



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: Jonathan Long Phone: [REDACTED]

Address: 30426 Brentwood St. Southfield

Email: [REDACTED]

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

Current owner

PROPERTY OWNER INFORMATION (if different from Applicant)

Name: _____ Phone: _____

Address: _____

Email: _____

PROPERTY DESCRIPTION

Address: 2989 Royal Ave

Parcel #: 25.18.132-035 Zoning Classification: R-1CD

Current Use of Property: Single Family Dwelling

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:

first & second floor Addition

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: single family

Requested Use of Property: single family

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 house was Built in 1927 - so as of now it is legal now conforming for front yard setback by 2.2' The existing shape of House has limited layout options without projections for living space.

Adiquite
~~resonance~~

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

The house was Built prior to current zoning ordinance

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.

To Add second floor living space and Bring it Behind Existing front wall 2.2', structural hazards Arise without projections living space size's may Be Burdensome with tight spaces.

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

We Are asking to Build on existing footprint that is 2.2' past front set back, To Add living space. The projection's Are the minimum size for Adequate Living spaces

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

Some of the Adjacent properties have similar existing set backs. House to the south has same existing set back from 1929

II. INTERPRETATION OF ZONING ORDINANCE

Provide Section numbers of Zoning Ordinance to be interpreted: _____

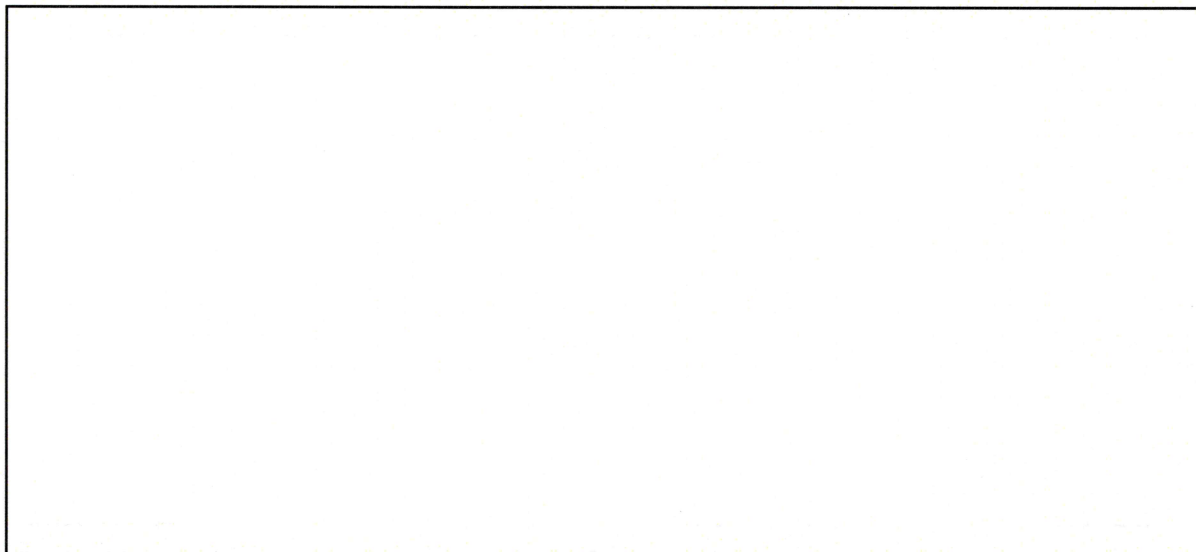
Please describe the request and what needs to be clarified or interpreted by the ZBA.

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)

SL 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)

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

SL 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.

SL 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.

<u>Jonathan Long</u>	<u>[Signature]</u>	<u>9/3/2026</u>
Applicant Name (print)	Applicant Signature	Date

Applicant Name (print)	Applicant Signature	Date
------------------------	---------------------	------

