

PUBLIC NOTICE

City of Berkley, Michigan
Regular Meeting of the Zoning Board of Appeals
Monday, December 12, 2016
7:30 PM – City Hall
Council Chambers
Information: (248) 658-3300

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL
APPROVAL OF AGENDA
APPROVAL OF MINUTES – *Meeting of November 14, 2016*

ITEM FOR APPEAL

Old Business

1. **Application Number BA-10-16** Jason Silver, 1363 Wiltshire, Parcel ID #25-17-257-005, south side of Wiltshire, between Cass and Woodward, is requesting a variance of *Berkley City Code, Chapter 138 Zoning, Article IV Off-Street Parking and Loading, Section 138-222 Parking Lot Location, Design, and Construction, (1) Single and Two Family Residential Uses, (c) Residential Driveways, (1) For parcels less than 100 feet wide, no more than one driveway and approach per dwelling unit shall be permitted. The applicant is requesting this variance in order to construct a circular driveway on a 97 foot wide parcel.*

New Business

2. **Application Number PBA-11-16** 27799 Woodward LLC, regarding 960, 972, 984 Oxford and the east 20 feet of 996 Oxford, Lots 306, 307, and 308, and the east 20 feet of Lot 305 of the Larkmoor Boulevard Subdivision, Parcel ID's: 25-17-431-023, 25-17-431-022, 25-17-431-021, and 20 easterly feet of 25-17-431-034, north side of Oxford, between Woodward and Stanford, is requesting a use variance of *Berkley City Code, Chapter 138 Zoning, Article IV Off-Street Parking and Loading, Division 1 Off-Street Parking, Section 138-222 Parking Lot Location, Design, and Construction, (c) Nonresidential uses, (1) Location, (c) No parking lots shall be permitted as a principal use in a zoning district other than the Parking District (P-1). The applicant is requesting this variance in order to permit a business parking lot in a single family residential district.*
3. **Application Number PBA-12-16** Alimoff Building and Development, regarding the parcel west of 2380 Franklin, north side of Franklin, between Berkley and Coolidge, is requesting a variance to construct two new houses on two 40 foot wide parcels. Each new house would be 24 feet wide. The houses would be at least 15 feet from the houses at 2412 and 2366 Franklin. The new houses would be 12.9 feet from each other when a minimum of 15 feet is required (*Berkley City Code, Chapter 138 Zoning, Article V District Regulations, Section 138-527 Notes to the Schedule of Regulations, (d) There shall be a distance of at least 15 feet between dwellings*).

OTHER BUSINESS
LIAISON REPORT
PUBLIC COMMENTS
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.