

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, August 11, 2025 at 7:00 pm or as near thereto as the matter may be reached.

Application Number PBA-06-25

DePorre Building, LLC, representing 3617 Buckingham Ave., Parcel 04-25-07-385-024, West side of Buckingham Ave., between Twelve Mile Rd. and Edwards Ave., is requesting a dimensional variance of 2.2' on the North side of the property.

Berkley City Code

Berkley City Code, Chapter 138 *Zoning*, Section 5.02.D, Minimum distance between dwelling units: 15 feet.

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@berkleymich.net before 4:00 p.m. on the date of the Public Hearing.

KIM ANDERSON
ZONING ADMINISTRATOR

Publish Once:

Royal Oak Tribune
Friday, July 25, 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.

APPLICANT INFORMATION

Name: John DePore / DePore Building LLC Phone: 248-590-2940
Address: 4076 W. Maple Rd., Bloomfield 48301
Email: jenny@deporebuilding.com
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: 3617 Buckingham Lane
Parcel #: 25-07-385-024 Zoning Classification: residential
Current Use of Property: residential

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:

Setback variance along driveway due
to neighbor home being out of variance

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

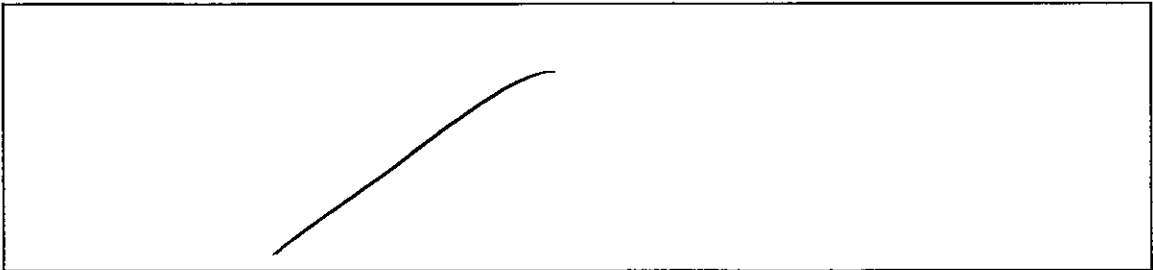
The Zoning Board of Appeals may grant a use variance (i.e. use of the land not permitted in a particular district) upon finding that an undue hardship exists.

Current Use of Property: _____

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.

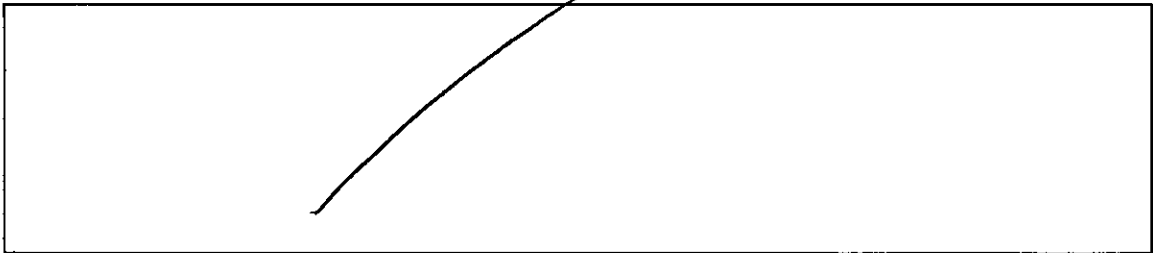
2. Explain how the need for the variance is due to unique circumstances or physical conditions of the property.



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.

EXISTING HOME TO THE NORTH IS OUT OF COMPLIANCE.
THIS IS CAUSING A "HARDSHIP" FOR MY BUILDING
ENVELOPE. DECREASING THE WIDTH APPROX. 2.2'

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

THE PROPERTY HAS NOT BEEN ADJUSTED RESULT IS
DUE TO EXISTING CONDITION

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.

IT WOULD NARROW MY HOME CAUSING A
NON MARKETABLE PLAN

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

THE CURRENT LOT IS NOT IN VIOLATION OF
ORDINANCE. HOME TO NORTH IS IN VIOLATION.

