



**ZONING BOARD OF APPEALS MEETING  
MONDAY, OCTOBER 13, 2025 AT 7:00 PM  
COUNCIL CHAMBERS  
18500 W. 13 MILE ROAD  
BEVERLY HILLS, MI 48025**

**AGENDA**

1. **Call meeting to order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
  - A. August 11, 2025 ZBA meeting
5. **Public comments on items not on the published agenda**
6. **Old Business**
7. **New Business**
  - A. ZBA Case 1439 – 31288 Downing Place

Request: In order to project into the required rear yard setback, the property owner is seeking a dimensional/non-use variance from Chapter 46 Zoning, Section 46-275 Schedule of Regulations.

8. **Public Comments**
9. **Liaison Comments**
10. **Administration Comments**
11. **Zoning Board Member Comments**
12. **Adjournment**

The Village of Beverly Hills will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities attending the meeting upon three working days' notice to the Village. Individuals with disabilities requiring auxiliary aids or services should contact the Village Clerk by writing 18500 W. Thirteen Mile, Beverly Hills, MI 48025 or calling (248) 646-6404.

Present: Vice Chairperson Rott; Members: Barron, Beslove, Caputo, Miller, Russaw, Stroker and Tomich;

Absent: Chairperson Makar and Beach

Also Present: Planning & Economic Development Director, Stec  
Village Clerk, Brown  
Council Liaison, Drummond

Rott called the regular Zoning Board of Appeals meeting to order at 7:00 p.m. in the Village Council Chambers located at 18500 W. 13 Mile Road, Beverly Hills, MI 48025. Brown called the roll.

Motion by Rott, second by Barron, to excuse Chairperson Makar and Beach from tonight's meeting.

Motion passed (8-0)

#### **APPROVAL OF AGENDA**

Motion by Tomich, second by Caputo, to approve agenda as published.

Motion passed (8-0)

#### **REVIEW AND CONSIDER APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING HELD JULY 14, 2025**

Motion by Russaw, second by Stroker, to approve the minutes of a regular Zoning Board of Appeals meeting held July 14, 2025.

Motion passed (8-0)

#### **PUBLIC COMMENTS**

None.

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

##### **CASE NO. 1436**

ZBA CASE: 1436

LOCATION: 20711

Kennoway Circle

PARCEL ID: 24-03-452-010

PETITIONER: Gerardo Alvarez

OWNER: Leandro Cardenas

ZONING: R-A, Single Family

REQUEST: Applicant is seeking dimensional/non-use variances from Chapter 46 Zoning, Section 46-170(f), in order to exceed the maximum allowable floor area of accessory buildings.

Stec gave an overview. The petitioner, Gerardo Alvarez, stated that the house is on a slab and the owner is seeking additional storage for recreational items. Alvarez explained that there are plans to convert the existing attached garage into living space within 12–18 months. Stec confirmed that the proposed detached garage met all other zoning requirements.

Barron inquired about the second phase of the project. Alvarez stated that there are no formal plans or contracts for the proposed conversion.

The Board discussed the minimal nature of the variance request and acknowledged the family's need for additional storage due to the lack of a basement and the planned future conversion of the existing attached garage into living space.

The Board discussed whether to impose conditions tied to that future conversion. Barron stated

that such conditions would be unenforceable.

Tomich inquired about the number of allowable garages. Stec stated that two accessory structures are allowed.

Rott opened the floor to public comments. No one from the public wished to be heard. Rott closed public comments.

Motion by Barron, second by Stroker , to grant the variance request by Leandro Cardenas, property owner of 20711 Kennoway Circle (Parcel #24-03-452-010, ZBA Case 1436) from Chapter 46 Zoning, Section 46-170(f) to exceed the maximum total allowable floor area for accessory buildings. This determination is based on the finding that the petitioner has demonstrated a practical difficulty exists based on the following criteria: 1. Applying the strict letter of zoning restrictions will unreasonably prevent the landowner from using their property for a permitted purpose and/or conformity with the zoning regulations is unnecessarily burdensome because it would require that there be a redesign and a reduction in their size of their space. 2. Substantial justice would be achieved for the applicant and neighboring property owners by granting the variance and approval of the variance would not negatively impact adjacent property owners or land within the district because no one from the public stepped forward to oppose it 3. The requested variance is the least relief required. 4. The situation is unique to the subject property and not related to the general conditions of the area. 5. The circumstances requiring the variance are not self-created. Approval of the variance requests is conditioned upon compliance with the following conditions: the shed in the rear of the property be removed at the time of the proposed garage.

