

## SYNOPSIS

### THE REGULAR MEETING OF THE BERKLEY CITY ZONING BOARD OF APPEALS WAS CALLED TO ORDER AT 7:00 PM, MONDAY, OCTOBER 13, 2025 BY CHAIR MCALPINE

*The minutes from this meeting are in summary form capturing the actions taken on each agenda item. To view the meeting discussions in their entirety, this meeting is broadcasted on the city's government access channel, WBRK, every day at 9AM and 9PM. The video can also be seen on-demand on the city's YouTube channel: <http://www.youtube.com/CityofBerkley>.*

#### **PRESENT:**

Sue McAlpine  
Andrew Creal  
Joseph Krug  
Joann Serr

Kevin Wilner  
Jason Benedict, Alternate  
Lorene Branch, Alternate

#### **ABSENT:**

Steve Allen  
Eric McDonald

#### **ALSO, PRESENT:**

Kim Anderson, Zoning Administrator  
Dennis Hennen, Liaison

### CONFIRMATION OF QUORUM MET

#### **APPROVAL OF AGENDA**

Motion to approve the agenda as presented by Wilner, and supported by Krug.

Voice vote to approve the agenda.

AYES: 7

NAYS: 0

ABSENT: 2

#### **MOTION CARRIED**

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#### **APPROVAL OF MINUTES**

Motion to approve the minutes of the August 11, 2025 regular meeting by Krug and supported by Serr.

Voice vote to approve minutes

AYES: 6

RECUSE: 1

NAYS: 0

ASBENT: 2

#### **MOTION CARRIED**

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## **OLD BUSINESS**

None

## **NEW BUSINESS**

### **1. Application Number PBA-07-25**

F & L Berkley, LLC, 2114 Eleven Mile Rd, Parcel # 04-25-17-358-017, North side of Eleven Mile Rd. between Berkley Ave. and Henley Ave., is requesting a variance on the required front setback for Pump Islands per 8.05.C.1.

The applicant is requesting Dimensional Variance of 14 feet on the required front setback for Pump Islands per 8.05.C.1

*Per Berkley City Code, Zoning Ordinance, Chapter 138 Zoning, Article 8, Section 8.05C.1 Automotive Uses Setbacks: Pump Islands front setback 30 feet is required.*

Zoning Administrator, Kim Anderson provided the Zoning Board of Appeals background on 2114 Eleven Mile Rd. Zoning Districts has changed as of April 16, 2025 to Flex and the use is permitted with a Special Land Use Approval. The Planning Commission recommended approval August 26, 2025 and City Council approved the recommended Special Land Use for 2114 Eleven Mile on September 8, 2025 with the condition of the ZBA granting a variance for the location of the pump islands.

## **APPLICANT PRESENTATION**

Applicant Fadi Kajy presented the case to the Zoning Board of Appeals and answered various questions regarding the parcel.

**Chair McAlpine opened the floor for the public hearing at 7:13 p.m.**

## **PUBLIC COMMENT**

No public correspondence:

**Chair McAlpine closed the floor for the public hearing at 7:13 p.m.**

## **Zoning Board of Appeals discussion:**

Zoning Board of Appeals members discussed; the five standards to be met.

Motion to approve a dimensional variance of 14 feet on the required 30 feet front setback on pump islands by Wilner and supported by Krug.

**Approval**

*In the matter of PBA-07-25, 2114 Eleven Mile Rd., parcel 25-17-358-017, motion to approve the requested dimensional variances from Section 138-8.05.C.1 of the City of Berkley Zoning Ordinance to grant a dimensional variance of 14 feet under **Section 138-8.05.C.1** that does not conform to applicable Zoning Ordinance regulations based on the following findings:*

- 1. The need for the variance is due to unique circumstances or physical conditions of the property.*
- 2. The need for the variance is not the result of actions of the property owner or previous property owners.*
- 3. 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.*
- 4. The requested variance is the minimum variance necessary to do substantial justice to the application as well as other property owners.*
- 5. The requested variance will not adversely impact the surrounding properties.*

AYES: Members: Branch, Creal, Krug, Benedict, Serr, Wilner and Chair McAlpine

ABSENT: Allen and McDonald

**MOTION CARRIED**

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**2. Application Number PBA-10-25**

Donald & Virginia M. Vensel, 3978 Kenmore Rd, Parcel # 04-25-07-434-040, East side of Kenmore Rd., between Edwards Ave. and Morrison Ave., is requesting a 2.6' dimensional variance to an accessory structure side yard requirement of 5'.