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

MAINTAINS THE CURRENT FOOTPRINT AS IS
CURRENTLY EXISTING

II. INTERPRETATION OF ZONING ORDINANCE

Provide Section numbers of Zoning Ordinance to be interpreted: _____

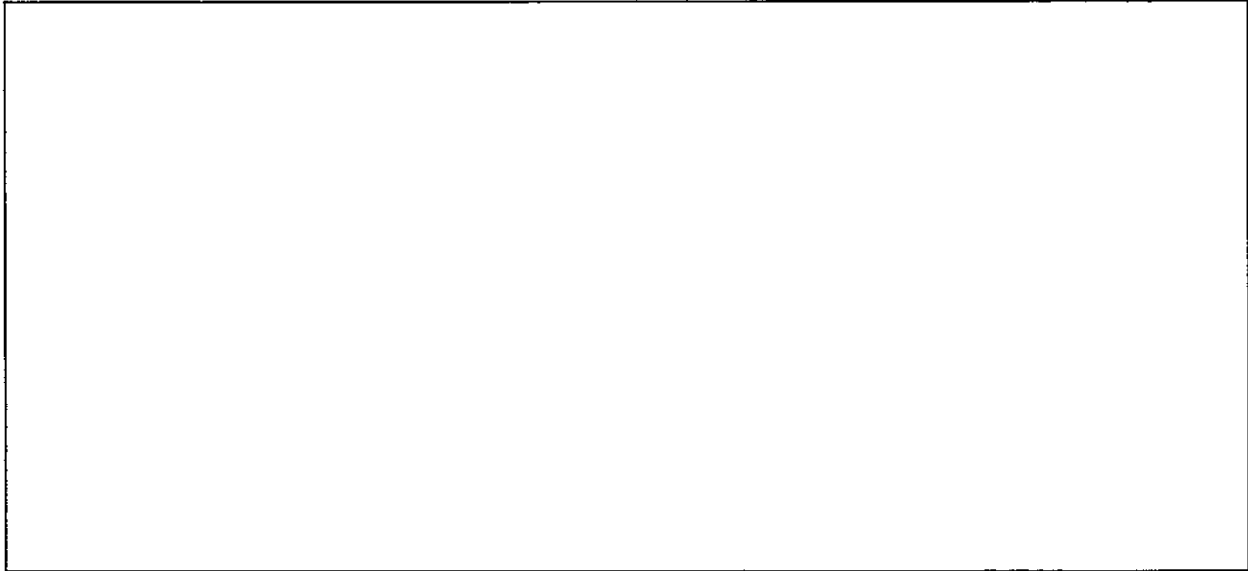
Please describe the request and what needs to be clarified or interpreted by the ZBA.

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.

X 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 two 11" x 17" copies 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, **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.

PROPERTY OWNER'S APPROVAL (Initial each line)

[Signature] 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.

[Signature] 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.

APPLICANT'S ENDORSEMENT: (Initial each line)

[Signature] All information contained herein is true and accurate to the best of my knowledge.

[Signature] 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.

[Signature] 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.

John DeLore
Applicant Name (print)

[Signature]
Applicant Signature

6/12/25
Date

Applicant Name (print)

Applicant Signature

Date

John DeLore
Property Owner Name (print)

