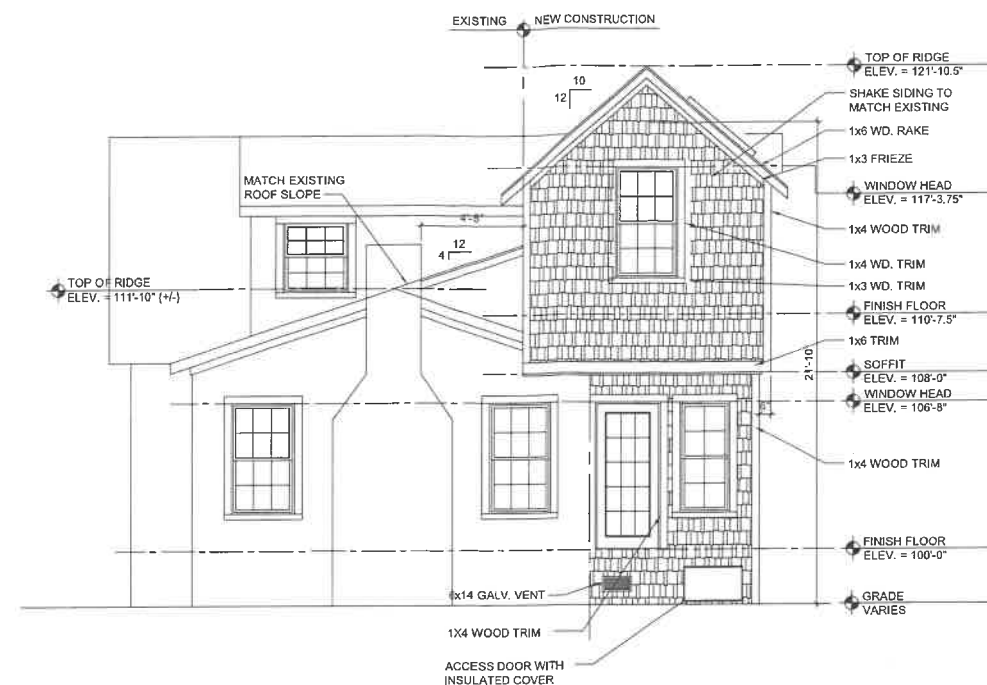


PROJECT #	102
DATE	12/15/2025
IN CHARGE	
DESIGNED	T. DROUILLARD
DRAWN	T. DROUILLARD
REVIEWED	
APPROVED	T. DROUILLARD
SHEET TITLE	

ELEVATIONS

A310	
JOB NUMBER	SHEET NUMBER

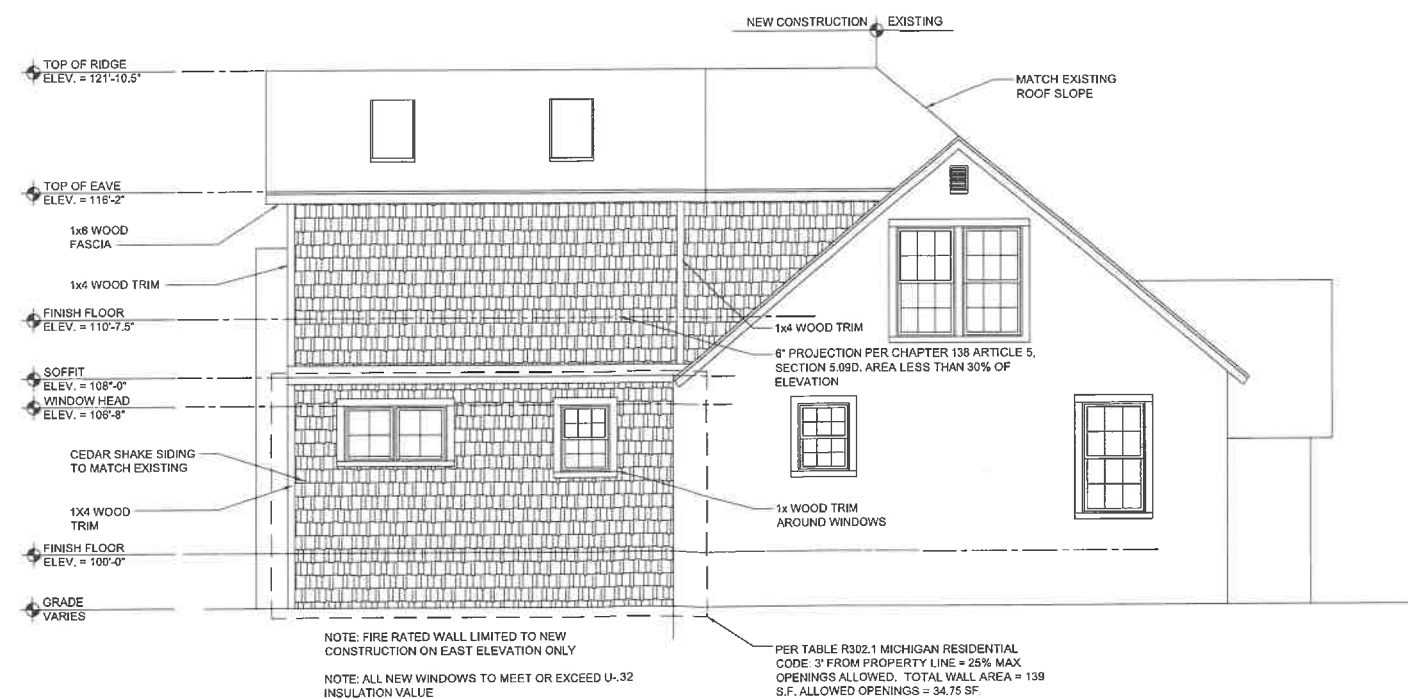
COPYRIGHT: TODD DROULLARD AIA 2014



1 NORTH ELEVATION
A310 SCALE: 1/4" = 1'-0"

NOTE: FIRE RATED WALL LIMITED TO NEW CONSTRUCTION ON EAST ELEVATION ONLY.

NOTE: ALL NEW WINDOWS TO MEET OR EXCEED U- 32 INSULATION VALUE



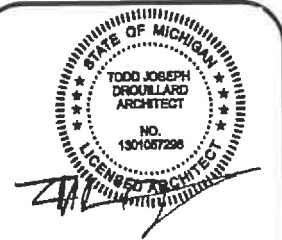
2 WEST ELEVATION
A310 SCALE: 1/4" = 1'-0"

PER TABLE R302.1 MICHIGAN RESIDENTIAL
CODE: 3' FROM PROPERTY LINE = 25% MAX
OPENINGS ALLOWED. TOTAL WALL AREA = 139
S.F. ALLOWED OPENINGS = 34.75 SF
PROVIDED = 18.7 S.F.

6578 Torybrooke Circle
West Bloomfield, MI
48323

1260 LARKMOOR
BERKLEY, MI 48072

REVISION	DATE
PERMIT	02/06/2026
BID	01/26/2026
ISSUED FOR	

RESIDENTIAL
ADDITION

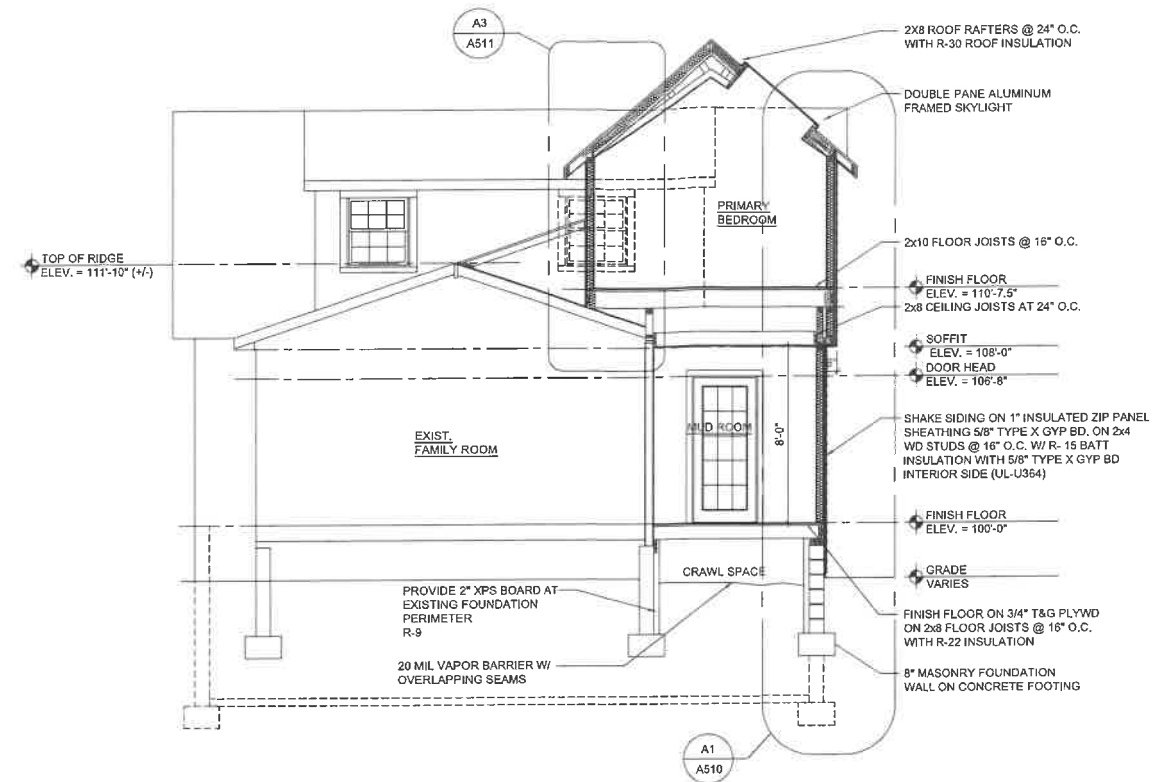
PROJECT #	102
DATE	12/15/2025
IN CHARGE	
DESIGNED	T. DROUILLARD
DRAWN	T. DROUILLARD
REVIEWED	
APPROVED	T. DROUILLARD
SHEET TITLE	

BUILDING SECTIONS

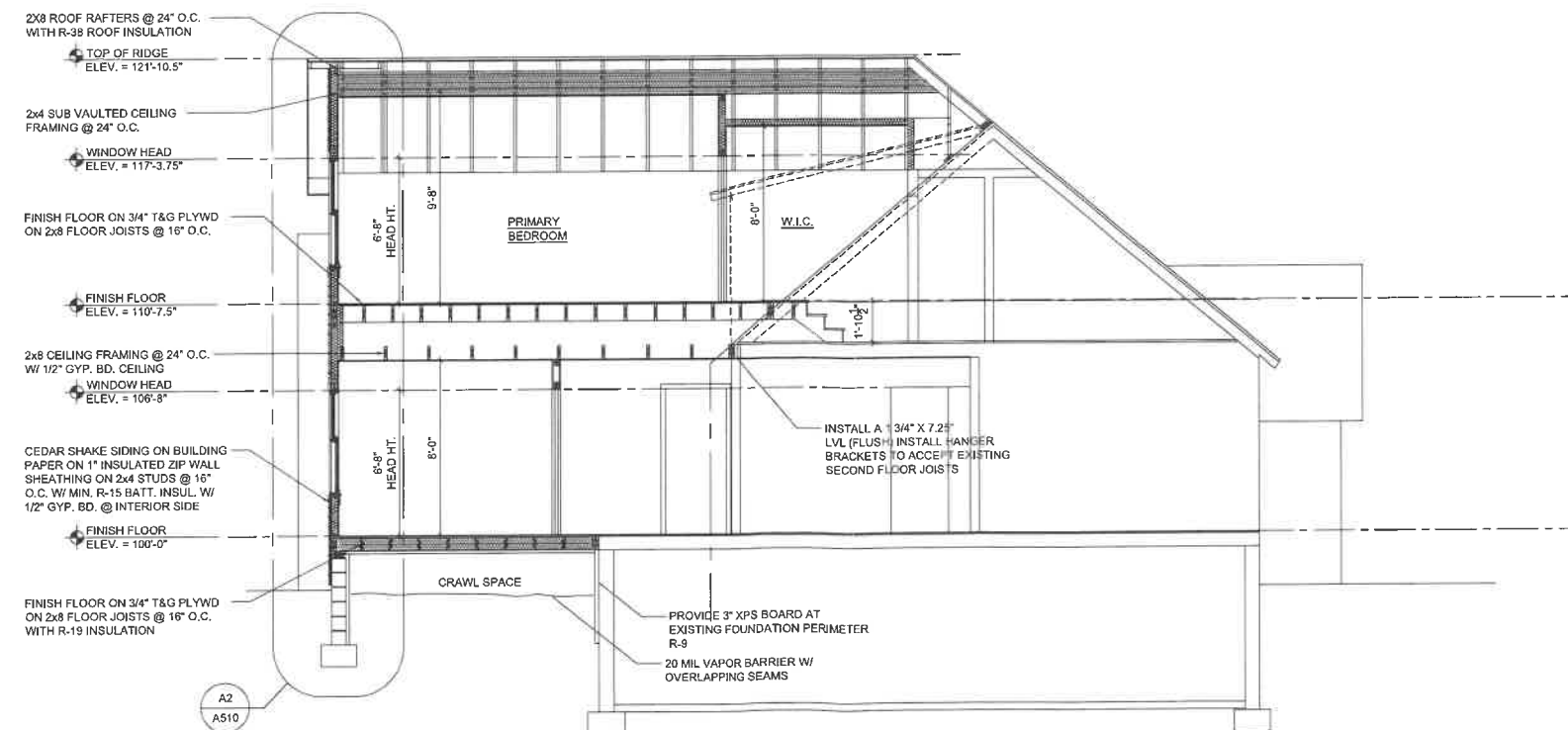
A410

JOB NUMBER SHEET NUMBER

COPYRIGHT: TODD DRGUILLARD AIA 2014



1 SECTION - NORTH
A410 SCALE: 1/4" = 1'-0"



2 SECTION - EAST
A410 SCALE: 1/4" = 1'-0"

WALL SECTION
SCALE: 3/4" = 1'-0"

A3
A510

DETAIL@ RIDGE

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

WALL SECTION
SCALE: 3/4" = 1'-0"

WALL SECTION
SCALE: 3/4" = 1'-0"

Todd Drouillard AIA
ARCHITECT
Member of the American Institute of Architects

6578 Torybrooke Circle
West Bloomfield, MI
48323

1260 LARKMOOR
BERKLEY, MI 48072

[illegible]

PROJECT #	102
DATE	12/15/2025
IN CHARGE	
DESIGNED	T. DROUILLARD
DRAWN	T. DROUILLARD
REVIEWED	
APPROVED	T. DROUILLARD
SHEET TITLE	
WALL SECTIONS	
A510	
JOB NUMBER	SHEET NUMBER

City of Berkley, Michigan

DEPARTMENT OF COMMUNITY DEVELOPMENT, PLANNING AND RESEARCH

Sidwell No. 17 408 051

— ZONING —

Business _____

Residential _____

— REQUIRED —

Area _____

Volume _____

Sideyards _____

Set Back _____

— CONTAINS —

Area _____

Volume _____

APPLICATION FOR PERMIT TO:

TYPE OF CONSTRUCTION

Alter ☐
Erect ☒
Repair ☐
Remove ☐
Other _____

RESIDENTIAL

Dwelling ☐
Addition ☒
Attic ☐
Garage ☐
Other Build Addition

COMMERCIAL

Building ☐
Addition ☐
Parking Lot ☐
Catch Basin ☐
Other _____

STREET OR LOT SURFACE

Concrete ☐
Asphaltic Concrete ☐
Bituminous Sealcoat ☐
Other _____

JOB INFORMATION

Job Address: 1260 LARKMORE Day Telephone: [REDACTED]
Name of Property Owner: JOANNE MCKENZIE
Owner Address: 1260 LARKMORE Size of New Structure: _____
Building Location NORTH Side of LARKMORE St. Between _____ and _____ St.
(North, East, South, West) Subdivision _____ Lot No. _____ Lot Size _____

CONTRACTOR INFORMATION

Company Name: Italy American Co.
License Holder: 2102048313 FRANK MASTROIANNI
Address: 7555 GREENFIELD City: DET State: MI ZIP: 48228
Phone Number: 582-6269 State License Number: 2102048313
Cost by Owner: \$ 60,093.00 Value by Department: \$ _____

REQUIREMENTS:

A copy of your insurance must be on file for all contractors doing work in our city. No registrations or permits are issued without this information.

Residential:

(1) Two (2) sets of plans. (2) Site plan required, minimum size – 8½ x 11 inch paper. (3) It is the contractor's responsibility to see that all residences have approved smoke detectors, properly installed.

Commercial:

(1) Plans must be sealed by a Licensed Architect or Engineer.

I agree to repair any damage done to public or private property.

Signature Frank Mash

Date Received 9-10-97

Print Name Signed FRANK MASTROIANNI

Received by (Department Representative) [Signature]

DEPARTMENT USE ONLY:

Approved _____ Not Approved _____

Permit Number: 19911

Date _____
Fee: 630.00
(S) Insp.: 105.00
Bond: 500.00
Regis.: _____
Other: PR 90.00
Total: 1325.

CONTRACTOR PERMITS

Name: Italy American Co.
Street Address: 7555 GREENFIELD
City DETROIT State MI Zip 48228
Telephone: Area Code 313 Telephone: 582-6269
License Number: 2102048313 Expiration Date: May, 1999

Federal Employer ID Number
or Reason for Exemption:

382194820

Workers Comp Insurance Carrier
or Reason for Exemption:

FRANKENMUTH MUTUAL

MESC Employer Number or
Reason for Exemption:

0401304000

"Section 23a of the state construction codes act of 1972, Act. No. 230 of Public Acts of 1972, being section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on residential building or a residential structure. Violations of section 23a are subjected to civil fines."

A COPY OF YOUR CERTIFICATE OF INSURANCE MUST BE ON FILE WITH THE BUILDING DIVISION BEFORE ANY PERMITS WILL BE ISSUED.

Frank Mash
Signature of Contractor

9-4-97
Date Signed

HOMEOWNER PERMITS

Name: _____
Street Address: _____
City _____ State _____ Zip _____
Telephone: Area Code _____ Telephone: _____

"Section 23a of the state construction codes act of 1972, Act. No. 230 of Public Acts of 1972, being section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on residential building or a residential structure. Violations of section 23a are subjected to civil fines."