Roll Call Vote:

Barron	yes
Beslove	yes
Caputo	yes
Miller	yes
Rott	yes
Russaw	yes
Stroker	yes
Tomich	yes

Motion passed (8-0)

**CASE NO. 1437**

ZBA CASE: 1437

LOCATION: 31535 Southfield Road

PARCEL ID: 24-02-427-009, 24-02-427-010, 24-02-427-011

PETITIONER: Neal Check, CEO/Michael Haener, COO, Paddle & Par

OWNER: Linden Nelson, Property Owner

ZONING: B-Business/Village Center Overlay District – VCOD

REQUEST: Applicant is seeking dimensional/non-use variances from Chapter 46 Zoning, Section 46-433 District Regulations, Permanent Business Sign Standards, in order to install a wall sign which exceeds 60 square feet.

Stec gave an overview of the request by Paddle & Par. Russaw inquired about the Planning Commission’s motion. Stec stated that the Planning Commission has conditionally approved the sign, noting that it aligns with the building's scale and design aesthetics.

The petitioner Michael Haener, COO of Paddle & Par, explained that the additional signage is needed to clarify that the business is open to the public, as it has been mistakenly perceived as a private club. Barron asked the petitioner if this was a franchise. Haener stated that Paddle & Par is not a franchise.

Miller inquired about the signage on the south side of the building.

Tomich stated that she supports the approval due to the building size.

The Board discussed the size of the building (48,000 sq ft) compared to the 12,000 sq ft threshold in the ordinance, concluding that the requested variance is proportionate. The Board also discussed the unique nature of the business and the importance of supporting local businesses.

Motion by Barron, second by Miller, to grant the variance request by Neal Check, business owner of Paddle & Par located at 31535 Southfield Road (24-02-427-009, -010, -011), from Chapter 46 Zoning, Section 46-433 District Regulations, Permanent Business Sign Standards to allow for the installation of 49 square feet of additional wall sign copy on the east facade. This determination is based on the finding that the petitioner has demonstrated a practical difficulty exists based on the following criteria: 1. Applying the strict letter of zoning restrictions will unreasonably prevent the landowner from using their property for a permitted purpose and/or conformity with the zoning regulations is unnecessarily burdensome because the size of the property is four times the noted 12,000 ft in the ordinance. 2. Substantial justice would be achieved for the applicant and neighboring property owners by granting the variance and approval of the variance would not negatively impact adjacent property owners or land within the district because no property owner has weighed in or found a complaint against this variance. 3. The requested variance is the least relief required. 4. The situation is unique to the subject property and not related to the general conditions of the area. There is no similar property in Beverly Hills. 5. The circumstances requiring the variance are not self-created and the Planning Commission has also ruled in favor of this motion for this request and the variance is not conditioned upon any other elements.

Roll Call Vote:

Barron	yes
Beslove	yes
Caputo	yes
Miller	yes
Rott	yes
Russaw	yes
Stroker	yes
Tomich	yes

Motion passed (8-0)

**PUBLIC COMMENTS**

None

**LIAISON COMMENTS**

Drummond praised Rott for effectively leading the meeting tonight, welcomed new member Beslove to the Board, and shared updates on the DNR approval for Beverly Park playground equipment, the opening of the new village park, ongoing sidewalk installations, and the proposed animal ordinances.

**ADMINISTRATION COMMENTS**

Stec stated that the Animal Ordinance Subcommittee met four times and drafted two proposed Animal Ordinances, one allowing chickens and one prohibiting chickens. Administration is currently incorporating feedback into both drafts and preparing a comprehensive report for the Village Council. Stec stated that the goal to have the first reading on August 19<sup>th</sup> followed by a second reading in early September. Stec is looking into getting advanced training for the Zoning Board.

**ZONING BOARD COMMENTS**

Rott thanked everyone for their support this evening.

**ADJOURNMENT**

Motion by Tomich, second by Caputo, to adjourn the meeting at 7:58 p.m.

Motion passed.

**Leslie Rott**  
**Vice-Chairperson**

**Carissa Brown**  
**Village Clerk**



**To:** Zoning Board of Appeals Members  
**From:** Susie Stec, Planning & Zoning Administrator  
**Subject:** ZBA Case 1439 – 31288 Downing Place  
**Date:** September 29, 2025

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### **Request Summary**

In order to project into the required rear yard setback, the property owner is seeking a dimensional/non-use variance from Chapter 46 Zoning, Section 46-275 Schedule of Regulations.

