

PUBLIC NOTICE

**City of Berkley, Michigan
Regular Meeting of the Zoning Board of Appeals
Monday, August 10, 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 July 13, 2026*

OLD BUSINESS: None

NEW BUSINESS:

1. Application Number PBA-06-26

Berkley Brasserie LLC, 3180 Coolidge Hwy, Parcel # 04-25-17-105-033, East side of Coolidge Hwy., between Earlmont Rd. and Beverly Blvd., is requesting a dimensional variance to allow a storage container that does not meet accessory structure setbacks.

OTHER BUSINESS: None

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, July 13, 2026 BY CHAIR WEHBY**

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 Wehby
Jason Benedict
Joseph Krug

Erick McDonald
Joann Serr
Kevin Wilner

ABSENT:

Lorene Branch

ALSO, PRESENT:

Kim Anderson, Zoning Administrator
Greg Patterson, Liaison

CONFIRMATION OF QUORUM MET

APPROVAL OF AGENDA

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

Voice vote to approve the agenda.

AYES: 6

NAYS: 0

ABSENT: 1

MOTION CARRIED

* * * * *

APPROVAL OF MINUTES

Motion to approve the minutes of the June 08, 2026 regular meeting by Serr and supported by Krug.

Voice vote to approve minutes

AYES: 6

RECUSE: 0

NAYS: 0

ASBENT: 1

MOTION CARRIED

* * * * *

OLD BUSINESS

1. Application Number PBA-04-26

Alexander Paul Murrell, 3489 Catalpa Dr, Parcel # 04-25-18-329-001, requested an interpretation of the Zoning Ordinance Section 5.09.E.2.i

At the June 08, 2026 Zoning Board of Appeals Public Hearing a Motion to request the Planning Commission further investigate and help determine how specifically the ordinance should be written by Wilner and supported by Serr.

Upon further review and information, Case PBA-04-26 is returned to the Zoning Board of Appeals for the board to consider an interpretation.

History of the property and the intent of the zoning ordinance for exterior side yard setbacks when a corner lot rear yard abuts a side yard dating back to 1967 was provided in a previous report for the 06/08/2026 Public Hearing Meeting.

The Zoning Board of Appeals must interpret the Zoning Ordinance as it presently exists in response to the interpretation request.

STANDARDS FOR REVIEW

Per Section 138-17.04.D of the Zoning Ordinance, *"the Zoning Board of Appeals must hear and decide requests for interpretation of the Zoning Ordinance or the Zoning Map, taking into consideration the intent and purpose of the Zoning Ordinance and the Master Plan.*

A record must be kept by the Zoning Administrator of all decisions for interpretation of the Zoning Ordinance or Zoning Map. The Zoning Board of Appeals may request the Planning Commission to initiate an ordinance amendment that would correct or clarify the Ordinance."

SUMMARY

The Board is asked to provide an interpretation as to whether the intent in Section 5.09.E.2.i "When a rear yard abuts a side yard, the exterior side yard setback is twenty-five feet, with the following exception:

i. When the distance from the rear lot line to the principal structure is greater than thirty-five feet, the minimum setback is reduced to ten feet." **is to include accessory structures under the exception.**

Motion by Serr supported by Wilner

Moved to interpret the ordinance "**Article 5, Section 5.09E.2.i When a rear yard abuts a side yard, the exterior side yard setback is twenty-five feet, with the following exception:**

i. When the distance from the rear lot line to the principal structure is greater than thirty-five feet, the minimum setback is reduced to ten feet." Interpretation; to include any structures on the property to maintain that 25 foot setback that is consistent with the side yard that abuts the rear yard.

Motion was discussed and voted on.

AYES: Members: Krug, McDonald, Serr, Wilner, Benedict, and Chair Wehby

NAYS: None

ABSENT: Branch

MOTION CARRIED

NEW BUSINESS

1. Application Number PBA-05-26

James Jones III, 4236 Gardner Ave, Parcel #04-25-07-403-004, is requesting **three (3) dimensional variances** to construct a Second Story Addition on a Non-Conforming Structure.

- 1) The addition to the non-conforming single-family dwelling is proposed to be 4 ft. from the South property line.
- 2) The addition to the non-conforming single-family dwelling is proposed to be 14.917 ft from adjacent dwelling to the North and 11.875 ft. from the adjacent dwelling to the South.
- 3) The addition to the non-conforming single-family dwelling is proposed to be 24.833 ft. from the front property line.

The applicant is requesting three non-use dimensional variances to allow for a second story addition. Each request will be analyzed separately under the Standards of Review.

The single-family dwelling on the subject property is a legal non-conforming structure. The dwelling is less than five feet from the South property line, is less than 15 feet from the adjacent South dwelling at 4228 Gardner Ave. and the adjacent North dwelling at 4252 Gardner Ave. The front yard setback is less than 25 feet.

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 second story addition not meeting the minimum setback requirements per Chapter 138, Article 5, Section 5.02D.

A dimensional variance of 1 foot on the South side of the property where the side yard setback is 4 feet and the requirement for the minimum side yard setback is 5 feet,

A dimensional variance of 3.125 feet (three feet 1.5 inches) on the South side of the property where the distance between dwelling units is 11.875 feet, and a dimensional variance of .083 feet (one inch) on the North side of the property where the distance between dwelling units is 14.917 feet and 15 feet is the minimum distance between dwelling units required.

A dimensional variance of .0167 feet (two inches) on the front yard setback where the front yard setback is 24.833' and the requirement for front yard setback is 25 feet or equal to the average setback of the six adjacent buildings on the same block, whichever is greater per 5.09B Supplemental Dimensional Regulations Applicable to all Use Based Districts.

Zoning Administrator, Kim Anderson provided the Zoning Board of Appeals background on 4236 Gardner Ave. that was built in 1947. Properties to the North and South were both built in 1947. Section 16.04.B Non-conformity was clarified with the Board.

Board Members asked clarifying questions.

Chair Wehby reviewed the five standards to be met per Section 138-17.04 of the Zoning Ordinance

APPLICANT PRESENTATION

Applicant, James Jones presented to the Zoning Board of Appeals that the request is in order to go on top of existing low bearing walls.

Member Serr asked if any other options were considered. Applicant did not consider other options only to go up on existing structure. Board members asked additional clarifying questions.

Chair Wehby opened the floor for the public hearing at 7:25 p.m.

PUBLIC COMMENT

Correspondence:

Two Public Comments in the form of a letter and email were read at the meeting.

In Person: None

Chair Wehby closed the floor for the public hearing at 7:31 p.m.

Zoning Board of Appeals discussion:

Zoning Board of Appeals members discussed; the five standards to be met.

