

## PUBLIC NOTICE

City of Berkley, Michigan  
Regular Meeting of the Zoning Board of Appeals  
Monday, March 12, 2018  
7:30 PM – City Hall  
Council Chambers  
Information: (248) 658-3320

CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
ROLL CALL  
APPROVAL OF AGENDA  
APPROVAL OF MINUTES – *Meeting of December 11, 2017*

### ITEMS FOR APPEAL

1. **Application Number PBA-01-18**

Don Swanson—Creative Land Development Inc., 3179 Kipling Ave, Lot 584 of Brookline Hills Subdivision, Parcel Id: 04-25-18-230-020 is requesting a dimensional variance to construct a residential home less than fifteen (15) feet from the adjacent dwelling.

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.



**A MEETING OF THE ZONING BOARD OF APPEALS WAS CALLED TO ORDER AT 7:30 PM, TUESDAY, DECEMBER 12, 2017 AT CITY HALL BY CHAIRPERSON EVANS.**

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**PRESENT:** Paul Evans                      Dean Smith                      Ryan Gesund                      Scott Emmons  
                 Steve Allen                      Mike Kerby                      Greg Butts

**ABSENT:** Susan McAlpine              Miles Uhlar

**ALSO PRESENT:**

                 Matthew Baumgarten, City Manager  
                 Alan Kideckel, City Council Liaison

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**APPROVAL OF AGENDA**

It was moved by Mr. Kerby and supported by Mr. Gesund to approve the agenda noting a correction on the description of Item 1.

**AYES:** Evans, Smith, Gesund, Allen, and Kerby Emmons, and Butts

**NAYS:** None

**ABSENT:** McAlpine, Uhlar

**Motion Carried.**

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**APPROVAL OF MINUTES**

Board Members discussed possible corrections and clarifications.

It was moved by Mr. Allen to approve the minutes of November 13, 2017, with the suggested corrections included and supported by Mr. Gesund.

**AYES:** Evans, Smith, Gesund, Allen, and Kerby Emmons, and Butts

**NAYS:** None

**ABSENT:** McAlpine, Uhlar

**Motion Carried.**

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**1. Application Number PBA-08-17**

Tim Chapman, 3012 Oakshire Ave, S 1/2 of Lot 344 & N 20 ft of Lot 345, Thomas Brothers Beverly Park Subdivision, Parcel ID #25-18-132-014, east side of Oakshire, between Beverly and Wiltshire is requesting a variance to allow a pool to remain within six feet of a fence and accessory structures.

Baumgarten noted that this item was postponed following the November Regular meeting of the Zoning Board of Appeals and gave review of the facts of the case.

Steve Allen asked Baumgarten if a representative of the City or its Building Department had reached out to the vendor or the installer concerning the lack of permits pulled for the installation of Mr. Chapman's pool. Baumgarten noted he was not aware if anyone had yet made contact with the vendor or the installer.

Chair Evans invited Tim Chapman to offer additional details and reasoning for pursuing a variance.

Chair Evans opened the public hearing at 7:40 PM and hearing no comments, closed the hearing at 7:40pm.

D. Smith explained that he had visited the site in his role as a Board member and saw no other viable option given the layout of the rear property. He noted that safety is an issue given the location of the garage. He did not want someone to attempt to leap from garage into pool. He also noted that the A/C unit would need to be grounded if pool was allowed to remain.

S. Allen noted his dismay with the vendor and installer for selling and installing a pool without oversight and proper permits. Noted that this would have been avoidable.

Chair Evans invited the applicant to address questions about insurance and garage. The applicant noted that he was able to gain insurance with a specific rider on the policy and that he had built the garage on site in 2015. It was noted that the aerial photo in the staff report shows only a shed in the rear yard and was taken before the construction of the garage.

D. Smith noted that the installation of the larger garage shifts the onus onto the applicant who created his own issue with the lack of space in the rear yard.

Chair Evans agreed and noted there are simply too many structures and accessory structures existing in the rear yard too allow for addition of a pool as requested and that he was not inclined to support the variance.