### **Background & Zoning Analysis**

The existing 3,067 square foot, two-story home was constructed in 1964. The home is situated on a 0.294-acre parcel and is zoned R-1A, Single Family. The property is located west of Southfield Road, north of 13 Mile Road. There is an existing sunroom (150sq ft), as well as an attached garage (533 sq ft). There are no other accessory buildings or structures on the property. Other than the requested variance, all other dimensional standards appear to be in compliance with the zoning standards.

The applicant is proposing to extend the roof line of the existing sunroom to create a 12' x 15' (180 sq ft) covered porch. Per Chapter 46 Zoning, Section 46-275, Area, Height, Bulk, and Placement Regulations, Schedule of Regulations provides details on the setbacks in the R-1A, Single Family District, including a required rear open space setback of 40 feet. Per the application materials provided, the applicant intends to renovate the existing sunroom and add a covered patio to provide shelter and usable outdoor space. The proposed covered patio would encroach into the rear yard setback by 12 feet, resulting rear yard setback would be 28 feet. The ordinance does not have any exceptions for allowable projections such as porches or covered patios into any yard. As a result, the covered patio is subject to the setbacks detailed in Section 46-275.

Definitions that were considered when reviewing this request include:

***Building*** means any structure, either temporary or permanent, having a roof supported by columns or walls, including, but not limited to, tents, awnings, carports and mobile homes and

*intended for the shelter or enclosure of persons, animals, chattels, or property of any kind. In addition, a structure erected on-site, a mobile home or mobile structure, a pre-manufactured or pre-cut structure, above or below ground, designed primarily for shelter rather than as a means of conveyance.*

***Building, accessory***, means a subordinate building area, attached or detached, the use of which is customarily incidental to the permitted principal use of the principal building on the same lot. Examples of accessory buildings include a garage, storage shed and pool house. In case a question arises to the degree of incidentalness or length of custom, the Zoning Board of Appeals shall rule (see Building, principal, and Use, accessory).

***Structure, accessory***, means a structure, or portion thereof, which is supplemental or subordinate to the main building or to the use of the land. Examples of accessory structures include a gazebo, children's playhouse or play equipment, and recreational structures such as a pool or tennis court.

Staff did inform the property owners that constructing a detached accessory structure is a viable option, as it would not be subject to the same dimensional standards.

### **The Dimensional Variance Approval Standards**

Proof of a practical difficulty is the key criteria for an applicant to qualify for a non-use/dimensional variance request. When deliberating, the board shall consider whether the applicant has demonstrated a practical difficulty in all of the following standards (tests):

1. Would applying the strict letter of zoning restrictions unreasonably prevent the landowner from using their property for a permitted purpose? Is conformity with the zoning regulations unnecessarily burdensome?
2. Substantial justice would be achieved for the applicant and neighboring property owners by granting the variance. Approval of the variance would not negatively impact adjacent property owners or land within the district.
3. Is the requested variance the least relief required?
4. Is the situation unique to the subject property and not related to the general conditions of the area?
5. Are the circumstances requiring the variance self-created?

The applicant has provided a brief narrative to address these questions which is included in the application materials.

### **Public Notice and Comments**

Per the requirements of the Michigan Zoning Enabling Act, public notice of the request was provided in the Birmingham-Bloomfield Eagle newspaper on September 17<sup>th</sup>, and a direct mailing

to all occupants and owners of property within a 300' radius of the subject parcel was also sent, as required. As of the finalization of this report no written comments have been received.

**ATTACHMENTS:**

- **Sample Motions**
- **Zoning Board of Appeals application & submittal attachments**
- **Newspaper Legal Notice**
- **300' Notice & addresses**

### **Sample Motions**

There are 3 options available to the ZBA – grant in full (with or without conditions), deny in full, or grant/deny in part. Suggested motion language is below. Should the ZBA choose to grant/deny in part, separate motions should be made clearly stating the provision(s) being granted and its findings, and another articulating the provision(s) being denied and its findings.

