



Council Chamber, 18500 W 13 Mile Rd, Beverly Hills, MI 48025-5262

ZONING BOARD OF APPEALS MEETING

MONDAY, JULY 13, 2026 at 7:00 PM

AGENDA

1. **Call meeting to order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - A. 2026 05 11 ZBA Minutes
5. **Public comments on items not on the published agenda**
6. **Old Business**
7. **New Business**
 - A. Case 1441 - 20555 Lincoln Hills Ct.
 - B. Case 1442 - 16214 Locherbie Ave.
 - C. Case 1443 - 20065 Plantation Ln.
 - D. Election of Secretary
8. **Public Comments**
9. **Liaison Comments**
10. **Administration Comments**
 - A. Staff Report
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.

Access ZBA Meeting Materials:
<https://beverlyhillsmi.portal.civicclerk.com/>
*Click here to view the current and previous
ZBA agendas, packets, and minutes.*

Scan for Quick Access:
*Scan with your mobile device to
view current and past meeting
materials.*



DRAFT REGULAR ZONING BOARD OF APPEALS MEETING MINUTES –MAY 11, 2026
– PAGE 1

Present: Chairperson Makar, Vice-Chairperson Rott, Members: Barron, Beach, Caputo, Miller, Russaw, Stroker, Tomich

Absent: None

Also Present: Planning and Economic Development Director, Stec
Village Attorney, Kolb
Council Member (Liaison), Drummond

ROLL CALL/CALL TO ORDER

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

APPROVAL OF AGENDA

Motion by Russaw, second by Caputo, to approve the agenda as published.

Motion passed.

APPROVAL OF MINUTES

Motion by Russaw, second by Stroker, to approve the minutes of the March 9, 2026, Zoning Board of Appeals meeting.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON PUBLISHED AGENDA

None

OLD BUSINESS

A. ZBA CASE: ZBA Case 1440
LOCATION: 31671 E. Bellvine Trail
PARCEL ID: TH-24-03-327-019
ZONING: R-A, Single Family Residential
PETITIONER: Alexander V. Bogaerts – Alexander V. Bogaerts and Associates, P.C.
OWNER: Scott & Joann Schofding
REQUEST: Seeking a dimensional/ non-use variance from Section 46-167 (Corner lot setback) on the side street which requires a minimum setback from the street equal to the minimum front setback for the Zone District in which such building is located.

Stec presented the revised variance request by Scott and Joann Schofding for 31671 East Bellvine Trail. The request, previously tabled in March, was revised from a 22-foot setback to a 25-foot setback where 40 feet is required. The proposed addition is a single-story master suite on the south side of the home.

Bogaerts, the applicant's architect, stated the revised setback represented the minimum needed for a functional layout and argued that the hardship was caused by the home's original placement on

THESE DRAFT MINUTES ARE NOT OFFICIAL AND HAVE NOT BEEN APPROVED.

the lot. He explained that additional reductions to the setback would compromise functionality of the bedroom and interior spaces. The applicants acknowledged that an addition could physically be constructed elsewhere on the property without a variance request but stated that alternative locations would not function well with the existing layout of the home and proximity to the neighboring properties.

Board members discussed whether the request represented the least relief necessary and whether sufficient practical difficulty existed to justify the variance. Concerns were raised regarding the inclusion of a sitting room within the addition and the availability of alternative locations on the property that would not require zoning relief.

Motion by Beach, second by Russaw, to deny the variance request by Scott & Joann Schofding, property owners of 31671 E. Bellvine Trail (Parcel # 24-03-327-019, ZBA Case 1440) from Chapter 46 Zoning, Section 46-167 (Corner Lot Setback). This determination is based on the findings 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 not unnecessarily burdensome because the house can continue to be used as a single-family home. In addition, there are other available options for the proposed expansion that would not have required bringing this matter before the Zoning Board.
2. The requested variance for the 25-foot setback was not the minimum relief necessary because it included a sitting room, which appears to be an additional preference or convenience rather than the necessity claimed by the petitioner. Furthermore, there is substantial space in the backyard that would allow for the proposed expansion and renovation without the need for a variance request before the Zoning Board.
3. The situation is not unique to the subject property and is not related to the general conditions of the area. There is no significant decline or elevation in the backyard that would prevent the renovation from being constructed there. The proposed renovation could be located in the rear yard area; however, the petitioner instead seeks to place it on the side of the house, which creates the setback issue.
4. The circumstances requiring the variance are self-created and therefore do not satisfy the requirements of this board.

Roll Call Vote:

Stroker	Yes
Caputo	Yes
Russaw	Yes
Makar	Yes
Rott	Yes
Miller	Yes
Tomich	Yes
Barron	No

Beach Yes

Motion passed. (8-1)

B. ZBA Bylaws_v4

Stec summarized revisions to Version 4 of the proposed Zoning Board of Appeals Bylaws, including added membership and training provisions, and noted that a proposed attendance policy was excluded because it exceeded Village Council standards.

Discussion focused on training expectations, attendance requirements, and a technical correction to Article 6, Section D regarding hearing procedures when no applicant is present. Kolb, the Village Attorney, also clarified that the Michigan Zoning Enabling Act requires the Board to elect a Secretary to certify minutes and sign official correspondence. The Board agreed to place the election of a Secretary on a future agenda.

Motion by Beach, second by Rott, to adopt the proposed Village of Beverly Hills Zoning Board of Appeals Bylaws as drafted, with the correction to Article 6, Section D to reflect agenda items 4, 5, and 9 in place of items 5, 6, and 8 when no applicant is present.

Motion passed.

PUBLIC COMMENTS

None

LIAISON COMMENTS

Council Liaison, Drummond congratulated the Board on adopting bylaws and noted their importance for continuity as membership changes. He also reported that sidewalk construction is underway throughout the village, with all schools- including Seaholm and Groves High School- expected to be connected by sidewalk by year's end.

STAFF COMMENTS

Stec announced that JSS was awarded the contract for the Beverly Park playground replacement, with installation of the new ADA-accessible playground expected to begin after Memorial Day and take approximately two months to complete. Informational signage with project renderings will be posted at the park.

Stec also reported that Giffels Webster was selected to complete the Villages's master plan update and zoning ordinance rewrite. Both processes will occur concurrently over an estimated two-year period, with Board members included in ongoing discussions.

Stec provided an update on Detroit Country Day School's athletic complex improvements. She explained that the proposed scoreboard relocation is now expected to be reviewed by the Planning Commission, primarily due to traffic visibility concerns, with the item scheduled for the May 27, 2026, Planning Commission meeting.

COMMISSIONER COMMENTS

THESE DRAFT MINUTES ARE NOT OFFICIAL AND HAVE NOT BEEN APPROVED.

Makar reminded members that reappointment applications are due by May 29, 2026, and encouraged those seeking another term to apply promptly.

Makar also thanked the Board for its thoughtful deliberations and encouraged members to continue clearly stating their reasoning on the record for future meetings.

CORRESPONDENCE

None

ADJOURNMENT

Motion by Tomich, second by Barron, to adjourn the meeting at 8:08 p.m.

Motion passed.

Timothy Makar
Chairperson

Carissa Brown
Village Clerk

Lydia Williams
Recording Secretary



To: Zoning Board of Appeals Members
From: Susie Stec, Planning & Zoning Administrator
Date: July 7, 2026

Request Summary

ITEM: ZBA Case 1441

REQUEST: In order to demolish an existing garage & construct a new, larger garage with additional living space above, the applicants are seeking the following dimensional/non-use variances:

- Section 46-275 (Schedule of Regulations) requires a minimum rear yard setback of 40-feet. Applicant requests variance of 8'8"
- Section 46-3. (Definitions) which states a *[g]arage, private: An accessory building having not more than 720 square feet in area to be used for the storage of noncommercial vehicles....* Applicants seek to build a 989 sf, 3-car garage
- Section 46-170(g) which states *[g]arage doors facing the street shall not exceed a total length of 24 feet in cumulative total....* Applicants seek to exceed this standard by 3'

LOCATION & 20555 Lincoln Hills Ct. (24-03-202-005)

ZONING R-A Single Family

APPLICANT: Stephen & Heather Zintsmaster

Background & Zoning Analysis

The existing 2,695 square foot, 2-story home was constructed in 1975. The home is situated on a 0.48 acres parcel and is zoned R-A. The property is a corner lot that intersects at 14 Mile Road and Lincoln Hills and is just west of Evergreen Road. Dimensionally, the property does not meet the minimum lot size or the minimum lot width; however, these are considered existing legal non-conformities. The existing home complies with the front, rear, and side yard setbacks, as well as the lot coverage dimensional standards.

The applicant is seeking three (3) variances in order to construct a new 3-car, attached garage with additional living space in the 2nd Floor/garage space loft. As described in the narrative responses provided by the applicants, each of the three (3) requested variances are intended to ensure safe ingress/egress into the garage and that will accommodate the size of modern vehicles. As part of the proposed project, the applicants intend to close the existing driveway access onto 14 Mile Road and relocate driveway access to Lincoln Hills.

The first variance is from Chapter 46 Zoning, Section 46-275, Area, Height, Bulk, and Placement Regulations, Schedule of Regulations. That section provides details on the setbacks in the R-A, Single Family District, including a required rear open space setback of 40 feet. Per the application materials provided, the applicant is seeking an 8-foot 8-inch dimensional/non-use variance resulting in a rear open space setback of 31- feet 2-inches.

The second variance requested is from Section 46-3 Definitions which limits the square footage of private garages to 720 square feet. The applicant seek to exceed this standard by 269 square feet.

The third variance requested is from Section 46-170(g) which limits the cumulative total of garage door length to 24-feet. The applicants seek to exceed this standard by three (3) feet, resulting in a total cumulative length of 27-feet. The applicants intend to coordinate landscaping screening along 14 Mile Road to further mitigate any visual impacts from the garage doors.

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 requests. When deliberating, the board shall consider whether the applicant has demonstrated a practical difficulty by demonstrating 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 summarizes the variances requested as being necessary to facilitate the construction of a “functional three-car addition... [which] allows us to abandon a dangerous driveway on 14 Mile Road in favor of a safer cul-de-sac entrance while establishing a coordinated evergreen privacy buffer with our neighbor.” The applicant has provided detailed narrative responses to the above questions which are included in the packet.

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 June 17, 2026. A direct mailing to all occupants and owners of property within a 300’ radius of the subject parcel was also sent, as required. The applicants provided a letter of support from the neighbor immediately west of their home as part of the application materials. As of the finalization of this report no other 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 the variance request 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 requests(s) being granted and the reasons in support, and another articulating the provision(s) being denied and the reasons to support the denial.

MOTION TO APPROVE:

I move to grant the variances requested by Stephen & Heather Zintsmaster at 20555 Lincoln Hills Ct. (24-03-202-005, ZBA Case 1441) to deviate from Section 46-275 (Schedule of Regulations) to allow for a variance of 8'8" resulting in a rear yard setback of 32'2", from Section 46-3. (Definitions) to allow the applicants to build a 989 square foot private garage, and from Section 46-170(g) to allow for a cumulative garage door length of 27-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 because...
5. The circumstances requiring the variance are not self-created because...

(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 variances requested by Stephen & Heather Zinsmaster, property owners of 20555 Lincoln Hills Ct. (24-03-202-005, ZBA Case 1441) to deviate from Section 46-275 (Schedule of Regulations) requires a minimum rear yard setback of 40-feet, as well as from Section 46-3. (Definitions, private garage) which limits private garage size to 720 square feet, and from Section 46-170(g) which states *[g]arage doors facing the street shall not exceed a total length of 24 feet in cumulative total....* This determination is based on the finding that the petitioner has not demonstrated a practical difficulty exists as follows:

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 because...
5. The circumstances requiring the variance are self-created because...

Project Summary

We are requesting variances for a rear setback encroachment, increased garage square footage, and expanded door width to facilitate a functional three-car garage addition. This project allows us to abandon a dangerous driveway on 14 Mile Road in favor of a safer cul-de-sac entrance while establishing a coordinated evergreen privacy buffer with our neighbor.

Response to Standards for a Non-Use Variance

1. This situation is unique to the subject property.

The property is a pie-shaped cul-de-sac lot with dual frontage on 14 Mile Road. Due to the narrowness of the lot at the street front, the original home was required to be positioned deep into the lot to achieve a functional building width. This creates a buildable envelope that is significantly more constrained than a standard rectangular lot in the district. This unique geometry "pins" any proposed addition between the narrow front and the existing rear setback line.

2. Applying the strict letter of zoning restrictions would unreasonably prevent the landowner from using their property for a permitted purpose.

While a garage is a permitted accessory use, the existing placement of the home—dictated by the lot shape—combined with the 720 sq. ft. cap and door-width limits, prevents the construction of a functional three-car garage. Strict adherence would result in a garage that cannot safely accommodate modern family vehicles alongside necessary storage for property maintenance, effectively denying a customary residential use for a home of this scale.

3. Conformity with the zoning regulations is unnecessarily burdensome.

Following the 40-foot rear setback and the 720 sq. ft. limit would require a footprint so narrow that it would create safety hazards for passengers entering and exiting vehicles. Furthermore, the 24-foot maximum for garage door width is unnecessarily burdensome for a three-car setup; the requested 27 feet would allow modern SUVs to maneuver safely without risk of property damage. Strict conformity would also prevent the relocation of the driveway from 14 Mile Road to the cul-de-sac. Forcing compliance would mean maintaining a less safe traffic pattern on a major thoroughfare simply to meet dimensional requirements that have no negative physical impact on the neighborhood.

4. Approval of the variance would not negatively impact adjacent property owners or land within the district.

The proposed 8.5-foot encroachment does not face the rear living area of a neighbor; rather, our rear yard abuts the side yard of the neighbor along 14 Mile Road. This project has the full support of those immediate neighbors. The requested 27 feet of garage door width will face 14 Mile Road and the newly closed-off drive, meaning it will not dominate the residential streetscape of the cul-de-sac. We have coordinated a joint landscaping plan where both properties will install matching, high-quality evergreen screening along 14 Mile Road. This effort, combined with blocking the old driveway with greenery, will create a continuous visual buffer that enhances the district. Additionally, moving the driveway provides a substantial public safety benefit to the Village.