1. **Side Yard Setback Variance: Motion to approve a non-use dimensional variance** of one foot (1') at the South side yard setback to allow the construction of a two-story addition **by Serr and supported by Wilner.**

Approval

In the matter of PBA-05-26, 4236 Gardner Ave., Parcel # 04-25-07-403-004, 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 foot at the South 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. Request is not enlarging the existing non-conforming footprint.*
5. *The requested variance will not adversely impact the surrounding properties.*

AYES: Members: McDonald, Serr, Wilner, Benedict, Krug, and Chair Wehby

NAYS: None

ABSENT: Branch

MOTION CARRIED

2. **Distance Between Dwellings:** Motion to approve a non-use dimensional variance of a 3.125 feet variance on the South and .083 feet variance on the North minimum distance between dwellings to allow the construction of a two-story addition **by Serr and supported by Krug.**

Approval

In the matter of PBA-05-26, 4236 Gardner Ave., Parcel # 04-25-07-403-004, 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 3.125 feet on the South and .083 feet on the North 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. Maintains the current non-conformity.*
5. *The requested variance will not adversely impact the surrounding properties.*

AYES: Members: Serr, Wilner, Benedict, Krug, McDonald and Chair Wehby

NAYS: None

ABSENT: Branch

MOTION CARRIED

3. **Front Yard Setback:** Motion to approve a non-use dimensional variance of .0167 feet variance to the front yard setback to allow the construction of a two-story addition **by Wilner and supported by Benedict**

Approval

In the matter of PBA-05-26, 4236 Gardner Ave., Parcel # 04-25-07-403-004, motion to approve the requested variance from Berkley City Code, Zoning Ordinance, Chapter 138, Article 5, Sec.5.09.B to grant a variance of .0167 feet on the Front Yard Setback, where 25' or equal to the average setback of the six adjacent buildings on the same block, whichever is greater 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.*

AYES: Members: Wilner, Benedict, Krug, McDonald, Serr and Chair Wehby

NAYS: None

ABSENT: Branch

MOTION CARRIED

* * * * *

OTHER BUSINESS

1. Rules of Procedure

Motion to approved the Rules of Procedure as presented Krug and supported by Wilner.

AYES: Members: Benedict, Krug, McDonald, Serr, Wilner and Chair Wehby

NAYS: None

ABSENT: Branch

MOTION CARRIED

* * * * *

2. Elections of Officers

Seat for Chair

Chair Wehby stepped down from seat

Serr nominated Wehby for Chair, supported by Wilner

Wehby accepted nomination of position as Chair

AYES: Krug, McDonald, Serr, Wilner, and Benedict

NAYS: None

ASBENT: Branch

MOTION CARRIED

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Seat for Vice-Chair

Vice-Chair Serr stepped down from seat.

Krug nominated Serr for Vice-Chair supported by Wilner

AYES: Krug, McDonald, Wilner, Benedict and Chair Wehby

NAYS: None

ASBENT: Branch

MOTION CARRIED

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STAFF/BOARD MEMBER REPORT

Community Development Monthly Report for April 2026 and May 2026.

Chair Wehby and Member Wilner were reappointed 3 year term to expire 2029.

There are two Alternate positions for the Zoning Board of Appeals open. One position will be filled by Curtis Rowe who is in the process of being appointed as an Alternate.

June 29, 2026 there was a Volunteer Appreciation Event and the Zoning Board of Appeals received recognition for Skilled Deciphering.

There is one case for the ZBA August 10, 2026

* * * * *

LIAISON REPORT

Greg Patterson:

- Mentioned the Volunteer Appreciation Dinner for all volunteers that took place June 29, 2026 and thanked the Board Members for their service.
- City Council held a Special Meeting for Boards and Commission for interviews and appointments.

* * * * *

Chair Wehby opened the floor for public comment at 7:48 p.m.

PUBLIC COMMENT

Alex Murrell, 3489 Catalpa Dr.:

Commented on Case PBA-04-26 in reference to the request; on existing non-conformities and wanted noted that his neighbors had submitted a public comment and had no issue with the position of the garage location that had been requested. Mr. Murrell wanted noted Section 20 b and e in the Michigan Municipal League's Zoning Board of Appeals Handbook on the City Website.

* * * * *

Chair Wehby closed the floor for public comment at 7:50

With no further business, the meeting was adjourned at 7:50 p.m.

Motion by Krug and support by Wilner

Voice vote to adjourn

AYES: 6

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: Travis Fourmont Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

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

current tenant

PROPERTY OWNER INFORMATION (if different from Applicant)

Name: Coolidge Ventures llc Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

PROPERTY DESCRIPTION

Address: 3180 Coolidge Hwy, Berkley MI 48071

Parcel #: 1 LOT 44 Zoning Classification: Parking

Current Use of Property: Restaurant

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:

~~We would like to put a 16'x8' storage unit on the south side of the building for storage.~~
A document outlining the location has been provided

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: parking and dumpster

Requested Use of Property: parking, dumpster and storage unit

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.

The location outed for the storage unit in currently not in use. It will not effect parking, garbage or egress

Strike

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

We have every little storage at the restaurant and it is extremely difficult to maintain pars needed to operate the business

Strike

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

Not at all

Strike

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

Its a new business so we did not foresee the need

Strike

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.

We have every little storage at the restaurant and it is extremely difficult to maintain pars needed to operate the business

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

Its a new business so we did not foresee the need

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.

We have every little storage at the restaurant and it is extremely difficult to maintain pars needed to operate the 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 need the storage badly and it will not be a perminate structure so it will not impacted to property long term

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

We need the storage badly and it will not be a perminate structure so it will not impacted to property long term. It will match the building and not be in the way

II. INTERPRETATION OF ZONING ORDINANCE

Provide Section numbers of Zoning Ordinance to be interpreted: _____

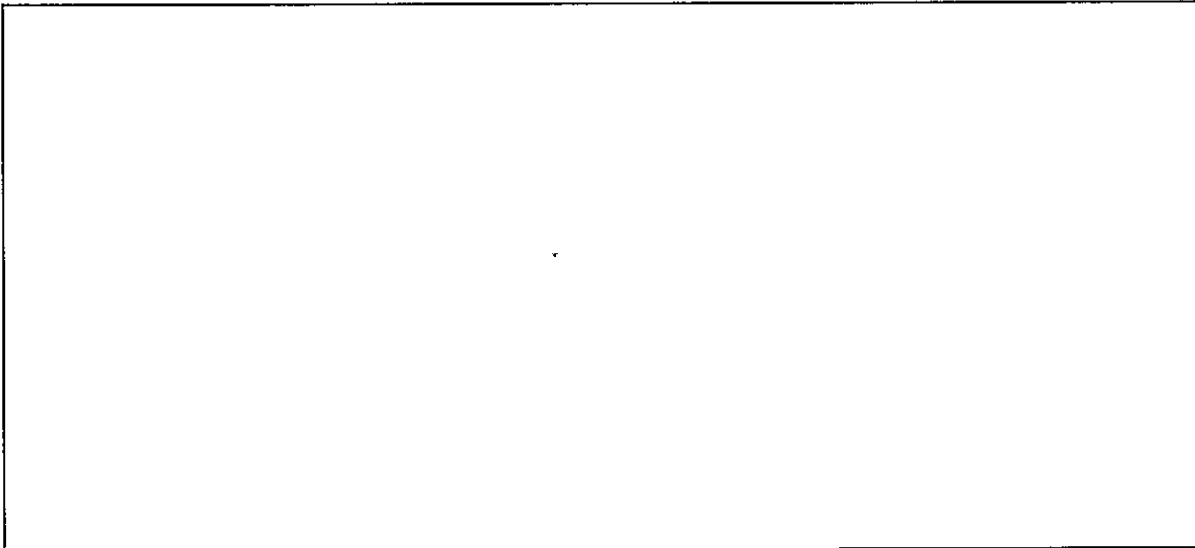
Please describe the request and what needs to be clarified or interpreted by the ZBA.