#### **MOTION TO APPROVE:**

I move to grant the variance request by Shawn & Katie Morrison, property owner of 31288 Downing Place (Parcel #24-02-378-006, ZBA Case 1439) from Chapter 46 Zoning, Section 46-275 Schedule of Regulations to project into the rear yard by 12 feet, resulting in a rear yard setback of 28 feet. This determination is based on the finding that the petitioner has demonstrated a practical difficulty exists based on the following criteria:

1. Applying the strict letter of zoning restrictions will unreasonably prevent the landowner from using their property for a permitted purpose and/or conformity with the zoning regulations is unnecessarily burdensome because...
2. Substantial justice would be achieved for the applicant and neighboring property owners by granting the variance and approval of the variance would not negatively impact adjacent property owners or land within the district because...
3. The requested variance is the least relief required.
4. The situation is unique to the subject property and not related to the general conditions of the area.
5. The circumstances requiring the variance are not self-created

*(If the board determines that any conditions are deemed necessary the following may be included in the motion to approve)*

Approval of the variance requests is conditioned upon compliance with the following conditions:

- 
-

**MOTION TO DENY:**

I move to deny the variance request by Shawn & Katie Morrison, property owner of 31288 Downing Place (Parcel #24-02-378-006, ZBA Case 1439) from Chapter 46 Zoning, Section 46-275 Schedule of Regulations. This determination is based on the finding that the petitioner has not demonstrated a practical difficulty exists based on the following criteria:

1. Applying the strict letter of zoning restrictions will not unreasonably prevent the landowner from using their property for a permitted purpose and/or conformity with the zoning regulations is unnecessarily burdensome because...
2. Substantial justice would not be achieved for the applicant and neighboring property owners by granting the variance and approval of the variance would negatively impact adjacent property owners or land within the district because...
3. The requested variance is not the least relief required.
4. The situation is not unique to the subject property and not related to the general conditions of the area.
5. The circumstances requiring the variance are self-created



**Katie & Shawn Morrison**

31288 Downing Place  
Beverly Hills, MI 48025  
September 4, 2025

**Village of Beverly Hills**

Planning & Zoning Department  
18500 W. 13 Mile Rd.  
Beverly Hills, MI 48025

**Re: Zoning Variance Application – Narrative Statement**

Dear Zoning Board Members,

We are writing to respectfully submit this narrative in support of our application for a zoning variance related to a modest addition to our home at 31288 Downing Place. Our goal is to renovate our existing sunroom and add a small, covered outdoor seating area that is integrated into the home's design. Below, we address the five criteria recommended for zoning variance applications:

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**1. Is the situation unique to the subject property?**

Yes. The unique circumstances stem from the original placement of the existing sunroom, which sits near the setback line. This limits our ability to make reasonable improvements without a variance. Our proposed addition is minimal in scale and integrated into the current structure, resulting in a more aesthetically pleasing and space-efficient design compared to detached alternatives.

**2. Would applying the strict letter of zoning restrictions unreasonably prevent the landowner from using their property for a permitted purpose?**

Yes. If enforced strictly, the setback requirements would prevent us from making modest improvements that enhance the functionality and enjoyment of our backyard. The covered area would provide shelter and a more usable space for outdoor gatherings—an entirely reasonable and permitted residential use.

**3. Is conformity with the zoning regulations unnecessarily burdensome?**

Yes. Strict conformity would result in a less cohesive and potentially more disruptive solution. For example, a detached pergola or awning—permitted by current code—would appear less integrated and could negatively impact the overall aesthetic of the property and surrounding area. The integrated design we propose is more thoughtful and consistent with the character of the neighborhood.

**4. Would approval of the variance negatively impact adjacent property owners or land within the district?**

No. The addition is intentionally small in scale and designed to complement both our home and the surrounding neighborhood. It will not impact privacy, light, or views for any neighbors. In fact, we have spoken with our nearby neighbors, and several have expressed their support, as evidenced by the attached letter.

**5. Are the circumstances requiring the variance self-created?**

No. The need for this variance is a result of the original structure's location relative to the current zoning regulations, not due to any recent or deliberate action on our part. We are simply seeking to make a practical and aesthetically cohesive improvement that remains well within the spirit of residential zoning.

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We believe this small addition will be a thoughtful and positive enhancement to our home and neighborhood, and we respectfully request your consideration and approval.

Thank you for your time and attention to our application.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is a stylized, cursive signature that appears to be 'Katie Morrison'. The signature on the right is also cursive and clearly legible as 'Shawn Morrison'.

**Katie & Shawn Morrison**

**613.282.3036 Katie Morrison**

**904.753.2399 Shawn Morrison**

31288 Downing Place  
 Beverly Hills, Michigan  
 September 3<sup>rd</sup>, 2025

Dear Neighbors,

We hope this note finds you well. We are writing to let you know about a small project we are planning at our home at 31288 Downing Place. We are applying for a zoning variance to allow a modest addition in our backyard. The project will include renovation of our existing sunroom with a slight extension for a covered outdoor seating area.