5. The circumstances requiring the variance are not self-created.

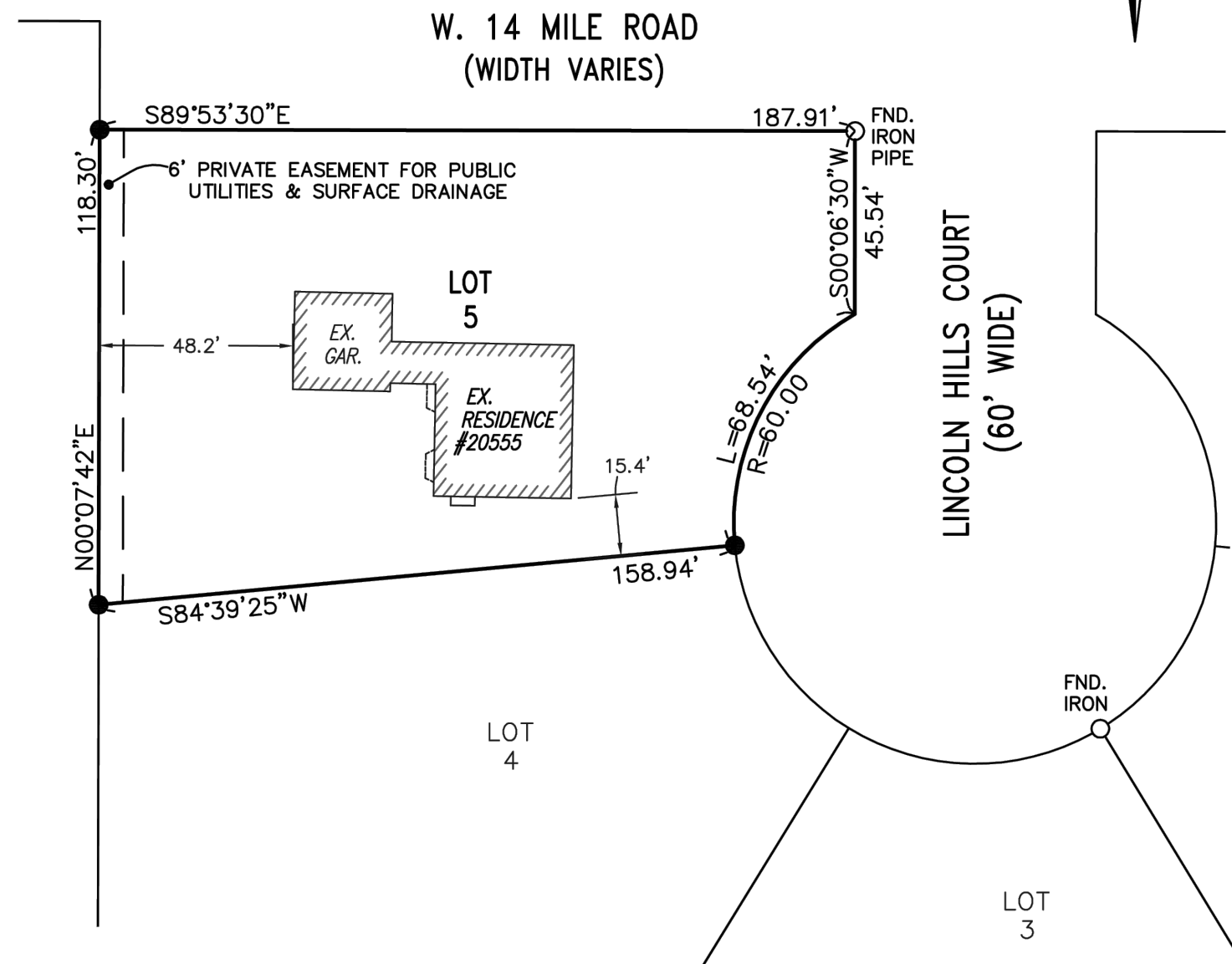
The practical difficulty is caused by the pre-existing, pie-shaped geometry of the cul-de-sac lot and the historical placement of the primary structure, neither of which were determined by the current owner. The hardship arises from the interaction between these pre-existing physical conditions, the location of 14 Mile Road, and the current zoning ordinance. The need for the variance is a result of the land's unique constraints rather than a personal preference.

GENERAL NOTES:

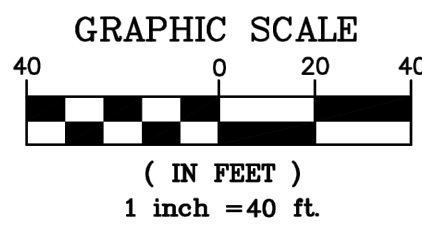
- ALL WORK SHALL BE COMPLETED PER 2015 MICHIGAN RESIDENTIAL CODE
- ALL WOOD EXPOSED TO THE WEATHER, IN CONTACT WITH THE GROUND OR ENTERING EXTERIOR MASONRY WALLS SHALL BE PRESERVATIVE TREATED (P.T.)
- ALL FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL. (WHEN METAL COMES IN CONTACT w/ METAL TYPE OF METAL SHALL MATCH)
- ALL STRUCTURAL CONNECTORS & HANGERS SHALL BE HOT-DIPPED GALVANIZED STEEL.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. IF A DISCREPANCY IS DISCOVERED, COORDINATE WITH ARCHITECT TO RESOLVE THE ISSUE TO ACHIEVE THE INTENT OF THE DRAWINGS.
- COORDINATE WITH OWNER ALL ACTUAL FINISHES AND MATERIAL SAMPLES
- ELECTRICAL SHALL BE DESIGN/BUILD PER LATEST NEC. COORDINATE FIXTURES, SPECIAL RECEPTACLES AND REQUIREMENTS WITH OWNER. LIGHTING SHALL BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
- DATA SHALL BE DESIGN/BUILD. COORDINATE SPECIAL RECEPTACLES AND REQUIREMENTS WITH OWNER.
- HEATING VENTILATION AIR CONDITIONING SHALL BE DESIGN/BUILD PER LATEST CODES. COORDINATE SYSTEM TYPES AND PERFORMANCE SPECIFICATIONS WITH OWNER.
- PLUMBING SHALL BE DESIGN/BUILD PER LATEST CODES. COORDINATE SYSTEM TYPES AND PERFORMANCE SPECIFICATIONS WITH OWNER.
- ALL DIMENSIONS ARE TO FACE OF NEW STUDS (ROUGH FRAMING), FACE OF BRICK OR FACE OF SHEATHING, FACE OF EXISTING FINISHED WALLS TO REMAIN, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS
- ALL WINDOWS WITH SILLS 24" OR LESS A.F.F. AND 6'-0" OR MORE ABOVE EXTERIOR GRADE SHALL HAVE WINDOW OPENING CONTROL DEVICES PER MRC 312.2
- EXIST WINDOW SIZES SHOWN ON PLANS ARE FOR ESTIMATING PURPOSES ONLY. ALL NEW WINDOW SIZES TO BE FIELD MEASURED BY WINDOW MANUFACTURER/INSTALLER AS REQUIRED.
- FOR CONCRETE TRENCH FOUNDATIONS - VERIFY NO SLOUGHING OF EARTH FORMED WALL IF SLOUGHING OCCURS OR SOIL CONDITIONS PROHIBIT PROVIDE FORMED FOUNDATIONS.
- CONTRACTOR TO PROVIDE ARCHITECT SHOP DRAWINGS FOR PRE-ENGINEERED TRUSSES FOR ARCHITECTS REVIEW AND COMMENT PRIOR TO FABRICATION.
- IF EXCESSIVE GROUND WATER IS DISCOVERED DURING EXCAVATION CONTRACTOR TO PROVIDE DRAIN TILE OPTIONS TO OWNER.

SKETCH OF SURVEY

PART OF THE NORTHEAST 1/4 SECTION 3, T. 1N, R. 10E.,
VILLAGE OF BEVERLY HILLS, OAKLAND COUNTY, MICHIGAN.



LEGEND
(M) MEASURED
(R) RECORDED
(C) CALCULATED
● FOUND IRON
○ SET IRON/NAIL



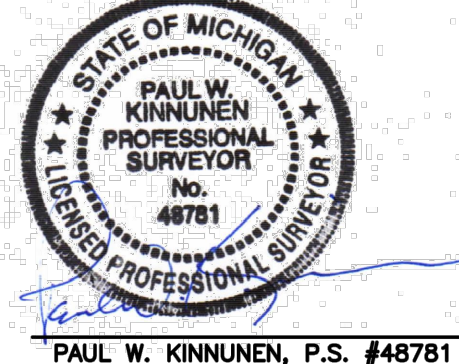
PROPERTY DESCRIPTION:
(PER VILLAGE OF BEVERLY HILLS ASSESSING)
PARCEL NO. 24-03-202-005
#20555 LINCOLN HILLS COURT

LOT 5 OF "LINCOLN HILLS SUB.", AS RECORDED IN LIBER 125 OF
PLATS, PAGE 17, OAKLAND COUNTY RECORDS. PART OF THE
NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 10 EAST,
VILLAGE OF BEVERLY HILLS, OAKLAND COUNTY, MICHIGAN.

NOTES:

- TITLE COMMITMENT NOT PROVIDED AT THE TIME OF THE SURVEY. NOT ALL EASEMENTS MAY BE SHOWN.
- BEARINGS ARE BASED ON "LINCOLN HILLS SUB".

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED
THE LAND ABOVE PLATTED AND/OR DESCRIBED ON
8/21/2020 AND THAT THE RATIO OF CLOSURE ON THE
UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS
LESS THAN 1/5000



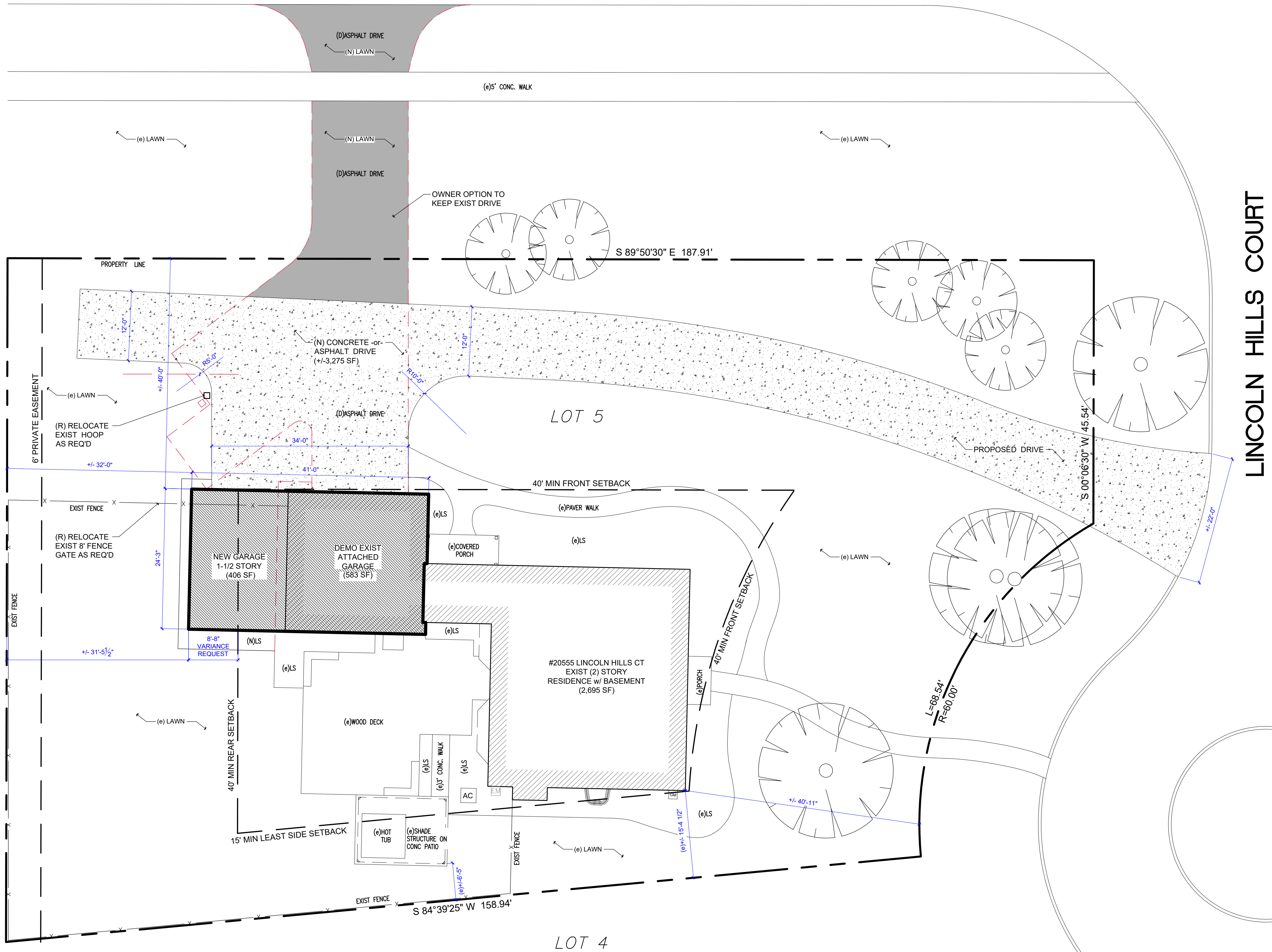
REV: 5/5/2023

LINE & DISTANCE, LLC.

P.O. BOX 851122 WESTLAND, MI 48186 PH: 313.350.0412
Email: pwk_2190@yahoo.com

DATE: 9/29/2020
DRAWN BY: MGB
SCALE: 1" = 40'

DWG. NO.
1 OF 1



ARCHITECTURAL SITE INFORMATION WAS TAKEN
FROM BOUNDARY SURVEY BY, LINE & DISTANCE,
LLC. DATED, 09/29/2020.

CODE SUMMARY

APPLICABLE CODES: 2015 Michigan Residential Code

SITE NOTES

PROTECT MAJORITY EXISTING LANDSCAPING, TREES, FENCING,
BRICK PAVERS WHICH ARE TO REMAIN. IF ITEMS ARE TO BE
RE-LOCATED FOR NEW CONSTRUCTION CAREFULLY REMOVE AND
INVENTORY FOR OWNER'S RE-USE.

GRADING NOTES

REVISED GRADING SHALL BE DEVELOPED AS TO DRAIN SURFACE
WATER AWAY FROM THE FACE OF BUILDINGS AND IN A MANOR AS
TO PREVENT SURFACE WATER FROM THIS PARCEL FROM FLOWING
ONTO ADJ. PARCELS

A MIN. SLOPE OF 1/4" PER 1' SHALL BE PROVIDED, AWAY FROM THE
BUILDING(S)

ZONING SUMMARY: R-A SINGLE-FAMILY RESIDENTIAL DISTRICT

25,000 SF MIN LOT REQUIRED
19,314 SF LOT PROVIDED (EXIST)

130'-0" SF = MIN LOT WIDTH REQUIRED
118'-4" SF = MIN LOT WIDTH PROVIDED (EXIST)

MIN EAST FRONT YARD SETBACK = 40'-0" REQUIRED
MIN EAST FRONT YARD SETBACK = 40'-11" PROVIDED (EXIST)

MIN WEST REAR YARD SETBACK = 40'-0" REQUIRED
MIN WEST REAR YARD SETBACK = 31'-5 1/2" PROPOSED
WEST REAR YARD VARIANCE REQUEST = 8'-6 1/2"
MIN WEST REAR YARD SETBACK = 40' REQUIRED, 20' MIN

MIN SOUTH SIDE SETBACK = 15' REQUIRED
MIN SOUTH SIDE SETBACK = 15'-4 1/2" PROVIDED (EXIST)

MIN NORTH SIDE SETBACK = 40' REQUIRED
MIN NORTH SIDE SETBACK = 40'-0" PROPOSED

SUMMARY:

(e) First Floor 1,475 SF
(e) Second Floor 1,220 SF
Total +/- 2,695 SF

(e) Garage 583 SF
(N) Garage 406 SF
Total +/- 989 SF

(N)Garage Loft +/- 764 SF

DRAWING INDEX

SHEET: AS.101
A.101 Architectural Site Sketch & Survey
A.201 Foundation, Demo, First Floor & Loft Floor Plans
A.202 Exterior Elevations
A.301 Building Sections



1
AS.101

ARCHITECTURAL SITE SKETCH

SCALE: 1" = 10'



LINCOLN HILLS COURT

Garage Addition to
20555 Lincoln Hills Ct.

