



**CITY OF BERKLEY PUBLIC NOTICE
ZONING BOARD OF APPEALS MEETING
TUESDAY, SEPTEMBER 15, 2026 - 7:00 PM
CITY HALL - COUNCIL CHAMBERS
248-658-3300**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. CONFIRMATION OF A QUORUM

V. APPROVAL OF AGENDA

VI. APPROVAL OF MINUTES

Meeting Minutes of August 10, 2026

- a. August 10, 2026 Meeting Minutes

VII. OLD BUSINESS

VIII. NEW BUSINESS

1. Application Number PBA-07-26 Ari's Cheesesteak, 3442 Twelve Mile Rd, Parcel # 04-25-07-385-036 and 25-07-385-037, North side of Twelve Mile Road, between Buckingham Ave. and Oakshire Ave., is requesting a two-foot variance on Parking Space Length.

- a. Report:

- 1. Application Number PBA-07-26

IX. OTHER BUSINESS

X. STAFF / BOARD MEMBER REPORT

- a. Monthly Report

XI. LIAISON REPORTS

XII. PUBLIC COMMENT(S)

XIII. ADJOURN

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](http://www.youtube.com/cityofberkley)

PUBLIC NOTICE

**City of Berkley, Michigan
Regular Meeting of the Zoning Board of Appeals
Tuesday, September 15, 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 August 10, 2026*

OLD BUSINESS: None

NEW BUSINESS:

1. Application Number PBA-07-26

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OTHER BUSINESS: None

STAFF / BOARD MEMBER REPORT:

LIAISON REPORT

PUBLIC COMMENTS

ADJOURN



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: Acistelle Zadin Phone: [REDACTED]

Address: [REDACTED] Ave Berkley

Email: [REDACTED]

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

Owner

PROPERTY OWNER INFORMATION (if different from Applicant)

Name: // Phone: //

Address: //

Email: //

PROPERTY DESCRIPTION

Address: 3442 12 Mile

Parcel #: 25-07-385-037 d 2507-385-036 Zoning Classification: Gateway

Current Use of Property: Former retail / Service use, currently vacant

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:

Request for a dimensional variance to permit an 13 ft parking stall length where 20 ft is required

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.

Request for a dimensional variance to permit an 18ft parking stall length where 20 ft is required. The request is necessitated by the unique existing conditions of the property. Including the configuration of the long-standing commercial site & the combination of the property into one parcel.

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

The variance is needed because of the existing size and unique configuration of this long-standing commercial property.

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.

Strict compliance would make a workable parking layout nearly impossible. The property has successfully functioned with this parking configuration for many years.

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

A 2-ft reduction is requested from 20 ft to 18 ft. This is the minimum relief necessary for a functional layout.

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

The 18 ft parking stall length provides adequate maneuverability & keeps all parking & circulation on-site with no adverse impact on neighboring properties.

II. INTERPRETATION OF ZONING ORDINANCE

Provide Section numbers of Zoning Ordinance to be interpreted: _____

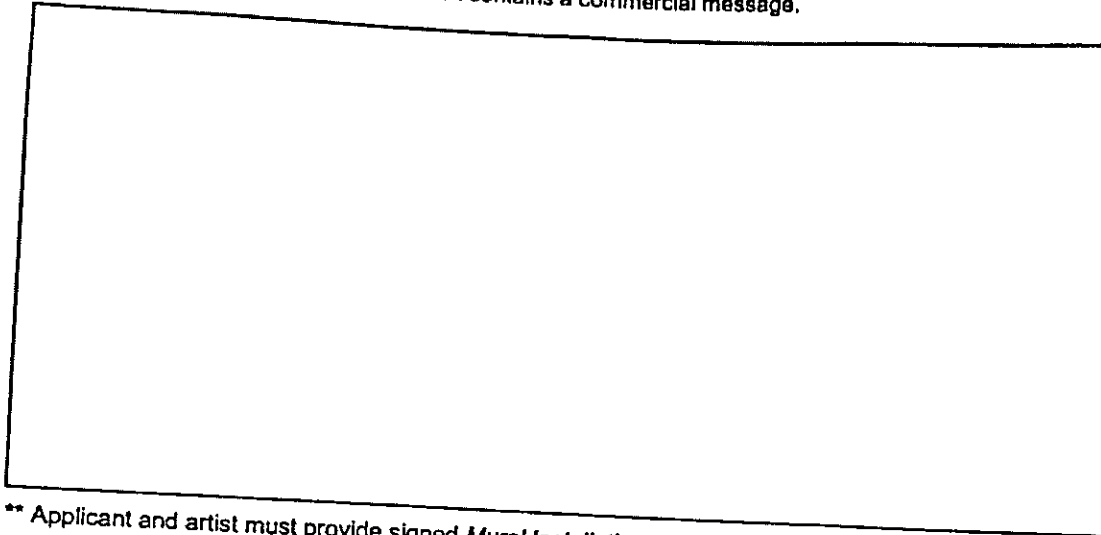
Please describe the request and what needs to be clarified or interpreted by the ZBA.

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.

Aristotle Zordh [Signature] 8/12/26
Applicant Name (print) Applicant Signature Date