The design has been thoughtfully planned to be visually appealing and complementary to our neighborhood. Instead of building a detached pergola, this integrated covered space will provide a more attractive and cohesive look.

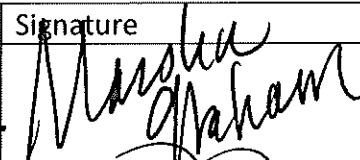
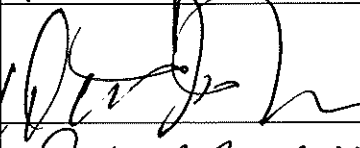
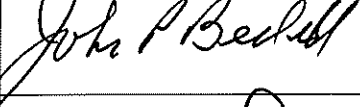

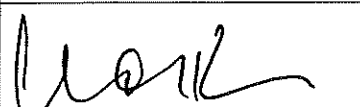
As part of the variance process, we are asked to share letters of support from our nearby neighbors. Your signature below will help demonstrate to the Village that this project is supported by our community and will be a positive addition to the area.

We greatly appreciate your consideration and support.

Sincerely,  
 Katie & Shawn Morrison

**Neighbor Support Statement**

I/we, the undersigned, support the proposed backyard addition (sunroom renovation with a covered outdoor space) at 31288 Downing Place.

Name	Address	Signature	Date
Marsha Graham	31306 Downing Pl. Beverly Hills, MI 48025		September 4, 2025
David Miller	31337 Downing Pl Bev Hills MI 48025		9-4-25
JOHN P BEDELL	31242 DOWNING		9-4-25
Jean Salata	31195 PICKWICK		9-4-25
CHRIS BROWN	31207 PICKWICK		9-4-25



## 31288 Downing Place - Variance Request

For clarity, the requested variance use is shown above. A 12 foot extension from the current sunroom (which would be remodeled and updated).

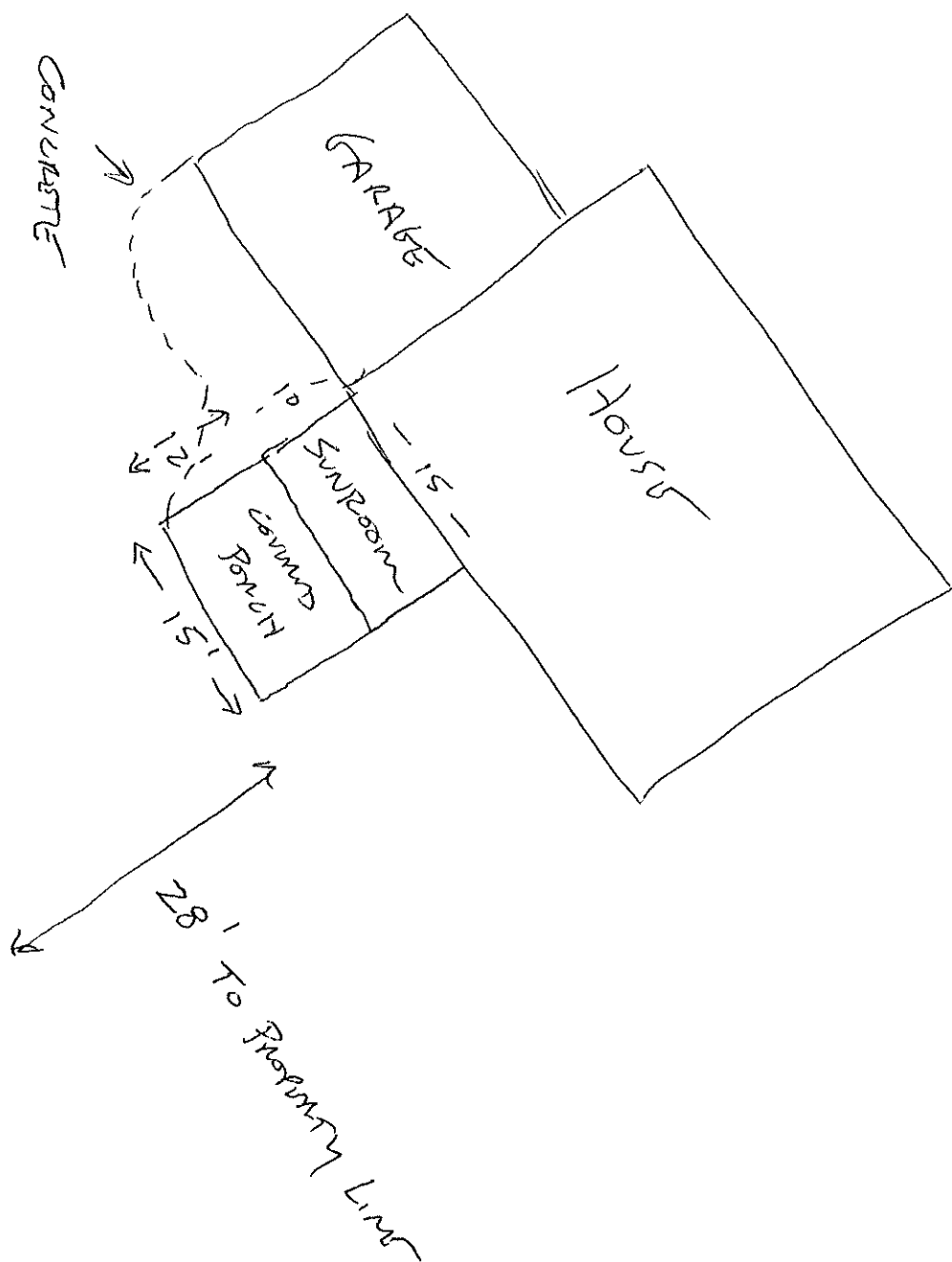
The covered area will enter into the 40 foot setback from our property line. That is the request.