Beverly Hills, MI

eA Project # 23.014

ZONING BOARD OF APPEALS
October 31, 2023

OWNER REVIEW
September 21, 2023

ISSUE / REVISION DATE

Architectural
Site Sketch &
Survey

AS.101

Garage Addition to
20555 Lincoln Hills Ct.
Beverly Hills, MI

A Project # 23.014

ZONING BOARD OF APPEALS October 31, 2023
OWNER REVIEW September 21, 2023

ISSUE / REVISION DATE

Architectural
Site Overlay

AS.102

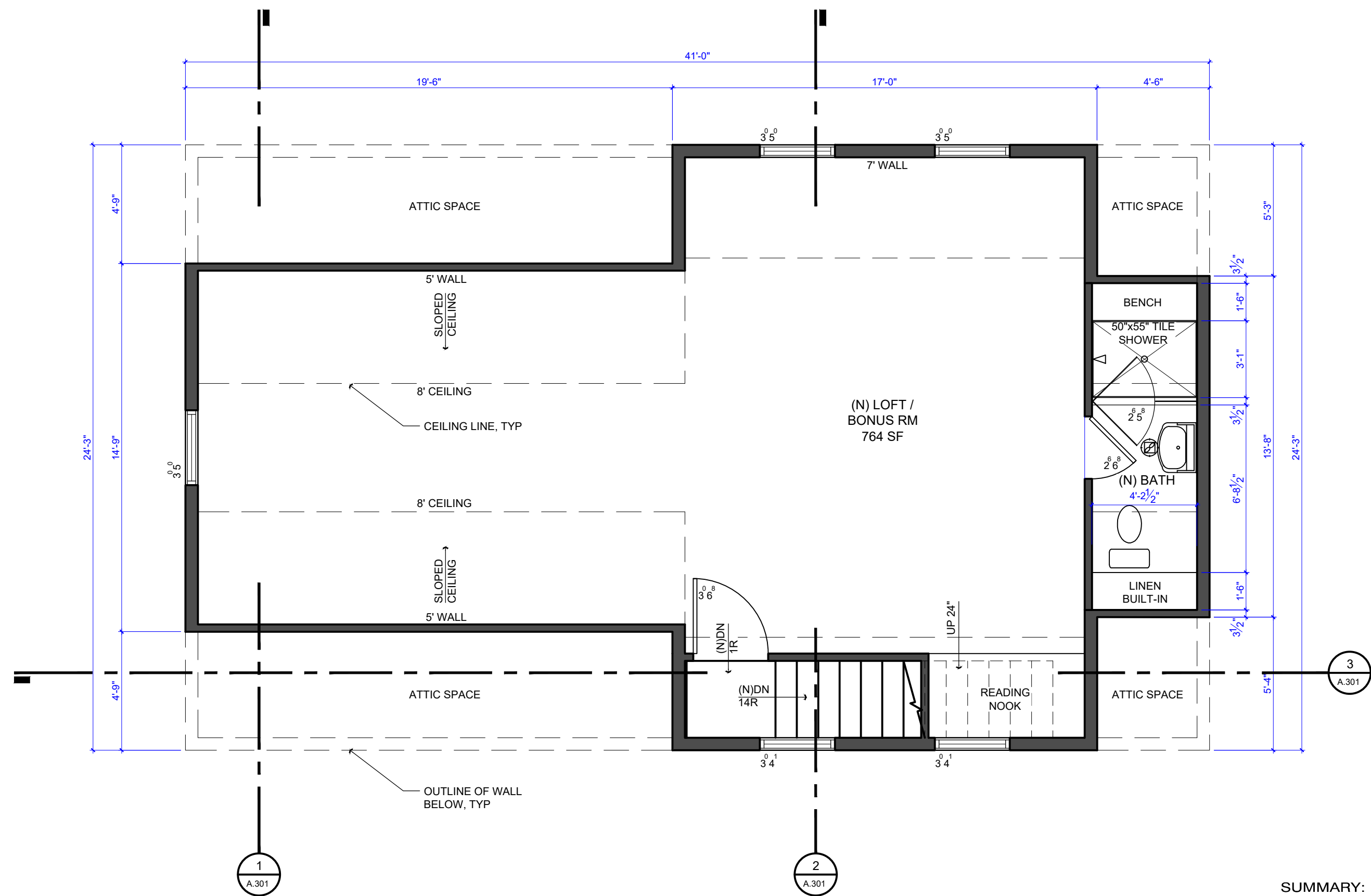


1
AS.102

ARCHITECTURAL SITE OVERLAY

SCALE: 1" = 10'





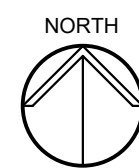
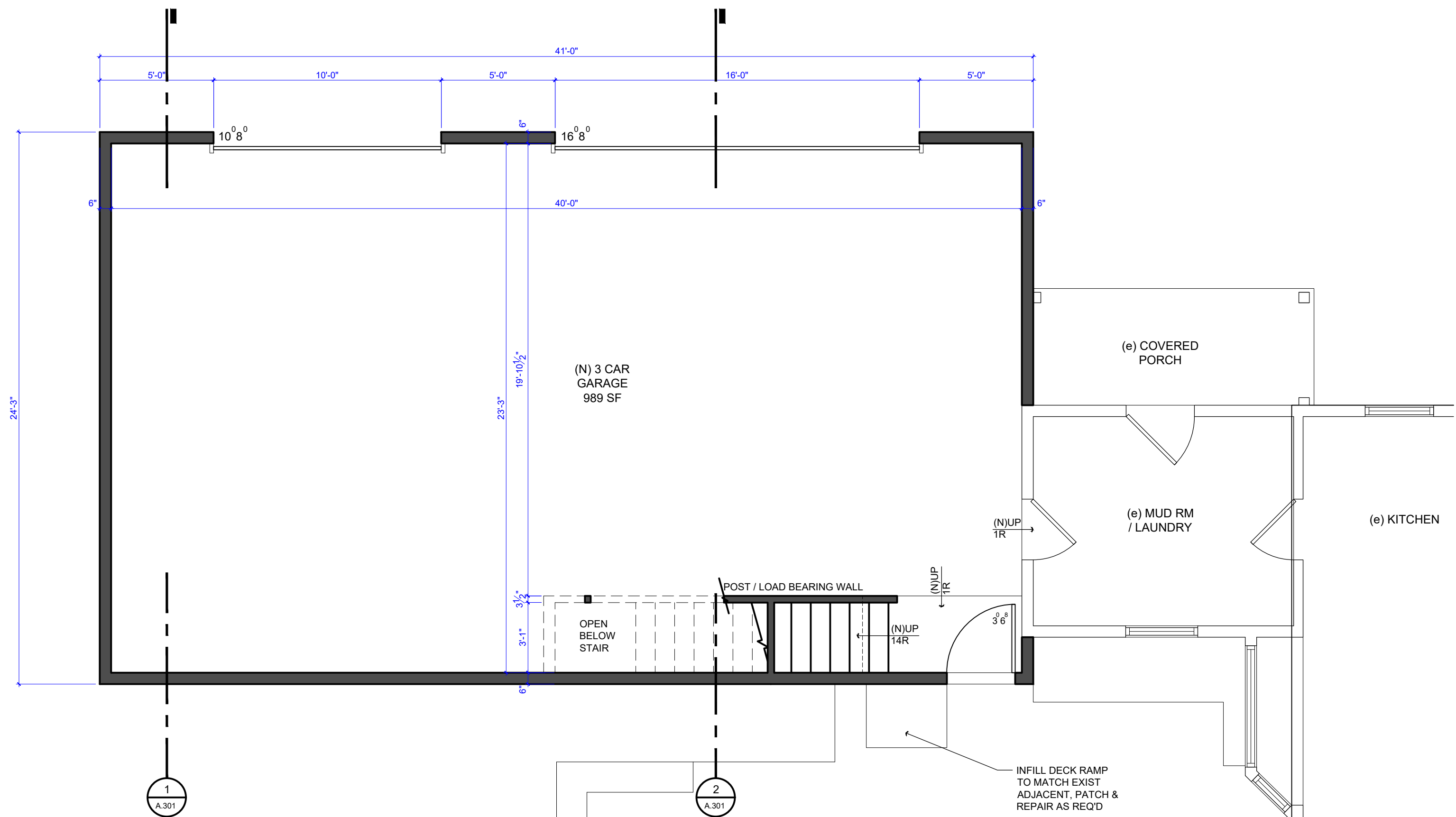
4 GARAGE LOFT FLOOR PLAN

A.101 SCALE: 1/4" = 1'-0"



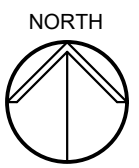
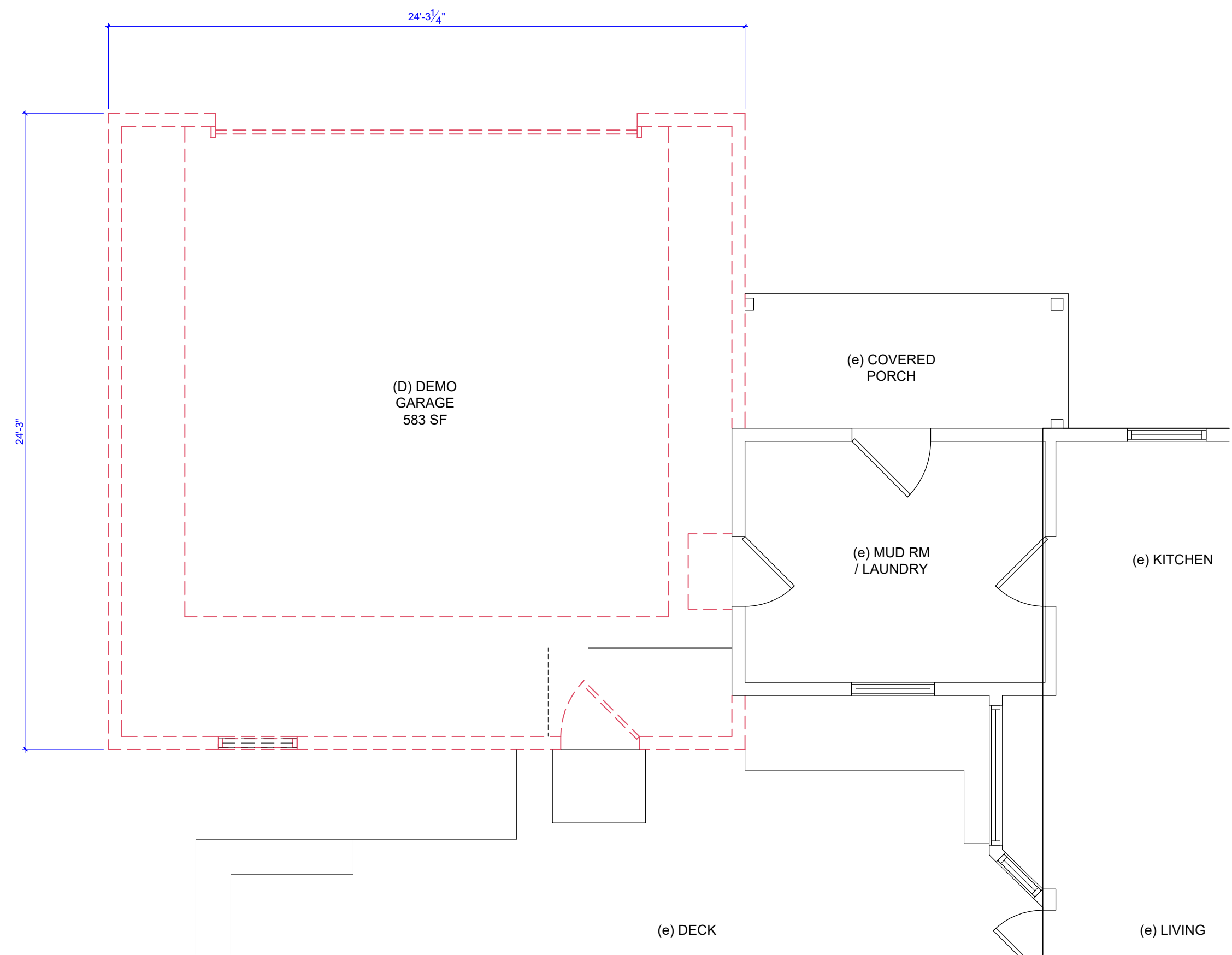
SUMMARY:

(e) First Floor	1,475 SF
(e) Second Floor	1,220 SF
Total	+/- 2,695 SF
(e) Garage	583 SF
(N) Garage	406 SF
Total	+/- 989 SF
(N)Garage Loft	764 SF



3 GARAGE FIRST FLOOR PLAN

A.101 SCALE: 1/4" = 1'-0"



1 GARAGE FIRST FLOOR DEMO PLAN

A.101 SCALE: 1/4" = 1'-0"



2 GARAGE FOUNDATION PLAN

A.101 SCALE: 1/4" = 1'-0"