[Signature]
Property Owner Signature

6/12/25
Date

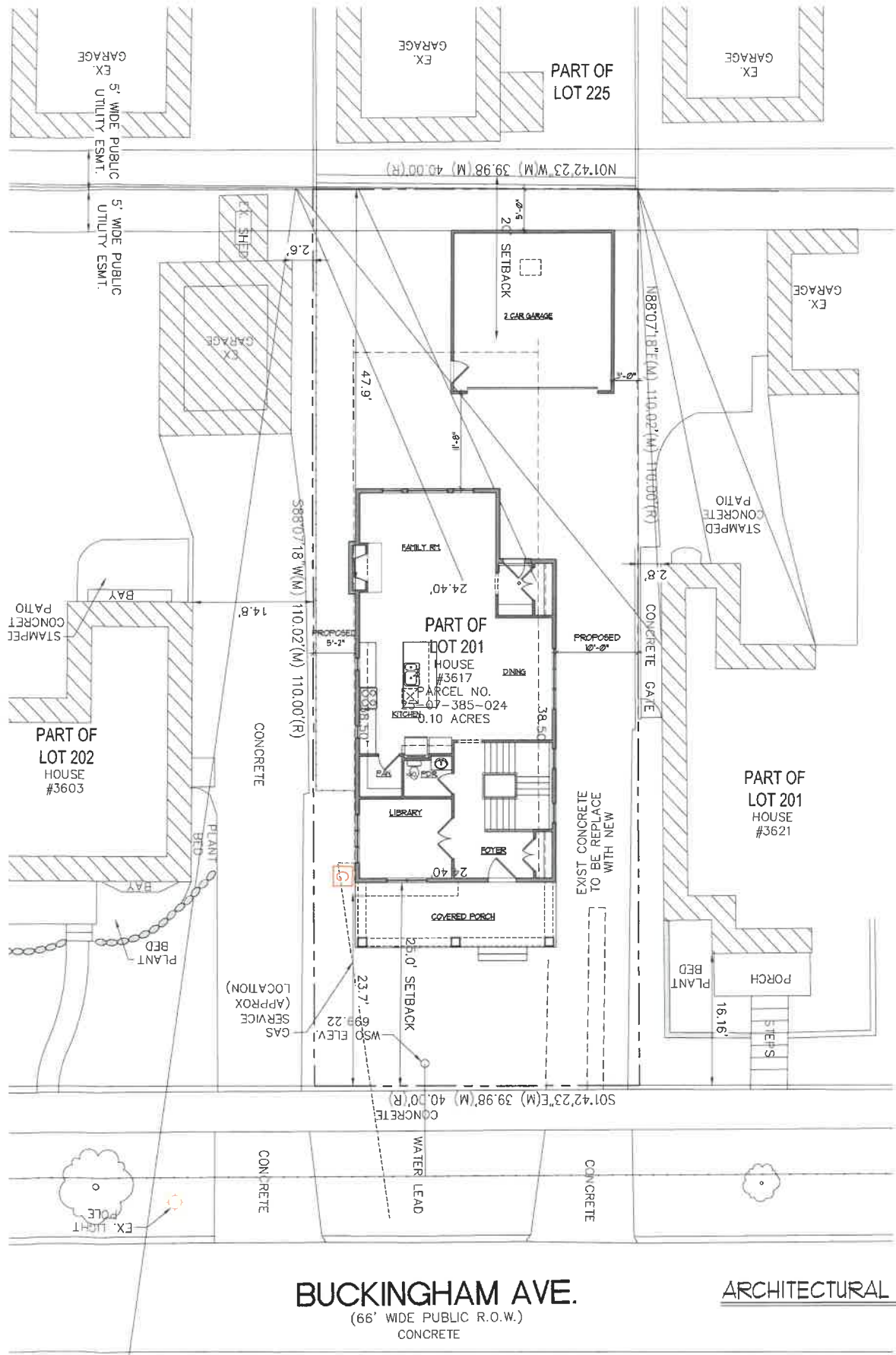
Office Use Only

Received 7/11/25 Receipt # _____ Meeting Date 8-11-25 Case # PBA-06-25

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

LOT COVERAGE CALCULATION:
- LOT AREA = 4,400 #
- LOT COVERAGE = 4,400# X 35 = 1,540 # ALLOWED

PROPOSED
- NEW HOUSE SQ. FT. = 1,139 #
- NEW DETACHED GARAGE = 400 #
- TOTAL PROPOSED COVERAGE = 1,539 #



Proposed

FOR REVIEW ONLY



920 EAST LONG LAKE RD.
SUITE 200
TROY MI 48065
P. 248.524.0445
F. 248.524.0447

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DEPORRE BUILDING

PROPOSED HOUSE AND
GARAGE
3617 BUCKINGHAM AVE.
BERKLEY, MI

Review Set: 07.08.25
Permit Set:
Final Set:
Revisions:
Drawn By: LM
Checked By: D.D.

Job No:
25-XXX
Sheet No:
1 OF 1

BUCKINGHAM AVE.
(66' WIDE PUBLIC R.O.W.)
CONCRETE

ARCHITECTURAL SITE PLAN

NOT TO SCALE

15" INV. N. = 688.54
15" INV. S. = 688.36

15" INV. S. = 691.75
12" INV. N. = 690.52
ELEV. 701.46