<u>Same ↑</u>		
Property Owner Name (print)	Property Owner Signature	Date

Office Use Only

Received 9-326 Receipt # _____ Meeting Date 10-12-26 Case # PBA-0826

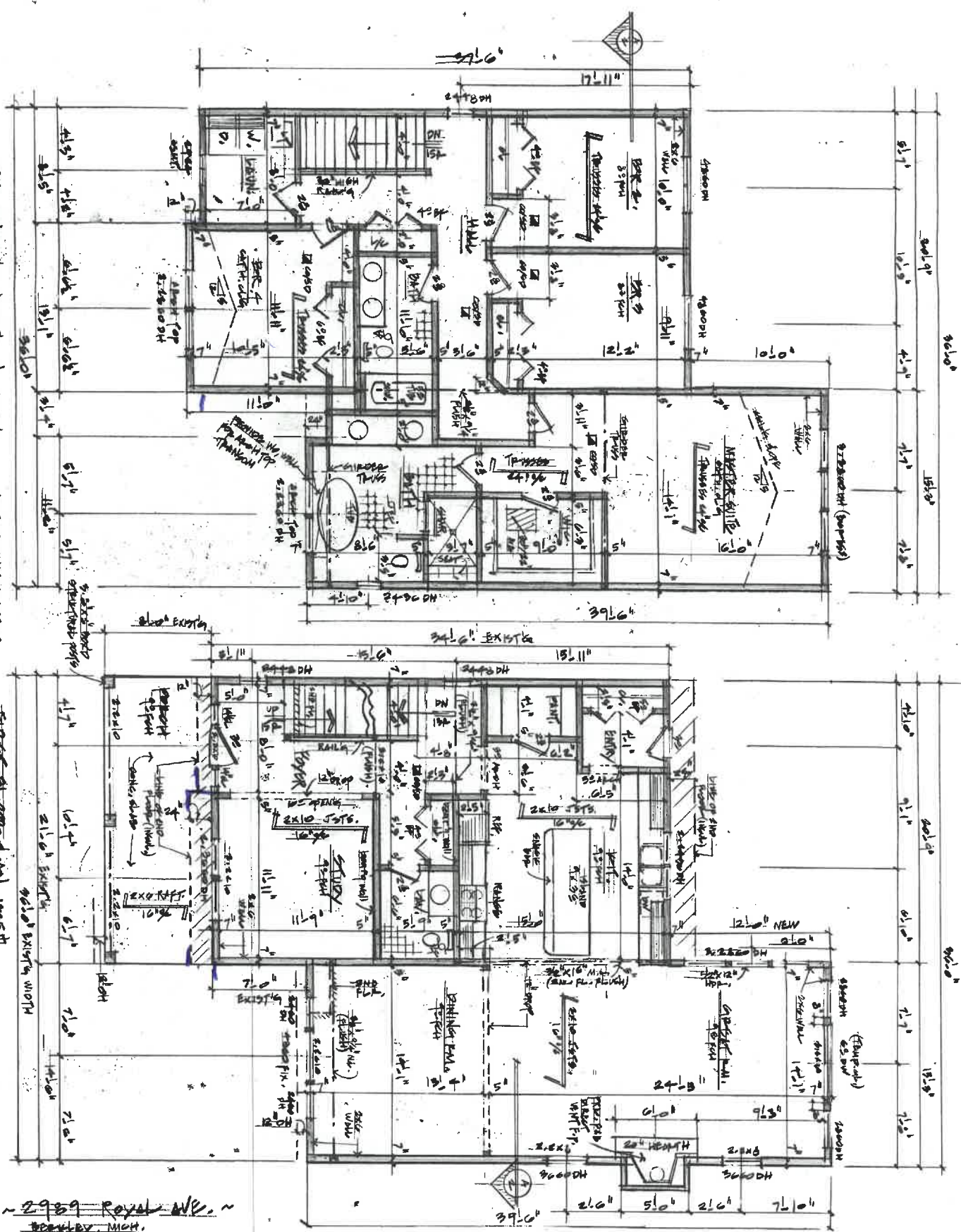
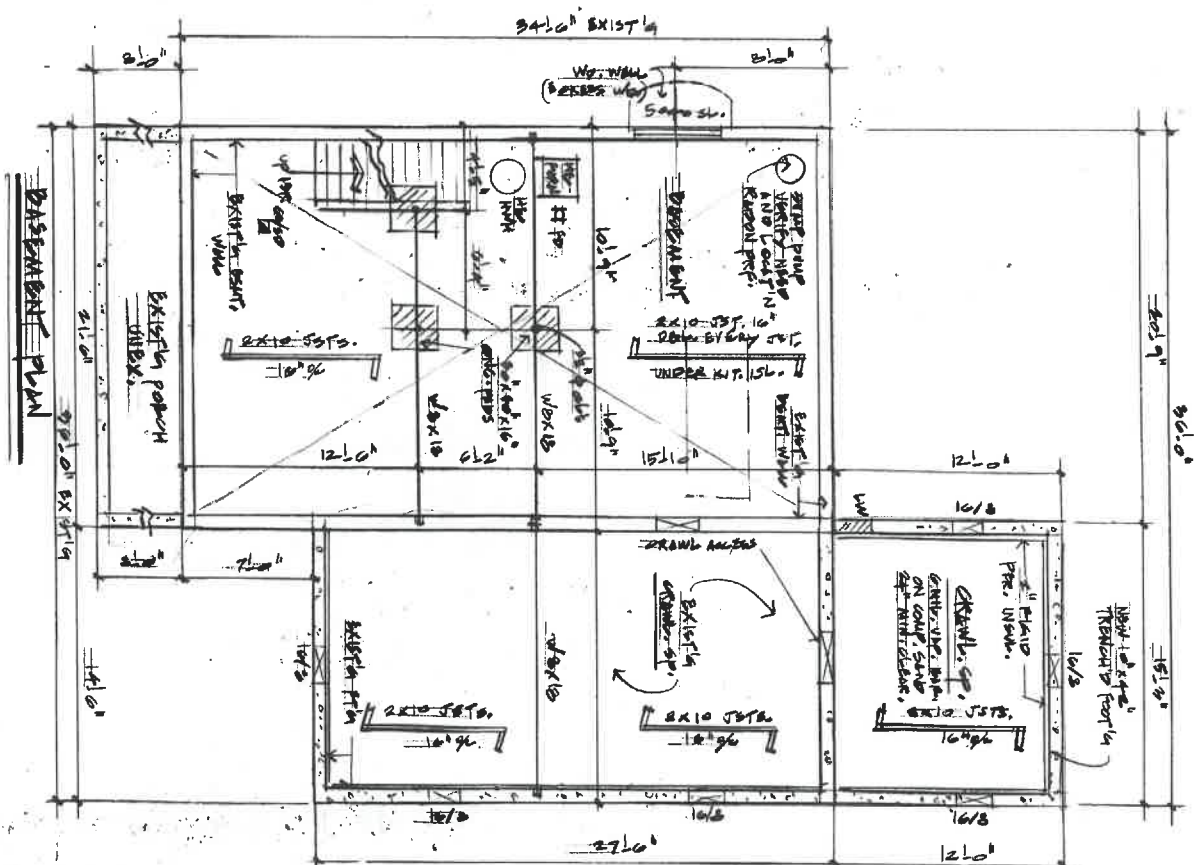
Fee: Residential \$400
Commercial \$600
Mural \$300



