



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: Travis Fourmont Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

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

current tenant

PROPERTY OWNER INFORMATION (if different from Applicant)

Name: Coolidge Ventures llc Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

PROPERTY DESCRIPTION

Address: 3180 Coolidge Hwy, Berkley MI 48071

Parcel #: 1 LOT 44 Zoning Classification: Parking

Current Use of Property: Restaurant

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:

~~We would like to put a 16'x8' storage unit on the south side of the building for storage.~~
A document outlining the location has been provided

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: parking and dumpster

Requested Use of Property: parking, dumpster and storage unit

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.

The location outed for the storage unit in currently not in use. It will not effect parking, garbage or egress

Strike

2. Explain how the need for the variance is due to unique circumstances or physical conditions of the property.

We have every little storage at the restaurant and it is extremely difficult to maintain pars needed to operate the business

Strike

3. Explain how the proposed use will not alter the essential character of the neighborhood.

Not at all

Strike

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

Its a new business so we did not foresee the need

Strike



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.

We have every little storage at the restaurant and it is extremely difficult to maintain pars needed to operate the business

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

Its a new business so we did not foresee the need

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.

We have every little storage at the restaurant and it is extremely difficult to maintain pars needed to operate the business

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

We need the storage badly and it will not be a perminate structure so it will not impacted to property long term

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

We need the storage badly and it will not be a perminate structure so it will not impacted to property long term. It will match the building and not be in the way

II. INTERPRETATION OF ZONING ORDINANCE

Provide Section numbers of Zoning Ordinance to be interpreted: _____

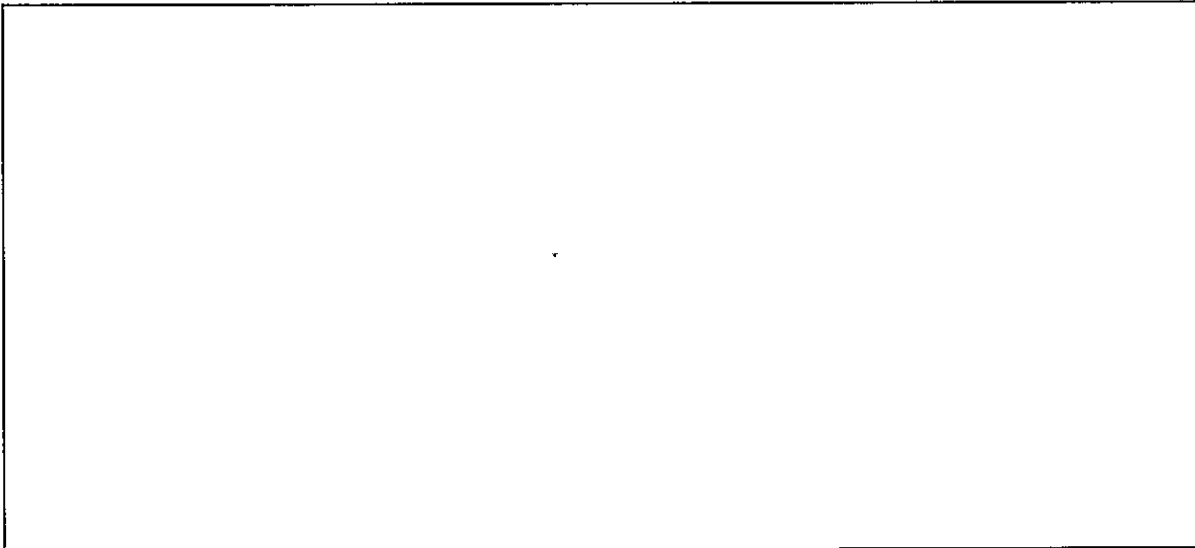
Please describe the request and what needs to be clarified or interpreted by the ZBA.

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.

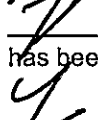
We encourage applicants to make a presentation of the proposed request to the Zoning Board of Appeals, if applicable. To assist this effort, we have available for your use a projector, laptop computer and screen. ZBA meetings are recorded and televised.