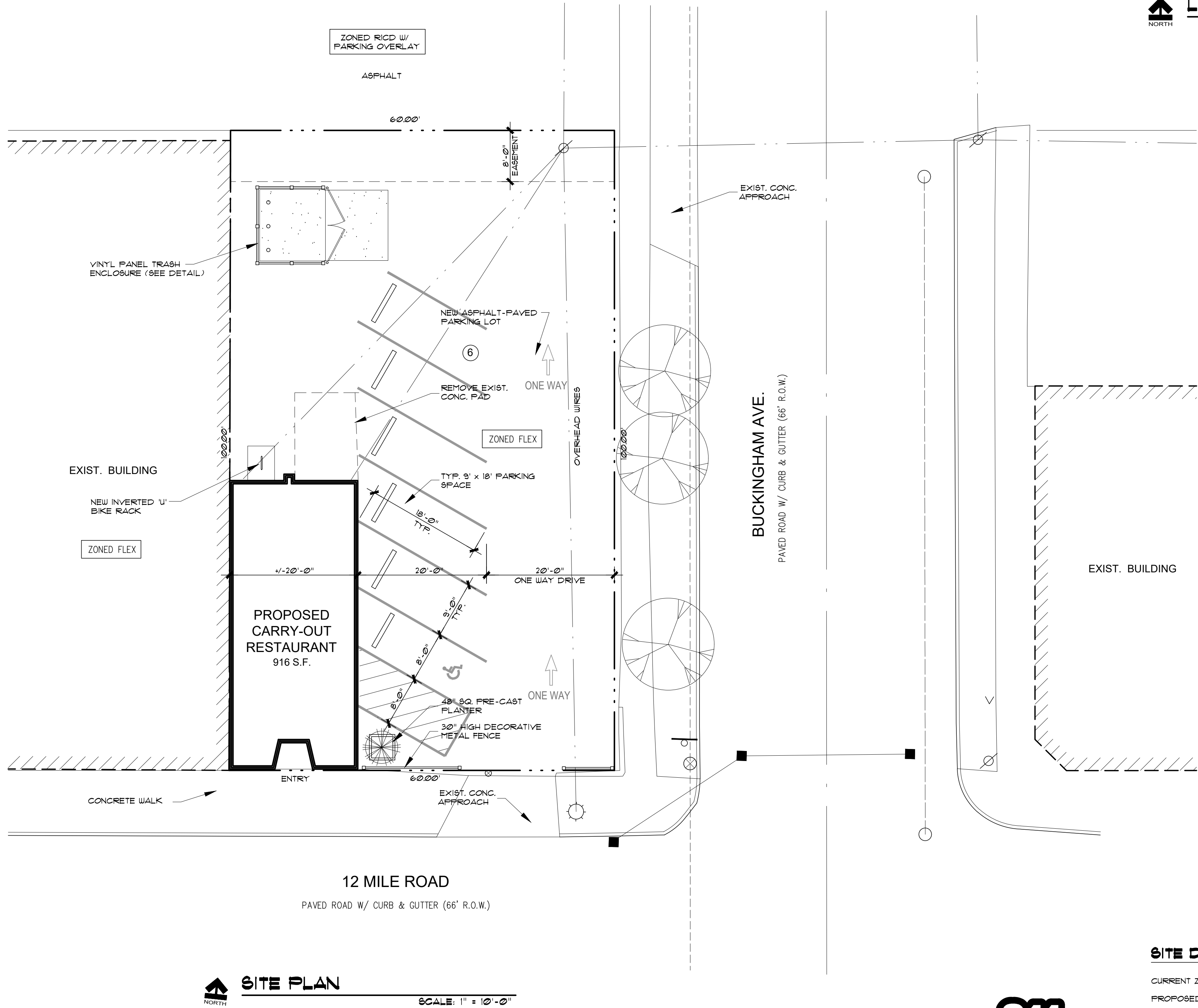
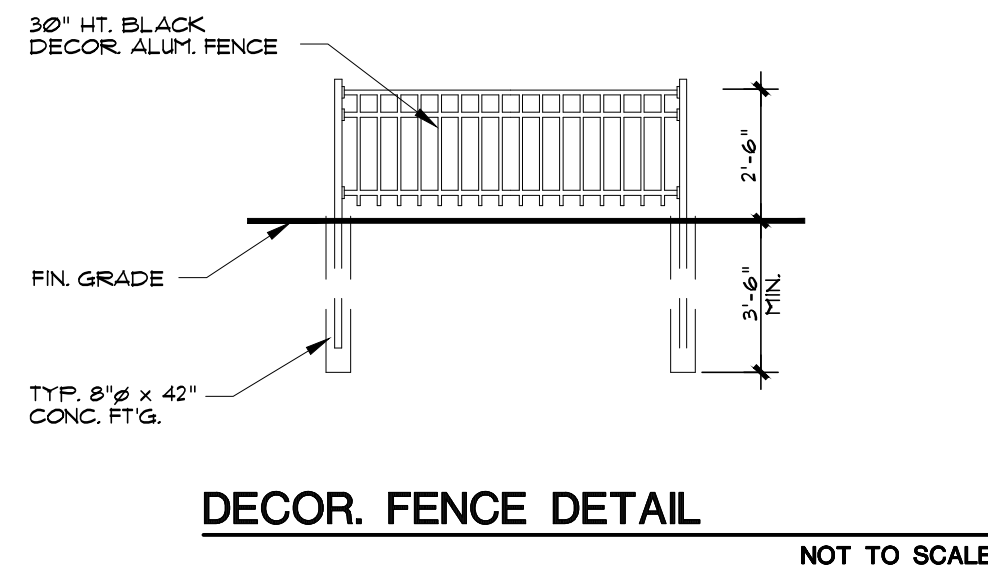
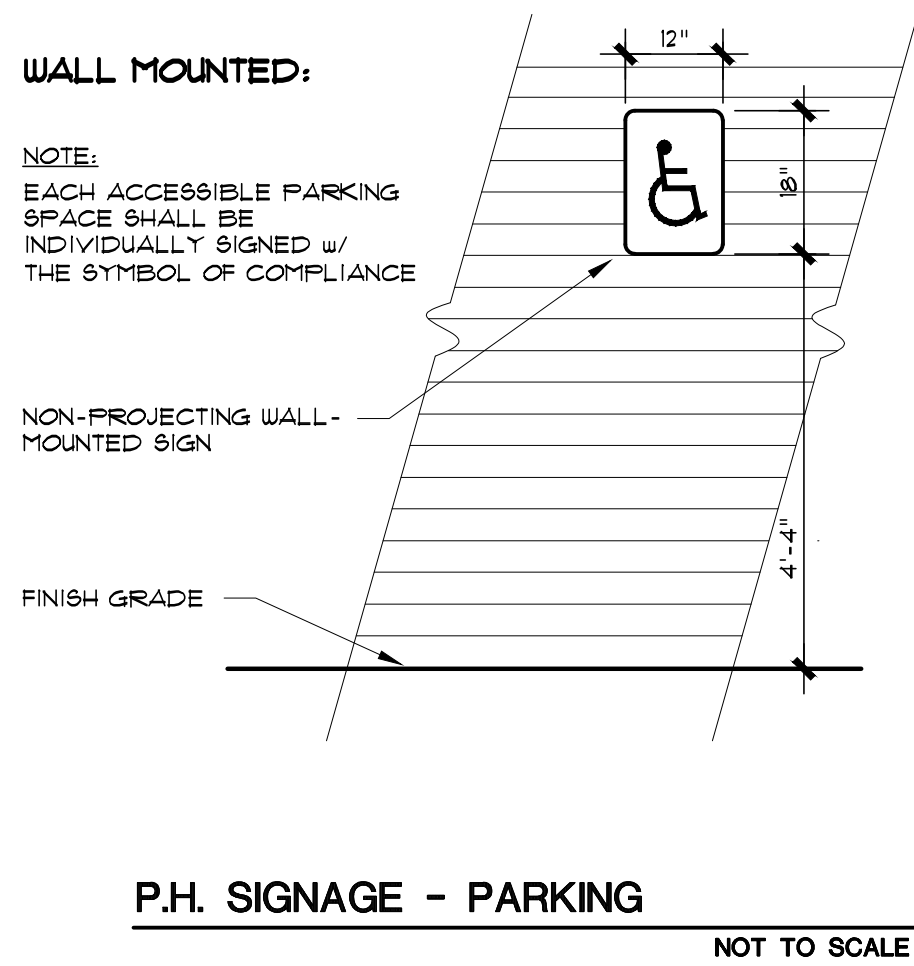
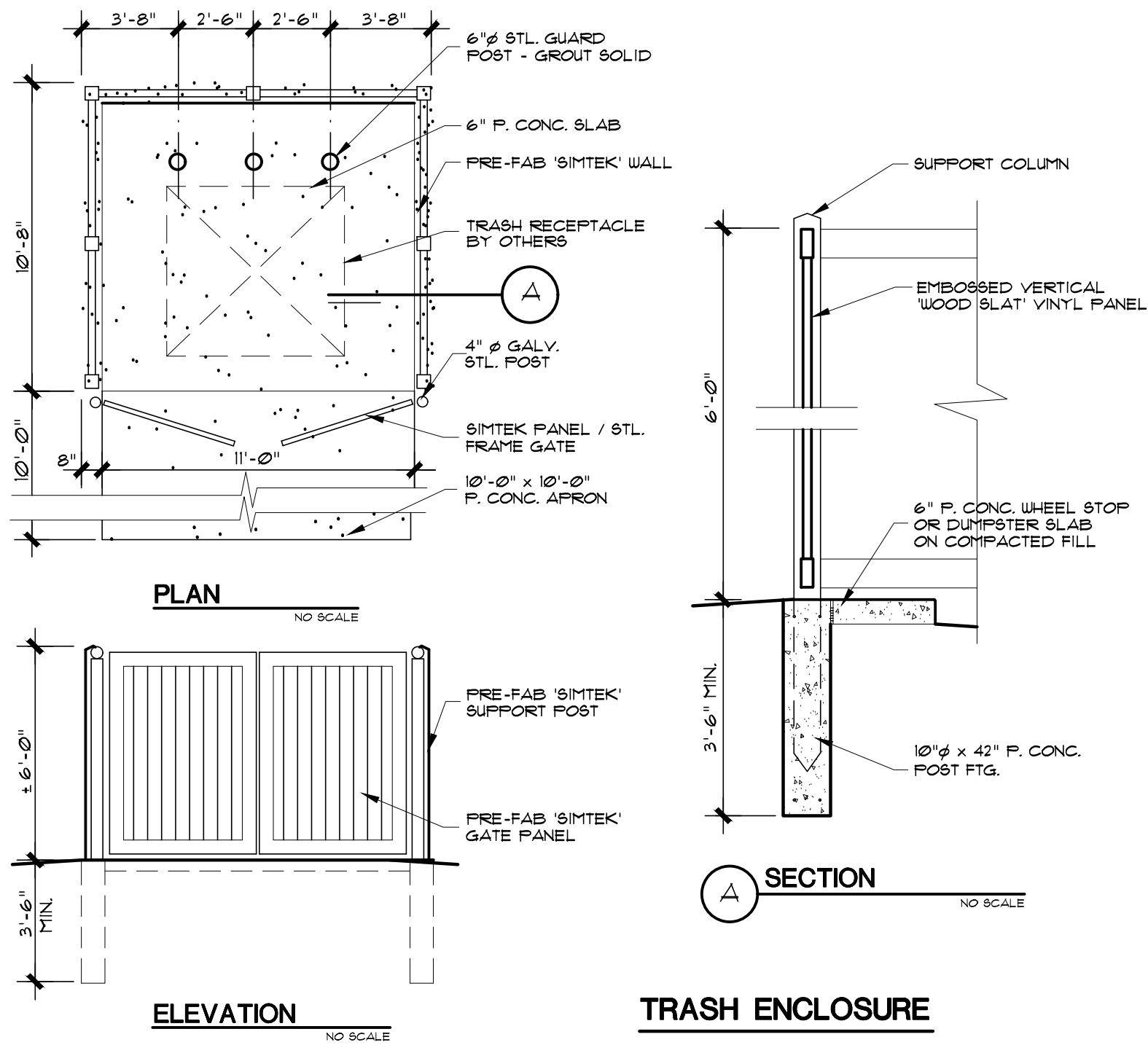
Applicant Name (print) Applicant Signature Date