This picture was generated by ChatGPT. It is not an exact replica **nor does it show a perfect scale of what the extension will look like** but it does give an idea of what we are trying to accomplish... which we believe would look much better than a detached pergola in the same area.

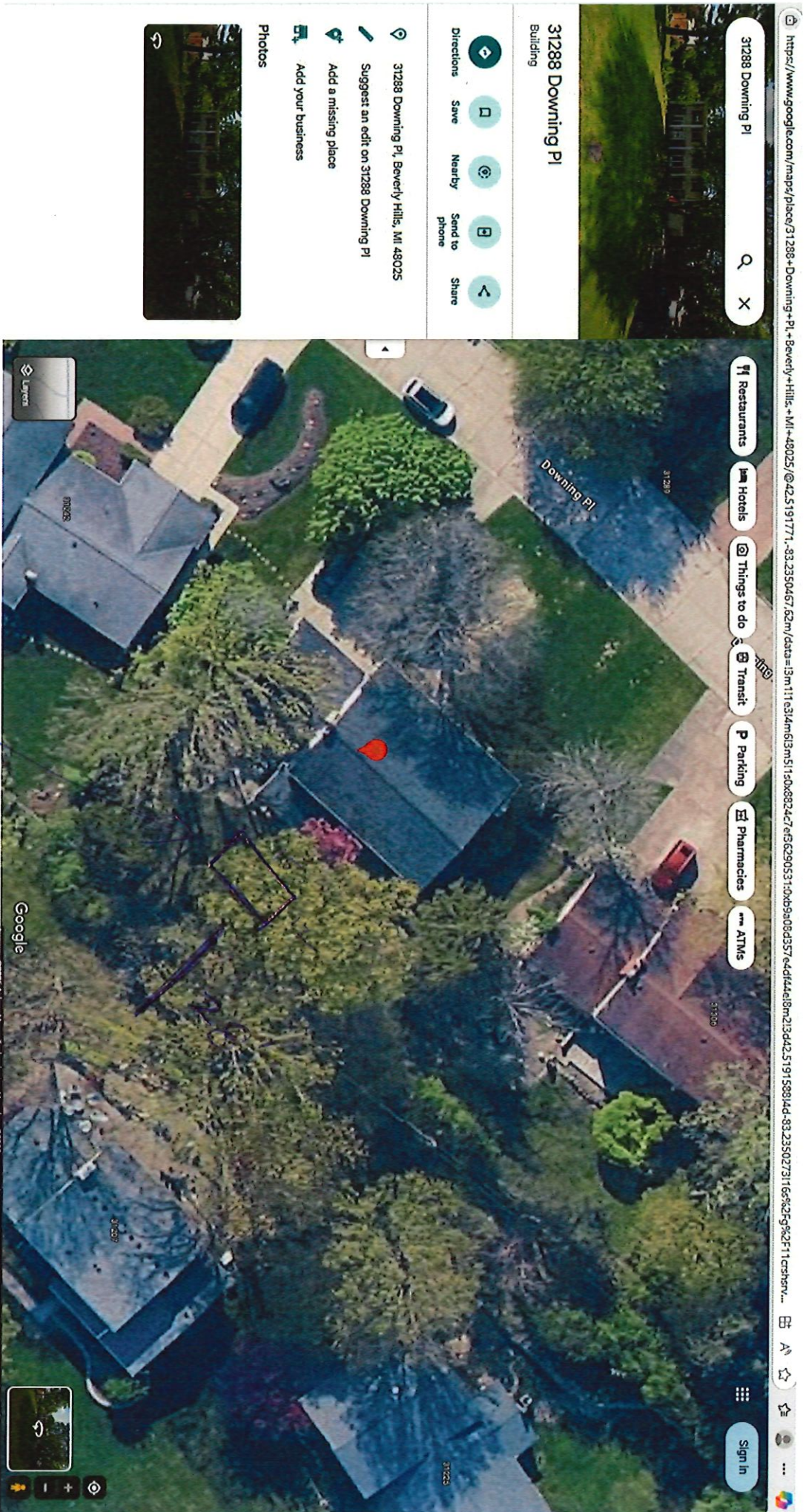


CONCRETE UNDER COVERED PORCH WILL BE STANDARD CONCRETE.  
CURBET CONCRETE WILL BE REPLACED W/ SAME PATTERN  
STANDARD CONCRETE.

SOME CONCRETE WILL BE ADDED TO CONVERT THIS COVERED  
CONCRETE AND UNCOVERED CONCRETE (SAME STANDARD PATTERN)



# Site Plan - 31288 Downing Pl



Covered Patio 12' x 15' wide



## 31288 Downing Place - Variance Request

For clarity, the requested variance use is shown above. A 12 foot extension from the current sunroom (which would be remodeled and updated).

The covered area will enter into the 40 foot setback from our property line. That is the request.

This picture was generated by ChatGPT. It is not an exact replica **nor does it show a perfect scale of what the extension will look like** but it does give an idea of what we are trying to accomplish... which we believe would look much better than a detached pergola in the same area.

# Village of Beverly Hills Zoning Board of Appeals Meeting

Notice is hereby given that the Village of Beverly Hills Zoning Board of Appeals will hold a meeting on **Monday, October 13, 2025 at 7:00 pm** at the Municipal Offices located at 18500 W. 13 Mile Road, Beverly Hills, MI 48025. A public hearing will be held on the following case:

- ITEM:** Case 1439
- REQUEST:** In order to project into the required rear yard setback, the property owner is seeking a dimensional/non-use variance from Chapter 46 Zoning, Section 46-275 Schedule of Regulations
- LOCATION & ZONING** 31288 Downing Place, R-1A Single Family
- PROPERTY OWNER:** Shawn & Katie Morrison