Garage Addition to
20555 Lincoln Hills Ct.
Beverly Hills, MI

eA Project # 23.014

ZONING BOARD OF APPEALS
October 31, 2023
OWNER REVIEW
September 21, 2023

ISSUE / REVISION DATE
Garage First Floor
& Loft / Attic
Plans

A.101



2 EXIST SIDE (NORTH) PHOTO
A.201 NOT TO SCALE:



1 SIDE (NORTH, 14 MILE RD) ELEVATION
A.201 SCALE: 1/4" = 1'-0"

Garage Addition to
20555 Lincoln Hills Ct.
Beverly Hills, MI

eA Project # 23.014

ZONING BOARD OF APPEALS
October 31, 2023
OWNER REVIEW
September 21, 2023

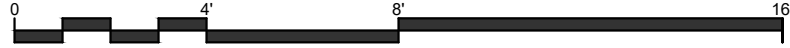
ISSUE / REVISION DATE

Exterior
Elevations

A.201



2 SIDE (SOUTH) ELEVATION
A.202 SCALE: 1/4" = 1'-0"



3 EXIST FRONT (EAST) PHOTO
A.202 NOT TO SCALE:



1 REAR (WEST) ELEVATION
A.202 SCALE: 1/4" = 1'-0"



Garage Addition to
20555 Lincoln Hills Ct.
Beverly Hills, MI

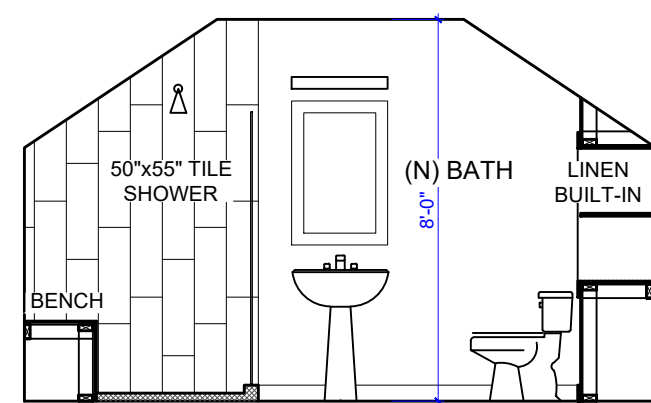
eA Project # 23.014

ZONING BOARD OF APPEALS
October 31, 2023
OWNER REVIEW
September 21, 2023

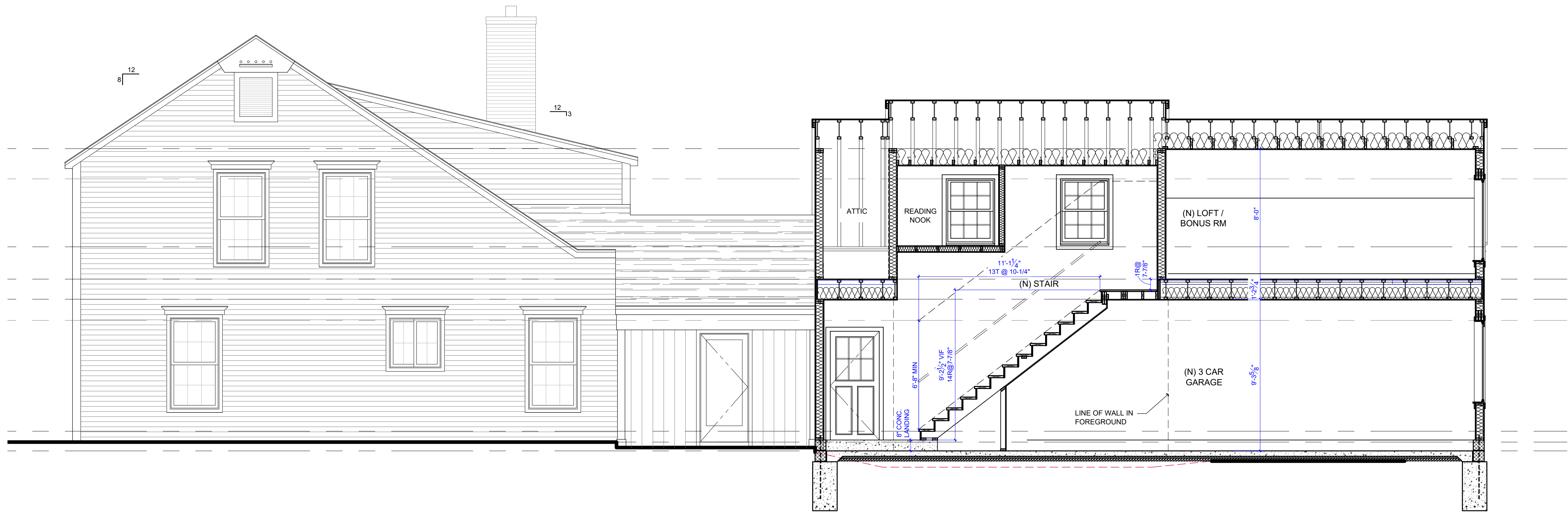
ISSUE / REVISION DATE

Exterior
Elevations

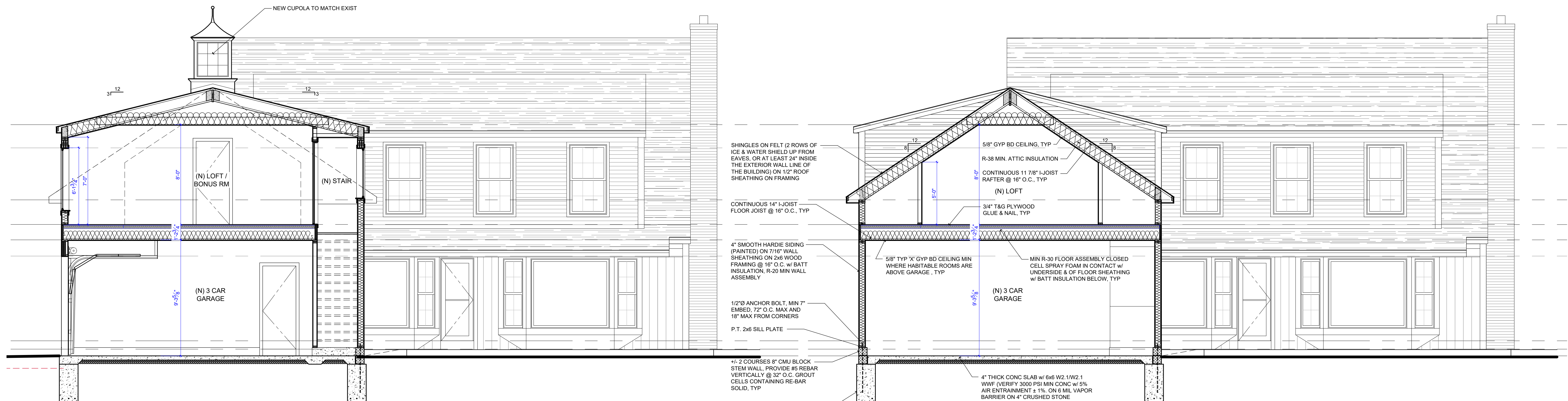
A.202



4 LOFT BATHROOM ELEVATION
A.301 SCALE: 1/4" = 1'-0"



2 BUILDING SECTIONS
A.301 SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
A.301 SCALE: 1/4" = 1'-0"

1 BUILDING SECTION
A.301 SCALE: 1/4" = 1'-0"

Garage Addition to
20555 Lincoln Hills Ct.
Beverly Hills, MI

eA Project # 23.014

ZONING BOARD OF APPEALS
October 31, 2023
OWNER REVIEW
September 21, 2023

ISSUE / REVISION DATE

Building
Sections

A.301

Village of Beverly Hills
 Building & Planning
 18500 W 13 Mile Rd
 Beverly Hills, MI 48025
 Phone: (248) 646-6404 Fax: (248) 646-3703
www.villagebeverlyhills.com

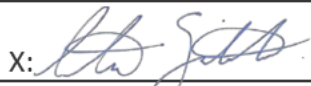
****Staff Use Only****

Date Received: _____

Case Number: _____

Hearing Date: _____

Petition to the Zoning Board of Appeals

Property Address & Parcel I.D. Number(s)	Address: 20555 Lincoln Hills Ct.		
	Parcel ID(s): LINH-020555-0000-01		
Type of Variance	☒ Dimensional (practical difficulty) ☐ Land Use (hardship) ☐ Interpretation (text or map)		
Applicant (must have legal interest in property)	Name: Stephen & Heather Zintsmaster		
	Business:		
	Address: 20555 Lincoln Hills Ct		
	City: Beverly Hills	State: MI	Zip:
	Phone: [REDACTED]	Email: [REDACTED]	
	Legal Interest: ☒ Own Property ☐ Lease Property ☐ Offer to Purchase (please attach)		
	☐ Other (e.g. attorney, architect, contractor, etc.):		
Primary Contact ☒ Same as Applicant	Name:		
	Business:		
	Address:		
	City:	State:	Zip:
	Phone:	Email:	
	Relationship to Applicant (e.g. architect, attorney, contractor, etc.):		
Property Owner ☒ Same as Applicant	Name:		
	Business:		
	Address:		
	City:	State:	Zip:
	Phone:	Email:	
	Property Owner Signature (if other than applicant):		
Briefly describe appeal (attach additional pages if necessary)	We are requesting variances for a rear setback encroachment, increased garage square footage, and expanded door width to facilitate a functional three-car garage addition. This project allows us to abandon a dangerous driveway on 14 Mile Road in favor of a safer cul-de-sac entrance while establishing a coordinated evergreen privacy buffer with our neighbor.		
Applicant Signature	X:  05/19/26		

In order to be considered at an upcoming meeting, this application and all required documents and materials must be submitted by the established deadline date for the next regular meeting of the Council, Planning Commission, and/or Zoning Board of Appeals. Submittal by deadline does not guarantee placement on the agenda. Incomplete submittals will not be considered. The applicant or a representative must be present at ALL meetings.

****Zoning Board Use Only****

Decision: ☐ Approved ☐ Denied - Chairperson: _____ Date: _____

Conditions of Approval or Reason for Denial: _____

Non-use/Dimensional Variance Approval Standards

When deliberating on dimensional variance requests the board shall consider the following standards to determine if a practical difficulty exists warranting the granting of a variance:

- Is the situation unique to the subject property?
- 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?
- Would approval of the variance negatively impact adjacent property owners or land within the district?
- Are the circumstances requiring the variance self-created?

It is recommended all applications for zoning variance requests include a narrative addressing the above criteria.

There must be a minimum of five votes in favor for a **non-use** variance to prevail, and a minimum of six votes in favor for a **use** variance to prevail. If there are fewer than nine voting Board members, the petitioner may request the Board postpone decision on the case to a subsequent meeting date prior to a vote.

Letter of Support for Variance Request

20605 W 14 Mile Rd, Beverly Hills, MI 48025

To: Village of Beverly Hills Zoning Board of Appeals

Re: Support for Variance Request – Stephen and Heather Zintsmaster

To the Members of the Zoning Board of Appeals,

We are the owners of the property located at 20605 W 14 Mile Rd, Beverly Hills, MI 48025, immediately adjacent to the subject property along 14 Mile Road. We are writing to formally express our full support for the variance requests submitted by Stephen and Heather Zintsmaster regarding their proposed garage addition.

After reviewing the site plans—specifically the 8.5-foot encroachment into the rear setback and the 27-foot garage door width—we are confident that this addition will not negatively affect our privacy or enjoyment of our property. Since their rear yard abuts our side yard, we see no adverse impact; in fact, we believe this project will provide significant benefits to our immediate area, as outlined below:

- **Safety:** Relocating the primary driveway access from 14 Mile Road to the cul-de-sac will create a much safer traffic environment for all nearby residents.
- **Coordinated Landscaping:** We have worked together on a joint plan to install matching, high-quality evergreen screening along our respective portions of 14 Mile Road frontage. This coordinated effort will create a continuous visual buffer, enhance the streetscape, and effectively screen the new addition.
- **Aesthetics:** Closing off the existing driveway on 14 Mile Road and replacing it with coordinated greenery will significantly improve the curb appeal of our block.

We have no objections to the Board granting the requested variances and believe the proposed solution is a thoughtful response to the unique constraints of the lot.

Sincerely,

Mike Serra



Tanya Cripps-Serra

May 19, 2026

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, July 13, 2026 at 7:00 pm at the Village of Beverly Hills Office at 18500 W. 13 Mile Road, Beverly Hills, MI 48025. A public hearing to receive public comment will be held on the following case:

ITEM: ZBA Case 1441

REQUEST: In order to demolish the existing garage & construct a new, larger garage with additional living space above, the applicants are seeking the following dimensional/non-use variances:

- Section 46-275 (Schedule of Regulations) requires a minimum rear yard setback of 40-feet. Applicant requests variance of 8'8"
- Section 46-3. (Definitions) which states a *[g]arage, private: An accessory building having not more than 720 square feet in area to be used for the storage of noncommercial vehicles.... Applicants seek to build a 989 sf, 3-car garage*
- Section 46-170(g) which states *[g]arage doors facing the street shall not exceed a total length of 24 feet in cumulative total.... Applicants seek to exceed this standard by 3'*

LOCATION 20555 Lincoln Hills Ct. (24-03-202-005)

& ZONING R-A Single Family

APPLICANT: Stephen & Heather Zintsmaster

Interested parties may comment on the above listed case in-person at the scheduled meeting. Written comments may be submitted in-person or by mail to the Village of Beverly Hills, Zoning Board of Appeals, 18500 W. 13 Mile Road, Beverly Hills, MI 48025. Comments may also be submitted via email to sstec@beverlyhillsmi.gov until 4:00 p.m. on the date of the hearing; please note the case in the subject line. The applications may be reviewed at the Village Hall between 8:00 a.m. and 4:30 p.m., Monday through Friday.



Carissa Brown
Village Clerk
Page 22 of 61

**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 to receive public comment on **Monday, July 13, 2026 at 7:00 pm** to consider the following request:

ITEM: ZBA Case 1441

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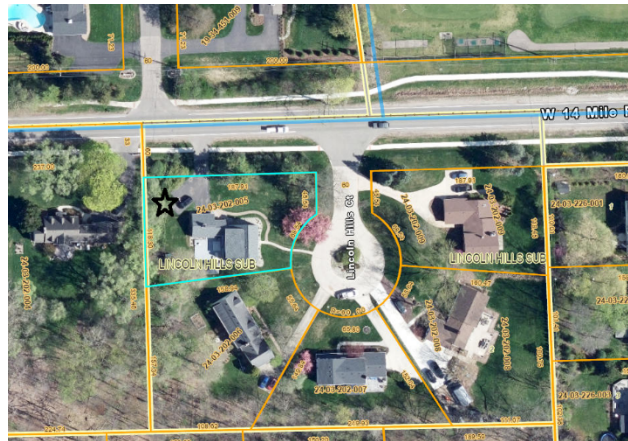
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- Section 46-170(g) which states *[g]arage doors facing the street shall not exceed a total length of 24 feet in cumulative total....* Applicants seek to exceed this standard by 3'

LOCATION 20555 Lincoln Hills Ct. (24-03-202-005)

& ZONING R-A Single Family

APPLICANT: Stephen & Heather Zintsmaster

The public hearing will be held 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@beverlyhillsmi.gov by 4:00 p.m. on the date of the hearing or attend the public hearing on the scheduled date.



Publish Date: June 17, 2026, 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.

HUNTINGTON VALLEY

Crosswick Rd

W 14 Mile Rd

LINCOLN HILLS SUB

Smallwood Ct

Old Post Rd

Old Coach Rd

GREENWICH

1934426011
Occupant
2666 W 14 MILE RD
BIRMINGHAM MI 48009 2800

2403202002
GERALD P WRIGHT
GRAHAM KENNETH PHILIP-WRIGHT
32800 EASTLADY DR
BEVERLY HILLS MI 48025 2712

1934426011
CITY OF BIRMINGHAM
LINCOLN HILLS GOLF COURSE
151 MARTIN ST
BIRMINGHAM MI 48009 3368

2403226001
ANDREW M STAUBACH
MARY STAUBACH
32855 OLD POST RD
BEVERLY HILLS MI 48025 2848

2403202004
MICHAEL J SERRA
TANYA NICOLE CRIPPS
20605 W 14 MILE RD
BEVERLY HILLS MI 48025 2752

2403202012
THOTTAM-WHITEHEAD REV TR PRIYA
20650 SMALLWOOD CT
BEVERLY HILLS MI 48025 2726

2403202001
STUART F BLOHM
RENEE L BLOHM
32950 EASTLADY DR
BEVERLY HILLS MI 48025 2714

2403202010
ARNOT HELLER III
ERIN HELLER
20750 SMALLWOOD CT
BEVERLY HILLS MI 48025 2700

2403202005
STEPHEN A ZINTSMaster
HEATHER M ZINTSMaster
20555 LINCOLN HILLS CT
BEVERLY HILLS MI 48025 2772

2403202011
JEFFREY R MILLER
KELLY L MILLER
20700 SMALLWOOD CT
BEVERLY HILLS MI 48025 2700

2403202009
BRIAN T SHEA
20317 LINCOLN HILLS CT
BEVERLY HILLS MI 48025 2768

1934451008
RICHARD J DREYER
JACQUELINE E DREYER
1989 CROSSWICK RD
BLOOMFIELD HILLS MI 48301 4155

2403226002
MICHAEL M YAMADA
32833 OLD POST RD
BEVERLY HILLS MI 48025 2848

1934401045
ROBERT COLVIN
KATELIN THOMAS
1988 CROSSWICK RD
BLOOMFIELD HILLS MI 48301 4154

2403202006
HANSEN FAMILY TRUST
20495 LINCOLN HILLS CT
BEVERLY HILLS MI 48025 2770

1934451009
JOHN K UHAZIE
1995 CROSSWICK RD
BLOOMFIELD HILLS MI 48301 4155

2403202008
LESLIE DEGRENDDEL
20375 LINCOLN HILLS CT
BEVERLY HILLS MI 48025 2768

1934401044
THOMAS R MCASKIN
VICKIE S MCASKIN
1948 CROSSWICK RD
BLOOMFIELD HILLS MI 48301 4154

2403202007
GEORGE A NETSCHKE
KRISTEN M NETSCHKE
20433 LINCOLN HILLS CT
BEVERLY HILLS MI 48025 2770

2403202013
THOMAS J HUGHES
MARY K HUGHES
20600 SMALLWOOD CT
BEVERLY HILLS MI 48025 2726



To: Zoning Board of Appeals Members
From: Susie Stec, Planning & Zoning Administrator
Date: July 7, 2026

Request Summary

ITEM: ZBA Case 1442
REQUEST: In order to install a 6' vinyl privacy fence that matches the existing fence, the applicants are seeking the following dimensional/non-use variance:

- Section 46-173(1)(b) which states *...[v]inyl/PVC may only be used for fences which are up to four feet in height and have an opacity of at least 35 percent...*

LOCATION 16214 Locherbie Ave (24-01-251-010)
& ZONING R-2A Single Family
APPLICANT: Sarah Thomas

Background & Zoning Analysis

The existing 1,978 square foot, single-story home was constructed in 1951. The home is situated on a 0.406 acres parcel and is zoned R-2A. The property is an interior lot that is east of Pierce Street and south of 14 Mile Road. The subject site shares a north property line, specifically the access road, with Our Lady Queen of Martyrs (OLQM, 32460 Pierce Street).