Property Owner Name (print) Property Owner Signature Date

Office Use Only

Received 8-11-26 Receipt # _____ Meeting Date 9-15-26 Case # PBA-07-26

Fee: Residential \$400
Commercial \$600
Mural \$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 1/100 U.F.A. + 3 EMPLOYEES)
PARKING PROVIDED:	6 SPACES



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

date
revision

date
7/26/20
7/26/20

drawn
JAG

checked
JAG

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

SITE PLAN

2607

SP-1



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-07-26 3442 Twelve Mile Rd., parcel Numbers 25-07-385-036 and 25-07-385-037, Dimensional variance on Parking Lot parking space length.

Date: September 8, 2026

APPLICANT: Aristotle Zarkin

LOCATION: 3442 Twelve Mile Rd.

PARCEL ID: 25-07-385-036 and 25-07-385-037

REQUEST: The applicant is requesting a dimensional variance of 18' length parking spaces rather than the required 20' parking space length.

REQUIRED: *Berkley City Code, Zoning Ordinance, Chapter 138, Article 14 Off-Street Parking, Loading, and Access Standards, Section 14.04 Vehicle Parking Requirements: 14.04.R.13., Table 14.04-2 Off-Street Parking Layout: 60 degree parking pattern, maneuvering Lane width for one-way 20 feet, Parking Space Width 9 feet and Parking Space Length 20 feet.*

ZONING AND LAND USE

Property	Zoning District	Land Use
Subject Site	Gateway	Restaurant
West	Gateway	Hartfield Lanes
East	Downtown	Office
North	Gateway	Hartfield Lanes
South	Gateway	Gas Station/Liquor Store

BACKGROUND

3442 Twelve Mile Rd currently includes parcel numbers 04-25-07-385-036 and 04-25-07-385-037. The building that previously housed George's Shoe Repair is on parcel 04-25-07-385-036 with a non-conforming gravel parking lot to the East side of the building on parcel 04-25-07-385-037. With the change in use, the parcels are required to be combined and the gravel parking lot is to be brought to current Zoning Ordinance 14.04.R, Chapter 126 and Engineering Design Standards. The building is on a 20 foot wide parcel and the parking lot is on a 40 foot wide parcel. To maintain a safe Maneuvering Lane for one way 60 degree parking, the applicant is requesting a variance to allow 18 feet parking spaces rather than the required 20 feet.

3442 Twelve Mile Rd recently went before the Planning Commission for Site Plan Review for the construction of the Parking Lot. The Planning Commission approved the project for the parking lot with a reduction in the required number of parking spaces and several landscaping waivers with the requested variance to the Zoning Board of Appeals on the Parking Space length.

Motion by Commissioner Dahlin and supported by Commissioner Williams to approve the site plan for PSP-06-26 Ari's Cheesesteak, 3442 Twelve Mile Road 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;
- e) A variance from the Zoning Board of Appeals for the deficient parking space length;
- f) A waiver of the site landscaping per Section 12.13 provided a planter is placed in the area of the proposed bike rack; and
- g) 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 comply with the standards in Section 15.05 of the Zoning Ordinance.

Roll call vote on the motion to approve PSP-06-26 Ari's Cheesesteak 3442 Twelve Mile Rd.



Source: Oakland County Property Gateway



Source: Google map

SCOPE OF PROJECT

The applicant is seeking a dimensional variance of two feet to allow parking space length of 18 feet rather than the required 20 feet to permit the construction of a paved parking lot. The construction of the paved parking lot will bring a non-conforming parking lot closer to conformity as possible.

SUMMARY OF REQUEST

The applicant, Aristotle Zarkin, representing Ari's Cheesesteak, 3442 Twelve Mile Rd., Berkley, Parcels:04-25-07-385-036- and 25-07-385-037 is requesting a non-use dimensional variance per Berkley City Code, Chapter 138, Article 14 Off-Street Parking, Loading, and Access Standards, Section 14.04 Vehicle Parking Requirements: 14.04.R.13., Table 14.04-2 Off-Street Parking Layout: 60 degree parking pattern, maneuvering Lane width for one-way 20 feet, Parking Space Width 9 feet and Parking Space Length 20 feet to allow a two foot variance for 18 feet in length parking spaces.

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 two foot variance on the parking length will allow an existing non-conforming gravel parking lot for 3442 Twelve Mile to be brought to current standards as close as possible.

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

The parking lot has existed since as early as 1963.

- 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.***

Without a variance the lot would not be able to be a parking lot.

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

The two foot variance is the minimum variance necessary to still allow the required aisle width for maneuvering and enough parking length.

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

The variance request on the parking lots parking length will not adversely impact the surrounding properties.

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-07-26, 3442 Twelve Mile Rd., Parcel 04-25-07-385-036 and 25-07-385-037, motion to approve the requested variance from Berkley City Code, Zoning Ordinance, Chapter 138, Article 14, Section 14.02-2 table; Vehicle Parking Requirements, Off-Street Parking Layout of the City of Berkey City Codes to grant a dimensional variance to allow a two foot variance of an 18 foot parking space, 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-07-26, 3442 Twelve Mile Rd., Parcel 04-25-07-385-036 and 25-07-385-037, **motion to deny** the requested variance from Berkley City Code, Zoning Ordinance, Chapter 138, Article 14, Section 14.02-2 table; Vehicle Parking Requirements, Off-Street Parking Layout of the City of Berkey City Codes to grant a dimensional variance to allow a two foot variance of an 18 foot parking space, 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

Table 14.04 -2				
Off-Street Parking Layout				
Parking Pattern	Maneuvering Lane Width (ft)		Parking Space Width (ft)	Parking Space Length (ft) ¹
	<i>One-way</i>	<i>Two-Way</i>		
90°	20 feet	24 feet	9 feet	20 feet
60°	20 feet	24 feet	9 feet	20 feet
45°	20 feet	24 feet	9 feet	24 feet
30°	20 feet	24 feet	9 feet	24 feet
0° (parallel parking)	20 feet	24 feet	9 feet	24 feet

¹Compact car spaces may be reduced to eight feet in width and sixteen feet in length. See Section 14.04.R.12 for additional compact car regulations.