HOMEOWNER GUARANTIES THAT WORK IS BEING DONE BY HOMEOWNER OR IMMEDIATE FAMILY AND WILL NOT BE CONTRACTED OUT, ALSO THIS WILL NOT BE A RENTED PROPERTY

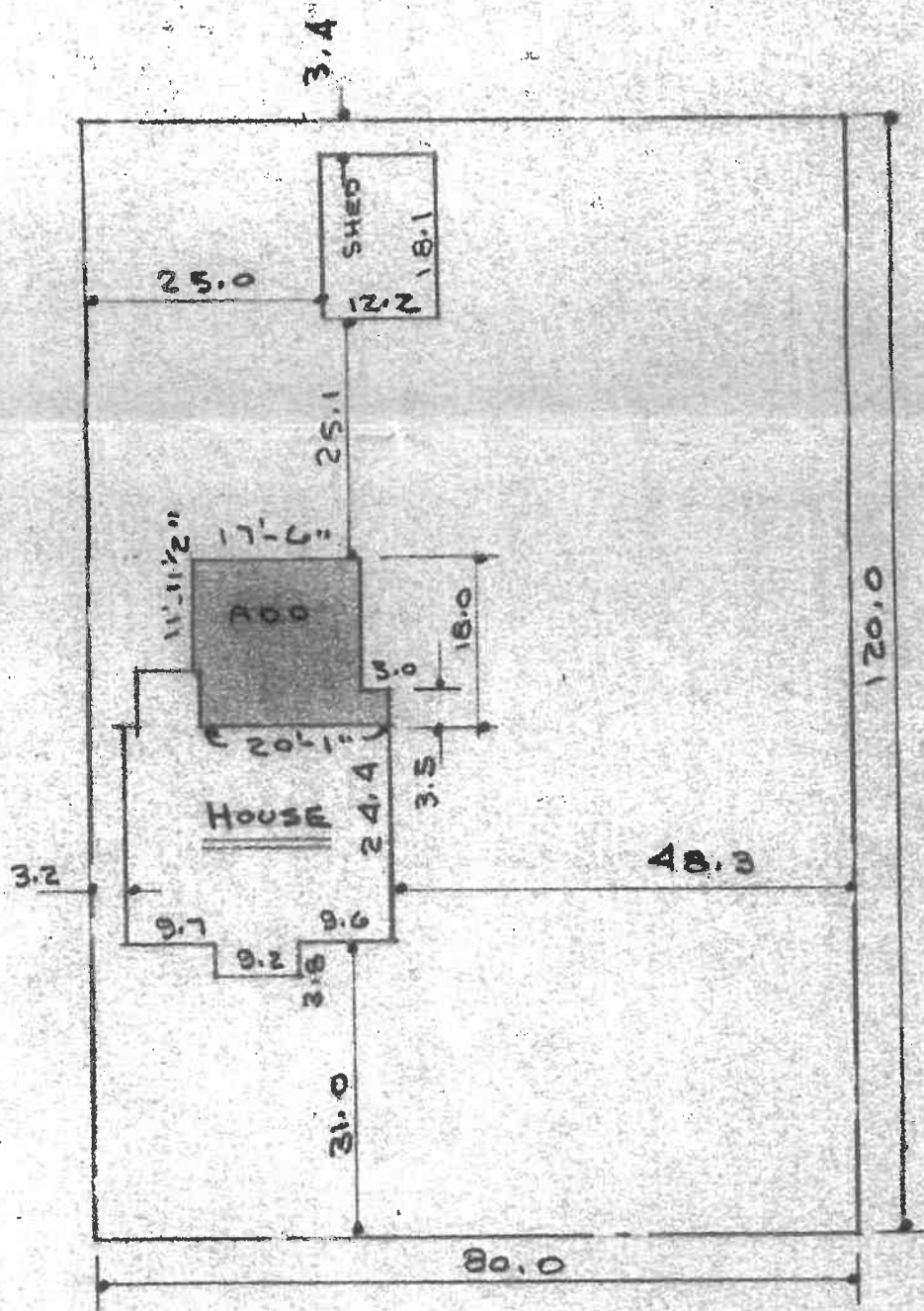
Signature of Homeowner

Date Signed

18'-0"

Header
TO
CODE

DARK DECK & RAILS



Jan 2/18/98

PLOT PLAN

LOTS 219 & 220 LARKMOORE BLVD.
SUB. INNER LOT N. SIDE OF
STREET

JOANNE MCKENZIE (810) 398-0656	
1260 LARKMOORE BLVD. ROYAL OAK	
SCALE: 1/4"=1'-0"	APPROVED BY
DATE:	DRAWN BY
ITALY AMERICAN CONST. CO. INC. (313) 582-6269	
7555 GREENFIELD DETROIT	
DRAWING NUMBER	
9710146	

OF ELEVEN WEST
WOODWARD

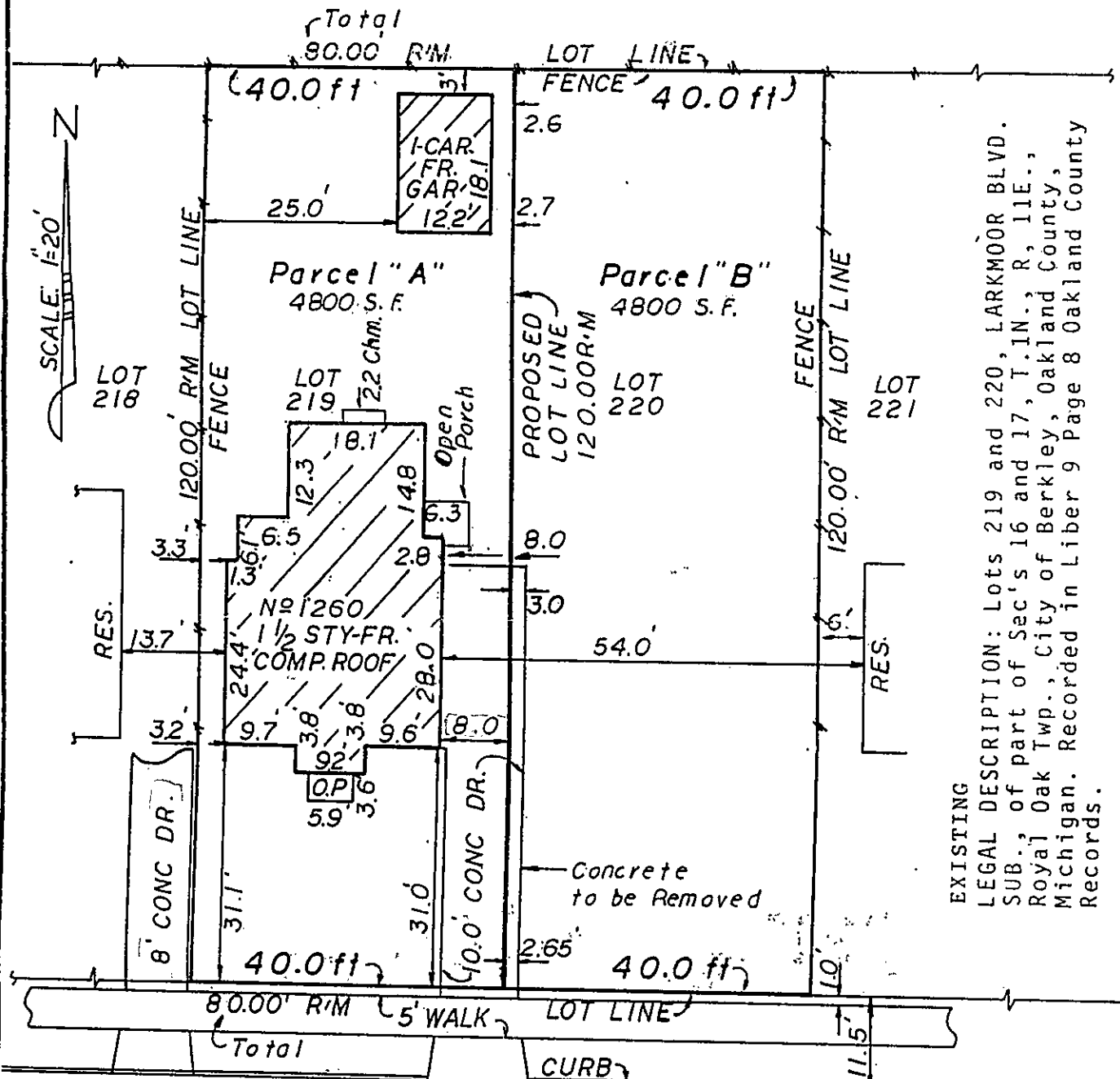
CERTIFICATE OF SURVEY

"THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. THE SELLER AND REPRESENTATIVES OF THE SELLER DO NOT WARRANT OR GUARANTEE THIS INFORMATION TO BE TRUE OR ACCURATE AND REQUEST THAT ANYONE WHO USES THIS SURVEY TO VERIFY ALL INFORMATION ON THEIR OWN"

PROPOSED LEGAL DESCRIPTIONS:

PARCEL "A" Lot 219, Larkmore Blvd Sub.

PARCEL "B" Lot 220, Larkmore Blvd Sub.



EXISTING
LEGAL DESCRIPTION: Lots 219 and 220, LARKMOOR BLVD.
SUB., of part of Sec's 16 and 17, T.1N., R. 11E.,
Royal Oak Twp., City of Berkeley, Oakland County,
Michigan. Recorded in Liber 9 Page 8 Oakland County
Records.

LARKMOOR BLVD. 86' WD.



I HEREBY CERTIFY that I have surveyed and mapped the property herein described; and that said survey was performed with a relative error of closure of no greater than 1 in. 5000 and that all the requirements of P.A. 132, 1970 have been complied with.

GUARANTY SURVEY CO.
REGISTERED LAND SURVEYORS
1029 SOUTH WASHINGTON
ROYAL OAK, MICHIGAN 48067

(248) 545-1717
FAX (248) 545-1718

ORDER No 179334 DATE 9/03/03

BY: *[Signature]*

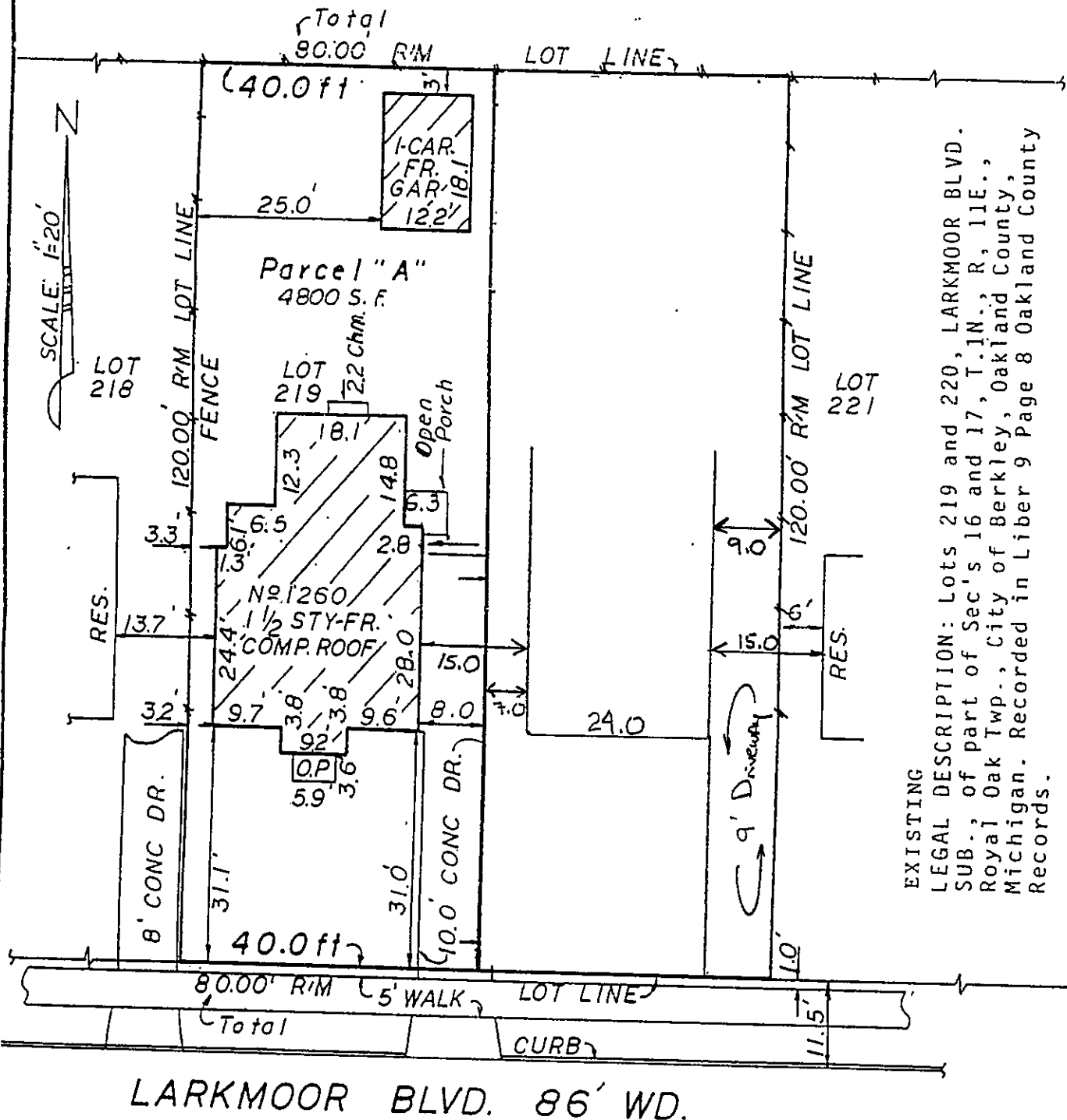
CERTIFICATE OF SURVEY

"THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. THE SELLER AND REPRESENTATIVES OF THE SELLER DO NOT WARRANT OR GUARANTEE THIS INFORMATION TO BE TRUE OR ACCURATE AND REQUEST THAT ANYONE WHO USES THIS SURVEY TO VERIFY ALL INFORMATION ON THEIR OWN"

PROPOSED LEGAL DESCRIPTIONS:

PARCEL "A" Lot 219, Larkmore Blvd Sub.

PARCEL "B" Lot 220, Larkmore Blvd Sub.



I HEREBY CERTIFY that I have surveyed and mapped the property herein described; and that said survey was performed with a relative error of closure of no greater than 1 in 5000 and that all the requirements of P.A. 132, 1970 have been complied with.

GUARANTY SURVEY CO.
REGISTERED LAND SURVEYORS
1029 SOUTH WASHINGTON
ROYAL OAK, MICHIGAN 48067

(248) 545-1717
FAX (248) 545-1718

ORDER No 179334 DATE 9/03/03

BY:

[Signature]

BA-47-97
Italy American Const.
1260 Larkmoor
non-conforming
10/13/97

BA-47-97
Italy American Const
1260 Larkmoor
non-conforming
cancelled
10/13/97

Case Number: BA-47-97

Hearing Date: 10/13/97

Address: 12100 Larkmoor

Sidewell: 17 408 051

Publication Date: 9/29/97

Faxed to Tribune: 9/26/97

Mailed to: Residents 9/29/97

Applicant (s)

Board Action: Cancel - Board
not required

Date: appeal

10/10

City of Berkley
Zoning Board of Appeals - Application Form

Instructions: Complete the following information, submit with check payable to "City of Berkley", and seventeen (17) copies of accompanying graphics, plans or other data. Deadline for submittal is one (1) month prior to date of hearing. Fee: \$75.00.

APPLICANT:

Name: ITALY AMERICAN CONST. Phone: (313) 582-6269
Applicant Address: 7555 GREENFIELD DETROIT, MI 48228

Relationship to Property: (current tenant, representative of owner, future tenant, future owner, owner.....)
REPRESENTATIVE OF OWNER (CONTRACTOR)

PROPERTY OWNER: (if this is the same person, leave blank)

Name: JOANNE MCKENZIE Phone: [REDACTED]
Property Owner Address: 1260 LARKMOOR BERKLEY,

PROPERTY DESCRIPTION:

Address: 1260 LARKMOOR
Sidwell (Tax I.D. #) 17408051 Lot & Subdivision: LOTS 219+220 LARKMOOR BLVD SUB
Current Zoning Classification: _____
Current Use of Property: 1 FAMILY RESIDENCE Proposed Use: SAME
Year Property was Acquired: _____

VARIANCE REQUEST:

Application for a variance from City of Berkley Code of Ordinances, Chapter: 33
Section: 33-128 Description of request: ADDING ADDITION TO EXISTING NON-CONFORMING HOUSE THAT CURRENTLY IS 3.2 FT. FROM WEST PROPERTY LINE. ADDITION DOES NOT ENVELOACH NON-CONFORMING PART OF HOUSE
Has City refused a permit for request?: yes If so, which type of permit?: BUILDING

— continued on reverse side of sheet —

#20487 BA-47-97
\$75.00
9-12-97 meeting 10/13/97

MEMORANDUM

TO: Finance

DATE: 9-25-97

FROM: Renee Halloran
Building Division Clerk

Please prepare check for cancellation / overpayment of permit / miscellaneous receipt
number 20481.

Account Number(s)

101-000-6017

~~20~~

Total: \$ 75.00

Reason for refund: board of appeals approval
not required

Address: 1260 Larkmoor

Make Check payable to:

Italy American Const.
7555 Greenfield
Detroit, MI 48228

Thank you: Renee D. Halloran

THE CITY OF BERKLEY
Department of Community Development, Planning and Research
3338 Coolidge Highway, Berkley, Michigan 48072
(248) 546-2410

Notice
Meeting of the Berkley
Zoning Board of Appeals

NOTICE IS HEREBY GIVEN, that there will be a meeting of the Berkley Zoning Board of Appeals to be held at the City Hall in the Council Chambers, 3338 Coolidge Highway, Berkley, Michigan on Monday, October 13, 1997 at 7:30 p.m. or as near thereto as the matter may be reached.

Application Number BA-47-97

The applicant, Italy American Construction for Joanne McKenzie, 1260 Larkmoor, Lots 219 and 220 of the Larkmoor Boulevard Subdivision, north side of Larkmoor, between Cass and Stanford, is requesting a variance in order to build an addition onto the rear of the house. The house is built 3.2 feet from the side lot line when at least 5 feet is required. The addition will not aggravate the nonconformity.

Berkley City Code

Berkley City Code, Chapter 33 Zoning, Section 33-128 Nonconforming buildings and uses, (1) Continuance of nonconforming building or structure, Any nonconforming building or structure may be continued and maintained provided there is no physical change other than necessary maintenance and repair in such building or structure.

Berkley City Code, Chapter 33 Zoning, Section 33-108 Schedule of Regulations, One side yard setback in the Single Family Residential District (R-1D) shall be at least 5 feet.

Comments on the granting of the above variance may be made in person on the night of the meeting or in writing. All written comments must be in the hands of the Berkley Department of Community Development, Planning and Research before 7:30 p.m. on the date of the Public Hearing.

