

THE CITY OF BERKLEY  
Community Development 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, July 14, 2025 at 7:00 pm or as near thereto as the matter may be reached.

**Application Number PBA-03-25**

Bradley DeVries on behalf of Damsel LLC, 3020 Coolidge Hwy., parcel 04-25-17-107-031, on the East side of Coolidge Highway, between Earlmont Road and Brookline Hills, is requesting a variance to waive on-site parking requirements.

**Berkley City Code**

*Berkley City Code*, Chapter 138 *Zoning*, Article 14, Off-Street Parking, Loading, and Access Standards, Section 14.04(Q) Table.

Complete application information is available for review at [www.berkleymi.gov/community-development/development-projects](http://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](mailto:planning@berkleymi.gov) before 4:00 p.m. on the date of the Public Hearing.

KIM ANDERSON  
ZONING ADMINISTRATOR

**Publish Once:**

Royal Oak Tribune  
Saturday, June 28, 2025



# 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.

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### APPLICANT INFORMATION

Name: Bradley DeVries Phone: [REDACTED]

Address: 220 S Main Street, Royal Oak MI 48067

Email: [REDACTED]

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

Architect

### PROPERTY OWNER INFORMATION (if different from Applicant)

Name: Christine Sheridan Phone: [REDACTED]

Address: 1992 Catalpa Drive, Berkley MI 48072

Email: [REDACTED]

### PROPERTY DESCRIPTION

Address: 3020 Coolidge Highway, Berkley MI 48072

Parcel #: 25-17-107-031 Zoning Classification: Coolidge District

Current Use of Property: Vacant Retail

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## 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 to reduce the off-street parking requirement from 8 parking spaces to 0 parking spaces.

Has the City denied a permit related to the proposed work? ☐ Yes ☒ No

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***Please fill out ONLY the section below that applies to your request.***

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### 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 of physical conditions of the property.

The parcel is 37' wide x 53.81' feet deep, and the existing building (approximately 100 years old) is 34'-10" wide and 42'-3" deep. The parcel fronts Coolidge Highway (west), and is bordered on the east, north, and south by adjacent parcels/buildings. Due to the configuration of the lot, on-site parking is not possible.

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

The configuration of the lot, adjacent lots, and the footprint of the existing building predate the property owner's involvement and ownership of the 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.

Because the parcel can physically not accomodate any off-street parking, not granting a variance to completely elimnate the off-street parking requirement would render the property useless to the current owners, but also any potential uses, as there are no permitted uses that would have no off-street parking requirements without a variance. Furthermore, there is no public lot within the specified distance limit to alleviate the requirement and the new zoning ordinance does not allow a shared parking agreement to satisfy an off-street parking requirement in full. A variance is the only option.

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

The proposed use of the property would be first floor retail (approx. 1,150 SF UFA + 3 employees) with second floor office space (approx. 1,300 SF UFA). The retail space would require 5 parking spaces, where the office space would require 4 parking spaces. This makes the total requirement 8, as there is one street space fully in front of the building. Other by-right uses, would require the same amount of parking, if not more, as the retail parking requirement is among the least intense of resasonable uses for the building.

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

The requested variance will have no adverse impact as this is the existing condition and it has existed for many years. There is ample street parking available (not all which can be counted), but will presumably be available often. The retail store is not a high-traffic space, such as a market or drug store, and the office will have very little in the means of parking turnover.

## II. INTERPRETATION OF ZONING ORDINANCE

Provide Section numbers of Zoning Ordinance to be interpreted: 14.04

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

14.04 - Vehicle Parking Requirements. Subsections A, B, C, I, and M all factor into the calculations and the variance request. Subsection Q documents the requirements per use.

See attached diagram w/ calculations.