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)*

_____ 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)*

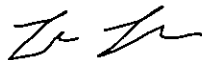
 _____ All information contained herein is true and accurate to the best of my knowledge.

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

 _____ 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.

Travis Fourmont



06-25-2026

Applicant Name (print)

Applicant Signature

Date

Applicant Name (print)

Applicant Signature

Date

Property Owner Name (print)

Property Owner Signature

Date

PROPERTY OWNER'S APPROVAL (Initial each line)

CG 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.

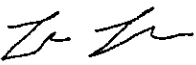
APPLICANT'S ENDORSEMENT: (Initial each line)

_____ 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 Zoning Administrator.

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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.

Travis Fourmont		06-25-2026
Applicant Name (print)	Applicant Signature	Date

_____	_____	_____
Applicant Name (print)	Applicant Signature	Date

Christine Gross		6-25-26
Property Owner Name (print)	Property Owner Signature	Date

Office Use Only

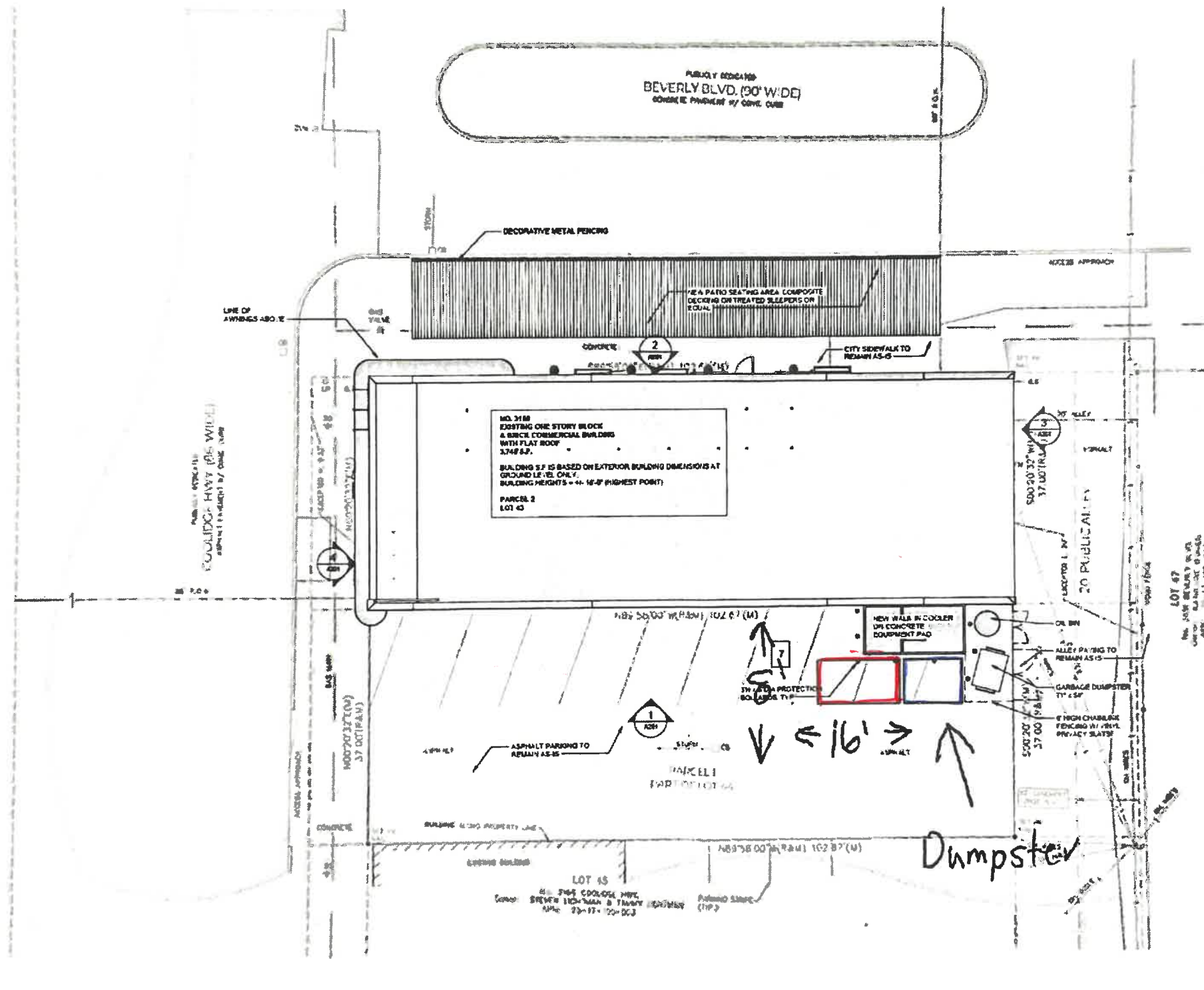
Received 8/29/26 Receipt # _____ Meeting Date 8-10-26 Case # PBA-06-26

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

ZONING REVIEW
 ADJACENT ZONING: M1
 CURRENT ZONING: M1
 PERMITTED USES: RESTAURANT, BAR, LOBBY, CONVERSION OF AN EXISTING AUTO REPAIR SHOP TO A NEW RESTAURANT WITH BAR

LOT AREA: 0.88 ACRES
 OVERALL BUILDING AREA: 3,748 SF

PARKING
 CALCULATED PARKING FOR RESTAURANT ONE PER 100 SQUARE FEET OF USABLE FLOOR AREA:
 37.48 GFA ÷ 100 = 37.48 SPACES REQUIRED
 1 EXISTING SPACES ORIGINALLY PUBLIC PARKING AVAILABLE WITHIN 100 FEET



Red: storage

Blue: Dumpster

Dumpster

Hello Kim,

We are struggling with storage at The Beverly. We would like to place a 16’X8’ storage container next to the dumpster. This would not affect the parking spots or any drainage. I’ve also confirmed with the manufactures that it can be safely placed on the current surface.

Here are the current specs and locations. Please let me know what type of approval is needed.



DESCRIPTION REVIEWS (0)

16ft x 8ft Roller Shutter Shipping Container – Secure Steel Storage Unit

Product Overview

The **16ft x 8ft Roller Shutter Shipping Container** is a versatile and secure storage solution designed for **easy access, maximum durability, and efficient space utilization**. Built with heavy-duty Corten steel and fitted with a **lockable roller shutter door**, this container provides enhanced convenience compared to traditional cargo doors.