S. Allen noted the potential for flood damage to these structures if the pool were to rupture.

It was moved by Mr. Gesund and seconded by Mr. Allen to deny BA-08-17 citing that a practical difficulty had not been proven due to the fact that the applicant had caused the need for the variance through his own actions.

AYES: Evans, Smith, Gesund, Allen, and Kerby Emmons, and Butts  
NAYS: None  
ABSENT: McAlpine, Uhlar

**Motion Carried.**

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## **OTHER BUSINESS**

R. Gesund wished everyone a happy holiday season and thanked those that attended this meeting. Many other members joined him in this sentiment.

S. Allen requested that proof of ownership be added to the informational packet moving forward.

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## **LIAISON REPORTS**

Councilmember Kideckel indicated that he will remain in his role as City Council liaison to ZBA. He outlined that upcoming steps to fill the City Council vacancy left when Dan Terbrack was sworn in as the Mayor of Berkley.

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## **PUBLIC COMMENTS**


W. Zabramski thanked the Board for their decision and requested some follow up with the vendor and installer to prevent similar situations and to make sure they are aware of the permit requirement.

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There being no further business, Chair Evans adjourned the meeting at 7:59 PM.

**MEMORANDUM**

TO: City of Berkley Zoning Board of Appeals  
 FROM: Timothy McLean  
 Community Development Director  
 DATE: March 7, 2018  
 RE: **Report for PBA-01-18**

APPLICANT:	Don Swanson—Creative Land Development Inc.	
LOCATION:	3179 Kipling Ave, Lot 584 Brookline Hills, Parcel ID#04-25-18-230-020, corner of Kipling Ave and Beverly Blvd.	
REQUEST:	The applicant is seeking a dimensional variance for the construction of a residential home less than 15 feet from the adjacent dwelling.	
REQUIRED:	<i>Berkley City Code, Chapter 138 Zoning, Division 17 Schedule of Regulations, Section 138-526 Schedule of Regulations. In the R-1D District, the smallest side yard setback shall not be less than 5 feet; both side yards shall total 15 feet; and Section 138-527 Notes to schedule of regulations, (d) There shall be a distance of at least 15 feet between dwellings.</i>	
EXISTING ZONING / LAND USE:	Single Family Residential District (R-1D) / Improved with a single family detached house and detached garage	
<b>SURROUNDING ZONING / LAND USE:</b>		
	NORTH Single Family Residential District (R-1D) / Improved with a single family detached house	
WEST Single Family Residential District (R-1D) / Improved with a single family detached house		EAST Single Family Residential District (R-1D) / Improved with a single family detached house
	SOUTH Single Family Residential District (R-1D) / Improved with a single family detached house	

## **DISCUSSION:**

The applicant is planning to demolish the existing home and detached garage at 3179 Kipling Ave. The existing home is non-conforming to existing zoning under Chapter 138 *Zoning*, Article V, Division 17, Sec.138-527(d): *There shall be a distance of at least 15 feet between dwellings.* The existing home is 8.9 feet from the adjacent dwelling to the south. There is an additional non-conformity as the side yard setback is 3.8 feet from the property line. Sec.138-526 requires a minimum side yard setback of 5 feet in at least one side yard.

The applicant is proposing to demolish the existing home and garage and construct a new residence with an attached garage. The applicant is seeking relief from Sec.138-527(d) for the proposed residence. The applicant would need a dimensional variance to lessen the requirement of 15 feet between dwellings to 10.5 feet.

Based on the requirements of the Berkley City Code, an applicant must demonstrate a practical difficulty in order to obtain a variance. The test to determine practical difficulty is listed below.

- ***The need for the variance is due to unique circumstances or physical conditions of the property.***

The minimum lot size in the R-1D district is 4,400 square feet with a width of 40 feet. The size of the lot at 3179 Kipling Ave is 114 feet long with a width of 40 feet, totaling 4,560 square feet.

