

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, March 09, 2026 at 7:00 pm or as near thereto as the matter may be reached.

**Application Number PBA-02-26**

Lori Drouillard & Mark Gwisdalla, 1260 Larkmoor Blvd., Parcel # 04-25-17-408-051, North side of Larkmoor Blvd., between Cass Blvd. and Stanford Rd., is requesting dimensional variances on side yard setback and distance between adjacent dwelling to construct an addition.

**Berkley City Code**

*Berkley City Code*, Chapter 138 *Zoning*, Article, Section 5.02.D Table, Requirements: Minimum Side yard setback 5 feet and Minimum distance between dwelling units 15 feet.

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:**

Oakland Press  
Friday, February 20, 2026



# 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: Lori Drouillard Phone: [REDACTED]

Address: 1260 Larkmoor Blvd, Berkley, MI 48072

Email: [REDACTED]

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

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

Name: Lori Drouillard Phone: Same as above

Address:

Email:

### PROPERTY DESCRIPTION

Address: 1260 Larkmoor Blvd

Parcel #: LARK-001260-0000-01 Zoning Classification: Residential

Current Use of Property: Single Family Residential

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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: \_\_\_\_\_  
2 Story addition to northwest (rear) of property. Distance from property line

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 or physical conditions of the property.

A residential building exists on the subject property and is being used as applicant's primary residence. At the time the structure was built, it conformed to all applicable ordinances & regulations. Years later, the City altered its ordinance, & the existing residential building was grandfathered in. Applicant seeks a dimensional variance to expand her kitchen and add a 2nd floor primary bedroom. This addition is in conjunction with a renovation of the kitchen and first floor as a result of a recent interior fire.

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

As stated above, the residential building on the subject property was conforming to all applicable ordinances at the time of construction. Years later, the City altered its ordinances, which resulted in the residential building to become non-conforming. Its the owners understanding there are many homes in the neighborhood that fall into same non-confirming category.

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.

The purpose of the property (and building) is for residential; no other uses intended. To deny the variance would obsolete any improvements applicant intends to make to the property including the restoration of the existing kitchen & surrounding first floor as a result of the interior fire. If the variance is granted, the design & use of the expanded kitchen and 2nd floor primary bedroom will be in line with new and existing homes in the neighborhood. Current residence is a 2 bedroom room floor plan with a very small kitchen and most of the surrounding residences in the neighborhood are 3+ bedrooms with much larger kitchen areas.

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

Applicant seeks a limited dimensional variance to only expand her existing kitchen and add a second floor primary bedroom. in keeping with the architectural character of the home along with dimensional challenges, the new additions will need to remain in the same plane as the existing building & foundation wall. The expansion will exist within the boundaries of applicant's property, and more importantly, the proposed expansion will remain within the building envelop granted by the existing structure located on the property. Stated differently, the existing grandfathered non-conforming condition will not exceed the extent of the existing variance/ the proposed variance will not expand further into the setback.

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

The property & building have existed in the area for numerous years (circa 1918) without injury to any neighbors' property rights or the general public. Further, the requested variance will be harmonious within the existing neighborhood and subject property as it would not change any of the sight lines and/or street view and/or facade. Applicant is unaware of any opposition or compliant made to the property and existing buildings. in 2021 Applicant made an appeal to this ZBA Board for a single story addition and it was granted. The construction project never commenced. Due to current needs, the Applicant desires to perform the 1st floor kitchen addition and add a second floor primary bedroom to the residence.

**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.

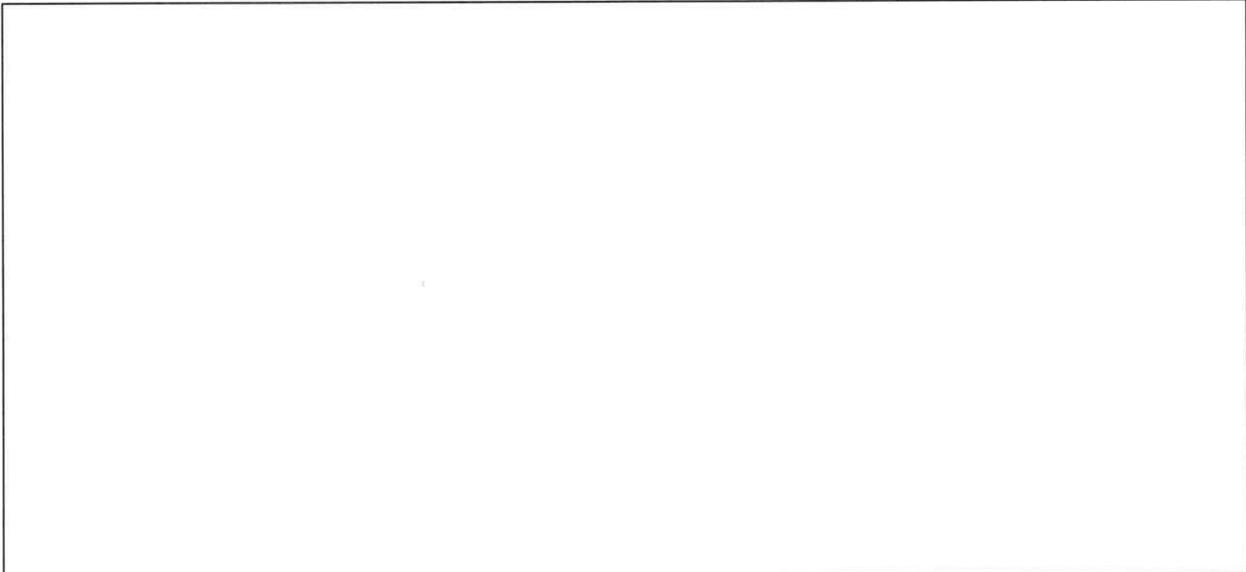
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**III. ADMINISTRATIVE REVIEW / APPEAL OF DECISION**

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:**

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.

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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.

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

LD 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.

LD 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)**

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

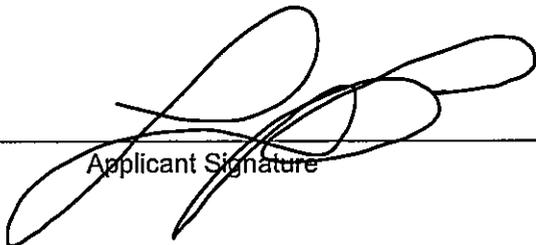
LD I acknowledge that the ZBA will not review my request unless all information in the application has been submitted to the satisfaction of the Zoning Administrator.

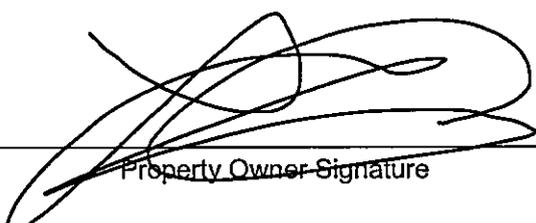
LD I acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or review of this application.

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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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Lori Drouillard		1/30/26
Applicant Name (print)	Applicant Signature	Date

Lori Drouillard		1/30/26
Property Owner Name (print)	Property Owner Signature	Date

**Office Use Only**

Received 1-30-26 Receipt # \_\_\_\_\_ Meeting Date 3/9/26 Case # ZBA-02-26

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