Perfect for commercial storage, workshops, construction sites, retail spaces, or residential use, this container combines strength with accessibility, ensuring your equipment, tools, and goods are always protected.

Key Features & Specifications

- **Container Type:** 16ft x 8ft Roller Shutter Shipping Container
- **External Dimensions (Approx.):**
 - Length: **16ft (4.88m)**
 - Width: **8ft (2.44m)**
 - Height: **8ft 6in (2.59m)**

ZONING REVIEW
ADDRESS: 3170 COOLIDGE HWY
CURRENT ZONING: COOLIDGE DISTRICT
PERMITTED USES: RESTAURANTS, BARS, LOUNGES
CONVERSION OF AN EXISTING AUTO RETAIL
STORE TO A NEW RESTAURANT WITH BAR

LOT AREA: 0.38 ACRES
OVERALL BUILDING AREA: 3,748 SF

PARKING
CALCULATED PARKING FOR RESTAURANT (ONE PER 80 SQUARE FEET OF USABLE FLOOR AREA)
3,748 GFA / 80 = 46.85 SPACES REQUIRED
7 EXISTING SPACES ONSITE & PUBLIC PARKING AVAILABLE WITHIN 300 FEET

EDG ARCHITECTURE
STUDIOS

PROJECT
Berkley Brasserie

3180 COOLIDGE HIGHWAY
BERKLEY, MI 48072

CLIENT
Bailout Hospitality

CONSULTANTS

REGISTRATION

ISSUE/REVISION

PROJECT NUMBER
2024404

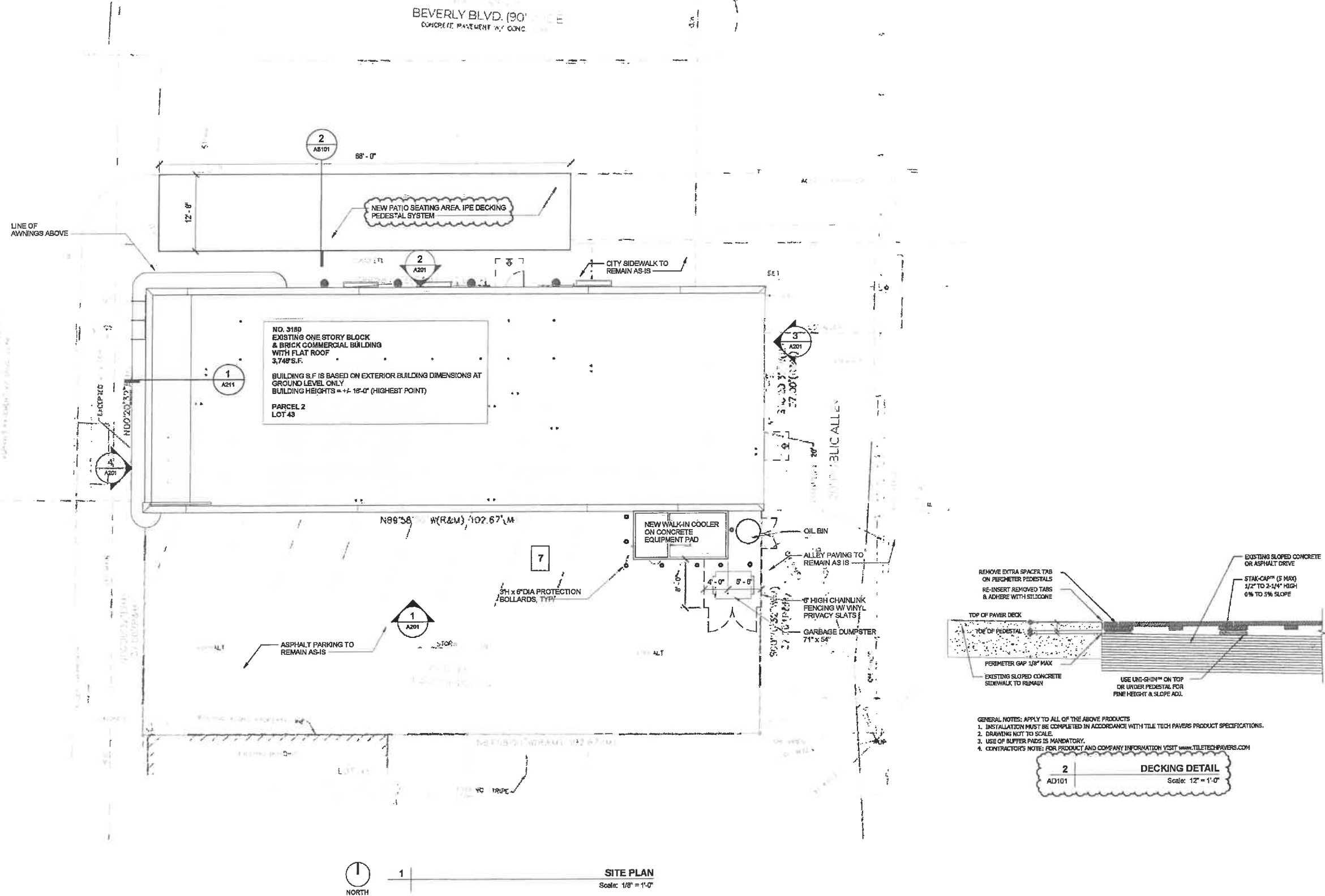
SHEET TITLE
ARCHITECTURE SITE PLAN

SHEET NUMBER
AS101

STATE OF MICHIGAN
THOMAS
PUSTULKA
ARCHITECT
No.
130107255
LICENSED ARCHITECT

IR	DATE	DESCRIPTION
4	10/03/24	Permit Rev 1
3	09/08/24	Owner Review 1
2	08/16/24	Site Plan Rev 1
1	08/20/24	Site Plan Review

2024404
AS101









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-06-26 3180 Coolidge Hwy. Parcel # 25-17-105-033, Dimensional variance on an accessory structure.**

Date: July 28, 2026

APPLICANT: Travis Fourmont

LOCATION: 3180 Coolidge Hwy.

PARCEL ID: 25-17-105-033

REQUEST: The applicant is requesting a dimensional variance for the location of a non-permanent accessory structure in the side yard next to the main building.

REQUIRED: *Berkley City Code, Zoning Ordinance, Chapter 138, Article 9 General Provisions, Section 9.09 Accessory Buildings and Structures: 9.09.A.5.a Setbacks: Detached accessory buildings, except those totaling thirty-six square feet or less and six feet or less in height, dog houses and dog runs, must not be located closer than ten feet to any main building or other accessory building. 9.09.A.3 Accessory buildings or structures may only be erected in a rear yard.*

ZONING AND LAND USE

Property	Zoning District	Land Use
Subject Site	Downtown	Restaurant
West	Downtown	Public Library
East	R-1CD/Parking Overlay	Residential – Single-Family
North	Downtown	Multi Offices
South	Downtown	Personal Service: hair salon

BACKGROUND

3180 Coolidge Hwy. and 3170 Coolidge Hwy. were combined in January 2026 combining the South parking lot to the main building. 3180 Coolidge Hwy., underwent a renovation project in 2024 to convert the building for a restaurant use and added an addition to the South side for a walk-in cooler per approved Site Plan Review PSP-02-24. Parking requirements are exempt per Section 14.05.A, as the property is located within 500 feet of a municipal parking facility.



