



**CITY OF BERKLEY PUBLIC NOTICE
PLANNING COMMISSION MEETING
TUESDAY, AUGUST 25, 2026 - 7:00 PM
CITY HALL - COUNCIL CHAMBERS
248-658-3320**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES**
 - a. Meeting minutes of July 28, 2026
- 6. COMMUNICATIONS**
- 7. PUBLIC COMMENT(S)**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
 - a. PSP-06-26: Ari's Cheesesteak 3442 Twelve Mile Rd: The applicant, Ari Zarkin, is requesting site plan approval for a new parking lot.
- 10. LIAISON REPORTS**
- 11. COMMISSIONER / STAFF COMMENTS**
- 12. ADJOURN**

Notice: Official Minutes Of The City Planning Commission 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,

At <http://www.youtube.com/cityofberkeley> Or <http://www.berkeleymich.org/livestream>.

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, JULY 28, 2026 AT BERKLEY CITY HALL BY CHAIR LISA KEMPNER.

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/cityofberkley>

DRAFT

PRESENT: Dana Kaplan Josh Stapp
Shiloh Dahlin Robert Williams
Lisa Kempner
Eric Arnsman

ABSENT: Mike Woods

ALSO PRESENT: Kristen Kapelanski, Community Development Director
Kim Anderson, Zoning Administrator
Dennis Hennen, Councilmember

APPROVAL OF AGENDA

Motion by Commissioner Arnsman to approve the agenda and supported by Commissioner Dahlin.

Voice vote to approve the agenda

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

APPROVAL OF THE MINUTES

Motion by Commissioner Arnsman to approve the minutes of the July 14, 2026 special Planning Commission meeting and supported by Commissioner Dahlin.

Voice vote to approve the meeting minutes of July 14, 2026.

AYES: 6
NAYS: 0
ABSENT: Woods

MOTION CARRIED

COMMUNICATIONS

NONE

CITIZEN COMMENTS

NONE

OLD BUSINESS

NONE

NEW BUSINESS

1. **PUBLIC HEARING** An ordinance of the City Council of the City of Berkley, Michigan to amend Section 5.09.E.2 Exterior side yards on corner lots in Chapter 138 Zoning of the City of Berkley Code of Ordinances to clarify exterior side yard setback regulations for accessory structures on corner lots.

Director Kapelanski introduced the amendment explaining that this was referred to the Planning Commission by the Zoning Board of Appeals, who was asked to make an ordinance interpretation determining how the section in question applied to accessory structures. The proposed amendment would treat accessory structure exterior side yard setbacks for corner lots the same as those for principal structures, which is how the ordinance has historically read and been applied.

The Planning Commission asked a number of questions to confirm they understood the implications and application of the amendment.

The Commission noted the need for larger garages built to house modern sized vehicles. There was concern that the proposed setback regulations would prohibit the construction of typical garages.

Chair Kempner opened the public hearing at 7:19PM.

Alex Murrell, 3489 Catalpa Dr., spoke in support of having accessory structure setbacks that are different from those required for principal structures in exterior side yards on corner lots.

No one else wished to speak and no correspondence was received.

Chair Kempner closed the public hearing at 7:22PM.

The Planning Commission requested staff look into the following:

- Staff should layout a diagram showing a typical Berkley lot, 40' x 110', assume an average garage (24' in length) and determine what the exterior side yard setback would be taking into account both the garage length and required rear setback.
- The Commission was split on whether to consider the regulations for all accessory structures or just garages. A reduced setback consistent with the bullet above should only be considered for garages, not all accessory structures, as part of the revised language for the full Planning Commission's consideration.
- If possible, staff should identify any examples that currently exist in the community.

Motion by Commissioner Arnsman and supported by Commissioner Dahlin to postpone consideration of an Ordinance of the City Council of the City of Berkley, Michigan to amend Section 5.09.E.2 Exterior side yards on corner lots of Chapter 138 Zoning of the City of Berkley Code of Ordinances to clarify exterior side yard setback regulations for accessory structures on corner lots.

Roll vote on the motion to postpone consideration of the proposed zoning ordinance amendment.

AYES: 6

NAYS: 0

ABSENT: Woods

MOTION CARRIED

2. **Election of Officers/Committee Liaisons**

All current Commission officers confirmed they would be willing to continue to serve.

Motion by Commissioner Williams and supported by Commissioner Dahlin to have the existing officers of the Planning Commission continue in their positions: Chair – Lisa Kempner, Vice-Chair – Shiloh Dahlin, Secretary – Eric Arnsman.

Voice vote on the motion to elect officers.

AYES: 6

NAYS: 0

ABSENT: Woods

The following members agreed to continue as liaisons to City committees:

- Chamber of Commerce – Eric Arnsman
- Downtown Development Authority – Lisa Kempner
- Zoning Board of Appeals – Shiloh Dahlin

3. Introduction of Civics Plus Software

Director Kapelanski provided an overview of Civics Plus, which will be used to access Planning Commission minutes beginning with the next meeting.