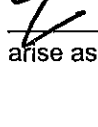
PROPERTY OWNER'S APPROVAL *(Initial each line)*

_____ 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)*

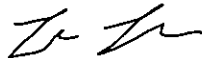
 _____ All information contained herein is true and accurate to the best of my knowledge.

 _____ 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.

Travis Fourmont



06-25-2026

Applicant Name (print)

Applicant Signature

Date

Applicant Name (print)

Applicant Signature

Date

Property Owner Name (print)

Property Owner Signature

Date

PROPERTY OWNER'S APPROVAL (Initial each line)

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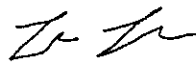
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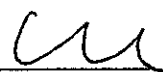
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Travis Fourmont		06-25-2026
Applicant Name (print)	Applicant Signature	Date

_____	_____	_____
Applicant Name (print)	Applicant Signature	Date

Christine Gross		6-25-26
Property Owner Name (print)	Property Owner Signature	Date

Office Use Only

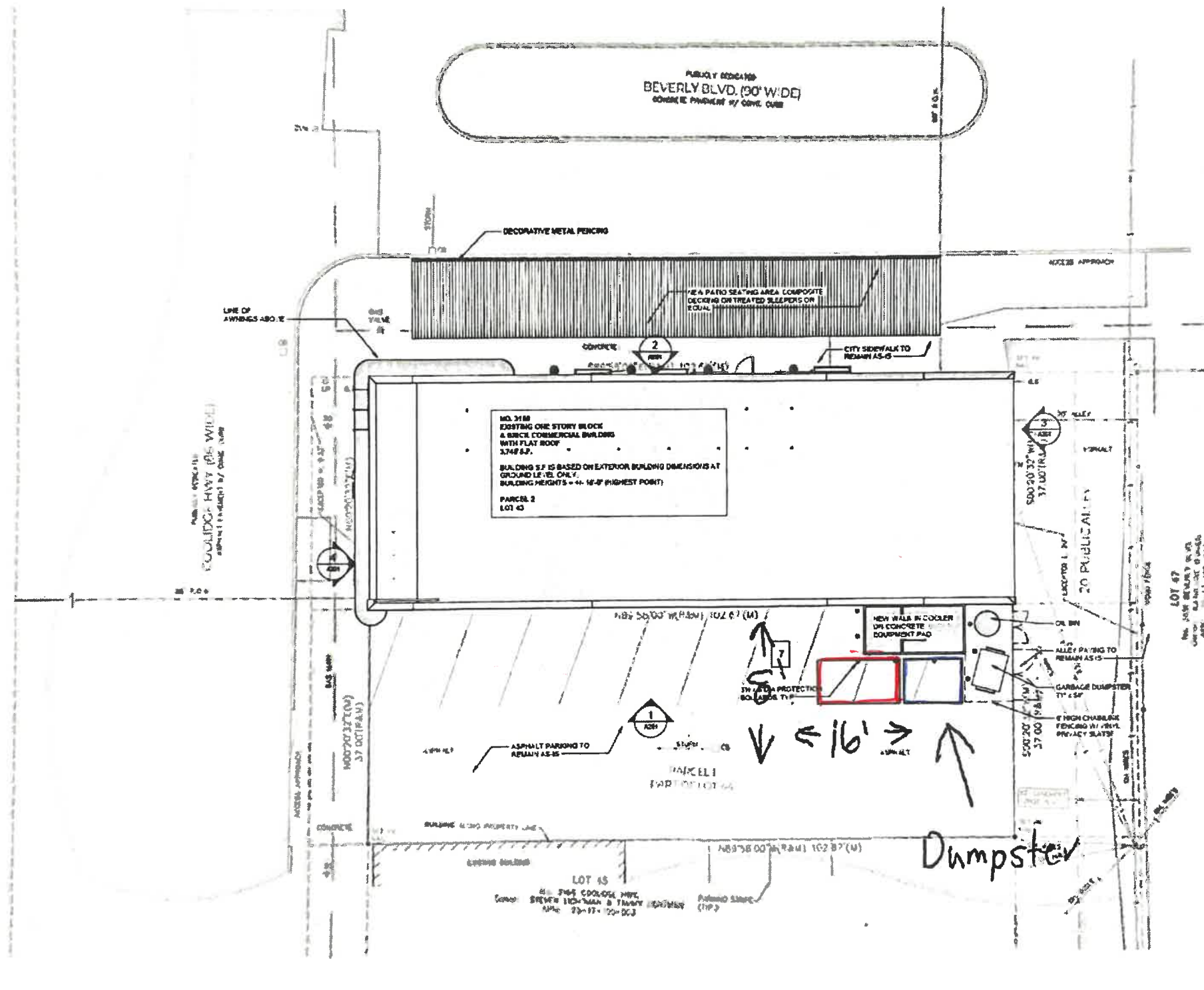
Received 8/29/26 Receipt # _____ Meeting Date 8-10-26 Case # PBA-06-26