WILLIAM RECHLIN
CITY MANAGER

Publish Once:
The Daily Tribune
Royal Oak, MI
September 29, 1997

BA-47-97

17-406-031
BRET GRULEY
1338 OXFORD
BERKLEY MI 48072

17-408-017
KENNETH COY
1295 OXFORD
BERKLEY MI 48072

Italy American Const.
7555 Greenfield
Detroit MI 48228

17-406-032
DAVID L WAGNER & WIFE
1326 OXFORD
BERKLEY MI 48072

17-408-018
UNKNOWN

17-406-013
J M Carney
1339 Eaton
Berkley MI 48072

17-406-033
PATRICIA O'NEILL
1316 OXFORD
BERKLEY MI 48072

17-408-019
EARL BOSLEY
1259 OXFORD
BERKLEY MI 48072

17-406-014
CHARLES GUNTHER
1327 EATON
BERKLEY MI 48072

17-406-036, 037
JANET HOEKENGA
1282 OXFORD
BERKLEY MI 48072

17-408-022
SUZANNE PRYDE
BOX 402
BIRMINGHAM MI 48012

17-406-015
JOANNE LINDENSMITH
1317 EATON
BERKLEY MI 48072

17-406-038
GERALD & JANET HARPER
1306 OXFORD
BERKLEY MI 48072

17-408-022
CURRENT OCCUPANT
1229 OXFORD
BERKLEY MI 48072

17-406-016
CALLIOPE PERVOLARAKIS
1307 EATON
BERKLEY MI 48072

17-408-007
WALLIS & DEBRA TUFFORD
1405 OXFORD
BERKLEY MI 48072

17-408-023
MARK THOMAS
1219 OXFORD
BERKLEY MI 48072

17-406-017
GARY & PATRICIA LEONARD
1295 EATON
BERKLEY MI 48072

17-408-008
THOMAS & PAULA HOLMES
1391 OXFORD
BERKLEY MI 48072

17-408-024
WM & KATHLEEN LITTLE
1209 OXFORD
BERKLEY MI 48072

17-406-018
MARGARET MCCARTHY
1283 EATON
BERKLEY MI 48072

17-408-009
MICHAEL RICHOTTE
1381 OXFORD
BERKLEY MI 48072

17-408-025
PATRICK MOIR
1197 OXFORD
BERKLEY MI 48072

17-406-028
CRAIG & DEBBIE HILL
1370 OXFORD
BERKLEY MI 48072

17-408-010
VLADIMIR & JAMIE SIMOSKI
1371 OXFORD
BERKLEY MI 48072

17-408-028
ROY CRISS
11 ROSEVIEW
MT CLEMENS MI 48043

17-406-029
DAVID MAZUR
1358 OXFORD
BERKLEY MI 48072

17-408-013
BURTON STALKER
1339 OXFORD
BERKLEY MI 48072

17-408-028
CURRENT OCCUPANT
1161 OXFORD
BERKLEY MI 48072

17-406-030
CATHERINE FOURNIER
1348 OXFORD
BERKLEY MI 48072

17-408-014, 015, 016
MAYBELLE FRASER
1317 OXFORD
BERKLEY MI 48072

17-408-029
RAYMOND TESMER
1149 OXFORD
BERKLEY MI 48072

BA-47-97

17-408-048
ANNE MUELLER
1306 LARKMOOR
BERKLEY MI 48072

17-408-065
MICHAEL WALTERS
1249 OXFORD
BERKLEY MI 48072

17-408-030
SUE JOHNSON
1135 OXFORD
BERKLEY MI 48072

17-408-049
KAREN & KEVIN SOLDATEK-RIST
1294 LARKMOOR
BERKLEY MI 48072

17-408-072
RITA PICARD
1162 LARKMOOR
BERKLEY MI 48072

17-408-040
JOHN & LORI HEIMBECHER
1390 LARKMOOR
BERKLEY MI 48072

17-408-050
DAVID & MAUREEN REID
1278 LARKMOOR
BERKLEY MI 48072

17-408-071
DIANE VETOICH
1404 LARKMOOR
BERKLEY MI 48072

17-408-041
JANELLE SPANN
1380 LARKMOOR
BERKLEY MI 48072

17-408-051, 052
JO ANNE MCKENZIE
1260 LARKMOOR
BERKLEY MI 48072

17-408-073
TERRI & ROBERT PARKER
1359 OXFORD
BERKLEY MI 48072

17-408-042
JOHN SKRIDULIS
1370 LARKMOOR
BERKLEY MI 48072

17-408-053
KARL OSOLINSKI
1240 LARKMOOR
BERKLEY MI 48072

17-408-074
PAMELA HOLDAN
1349 OXFORD
BERKLEY MI 48072

17-408-043
MICHAEL & HOLLY PINDER
1358 LARKMOOR
BERKLEY MI 48072

17-408-054
JOHN & KIMBERLY SIEDLIK
1230 LARKMOOR
BERKLEY MI 48072

17-408-075
PATRICK & ANDREA MCNULTY
1185 OXFORD
BERKLEY MI 48072

17-408-044
SUSAN GROSS
1348 LARKMOOR
BERKLEY MI 48072

17-408-055
PAUL HONKALA
1220 LARKMOOR
BERKLEY MI 48072

17-408-076
WINNGATE BUILDING COMP
5987 ORION RD
ROCHESTER MI 48306

17-408-045
HAROLD JACKSON
2427 GALPIN
ROYAL OAK MI 48072

17-408-056, 057
JEFFREY HARDACRE
1210 LARKMOOR
BERKLEY MI 48072

17-430-001
DOLORES PHILLIPS
1257 EATON
BERKLEY MI 48072

17-408-045
CURRENT OCCUPANT
1338 LARKMOOR
BERKLEY MI 48072

17-408-058
JEFFREY LEIMAN
1186 LARKMOOR
BERKLEY MI 48072

17-430-002, 003
RAYMOND FINCH
4005 BARTON
LANSING MI 48917

17-408-046
HOLLIS & JOELLE BARBER
1326 LARKMOOR
BERKLEY MI 48072

17-408-059
JOSEPH & JULIA TOMARO
1174 LARKMOOR
BERKLEY MI 48072

17-430-002
RAYMOND FINCH
1245 EATON
BERKLEY MI 48072

17-408-047
BONNIE PATRICK
1316 LARKMOOR
BERKLEY MI 48072

17-408-062
LAURA BUUS
1140 LARKMOOR
BERKLEY MI 48072

17-430-004
ROGER RATEKIN
1221 EATON
BERKLEY MI 48072

BA-47-97

17-452-008
WM METCALFE & WF
2741 COLUMBIA
BERKLEY MI 48072

17-452-020
RICHARD NELSON
1229 LARKMOOR
BERKLEY MI 48072

17-430-013
CHRISTINE SCHIAPACASSE
1258 OXFORD
BERKLEY MI 48072

17-452-008
CURRENT OCCUPANT
1371 LARKMOOR
BERKLEY MI 48072

17-452-021
MAURICE RIALS
1219 LARKMOOR
BERKLEY MI 48072

17-430-014
JOHN KILLIAN
1240 OXFORD
BERKLEY MI 48072

17-452-009
LEEANN ALOIA
1359 LARKMOOR
BERKLEY MI 48072

17-452-022
DAVID BARBERI
1614 HEATHERWOOD
TROY MI 48098

17-430-015
SCOTT MCCLUE
1222 OXFORD
BERKLEY MI 48072

17-452-010
IRENE KIEFER
1339 LARKMOOR
BERKLEY MI 48072

17-452-022
CURRENT OCCUPANT
1209 LARKMOOR
BERKLEY MI 48072

17-430-016
GRACE ANDERSON
1206 OXFORD
BERKLEY MI 48072

17-452-011
THOMAS MACKEY
61 TECUMSEH
CLAWSON MI 48017

17-452-023
BETH ANN CHAKLOS
1197 LARKMOOR
BERKLEY MI 48072

17-430-017
EDWARD HERSCH
26640 HARDING
OAK PARK MI 48237

17-452-011
CURRENT OCCUPANT
1325 LARKMOOR
BERKLEY MI 48072

17-452-024
JOHN & PATRICIA PAPADELIS
1185 LARKMOOR
BERKLEY MI 48072

17-430-017
CURRENT OCCUPANT
1198 OXFORD
BERKLEY MI 48072

17-452-012, 013
WALFRED KUIJALA
1307 LARKMOOR
BERKLEY MI 48072

17-452-025
JAMES MANNING
1161 LARKMOOR
BERKLEY MI 48072

17-430-018
ELLA GLASSMEYER
1176 OXFORD
BERKLEY MI 48072

17-452-014
ANNE SHEEHAN
1277 LARKMOOR
BERKLEY MI 48072

17-452-026
ALLEN VIECELLI
1149 LARKMOOR
BERKLEY MI 48072

17-430-019
SUSAN & JAMES CASPER
1164 OXFORD
BERKLEY MI 48072

17-452-015
UNKNOWN

17-452-038
CHRISTINA COYNE
1370 HARVARD
BERKLEY MI 48072

17-452-007
ALEXANDER NICOLAESEU
1692 EDGEWOOD
BERKLEY MI 48072

17-452-018
MICHAEL & CONNIE REINHOLM
1249 LARKMOOR
BERKLEY MI 48072

17-452-039
ANTHONY & GALE SANTILLE
1354 HARVARD
BERKLEY MI 48072

17-452-007
CURRENT OCCUPANT
1381 LARKMOOR
BERKLEY MI 48072

17-452-019
GERALD KOVACS
1239 LARKMOOR
BERKLEY MI 48072

17-452-040
WILLIAM HURST
1340 HARVARD
BERKLEY MI 48072

BA-47-97

17-452-051
JULIE KEITH
1198 HARVARD
BERKLEY MI 48072

17-452-041
JULIAN JOHN
1326 HARVARD
BERKLEY MI 48072

17-452-052
JAMES & CHRISTINE GERMAINE
1186 HARVARD
BERKLEY MI 48072

17-452-042,
THOMAS & MARY DOERR
1312 HARVARD
BERKLEY MI 48072

17-452-053
CHRISTOPHER BUCKLEY
1174 HARVARD
BERKLEY MI 48072

17-452-044
TIMOTHY & JOAN BYRNE
1280 HARVARD
BERKLEY MI 48072

17-452-054
RICHARD VAUGHAN
1162 HARVARD
BERKLEY MI 48072

17-452-045
JOSEPH KONAL
1260 HARVARD
BERKLEY MI 48072

17-452-046
DANIEL & MARCIA MCKEEVER
1250 HARVARD
BERKLEY MI 48072

17-452-047
TIMOTHY HOCKEY
1240 HARVARD
BERKLEY MI 48072

17-452-048
CATHERINE JACOBSEN
1234 HARVARD
BERKLEY MI 48072

17-452-049
DAVID & SHARON SCHMIDT
1220 HARVARD
BERKLEY MI 48072

17-452-050
ARMANDO DICCION
1641 LARKMOOR
BERKLEY MI 48072

17-452-050
CURRENT OCCUPANT
1210 HARVARD
BERKLEY MI 48072

58-022	71	59-023	39-010	26-023	39-010	58-022	71	59-023	39-010	26-023	39-010
59-023	70-010	27-024	38-011	27-024	38-011	59-023	70-010	27-024	38-011	27-024	38-011
60-024	69-011	28-025	37-012	28-025	37-012	60-024	69-011	28-025	37-012	28-025	37-012
61-025	68-012	29-026	36-013	29-026	36-013	61-025	68-012	29-026	36-013	29-026	36-013
62-026	67-013	30-027	35-014	30-027	35-014	62-026	67-013	30-027	35-014	30-027	35-014
63-027	66-014	31-028	34-015	31-028	34-015	63-027	66-014	31-028	34-015	31-028	34-015
64-028	65-015	32-029	33-016	32-029	33-016	64-028	65-015	32-029	33-016	32-029	33-016
65-029	64-016	33-030	32-017	33-030	32-017	65-029	64-016	33-030	32-017	33-030	32-017
66-030	63-017	34-031	31-018	34-031	31-018	66-030	63-017	34-031	31-018	34-031	31-018
67-031	62-018	35-032	30-019	35-032	30-019	67-031	62-018	35-032	30-019	35-032	30-019
68-032	61-019	36-033	29-020	36-033	29-020	68-032	61-019	36-033	29-020	36-033	29-020
69-033	60-020	37-034	28-021	37-034	28-021	69-033	60-020	37-034	28-021	37-034	28-021
70-034	59-021	38-035	27-022	38-035	27-022	70-034	59-021	38-035	27-022	38-035	27-022
71-035	58-022	39-036	26-023	39-036	26-023	71-035	58-022	39-036	26-023	39-036	26-023
72-036	57-023	40-037	25-024	40-037	25-024	72-036	57-023	40-037	25-024	40-037	25-024
73-037	56-024	41-038	24-025	41-038	24-025	73-037	56-024	41-038	24-025	41-038	24-025
74-038	55-025	42-039	23-026	42-039	23-026	74-038	55-025	42-039	23-026	42-039	23-026
75-039	54-026	43-040	22-027	43-040	22-027	75-039	54-026	43-040	22-027	43-040	22-027
76-040	53-027	44-041	21-028	44-041	21-028	76-040	53-027	44-041	21-028	44-041	21-028
77-041	52-028	45-042	20-029	45-042	20-029	77-041	52-028	45-042	20-029	45-042	20-029
78-042	51-029	46-043	19-030	46-043	19-030	78-042	51-029	46-043	19-030	46-043	19-030
79-043	50-030	47-044	18-031	47-044	18-031	79-043	50-030	47-044	18-031	47-044	18-031
80-044	49-031	48-045	17-032	48-045	17-032	80-044	49-031	48-045	17-032	48-045	17-032
81-045	48-032	49-046	16-033	49-046	16-033	81-045	48-032	49-046	16-033	49-046	16-033
82-046	47-033	50-047	15-034	50-047	15-034	82-046	47-033	50-047	15-034	50-047	15-034
83-047	46-034	51-048	14-035	51-048	14-035	83-047	46-034	51-048	14-035	51-048	14-035
84-048	45-035	52-049	13-036	52-049	13-036	84-048	45-035	52-049	13-036	52-049	13-036
85-049	44-036	53-050	12-037	53-050	12-037	85-049	44-036	53-050	12-037	53-050	12-037
86-050	43-037	54-051	11-038	54-051	11-038	86-050	43-037	54-051	11-038	54-051	11-038
87-051	42-038	55-052	10-039	55-052	10-039	87-051	42-038	55-052	10-039	55-052	10-039
88-052	41-039	56-053	9-040	56-053	9-040	88-052	41-039	56-053	9-040	56-053	9-040
89-053	40-040	57-054	8-041	57-054	8-041	89-053	40-040	57-054	8-041	57-054	8-041
90-054	39-041	58-055	7-042	58-055	7-042	90-054	39-041	58-055	7-042	58-055	7-042
91-055	38-042	59-056	6-043	59-056	6-043	91-055	38-042	59-056	6-043	59-056	6-043
92-056	37-043	60-057	5-044	60-057	5-044	92-056	37-043	60-057	5-044	60-057	5-044
93-057	36-044	61-058	4-045	61-058	4-045	93-057	36-044	61-058	4-045	61-058	4-045
94-058	35-045	62-059	3-046	62-059	3-046	94-058	35-045	62-059	3-046	62-059	3-046
95-059	34-046	63-060	2-047	63-060	2-047	95-059	34-046	63-060	2-047	63-060	2-047
96-060	33-047	64-061	1-048	64-061	1-048	96-060	33-047	64-061	1-048	64-061	1-048
97-061	32-048	65-062	0-049	65-062	0-049	97-061	32-048	65-062	0-049	65-062	0-049
98-062	31-049	66-063	59-056	66-063	59-056	98-062	31-049	66-063	59-056	66-063	59-056
99-063	30-050	67-064	58-057	67-064	58-057	99-063	30-050	67-064	58-057	67-064	58-057
100-064	29-051	68-065	57-058	68-065	57-058	100-064	29-051	68-065	57-058	68-065	57-058
101-065	28-052	69-066	56-059	69-066	56-059	101-065	28-052	69-066	56-059	69-066	56-059
102-066	27-053	70-067	55-060	70-067	55-060	102-066	27-053	70-067	55-060	70-067	55-060
103-067	26-054	71-068	54-061	71-068	54-061	103-067	26-054	71-068	54-061	71-068	54-061
104-068	25-055	72-069	53-062	72-069	53-062	104-068	25-055	72-069	53-062	72-069	53-062
105-069	24-056	73-070	52-063	73-070	52-063	105-069	24-056	73-070	52-063	73-070	52-063
106-070	23-057	74-071	51-064	74-071	51-064	106-070	23-057	74-071	51-064	74-071	51-064
107-071	22-058	75-072	50-065	75-072	50-065	107-071	22-058	75-072	50-065	75-072	50-065
108-072	21-059	76-073	49-066	76-073	49-066	108-072	21-059	76-073	49-066	76-073	49-066
109-073	20-060	77-074	48-067	77-074	48-067	109-073	20-060	77-074	48-067	77-074	48-067
110-074	19-061	78-075	47-068	78-075	47-068	110-074	19-061	78-075	47-068	78-075	47-068
111-075	18-062	79-076	46-069	79-076	46-069	111-075	18-062	79-076	46-069	79-076	46-069
112-076	17-063	80-077	45-070	80-077	45-070	112-076	17-063	80-077	45-070	80-077	45-070
113-077	16-064	81-078	44-071	81-078	44-071	113-077	16-064	81-078	44-071	81-078	44-071
114-078	15-065	82-079	43-072	82-079	43-072	114-078	15-065	82-079	43-072	82-079	43-072
115-079	14-066	83-080	42-073	83-080	42-073	115-079	14-066	83-080	42-073	83-080	42-073
116-080	13-067	84-081	41-074	84-081	41-074	116-080	13-067	84-081	41-074	84-081	41-074
117-081	12-068	85-082	40-075	85-082	40-075	117-081	12-068	85-082	40-075	85-082	40-075
118-082	11-069	86-083	39-076	86-083	39-076	118-082	11-069	86-083	39-076	86-083	39-076
119-083	10-070	87-084	38-077	87-084	38-077	119-083	10-070	87-084	38-077	87-084	38-077
120-084	9-071	88-085	37-078	88-085	37-078	120-084	9-071	88-085	37-078	88-085	37-078
121-085	8-072	89-086	36-079	89-086	36-079	121-085	8-072	89-086	36-079	89-086	36-079
122-086	7-073	90-087	35-080	90-087	35-080	122-086	7-073	90-087	35-080	90-087	35-080
123-087	6-074	91-088	34-081	91-088	34-081	123-087	6-074	91-088	34-081	91-088	34-081
124-088	5-075	92-089	33-082	92-089	33-082	124-088	5-075	92-089	33-082	92-089	33-082
125-089	4-076	93-090	32-083	93-090	32-083	125-089	4-076	93-090	32-083	93-090	32-083
126-090	3-077	94-091	31-084	94-091	31-084	126-090	3-077	94-091	31-084	94-091	31-084
127-091	2-078	95-092	30-085	95-092	30-085	127-091	2-078	95-092	30-085	95-092	30-085
128-092	1-079	96-093	29-086	96-093	29-086	128-092	1-079	96-093	29-086	96-093	29-086
129-093	0-080	97-094	28-087	97-094	28-087	129-093	0-080	97-094	28-087	97-094	28-087
130-094	59-056	98-095	27-088	98-095	59-056	130-094	59-056	98-095	27-088	98-095	59-056
131-095	58-057	99-096	26-089	99-096	58-057	131-095	58-057	99-096	26-089	99-096	58-057
132-096	57-058	100-097	25-090	100-097	57-058	132-096	57-058	100-097	25-090	100-097	57-058
133-097	56-059	101-098	24-091	101-098	56-059	133-097	56-059	101-098	24-091	101-098	56-059
134-098	55-060	102-099	23-092	102-099	55-060	134-098	55-060	102-099	23-092	102-099	55-060
135-099	54-061	103-100	22-093	103-100	54-061	135-099	54-061	103-100	22-093	103-100	54-061
136-100	53-062	104-101	21-094	104-101	53-062	136-100	53-062	104-101	21-094	104-101	53-062
137-101	52-063	105-102	20-095	105-102	52-063	137-101	52-063	105-102	20-095	105-102	52-063
138-102	51-064	106-103	19-096	106-103	51-064	138-102	51-064	106-103	19-096	106-103	51-064
139-103	50-065	107-104	18-097	107-104	50-065	139-103	50-065	107-104	18-097	107-104	50-065
140-104	49-066	108-105	17-098	108-105	49-066	140-104	49-066	108-105	17-098	108-105	49-066
141-105	48-067	109-106	16-099	109-106	48-067	141-105	48-067	109-106	16-099	109-106	48-067
142-106	47-068	110-107	15-100	110-107	47-068	142-106	47-068	110-107	15-100	110-107	47-068
143-107	46-069	111-108	14-101	111-108	46-069	143-107	46-069	111-108	14-101	111-108	46-069
144-108	45-070	112-109	13-102	112-109	45-070	144-108	45-070	112-109	13-102	112-109	45-070
145-109	44-071	113-110	12-103	113-110	44-071	145-109	44-071	113-110	12-103	113-110	44-071
146-110	43-072	114-111	11-104	114-111	43-072	146-110	43-072	114-111	11-104	114-111	43-072
147-111	42-073	115-112	10-105	115-112	42-073	147-111	42-073	115-112	10-105	115-112	42-073
148-112	41-074										



CITY OF BERKLEY
COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

August 14, 2021

SUBJECT: PBA-07-21; 1260 Larkmoor – Variance Requests to construct first story rear addition to the non-conforming structure that does not meet the minimum side yard setback; Proposed addition does not meet minimum 15 ft. separation between dwellings

Dear Lori Drouillard,

At the July 12, 2021 meeting, the City of Berkley Zoning Board of Appeals reviewed and discussed case number PBA-06-21, two variance requests at 1260 Larkmoor Blvd, Parcel # 25-17-408-051, to construct a first story rear addition to the non-conforming structure that does not meet the minimum side yard setback and does not meet the required minimum 15 ft. separation distance between dwellings.