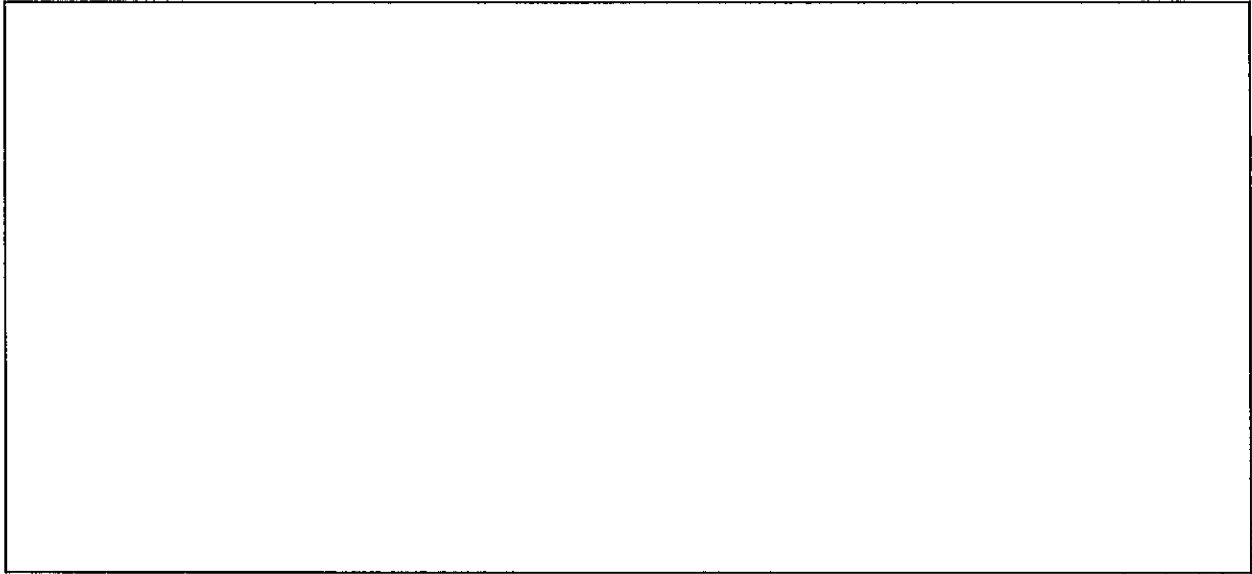
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## III. ADMINISTRATIVE REVIEW / APPEAL OF DECISION

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.

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#### SUBMIT THE FOLLOWING:

Provide 15 copies 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.

A PDF file of the application and supporting documents must also be submitted at the time of application.

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**PLEASE NOTE:** The applicant, or a designated representative, **MUST 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.

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**PROPERTY OWNER'S APPROVAL** *(Initial each line)*

CS 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.

CS I hereby authorize the employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above referenced property in relation to the above request.

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**APPLICANT'S ENDORSEMENT:** *(Initial each line)*

BDV All information contained herein is true and accurate to the best of my knowledge.

BDV I acknowledge that the ZBA will not review my request unless all information in the application has been submitted to the satisfaction of the Community Development Director.

BDV 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.

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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.

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Bradley DeVries  
Applicant Name (print)

  
Applicant Signature

6-13-2025  
Date

Applicant Name (print)

Applicant Signature

Date

Christine Sheridan  
Property Owner Name (print)