The applicants previously pursued a variance for fencing height and opacity, and subject site was granted a variance in 2017 "...to allow 98-feet of fence that is six foot above grade, and 35% open to air and light installed along the rear [north] property line due to practical difficulties of abutting public property/parking lot." The meeting minutes are included with the packet materials. Figure 1 depicts the existing



Figure 1: Existing Privacy Screen on North Property Line of Subject Site

privacy fence (dated: 6/30/2026). There is an existing 4-foot white vinyl fence on the east property line. The west property line of the subject site has existing chain link fencing supplemented with bamboo screening and arborvitaes. The applicant seeks to replace this fencing and install approximately 80-feet of 6-foot white, vinyl picket fencing along the west property line to match the other existing white vinyl picket fencing. Other than the requested deviation from the fence material standards, the applicants request conforms to the fence standards in Section 46-173.



Figure 2: West Property Line of Subject Site

The fence standards previously allowed vinyl as a permitted fence material and only permitted 6-foot privacy fencing in limited circumstances. In 2025, the Planning Commission considered amendments to the fence standards. Key discussion points focused on allowing up to 6-foot high privacy fencing by-right, ensuring high quality, durable materials and maintaining a neutral color palate to mitigate visual impacts. A public hearing was held by the Planning Commission, as required by the Planning Enabling Act, on May 28, 2025; no comments written or in-person were received. Subsequently, Village Council considered the recommended zoning text amendments at their July 15th, August 19th, and September 2nd meetings, and requested clarification from Planning Commission regarding the proposed material and colors. Ultimately, upon receiving the requested clarification, Village Council adopted the revised fence standards on September 2, 2025. Excerpts of meeting minutes at which the fence standards were discussed are attached for reference.

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 requests. 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's narrative responses are included in the packet materials. In summary, the applicant has indicated that there is a lot of pedestrian and vehicular traffic on the OLQM access drive which has prompted them to pursue the installation of 6-foot privacy fencing. As noted above, the request to install 6-foot privacy fencing along the length of the west side of the rear yard of the subject site complies with the ordinance standards. As it relates to the materials, the applicant has indicated that wood or composite fencing is more expensive and aesthetically unappealing. The applicant's request for vinyl fencing does not comply with the ordinance.

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 June 17, 2026. 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 comments have been received.

ATTACHMENTS:

- **Sample Motions**
- **2025 Planning Commission – Village Council meeting minute excerpts**
- **ZBA Case 1326_minutes**
- **Zoning Board of Appeals application & submittal attachments**
- **Newspaper Legal Notice**
- **300' Notice & addresses**

Sample Motions

There are 3 options available to the ZBA – grant the variance request 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 request(s) being granted and the reasons in support, and another articulating the request(s) being denied and the reasons in support.

MOTION TO APPROVE:

I move to grant the variance requested by Sarah Thomas at 16214 Locherbie Ave (24-01-251-010, ZBA Case 1442) to deviate from Section 46-173(1)(b) and permit the installation of 6-foot white, vinyl picket fencing that matches the existing fences on the north and east property lines. 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 because...
4. The situation is unique to the subject property and not related to the general conditions of the area because...
5. The circumstances requiring the variance are not self-created because...

(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 requested by Sarah Thomas at 16214 Locherbie Ave (24-01-251-010, ZBA Case 1442) to deviate from Section 46-173(1)(b) which states *...[v]inyl/PVC may only be used for fences which are up to four feet in height and have an opacity of at least 35 percent...* This determination is based on the finding that the petitioner has not demonstrated a practical difficulty exists as follows:

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 because...
4. The situation is not unique to the subject property and not related to the general conditions of the area because...
5. The circumstances requiring the variance are self-created because...

Excerpts from the Planning Commission and Village Council meetings discussing proposed fence amendments are below.

Village Council meeting minutes of July 15, 2025

FIRST READING OF THE FENCE ORDINANCE

Rothe introduced the first reading of the fence ordinance and Stec provided a detailed overview of the ordinance revisions, clarifying that the goal was to streamline the process and offer more clarity and flexibility to residents. Council and Stec discussed the potential community impact of allowing six-foot privacy fence, the aesthetic and open feel of the Village's neighborhoods and the difference between legal conformity vs nonconformity. Stec gave an overview of the current process to obtain a six foot/privacy fence. Drummond inquired about the use of the word composite and what counts as composite. Stec will ask the Planning Commission to clearly define the word composite at their next meeting. George requested that a breakdown of prior fence applications be provided showing the number of approvals vs denials and the reason(s) for the denial. Abboud inquired about sending comments regarding the fence ordinance. Stec stated to send Council comments before the next Planning Commission meeting.

Planning Commission meeting minutes of July 23, 2025

C. PROPOSED ZONING TEXT AMENDMENTS- FENCE STANDARDS Stec stated that during the first reading of the Fence Ordinance, Council raised questions regarding the definition of composite material, the allowance of a six-foot wall and white fencing. The Planning Commission agreed that composite does not need further definition but clarified that vinyl should be excluded. The Commission confirmed that walls remain limited to three feet in height and reaffirmed prohibiting white fencing and recommended explicitly stating "excluding white" in the ordinance.

Village Council meeting minutes of August 19, 2025

SECOND READING OF THE FENCE ORDINANCE

Stec reported Planning Commission response to the questions raised at the first reasoning concerning the definition of composite material, six-foot walls and white fences. Council and Stec discussed allowable materials and colors, particularly vinyl/PVC, and whether to prohibit solid white six-foot fences while still permitting shorter decorative styles. Council and Stec also discussed the 200-foot rule, overall approval rates for six-foot fences, and the Planning Commission's intent with excluding white fencing. Todd Schafer, Sunset Drive shared his concerns on the proposed language in the fence ordinance.

Planning Commission meeting minutes of August 27, 2025:

D. Proposed Zoning Text Amendments: Fence Standards Stec indicated that Village Council has held their 1st reading of the revised standard and has additional questions before action. Specially, they

would like to know if it was the intent of the fence ordinance revisions to prohibit white fences. Village Council also inquired as to why PVC/vinyl fencing is proposed to be prohibited. It was clarified that the Planning Commission's prior intent was to prohibit six-foot high solid white PVC/vinyl fences, but not to prohibit shorter or open-style fences such as white picket or split-rail fences. Commission decided PVC/Vinyl material is prohibited for solid fences of any height due to its durability. Open fences in PVC/vinyl are allowed up to 3ft in height with 35% opacity. The color white is not permitted for solid fences of any height. Staff will forward the clarification on to Village Council for consideration at their next meeting.

Village Council meeting minutes of September 2, 2025

SECOND READING OF THE FENCE ORDINANCE Stec reported Planning Commission response to the questions raised at the first second reading of the fence ordinance. Stec clarified that the Planning Commission are okay with white picket fences but reaffirmed their opposition to solid white vinyl/PVC fences above 3 ft, citing durability as the primary concern. Council discussed fencing material, color regulations for fences, fence opacity, and the ordinance's potential impact on the community

when she purchased the lot. Lemon explained that she is looking to improve her property, and when the house next door was built it received a similar variance.

Resident Kobel, Birwood, shared that the homes in this neighborhood are very old with limited lot space. He supports Lemon, as she has done a lot to update and care for her property.

A letter was submitted by resident Griffith, Birwood, explaining that he had received a variance of one foot the previous year to build a garage four feet from side lot line and would like to see the petitioner be permitted the same.

Lemon amended her variance request to build the garage no closer than four feet from the side lot line.

Motion by Crossen, second by Raeder, that the Zoning Board of Appeals grants a variance from setback requirements of Village Ordinance, Chapter 22, Section 22.08.100 Accessory Buildings, Structures, and Uses in Residential Zone Districts for the detached accessory building at 16228 Birwood to be no closer than 4 feet from the side property line on the west due to practical difficulties of narrow 40 foot lot, placement of existing structures, and keeping with character of the neighborhood.

Roll Call Vote:
Motion passed (7-0).

CASE NO. 1326

Petitioner: Paul & Sarah Thomas

Property: 16214 Locherbie Ave

Village Ordinance: 22.08.150 Fence, Wall, and Privacy Screen Regulations All Residential Zone Districts require fences to be no greater than 4 feet above grade, 35% open to air and light, fences cannot be placed in side yard, and fences cannot extend back towards principal building more than 8 feet.

Deviation Requested: To build a 6 foot, solid wood fence along rear lot line, and a 3 foot fence extending into side yard from the front yard.

Saur explained petitioners Paul & Sarah Thomas, 16214 Locherbie, are seeking a variance from requirements of Village Ordinance 22.08.150 Fence, Wall, and Privacy Screen Regulations to build a solid fence that is six feet above grade along the rear property line, and a split rail style fence that extends from the front yard into the side yard along east side property line.

The property is zoned R-2A, Single Family Residential. In all residential zone districts, fences in the rear yard are permitted provided they are 35% open to air and light, and no higher than four feet above grade. The petitioner is requesting a variance for height and opacity requirements for ninety-eight feet of six foot, solid fencing along the rear lot line. The rear yard of their property abuts the parking lot and driveway access to Our Lady Queen of Martyrs Church. Sites proposing nonresidential uses abutting residential areas are now required to install and maintain a landscape buffer and/or wall; however, the church was an existing site when those regulations were adopted therefore no such buffer exists.

The petitioners are requesting a second variance for a section of fencing along the east side lot line to replace a previously existing fence. In all residential zone districts fencing in front yards cannot extend back more than eight feet toward the principal building, and cannot be in the side yard. They are proposing to install sixty-nine feet of fencing that will extend from the front yard back into the side yard separating the two adjoining properties. The fence proposed is otherwise compliant with the ordinance. There had been a fence of similar style in this location that was damaged and subsequently removed during the severe storm in March.

Thomas provided photos of the existing damaged fence along the east side lot, along with a letter of support from the neighbor sharing the property line. The house was purchased with the fence,

and the expectation of the fence remaining. She is requesting a variance to replace all the damaged fence at one time instead of in parts over time.

Thomas provided photos of the rear lot line. The parking lot access from Kinross Rd. is open for school days, during church services, events, and weekends. There is also a power unit and open dumpsters located in the parking lot along the rear lot line. Despite several requests from the Thomas family, the church does not maintain this area. Young people often gather in this area, creating noise late into the evening. She does not feel safe allowing her pets and children in the yard unattended. Several attempts have been made to plant a green screen, but due to poor conditions nothing grows. When they purchased the property, they planned to install a fence along the rear lot line.

Verdi-Hus left the meeting at 8:28 p.m.

After some discussion, the petitioner amended her request to build a fence 35% open to air and light that is six feet above grade along the rear property line.

Motion by Raeder, second by Crossen, that the Zoning Board of Appeals grants a variance from fencing requirements of Village Ordinance, Chapter 22, Section 22.08.150 Fence, Wall, and Privacy Screen Regulations to allow ninety-eight feet of fence that is six foot above grade, and 35% open to air and light installed along the rear property line due to practical difficulties of abutting public property/parking lot.

Roll Call Vote:
Motion passed (6-0)

Motion by Mitchell, second by Donnelly, that the Zoning Board of Appeals grants a variance from fencing requirements of Village Ordinance, Chapter 22, Section 22.08.150 Fence, Wall, and Privacy Screen Regulations to allow sixty-nine feet of three foot, split rail style fence along east side lot line due to practical difficulties of damage to existing fence and near public space.

Roll Call Vote:
Motion failed (0-6)

CASE NO. 1327

Petitioner: Kevin Clinton

Property: 32250 Bellvine Trail

Village Ordinance: 22.08.150 Fence, Wall, and Privacy Screen Regulations All Residential Zone Districts prohibit fences extending back towards front of principal building more than 8 feet, and limit front yard fencing to 3 feet above grade.

Deviation Requested: To build a fence that encloses a portion of his front yard and is 4 feet above grade.

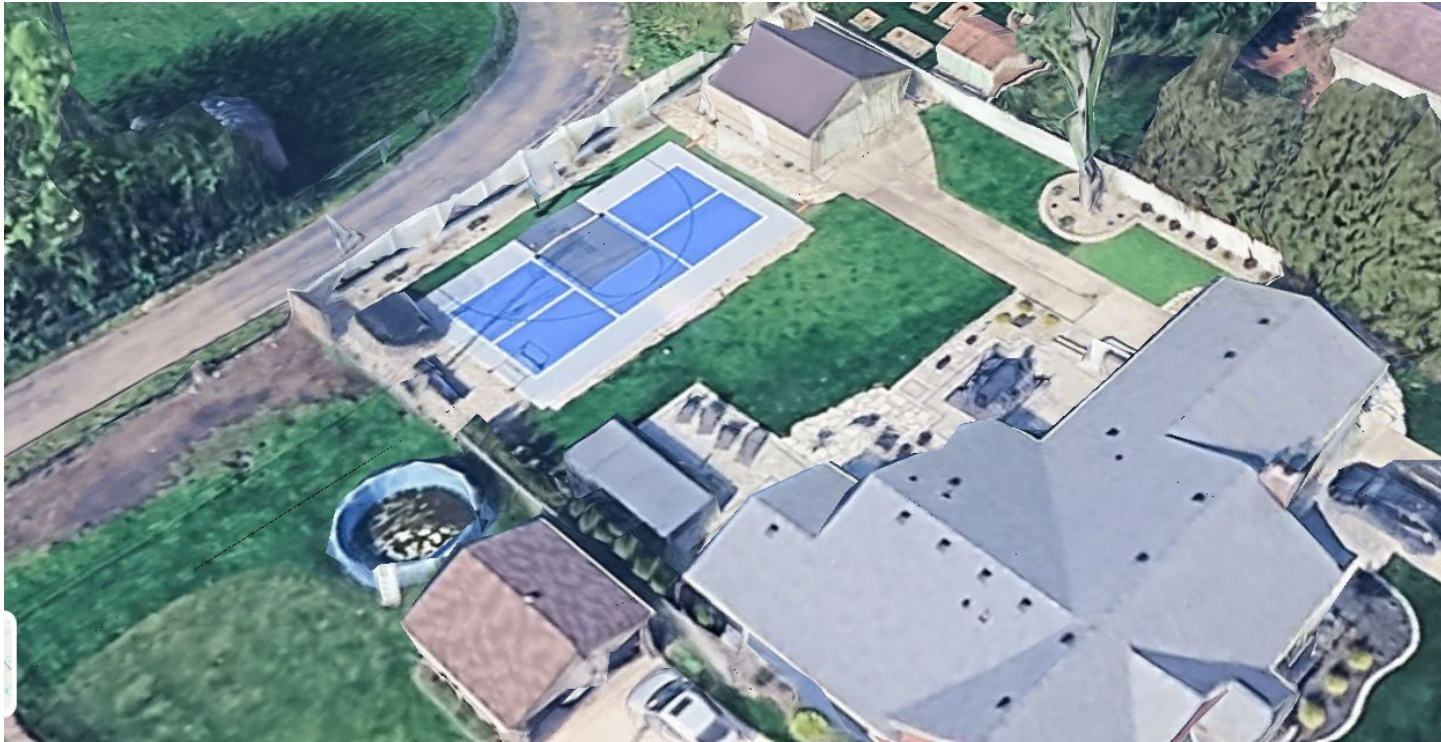
Saur explained petitioner Kevin Clinton, 32250 Bellvine Trail, is seeking a variance from requirements of Village Ordinance 22.08.150 Fence, Wall, and Privacy Screen Regulations to build a fence that is four feet above grade in the front yard, as defined by ordinance.