STATE OF MICHIGAN
DAVID P. WHITE
PROFESSIONAL SURVEYOR
NO. 4001050458
LICENSED PROFESSIONAL SURVEYOR

© 2026 DAVID WHITE LAND SURVEYING PLLC

SHEET
1 OF 1

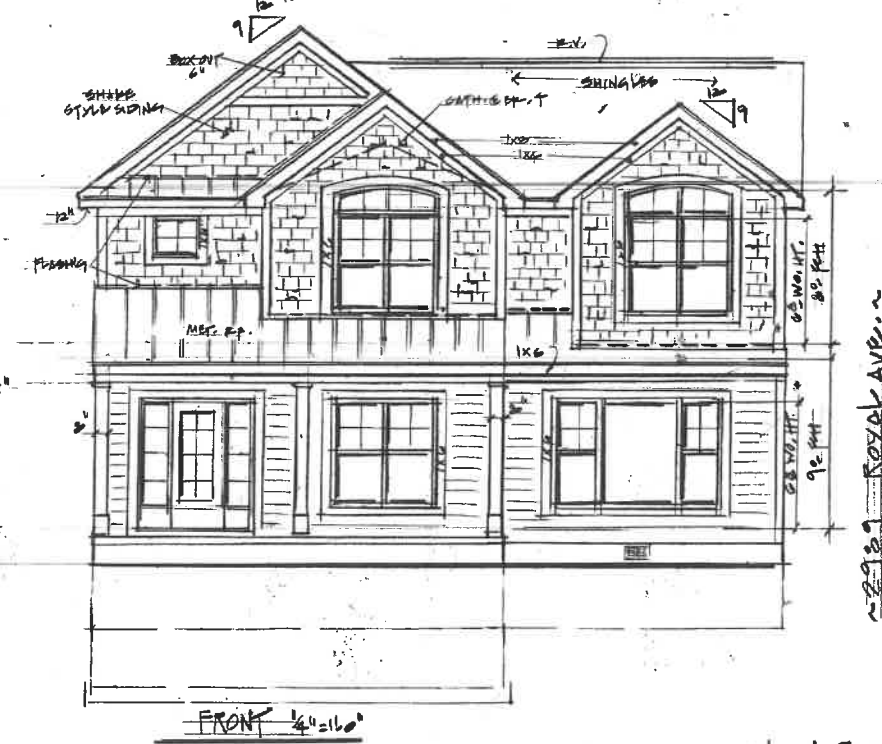
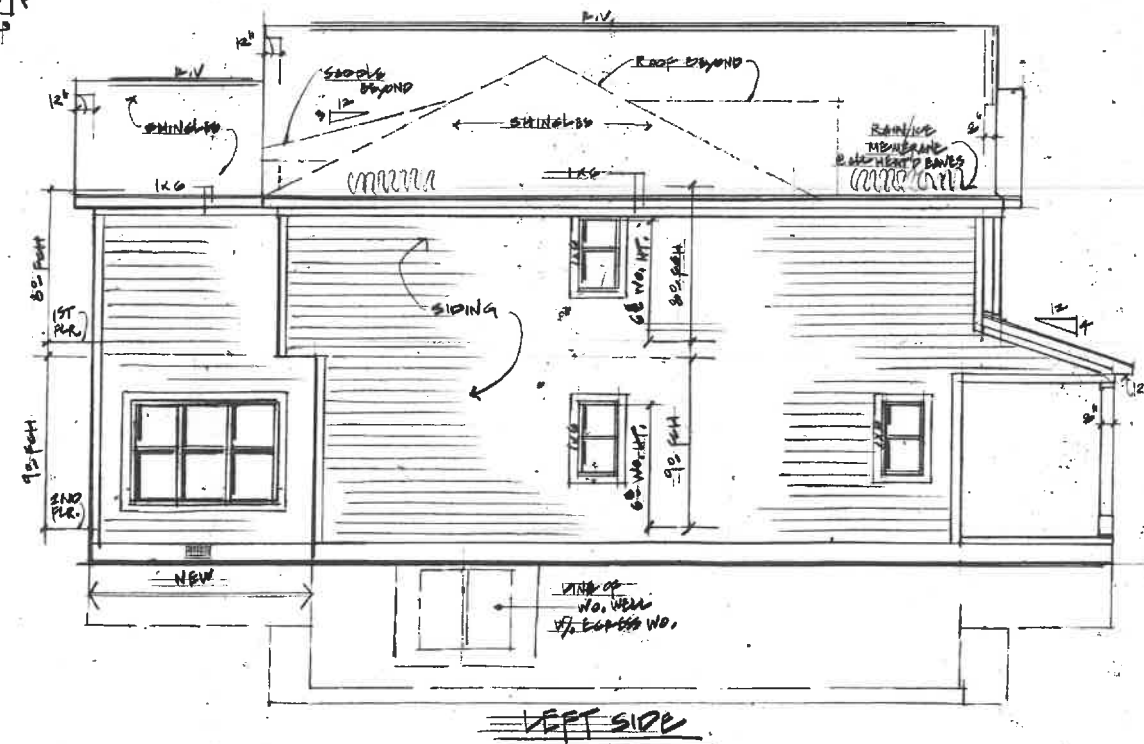