If you have any questions or comments, please contact the Planning & Zoning Department at 248-646-6404 during regular business hours of 8:00 am – 4:30 pm, Monday through Friday, or via email at [sstec@villagebeverlyhills.com](mailto:sstec@villagebeverlyhills.com) by 4:00 p.m. on the date of the hearing, or attend the public hearing on the scheduled date. The application materials may be reviewed at the Village Hall between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Carissa Brown

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Village Clerk

0413-2538

**PUBLIC HEARING NOTICE  
ZONING BOARD OF APPEALS**

Notice is hereby given that the Village of Beverly Hills Zoning Board of Appeals will hold a public hearing on **Monday, October 13, 2025 at 7:00 pm** to consider the following request:

**ITEM:** Case 1439  
**REQUEST:** In order to project into the required rear yard setback, the property owner is seeking a dimensional/non-use variance from Chapter 46 Zoning, Section 46-275 Schedule of Regulations  
**LOCATION & ZONING** 31288 Downing Place, R-1A Single Family  
**PROPERTY OWNER:** Shawn & Katie Morrison

The public hearing will be held at the Village of Beverly Hills Zoning Board of Appeals meeting on Monday, October 13, 2025 at 7:00 pm at the Village of Beverly Hills Municipal Offices, 18500 W. 13 Mile Road, Beverly Hills, Michigan 48025. If you have any questions or comments, please contact the Planning & Zoning Department at 248-646-6404 during regular business hours of 8:00 am – 4:30 pm, Monday through Friday, or via email at [sstec@villagebeverlyhills.com](mailto:sstec@villagebeverlyhills.com) by 4:00 p.m. on the date of the hearing, or attend the public hearing on the scheduled date.



**Publish Date:** September 17, 2025 Birmingham-Bloomfield Eagle

The Village of Beverly Hills will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities attending the meeting upon three working days' notice to the Village. Individuals with disabilities requiring auxiliary aids or services should contact the Village by writing or phone, 18500 W. Thirteen Mile Beverly Hills, MI 48025 (248) 646-6404.

