

SYNOPSIS

THE REGULAR MEETING OF THE BERKLEY CITY ZONING BOARD OF APPEALS WAS CALLED TO ORDER AT 7:00 PM, MONDAY, August 10, 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
Lorene Branch
Joseph Krug

Erick McDonald
Joann Serr
Kevin Wilner

ABSENT:

N/A

ALSO, PRESENT:

Kim Anderson, Zoning Administrator

CONFIRMATION OF QUORUM MET

APPROVAL OF AGENDA

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

Voice vote to approve the agenda.

AYES: 7

NAYS: 0

ABSENT: 0

MOTION CARRIED

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APPROVAL OF MINUTES

Motion to approve the minutes of the July 13, 2026 regular meeting as presented by Krug and supported by Wilner.

Voice vote to approve minutes

AYES: 7

RECUSE: 0

NAYS: 0

ASBENT: 0

MOTION CARRIED

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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.

The applicant, Travis Fourmont, representing 3180 Coolidge Hwy., Berkley, 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.

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 Administrator, Kim Anderson provided the Zoning Board of Appeals background on 3180 and 3170 Coolidge Hwy. combined in January 2026.

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

APPLICANT PRESENTATION

Applicant, Travis Fourmont presented to the Zoning Board of Appeals that the request is for the need to provide additional storage for the business with an 16' x 8' storage container.

Members asked clarifying questions to the applicant.

Chair Wehby opened the floor for the public hearing at 7:35 p.m.

PUBLIC COMMENT

Correspondence: None

In Person: None

Chair Wehby closed the floor for the public hearing at 7:35 p.m.

Zoning Board of Appeals discussion:

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

1. **Motion to Deny** a non-use dimensional variance to allow an accessory structure in a side yard and less than ten feet from main building by **Wilner and supported by McDonald**.

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 finding:

The need for the variance is the result of actions of the property owner or previous property owners.

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

NAYS: Benedict, Branch and Chair Wehby

ABSENT:

MOTION CARRIED: Four to three

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OTHER BUSINESS - None

STAFF/BOARD MEMBER REPORT

Community Development Monthly Report for June 2026.

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

Clarence Black is now the Council Liaison for the ZBA

There is one case for the ZBA September 15, 2026

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LIAISON REPORT

- None

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Chair Wehby opened the floor for public comment at 7:40 p.m.

PUBLIC COMMENT

None

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Chair Wehby closed the floor for public comment at 7:40

With no further business, the meeting was adjourned at 7:40 p.m.

Motion by Krug and support by Wilner

Voice vote to adjourn

AYES: 7

NAYS: 0

ABSENT: 0

MOTION CARRIED

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