The Zoning Board of Appeals held the public hearing and received public comments in writing and in person.

The Zoning Board of Appeals determined to approve the variances requested to construct the rear addition on the non-conforming structure at 1260 Larkmoor that would encroach into the side yard setback and does not meet the minimum 15 ft. separation between dwellings. The ZBA determined that the five standards of review for granting the variance had been met.

Decisions made by the ZBA are valid for a period of twelve (12) months from the date of the Zoning Board of Appeals decision. The property owner or contractor must secure all necessary permits before July 2022.

A copy of the approved minutes are included, for your reference.

If you have any questions or concerns, please do not hesitate to contact me.

Best Wishes,

A handwritten signature in black ink, appearing to read "Erin Schlutow".

Erin Schlutow
Community Development Director
City of Berkley
248-658-3329
eschlutow@berkleymich.net

**THE REGULAR MEETING OF THE BERKLEY CITY ZONING BOARD OF APPEALS WAS CALLED
TO ORDER AT 7:00 PM, MONDAY, JULY 12, 2021 BY CHAIR EVANS.**

The minutes from this meeting are in summary form capturing the actions taken on each agenda item. To view the meeting discussions in their entirety, this meeting is broadcasted on the city's government access channel, WBRK, every day at 9AM and 9PM. The video can also be seen on-demand on the city's YouTube channel: <https://www.youtube.com/user/cityofberkeley>.

PRESENT: Steve Allen Ryan Gesund
Sue McAlpine Miles Uhlar
Maria Ward Paul Evans

ABSENT: Joe Krug - Excused

ALSO PRESENT: Scott Merian, 3497 Tyler
James Terbrueggen, Grand Blanc, MI
Rick Linneu, Keego Harbor, MI
Lori Drouillard, 1260 Larkmoor
Dean Smith, Berkley
Erin Schlutow, Community Development Director
Dennis Hennen, City Council Liaison

APPROVAL OF AGENDA

It was moved by Mr. Allen to approve the agenda. Motion supported by Mr. Uhlar.

AYES: Gesund, McAlpine, Uhlar, Ward, Allen, Evans
NAYS: None
ABSENT: Krug

MOTION CARRIED

APPROVAL OF MINUTES

It was moved by Ms. Ward to approve the minutes of May 10, 2021, as presented. Motion supported by Ms. McAlpine.

AYES: McAlpine, Uhlar, Ward, Allen, Gesund, Evans
NAYS: None
ABSENT: Krug

MOTION CARRIED

OLD BUSINESS

None.

NEW BUSINESS

1. **APPLICATION PBA-06-21; 3497 Tyler.** Variance requests to construct a rear addition on a non-conforming dwelling that does not meet the required sideyard setbacks, does not meet the minimum separation distance between dwellings and exceeds lot coverage.

Community Development Director summarized her July 8, 2021 review letter. She also read the five standards of review by which the Zoning Board of Appeals shall hear variance requests.

Homeowner Scott Merian summarized his desire and intent to return the dwelling to a single-family use.

Engineer Jim Terbruggen also noted that the homeowner wants to bring the use into conformity, but stated the need for additional living space in the home.

Board members asked about the use of the dwelling since 2017, the state of the garage, the square footage of the existing dwelling and the area of what is being proposed, and the lot coverage. The homeowner explained that he is trying to clean up the property and make it livable for his family.

Chair Evans opened the Public Hearing at 7:22pm.

Dean Smith, Berkley MI, spoke about the size of the garage the homeowner requested. He also noted that the homeowner is proposing the addition straight back behind the existing house. He supported the desire to improve the home and preserving the existing character of the neighborhood.

Chair Evans closed the Public Hearing at 7:25pm.

The Board discussed the increase in the existing non-conformity and lot coverage.
The Board discussed needing additional information on the plans in order to make a decision.
The applicant noted possibility of being able to meet the 35% lot coverage.

The Board discussed the setbacks and separation distance.

Motion by Mr. Gesund in the matter of PBA-06-21 the request for variances to construct a rear addition on a non-conforming dwelling that does not meet the required sideyard setbacks, does not meet the minimum separation distance between dwellings and exceeds lot coverage, to be POSTPONED until the August 2021 meeting, so as the applicant and homeowner can make modifications to the existing plans.

Motion supported by Ms. Ward.

AYES: Uhlar, Ward, Allen, Gesund, McAlpine, Evans
NAYS: None

ABSENT: Krug

2. **APPLICATION PBA-07-21; 1260 Larkmoor.** Variance requests to construct rear addition on a non-conforming dwelling that does not meet the minimum required sideyard setbacks and is located closer than 15 ft. from adjacent dwelling.

Community Development Director summarized her July 8, 2021 review letter. She also read the five standards of review by which the Zoning Board of Appeals shall hear variance requests.

Richard Linneu, 2804 Orchard Lake Road, Keego Harbor, MI spoke on behalf of the homeowner and summarized the request and the proposed design of the addition to the dwelling.

The Board asked questions related to the trees on the property.

Chair Evans opened the Public Hearing at 7:56pm.

Dean Smith, Berkley MI, spoke in support of the requested variance, noting it is a very small addition and how the request aligns with the standards of review.

Vice Chair McAlpine read the public comments submitted to the Building Department via email.

Matt Janke, 1278 Larkmoor, emailed a letter of approval for the requested variance at 1260 Larkmoor.

Jen Ivey, 1250 Larkmoor, emailed in support of the variances requested at 1260 Larkmoor.

Chair Evans closed the Public Hearing at 8:01pm.

The Board discussed the standards of review.

Motion by Ms. Ward – In the matter of PBA-07-21; 1260 Larkmoor, variance requests to construct a rear addition on a non-conforming dwelling that does not meet the minimum require sideyard setbacks and is located closer than 15 ft. from adjacent dwelling, Ms. Ward motioned to Approve the variances based upon the fact that the variances meet the five standards of review.

1. The need for the variance is due to unique circumstance and physical conditions of the property.
2. The need for the variance is not the result of actions of the property owner or previous property owner
3. Strict compliance with the ordinance will unreasonably prevent the homeowner from using the property for a permitted purpose or will render conformity with the regulations unnecessarily burdensome
4. The requested variance is the minimum variance
5. The requested variance will not adversely impact the surrounding properties

Motion supported by Mr. Gesund.

AYES: Ward, Allen, Gesund, McAlpine, Uhlar, Evans
NAYS: None
ABSENT: Krug

OTHER BUSINESS

None

STAFF / BOARD MEMBER REPORT

None.

LIAISON REPORT

Councilmember Hennen provided an update on Giarmarco v. Berkley and noted that he has asked city staff to discuss with the Planning Commission the possibility of generators in the side yard at future meetings.

The Board asked follow-up questions to Councilmember Hennen regarding the case.

PUBLIC COMMENTS

Chair Paul Evans read a statement and stated that it would be his last meeting as a member of the Zoning Board of Appeals. He stated he was resigning in protest due to City Council's decision not to defend the ZBA decision related to the Giarmarco v. Berkley case in Court. He noted his appreciation for the community, City Council liaisons, fellow ZBA members and City staff.

Ms. Ward asked Chair Evans to reconsider his resignation.

Mr. Uhlar read standard #3 and noted that he would like an explanation.

Mr. Allen stated his dissatisfaction with the decision by the City Council not to defend the decision by the ZBA. He gave notice of his resignation.

Ms. Ward asked Mr. Allen to reconsider his resignation.

With no further business, the meeting was adjourned at 8:30pm.



CITY OF BERKLEY

COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Berkley Zoning Board of Appeals

From: Erin Schlutow; Community Development Director

Subject: **PBA-07-21; 1260 Larkmoor – Request for two (2) dimensional variances: 1) Construct first story rear addition to the non-conforming structure that does not meet side yard setback, 2) Proposed addition does not meet minimum 15 ft. separation between dwellings,**

Date: July 8, 2021

APPLICANT: Lori Drouillard

LOCATION: North side of Larkmoor, between Cass Blvd and Stanford Rd

PARCEL ID: # 25-07-408-051

REQUEST: The applicant is requesting a two (2) dimensional variances:

1. Variance to construct first story rear addition to the non-conforming single-family dwelling that is proposed to be 3 ft. 3 in. from the west property line.
2. Variance to construct first story rear addition to the non-conforming single-family dwelling that is proposed to be 13 ft. 7 in. from adjacent dwelling.

REQUIRED:

1. The Schedule of Regulations table in Section 138-526 of the Zoning Ordinance states the minimum side yard setback in the R-1D District is 5 ft.
2. The Schedule of Regulations in Section 138-527(d) of the Zoning Ordinance requires minimum separation distance of at least 15 feet between dwellings.

ZONING AND LAND USE

The subject property is zoned R-1D, Single Family Residential.

Property	Zoning District	Land Use
Subject Site	R-1D, Single Family Residential	Single family detached dwelling
West	R-1D, Single Family Residential	Single family detached dwelling
East	R-1D, Single Family Residential	Single family detached dwelling
North	R-1D, Single Family Residential	Single family detached dwelling
South	R-1D, Single Family Residential	Single family detached dwelling

BACKGROUND

According to Oakland County, the home located at 1260 Larkmoor was built in 1918 with an addition constructed on the rear of the house in 1998. The property was previously on a double lot and was split and a new single-family dwelling was constructed at 1950 Larkmoor in 2014.

The home at 1960 Larkmoor was constructed in compliance with ordinances that were in place at the time. The single-family dwelling on the subject property is a legal non-conforming structure. The dwelling is less than five ft. from the west property line and less than 15 ft. from the dwelling at 1978 Larkmoor.



SCOPE OF PROJECT

The property owner submitted a building permit to construct a rear addition that would be in line with the addition that was constructed in 1998. The addition would increase the non-conformity, but would not encroach further into the side yard setback.

Per Section 138-154, a nonconforming building may be added to or enlarged if such addition conforms to the regulations of the applicable zoning district. Such addition or enlargement shall be treated as a separate building in determining conformity to all of the requirements.

SUMMARY OF REQUESTS

The applicant and homeowner are proposing to construct a two-story addition on the rear of the existing house and a new garage that do not conform to the Zoning Ordinance. Below is a summary of each request in detail and each will be analyzed separately below under the Standards of Review.

1. Minimum Side Yard Setback is 5 ft.

According to Oakland County, the single-family home was built in 1918 and a rear addition was constructed in 1998.

The residential structure is a legal non-conforming structure, in that it was constructed in compliance with building regulations and requirements, but does not meet the current requirements of the Zoning Ordinance.

Therefore, the applicant is requesting a 1 ft. 9 in. side yard setback variance in order to construct the addition, as proposed.

2. Separation Distance Between Dwellings

The Zoning Ordinance requires a minimum separation distance of at least 15 feet between dwellings.

As shown on the submitted site plan, the existing dwelling as currently configured does not conform to the minimum separation distance requirement to the property to the west. The proposed addition will follow the existing building line, which will encroach into the required minimum separation distance.

Therefore, the applicant is requesting a 1 ft. 5 in. separation distance for the proposed addition to adjacent dwelling to the west.

STANDARDS FOR REVIEW

Per Section 138-606 of the Zoning Ordinance, the applicant must demonstrate a practical difficulty in order to be granted a dimensional variance. The Zoning Board of Appeals shall not vary the regulations of Section 138-606, unless it shall make findings based upon the evidence presented to it in each specific case that:

1. Side Yard Setback Variance

A. *The need for the variance is due to unique circumstances or physical conditions of the property.*

The request for a variance is due to the homeowner's desire to increase the livable area of the existing non-conforming dwelling. The legal non-conforming residential structure does not conform to the current setback or separation requirements, but complied when the structure was built. The homeowner is requesting to expand the livable area that is in line with the existing structure. Conforming to the side yard setback requirement would require a 1 ft. 9 in. jut along the west side of the building, which would make it awkward for the homeowner.

B. *The need for the variance is not the result of actions of the property owner or previous property owners.*

The need for a variance is not the result of actions of the property owner. The homeowner is requesting to construct an addition on the rear of the house that will be in line with the existing

dwelling. The side yard setback non-conformity will not increase beyond the established encroachment by the existing house.

- C. *Strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.***

Strict compliance with the ordinance will prevent the homeowner from expanding the footprint of the dwelling. To comply with the ordinance would require the homeowner to move the proposed addition 1 ft. 9 in. east, which would be awkward and burdensome for the layout the house, as the addition is small and reducing the size may not make the project worthwhile to the property owner.

- D. *The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as other property owners.***

The requested variance is the minimum variance necessary to do justice to the property owner. The property owner is not requesting to extend beyond the existing side yard setback line of the dwelling, but is asking to continue the existing building line for the proposed addition.

- E. *The requested variance will not adversely impact the surrounding properties.***

The requested variance will not encroach closer into the side yard setback than the house is currently situated. The City has not received any correspondence from neighbors related to the requested variances.

2. Separation Distance Between Dwellings

- A. *The need for the variance is due to unique circumstances or physical conditions of the property.***

The request for a variance is due to the desire of the property owner construct an addition on the rear of the dwelling that will not meet the minimum separation distance between the subject dwelling and the dwelling to the west. The proposed addition has been designed to follow the existing building line of the structure and will not encroach closer to the dwellings to the west of the subject property.

- B. *The need for the variance is not the result of actions of the property owner or previous property owners.***

The need for a variance is not the result of actions of the property owner or previous property owners. The dwelling on the subject property was built in 1918 and the dwelling to the west (1278 Larkmoor) was built in 1928. The non-conforming structure at the subject property was built with approvals in compliance with all separation distance requirements. If the addition had been built at that time, it would also have been in compliance with the requirements.

- C. *Strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.***

Strict compliance with the ordinance will be unnecessarily burdensome to the property owner, as they are looking to expand the livable area of the dwelling in line with the existing dwelling. There will be an increase in the non-conformity, as it will continue along the property line, but it will not encroach closer to the adjacent dwellings.

- D. *The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as other property owners.***

The requested variance is the minimum variance necessary to do justice to the property owner. The property owner is not asking to encroach closer to the adjacent dwellings than the existing dwelling is already situated.

- E. *The requested variance will not adversely impact the surrounding properties.***

The requested variance will not encroach closer to the adjacent dwellings than the house is currently situated. The City has not received any correspondence from neighbors related to the requested variances.

Summary

For a variance to be approved by the Zoning Board of Appeals, it shall meet the standards of Section 138-606 of the Zoning Ordinance, based on findings of fact. We request the Zoning Board of Appeals to determine if there are unique characteristics of the property and whether a lesser variance would be acceptable.

If you have any questions regarding this case, please do not hesitate to contact me.

Thank you.

Cc: Matthew Baumgarten, City Manager
Victoria Mitchell, City Clerk
John Staran, City Attorney
Kim Anderson, Building Clerk
David Reilly, Building Official
Lori Drouillard, lorikristin@hotmail.com



CITY OF BERKLEY COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

ZONING BOARD OF APPEALS APPLICATION

The Zoning Board of Appeals (ZBA) meets the second Monday of the month. The meetings are held in the Council Chambers at City Hall, 3338 Coolidge Highway, Berkley, Michigan 48072. *Fee: \$300*

The ZBA shall hear requests for use and dimensional variances, appeals of administrative decisions, interpretation of zoning map and text, and interpretations of commercial message for proposed murals.

****Please be advised:** The ZBA may grant a variance where undue hardship or practical difficulty for the property exist. A want or desire (bigger structure, more profit, etc.) is not sufficient grounds for a variance. The ZBA does not have the power to legislate or create new regulations. The Board's purpose is to provide some relief from the Zoning Ordinance depending on the unique circumstances of the property.

APPLICANT INFORMATION

Name: Lori Drouillard Phone: [REDACTED]

Address: 1260 Larkmoor, Berkley, Michigan 48072

Email: [REDACTED]

Relationship to Property (current tenant, representative, future tenant, current owner, future owner):

Current Owner

PROPERTY OWNER INFORMATION (if different from Applicant)

Name: _____ Phone: _____

Address: _____

Email: _____

PROPERTY DESCRIPTION

Address: 1260 Larkmoor, Berkley, Michigan 48072

Parcel #: LARK-001260-0000-01 Zoning Classification: Residential

Current Use of Property: Resident

NATURE OF REQUEST

Check which applies:

- ☒ Variance from Zoning Ordinance (Section I)
- ☐ Interpretation of Zoning Ordinance (Section II)
- ☐ Administrative Review / Appeal of Decision (Section III)
- ☐ Determination of Commercial Message of Mural / Work of Art (Section IV)

Description of Request: Applicant seeks a dimensional variance to expand on an existing non-conforming use variance to remodel Applicant's kitchen.

Has the City denied a related to the proposed work? ☐ Yes ☒ No

Please fill out ONLY the section below that applies to your request.

I. VARIANCE FROM ZONING ORDINANCE

Please provide a written response to each question below that relates to the variance that is being requested. **DO NOT COMPLETE BOTH SECTIONS.**

A. Use Variance

The Zoning Board of Appeals may grant a use variance (i.e. use of the land not permitted in a particular district) upon finding that an undue hardship exists.

Current Use of Property: _____

Requested Use of Property: _____

1. Explain how the building or land cannot be reasonably used for any of the uses permitted by right or by special land use permit in the current zoning district.

2. Explain how the need for the variance is due to unique circumstances or physical conditions of the property.

3. Explain how the proposed use will not alter the essential character of the neighborhood.

4. Explain how the need for the variance is not the result of actions of the property owner or previous property owners.

B. Dimensional Variance (Non-Use Variance)

The Zoning Board of Appeals may grant a dimensional variance (i.e. height, setback, lot coverage, etc) upon finding that undue hardship or practical difficulty exists.