LIAISON REPORT

Commissioners provided updates on the Chamber of Commerce, the Downtown Development Authority and Zoning Board of Appeals.

Councilmember Hennen noted Council is beginning the process of selecting a consultant for the City's strategic planning process.

COMMISSIONER COMMENTS

NONE

STAFF COMMENTS

Director Kapelanski noted there will be an upcoming open house to expand on the next steps of the Parks and Recreation Master Plan.

ADJOURNMENT

Motion to adjourn by Commissioner Arnsman, supported by Commissioner Dahlin.

Voice vote for adjournment

AYES: 6

NAYS: 0
ABSENT: Woods

With no further business, the meeting was adjourned at 8:23PM.

DRAFT



CITY OF BERKLEY

COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Planning Commission

From: Kristen Kapelanski, Community Development Director

Subject: **PSP-06-26 Ari's Cheesesteak 3442 Twelve Mile Rd.**

Date: August 25, 2026

Background

- The applicant is proposing to occupy the vacant former George's Shoe Repair at 3442 Twelve Mile Rd.
- The parking lot is currently gravel and must be paved as part of the approval of the change in use.
- The zoning of the property is Gateway Corridor, which permits restaurants.
- When a new parking lot is proposed, Planning Commission approval of the site plan is required.

Summary

- Ten parking spaces are required. Six have been provided on site and two spaces are available on-street on Buckingham Ave. The applicant has requested the Planning Commission reduce the parking requirements by fifteen percent, which is permitted in Section 14.04.P of the Ordinance. With a fifteen percent reduction, parking requirements would be met. The Planning Commission should consider the following factors when making a determination on the requested parking reduction:
 - o Current or anticipated levels of employees and/or patrons;
 - o Peak period usage versus normal usage;
 - o Banked or reserved parking for future use;
 - o Opportunities to provide or accommodate green space, additional landscaping or screening and to minimize impervious area on the site;
 - o Neighborhood or other surrounding characteristics justify the requested deviation;
 - o Strict application of the ordinance would unreasonably hinder development of the site for a permitted use and an alternate parking requirement would be appropriate;
 - o Modification will not negatively impact public parking in the City;
 - o Proximity of the site to local or regional transit, including but not limited to SMART bus stops, bicycle sharing stations, lite rail, etc.; and
 - o Inclusion of bicycle parking or electric vehicle parking stations beyond the requirements described in the ordinance.
-

- Parking drive aisles are required to be a minimum of twenty feet in width and parking spaces must be twenty feet in length. The proposed plan shows an eighteen foot drive aisle and twenty foot parking spaces. The applicant has indicated in his response letter that he will be adjusting the plan to allow for a twenty foot drive aisle and eighteen foot parking spaces to allow for additional maneuverability on the site. He will seek a variance for the deficient parking space length.
- Landscape islands and perimeter parking lot landscaping are required. None have been provided due to the small size of the site. The Planning Commission may waive the required landscape islands per Section 12.13 of the Ordinance. The Planning Commission may also approve alternate plans for perimeter landscaping per Section 12.05.C.3. In this case, a decorative fence has been provided along Twelve Mile Rd.
- A large utility easement runs through the rear of the property in the location of the proposed dumpster, prohibiting the construction of a foundation to support the required masonry dumpster screening. The applicant has proposed a vinyl 'wood-look' screen instead. The Planning Commission can allow this alternate dumpster screening per Section 12.13 of the Ordinance.
- The applicant has confirmed that no material façade changes or additional lighting are proposed.
- The Planning Commission will also need to determine if the plan is in compliance with the general site plan standards in Section 15.05.

Recommendation

In the matter of PSP-06-26 Ari's Cheesesteak, 3442 Twelve Mile Rd., motion to (approve/deny/postpone) the site plan with the following findings*:

- a) A reduction in the number of required parking spaces by fifteen percent per Section 14.04.P of the Zoning Ordinance;
- b) A waiver of the required parking lot landscape islands per Section 12.13 of the Zoning Ordinance;
- c) A waiver of alternate plans for perimeter landscaping in the form of a decorative fence per Section 12.05.C.3 of the Zoning Ordinance;
- d) Allowance of an alternative dumpster screening material per Section 12.13 of the Zoning Ordinance; and
- e) Compliance with the items to be addressed in the Final Site Plan approval as noted in the staff and consultant review letters

because it (does/does not) comply with the standards in Section 15.05 of the Zoning Ordinance.

**Findings only apply for a motion to approve.*



CITY OF BERKLEY
COMMUNITY DEVELOPMENT
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

APPLICATION FOR SITE PLAN REVIEW

NOTICE TO APPLICANT: Applications for Site Plan review by the Planning Commission must be submitted to the City of Berkley Community Development Department in **substantially complete form** at least 30 days prior to the Planning Commission's meeting at which the application will be considered. The application must be accompanied by the data specified in the Zoning Ordinance, Section 15.03, plus the required review fees.