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

ZONING REVIEW
 ADOP: 15-
 CURRENT ZONING:
 PERMITTED USES:
 1781 FFA/LS/28 MM/1
 COT/LS/28 DISTRICT
 RESTAURANT'S, BARS, LOUNGES
 CONVERSION OF AN EXISTING AUTO REPAIR
 STORE TO A NEW RESTAURANT WITH BAR

LOT AREA:
 OVERALL BUILDING
 AREA:
 0.88 ACRES
 37,967 SF

PARKING
 CALCULATED PARKING FOR RESTAURANT (ONE PER 100 SQUARE FEET
 OF USABLE FLOOR AREA)
 37.96 GFA ÷ 100 = 37.96 SPACES REQUIRED
 1 EXISTING SPACES ORIGIN: 5 PUBLIC PARKING
 AVAILABLE WITHIN 100 FEET



Red: Storage

Blue: Dumpster

Dumpster

Hello Kim,

We are struggling with storage at The Beverly. We would like to place a 16'X8' storage container next to the dumpster. This would not affect the parking spots or any drainage. I've also confirmed with the manufactures that it can be safely placed on the current surface.

Here are the current specs and locations. Please let me know what type of approval is needed.



DESCRIPTION REVIEWS (0)

16ft x 8ft Roller Shutter Shipping Container – Secure Steel Storage Unit

Product Overview

The **16ft x 8ft Roller Shutter Shipping Container** is a versatile and secure storage solution designed for **easy access, maximum durability, and efficient space utilization**. Built with heavy-duty Corten steel and fitted with a **lockable roller shutter door**, this container provides enhanced convenience compared to traditional cargo doors.

Perfect for commercial storage, workshops, construction sites, retail spaces, or residential use, this container combines strength with accessibility, ensuring your equipment, tools, and goods are always protected.

Key Features & Specifications

- **Container Type:** 16ft x 8ft Roller Shutter Shipping Container
- **External Dimensions (Approx.):**
 - Length: **16ft (4.88m)**
 - Width: **8ft (2.44m)**
 - Height: **8ft 6in (2.59m)**

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 Monday, August 10, 2026 at 7:00 pm or as near thereto as the matter may be reached.

Application Number PBA-06-26

Berkley Brasserie LLC, 3180 Coolidge Hwy, Parcel # 04-25-17-105-033, East side of Coolidge Hwy., between Earlmont Rd. and Beverly Blvd., is requesting a dimensional variance to allow a storage container that does not meet accessory structure setbacks.

Berkley City Code

Berkley City Code, Chapter 138 *Zoning*, Article 9, Section 9.09.A.5.a Accessory Buildings and Structures; Setbacks: a. *Detached accessory buildings, except those totaling thirty-six square feet or less and six feet or less in height, dog houses and dog runs, must not be located closer than ten feet to any main building or other accessory building.*

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, July 24, 2026

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Community Development Department
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