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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**

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Application Number PBA-07-26

Ari's Cheesesteak, 3442 Twelve Mile Rd, Parcel # 04-25-07-385-036 and 25-07-385-037, North side of Twelve Mile Road, between Buckingham Ave. and Oakshire Ave., is requesting a two-foot variance on Parking Space Length.

Berkley City Code

Berkley City Code, Chapter 138 *Zoning*, Article 14, Section 14.04-2 Table; Vehicle Parking Requirements, Off-Street Parking Layout: Parking Space Length 20 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, August 28, 2026

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

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KIM ANDERSON
ZONING ADMINISTRATOR

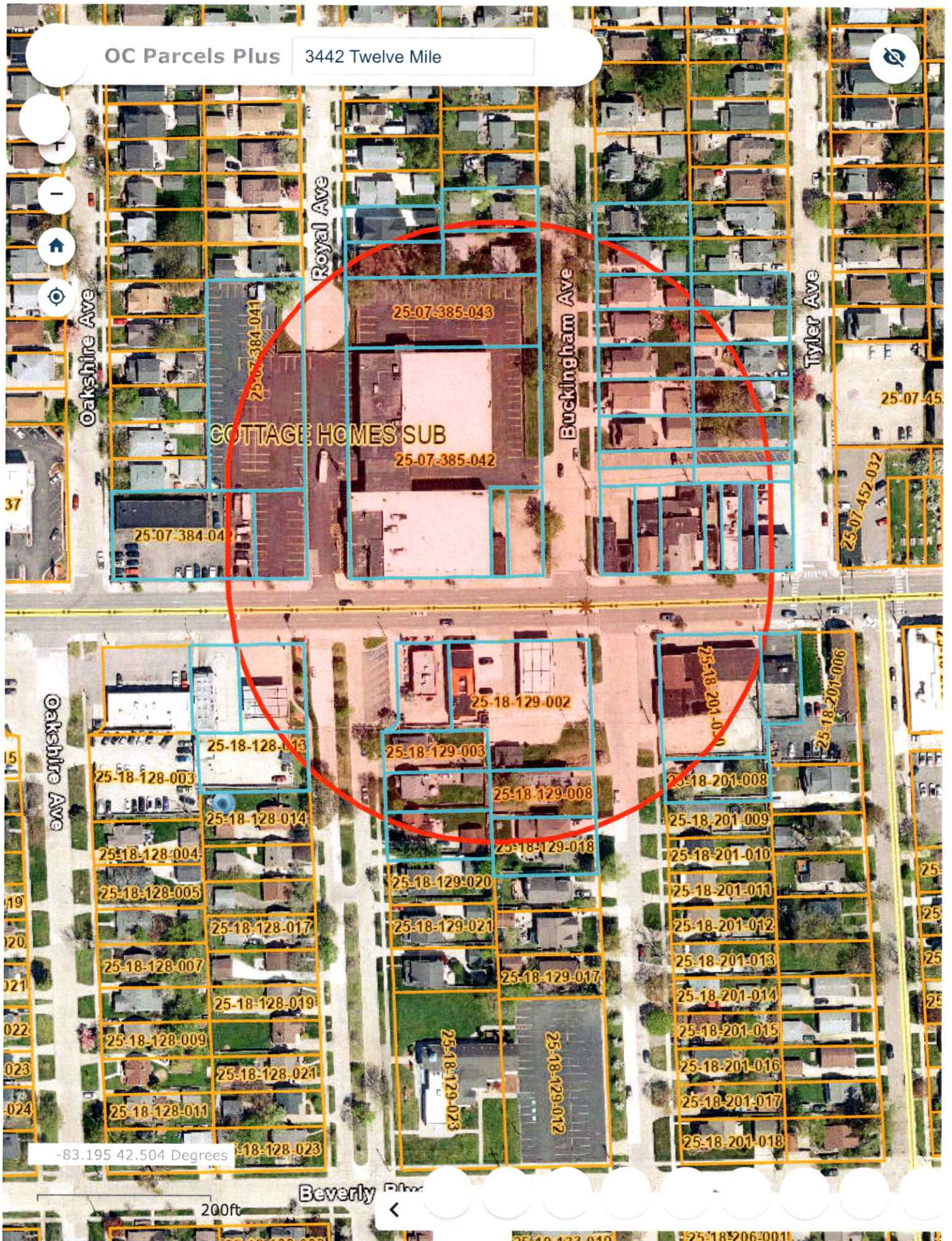
3442 12 Mile Rd, Berkley, MI, 48

Score: 97.5

[Zoom to](#)