1. Explain how the need for the variance is due to unique circumstances or physical conditions of the property.

A residential building exists on the subject property and is being used as Applicant's primary residence. At the time the residential building was built, it conformed to all applicable ordinances and regulations. Years later, the City altered its ordinances, and the existing residential building was grandfathered in. Applicant seeks a dimensional variance to expand her kitchen.

2. Explain how the need for the variance is not the result of actions of the property owner or previous property owners.

As stated above, the residential building on the subject property was conforming to all applicable ordinances at the time of construction. Years later, the City altered its ordinances, which resulted in the residential building to become "non-conforming."

3. Explain how strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.

The purpose of the property (and building) is for residential; no other use but for residential. To deny the variance would obsolete any improvements Applicant intends to make to the property. If the variance is granted, the design and use of the kitchen will be in line with new homes and existing homes being remodeled.

4. Explain how the requested variance is the minimum variance necessary to do substantial justice to applicant as well as other property owners.

Applicant seeks a limited dimensional variance to only expand her existing kitchen. The expansion will exist within the boundaries of Applicant's property, and more importantly, the proposed expansion will remain within the building envelop granted by the existing structure located on the property. Stated differently, the existing grandfathered non-conforming condition will not exceed the extent of the existing variance/ the proposed variance will not expand further into the setback.

5. Explain how the requested variance will not adversely impact the surrounding properties.

The property and building have existed in the area for numerous years without injury to any neighbors' property rights or the general public. Further, the requested variance will be harmonious within the existing neighborhood and subject property as it would not change any of the sight lines and/or street view and/or facade. Applicant is unaware of any opposition or complaint made to the property and existing building.

II. INTERPRETATION OF ZONING ORDINANCE

Provide Section numbers of Zoning Ordinance to be interpreted: _____

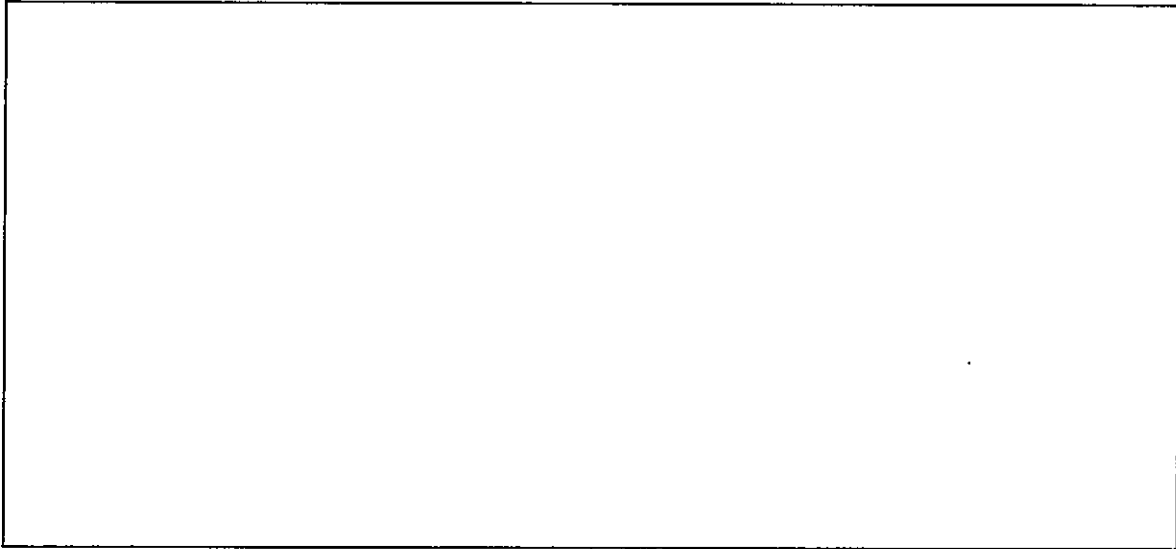
Please describe the request and what needs to be clarified or interpreted by the ZBA.

III. ADMINISTRATIVE REVIEW / APPEAL OF DECISION

Describe the circumstances of each case and provide the minutes of the public meeting noting the denial to be appealed.

IV. DETERMINATION OF COMMERCIAL MESSAGE (MURAL/WORK OF ART)

Describe the proposed mural/work of art. Applicant should include renderings of the proposed design. The ZBA shall determine if the proposed work contains a commercial message.



**** Applicant and artist must provide signed *Mural Installation and Maintenance Agreement* prior to the public meeting.**

SUBMIT THE FOLLOWING:

Provide 15 copies of survey, plot plan or site plan with this application that shows the subject property complete with boundary lines and dimensions, existing building locations, all proposed buildings, easements, utilities, and any site improvements/changes. Setbacks, height of structures, lot coverage, etc. should also be included, if applicable.

A PDF file of the application and supporting documents must also be submitted at the time of application.

PLEASE NOTE: The applicant, or a designated representative, **MUST BE PRESENT** at the meeting in which the case is being reviewed or the request may be postponed due to lack of representation.

We encourage applicants to make a presentation of the proposed request to the Zoning Board of Appeals, if applicable. To assist this effort, we have available for your use a projector, laptop computer and screen. ZBA meetings are recorded and televised.

PROPERTY OWNER'S APPROVAL (Initial each line)

☒ I hereby authorize and give permission for the City of Berkley to install one or more temporary signs on my property, in order to notify the public of the required public hearing related to the above request(s) before the ZBA.

☒ I hereby authorize the employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above referenced property in relation to the above request.

APPLICANT'S ENDORSEMENT: (Initial each line)

☒ All information contained herein is true and accurate to the best of my knowledge.

☒ I acknowledge that the ZBA will not review my request unless all information in the application has been submitted to the satisfaction of the Community Development Director.

☒ I acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or review of this application.

If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.

Richard D. Linnell	/s/ Richard D. Linnell	06/07/21
Applicant Name (print)	Applicant Signature	Date

Applicant Name (print)	Applicant Signature	Date
------------------------	---------------------	------

Lori Drouillard	/s/ Lori Drouillard	06/07/21
Property Owner Name (print)	Property Owner Signature	Date

Office Use Only

Received 6-10-21 Receipt # _____ Meeting Date 7-12-21 Case # PBA-07-21
Fee: \$300

[illegible]

SITE PLAN
SCALE 1"=10'

2015 IBC (INTERNATIONAL BUILDING CODE)
2015 MICHIGAN RESIDENTIAL BUILDING CODE

FOUNDATION PLAN	AREA	DATE
JOB NUMBER		

Todd Drouillard AIA
ARCHITECT
 Member of the American Institute of Architects

32800 Evergreen Rd
 Beverly Hills, CA
 90232

1260 LARKMOOR
 BERKLEY, MI 48072

REVISION DATE

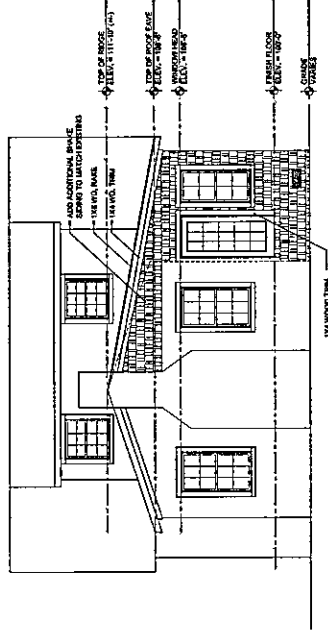
ADDENDUM 1 05/24/2020
 REVISION 05/12/2020
 ISSUED FOR

**RESIDENTIAL
 ADDITION**

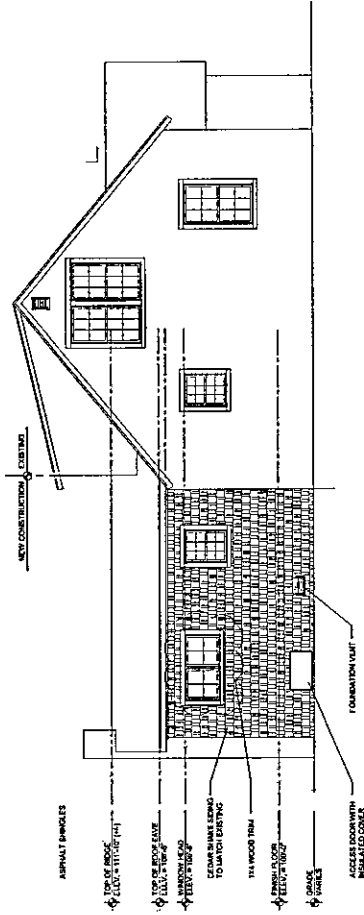
PROJECTS 102
 DATE 1/26/2020
 DRAWN BY T. DROUILLARD
 CHECKED BY T. DROUILLARD
 IN CHARGE T. DROUILLARD
 PROJECT NO. 102
 SHEET NO. 102

SOUTH ELEVATION

102
 102
 102



1 NORTH ELEVATION
 1/2\"/>



2 EAST ELEVATION
 1/2\"/>

2800 Evergreen Rd
Beverly Hills, MI
48025

REVISION DATE

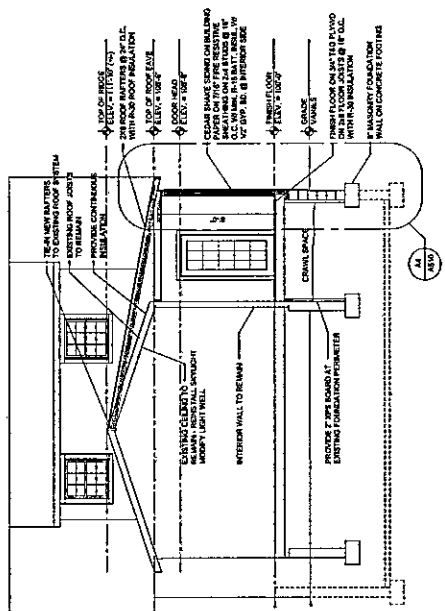
ADDENDUM 1	08/24/2020
PERMIT	03/12/2020
DESIGNED FOR	

RESIDENTIAL
ADDITION

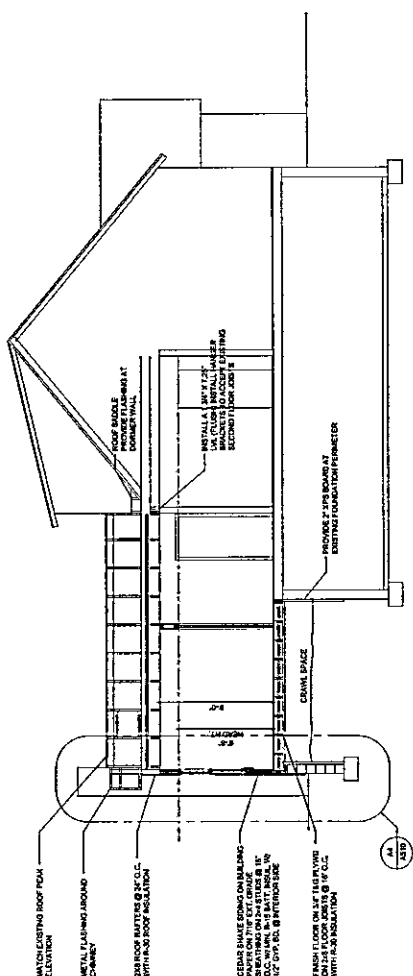
PROJECT #	Fountain Residence 102
DATE	3/06/2020
IN CHARGE	
DESIGNED	T. BROUILLARD
DRAWN	T. BROUILLARD
NOTED	
APPROVED	T. BROUILLARD
MARKET PM	

BUILDING SECTION

JOB NUMBER _____ **A41D** _____ **SHEET NUMBER** _____



1 SECTION - NORTH
M10 SCALE: 1/4" = 1'-0"



2 SECTION - EAST
A-10 SCALE: 1/4" = 1'-0"

Todd Drouillard AIA
ARCHITECT
Member of the American Institute of Architects

32800 Elmwood Rd
Beverly Hills, MI
48022

1260 LARKMOOR
BERKLEY, MI 48072

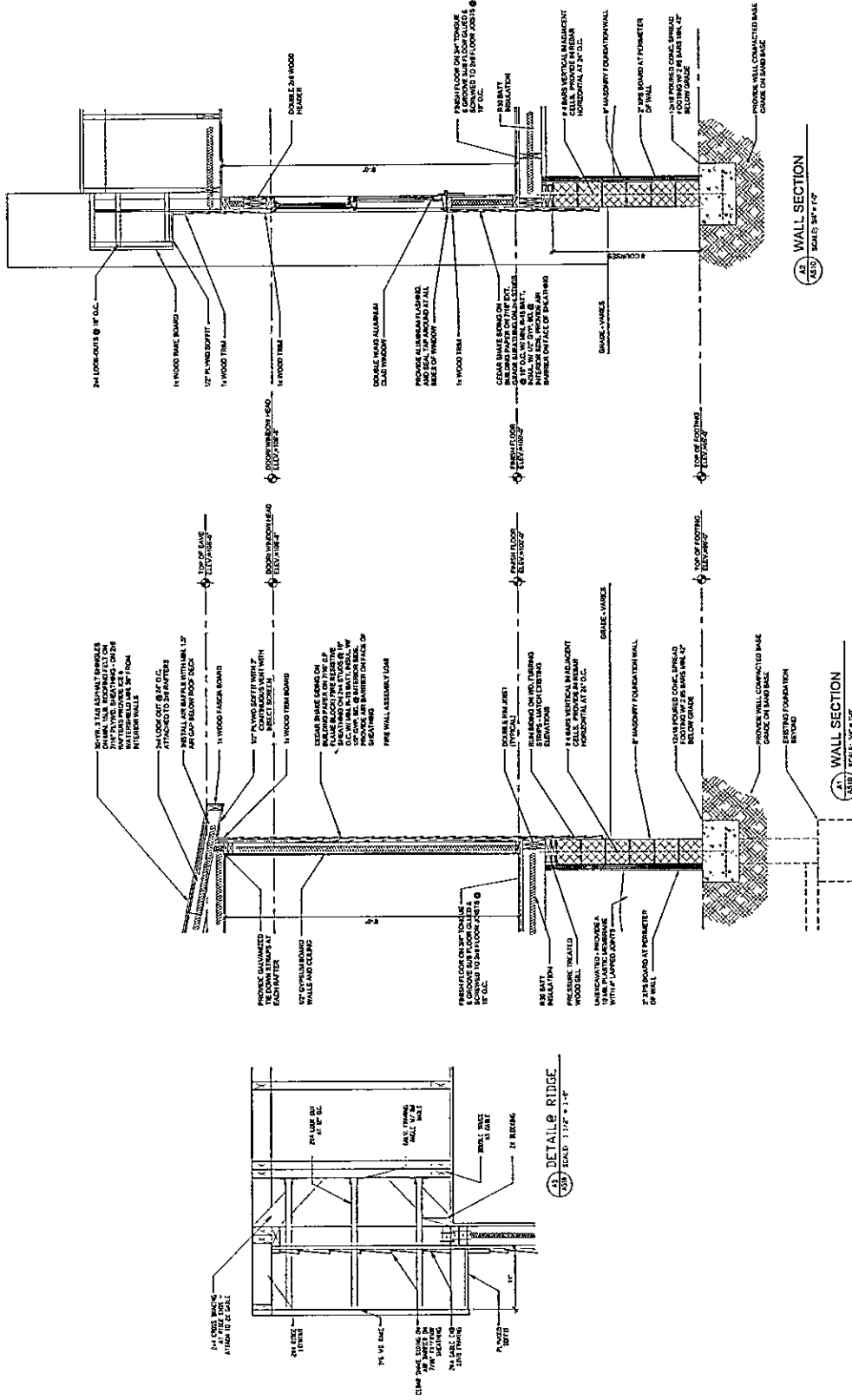
PROJECT _____ DATE _____

ARCHITECT: T. DROUILLARD
DESIGNED: T. DROUILLARD
DRAWN: T. DROUILLARD
CHECKED: T. DROUILLARD
DATE: 05/12/2020
PROJECT NO: 1260 LARKMOOR

RESIDENTIAL
ADDITION

PROJECT: Fourmile Estates 122
DATE: 05/12/2020
ARCHITECT: T. DROUILLARD
DESIGNED: T. DROUILLARD
DRAWN: T. DROUILLARD
CHECKED: T. DROUILLARD
DATE: 05/12/2020
PROJECT NO: 1260 LARKMOOR

WALL SECTIONS
AS10
SHEET NUMBER





CITY OF BERKLEY

COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Berkley Zoning Board of Appeals

From: Kim Anderson; Zoning Administrator

Subject: **PBA-026-26 1260 Larkmoor Blvd., Request for two (2) Dimensional variances: 1) construct a two-story rear addition to the non-conforming structure that does not meet side yard setback, 2) Proposed addition does not meet minimum 15 feet distance between dwellings.**

Date: March 2, 2026

APPLICANT: Lori Drouillard and Mark Gwisdalla

LOCATION: 1260 Larkmoor Blvd.

PARCEL ID: 04-25-17-408-051

REQUEST: The applicant is requesting two dimensional variances on the West side of the parcel:

1. Variance to construct a two-story rear addition to the non-conforming single-family dwelling that is proposed to be 3.3 feet from the West property line.
2. Variance to construct a two-story rear addition to the non-conforming single-family dwelling that is proposed to be 13.7 feet from the West adjacent dwelling.

REQUIRED: *Berkley City Code*, Chapter 138 *Zoning*, Section 5.02.D: Minimum side yard setback, per side: 5 feet, Minimum side yard setback, total 15 feet and Minimum distance between dwelling units:15 feet.

ZONING AND LAND USE

Property	Zoning District	Land Use
Subject Site	R-1CD	Residential – Single family dwelling
West	R-1CD	Residential – Single family dwelling
East	R-1CD	Residential – Single family dwelling
North	R-1CD	Residential – Single family dwelling
South	R-1CD	Residential – Single family dwelling

BACKGROUND

1260 Larkmoor Blvd., Parcel 25-17-408-051 was built in 1918. An addition was constructed on the rear of the house in 1998. A new single-family dwelling was constructed on the East Parcel 25-17-408-052, 1250 Larkmoor Blvd., in 2014 that had previously been a vacant lot.

The home at 1260 Larkmoor Blvd. was constructed in compliance with any ordinances that were in place at the time in 1918. The single-family dwelling on the subject property is a legal non-conforming structure. The dwelling is less than five feet from the West property line, does not have 15 feet for a total side yard setback and is less than 15 feet from the West dwelling at 1278 Larkmoor Blvd., Parcel 17-408-050 built in 1928.

1260 Larkmoor Blvd., the West side yard setback of the existing structure is 3.3 feet, dwelling is 13.7 feet from the dwelling to the West at 1278 Larkmoor Blvd. and the parcel total side yard setback is 13.967 feet.

In 1997 a variance was applied for but then withdrawn for a rear addition. A Zoning Board of Appeals approval was not required. The rear addition was constructed in 1998.

In 2021 a variance was applied for to construct a rear one-story addition (case PBA-07-21). The Zoning Board of Appeals determined to approve the variance requested to construct the rear addition on the non-conforming structure that would encroach into the side yard setback and does not meet the minimum 15 feet separation between dwellings. The ZBA determined that the five standards of review for granting the variance had been met.