The Planning Commission generally meets the fourth Tuesday of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072. Refer to the City Calendar at www.berkleymi.gov for specific meeting dates.

TO BE COMPLETED BY APPLICANT:

I (We), the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Project Name:

Ari's Chasesteat

Applicant:

Aristotle Zarkh

Mailing Address:

3446 Thomas Ave Berkley MI 48072

Telephone:

[REDACTED]

Email:

[REDACTED]

Property Owner(s), if different from Applicant:

Aristotle Zarkh

Mailing Address:

//

Telephone:

//

Email:

//

Applicant's Legal Interest in Property:

N/A

LOCATION OF PROPERTY:

Street Address:

3442 12 Mile

Sidwell Number(s):

25-07-385-036 d 25-07-385-036

Present Use of Property: Shoe Repair Shop (CDM)

Proposed Use of Property: Restaurant (convenient)

PROJECT DESCRIPTION:

Cheesecake Factory Concept Parking Lot

Does the proposed project / use of property require Special Land Use approval? ☐ Yes ☒ No

Does the proposed project require Variance(s) from the Zoning Board of Appeals? ☐ Yes ☒ No

If yes, please describe Variances required:

PLEASE COMPLETE THE FOLLOWING CHART:

Type of Development	Number of Units	Gross Floor Area	Number of Parking Spaces On Site	Number of Employees on Largest Shift
Multiple Family				
Mixed Use				
Commercial/Non-Residential	1	916 sq ft	9	3

PROFESSIONALS WHO PREPARED PLANS:

A. Name: Community Engineering & Surveying, Inc

Mailing Address: 25504 Woodward Ave Suite 200, Royal Oak MI 48067

Telephone: [REDACTED]

Email: [REDACTED]

Design Responsibility (engineer, surveyor, architect, etc.): Civil engineer / surveyor

B. Name: Gulb Architects Inc
Mailing Address: 23419 Ford Rd Dearborn MI 48128
Telephone: [REDACTED]
Email: [REDACTED]
Design Responsibility: Architect

SUBMIT THE FOLLOWING FOR PRELIMINARY SITE PLAN REVIEW: (Sketch, Pre-Application Meeting and Administrative review may not require all of the below).

1. A PDF electronic copy of a complete set of plans, sealed by a registered architect, engineer, or surveyor.
2. Proof of property ownership (title insurance policy or registered deed with County stamp).
3. Review comments or approval received from County, State or Federal agencies that have jurisdiction over the project, including, but not limited to:
 - ☐ Road Commission for Oakland County
 - ☐ Oakland County Health Division
 - ☐ MI Dept. of Transportation
 - ☐ MI Dept. of Environment, Great Lakes & Energy

PLEASE NOTE: The applicant, or a designated representative, is **encouraged** to be at all scheduled meetings, or the Site Plan may be postponed due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Site Plan Application or to revoke any permits granted subsequent to the site plan approval.

APPLICANT'S ENDORSEMENT: (Initial each line)

[Signature] All information contained therein is true and accurate to the best of my knowledge.

[Signature] I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted. I further 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 approval of this site plan application.

[Signature] I hereby acknowledge that if engineering or other reviews are required, additional fees must be submitted. Should the review fees be greater than the required minimum, sufficient additional charges will be imposed to satisfy the additional review fees. All fee obligations must be satisfied prior to final approval.

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.

Signature of Applicant 6/14/26
Date

Aristotle Zanth
Applicant Name (Print)

Signature of Applicant Date

Applicant Name (Print)

Signature of Property Owner Authorizing this Application 6/14/26
Date

Aristotle Zanth
Property Owner Name (Print)