12 Mile Rd

-83.194 42.503 Degrees



JOSEPH ZILLI
3536 BUCKINGHAM AVE
BERKLEY MI 48072 1460

Occupant
3447 TYLER AVE
BERKLEY MI 48072 1442

CITY OF BERKLEY
3338 COOLIDGE HWY
BERKLEY MI 48072 1636

DONNA NOREN
3528 BUCKINGHAM AVE
BERKLEY MI 48072 1460

GEETA MADURKAR
1494 HARTLAND DR
TROY MI 48083

HARTFIELD REALTY & LEASING
3490 12 MILE RD
BERKLEY MI 48072 1346

JILLIAN A PIZZIMENTI
3481 TYLER AVE
BERKLEY MI 48072 1442

Occupant
3515 12 MILE RD
BERKLEY MI 48072 1347

HARTFIELD REALTY & LEASING
3490 12 MILE RD
BERKLEY MI 48072 1346

RAHMAN BERKLEY PROPERTIES
24599 ACORN TRL
NOVI MI 48374 3177

DONE RITE AUTOWASH
31340 PIERCE ST
BEVERLY HILLS MI 48025 5512

Occupant
3572 12 MILE RD
BERKLEY MI 48072 1348

Occupant
3565 BUCKINGHAM AVE
BERKLEY MI 48072 1462

FATHER & SONS INC.
3427 12 MILE RD
BERKLEY MI 48072 1345

G L INVESTMENTS
94 E WALTON BLVD
PONTIAC MI 48340 1263

DAVID T FAVRET
DANIELLE FAVRET
6390 MONTCLAIR
TROY MI 48085

JULIE M PALMER
ANDREW SCALA
3516 BUCKINGHAM AVE
BERKLEY MI 48072 1460

HARTFIELD REALTY & LEASING
3490 12 MILE RD
BERKLEY MI 48072 1346

ERIC HENRIKSEN
3462 BUCKINGHAM AVE
BERKLEY MI 48072 1427

JACOB SUTHERLAND
DANIELLE SUTHERLAND
3542 ROYAL AVE
BERKLEY MI 48072 1455

CITY OF BERKLEY
3338 COOLIDGE HWY
BERKLEY MI 48072 1636

SCOTT MERIAN
SHARI MERIAN
3497 TYLER AVE
BERKLEY MI 48072 1442

SALVATORE VENTIMIGLIA JR
3515 TYLER AVE
BERKLEY MI 48072 3443

RB & CG LLC
3442 12 MILE RD
BERKLEY MI 48072 1346

DOMENICO ERCOLANI
3450 BUCKINGHAM AVE
BERKLEY MI 48072

Occupant
3384 12 MILE RD
BERKLEY MI 48072 1344

KL VENTURES LLC
3360 12 MILE RD
BERKLEY MI 48072 1344

KYLE RICE
3482 BUCKINGHAM AVE
BERKLEY MI 48072 1427

MICHIGAN DYSLEXIA INSTITUTE
532 E SHIAWASSEE ST
LANSING MI 48912 1214

RB & CG LLC
3442 12 MILE RD
BERKLEY MI 48072 1346

EAGLES PROPERTIES LLC
3336 12 MILE RD
BERKLEY MI 48072 1358

KAMAL SHARRAK
3341 BUCKINGHAM AVE
BERKLEY MI 48072 1368

MICHAEL HEMP
KATHERINE M BAKULA
3358 ROYAL AVE
BERKLEY MI 48072 3827

Occupant
3354 12 MILE RD
BERKLEY MI 48072 1344

GARY W FOSTER
3376 12 MILE RD
BERKLEY MI 48072 1344

Occupant
3515 12 MILE RD
BERKLEY MI 48072 1347

RAHMAN BERKLEY PROPERTIES
24599 ACORN TRL
NOVI MI 48374 3177

Occupant
3391 12 MILE RD
BERKLEY MI 48072 1343

DONE RITE AUTOWASH
31340 PIERCE ST
BEVERLY HILLS MI 48025 5512

Occupant
3384 12 MILE RD
BERKLEY MI 48072 1344

C & H LAND-WALNUT LLC
2271 COLE ST
BIRMINGHAM MI 48009 7073

Occupant
3342 BUCKINGHAM AVE
BERKLEY MI 48072 1367

MICHIGAN DYSLEXIA INSTITUTE
532 E SHIAWASSEE ST
LANSING MI 48912 1214

Occupant
3515 12 MILE RD
BERKLEY MI 48072 1347

PARESH M SHAH
RITA SHAH
1336 N CARILLON CT
BLOOMFIELD HILLS MI 48302 1907

Occupant
3406 12 MILE RD
BERKLEY MI 48072 1397

DONE RITE AUTOWASH
31340 PIERCE ST
BEVERLY HILLS MI 48025 5512

RICHARD KAPLAN
DEBORAH KAPLAN
3309 BUCKINGHAM AVE
BERKLEY MI 48072 1368

FORTUNE PARK LLC
1421 LLOYD AVE
ROYAL OAK MI 48073 3963

KEVIN KISTULENETZ
3541 BUCKINGHAM AVE
BERKLEY MI 48072 1462

MATTHEW C CAMPBELL
CHRISTINA M BUCCHARE
3542 BUCKINGHAM AVE
BERKLEY MI 48072 1460

Occupant
3348 12 MILE RD
BERKLEY MI 48072 1344

BRITTANY A ROSS
3536 ROYAL AVE
BERKLEY MI 48072 1455

GAVIN FOUST
3342 ROYAL AVE
BERKLEY MI 48072 3827

RAHMAN BERKLEY PROPERTIES
24599 ACORN TRL
NOVI MI 48374 3177

HARTFIELD REALTY & LEASING
3490 12 MILE RD
BERKLEY MI 48072 1346

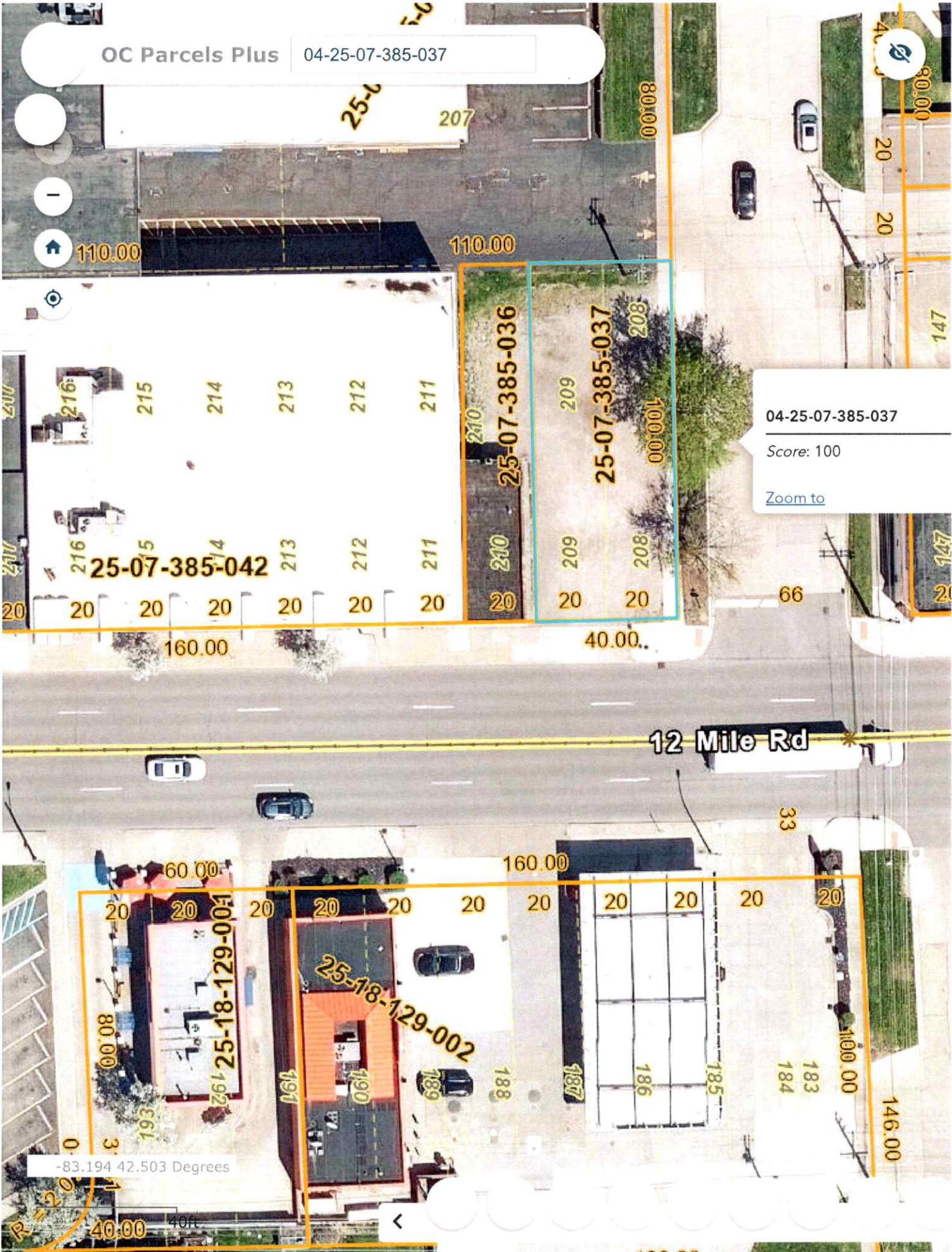
CHARLES D MCPHAIL
ANDREA M MCPHAIL
3324 ROYAL AVE
BERKLEY MI 48072 3827

GEORGE SENAWI
3335 12 MILE RD
BERKLEY MI 48072 1343

KRISTA PASQUE-SMITH
3501 TYLER AVE
BERKLEY MI 48072 3443

Occupant
3491 12 MILE RD
BERKLEY MI 48072 1345

TOAD FOUR REAL ESTATE LLC
1199 SURF CLUB DRIVE