The decision made by the ZBA are valid for a period of twelve (12) months from the date of the Zoning Board of Appeals decision. Permits were not obtained by July 2022 and the variance expired.



Source: Oakland County Property Gateway



Source: Google map

SCOPE OF PROJECT

A building permit application was submitted and denied to construct a rear two-story addition that would be in line with the addition that was constructed in 1998. The addition would increase the existing non-conformity, but would not encroach any further into the existing West side yard setback.

Per Chapter 138, Article 16, Section 16.04.B, A building may be added to or enlarged if such addition conforms to the regulations of the applicable zoning district. Such addition or enlargement must be treated as a separate building in determining conformity to all the requirements of this Chapter.

The applicant is requesting dimension variances to allow for a rear two-story addition not meeting the minimum setback requirements per Chapter 138, Article 5, Section 5.02D. A dimensional variance of 1.7 feet on the West side of the property where the side yard setback is 3.3 feet and the requirement for the minimum side yard setback is 5 feet, and a 1.3 feet dimensional variance on the West side of the property where the distance between dwelling units is 13.7 feet and 15 feet is the minimum distance between dwelling units required.

SUMMARY OF REQUEST

The property owners as the applicant, Lori Drouillard and Mark Gwisdalla representing 1260 Larkmoor Blvd., Parcel # 04-25-17-408-051 is requesting two non-use dimensional variances to allow for a two-story rear addition. Below is a summary of each request in detail and each will be analyzed separately under the Standards of Review.

1. Minimum Side Yard Setback is 5 feet

The residential structure is a legal non-conforming structure built in 1918. It was constructed in compliance with building regulation and requirements, but does not meet the current requirements of the Zoning Ordinance.

The minimum side yard setback, per side is 5 feet.

Therefore, the applicant is requesting a 1.7 feet side yard setback variance in order to construct the rear two-story addition, as proposed.

2. Distance between Dwellings

As shown on the submitted site plan, the existing dwelling as currently configured does not conform to the minimum distance between dwellings requirement to the property to the West. The proposed addition will follow the existing West building line, which will encroach into the required minimum distance between dwellings.

The minimum distance between dwelling units is 15 feet.

Therefore, the applicant is requesting a 1.3 feet variance on the minimum distance between dwellings to the West for the proposed addition.

STANDARDS FOR REVIEW

Per Section 138-17.04 of the Zoning Ordinance, the applicant must demonstrate a practical difficulty in order to be granted a non-use variance. The Zoning Board of Appeals shall not vary the regulations of Section 138-17.04, unless it shall make findings based upon the evidence presented to it in each specific case that:

1. Side Yard Setback Variance

A. *The need for the variance is due to unique circumstances or physical conditions of the property.*

The legal non-conforming residential structure does not conform to the current side yard setback requirements, but complied when the structure was built.

B. *The need for the variance is not the result of actions of the property owner or previous property owners.*

The need for a variance is not the result of actions of the property owner. The homeowner is requesting to construct an addition on the rear of the house that will be in line with the existing dwelling. The side yard setback non-conformity will not increase beyond the established encroachment by the existing house.

C. *Strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.*

Strict compliance would not unreasonably prevent the property owner from using the property for a permitted purpose but strict compliance to render conformity will prevent the homeowner from expanding the footprint of the dwelling. Conforming to the side yard setback would require a 1.7 foot retract to the East along the West side of the building which would be burdensome for the layout of the house.

- D. *The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as other property owners.***

The requested variance 1.7 feet is the minimum variance necessary to do justice to the property owner. The property owner is not requesting to extend beyond the existing side yard setback line of the existing dwelling, but is asking to continue the existing building line for the proposed addition.

- E. *The requested variance will not adversely impact the surrounding properties.***

The requested variance will not encroach closer into the side yard setback than the house is currently situated.

2. Distance Between Dwellings

- A. *The need for the variance is due to unique circumstances or physical conditions of the property.***

The existing distance between structures is 13.7 feet since the West dwelling was constructed in 1928. The legal non-conforming residential structure does not conform to the current side yard setback or minimum distance between dwelling units requirements, but complied when the structure was built.

- B. *The need for the variance is not the result of actions of the property owner or previous property owners.***

The need for a variance is not the result of actions of the property owner. The homeowner is requesting to construct an addition on the rear of the house that will be in line with the existing dwellings West building line. The subject dwelling was built in 1918 and the dwelling to the West (1278 Larkmoor Blvd.) was built in 1928. At the time 1278 Larkmoor Blvd. was built, it was in compliance with the separation distance requirements.

- C. *Strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.***

Strict compliance with the ordinance will be unnecessarily burdensome to the property owner, as they are looking to expand the livable area of the dwelling in line with the existing dwelling. The addition will not encroach closer to the adjacent dwelling than the existing structure.

- D. *The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as other property owners.***

The requested variance of 1.3 feet is the minimum variance necessary to do justice to the property owner. The property owner is not requesting to decrease the current separation distance between dwellings, but is asking to continue the existing building line for the proposed addition.

- E. *The requested variance will not adversely impact the surrounding properties.***

The requested variance will not encroach any closer to the adjacent dwelling than the dwellings are currently situated.

SUMMARY

For a variance to be approved by the Zoning Board of Appeals, it shall meet the standards of Section 138-17.04 of the Zoning Ordinance, based on findings of fact. We request the Zoning Board of Appeals to determine if there are unique characteristics of the property and the requested variance should be granted. Motions for approval and denial are included below for the convenience of the board.

Sample Motions:

SIDE YARD SETBACK VARIANCE:

Approval

In the matter of PBA-02-26, 1260 Larkmoor Blvd., Parcel # 04-25-17-408-051, motion to approve the requested variance from Berkley City Code, Zoning Ordinance, Chapter 138, Article 5, Sec.5.02.D to grant a variance of 1.7 feet at the West side yard, where a minimum 5 feet side yard setback is required, that does not conform to applicable Zoning Ordinance Berkey City Codes based on the following findings:

- 1. The need for the variance is due to unique circumstances or physical conditions of the property.*
- 2. The need for the variance is not the result of actions of the property owner or previous property owners.*
- 3. Strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.*
- 4. The requested variance is the minimum variance necessary to do substantial justice to the application as well as other property owners.*
- 5. The requested variance will not adversely impact the surrounding properties.*

Denial (only choose item(s) pertaining to denial)

In the matter of PBA-02-26, 1260 Larkmoor Blvd., Parcel # 04-25-17-408-051, motion to deny the requested variance from Berkley City Code, Zoning Ordinance, Chapter 138, Article 5, Sec.5.02.D to grant a variance of 1.7 feet at the West side yard, where a minimum 5 feet side yard setback is required, that does not conform to applicable Zoning Ordinance Berkey City Codes based on the following findings:

- 1. The need for the variance is not due to unique circumstances or physical conditions of the property.*
- 2. The need for the variance is the result of actions of the property owner or previous property owners.*
- 3. Strict compliance with the ordinance will not unreasonably prevent the property owner from using the property for a permitted purpose or will not render conformity with those regulations unnecessarily burdensome.*
- 4. The requested variance is not the minimum variance necessary to do substantial justice to the application as well as other property owners.*
- 5. The requested variance will adversely impact the surrounding properties.*

DISTANCE BETWEEN DWELLINGS

Approval

In the matter of PBA-02-26, 1260 Larkmoor Blvd., Parcel # 04-25-17-408-051, motion to approve the requested variance from Berkley City Code, Zoning Ordinance, Chapter 138, Article 5, Sec.5.02.D to grant a variance of 1.3 feet at the West minimum distance between dwelling units, where a minimum distance of 15 feet between dwelling units is required, that does not conform to applicable Zoning Ordinance Berkey City Codes based on the following findings:

- 1. The need for the variance is due to unique circumstances or physical conditions of the property.*
- 2. The need for the variance is not the result of actions of the property owner or previous property owners.*
- 3. Strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.*
- 4. The requested variance is the minimum variance necessary to do substantial justice to the application as well as other property owners.*
- 5. The requested variance will not adversely impact the surrounding properties.*

Denial (only choose item(s) pertaining to denial)

In the matter of PBA-02-26, 1260 Larkmoor Blvd., Parcel # 04-25-17-408-051, motion to deny the requested variance from Berkley City Code, Zoning Ordinance, Chapter 138, Article 5, Sec.5.02.D to grant a variance of 1.3 feet at the West minimum distance between dwelling units, where a minimum distance of 15 feet between dwelling units is required, that does not conform to applicable Zoning Ordinance Berkey City Codes based on the following findings:

- 1. The need for the variance is not due to unique circumstances or physical conditions of the property.*
- 2. The need for the variance is the result of actions of the property owner or previous property owners.*
- 3. Strict compliance with the ordinance will not unreasonably prevent the property owner from using the property for a permitted purpose or will not render conformity with those regulations unnecessarily burdensome.*
- 4. The requested variance is not the minimum variance necessary to do substantial justice to the application as well as other property owners.*
- 5. The requested variance will adversely impact the surrounding properties.*

If you have any questions regarding this case, please do not hesitate to contact me.

Thank you.

Cc: Crystal VanVleck, City Manager
Victoria Mitchell, City Clerk
Lisa Hamameh, City Attorney
Kristen Kapelanski, Community Development Director



Kim Anderson <kanderson@berkleymi.gov>

Written comments for PBA-02-26

Matt Janke [REDACTED]

Sat, Feb 28, 2026 at 7:01 PM

To: "planning@berkleymi.gov" <planning@berkleymi.gov>, Sarah McManus [REDACTED]

Hello,

My wife, Sarah and I live at 1278 Larkmoor Blvd in Berkley and we support Lori and Mark's request for a zone variance (number PBA-02-26) to 1260 Larkmoor Blvd.

We met with Lori today and walked around their property and understand the project scope, and we are providing this written statement of support ahead of the March 9 hearing.

Best regards,

-Matt and Sarah

THE CITY OF BERKLEY
Community Development Department
3338 Coolidge, Berkley, Michigan 48072
(248) 658-3320

**Notice
Meeting of the Berkley
Zoning Board of Appeals**

Notice is hereby given, that there will be a meeting of the Zoning Board of Appeals to be held at the City of Berkley in the Council Chambers, 3338 Coolidge, Berkley, Michigan on Monday, March 09, 2026 at 7:00 pm or as near thereto as the matter may be reached.

Application Number PBA-02-26

Lori Drouillard & Mark Gwisdalla, 1260 Larkmoor Blvd., Parcel # 04-25-17-408-051, North side of Larkmoor Blvd., between Cass Blvd. and Stanford Rd., is requesting dimensional variances on side yard setback and distance between adjacent dwelling to construct an addition.

Berkley City Code

Berkley City Code, Chapter 138 *Zoning*, Article, Section 5.02.D Table, Requirements: Minimum Side yard setback 5 feet and Minimum distance between dwelling units 15 feet.

Complete application information is available for review at www.berkleymi.gov/community-development/development-projects.

Comments on the granting of the above variance may be made in person on the night of the meeting or in writing. All written comments must be submitted to the Berkley Community Development Department or email to planning@berkleymi.gov before 4:00 p.m. on the date of the Public Hearing.

KIM ANDERSON
ZONING ADMINISTRATOR

Publish Once:

Oakland Press
Friday, February 20, 2026

THE CITY OF BERKLEY
Community Development Department
3338 Coolidge, Berkley, Michigan 48072
(248) 658-3320

**Notice
Meeting of the Berkley
Zoning Board of Appeals**

Notice is hereby given, that there will be a meeting of the Zoning Board of Appeals to be held at the City of Berkley in the Council Chambers, 3338 Coolidge, Berkley, Michigan on Monday, March 09, 2026 at 7:00 pm or as near thereto as the matter may be reached.

Application Number PBA-02-26

Lori Drouillard & Mark Gwisdalla, 1260 Larkmoor Blvd., Parcel # 04-25-17-408-051, North side of Larkmoor Blvd., between Cass Blvd. and Stanford Rd., is requesting dimensional variances on side yard setback and distance between adjacent dwelling to construct an addition.

Berkley City Code

Berkley City Code, Chapter 138 *Zoning*, Article, Section 5.02.D Table, Requirements: Minimum Side yard setback 5 feet and Minimum distance between dwelling units 15 feet.

Complete application information is available for review at www.berkleymi.gov/community-development/development-projects.

Comments on the granting of the above variance may be made in person on the night of the meeting or in writing. All written comments must be submitted to the Berkley Community Development Department or email to planning@berkleymi.gov before 4:00 p.m. on the date of the Public Hearing.

KIM ANDERSON
ZONING ADMINISTRATOR

BRENDAN N SYMINGTON
BLAIR COLSON
1186 OXFORD RD
BERKLEY MI 48072 2014

JENNA TOWNSEND
1312 HARVARD RD
BERKLEY MI 48072 1915

STEPHANIE MILLER
1229 OXFORD RD
BERKLEY MI 48072 2071

MARISA G VANCE
1282 OXFORD RD
BERKLEY MI 48072 2016

MICHAEL C SOLNER
MALLORY A SOLNER
1340 HARVARD RD
BERKLEY MI 48072 1915

JON D WEISS
1259 OXFORD RD
BERKLEY MI 48072 2071

TREVOR DELONG
1348 OXFORD RD
BERKLEY MI 48072 2074

JOSEPH KONAL
DAWN KONAL
1260 HARVARD RD
BERKLEY MI 48072 1979

MARY B STRAND
1316 OXFORD RD
BERKLEY MI 48072 2074

ELIZABETH M SANDLER
1198 HARVARD RD
BERKLEY MI 48072 1952

Occupant
1234 HARVARD RD
BERKLEY MI 48072 1979

NICOLETTE DIROFF
1257 EATON RD
BERKLEY MI 48072 2059

VIKKI WILSON
1296 HARVARD RD
BERKLEY MI 48072 1979

1234 HARVARD LLC
26480 IRVING RD
FRANKLIN MI 48025 1026

Occupant
1198 OXFORD RD
BERKLEY MI 48072 2014

ZACHARY JONES
SARA ZIELINSKI
1210 HARVARD RD
BERKLEY MI 48072 1979

JACK POTTERACK
LINDSEY POTTERACK
1295 EATON RD
BERKLEY MI 48072 2009

1198 OXFORD LLC
21170 W 8 MILE RD STE 200
SOUTHFIELD MI 48075 5600

ASA NAGAO
1250 HARVARD RD
BERKLEY MI 48072 1979

KATIE CALIFANO
ROBERT DONOHUE
1338 OXFORD RD
BERKLEY MI 48072 2074

YEVGENIY POSPEKHOV
1306 OXFORD RD
BERKLEY MI 48072 2074

CHRISTOPHER M ROEDIGER
1326 HARVARD RD
BERKLEY MI 48072 1915

KOLE BRUNSMAN
JENNA SAPLALA
1206 OXFORD RD
BERKLEY MI 48072 2070

MARGARET MCCARTHY
1283 EATON RD
BERKLEY MI 48072 2009

DAVID SCHMIDT
1220 HARVARD RD
BERKLEY MI 48072 1979

Occupant
1185 OXFORD RD
BERKLEY MI 48072 2013

MARISA G VANCE
1282 OXFORD RD
BERKLEY MI 48072 2016

ALEXANDER J BURRIDGE
1240 HARVARD RD
BERKLEY MI 48072 1979

LEIGHANN LESLIE
2568 PINE RIDGE RD
WEST BLOOMFIELD MI 48324 1955

GAIL M BAKER
1240 OXFORD RD
BERKLEY MI 48072 2070

FRANK H MYHR
 KAREN A MYHR
 1280 HARVARD RD
 BERKLEY MI 48072 1979

EMILY M CARLSON
 MICHAEL EISENBERG
 1294 LARKMOOR BLVD
 BERKLEY MI 48072 1989

MICHAEL J WALTERS
 1249 OXFORD RD
 BERKLEY MI 48072 2071

CHELSEA B CRINSON
 CHRISTOPHER C SURIANO
 1258 OXFORD RD
 BERKLEY MI 48072 2070

MAGGIE A JANNOTT
 1306 LARKMOOR BLVD
 BERKLEY MI 48072 1908

MATTHEW HAAS
 1295 OXFORD RD
 BERKLEY MI 48072 2015

ANTHONY BIRMINGHAM
 AMY BIRMINGHAM
 1209 OXFORD RD
 BERKLEY MI 48072 2071

JAMES BANYAI
 1338 LARKMOOR BLVD
 BERKLEY MI 48072 1908

DEBRA J FLEMING
 1339 OXFORD RD
 BERKLEY MI 48072 2072

PATRICK MOIR
 1197 OXFORD RD
 BERKLEY MI 48072 2013

DANIEL L PHILLIPS
 ELLEN K PHILLIPS
 1358 LARKMOOR BLVD
 BERKLEY MI 48072 1908

THE BRIAN L EYLER LIVING TRUST
 1198 LARKMOOR BLVD
 BERKLEY MI 48072 1906

Occupant
 1317 OXFORD RD
 BERKLEY MI 48072 2072

AB HOMES LLC
 PO BOX 281
 BIRMINGHAM MI 48012 0281

KARL OSOLINSKI
 1240 LARKMOOR BLVD
 BERKLEY MI 48072 1989

AB HOMES LLC
 PO BOX 281
 BIRMINGHAM MI 48012 0281

CITY OF BERKLEY
 3338 COOLIDGE HWY
 BERKLEY MI 48072 1636

KARYN STICKEL
 1316 LARKMOOR BLVD
 BERKLEY MI 48072 1908

RYAN DEWAN
 ROBERT ROSOWSKI
 1186 LARKMOOR BLVD
 BERKLEY MI 48072 1906

TIMOTHY KENRICK
 LAURA KENRICK
 1326 LARKMOOR BLVD
 BERKLEY MI 48072 1908

SUSAN C GROSS
 1348 LARKMOOR BLVD
 BERKLEY MI 48072 1908

JASON MUCK
 MATTHEW SWEET
 1210 LARKMOOR BLVD
 BERKLEY MI 48072 1989

APRIL N NASON
 1349 OXFORD RD
 BERKLEY MI 48072 2072

PAUL HONKALA
 1220 LARKMOOR BLVD
 BERKLEY MI 48072 1989

MATTHEW JANKE
 1278 LARKMOOR BLVD
 BERKLEY MI 48072 1989

THERESA HOGAN
 WALTER HOGAN
 1359 OXFORD RD
 BERKLEY MI 48072 2072

CAROL ROUMELL LIVING TRUST
 1325 LARKMOOR BLVD
 BERKLEY MI 48072 1907

REBECCA KIZY
 1230 LARKMOOR BLVD
 BERKLEY MI 48072 1989

PHILLIP OLANGER
 DEBRA OLANGER
 1173 OXFORD RD
 BERKLEY MI 48072 2013

CYNTHIA L WILHELM
 1219 LARKMOOR BLVD
 BERKLEY MI 48072 1990

DEAN SMITH
 M JOELLEN SMITH
 1161 LARKMOOR BLVD
 BERKLEY MI 48072 1905

SAVANNAH RAE COOMER
 1326 OXFORD RD
 BERKLEY MI 48072 2074

JENNIFER IVEY
 1250 LARKMOOR BLVD
 BERKLEY MI 48072

SUSAN M DEEMER
 JAMES F DEEMER
 1197 LARKMOOR BLVD
 BERKLEY MI 48072 1905

GERALD SIMA
 ROBIN CONWAY
 1185 LARKMOOR BLVD
 BERKLEY MI 48072 1905

DELORIS W CURRY
 1222 OXFORD RD
 BERKLEY MI 48072 2070

WALFRED KUIJALA
 1307 LARKMOOR BLVD
 BERKLEY MI 48072 1907

BARRY JOSEPH SZCZESNY
 HAIGAN RAFI TCHOLAKIAN
 1209 LARKMOOR BLVD
 BERKLEY MI 48072 1990

IRENE KIEFER
 1339 LARKMOOR BLVD
 BERKLEY MI 48072 1907

ANNE SHEEHAN
 THOMAS SHEEHAN
 1277 LARKMOOR BLVD
 BERKLEY MI 48072 1990

CITY OF BERKLEY
 3338 COOLIDGE HWY
 BERKLEY MI 48072 1636

Occupant
 1219 OXFORD RD
 BERKLEY MI 48072 2071

WALFRED KUIJALA
 1307 LARKMOOR BLVD
 BERKLEY MI 48072 1907

ANNE SHEEHAN
 THOMAS SHEEHAN
 1277 LARKMOOR BLVD
 BERKLEY MI 48072 1990

MICHAEL T REINHOLM
 CONNIE REINHOLM
 1249 LARKMOOR BLVD
 BERKLEY MI 48072 1990

AB HOMES LLC
 PO BOX 281
 BIRMINGHAM MI 48012 0281

ANNE SHEEHAN
 THOMAS SHEEHAN
 1277 LARKMOOR BLVD
 BERKLEY MI 48072 1990

RYAN FISHER
 DRUSILLA FISHER
 1174 LARKMOOR BLVD
 BERKLEY MI 48072 1906

ELLIE EPSTEIN
 FLORENCE LEFEUVRE
 1359 LARKMOOR BLVD
 BERKLEY MI 48072 1907

ROBERT LARKINS
 1239 LARKMOOR BLVD
 BERKLEY MI 48072 1990

CATHERINE POLES
 SETH POLES
 1229 LARKMOOR BLVD
 BERKLEY MI 48072 1990

LORI K DROUILLARD
 MARK C GWISDALLA
 1260 LARKMOOR BLVD
 BERKLEY MI 48072 1989

1260 Larkmoor Blvd

Search

Value	Shape	Buffer	Report	Spatial	Result
-------	-------	--------	--------	---------	--------