Source: Oakland County Property Gateway



Source: Google map

SCOPE OF PROJECT

The applicant is seeking a dimensional variance for the location of a 16' x 8' storage container as an accessory structure located next to the building in the side yard for an undetermined amount of time.

SUMMARY OF REQUEST

The applicant, Travis Fourmont, representing 3180 Coolidge Hwy., Berkley, *Parcel: 04-25-17-105-033* is requesting a non-use dimensional variance per Berkley City Code, Chapter 138, Article 9 General Provisions, Section 9.09.A.5.a and 9.09.A.3 to allow an accessory structure on the side yard and less than ten feet from the main building or other accessory buildings. The storage container is not a permanent structure and the request is for an undetermined amount of time.

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.*

Building is at the rear lot line and abuts a public alley.

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

- 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.***

The rear of the building is at the rear lot line and abuts a public alley. No structure is permitted in a public alley.

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

Location is towards the rear of the building in the parking lot next to a side addition and dumpster enclosure.

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

Proposed location is as close to the rear to still allow good site circulation, parking and easy access for dumpster pick-up.

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-06-26, 3180 Coolidge Hwy., Parcel 04-25-17-105-033, motion to approve the requested variance from Berkley City Code, Zoning Ordinance, Chapter 138, Article 9 General Provisions, Section 9.09 Accessory Buildings and Structures: 9.09.A.5.a and 9.09.A.3 of the City of Berkey City Codes to grant a dimensional variance to allow an accessory structure in a side yard and less than ten feet from main building, 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-06-26, 3180 Coolidge Hwy., Parcel 04-25-17-105-033, motion to deny the requested variance from Berkley City Code, Zoning Ordinance, Chapter 138, Article 9 General Provisions, Section 9.09 Accessory Buildings and Structures: 9.09.A.5.a and 9.09.A.3 of the City of Berkeley City Codes to grant a dimensional variance to allow an accessory structure in a side yard and less than ten feet from main building, 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
Kristen Kapelanski, Community Development Director

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

**Public Hearing 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, August 10, 2026 at 7:00 pm or as near thereto as the matter may be reached.

Application Number PBA-06-26

Berkley Brasserie LLC, 3180 Coolidge Hwy, Parcel # 04-25-17-105-033, East side of Coolidge Hwy., between Earlmont Rd. and Beverly Blvd., is requesting a dimensional variance to allow a storage container that does not meet accessory structure setbacks.

Berkley City Code

Berkley City Code, Chapter 138 *Zoning*, Article 9, Section 9.09.A.5.a Accessory Buildings and Structures; Setbacks: a. *Detached accessory buildings, except those totaling thirty-six square feet or less and six feet or less in height, dog houses and dog runs, must not be located closer than ten feet to any main building or other accessory building.*

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, July 24, 2026

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

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KIM ANDERSON
ZONING ADMINISTRATOR

CITY OF BERKLEY
 3338 COOLIDGE HWY
 BERKLEY MI 48072 1636

CITY OF BERKLEY
 3338 COOLIDGE HWY
 BERKLEY MI 48072 1636

Occupant
 3211 COOLIDGE HWY
 BERKLEY MI 48072 1633

ERIKA L MULLER
 2393 BEVERLY BLVD
 BERKLEY MI 48072 1831

CYRUS HERMAN
 2380 EARLMONT RD
 BERKLEY MI 48072 1838

3211 COOLIDGE LLC
 6148 MEADOWVIEW DR
 CANTON MI 48187 4750

JOSHUA DICKERSON
 2411 BEVERLY BLVD
 BERKLEY MI 48072 1864

MICHAEL IWANSKI
 2438 EARLMONT RD
 BERKLEY MI 48072 1879

PRR LLC
 3200 COOLIDGE HWY
 BERKLEY MI 48072 1600

Occupant
 3180 KENMORE RD
 BERKLEY MI 48072 1683

Occupant
 3148 KENMORE RD
 BERKLEY MI 48072 1683

CITY OF BERKLEY
 3338 COOLIDGE HWY
 BERKLEY MI 48072 1636

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 BERKLEY MI 48072 1636

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 3338 COOLIDGE HWY
 BERKLEY MI 48072 1636