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

The proposed construction would be consistent with setback requirements in the R-1D district and it would eliminate a non-conforming side yard setback from the original residence. The existing residence is only 8.9 feet from the adjacent dwelling. If the variance is approved, there would be a distance of 10.6 feet between dwelling units. While the demolition of the existing residence eliminates non-conformity, the new construction would create a new non-conformity. While the new construction creates a new non-conformity, it is worth noting that it improves upon the previous one.

- ***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.***

While the proposed new construction would be a significant improvement over the existing structures, the developer could choose to construct a new residence that meets the requirement of 15 feet between dwelling units. However, an argument could be made that size limitations of the home resulting from compliance with the standard of 15 feet between dwellings is unnecessarily burdensome.

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

The requested variance, while short of the 15 foot standard, would increase the distance between dwellings. This is an improvement over the existing non-conformity.

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

Many residences on Kipling Ave from Beverly Blvd to Wiltshire Rd do not meet the minimum standard of 15 feet between dwellings. Lessening an existing non-conformity would not adversely impact surrounding properties.

### **FINDINGS**

A practical difficulty has not been proven:

1. The size of the lot at 3179 Kipling Ave meets the minimum size requirements in the R-1D district. Based on this standard, there are not unique circumstances or physical conditions on the property that create the need for a variance.
2. The proposed development eliminates non-conformity with the side yard setback, but it re-creates the non-conformity of the required distance between dwellings.
3. Standards 3-5 have been met.



**Berkley Zoning Board of Appeals  
Dimensional (non-use variance) Request**

Case No. BA \_\_\_\_\_ - \_\_\_\_\_

Date: \_\_\_\_\_

**Has the applicant met his/her burden in demonstrating that the request meets ALL of the standards as follows? (circle YES or NO)**

YES NO **1. The need for the variance is due to unique circumstances or physical conditions of the property.**

YES NO Are the physical dimensions substantially different from other properties in the district? (size, shape...)

YES NO Are there any physical anomalies associated with the property? (a river, a mountain...)

YES NO -

The standard has been met because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YES NO **2. The need for the variance is not the result of actions of the property owner or previous property owners.**

YES NO Did the property satisfy the ordinance prior to action by the applicant?

YES NO Did the owner or previous owner create the unique conditions presented in support of the variance?

YES NO -

The standard has been met because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YES NO **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.**

YES NO Requirements create an unbuildable lot or prevent the use

YES NO Requirements prevent a fully compliant building/structure (unnecessary burden)

YES NO Not merely an inconvenience

YES NO -

The standard has been met because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Berkley Zoning Board of Appeals  
Dimensional (non-use variance) Request**

Case No. BA \_\_\_\_\_ - \_\_\_\_\_

Date: \_\_\_\_\_

YES NO **4. The requested variance is the minimum variance necessary to do substantial just to applicant as well as other property owners.**

YES NO Granting a variance is fair to both applicant and neighbors

YES NO Allows applicant to do something others are typically allowed

YES NO If relief is warranted, minimize number and extent of variances within reason – don't grant 10' if 5' is reasonable.

YES NO -

The standard has been met because \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

YES NO **5. The requested variance will not adversely impact the surrounding properties.**

YES NO Disrupt access to light and air

YES NO Interfere with development or continued use

YES NO Public safety concerns

YES NO -

The standard has been met because \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Other considerations:**

- Conditions may be attached to any affirmative decision
- Situation likely to often encounter?
- Not compromise intent & purpose of Zoning Ordinance



3338 Coolidge  
 Berkley, Michigan 48072  
 (248) 668-3320  
 FAX (248) 668-3301  
[www.berkleymich.org](http://www.berkleymich.org)

**CITY OF BERKLEY**  
**Zoning Board of Appeals – Application Form**

A complete application, a check payable to the 'City of Berkley', and 15 copies of a survey, folded plans, and other applicable data must be submitted to the City of Berkley one month prior to the date of the ZBA hearing. Fee: \$300.00 If an application is withdrawn more than 3 weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than 3 weeks prior to the meeting, no refund will be given. Account Number: 1019.