Zoom All

Clear:

```
# selected: 1
```

2517408051

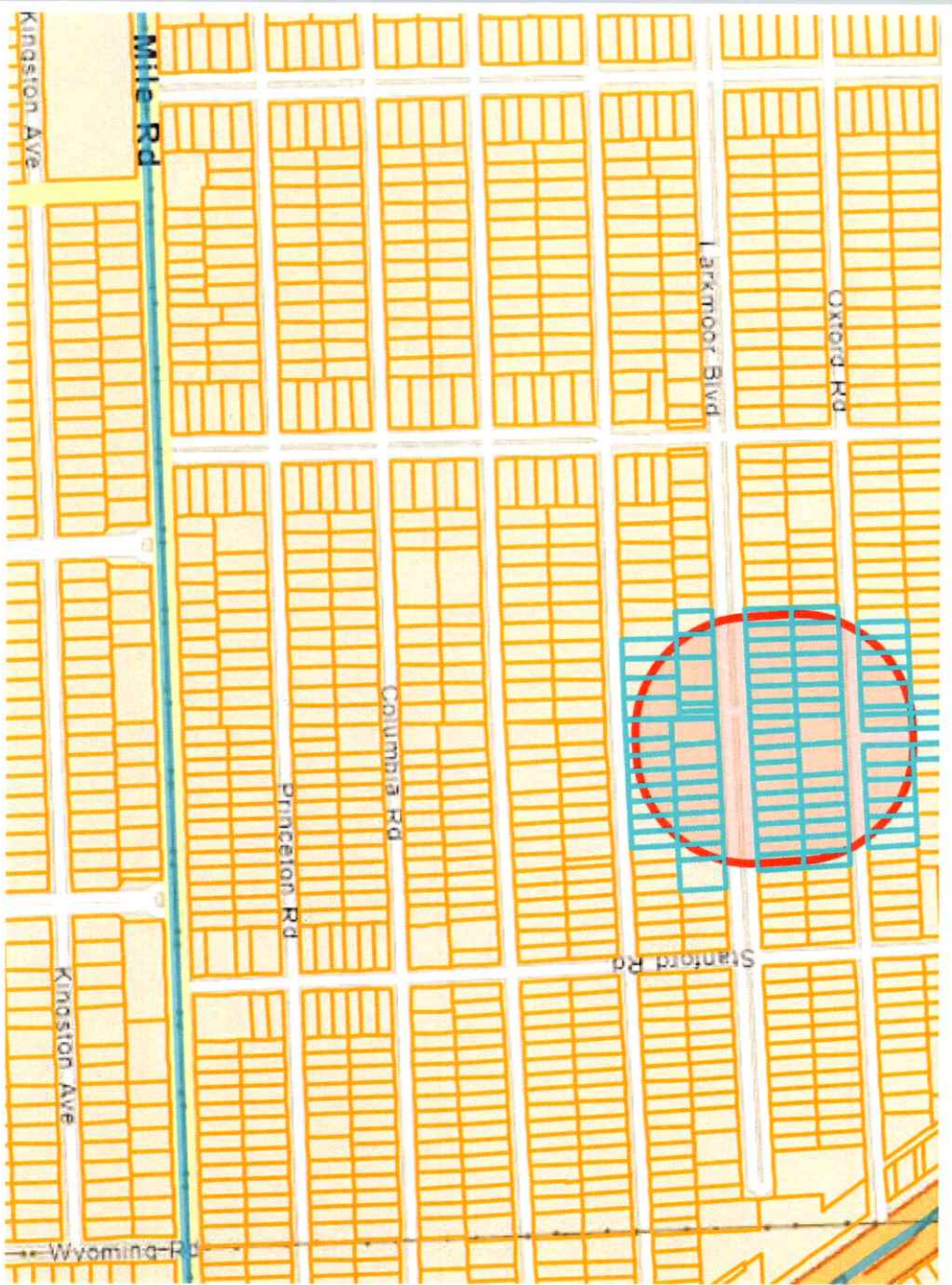
SITEADDRESS: 1260 LARKMOOR BLVD

1260 Larkmoor Blvd, Berkley, MI,

Score: 100

Zoom to

40ft



Community Development Monthly Newsletter



Here's what has happened in the last month and what's to come!

Welcome to the Community Development Department's monthly newsletter. We are excited to share with you the latest developments as we work toward completion of department and city-wide projects and the work of the Planning Commission and Zoning Board of Appeals.

Community Development staff (along with support from the DDA and City Manager's Office) reviewed the eighteen proposals submitted in response to the City's RFP for an Economic Development Strategy. Provided Council approves the contract in December, staff hopes to get started in the new year.

Interviews for the new building official wrapped up in November and we should have a new employee on board to start at the beginning of next year. In the meantime, Karson Claussen from McKenna has been filling in under our existing building services contract and Emily is still here on a part time basis on Fridays completing all residential plan review.

Monthly Highlights

Economic Development Strategy

Building Official Search Update

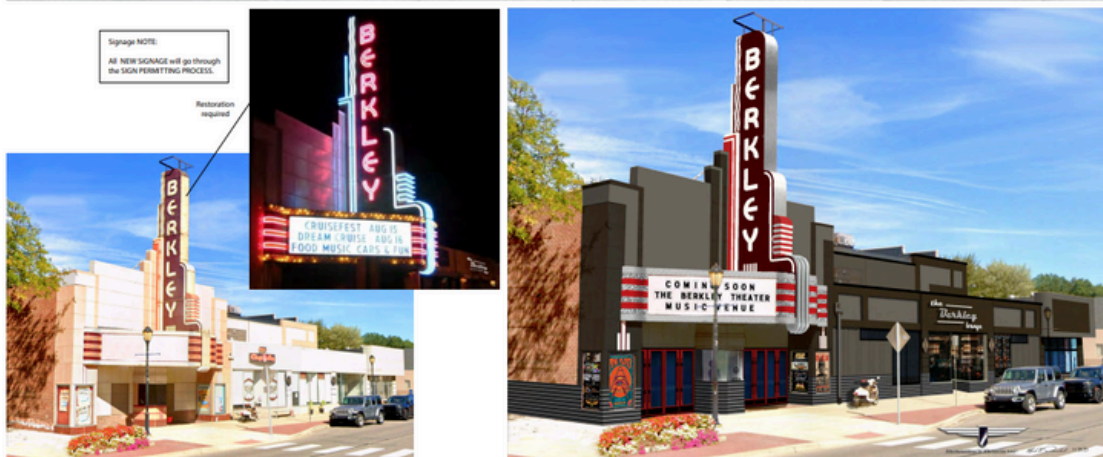
Planning Commission Activities

Berkley BP Site Plan Revisions

The Planning Commission approved the site plan for facade renovations at the future Berkley Theater. They also recommended approval of the Special Land Use request with the condition that any events greater than 550 people will need to be coordinated with City staff.

Zoning Ordinance Amendment

Staff initiated a text amendment request for various minor items in the Zoning Ordinance that have come up for either correction or clarification as staff continues to use the updated Zoning Ordinance. The Planning Commission recommended approval.



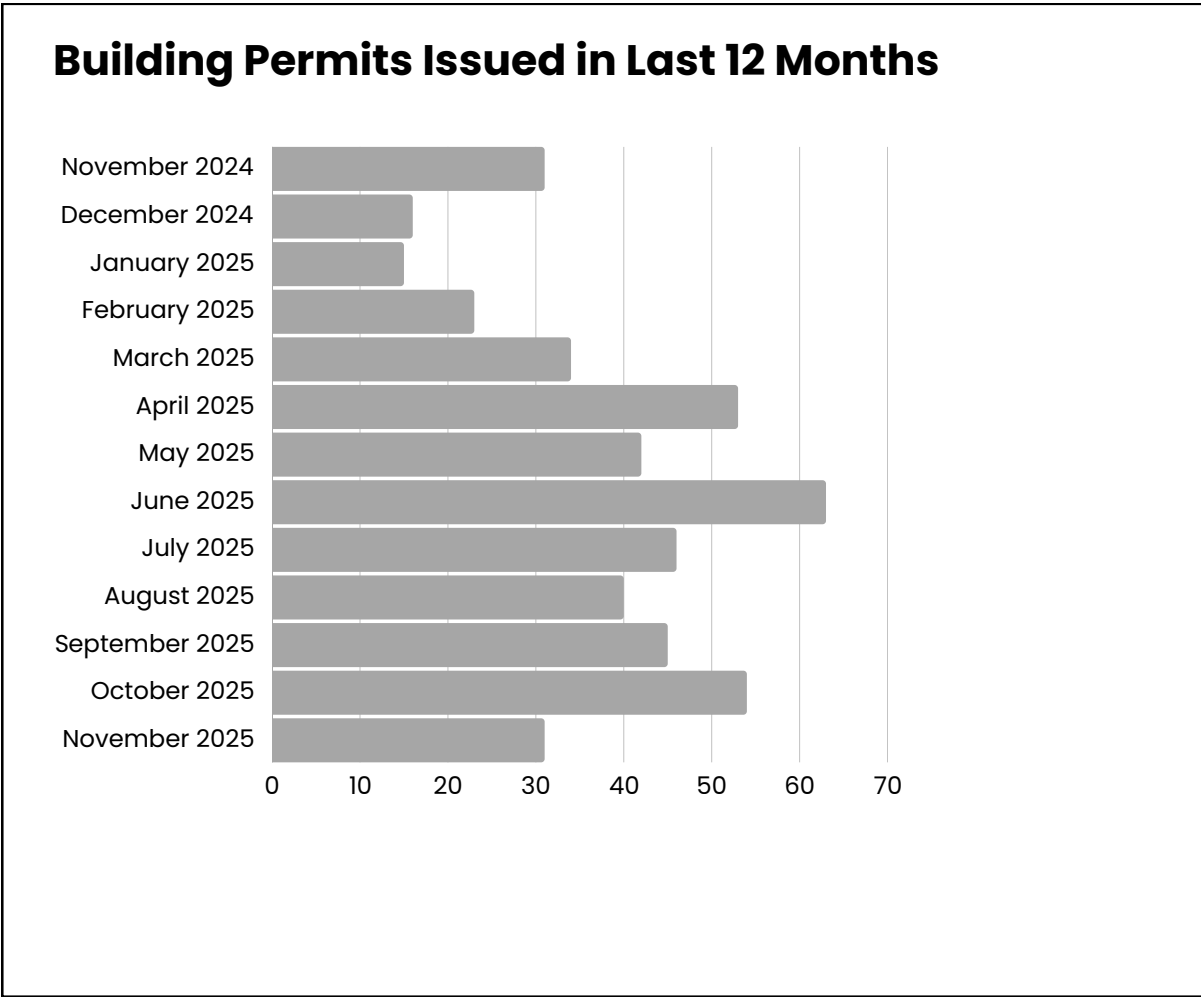
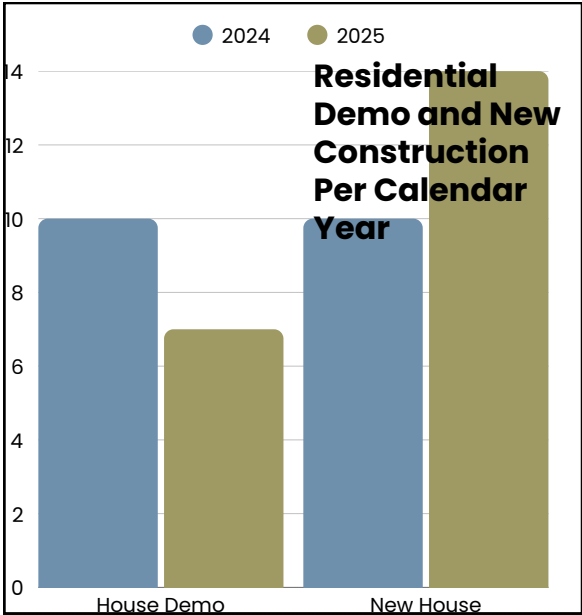
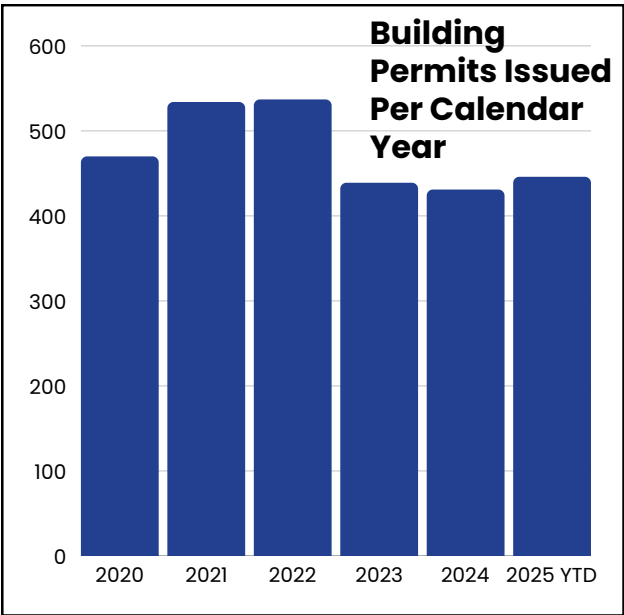
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

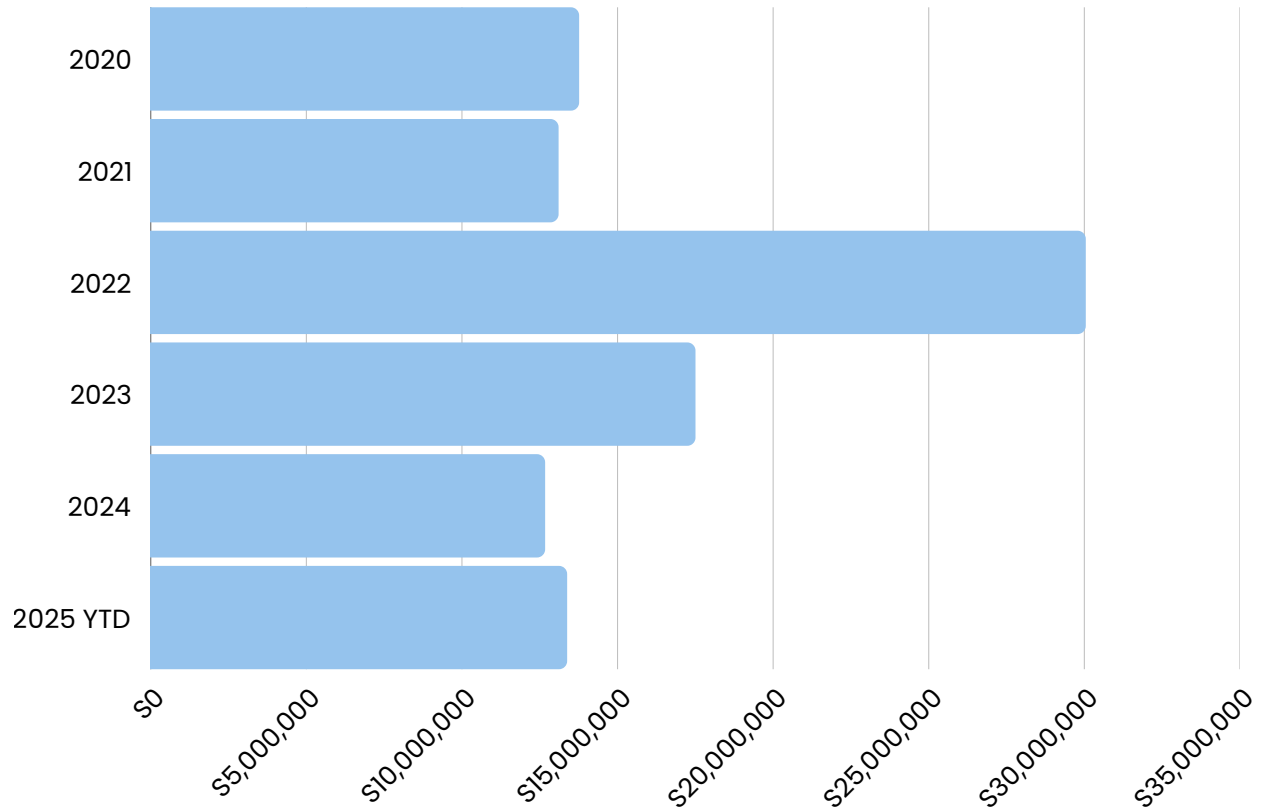
Zoning Board of Appeals Activities



Construction and New Business



Year over Year Construction Value



WELCOME TO THE NEIGHBORHOOD! Business Licenses Issued in October



New View Eye Care is offering vision services and glasses at 2571 Coolidge, adjacent to Forte Dental.



The Tax Source Group is opening a location in one of the available suites at 3462 Greenfield.

Community Development Monthly Newsletter



Here's what has happened in the last month and what's to come!

Welcome to the Community Development Department's monthly newsletter. We are excited to share with you the latest developments as we work toward completion of department and city-wide projects and the work of the Planning Commission and Zoning Board of Appeals.