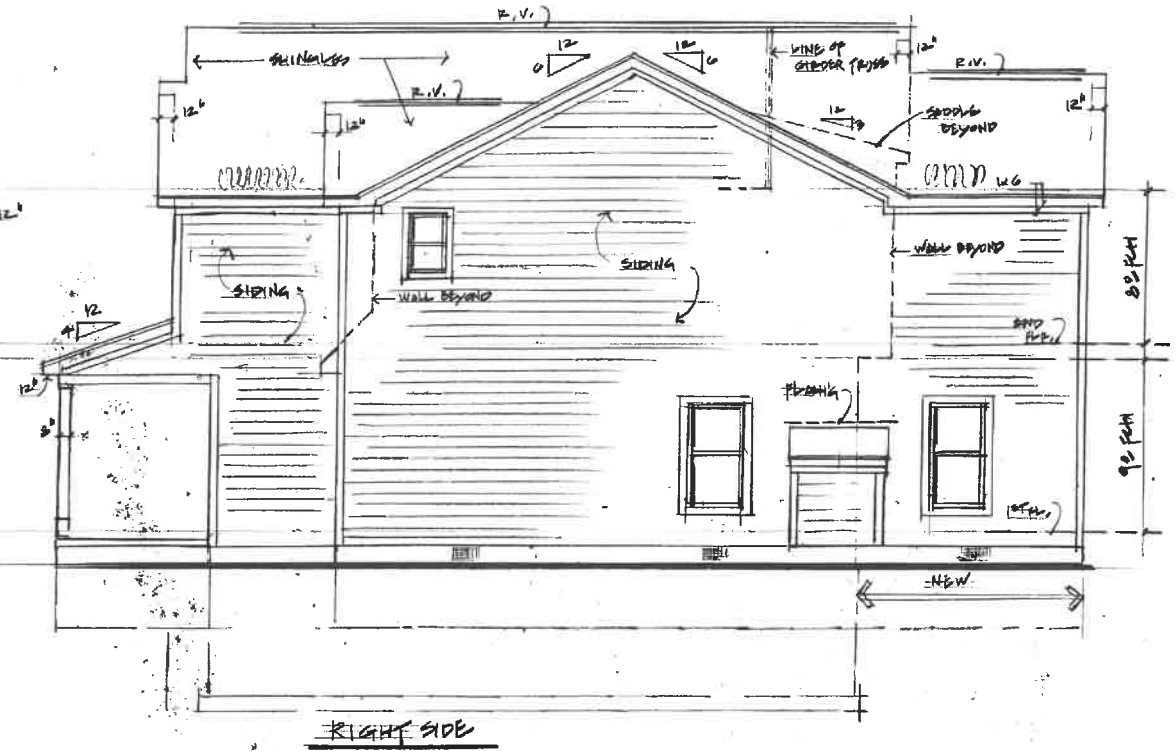
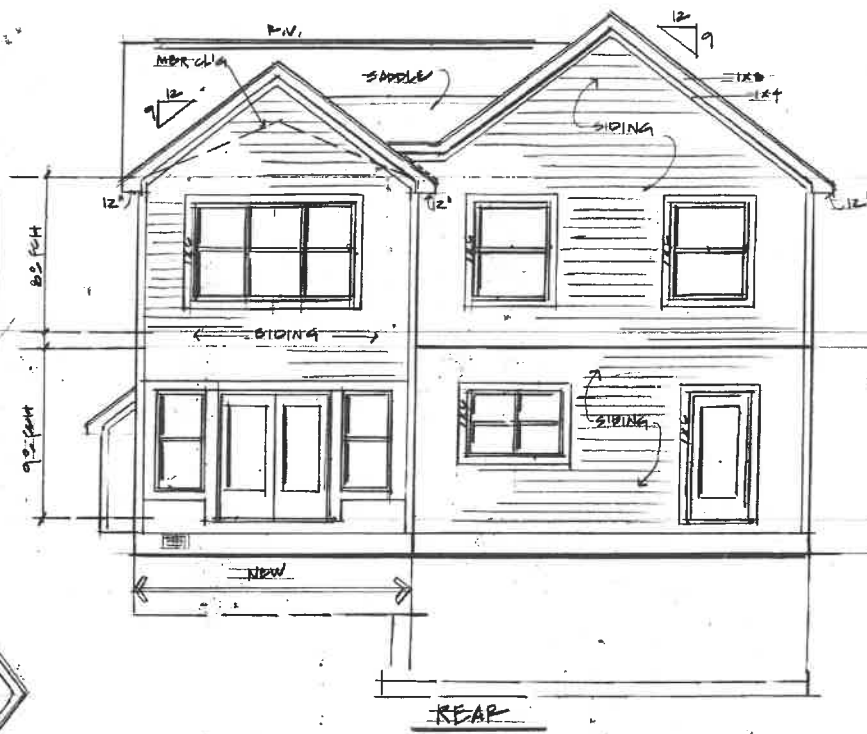
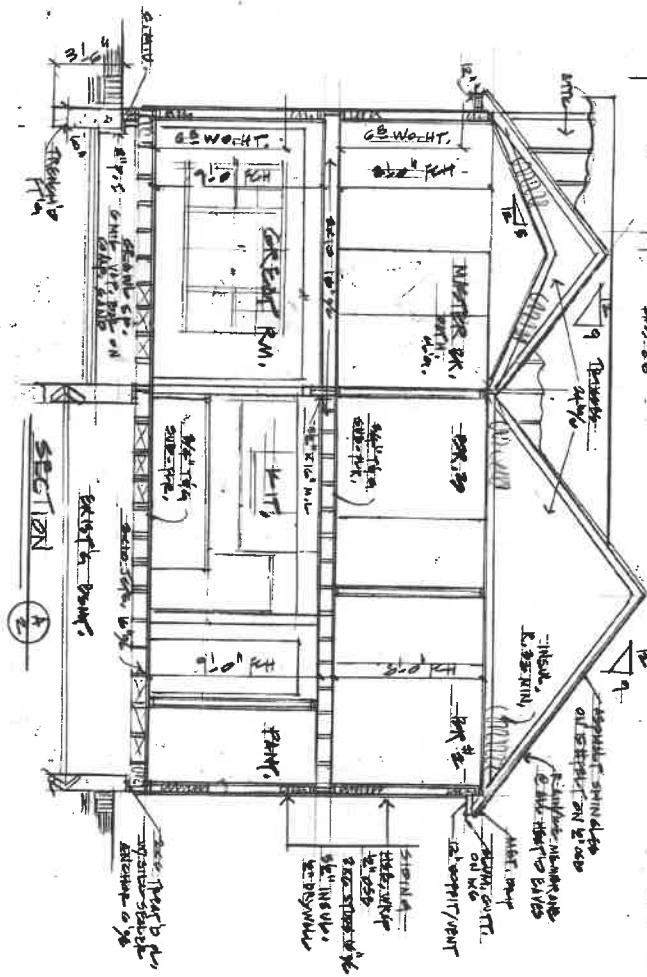