CITY OF BERKLEY
 3338 COOLIDGE HWY
 BERKLEY MI 48072 1636

JONATHON SWEIK
 JENNIFER SWEIK
 2379 BEVERLY BLVD
 BERKLEY MI 48072 1831

CITY OF BERKLEY
 3338 COOLIDGE HWY
 BERKLEY MI 48072 1636

DENNIS S HENNEN
 JENNIFER HENNEN
 2411 EARLMONT RD
 BERKLEY MI 48072 1880

BARBARA TOMBRILLO
 JOHN TOMBRILLO
 2425 BEVERLY BLVD
 BERKLEY MI 48072 1864

ROBERT WILSON
 2396 EARLMONT RD
 BERKLEY MI 48072 1838

STEVEN LICHTMAN
 TAMMY LICHTMAN
 3166 COOLIDGE HWY
 BERKLEY MI 48072 1632

CITY OF BERKLEY
 3160 KENMORE RD
 BERKLEY MI 48072 1683

HERLINDA OLIVO
 MICHELLE J ROBINSON
 2412 EARLMONT RD
 BERKLEY MI 48072 1879

STITCHWORKS EMBROIDERY CO
 3160 COOLIDGE HWY
 BERKLEY MI 48072 1632

RACHEL M SHAGENA
 FRED A SHAGENA JR
 2365 BEVERLY BLVD
 BERKLEY MI 48072 1831

Occupant
 3155 COOLIDGE HWY
 BERKLEY MI 48072 1631

MICHAEL IWANSKI
 2438 EARLMONT RD
 BERKLEY MI 48072 1879

DALE G ROSS
 RONALD L POVLIICH
 2366 EARLMONT RD
 BERKLEY MI 48072 1838

CITY OF BERKLEY
 3338 COOLIDGE HWY
 BERKLEY MI 48072 1636

CITY OF BERKLEY
 3338 COOLIDGE HWY
 BERKLEY MI 48072 1636

LUKE PONTZ
 KRISTEN PONTZ
 3116 KENMORE RD
 BERKLEY MI 48072 1683

REGULA PROPERTIES LLC
 3199 ROSS LN
 EAST JORDAN MI 49727 9540

Occupant
 3270 COOLIDGE HWY
 BERKLEY MI 48072 1634

Occupant
 3099 COOLIDGE HWY
 BERKLEY MI 48072

Occupant
 3250 COOLIDGE HWY
 BERKLEY MI 48072 1634

CENTENNIAL PLAZA LLC
 25497 HEREFORD DR
 HUNTINGTON WOODS MI 48070 1651

ANTONIO CUETER
 19802 MACK AVE
 GROSSE POINTE WOODS MI 48236

FRANK C GLABACH
 13321 WINCHESTER AVE
 HUNTINGTON WOODS MI 48070 1728

KELLY DAKESIAN
 2426 BEVERLY BLVD
 BERKLEY MI 48072 1863

Occupant
 3082 COOLIDGE HWY
 BERKLEY MI 48072 1648

QUALITY FOREIGN SERVICE INC
 3282 COOLIDGE HWY
 BERKLEY MI 48072 1634

GARY HANSEN
 3250 KENMORE RD
 BERKLEY MI 48072 1620

TELCOM CREDIT UNION TAX DEPARTMENT
 44575 W TWELVE MILE RD
 NOVI MI 48377

JOSEPH DABLIZ
 2366 BEVERLY BLVD
 BERKLEY MI 48072 1832

3211 COOLIDGE LLC
 6148 MEADOWVIEW DR
 CANTON MI 48187 4750

NICHOLAS CROCENZI
 LACI ZAWILINSKI
 2380 BEVERLY BLVD
 BERKLEY MI 48072

SHELLY M ADAIR
 2412 BEVERLY BLVD
 BERKLEY MI 48072 1863

DARRYL REAUME
 KIM MUSTER-REAUME
 3260 KENMORE RD
 BERKLEY MI 48072 1620

SHIRLY HE DIZIKES
 THEODORE A DIZIKES
 2396 BEVERLY BLVD
 BERKLEY MI 48072

Occupant
 3083 COOLIDGE HWY
 BERKLEY MI 48072 1647

WILLIAM G PLACEWAY
 3220 KENMORE RD
 BERKLEY MI 48072 1620

Occupant
 3260 COOLIDGE HWY
 BERKLEY MI 48072 1634

RUDDY PROPERTIES LLC
 247 WINRY DR
 ROCHESTER MI 48307 1161

ANTHONY GUASTELLA
 2438 BEVERLY BLVD
 BERKLEY MI 48072 1863

CENTENNIAL PLAZA LLC
 25497 HEREFORD DR
 HUNTINGTON WOODS MI 48070 1651

DANIEL FALENSKI
 DENISE FALENSKI
 2425 EARLMONT RD
 BERKLEY MI 48072 1880

SERAFA PROPERTIES LLC
 3233 COOLIDGE HWY
 BERKLEY MI 48072 1633

Occupant
 3269 COOLIDGE HWY
 BERKLEY MI 48072 1633

JAMES HAGGARD
 3100 KENMORE RD
 BERKLEY MI 48072 1683

JOSHUA KOSNIC
 2451 BEVERLY BLVD
 BERKLEY MI 48072 1864

ROBERT ROY
VICKIE ROY
2439 BEVERLY BLVD
BERKLEY MI 48072 1864

ANTHONY CAMPBELL
EMILY GLOSCHE
3234 KENMORE RD
BERKLEY MI 48072 1620

Occupant
3142 COOLIDGE HWY
BERKLEY MI 48072

COOLIDGE COLLECTION LLC
999 S LOGAN ST STE 300
DENVER CO 80209 5801

Occupant
2452 EARLMONT RD
BERKLEY MI 48072

COOLIDGE COLLECTION LLC
999 S LOGAN ST STE 300
DENVER CO 80209 5801

Occupant
3180 COOLIDGE HWY
BERKLEY MI 48072

COOLIDGE VENTURES LLC
10464 TALBOT AVE
HUNTINGTON WOODS MI 48070 1137

3180 Coolidge Hwy Berkley



Rosemont Rd

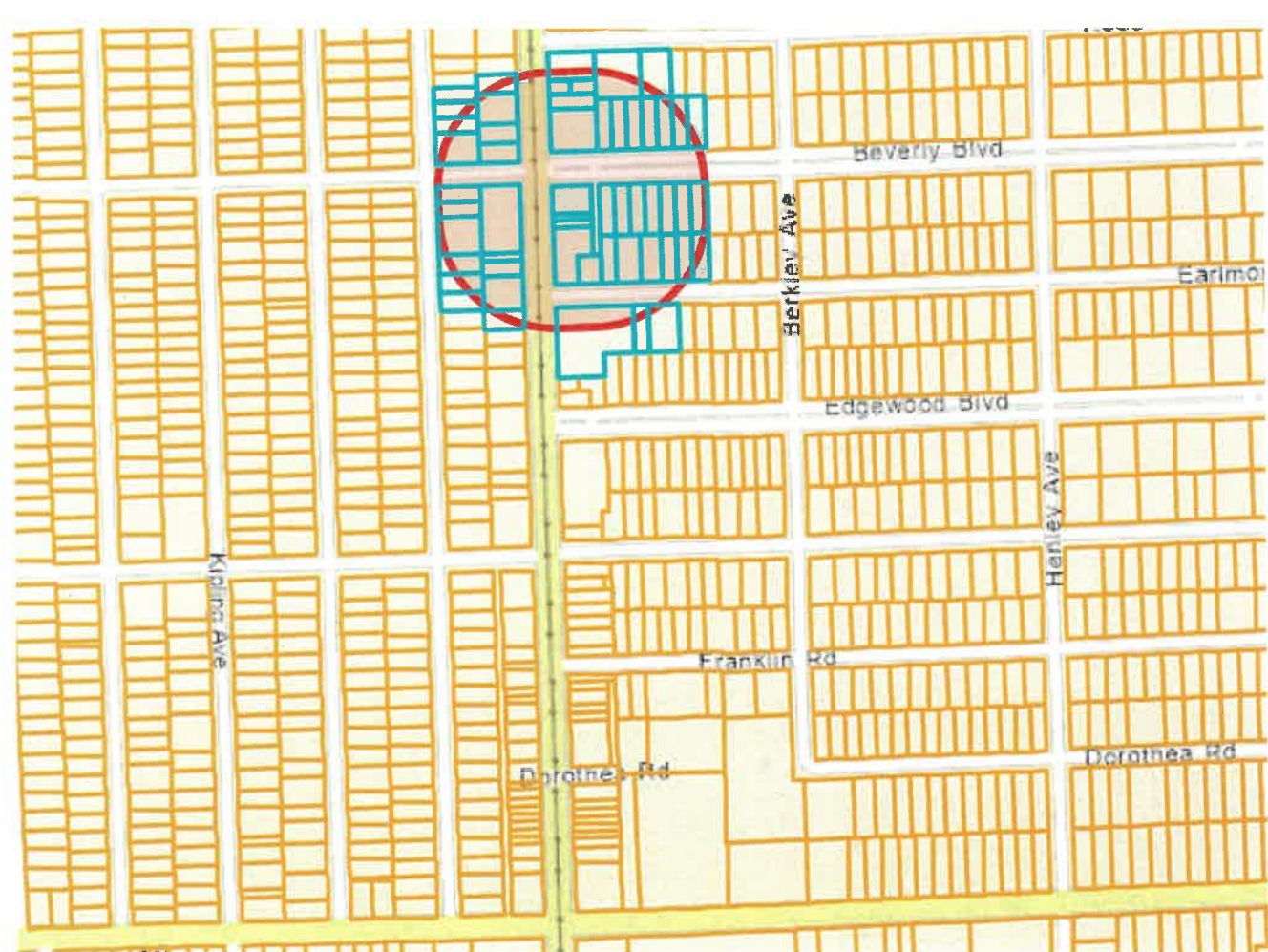
Beverly Blvd

Earlmont Rd

BROOKLINE HILLS

-83.183 42.501 Degrees





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 is nearing the end of drafting policies and more refined language for the implementation of new provisions and procedures first outlined in the updated Zoning Ordinance. Items included leased municipal parking spaces (which evolved into an extension of the overnight municipal parking program), payment-in-lieu of parking, and processes and procedures for performance guarantees. The only outstanding item is any necessary amendments associated with the development of City-wide policies and procedures for temporary events.