The Zoning Board of Appeals meets the second Monday of every month. The meetings are held at 7:30 p.m. in the Council Chambers at the City Hall, 3338 Coolidge Highway, Berkley, Michigan 48072.

**APPLICANT:**

Name: DON SWANSON Phone: [REDACTED]  
 Address: 3703 DONLEY, ROCHESTER HILLS MI 48309

Relationship to Property (current tenant, representative, future tenant, future owner, owner)  
PRESIDENT OF COMPANY IN OWNERSHIP

**PROPERTY OWNER:**

Name: CREATIVE LAND DEVELOPMENT, INC Phone: [REDACTED]  
 Property Owner Address: 3703 DONLEY, ROCHESTER HILLS, MI 48309

**PROPERTY DESCRIPTION:**

Address: 3179 KIPLING  
 Sidwell (Tax I.D. #): 25-18-230-02D Lot & Subdivision: L 584, BROOKLINE HILLS  
 Current Zoning Classification: RES. Current Use of Property: RES

**VARIANCE REQUEST:**

Description of Request: CHANGE DISTANCE FROM 15' TO 10.5' FROM HOUSE DIRECTLY SOUTH  
 From the City of Berkley Code, Chapter \_\_\_\_\_ Section 138-527(d)  
 Has the City refused a permit for the request? YES.

**GROUNDS FOR APPEAL:**

There are two types of variances: non-use variances and use variances. A use variance permits the use of land that is otherwise not allowed in a zoning district. A non-use variance is a variance regarding setbacks, height; parking; sign size or placement; fences and walls.

In either case, the applicant must prove to the Zoning Board of Appeals that not receiving this variance will cause undue hardship or practical difficulty. Please complete either the use variance or non-use variance sections (whichever is applicable to your request)—DO NOT COMPLETE BOTH SECTIONS.

**NON-USE VARIANCE**

A non-use variance is a variance regarding setbacks; height; parking; sign size or placement; fences and walls. The need for the variance is due to unique circumstances or physical conditions of the property because

ITS A CORNER LOT ONLY 40' WIDE

The need for the variance is not the result of actions of the property owner or previous property owners because

ITS EXTREMELY SMALL BUILDING ENVELOPE

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 because

NEW HOUSE WOULD BE EXTREMELY NARROW AND ODD LOOKING

The requested variance is the minimum variance necessary to do substantial justice to applicant as well as other property owners because

IT WILL ALLOW A LARGER, MORE CONFORMING HOUSE TO BE BUILT

The requested variance will not adversely impact the surrounding properties because

THERE WILL STILL BE 10.5' REMAINING BETWEEN HOMES. THE NEW HOUSE WOULD BE MORE CONFORMING TO ZONING THAN THE OLD ONE.

**USE VARIANCE**

A use variance permits the use of land that is otherwise not allowed in a zoning district.

The building or land cannot be reasonably used for any of the uses permitted by right or by special use permit in the current zoning district because

The need for the variance is due to unique circumstances or physical conditions of the property because

Proposed use will not alter the essential character of the neighborhood because

The need for the variance is not the result of actions of the property owner or previous property owners because

I understand that ZBA members may need to access my property to better understand my case. I understand that financial hardship cannot be considered. I have received the brochure outlining ZBA procedures and requirements.

*Donald H. [Signature]*  
Signature of Applicant

2-5-18  
Date

Office Use Only  
Date Application Received: 2-5-18 Fee: 300<sup>00</sup> Receipt Number: PBA-01-18  
Hearing Date: \_\_\_\_\_ Case Number: \_\_\_\_\_  
Zoning Board of Appeals Decision: \_\_\_\_\_

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

**Notice  
Meeting of the Berkley  
Zoning Board of Appeals**

Notice is hereby given, that there will be a meeting of the Zoning Board of Appeals to be held at the City of Berkley in the Council Chambers, 3338 Coolidge, Berkley, Michigan on Monday, March 12, 2018 at 7:30PM or as near thereto as the matter may be reached.