  
Property Owner Signature

6-13-2025  
Date



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**Office Use Only**

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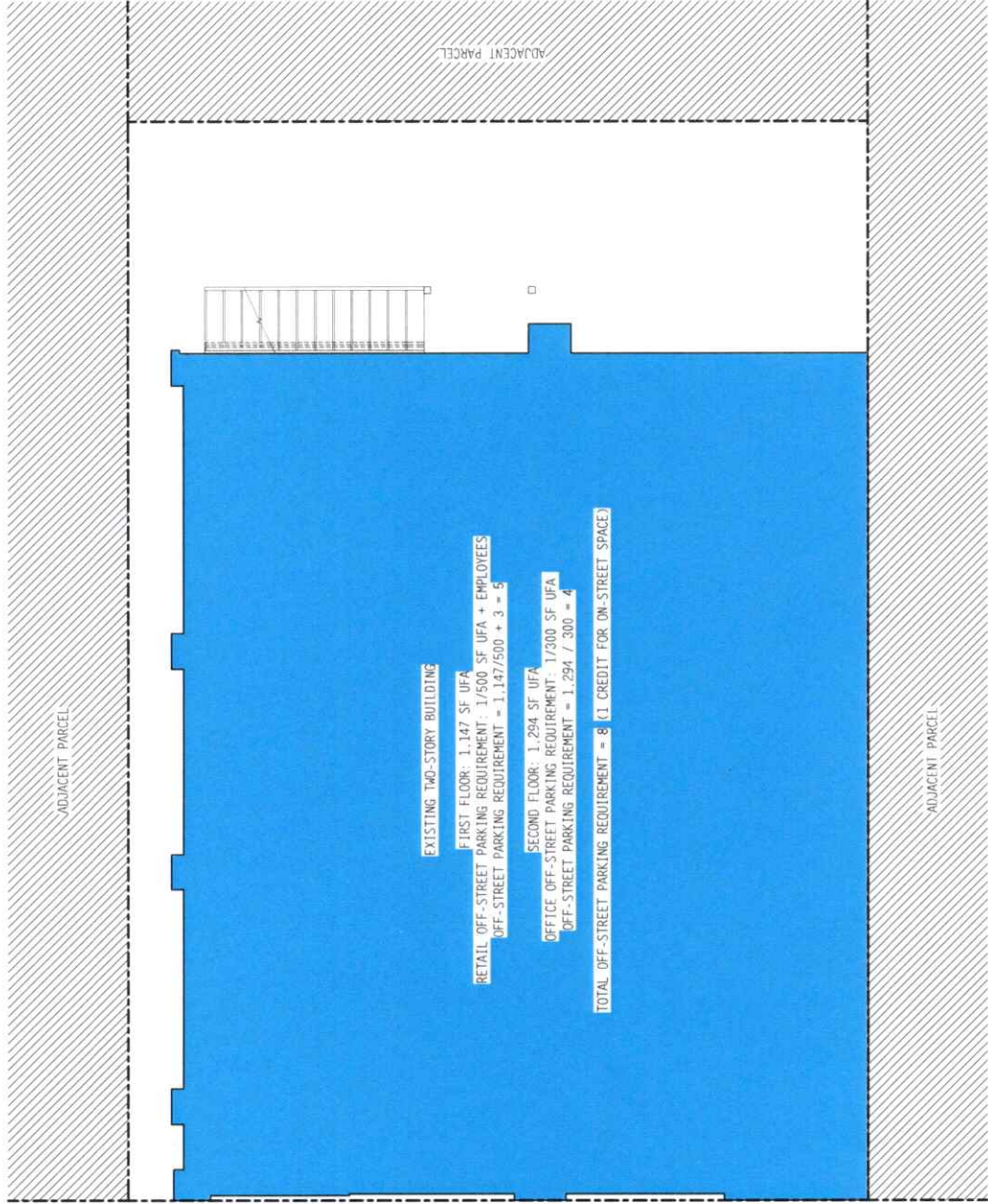
Received 6-13-25 Receipt # \_\_\_\_\_ Meeting Date \_\_\_\_\_ Case # PBA-03-25

Fee:    Residential    \$400  
       Commercial    \$600  
       Mural            \$300

COLLIDGE HIGHWAY

ONE ON-STREET PARKING SPACE  
FULLY IN FRONT OF PARCEL

PUBLIC SIDEWALK



25-17-107-031

or navigate to and click on the property of interest

3020 COOLIDGE HWY

PIN: 25-17-107-031

CITY OF BERKLEY

### Available Reports:

## Commercial Property Profile

\$0

### Property profile of a specific parcel

## Current Tax Report

\$2.50

### Current property tax information

## Delinquent Tax Report

\$1.50

### Delinquent tax obligations

## Map Atlas

\$4.00

### Plat map & property dimensions

**Also Available at this Location:**

Display Property Photo

### Display Property Sketch

Files are updated annually. Sketch updates vary by community and may not reflect the square footage in the file.

Display FEMA - DFIRM Map

- [DFIRM Disclaimer](#)
- [DFIRM Overview](#)

come  
AROUND  
out

### Map

Reports (0)

Cart (0)

**Print the Map!**

Standard

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Hybrid

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