With summer comes the usual uptick in all things building - inspections, permits, zoning certificates and all other warm weather construction activities. Even with the slightly unorthodox arrangement we're operating under right now, with Emily Loomis in as our part-time Building Official on Fridays and McKenna filling in the rest of the week, we have been able to accommodate all requested trade and building inspections within one week of a request. More updates on a permanent building official arrangement will be provided next month.

Monthly Highlights

Zoning
Ordinance
Implementation
Items

Building Permits
and Inspections
in Full Swing

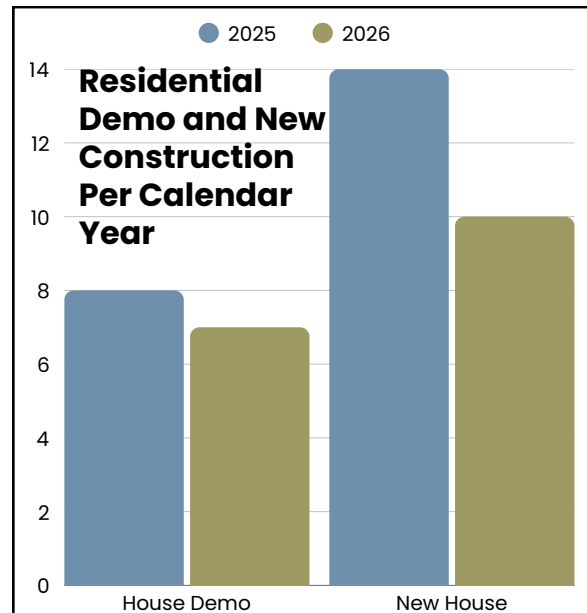
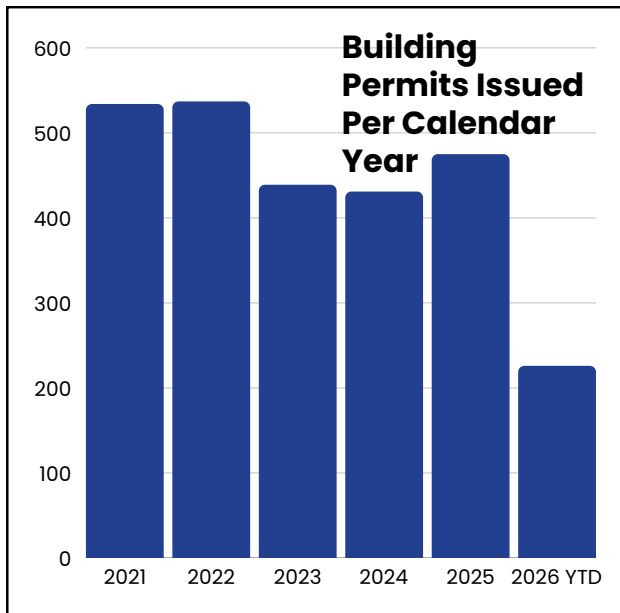
Planning Commission Activities

Type of Request	Request and Outcome
Zoning Ordinance Text Amendment – Public Hearing	The Planning Commission held the public hearing and recommended approval of provisions governing data centers.
Zoning Ordinance Text Amendment – Public Hearing	The Planning Commission held the public hearing and recommended approval of an amendment addressing payment-in-lieu of parking spaces.

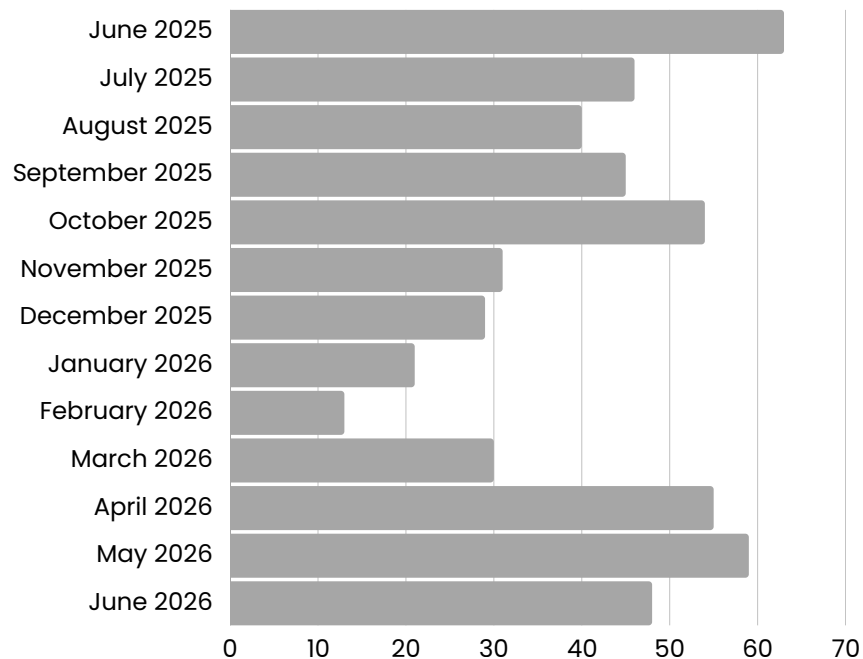
Zoning Board of Appeals Activities

Type of Request	Address	Request and Outcome
Dimensional Variance	1812 Catalpa Dr.	The applicant requested a dimensional variance for the exterior side yard setback to construct an addition. This request was approved.
Interpretation of the Zoning Ordinance	3489 Catalpa Dr.	The applicant requested an interpretation of Section 5.09.E.2.i to confirm the required setback for an accessory structure on a corner lot. The ZBA asked the Planning Commission to amend the ordinance to address this issue and made a final ruling on the interpretation at the July ZBA meeting, where they ruled against the applicant's interpretation of the current ordinance provisions.