XXXXX



OC Parcels Plus

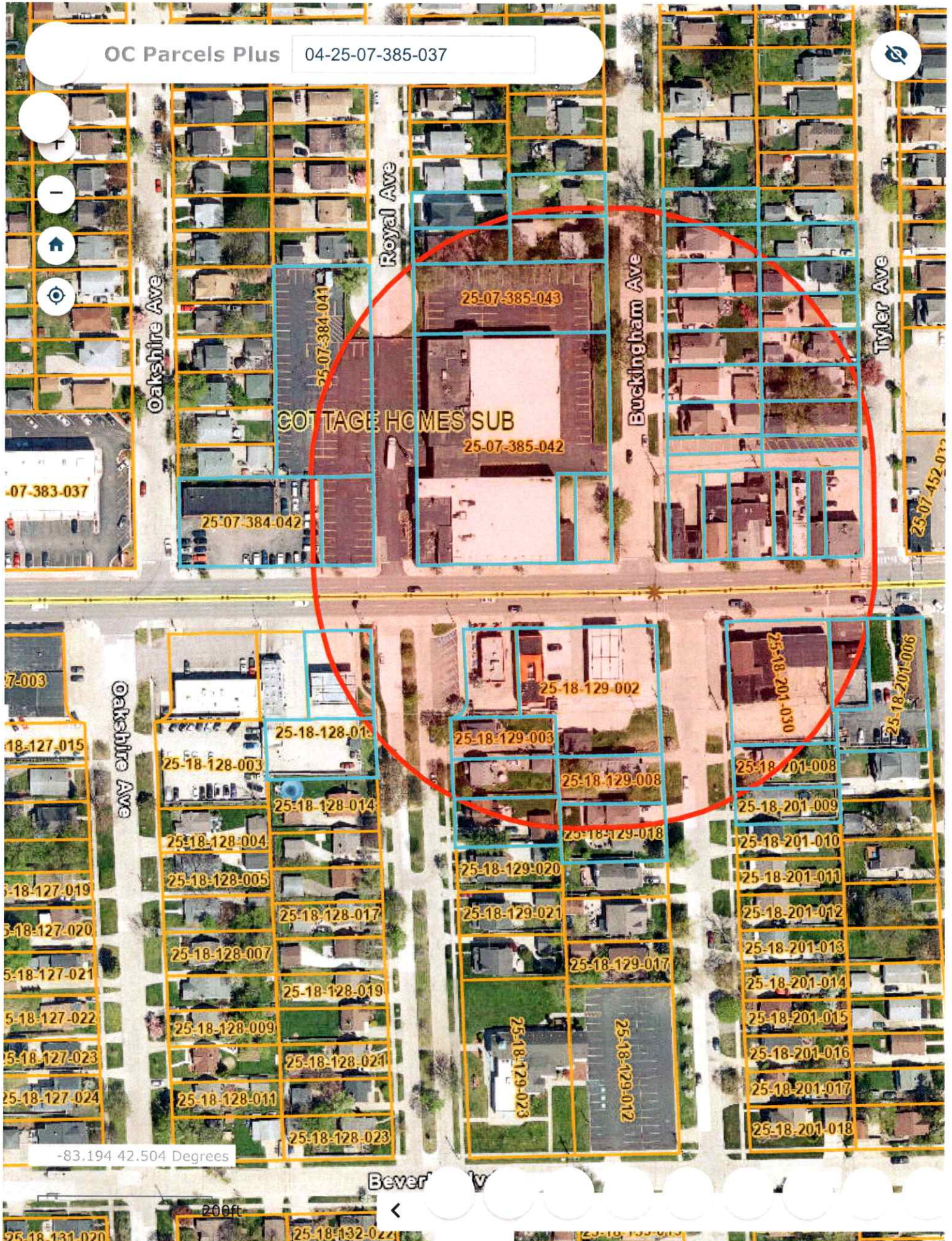
04-25-07-385-037

04-25-07-385-037

Score: 100

[Zoom to](#)

-83.194 42.503 Degrees



TAYLOR TRAVNIK
3541 TYLER AVE
BERKLEY MI 48072 3443

KYLE RICE
3482 BUCKINGHAM AVE
BERKLEY MI 48072 1427

HARTFIELD REALTY & LEASING
3490 12 MILE RD
BERKLEY MI 48072 1346

JOSEPH ZILLI
3536 BUCKINGHAM AVE
BERKLEY MI 48072 1460

Occupant
3447 TYLER AVE
BERKLEY MI 48072 1442

HARTFIELD REALTY & LEASING
3490 12 MILE RD
BERKLEY MI 48072 1346

DONNA NOREN
3528 BUCKINGHAM AVE
BERKLEY MI 48072 1460

GEETA MADURKAR
1494 HARTLAND DR
TROY MI 48083

Occupant
3572 12 MILE RD
BERKLEY MI 48072 1348

JILLIAN A PIZZIMENTI
3481 TYLER AVE
BERKLEY MI 48072 1442

FATHER & SONS INC.
3427 12 MILE RD
BERKLEY MI 48072 1345

G L INVESTMENTS
94 E WALTON BLVD
PONTIAC MI 48340 1263

RAHMAN BERKLEY PROPERTIES
24599 ACORN TRL
NOVI MI 48374 3177

JULIE M PALMER
ANDREW SCALA
3516 BUCKINGHAM AVE
BERKLEY MI 48072 1460

HARTFIELD REALTY & LEASING
3490 12 MILE RD
BERKLEY MI 48072 1346

Occupant
3565 BUCKINGHAM AVE
BERKLEY MI 48072 1462

JACOB SUTHERLAND
DANIELLE SUTHERLAND
3542 ROYAL AVE
BERKLEY MI 48072 1455

CITY OF BERKLEY
3338 COOLIDGE HWY
BERKLEY MI 48072 1636

DAVID T FAVRET
DANIELLE FAVRET
6390 MONTCLAIR
TROY MI 48085

SALVATORE VENTIMIGLIA JR
3515 TYLER AVE
BERKLEY MI 48072 3443

RB & CG LLC
3442 12 MILE RD
BERKLEY MI 48072 1346

ERIC HENRIKSEN
3462 BUCKINGHAM AVE
BERKLEY MI 48072 1427

Occupant
3384 12 MILE RD
BERKLEY MI 48072 1344

KL VENTURES LLC
3360 12 MILE RD
BERKLEY MI 48072 1344

SCOTT MERIAN
SHARI MERIAN
3497 TYLER AVE
BERKLEY MI 48072 1442

MICHIGAN DYSLEXIA INSTITUTE
532 E SHIAWASSEE ST
LANSING MI 48912 1214

RB & CG LLC
3442 12 MILE RD
BERKLEY MI 48072 1346

DOMENICO ERCOLANI
3450 BUCKINGHAM AVE
BERKLEY MI 48072

CITY OF BERKLEY
3338 COOLIDGE HWY
BERKLEY MI 48072 1636

EAGLES PROPERTIES LLC
3336 12 MILE RD
BERKLEY MI 48072 1358

Occupant
3354 12 MILE RD
BERKLEY MI 48072 1344

GEORGE SENAWI
3335 12 MILE RD
BERKLEY MI 48072 1343

KRISTA PASQUE-SMITH
3501 TYLER AVE
BERKLEY MI 48072 3443

RAHMAN BERKLEY PROPERTIES
24599 ACORN TRL
NOVI MI 48374 3177

KAMAL SHARRAK
3341 BUCKINGHAM AVE
BERKLEY MI 48072 1368

H D B INVESTMENTS
3311 12 MILE RD
BERKLEY MI 48072 1343

Occupant
3384 12 MILE RD
BERKLEY MI 48072 1344

GARY W FOSTER
3376 12 MILE RD
BERKLEY MI 48072 1344

MICHAEL HEMP
KATHERINE M BAKULA
3358 ROYAL AVE
BERKLEY MI 48072 3827

MICHIGAN DYSLEXIA INSTITUTE
532 E SHIAWASSEE ST
LANSING MI 48912 1214

Occupant
3391 12 MILE RD
BERKLEY MI 48072 1343

Occupant
3515 12 MILE RD
BERKLEY MI 48072 1347

Occupant
3406 12 MILE RD
BERKLEY MI 48072 1397

C & H LAND-WALNUT LLC
2271 COLE ST
BIRMINGHAM MI 48009 7073

DONE RITE AUTOWASH
31340 PIERCE ST
BEVERLY HILLS MI 48025 5512

FORTUNE PARK LLC
1421 LLOYD AVE
ROYAL OAK MI 48073 3963

Occupant
3515 12 MILE RD
BERKLEY MI 48072 1347

Occupant
3342 BUCKINGHAM AVE
BERKLEY MI 48072 1367

Occupant
3324 BUCKINGHAM AVE
BERKLEY MI 48072 1367

DONE RITE AUTOWASH
31340 PIERCE ST
BEVERLY HILLS MI 48025 5512

PARESH M SHAH
RITA SHAH
1336 N CARILLON CT
BLOOMFIELD HILLS MI 48302 1907

3324 BUCKINGHAM LLC
725 HANNA ST
BIRMINGHAM MI 48009 3708

KEVIN KISTULENETZ
3541 BUCKINGHAM AVE
BERKLEY MI 48072 1462

RICHARD KAPLAN
DEBORAH KAPLAN
3309 BUCKINGHAM AVE
BERKLEY MI 48072 1368

Occupant
3348 12 MILE RD
BERKLEY MI 48072 1344

BRITTANY A ROSS
3536 ROYAL AVE
BERKLEY MI 48072 1455

MATTHEW C CAMPBELL
CHRISTINA M BUCCHARE
3542 BUCKINGHAM AVE
BERKLEY MI 48072 1460

RAHMAN BERKLEY PROPERTIES
24599 ACORN TRL
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HARTFIELD REALTY & LEASING
3490 12 MILE RD
BERKLEY MI 48072 1346