2402377004  
MEDOW TRUST RHODA  
19181 CHELTON DR  
BEVERLY HILLS MI 48025 5214

2402379002  
THOMAS FUNDARO  
31248 PICKWICK LN  
BEVERLY HILLS MI 48025 5243

2402378018  
DONALD SALATA  
JEAN SALATA  
31195 PICKWICK LN  
BEVERLY HILLS MI 48025 5242

2402377003  
JUSTIN MILUS  
JESSICA MILUS  
19197 CHELTON DR  
BEVERLY HILLS MI 48025 5214

2402378008  
MARY BETH STEFANKO  
31196 DOWNING PL  
BEVERLY HILLS MI 48025 5233

2402379004  
ARTHUR MOORE III  
CYNTHIA A MOORE  
31198 PICKWICK LN  
BEVERLY HILLS MI 48025 5241

2402378002  
ABRAHAM ROBERTSON  
AMY ROBERTSON  
19107 CHELTON DR  
BEVERLY HILLS MI 48025 5213

2402377019  
DOUGLAS ZETYE  
DAVID ZETYE  
31175 DOWNING PL  
BEVERLY HILLS MI 48025 5234

2402378020  
JAMIE P TOBIN  
31151 PICKWICK LN  
BEVERLY HILLS MI 48025 5242

2402377016  
JORDAN FLORA  
ANDREA FLORA  
31241 DOWNING PL  
BEVERLY HILLS MI 48025 5236

2402378015  
MATTHEW RAPPAPORT  
SARAH RAPPAPORT  
31243 PICKWICK LN  
BEVERLY HILLS MI 48025 5244

2402379006  
MILES O HAENGGI  
KATHERINE HAENGGI  
31152 PICKWICK LN  
BEVERLY HILLS MI 48025 5241

2402378016  
JESSIE PICKETT  
31225 PICKWICK LN  
BEVERLY HILLS MI 48025 5244

2402378014  
RYAN THUMMEL  
MELANIE THUMMEL  
31261 PICKWICK LN  
BEVERLY HILLS MI 48025 5244

2402378010  
ERIC MING TRUSTEE  
31152 DOWNING PL  
BEVERLY HILLS MI 48025 5233

2402377013  
Occupant  
31305 DOWNING PL  
BEVERLY HILLS MI 48025 5238

2402378005  
MARSHA GRAHAM  
31306 DOWNING PL  
BEVERLY HILLS MI 48025 5237

2402379005  
THOMAS B SULLIVAN  
31174 PICKWICK LN  
BEVERLY HILLS MI 48025 5241

2402377013  
NORMAN WILLEMSE  
WILMA ALEXA WILLEMSE  
5626 SHADOW LN  
BLOOMFIELD HILLS MI 48302 4048

2402378019  
DAVID R WARN TRUSTEE  
DEBORAH F WARN TRUSTEE  
31173 PICKWICK LN  
BEVERLY HILLS MI 48025 5242

2402378009  
GARY F NICHOLLS  
BARBARA K NICHOLLS  
31176 DOWNING PL  
BEVERLY HILLS MI 48025 5233

2402377014  
JEWISH ASSN FOR RETARDED CITIZENS  
31285 DOWNING PL  
BEVERLY HILLS MI 48025 5236

2402377018  
JEFFREY STEELE  
CASSANDRA STEELE  
31193 DOWNING PL  
BEVERLY HILLS MI 48025 5234

2402377015  
MICHELLE ARENA-VILLAREAL  
TATIANA ARENA-VILLAREAL  
31255 DOWNING PL  
BEVERLY HILLS MI 48025 5236

2402378017  
CHRISTOPHER BAILEY  
ALEXIS BAILEY  
31207 PICKWICK LN  
BEVERLY HILLS MI 48025 5244

2402378007  
JOHN P BEDELL  
31242 DOWNING PL  
BEVERLY HILLS MI 48025 5235

2402378006  
SHAWN M MORRISON  
KATHERINE DOLAN  
31288 DOWNING PL  
BEVERLY HILLS MI 48025 5235

2402377017  
STEPHEN HITTSON  
COLLEEN C HITTSON  
31229 DOWNING PL  
BEVERLY HILLS MI 48025 5236

2402379003  
LYLE TRUST MEGAN L  
31226 PICKWICK LN  
BEVERLY HILLS MI 48025 5243

2402378001  
ELIN ANN WARN BETANZO  
19129 CHELTON DR  
BEVERLY HILLS MI 48025 5213

2402378004  
CHRISTOPHER J DOOZAN  
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