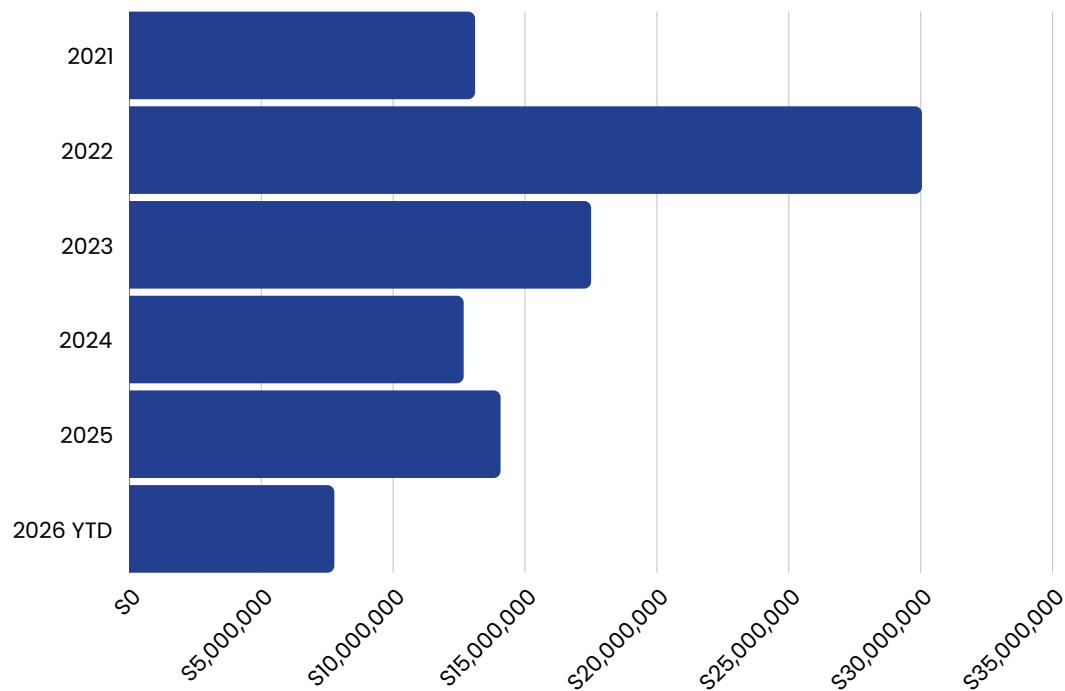
Construction and New Business



Building Permits Issued in Last 12 Months



Year over Year Construction Value



WELCOME TO THE NEIGHBORHOOD! Business Licenses Issued in June

	Cascades on Twelve, a clothing boutique, located at 3026 Twelve Mile Rd., received approval.
---	--

The following businesses were denied a license in June:

- No businesses denied this month.

2022 MASTER PLAN IMPLEMENTATION MATRIX

Plan Section	Strategy	Done?	Notes
Neighborhoods	Update zoning to allow ADU's	✓	New Zoning Ordinance includes ADU's in single family zoning districts
	Study whether additional duplexes could be integrated into single family neighborhoods	✓	Public opinion against this in 2025 Zoning Ordinance update - revisit with next master plan update
	Amend Zoning Ordinance to permit latitude for accessibility improvements	✓	To be monitored via variance requests and resident feedback - no issues identified thus far as part of zoning ordinance update
	Update R-2 and RM zoning parcel size and setbacks to allow attached single-family housing matching size and scale of adjacent houses	✓	New Zoning Ordinance includes these strategies
	Add design requirements for duplexes and multiple family buildings to the R-2 and RM zoning	✓	New Zoning Ordinance includes these strategies
	Connect homeowners to home improvement programs	Work in progress	CD Dept. routinely hands out county resources for disadvantaged or elderly residents. Website page for homeowners currently underway
	Engage residents via City communications to build and cultivate relationships and create social capital	✓	Regular communication through multiple channels with improvements explored via the Communications staff
	Provide information to residents and builders on universal design	Work in progress	Website page for homeowners and links to universal design elements underway
	Continue excellent City services for neighborhoods	✓	Services have not been diminished and in some cases have been improved (i.e. online accessibility, compost improvements, etc.)

2022 MASTER PLAN IMPLEMENTATION MATRIX

Plan Section	Strategy	Done?	Notes
Systems	Cooperate with regional partners to maintain and improve water and sewer systems.	✓	DPW regularly partners with SOCWA, SOCRA, WRC and other partners
	Integrate bicycle and transit improvements within street projects	✓	Bicycle and transit improvements regularly included where feasible in all street projects
	Create a revolving energy fund for municipal projects	Under review	Feasibility currently under evaluation
	Extend revolving energy fund to private and non-profit projects	Under review	Feasibility currently under evaluation
	Connect Berkley residents to energy efficiency opportunities and programs	Work in progress	Website page for homeowners and links to energy efficiency opportunities underway
	Offer green infrastructure education and resources to businesses and residents	✓	New Zoning Ordinance and Engineering Design Standards include green infrastructure options for businesses, Environmental Committee regularly hosts opportunities and provides information to residents
	Update zoning to require bicycle parking and pedestrian improvements, installation of electronic vehicle infrastructure, LED lighting and landscaping with green infrastructure components	✓	New Zoning Ordinance includes required bicycle parking, pedestrian improvements, LED lighting and green infrastructure components - electronic vehicle infrastructure not included at this time
	Add flexibility in zoning for building and site design features, transit amenities, public art, open space, green roofs or cool roofs	✓	New Zoning Ordinance includes flexibility through the use of PUDs, landscape requirements/waivers and height bonuses for the inclusion of open space and green infrastructure
	Develop a community-wide pathway plan, using existing sidewalks and roadways		Not yet started
	Page 5		

2022 MASTER PLAN IMPLEMENTATION MATRIX

Plan Section	Strategy	Done?	Notes
Systems	Create incentives for and/or fund construction of electric vehicle charging		Electric vehicle charging stations installed at the library and Merchants Park
	Establish permitting processes for scooter share stations in street rights-of-way	Not yet started	Explore whether this is still necessary
	Explore the potential for creating a dedicated Sustainability Plan or Climate Action Plan	Not yet started	
	Continue sidewalk replacement and fall tree replacement programs		Ongoing and included in future budget years

2022 MASTER PLAN IMPLEMENTATION MATRIX

Plan Section	Strategy	Done?	Notes
Corridors	Create mural program for corridors outside of the DDA boundaries	Not yet started	Lacking funds
	Create sign and/or façade improvement program for corridors outside of the DDA boundaries	Not yet started	Lacking funds
	Update the Greenfield zoning district to reflect the Greenfield Corridor design guidelines	✓	New Zoning Ordinance incorporates these guidelines
	Review R1-D zoning on East Eleven Mile to include attached single family	✓	New Zoning Ordinance includes attached single family on East Eleven Mile
	Implement zoning strategy in the Downtown Berkley Master Plan	✓	New Zoning Ordinance includes regulations from the Downtown Master Plan and Downtown Design Guidelines
	Update zoning to diversify housing choices in corridors	✓	New Zoning Ordinance adds additional multiple family options to all corridors
	Update zoning to implement design guidelines for corridors	✓	New Zoning Ordinance includes design guidelines for all corridors
	Update zoning parking requirements	✓	New Zoning Ordinance includes updated parking requirements
	Update buffer requirements between corridors and neighborhoods	✓	New Zoning Ordinance includes buffer requirements