GAVIN FOUST
3342 ROYAL AVE
BERKLEY MI 48072 3827

CHARLES D MCPHAIL
ANDREA M MCPHAIL
3324 ROYAL AVE
BERKLEY MI 48072 3827

Occupant
3491 12 MILE RD
BERKLEY MI 48072 1345

TOAD FOUR REAL ESTATE LLC
1199 SURF CLUB DRIVE
XXXXX

THE REGULAR MEETING OF THE BERKLEY CITY PLANNING COMMISSION WAS CALLED TO ORDER AT 7:00 PM, AUGUST 25, 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/cityofberkeley>

DRAFT

PRESENT: Dana Kaplan Mike Woods
Shiloh Dahlin Robert Williams
Lisa Kempner
Eric Arnsman

ABSENT: Josh Stapp

ALSO PRESENT: Kristen Kapelanski, Community Development Director

APPROVAL OF AGENDA

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

Voice vote to approve the agenda

AYES: 6
NAYS: 0
ABSENT: Stapp

MOTION CARRIED

APPROVAL OF THE MINUTES

Motion by Commissioner Arnsman to approve the minutes of the July 28, 2026 Planning Commission meeting and supported by Commissioner Dahlin.

Voice vote to approve the meeting minutes of July 28, 2026.

AYES: 6
NAYS: 0
ABSENT: Stapp

MOTION CARRIED

COMMUNICATIONS

Director Kapelanski noted the latest issue of Michigan Planner was distributed.

CITIZEN COMMENTS

NONE

OLD BUSINESS

NONE

1

NEW BUSINESS

1. **PSP-06-26 Ari's Cheesesteak 3442 Twelve Mile Rd.:** The applicant, Ari Zarkin, is requesting site plan approval for a new parking lot.

Director Kapelanski introduced the project, noting that a reduction in the required number of parking spaces is required, and several landscaping waivers are required, along with a variance from the Zoning Board of Appeals. All new parking lots require site plan approval from the Planning Commission. No façade changes (outside of painting) are proposed at this time.

The Planning Commission discussed the proposed parking reduction and the requested landscape waivers. Clarifying questions were asked of both the applicant and staff. The Planning Commission added an additional landscape waiver for site landscaping, noting that the location of the site landscape area does not lend itself to plant growth. The Planning Commission asked the applicant, who agreed, to move the proposed bike rack to the former site landscape area and add a planter in the area of the bike rack instead.

Motion by Commissioner Dahlin and supported by Commissioner Williams to approve the site plan for PSP-06-26 Ari's Cheesesteak, 3442 Twelve Mile Road 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;
- e) A variance from the Zoning Board of Appeals for the deficient parking space length;
- f) A waiver of the site landscaping per Section 12.13 provided a planter is placed in the area of the proposed bike rack; and
- g) 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 comply with the standards in Section 15:05 of the Zoning Ordinance.

Roll call vote on the motion to approve PSP-06-26 Ari's Cheesesteak 3442 Twelve Mile Rd.

AYES: 6

NAYS: 0

ABSENT: Stapp

MOTION CARRIED

LIAISON REPORT

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

COMMISSIONER COMMENTS

NONE

STAFF COMMENTS

Director Kapelanski confirmed the payment in lieu of parking amendment was approved by the City Council. The data center amendment will be proceeding to the City Council later in the fall.

ADJOURNMENT

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

Voice vote for adjournment

AYES: 6

NAYS: 0

ABSENT: Stapp

With no further business, the meeting was adjourned at 7:34PM.

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:
 - Current or anticipated levels of employees and/or patrons;
 - Peak period usage versus normal usage;
 - Banked or reserved parking for future use;
 - Opportunities to provide or accommodate green space, additional landscaping or screening and to minimize impervious area on the site;
 - Neighborhood or other surrounding characteristics justify the requested deviation;
 - Strict application of the ordinance would unreasonably hinder development of the site for a permitted use and an alternate parking requirement would be appropriate;
 - Modification will not negatively impact public parking in the City;
 - Proximity of the site to local or regional transit, including but not limited to SMART bus stops, bicycle sharing stations, lite rail, etc.; and
 - 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.*

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



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



Kim Anderson <kanderson@berkeleymi.gov>

3442 Twelve Mile - Site Plan Review

Justin DuLong <jdulong@berkeleymi.gov>

Mon, Jul 27, 2026 at 8:39 AM

To: Kim Anderson <kanderson@berkeleymi.gov>

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



[Quoted text hidden]



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

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 Tuesday, September 15, 2026 at 7:00pm or as near thereto as the matter may be reached.

Application Number PBA-07-26

Ari's Cheesesteak, 3442 Twelve Mile Rd, Parcel # 04-25-07-385-036 and 25-07-385-037, North side of Twelve Mile Road, between Buckingham Ave. and Oakshire Ave., is requesting a two-foot variance on Parking Space Length.

Berkley City Code

Berkley City Code, Chapter 138 *Zoning*, Article 14, Section 14.04-2 Table; Vehicle Parking Requirements, Off-Street Parking Layout: Parking Space Length 20 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

I HAVE NO OBJECTION.
GOOD LUCK TO ARI'S!

GARY FOSTER
3376 12 mile
248.953.8090

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.

Last month, the Community Development Department began transitioning the Planning Commission and Zoning Board of Appeals over to Civics Plus for all packet information. Packets for both boards will now only be posted on Civics Plus going forward. A brief overview/training was provided for the Planning Commission at their July meeting and will be provided for the Zoning Board of Appeals at an upcoming meeting.

We are very excited to have Emily Loomis back as our full-time Building Official beginning in August. With the Community Development Department now fully staffed, some back burner projects can be tackled and our customers can expect more efficient service and regular inspection times. A big thank you should go to McKenna for helping us fill the gap for the past ten months.