**Application Number PBA-01-18**

Creative Land Development Inc., 3179 Kipling Ave, Lot 584 of Brookline Hills Subdivision, Parcel Id: 04-25-18-230-020 is requesting a dimensional variance to construct a residential home less than fifteen (15) feet from the adjacent dwelling.

**Berkley City Code**

*Berkley City Code, Chapter 138 Zoning, Article V, Division 17, Sec.138-527(d) There shall be a distance of at least 15 feet between dwellings.*

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 in the hands of the Berkley Building Department before 7:30 p.m. on the date of the Public Hearing.

TIMOTHY MCLEAN  
COMMUNITY DEVELOPMENT DIRECTOR

**Publish Once:**

The Daily Tribune  
Sunday, (INSERT DATE HERE)

3179 Kipling  
Wed Feb 21 2018



Occupant  
3233 KIPLING AVE  
BERKLEY MI 48072 1639

Occupant  
3221 CUMBERLAND RD  
BERKLEY MI 48072 1615

Occupant  
3179 CUMBERLAND RD  
BERKLEY MI 48072 1665

Occupant  
3116 WAKEFIELD RD  
BERKLEY MI 48072 3518

Occupant  
3169 KIPLING AVE  
BERKLEY MI 48072 3514

Occupant  
3147 KIPLING AVE  
BERKLEY MI 48072 3514

Occupant  
3270 KIPLING AVE  
BERKLEY MI 48072 1640

Occupant  
3159 CUMBERLAND RD  
BERKLEY MI 48072 1665

Occupant  
3138 WAKEFIELD RD  
BERKLEY MI 48072 3518

Occupant  
3282 WAKEFIELD RD  
BERKLEY MI 48072 1644

Occupant  
3169 WAKEFIELD RD  
BERKLEY MI 48072 3520

Occupant  
3137 KIPLING AVE  
BERKLEY MI 48072 3514

Occupant  
3269 WAKEFIELD RD  
BERKLEY MI 48072 1643

Occupant  
3180 KIPLING AVE  
BERKLEY MI 48072 3512

Occupant  
3170 KIPLING AVE  
BERKLEY MI 48072 3512

Occupant  
3249 CUMBERLAND RD  
BERKLEY MI 48072 1615

Occupant  
3100 KIPLING AVE  
BERKLEY MI 48072 3512

Occupant  
3234 WAKEFIELD RD  
BERKLEY MI 48072

Occupant  
3269 KIPLING AVE  
BERKLEY MI 48072 1639

Occupant  
3115 CUMBERLAND RD  
BERKLEY MI 48072 1665

Occupant  
3281 KIPLING AVE  
BERKLEY MI 48072 1639

Occupant  
3270 WAKEFIELD RD  
BERKLEY MI 48072 1644

Occupant  
3115 KIPLING AVE  
BERKLEY MI 48072 3514

Occupant  
3234 KIPLING AVE  
BERKLEY MI 48072 1640

Occupant  
3213 WAKEFIELD RD  
BERKLEY MI 48072 1643

Occupant  
3099 KIPLING AVE  
BERKLEY MI 48072 3513

Occupant  
3253 CUMBERLAND RD  
BERKLEY MI 48072 1615

Occupant  
3250 KIPLING AVE  
BERKLEY MI 48072 1640

Occupant  
3179 WAKEFIELD RD  
BERKLEY MI 48072 3520

Occupant  
3249 WAKEFIELD RD  
BERKLEY MI 48072 1643

Occupant  
3221 WAKEFIELD RD  
BERKLEY MI 48072 1643