The property is zoned R-A, Single Family Residential. In all residential zone districts, fences in the front yard are permitted provided they are 35% open to air and light, no higher than three feet above grade, and do not extend back more than eight feet toward the principal building. Fencing in the side yard is permitted when the property abuts a road or street, or to enclose a side entrance. The petitioner is proposing to install four-foot-high aluminum fencing that will enclose a portion of his property off his garage on the Bellvine Trail side. The fence will extend back toward the principal building approximately 30-40 feet. The fence will be approximately 80 feet from Bellvine Trail.

16214 Locherbie Fence Variance Request

Sarah Thomas

Overview



- Two of the three sides already have the same style fence
 - One 6 ft and one 4ft
- Would like to request a variance for a 6 ft vinyl picket to match the other two sides
- This will not be a complete sheet of vinyl. We will have spacing in the panels. If any are ever damaged, it's easy to repair, easy to clean

Current View

- Why 6ft request?
 - We live behind the church which has a lot of foot and car traffic
 - Too many people can see directly into our yard
 - We are extremely uncomfortable with this much visibility to our yard



White vs Grey vs Wood

- Composite does not come in white only grey/brown, which doesn't match and more importantly it's **\$10,000** more than vinyl
- Wood option also looks unappealing
- Our yard will look worse with the mismatched fences
- *Please note the white is not the current fence. (ChatGPT representation) Ours is picket, you can see in the next picture*



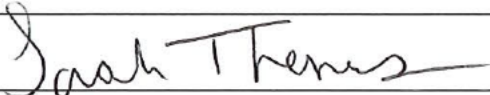
Wood vs Vinyl

- The bottom picture is a new fence just installed down the street, which is not aesthetically appealing. It's already covered in dirt at the bottom and has uneven boards
- Our request is much more appealing for the neighborhood.
- We simply want all sides to match



Village of Beverly Hills
 Building & Planning
 18500 W 13 Mile Rd
 Beverly Hills, MI 48025
 Phone: (248) 646-6404 Fax: (248) 646-3703
www.villagebeverlyhills.com

Staff Use Only	
Date Received:	5/27/2026
Case Number:	V1442
Hearing Date:	7/13/2026

Petition to the Zoning Board of Appeals	
Property Address & Parcel I.D. Number(s)	Address: 16214 Locherbie, Beverly Hills, 48025 R-2A
	Parcel ID(s): 24.01.251.010
Type of Variance	☐ Dimensional (practical difficulty) ☐ Land Use (hardship) ☐ Interpretation (text or map)
Applicant (must have legal interest in property)	Name: Sarah Thomas
	Business:
	Address: 16214 Locherbie
	City: _____ State: _____ Zip: _____
	Phone: _____ Email: _____
	Legal Interest: ☒ Own Property ☐ Lease Property ☐ Offer to Purchase (please attach)
	☐ Other (e.g. attorney, architect, contractor, etc.):
Primary Contact ☒ Same as Applicant	Name:
	Business:
	Address:
	City: _____ State: _____ Zip: _____
	Phone: _____ Email: _____
	Relationship to Applicant (e.g. architect, attorney, contractor, etc.):
Property Owner ☒ Same as Applicant	Name:
	Business:
	Address:
	City: _____ State: _____ Zip: _____
	Phone: _____ Email: _____
	Property Owner Signature (if other than applicant):
Briefly describe appeal (attach additional pages if necessary)	We would like to request a variance to the fence ordinance. We would like to install a 6ft vinyl fence (that has visibility) to match the other 2 sides we already have.
	We feel a composite or wood fence would not be aesthetically appealing. Additional details attached
Applicant Signature	X: 

In order to be considered at an upcoming meeting, this application and all required documents and materials must be submitted by the established deadline date for the next regular meeting of the Council, Planning Commission, and/or Zoning Board of Appeals. Submittal by deadline does not guarantee placement on the agenda. Incomplete submittals will not be considered. The applicant or a representative must be present at ALL meetings.

Zoning Board Use Only	
Decision: ☐ Approved ☐ Denied - Chairperson: _____	Date: _____
Conditions of Approval or Reason for Denial: _____	

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, July 13, 2026 at 7:00 pm at the Village of Beverly Hills Office at 18500 W. 13 Mile Road, Beverly Hills, MI 48025. A public hearing to receive public comment will be held on the following case:

ITEM: ZBA Case 1442

REQUEST: In order to install a 6' vinyl privacy fence that matches the existing fence, the applicants are seeking the following dimensional/non-use variance:

- Section 46-173(1)(b) which states ...*[v]inyl/PVC may only be used for fences which are up to four feet in height and have an opacity of at least 35 percent...*

LOCATION 16214 Locherbie Ave (24-01-251-010)

& ZONING R-2A Single Family

APPLICANT: Sarah Thomas

Interested parties may comment on the above listed case in-person at the scheduled meeting. Written comments may be submitted in-person or by mail to the Village of Beverly Hills, Zoning Board of Appeals, 18500 W. 13 Mile Road, Beverly Hills, MI 48025. Comments may also be submitted via email to ssfec@beverlyhillsmi.gov until 4:00 p.m. on the date of the hearing; please note the case in the subject line. The applications may be reviewed at the Village Hall between 8:00 a.m. and 4:30 p.m., Monday through Friday.



Carissa Brown

Village Clerk

Page 41 of 61

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 to receive public comment on **Monday, July 13, 2026 at 7:00 pm** to consider the following request:

ITEM: ZBA Case 1442

REQUEST: In order to install a 6' vinyl privacy fence that matches the existing fence, the applicants are seeking the following dimensional/non-use variance:

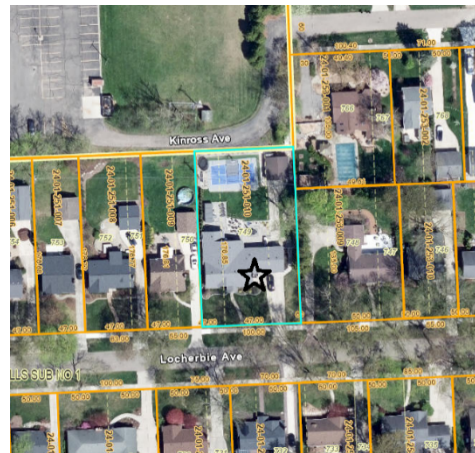
- Section 46-173(1)(b) which states *...[v]inyl/PVC may only be used for fences which are up to four feet in height and have an opacity of at least 35 percent...*

LOCATION 16214 Locherbie Ave (24-01-251-010)

& ZONING R-2A Single Family

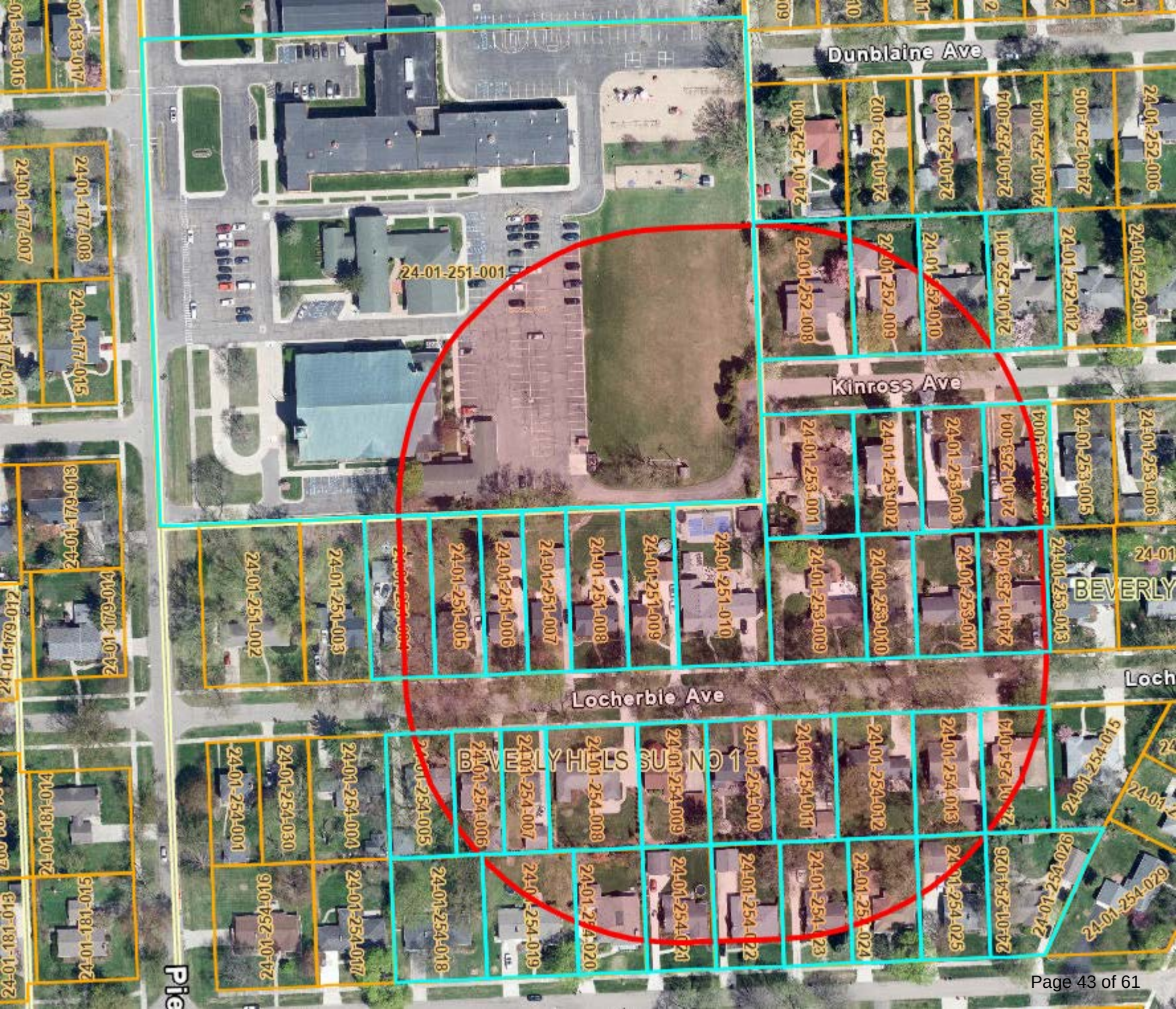
APPLICANT: Sarah Thomas

The public hearing will be held 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@beverlyhillsmi.gov by 4:00 p.m. on the date of the hearing or attend the public hearing on the scheduled date.



Publish Date: June 17, 2026, 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.



2401252009
CHRISTINE S SCHUMAKER
16090 KINROSS AVE
BEVERLY HILLS MI 48025 4123

2401251008
CRAIG 1995 FAMILY TRUST
16240 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4208

2401252008
CHRISTOPHER DIROLL
ALEXANDRA DIROLL
16120 KINROSS AVE
BEVERLY HILLS MI 48025 4125

2401252011
ABIGAIL CHAPMAN
GEORGE BOETTCHER
16070 KINROSS AVE
BEVERLY HILLS MI 48025 4123

2401253012
JASON K KALMBACH TRUSTEE
EMILY B KALMBACH TRUSTEE
16156 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4206

2401251005
ROBERT LUNDQUIST
TAYLOR LUNDQUIST
16270 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4208

2401252010
ADAM P WALLACE
ELIZABETH SHESKO
16080 KINROSS AVE
BEVERLY HILLS MI 48025 4123

2401251009
JENNIFER M MIDKIFF
16224 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4208

2401254013
THOMAS KUSLITS
16169 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4207

2401253003
TIMOTHY DWYER
JENNIFER DWYER
16085 KINROSS AVE
BEVERLY HILLS MI 48025 4124

2401251006
TIMOTHY J HOFFMAN
EMILY HOFFMAN
16260 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4208

2401254010
CASS CASUCCI
ERIN T CASUCCI
16211 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4209

2401253001
MAUREEN L GRISWOLD
16111 KINROSS AVE
BEVERLY HILLS MI 48025 4126

2401253004
FREDRICK J AMROSE
JUDITH AMROSE
16075 KINROSS AVE
BEVERLY HILLS MI 48025 4124

2401254009
ZAVELL TRUST JAMES P
16225 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4209

2401253011
Occupant
16166 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4206

2401254006
CHRISTOPHER COVATTA
SARA COVATTA
16265 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4209

2401254007
STEPHEN TURNER
KATHLEEN TURNER
16255 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4209

2401253011
BONNIE SUE DIANGELO
31830 VIA CORDOBA
TEMECULA CA 92592 1083

2401253009
CARRIE B HIGBIE
16188 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4206

2401254020
AMY PALMER
16236 BEECHWOOD AVE
BEVERLY HILLS MI 48025 4202

2401253002
IRINA BOYD
MATTHEW J BOYD
16101 KINROSS AVE
BEVERLY HILLS MI 48025 4126

2401254011
GAUNT FAMILY TRUST
16193 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4207

2401254008
HEATHER PITCHER
16241 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4209

2401253010
DANIEL HARGRAVE-THOMAS
THERESIA HARGRAVE-THOMAS
16174 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4206

2401251007
DAVID R MULLHERN
16250 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4208

2401254025
RAYMOND J CASSAR
SANDRA A CASSAR
16160 BEECHWOOD AVE
BEVERLY HILLS MI 48025 4200

2401251010
PAUL S THOMAS
SARAH R THOMAS
16214 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4208

2401251004
RICHARD C MARBACK TRUSTEE
STEPHANIE WILHELM TRUSTEE
16280 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4208

2401254018
MICHAEL ROSSI
HELEN ROSSI
16276 BEECHWOOD AVE
BEVERLY HILLS MI 48025 4202

2401254024
Occupant
16180 BEECHWOOD AVE
BEVERLY HILLS MI 48025 4200

2401254014
PAMELA THEISEN
NANCY M SCHLICHING
7029 DEEPWATER POINT RD
WILLIAMSBURG MI 49690 9248

2401254024
16180 BEECHWOOD LLC
151 E 14 MILE RD APT 226
CLAWSON MI 48017 2182

2401254012
PATRICK J MASTERSON
SHANNON MOORE
16177 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4207

2401254023
Occupant
16190 BEECHWOOD AVE
BEVERLY HILLS MI 48025 4200

2401254005
KATHERINE H MILLER TRUSTEE
MICHAEL MILLER TRUSTEE
16275 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4209

2401254023
DANIEL CARR
LENA CARR
2863 HEATHFIELD RD
BLOOMFIELD HILLS MI 48301 3416

2401254026
JANET SWOBODO PASCO
16146 BEECHWOOD AVE
BEVERLY HILLS MI 48025 4200

2401254021
SCOTT R SUMMERS
KYLEEN M SUMMERS
16226 BEECHWOOD AVE
BEVERLY HILLS MI 48025 4202

2401254022
GRANT KELTER
RACHEL FELONG
16206 BEECHWOOD AVE
BEVERLY HILLS MI 48025 4202

2401254019
WILLIAM SHERWOOD
NICHOLE SHERWOOD
16256 BEECHWOOD AVE
BEVERLY HILLS MI 48025 4202

2401251001
Occupant
32460 PIERCE ST
BEVERLY HILLS MI 48025 4121

2401251001
OUR LADY QUEEN OF MARTYRS PARISH
12 STATE ST
DETROIT MI 48226 1823

2401254014
Occupant
16159 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4207



To: Zoning Board of Appeals Members
From: Susie Stec, Planning & Zoning Administrator
Date: July 7, 2026

Request Summary

ITEM: ZBA Case 1443
REQUEST: In order to construct an addition to the home, the applicant is seeking a dimensional/non-use variance of 5 feet from the requirements of Section 46-167 (Corner lot setback) on the side street which requires a minimum setback from the side street equal to the minimum front setback for the Zone District in which such building is located. Section 46-275 (Schedule of Regulations) requires a minimum front yard setback of 40-feet.
LOCATION & ZONING 20065 Plantation Ln (24-10-276-008), R-A Single Family
APPLICANT: Alexander Brantigan

Background & Zoning Analysis

The existing 1,726 square foot, single-story home was constructed in 1956. The home is situated on a 0.885 acres parcel and is zoned R-A. The property is a corner lot situated at the southwest corner of Plantation and Evergreen Roads, south of 13 Mile Road. Other than the requested variance, all other dimensional standards appear to be met.