Monthly Highlights

Civics Plus

Department Fully Staffed

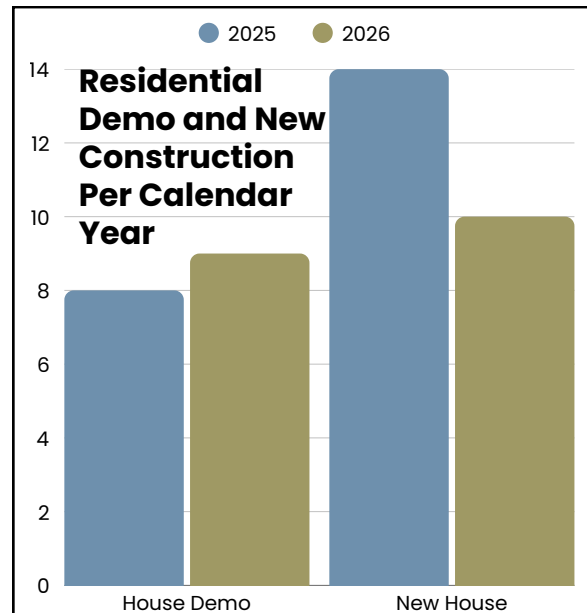
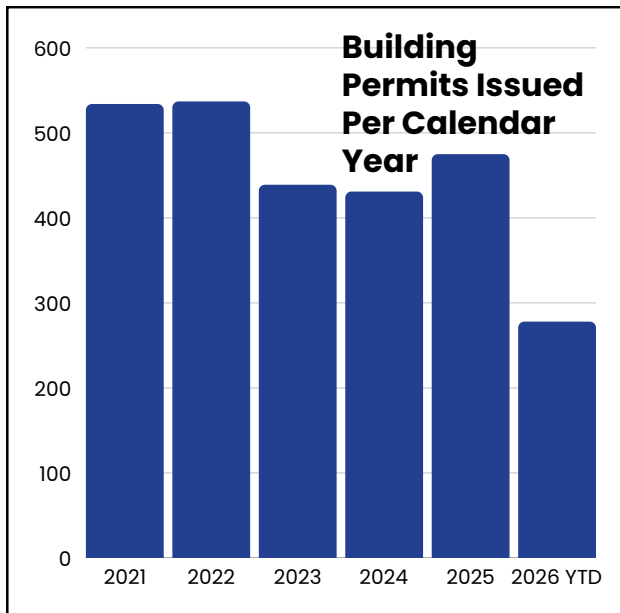
Planning Commission Activities

Type of Request	Request and Outcome
Special Land Use	The Planning Commission held the required public hearing and recommended approval of a special land use request for a medical spa at 3462 Greenfield Rd. The City Council ultimately approved the request.
Zoning Ordinance Text Amendment – Public Hearing	The Planning Commission held the public hearing and discussed an amendment to address the setbacks of accessory structures in exterior side yards on corner lots. A recommendation will be made at a future meeting.

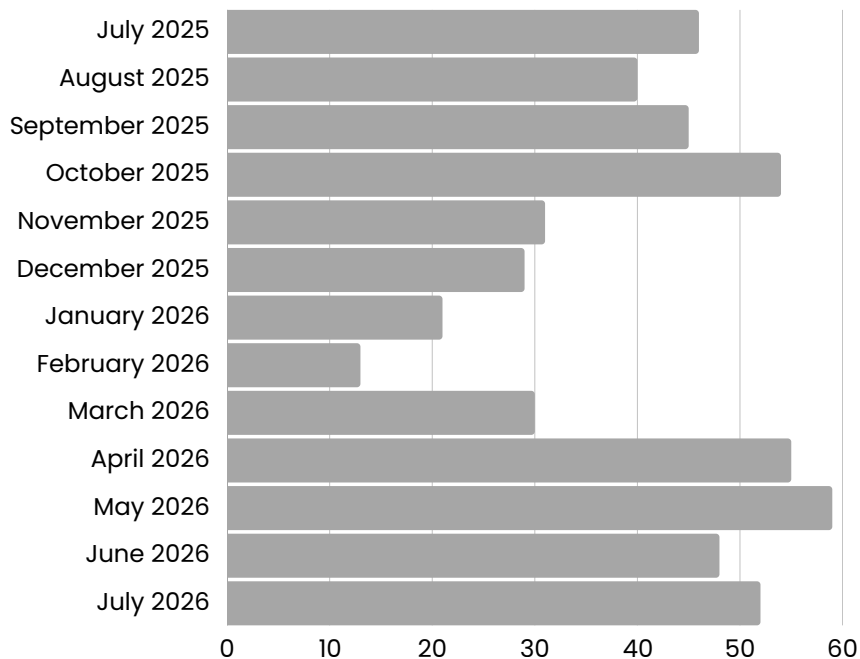
Zoning Board of Appeals Activities

Type of Request	Address	Request and Outcome
Dimensional Variance	4263 Gardner Ave.	The applicant requested three dimensional variances to construct a second story addition on a non-conforming structure. This requests were approved.
Interpretation of the Zoning Ordinance	3489 Catalpa Dr.	The applicant requested an interpretation of Section 5.09.E.2.i to confirm the requiried 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 intrepretation of the current ordinance provisions.

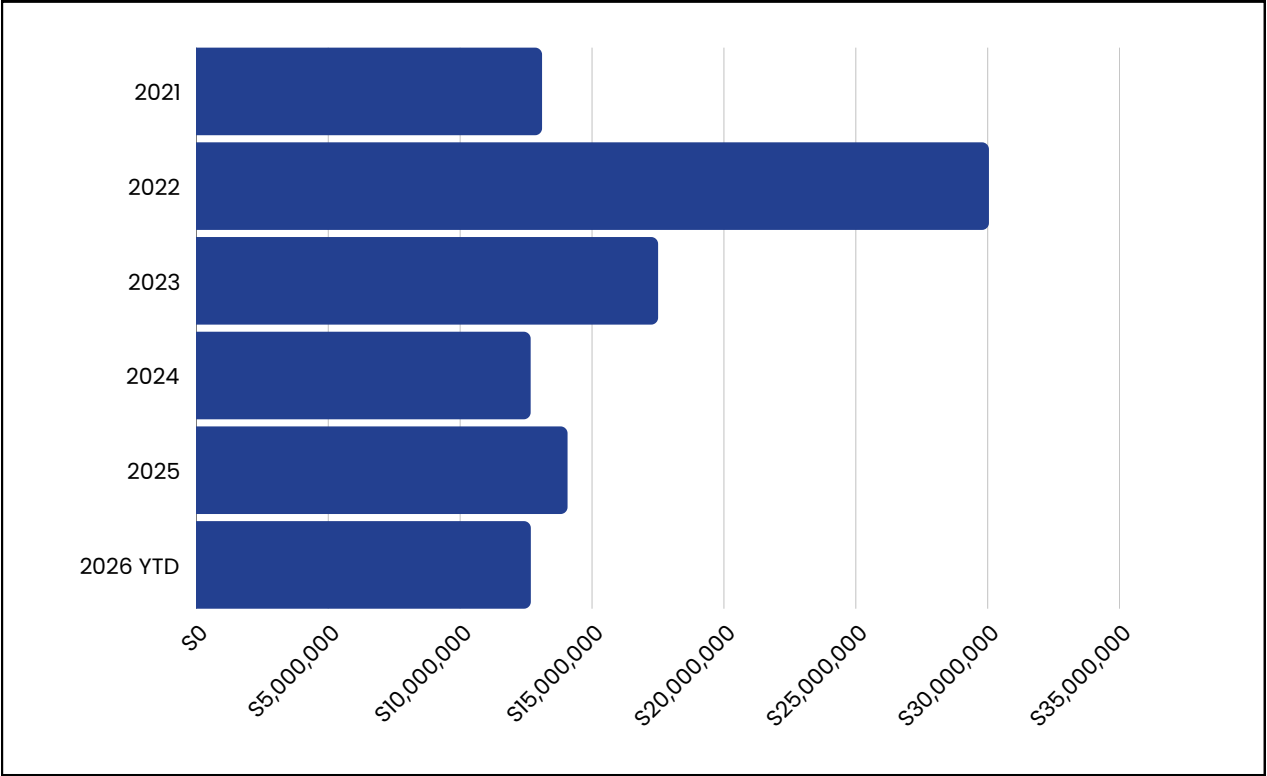
Construction and New Business



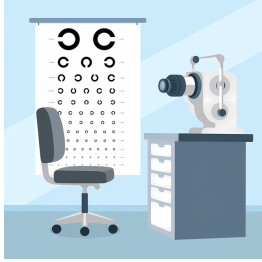
Building Permits Issued in Last 12 Months



Year over Year Construction Value



WELCOME TO THE NEIGHBORHOOD! Business Licenses Issued in July

	DMS Opticians, located at 2400 Greenfield Rd., received approval.
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The following businesses were denied a license in July:

- 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
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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