OFFICE USE ONLY

Received 7/17/26 Receipt # _____ Meeting Date _____ Case # PSP-06-26

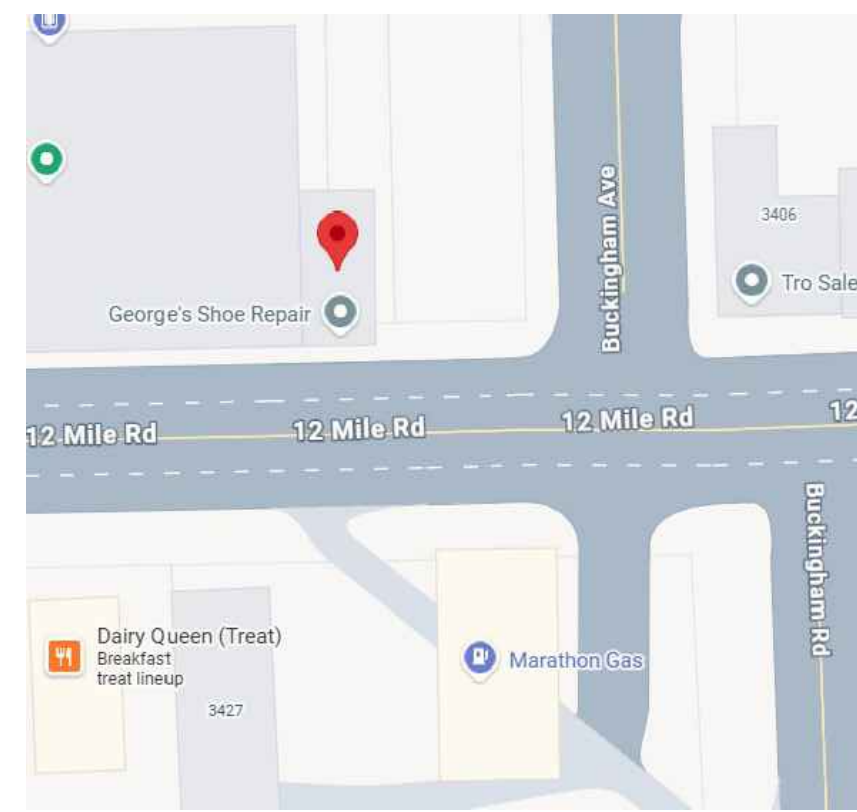