The applicant is seeking a variance from Section 46-167 and 46-275 to construct a 2-story addition to the existing house consisting of 4 bedrooms, 2 bathrooms, and a utility room. The renovation of the home also includes filling in a recessed area of the home which does not require deviations from the ordinance. The total proposed square footage is 2,244 square feet.

As a corner lot, the property has frontage on two (2) streets – Plantation Lane and Evergreen Road, both of which are considered front yards. Section 46-275 (Schedule of Regulations) provides the setbacks in the R-A, Single Family District, including a required front open space

setback of 40 feet. Additionally, Section 46-167 (Corner lot setback) states: *Every corner lot in any residential zone district which has on its side street an abutting interior residential lot, shall have a minimum setback from the side street equal to the minimum front setback for the Zone District in which such building is located, provided that this requirement shall not reduce the buildable width of any lot to less than 30 feet. Where there is no abutting interior residential lot on said side street, the minimum side street setback shall be 15 feet for the permitted principal building and 20 feet for permitted accessory buildings.* There are abutting interior residential lots on both Plantation Lane (west of the subject property), and Evergreen Road (south of the subject property). As such a result, the required setback is 40-feet on each street frontage.

The applicant is seeking a 5-foot variance from the 40-foot setback requirement, resulting in a 35-foot front yard setback along Evergreen Road.

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 requests. 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's narrative responses are included in the packet materials. In summary, the requested variance will allow the applicant to use existing interior hallway and allow for a natural transition to the addition, help shield neighboring properties from light/noise from Evergreen Road, and accommodate the needs the applicant's growing family.

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 June 17, 2026. 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 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 the variance request 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 requests(s) being granted and the reasons in support, and another articulating the requests(s) being denied and the reasons in support.

MOTION TO APPROVE:

I move to grant the variance requested by Alexander Brantigan at 20065 Plantation Ln (24-10-276-008, ZBA Case 1443) to deviate from Section 46-167 (Corner lot setback) and 46-275 (Schedule of Regulations) to encroach into the front yard setback on Evergreen Road by 5-feet, resulting in a setback of 35-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 because...
4. The situation is unique to the subject property and not related to the general conditions of the area because...
5. The circumstances requiring the variance are not self-created because...

(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 requested by Alexander Brantigan at 20065 Plantation Ln (24-10-276-008, ZBA Case 1443) to deviate from Section 46-167 (Corner lot setback) and 46-275 (Schedule of Regulations). This determination is based on the finding that the petitioner has not demonstrated a practical difficulty exists as follows:

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 because...
4. The situation is not unique to the subject property and not related to the general conditions of the area because...
5. The circumstances requiring the variance are self-created because...

From: [REDACTED]
To: [Susie Stec](#)
Cc: [Lydia Williams](#)
Subject: Re: ZBA Application -20065 Plantation
Date: Tuesday, June 9, 2026 5:05:15 PM
Attachments: [20065 Plantation Addition 2nd Level.pdf](#)
[20065 Plantation Addition Elevations.pdf](#)
[20065 Plantation Addition 1st Level.pdf](#)
[20065 Plantation Addition Plot Map.pdf](#)

CAUTION: This email originated from outside your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Susie,

Thank you so much for getting back to me.

Attached please find the full dimensions and elevations as you requested for both the 1st floor & 2nd floor as well as on the survey plot with the addition added.

Addition requiring variance: 25' x 41' off the East hallway of current house heading south.

There is an additional 16' x 20' area of an addition that would not require a variance on the south side of the current house.

This situation is unique to our property as it has been caused by how the original house was built and how far it was from the zoning boundary. As we would like to utilize the current hallway in the house to exit the East side of the house to limit the scope of work and make the transition feel natural between the old and addition is the reason we request the variance. If we were to follow the current requirements, the walkway would be very narrow and feel unnatural.

There should be no negative impact to any neighbors as there are no houses East of ours. There should actually be a positive impact to the neighborhood as it will shield the neighbors from the light pollution and noises from Evergreen Rd.

The need for the variance is not self created and is the result of the original build of the house and original owners. My family is currently growing and in order to stay in our house we will need to add more bedrooms. We would like to add the bedrooms to the east side of our house in order to preserve our backyard for our kids and their activities. We love the Beverly Hills area and community and are hopeful that this variance will be granted so we can continue to make this our home.

Please let me know if you have any questions or would like to discuss in detail please give me a call.

+ [REDACTED]

Thank you,

Alex Brantigan

On Tue, Jun 9, 2026, 2:27 PM Susie Stec <sstec@beverlyhillsmi.gov> wrote:

Good afternoon, Alex -

I received your ZBA application seeking a 5-foot variance to the front/side yard setback. Please send me the following information no later than Thursday, June 11th at 4 pm:

- Dimensions & square footage of the proposed addition
- Digital file of the site plan
- Written responses to the following questions:
 - Is the situation unique to the subject property?
 - 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?
 - Would approval of the variance negatively impact adjacent property owners or land within the district?
 - Are the circumstances requiring the variance self-created?

My deadline for getting the notice in the paper is quickly coming up, so the quicker you can get the information to me, the better. I will make every effort possible to place your request on the July 13th ZBA Agenda.

Susie Stec

Planning & Economic Development Director

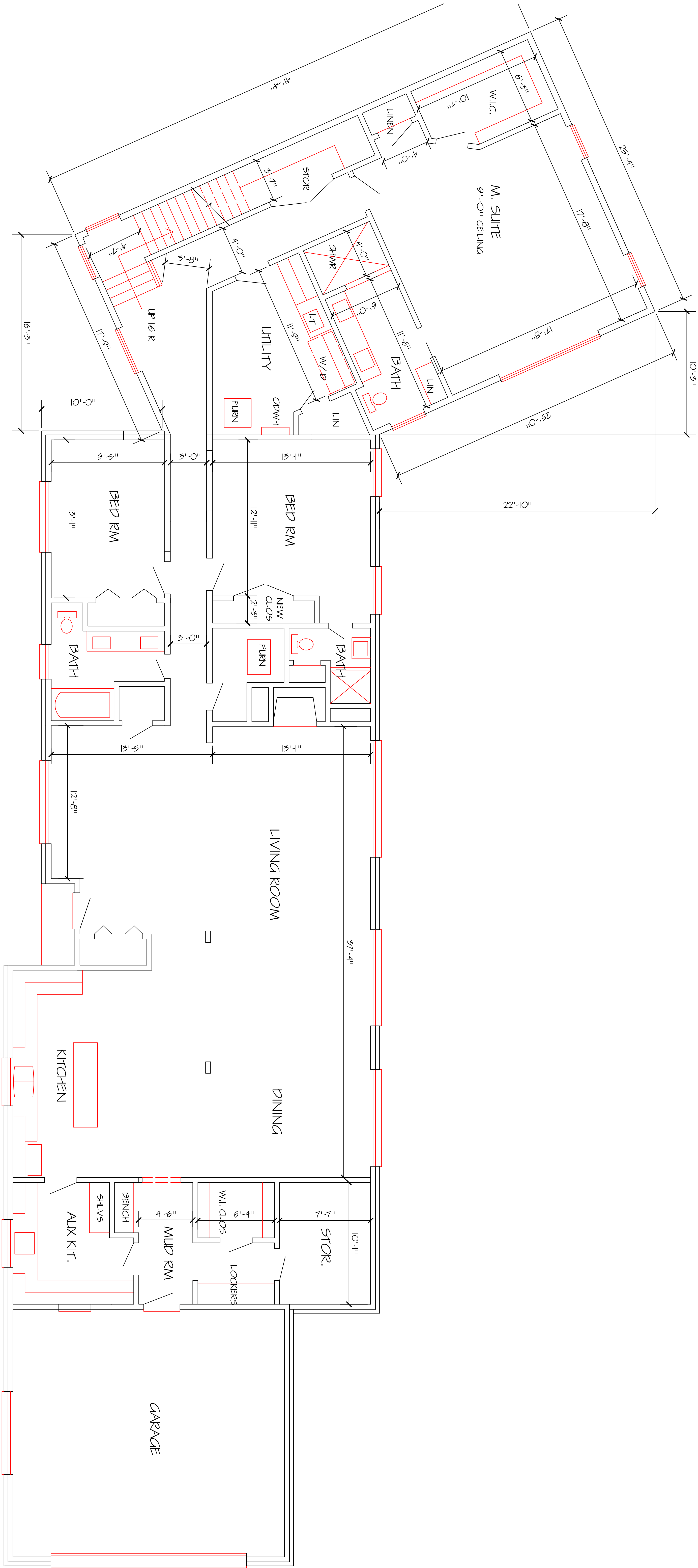
Village of Beverly Hills

[https://link.edgepilot.com/x/Uzul2X6yxcjJfSM-h7hmzQ?](https://link.edgepilot.com/x/Uzul2X6yxcjJfSM-h7hmzQ?u=http://www.villagebeverlyhills.com/)

[u=http://www.villagebeverlyhills.com/](http://www.villagebeverlyhills.com/)

248-646-6404





PROPOSED MAIN FLOOR PLAN

SCALE 1/4"=1'-0"

- 1719 SQUARE FEET - EXISTING
- 1357 SQUARE FEET - NEW MAIN FLOOR ADDITION
- 3076 SQUARE FEET - TOTAL MAIN FLOOR
- 887 SQUARE FEET - NEW UPPER LEVEL
- 2244 SQUARE FEET - TOTAL NEW SQUARE FOOTAGE
- 3963 TOTAL PROPOSED SQUARE FOOTAGE

PLAN NO.	A-1826-3
SHEET NO.:	2
OF:	4

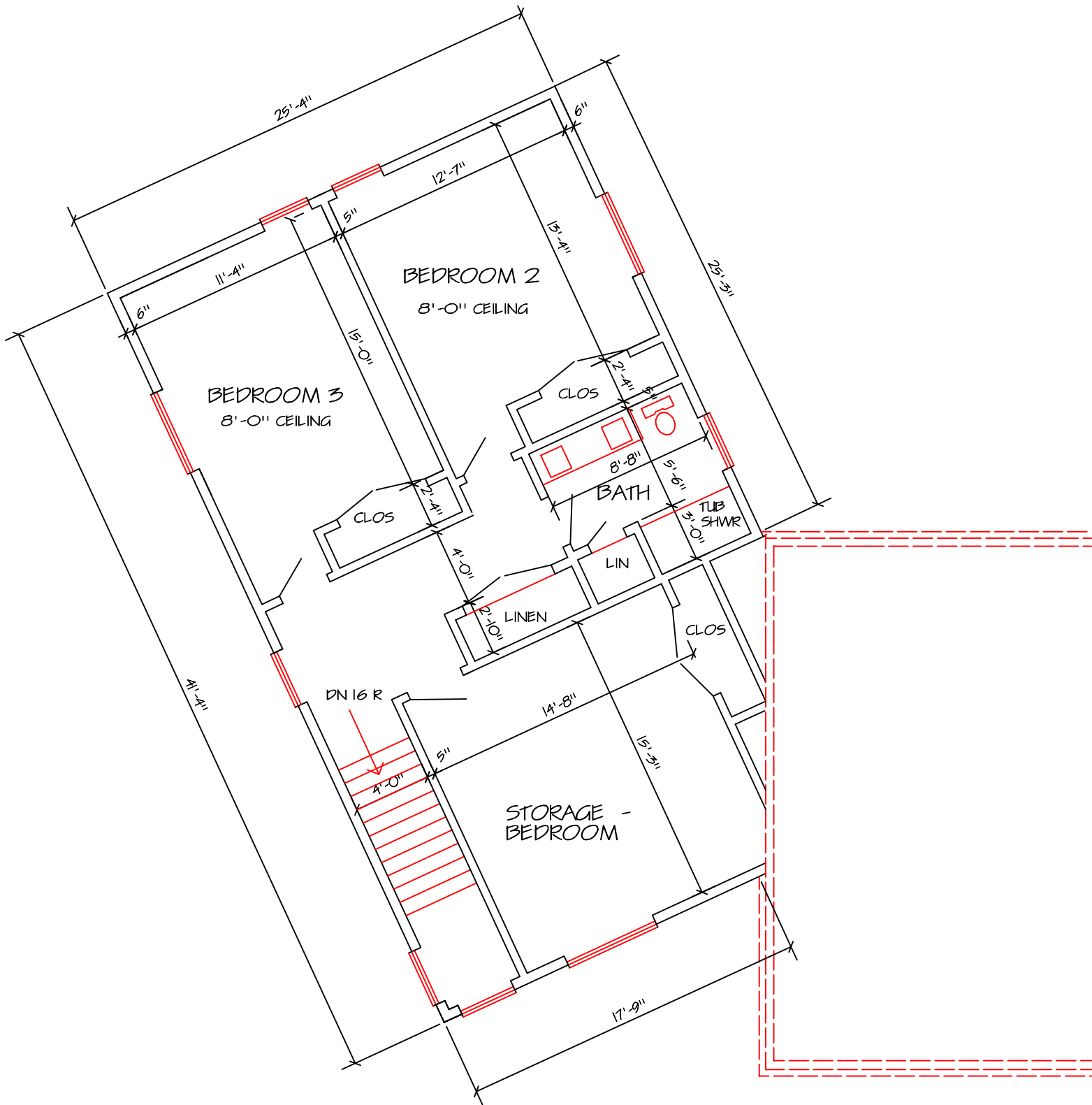
PROFESSIONAL BUILDING DESIGNERS	970-471-6089
ROBERT KOZLOSKI & ASSOCIATES	
MICHIGAN - FLORIDA	

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CLIENT:
ALEX & KIMBERLY BRANTIGAN
20065 PLANTATION LN BEVERLY HILLS, MI