- After first, with the 6th grade
- Students participate for the
- with the 1st and 2nd grade
- with the 3rd and 4th grade

FIPSE PLAN
1945-46
1945-46

Phan 2/35
Giles 192

~ 2989 Royal Ave. ~
Berkley, Mich.



22929 ROYAL AVE. ~
BERKELEY, MICH.

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, October 12, 2026 at 7:000 p.m. or as near thereto as the matter may be reached.

Application Number PBA-08-26

Jonathon Long, 2989 Royal Ave, Parcel # 04-25-18-132-035, West side of Royal Ave., between Wiltshire Rd. and Beverly Blvd., is requesting a front yard dimensional variance to construct a second-floor addition.

Berkley City Code

1. *Berkley City Code*, Chapter 138 *Zoning*, Article 16, Section 16.04.B Nonconforming Structures: A building may be added to or enlarged if such addition conforms to the regulations of the applicable zoning district. Such addition or enlargement must be treated as a separate building in determining conformity to all the requirements of this Chapter. Article 5, Section 5.02: R-1CD Single Family Residential Small Lot District, 5.02.D Dimensional Requirements, Table 5.02. Minimum front yard setback 25 ft. *or equal to the average setback of the six adjacent buildings on the same block, whichever is greater per *5.09.B Supplemental Dimensional Regulations Applicable To All Use Based Districts.

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, September 25, 2026

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, October 12, 2026 at 7:000 p.m. or as near thereto as the matter may be reached.

Application Number PBA-08-26

Jonathon Long, 2989 Royal Ave, Parcel # 04-25-18-132-035, West side of Royal Ave., between Wiltshire Rd. and Beverly Blvd., is requesting a front yard dimensional variance to construct a second-floor addition.

Berkley City Code

1. *Berkley City Code*, Chapter 138 *Zoning*, Article 16, Section 16.04.B Nonconforming Structures: A building may be added to or enlarged if such addition conforms to the regulations of the applicable zoning district. Such addition or enlargement must be treated as a separate building in determining conformity to all the requirements of this Chapter. Article 5, Section 5.02: R-1CD Single Family Residential Small Lot District, 5.02.D Dimensional Requirements, Table 5.02. Minimum front yard setback 25 ft. *or equal to the average setback of the six adjacent buildings on the same block, whichever is greater per *5.09.B Supplemental Dimensional Regulations Applicable To All Use Based Districts.

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