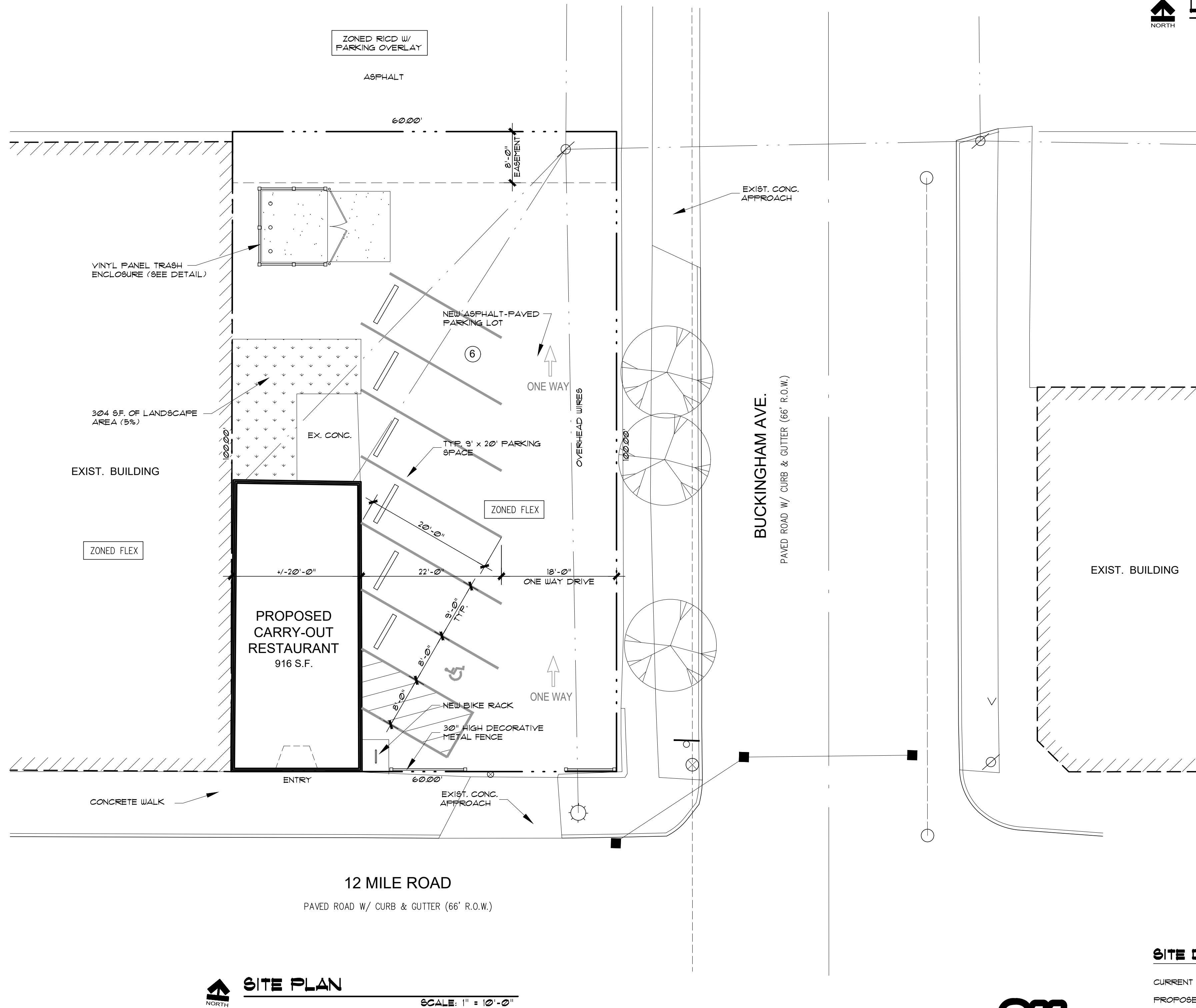
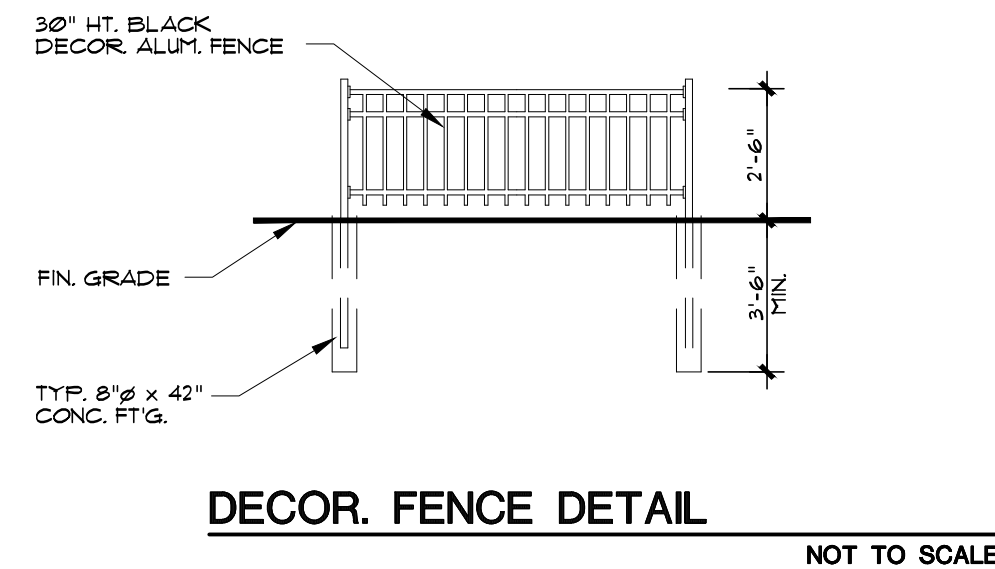
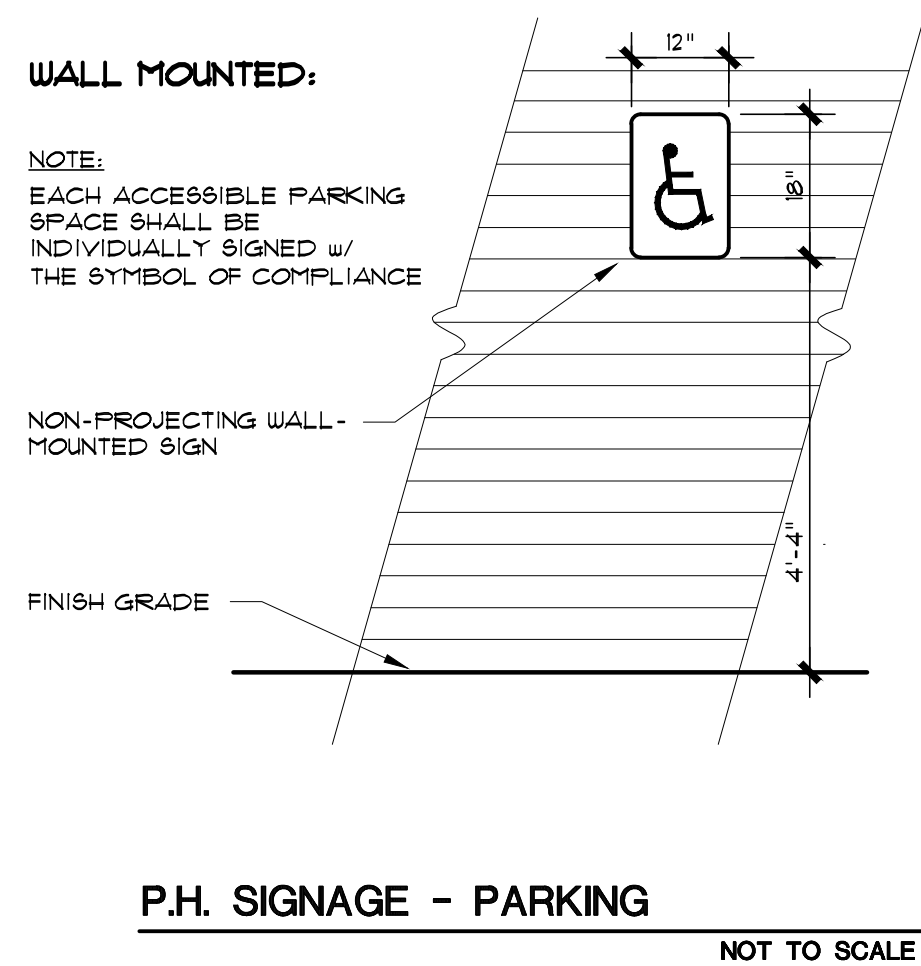
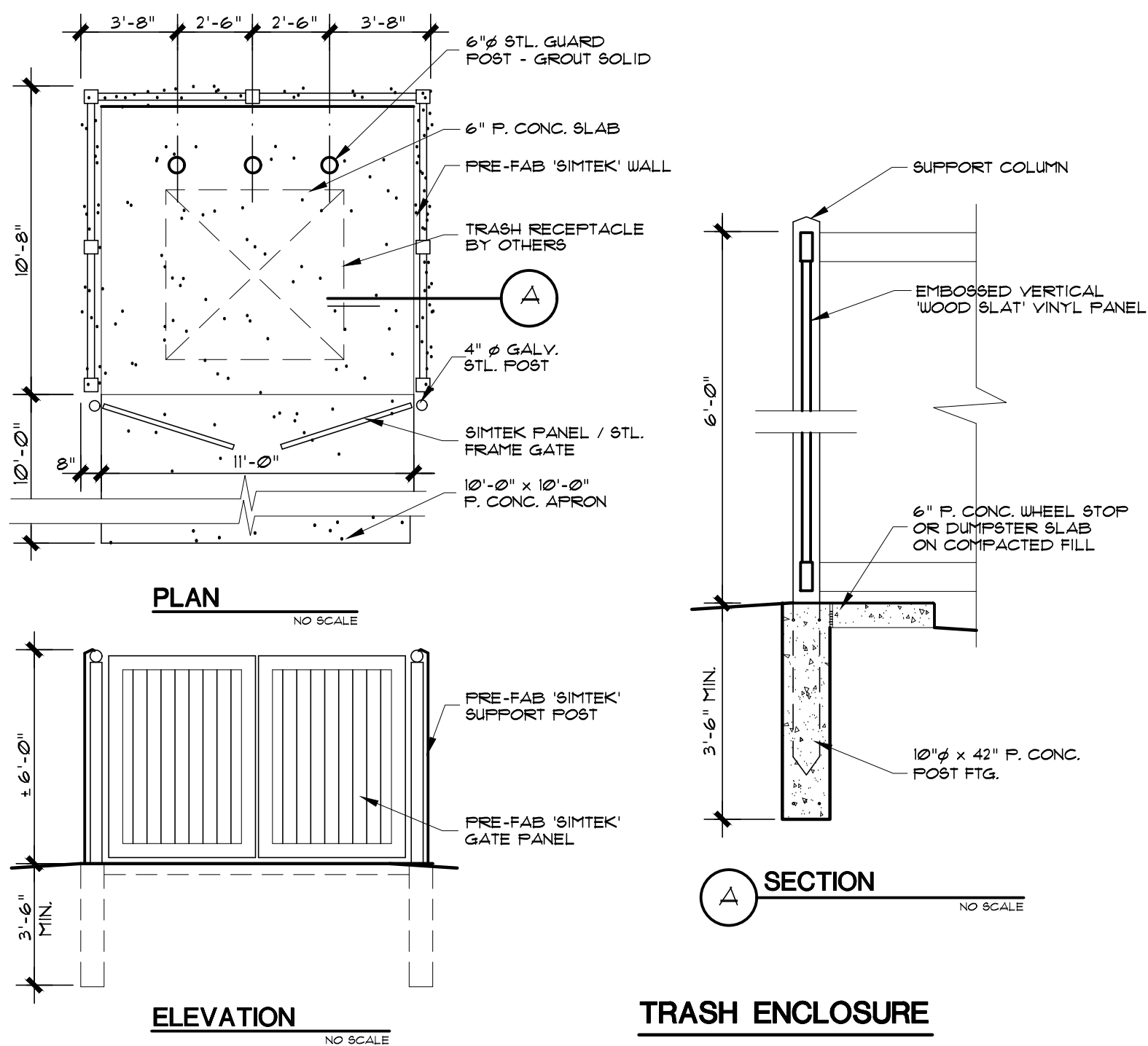
Sketch Plan _____ Administrative Plan Review _____ Pre-Application Meeting _____ Preliminary Site Plan ☒
Feb 9, 2026