The applicant would like to convert the original garage, that was to be torn down, into an open air covered patio accessory structure that has a side yard setback of 2.4 feet rather than 5 feet unless proper fire separation has been installed per 9.15.A2 and 9.09A.5b.

Per Berkley City Code, Chapter 138 *Zoning*, Article 9, Section 9.15.A.2 setbacks: *The structures must be located in a manner to meet the required setbacks and locations for an accessory structure; however, the structures do not require separation distance from the principal structure or a swimming pool*

Zoning Administrator, Kim Anderson provided the Zoning Board of Appeals background on 3978 Kenmore Rd. on the lot combination and permits issued for the construction of a new garage and demolition of the existing garage.

Member Serr informed the board that a conversation occurred with one of the neighbors that is present in the audience. The board agreed that the conversation had no impact on Serr remaining neutral on the case.

### **APPLICANT PRESENTATION**

Applicants Donald and Virginia Vensel presented the case to the Zoning Board of Appeals and answered various questions regarding the parcel.

**Chair McAlpine opened the floor for the public hearing at 7:25 p.m.**

### **PUBLIC COMMENT**

No public correspondence.

In Person:

Cindy Gunnip, 3992 Kenmore spoke in support of the variance request

David Kalish, 3964 Kenmore spoke in support of the variance request

**Chair McAlpine closed the floor for the public hearing at 7:28 p.m.**

### **Zoning Board of Appeals discussion:**

Zoning Board of Appeals members discussed the five standards to be met.

*The need for the variance **is not** the result of actions of the property owner or previous property owners. The variance request is due to the property owner not removing the accessory structure per the condition of the permit issued for the newly constructed accessory structure.*

*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 property with the Dwelling and new garage can be used for the permitted purpose.***

*The need for the variance is **NOT** due to unique circumstances or physical conditions of the property*

***The requested variance is NOT the minimum variance necessary to do substantial justice to the application as well as other property owners.***

**Motion to deny a dimensional variance of 2.6 feet on the required 5 feet side yard setback on accessory structures by Benedict and supported by Serr.**

*In the matter of PBA-10-25, 3978 Kenmore Rd., parcel 04-25-07-434-040, motion to deny the requested dimensional variances from Section 138-9.15.A.2 of the City of Berkeley Zoning Ordinance to grant a dimensional variance of 2.6 feet under **Section 138-9.15.A.2** that does not conform to applicable Zoning Ordinance regulations based on the following findings:*

*The need for the variance **is not** the result of actions of the property owner or previous property owners.*

## **OTHER BUSINESS**

## **STAFF/BOARD MEMBER REPORT**

Community Development Monthly Report for July 2025 and August 2025

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## **LIAISON REPORT**

Dennis Hennen:

- Will take an action item on evaluating the ordinance on pump locations and creating nonconformities on existing stations.
- Informed the Board that Council approved some amendments for minor clean-ups on discrepancies and clarifications on the newly adopted Zoning Ordinance.
- Informed the Board on the negotiations with the Columbia development of tax incentives under a PILOT program for all 51 units to be attainable, meaning the average person in Berkley would be able to afford the rent.

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## **PUBLIC COMMENT**

NONE

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**With no further business, the meeting was adjourned at 7:41 p.m.**

Motion by Krug and support by Serr

Voice vote to adjourn

AYES: 7

NAYS: 0

ABSENT: 2

**MOTION CARRIED**

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