Occupant  
3084 WAKEFIELD RD  
BERKLEY MI 48072 3517

Occupant  
3235 WAKEFIELD RD  
BERKLEY MI 48072 1643

Occupant  
3214 KIPLING AVE  
BERKLEY MI 48072 1644

Occupant  
3141 CUMBERLAND RD  
BERKLEY MI 48072 1665

Occupant  
3138 KIPLING AVE  
BERKLEY MI 48072 3512

Occupant  
3250 WAKEFIELD RD  
BERKLEY MI 48072 1644

Occupant  
3214 WAKEFIELD RD  
BERKLEY MI 48072

Occupant  
3144 WAKEFIELD RD  
BERKLEY MI 48072 3518

Occupant  
3179 KIPLING AVE  
BERKLEY MI 48072 3514

Occupant  
3100 WAKEFIELD RD  
BERKLEY MI 48072 3518

Occupant  
3125 WAKEFIELD RD  
BERKLEY MI 48072 3520

Occupant  
3159 WAKEFIELD RD  
BERKLEY MI 48072 3520

Occupant  
3249 KIPLING AVE  
BERKLEY MI 48072 1639

Occupant  
3083 KIPLING AVE  
BERKLEY MI 48072 3513

Occupant  
3137 CUMBERLAND RD  
BERKLEY MI 48072 1665

Occupant  
3222 KIPLING AVE  
BERKLEY MI 48072 1640

Occupant  
3115 WAKEFIELD RD  
BERKLEY MI 48072

Occupant  
3170 WAKEFIELD RD  
BERKLEY MI 48072 3501

Occupant  
3213 CUMBERLAND RD  
BERKLEY MI 48072 1615

Occupant  
3160 WAKEFIELD RD  
BERKLEY MI 48072 3518

Occupant  
3147 WAKEFIELD RD  
BERKLEY MI 48072 3520

Occupant  
3159 KIPLING AVE  
BERKLEY MI 48072 3514

Occupant  
3116 KIPLING AVE  
BERKLEY MI 48072 3512

Occupant  
3146 KIPLING AVE  
BERKLEY MI 48072 3512

Occupant  
3180 WAKEFIELD RD  
BERKLEY MI 48072 3501

Occupant  
3213 KIPLING AVE  
BERKLEY MI 48072 1639

Occupant  
3099 WAKEFIELD RD  
BERKLEY MI 48072 3519

Occupant  
3160 KIPLING AVE  
BERKLEY MI 48072 3512



MATTHEW HAYDEN  
KATHLEEN HAYDEN  
3233 KIPLING AVE  
BERKLEY MI 48072 1639

RAYMOND RENAUD  
CHRISTINE RENAUD  
3221 CUMBERLAND RD  
BERKLEY MI 48072 1615

HAROLD C USHER  
3179 CUMBERLAND RD  
BERKLEY MI 48072 1665

CHRISTINE ZUGARO  
3116 WAKEFIELD RD  
BERKLEY MI 48072 3518

BRIAN S ONNELA  
3169 KIPLING AVE  
BERKLEY MI 48072 3514

PHILLIP TANABE  
3147 KIPLING AVE  
BERKLEY MI 48072 3514

DENNIE W HARMESON  
3270 KIPLING AVE  
BERKLEY MI 48072 1640

ERIC CHURCH  
CHERYL ENDEAN  
3159 CUMBERLAND RD  
BERKLEY MI 48072 1665

JENNIFER LUETTKE  
3138 WAKEFIELD RD  
BERKLEY MI 48072 3518

KON KIM  
3282 WAKEFIELD RD  
BERKLEY MI 48072 1644

ALBERTA GRANT  
3169 WAKEFIELD RD  
BERKLEY MI 48072 3520

OLIVER CONSTRUCTION INC  
2749 BIRCH HARBOR LN  
WEST BLOOMFIELD MI 48324 1907

KATHLEEN E MOORE  
3269 WAKEFIELD RD  
BERKLEY MI 48072 1643

MICHAEL O'BRIEN  
3180 KIPLING AVE  
BERKLEY MI 48072 3512

CHRISTOPHER HEALY  