Fees:

~~Site Plan Review \$600~~ **Plus Escrow:** Multi-family \$660 ~~Commercial \$1,100~~

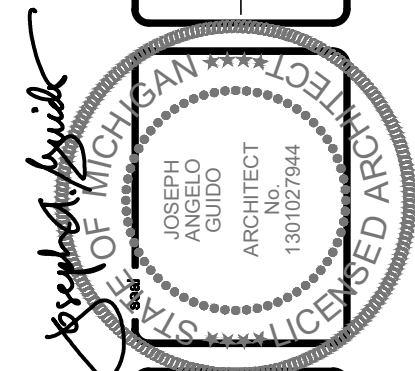
Administrative: \$300 Extension \$200

Engineering: Multi-family Full Site Escrow \$3,000 Commercial Full Site Escrow \$2,800
Multi-family Partial Site Escrow \$2,500 Commercial Partial Site Escrow \$2,300 ~~_____~~



LOCATION MAP
NO SCALE

SITE DATA	
CURRENT ZONING:	FLEX
PROPOSED ZONING	FLEX
SITE AREA:	6,000 S.F.
EX. BUILDING AREA:	916 S.F.
COVERAGE:	15.3%
PARKING REQUIRED:	
CARRY-OUT RESTAURANT:	10 SPACES (1 AT 1/1000 U.F.A. + 3 EMPLOYEES)
PARKING PROVIDED:	6 SPACES



Guido Architects Inc.
Architects / Planners
23419 Ford Road Dearborn, MI 48128
(313) 274-7800 Fax (313) 274-7808
Email: jguido@guidoarchitects.com

PROJECT NAME
ARI'S CHEESESTEAK
3442 12 MILE ROAD
BERKLEY, MICHIGAN

SHEET NAME
SITE PLAN

SHEET NO.
2607

SHEET
SP-1

Dimensions are to rough framing unless noted otherwise.
DO NOT SCALE DRAWING. Use figure dimensions only.
NOTICE: This drawing is an instrument of service and is the intellectual property of Guido Architects Inc. The information written herein is for the use of the client only. All rights reserved.

DATE
7/26/20

REVISION
7/26/20

DRAWN
JAG

CHECKED
JAG



CITY OF BERKLEY

COMMUNITY DEVELOPMENT

3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

MEMORANDUM

To: Ari Zarkin, Applicant

From: Kristen Kapelanski, Community Development Director

Subject: **PSP-06-26: Ari's Cheesesteak 3442 Twelve Mile Rd.**

Date: August 6, 2026

The applicant is proposing to occupy the vacant former George's Shoe Repair at 3442 Twelve Mile Rd. The parking lot is currently gravel and is required to be paved as part of the approval of the change in use. The zoning of the property is Gateway Corridor. Planning Commission approval is required since the applicant is constructing a new parking lot.

The **bolded** comments below need to be addressed by the applicant prior to the Planning Commission meeting **via a response letter**. The *italicized and underlined* comments below and the comments in other staff and consultant review letters need to be addressed as part of the Final Site Plan submittal.

1. *A property combination is required prior to final approval by staff. Confirmation should be provided that easements exist for the City utilities that bisect the property.*
2. Ten parking spaces are required based on the parking standard of 1 space per 100 sq. ft. of usable floor area plus 1 space per employee in the largest working shift. Six spaces have been provided on site and 2 spaces are available as on-street parking on Buckingham Ave. The Planning Commission may reduce the parking requirements by 15%, considering the factors listed in Section 14.04.P of the Zoning Ordinance. A 15% reduction would bring requirements down to 8.5 spaces, which would be rounded down to 8 spaces, per Section 14.04.C.
3. Parking drive aisles are required to be a minimum of 20 ft. Parking spaces are also required to be a minimum of 20 ft. The proposed site plan shows 20 ft. parking spaces with an 18 ft. drive aisle. The applicant should consider increasing the drive aisle to 20 ft. and reducing all parking spaces to 18 ft. in length in order to allow for more maneuverability on the site. A variance from the Zoning Board of Appeals is required for either the reduced drive aisle width or the reduced parking space length. **The applicant should indicate they intend to apply for a variance for parking lot dimensional requirements.**
4. Landscaping islands are required. No landscape islands are proposed. Due to the size of the site, the Planning Commission may waive this requirement per Section 12.13 of the Zoning Ordinance.
5. Landscaping is required at the perimeter of all parking lots, with a minimum buffer of 6 ft. Due to the size of the parcel, the Planning Commission may approve alternate plans for perimeter landscaping per Section 12.05.C.3. A decorative fence has been proposed along Twelve Mile Rd.
6. Site landscaping is required at a rate of 5% of the total site area. In this case, 300 sq. ft. is required and 304 sq. ft. has been provided. *A landscaping plan showing proposed plantings is required to be submitted with the Final Site Plan.*

7. The proposed dumpster is required to be screened with a masonry wall. A large utility easement runs through the rear of the property, prohibiting the construction of any foundations within the easement. The applicant has proposed a vinyl 'wood-look' screen wall in place of masonry because of this encumbrance. The Planning Commission may modify the dumpster screening requirements per Section 12.13 of the Zoning Ordinance.
8. **The applicant should confirm no additional exterior building or parking lot lighting is proposed.**

Please contact me if you have any questions.