The second round of cleanup items for the Zoning Ordinance was drafted (and approved by Council in January). In addition, staff sent out letters to a handful of property owners whose zoning needs to be adjusted due to some inconsistencies on the zoning map. One last round of cleanups is anticipated in the coming months.

Community Development/Code Enforcement met with the Department of Public Works in December to finalize procedures for snow removal on commercial sidewalks in the event property owners have not shoveled their sidewalk. A plan is in place for this winter with future meetings scheduled to evaluate procedures and make adjustments, if needed, in the spring.

Monthly Highlights

Zoning
Ordinance and
Map Cleanups

Snow Removal

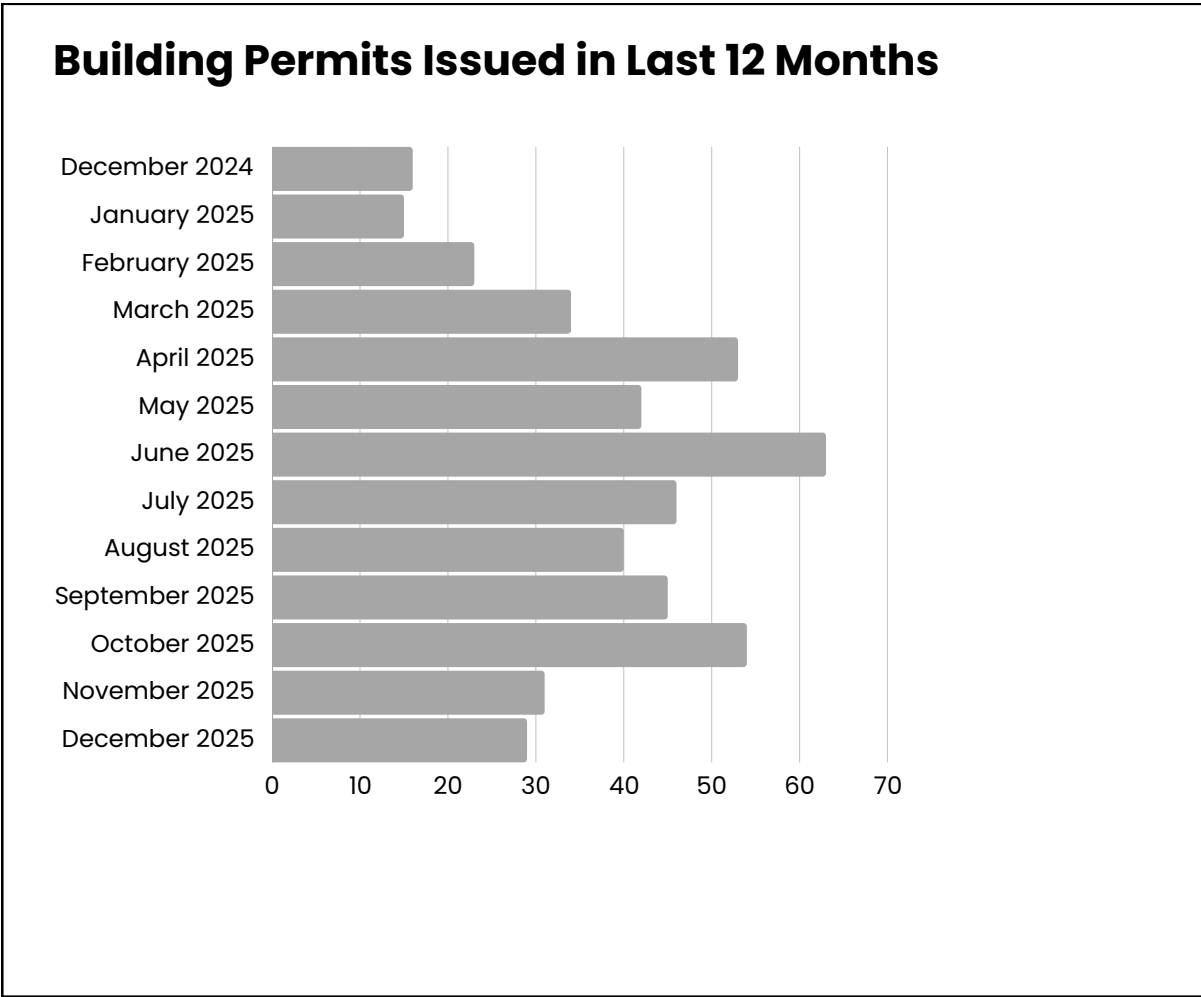
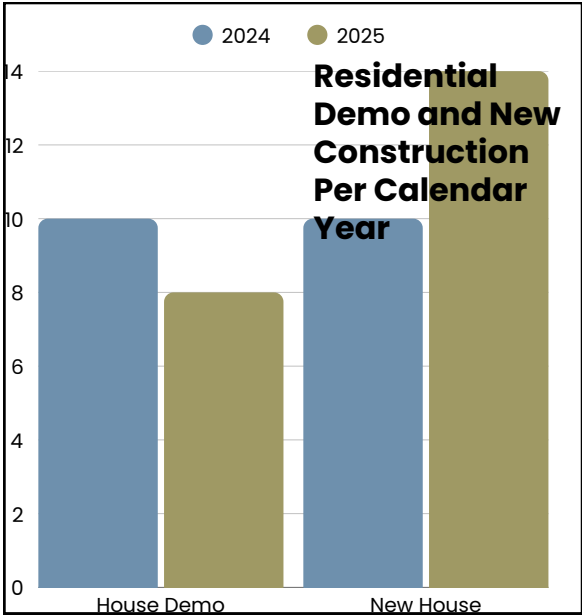
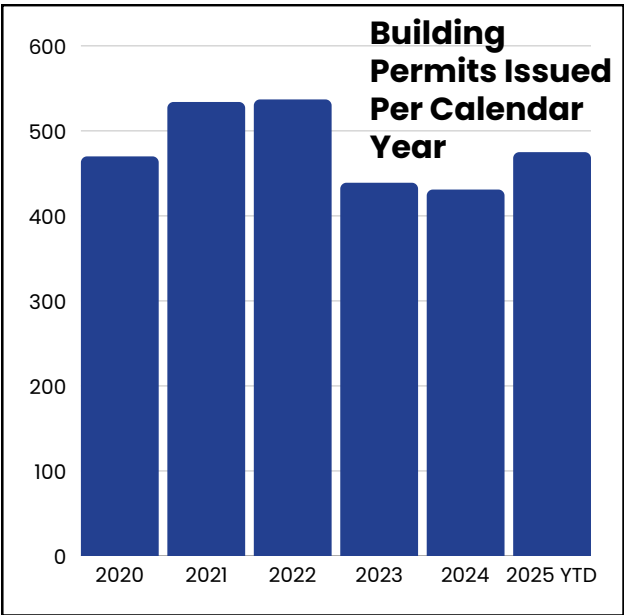
Planning Commission Activities



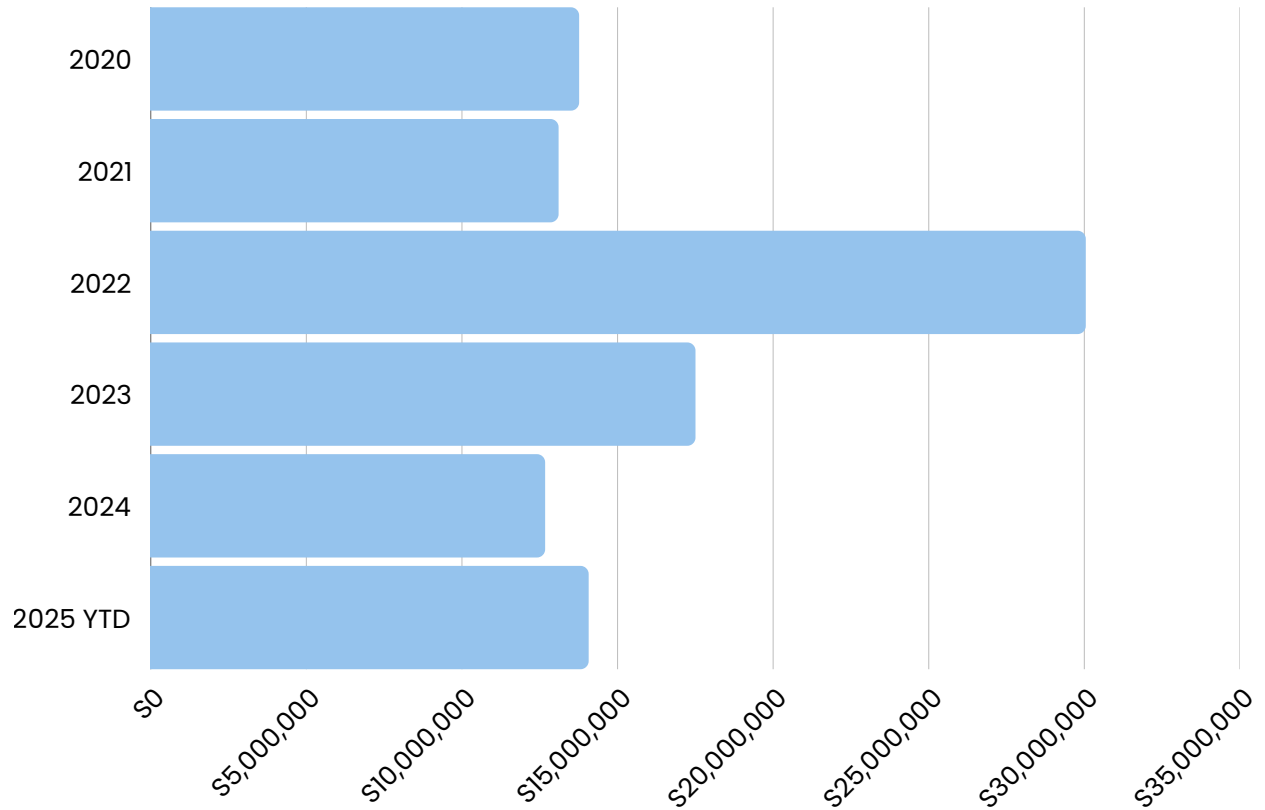
Zoning Board of Appeals Activities

The Zoning Board of Appeals met in December to approve the 2026 meeting dates.

Construction and New Business



Year over Year Construction Value



WELCOME TO THE NEIGHBORHOOD! Business Licenses Issued in December



The Berkley Chop Shop opened its new location at 2758 Coolidge.



Slows BAR B Q opened their location at 3087 Twelve Mile.

Community Development Monthly Newsletter



Here's what has happened in the last month and what's to come!

Welcome to the Community Development Department's monthly newsletter. We are excited to share with you the latest developments as we work toward completion of department and city-wide projects and the work of the Planning Commission and Zoning Board of Appeals.

The Community Development Department (with assistance from the City Manager's Office) met with Better City to kick off the Economic Development Strategy. Bi-weekly meetings will be held as things move forward with a planned completion in early summer.

Community Development Department staff and the Department of Public Works have been meeting regularly with Spalding DeDecker to begin to tackle a review and update of all our development processes. January included finalizing changes for the residential grading review and close-out process. Progress was also made on the set-up for performance guarantees, and final adjustments were made to the site plan review process.

A bullet list has been added to the end of the monthly report listing any business licenses that were denied for the month. Let Community Development Department staff know if there are any questions on the business license process or any denials. Applications are typically denied because a use is not permitted in a particular zoning district or there is a lack of parking.

Monthly Highlights

Economic Development Strategy Kickoff

Engineering Review Updates

Denied Business Licenses Added to Monthly Report

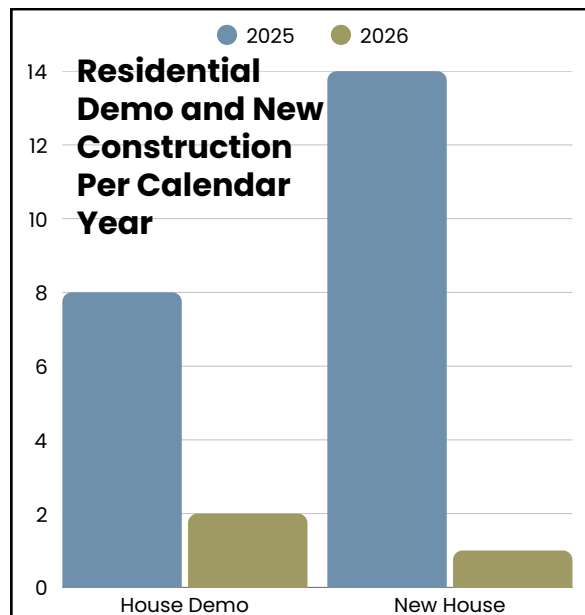
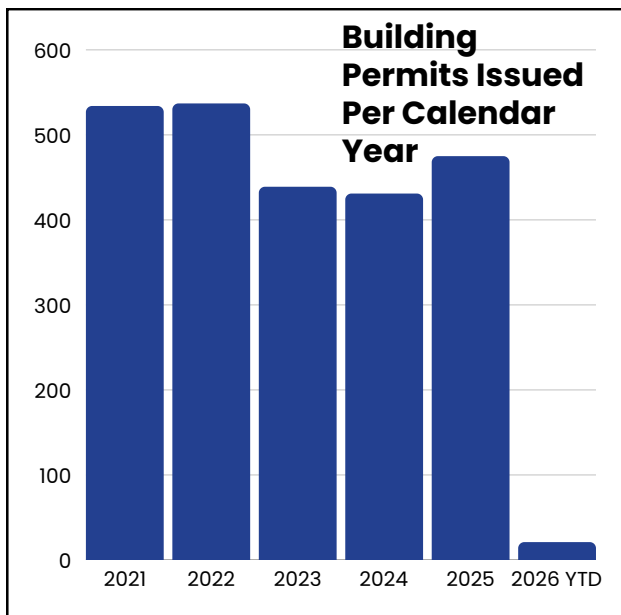
Planning Commission Activities



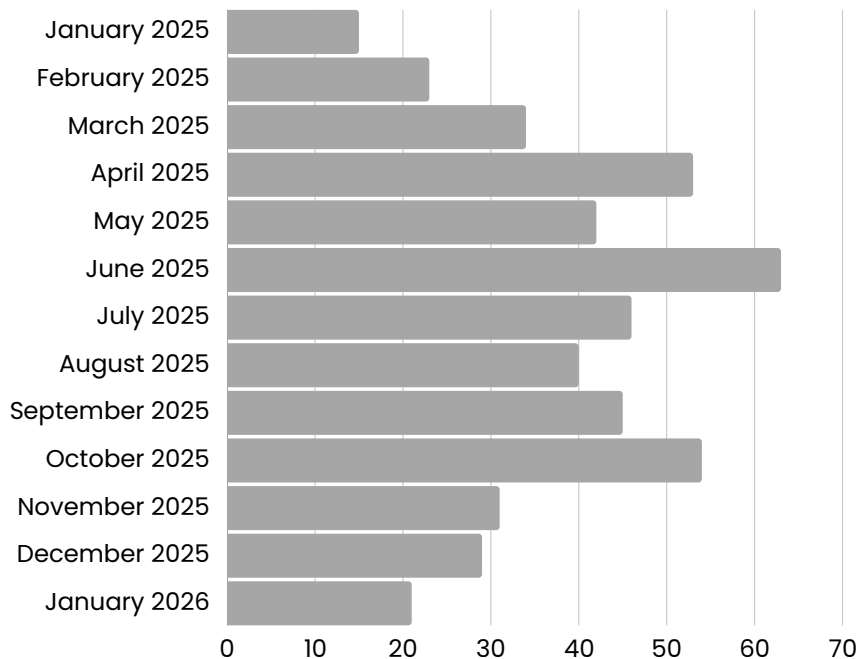
Zoning Board of Appeals Activities



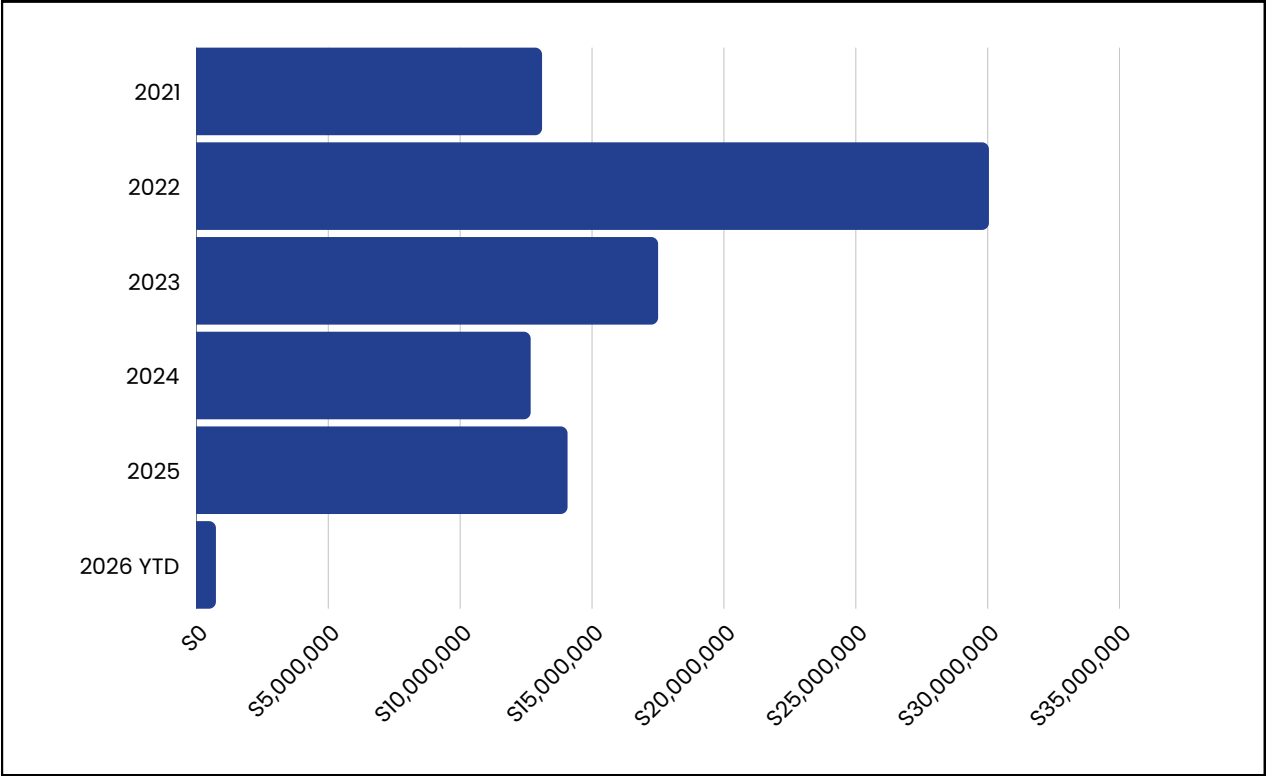
Construction and New Business



Building Permits Issued in Last 12 Months



Year over Year Construction Value



WELCOME TO THE NEIGHBORHOOD! Business Licenses Issued in January

THE BEVERLY	EPIC HEALTH	INTEGRATIVE MEDICINE
Located at 3180 Coolidge, The Beverly started restaurant service at the beginning of the month.	Epic Health is opening at 2400 Greenfield and will bring another option to the community for primary health care services.	Integrative Medicine, a new medical office, will be occupying a space at 2400 Greenfield.

The following businesses were denied a license in January:

- No businesses denied this month.