ANNE HEALY  
3170 KIPLING AVE  
BERKLEY MI 48072 3512

DEVIN BONE  
3249 CUMBERLAND RD  
BERKLEY MI 48072 1615

KIRSTEN M LOPEZ  
3100 KIPLING AVE  
BERKLEY MI 48072 3512

NANCY GAGE  
3234 WAKEFIELD RD  
BERKLEY MI 48072

JEFFREY CARPENTER  
3269 KIPLING AVE  
BERKLEY MI 48072 1639

MICHAEL L DECAMP  
3115 CUMBERLAND RD  
BERKLEY MI 48072 1665

ZARTH AUSTEN  
DOREEN AUSTEN  
3281 KIPLING AVE  
BERKLEY MI 48072 1639

AARON J HOJNACKI  
3270 WAKEFIELD RD  
BERKLEY MI 48072 1644

JEANETTE M FALLON  
3115 KIPLING AVE  
BERKLEY MI 48072 3514

STEPHEN LEHMAN  
3234 KIPLING AVE  
BERKLEY MI 48072 1640

MATTHEW SIMECEK  
3213 WAKEFIELD RD  
BERKLEY MI 48072 1643

JOSEPH FAULS  
KATELYN FAULS  
3099 KIPLING AVE  
BERKLEY MI 48072 3513

BRIAN MARTIN  
VIRGINIA HUDSON  
3253 CUMBERLAND RD  
BERKLEY MI 48072 1615

BENJAMIN D GUTHRIE  
3250 KIPLING AVE  
BERKLEY MI 48072 1640

MICHAEL HUNYOR  
3179 WAKEFIELD RD  
BERKLEY MI 48072 3520

DANIEL AMORI  
3249 WAKEFIELD RD  
BERKLEY MI 48072 1643

MICHAEL KRANIG  
3221 WAKEFIELD RD  
BERKLEY MI 48072 1643

PETER LINDBERG  
KYESHA LINDBERG  
3084 WAKEFIELD RD  
BERKLEY MI 48072 3517

JOEL R WHITFIELD  
LAURA L WHITFIELD  
3160 KIPLING AVE  
BERKLEY MI 48072 3512

THERESA A NYCEK  
3214 KIPLING AVE  
BERKLEY MI 48072 1640

MATTHEW TOOTALIAN  
DESIREE MARX  
3141 CUMBERLAND RD  
BERKLEY MI 48072 1665

NICOLE A JOHNESEE  
3235 WAKEFIELD RD  
BERKLEY MI 48072 1643

PAUL J BAUER  
3250 WAKEFIELD RD  
BERKLEY MI 48072 1644

HELEN DECAMP  
3115 CUMBERLAND RD  
BERKLEY MI 48072 1665

JACQUELINE C OUVRY  
SHAWN B OUVRY  
3138 KIPLING AVE  
BERKLEY MI 48072 3512

CREATIVE LAND DEVELOPMENT INC  
3703 DONLEY AVE  
ROCHESTER HILLS MI 48309 4134

MICHAEL A HERD  
DIANA K KEEFE  
3296 KIPLING AVE  
BERKLEY MI 48072 1640

MARDAN KERIMOV  
3144 WAKEFIELD RD  
BERKLEY MI 48072 3518

MARGARET MULLENNIEX  
3159 WAKEFIELD RD  
BERKLEY MI 48072 3520

RANDEL GUIGNEAUX  
DIANA GUIGNEAUX  
3100 WAKEFIELD RD  
BERKLEY MI 48072 3518

KEITH M NOLAN  
SHANNON M NOLAN  
3125 WAKEFIELD RD  
BERKLEY MI 48072 3520

JONATHAN B MOISES  
ERIKA CROCKER-MOISES  
3137 CUMBERLAND RD  
BERKLEY MI 48072 1665

JESSICA L GENORD  
3249 KIPLING AVE  
BERKLEY MI 48072 1639

SHARON JENNINGS  
3083 KIPLING AVE  
BERKLEY MI 48072 3513

TYLER SCHMITZ  
3170 WAKEFIELD RD  
BERKLEY MI 48072 3501

JOHN E SCHUTTER  
3222 KIPLING AVE  
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