Cc: Kim Anderson, Zoning Administrator



Site Plan Review

August 5, 2026

City of Berkley
3338 Coolidge Highway
Berkley, Michigan 48072

Re: Parking Lot (3442 Twelve Mile Rd)
Site Plan Review #1
Application No. PSP-xx-xx
SDA Review No. BK26-107

Dear Ms. Anderson:

We have received the site plan submittal for the above referenced project prepared by Guido Architects, Inc. dated July 24, 2026 and received by our office on July 27, 2026. The plans were reviewed in accordance with current Berkley Engineering Standards, Details, and Code of Ordinances and the following comments are our observations.

Recommendation

Approval of the Site Plan is recommended with items to address during engineering construction.

Project Summary

- Construction of a new parking lot for a proposed carry-out restaurant called Ari's Cheesesteak located at 3442 12 Mile Rd. Site access would be provided by existing approaches off Buckingham Ave. and 12 Mile Rd.
- It is anticipated that the existing shoe repair is served by existing water and sewer lead. It will need to be confirmed during engineering if new services will be required for the proposed new restaurant.
- It is unknown how the drainage is addressed for the existing site. It will need to be confirmed if additional storm improvements will be required for the new site.

Site Plan Review Comments in preparation for Engineering Construction

1. Provide a legal description. It would appear a lot combination will be required.
2. An existing conditions and/or topographic survey shall be provided including on-site and surrounding grades, and existing utilities. It shall be prepared by a licensed professional surveyor.
3. At this time a preliminary utility plan and grading plan were not submitted. These will be required during engineering review. They shall be prepared and sealed by an engineer. It shall be indicated how drainage will be addressed and detained. Roof leads will not be allowed to discharge directly to the existing combined sewer system.
4. Verified that the existing water and sewer services are sized for a restaurant, and if they can be reused. During engineering review construction, we will need to be indicated how the building will be served and a grease trap will be required for restaurant use.
5. Development disturbance is estimated to be 0.12 acres approximately. Per City Standards, it will not require stormwater runoff detention/retention improvements. Developments, renovation or additions of more than 0.26 acres will trigger stormwater detention requirements



Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

The comments are not to be construed as approvals and are not necessarily conclusive. The final engineering construction plans for this development are to be prepared in accordance with the City of Berkley Engineering Design Standards, the City of Berkley and Oakland County Water Resources Commissioner Standard Details.

If you have any questions regarding this letter, please contact Luisa Amici at (248) 844-5400 with any questions.

Sincerely,

SPALDING DEDECKER

A handwritten signature in black ink, appearing to read "Luisa Amici".

Luisa Amici
Engineer

A handwritten signature in black ink, appearing to read "Mark Collins".

Mark Collins, PE
Project Manager

cc: Shawn Young, Deputy City Manager of Public Services, City of Berkley
Kristen Kapelanski, Community Development Director, City of Berkley
Kim Anderson, Zoning Administrator, City of Berkley
Adam Wozniak, Public Works Superintendent, City of Berkley



Kim Anderson <kanderson@berkleymi.gov>

3442 Twelve Mile - Site Plan Review

Justin DuLong <jdulong@berkleymi.gov>

Mon, Jul 27, 2026 at 8:39 AM

To: Kim Anderson <kanderson@berkleymi.gov>

Cc: Kristen Kapelanski <kkapelanski@berkleymi.gov>, Shawn Young <syoun@berkleymi.gov>, Adam Wozniak <awozniak@berkleymi.gov>, Jeremy Schrot <jschrot@sda-eng.com>, Luisa Amici <lamici@sda-eng.com>, Matt Koehn <mkoehn@berkleymi.gov>

I don't see any issues on the public safety side.

Justin

Inspector Justin DuLong

Fire Prevention

Berkley Department of Public Safety

2395 W. 12 Mile Rd.

Berkley, MI 48072

(W) 248-658-3397

(C) 248-953-0119

jdulong@berkleymi.gov



[Quoted text hidden]

August 19, 2026

City of Berkley Planning Commission

3338 Coolidge Highway

Berkley, MI 48072

RE: Ari's Cheesesteak - Planning Commission Review

Dear Planning Commission Members,

In response to the review comments regarding the proposed Ari's Cheesesteak project, I am providing the following confirmations for the August 25, 2026 Planning Commission meeting.

I intend to apply to the City of Berkley Zoning Board of Appeals for a **variance to reduce the required parking stall length from 20 feet to 18 feet**. The proposed 18-foot parking stalls will allow the existing parking area to function effectively while maintaining adequate drive aisle width and maneuverability.

Additionally, I confirm that **no material changes are proposed to the existing building facade**, and I **do not intend to install new parking lot lighting** as part of this project.

Thank you for your consideration and for the assistance provided by City staff throughout this process. I look forward to presenting the project to the Planning Commission.

Sincerely,

Aristotle Zarkin

Aristotle Zarkin

Ari's Cheesesteak