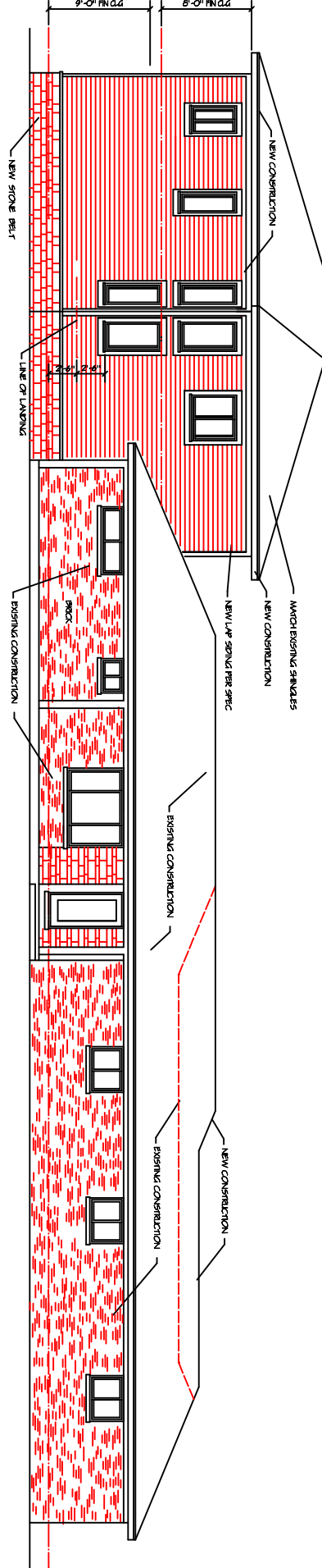
DATE:	REV'S:
4-1-2026	
4-2-2026	
4-16-2026	
5-29-2026	



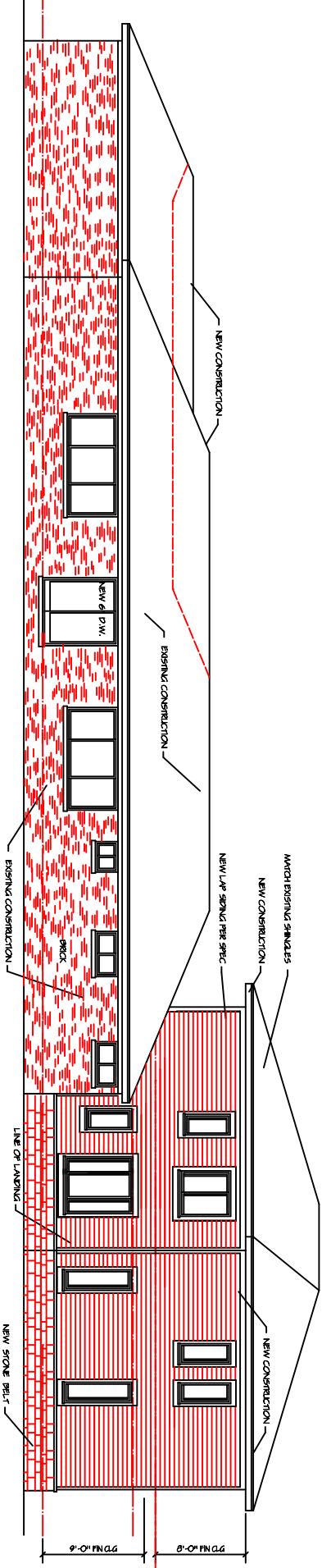
PROPOSED UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

887 SQUARE FEET - NEW SECOND FLOOR ADDITION



PROPOSED NORTH ELEVATION
SCALE 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE 1/4"=1'-0"

PROFESSIONAL BUILDING DESIGNERS 970-471-6089
ROBERT KOZLOSKI & ASSOCIATES
MICHIGAN - FLORIDA

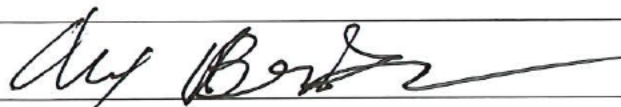
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ROBERT KOZLOSKI
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IN ANY FORM WITHOUT THE
EXPRESSED WRITTEN PERMISSION
ROBERT KOZLOSKI

CLIENT:
ALEX & KIMBERLY BRANTIGAN
20065 PLANTATION LN BEVERLY HILLS, MI

DATE	REV'S
5-2-2020	
5-20-2020	

Village of Beverly Hills
 Building & Planning
 18500 W 13 Mile Rd
 Beverly Hills, MI 48025
 Phone: (248) 646-6404 Fax: (248) 646-3703
www.villagebeverlyhills.com

Staff Use Only	
Date Received:	<u>6/15/2026</u>
Case Number:	_____
Hearing Date:	_____

Petition to the Zoning Board of Appeals	
Property Address & Parcel I.D. Number(s)	Address: <u>20065 PLANTATION LN, Beverly Hills, MI, 48025</u>
	Parcel ID(s): <u>2410276008</u>
Type of Variance	☒ Dimensional (practical difficulty) ☐ Land Use (hardship) ☐ Interpretation (text or map)
Applicant (must have legal interest in property)	Name: <u>ALEX BRANTIGAN</u>
	Business: _____
	Address: <u>20065 PLANTATION LN</u>
	City: <u>Beverly Hills</u> State: <u>MI</u> Zip: <u>48025</u>
	Phone: _____ Email: _____
	Legal Interest: ☒ Own Property ☐ Lease Property ☐ Offer to Purchase (please attach) ☐ Other (e.g. attorney, architect, contractor, etc.): _____
Primary Contact ☒ Same as Applicant	Name: _____
	Business: _____
	Address: _____
	City: _____ State: _____ Zip: _____
	Phone: _____ Email: _____
	Relationship to Applicant (e.g. architect, attorney, contractor, etc.): _____
Property Owner ☒ Same as Applicant	Name: _____
	Business: _____
	Address: _____
	City: _____ State: _____ Zip: _____
	Phone: _____ Email: _____
	Property Owner Signature (if other than applicant): _____
Briefly describe appeal (attach additional pages if necessary)	<u>I would like to build an addition to current structure PARALLEL to ROAD. 5' variance would IMPROVE structure Accessibility.</u>
Applicant Signature	X: <u></u>

In order to be considered at an upcoming meeting, this application and all required documents and materials must be submitted by the established deadline date for the next regular meeting of the Council, Planning Commission, and/or Zoning Board of Appeals. Submittal by deadline does not guarantee placement on the agenda. Incomplete submittals will not be considered. The applicant or a representative must be present at ALL meetings.

Zoning Board Use Only	
Decision: ☐ Approved ☐ Denied - Chairperson: _____	Date: _____
Conditions of Approval or Reason for Denial: _____ _____	

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, July 13, 2026 at 7:00 pm at the Village of Beverly Hills Office at 18500 W. 13 Mile Road, Beverly Hills, MI 48025. A public hearing to receive public comment will be held on the following case:

ITEM: ZBA Case 1443

REQUEST: In order to construct an addition to the home, the applicant is seeking a dimensional/non-use variance of 5 feet from the requirements of Section 46-167 (Corner lot setback) on the side street which requires a minimum setback from the side street equal to the minimum front setback for the Zone District in which such building is located. Section 46-275 (Schedule of Regulations) requires a minimum front yard setback of 40-feet.

LOCATION & ZONING 20065 Plantation Ln (24-10-276-008), R-A Single Family

APPLICANT: Alexander Brantigan

Interested parties may comment on the above listed case in-person at the scheduled meeting. Written comments may be submitted in-person or by mail to the Village of Beverly Hills, Zoning Board of Appeals, 18500 W. 13 Mile Road, Beverly Hills, MI 48025. Comments may also be submitted via email to sstec@beverlyhillsmi.gov until 4:00 p.m. on the date of the hearing; please note the case in the subject line. The applications may be reviewed at the Village Hall between 8:00 a.m. and 4:30 p.m., Monday through Friday.



Carissa Brown

Village Clerk

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**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 to receive public comment on **Monday, July 13, 2026 at 7:00 pm** to consider the following request:

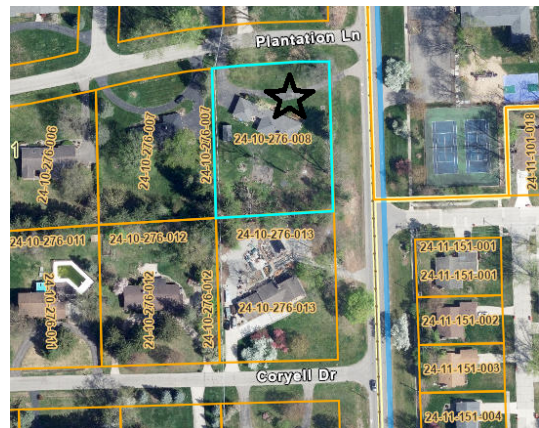
ITEM: ZBA Case 1443

REQUEST: In order to construct an addition to the home, the applicant is seeking a dimensional/non-use variance of 5 feet from the requirements of Section 46-167 (Corner lot setback) on the side street which requires a minimum setback from the side street equal to the minimum front setback for the Zone District in which such building is located. Section 46-275 (Schedule of Regulations) requires a minimum front yard setback of 40-feet.

LOCATION & ZONING 20065 Plantation Ln (24-10-276-008), R-A Single Family

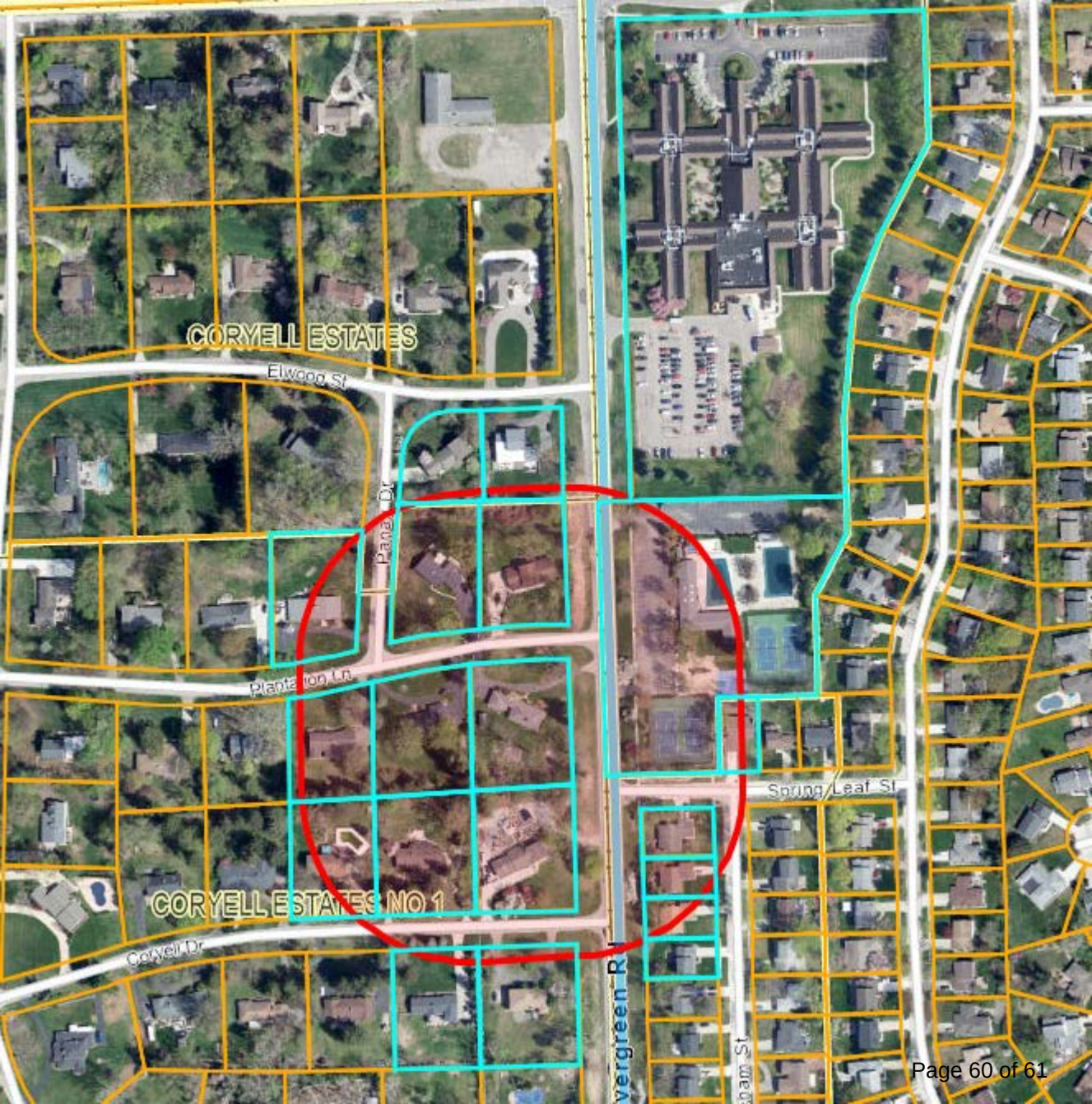
APPLICANT: Alexander Brantigan

The public hearing will be held 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@beverlyhillsmi.gov by 4:00 p.m. on the date of the hearing or attend the public hearing on the scheduled date.



Publish Date: June 17, 2026, 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.



2410228007
ANDREW MATEER
ALYSSA MATEER
20230 PLANTATION LN
BEVERLY HILLS MI 48025 5052

2410276012
RYAN GRABOW
COLLEEN GRABOW
20180 CORYELL DR
BEVERLY HILLS MI 48025 5004

2411151002
THEASES Y KEYS
ROBERT KEYS
30513 SHOREHAM ST
SOUTHFIELD MI 48076 5371

2411101023
CRANBROOK SWIM CLUB
30580 EVERGREEN RD
SOUTHFIELD MI 48076 5328

2411151003
KARL KIMBROUGH
CHERIE KIMBROUGH
30483 SHOREHAM ST
SOUTHFIELD MI 48076 5370

2410229003
HASSAN ABDALLAH
KHALIL HASSAN
20150 PLANTATION LN
BEVERLY HILLS MI 48025 5050

2411101022
Occupant
19933 W 13 MILE RD
SOUTHFIELD MI 48076 1024

2410229004
CHARLOTTE MILLER TRUSTEE
SHARON MILLER
20064 PLANTATION LN
BEVERLY HILLS MI 48025 5048

2411101022
EVERGREEN PROPCO LLC
25500 MEADOWBROOK RD STE 230
NOVI MI 48375 1882

2410276008
ALEXANDER J BRANTIGAN
KIMBERLY D COOPER
20065 PLANTATION LN
BEVERLY HILLS MI 48025 5049

2410229001
LAVONNE YALDOO
20135 ELWOOD ST
BEVERLY HILLS MI 48025 5015

2410276006
ANNETTE WILLIAMS TRUSTEE
20221 PLANTATION LN
BEVERLY HILLS MI 48025 5053

2411151004
ANTIONE J JEFFERSON
30453 SHOREHAM ST
SOUTHFIELD MI 48076 5370

2411101018
KORS LIFETIME TRUST MARY M
19930 SPRING LEAF ST
SOUTHFIELD MI 48076 5372

2410277006
ZENOBIA R MCCLENIC
20065 CORYELL DR
BEVERLY HILLS MI 48025 5003

2410276007
MICHELE BROWN TILLMAN
20185 PLANTATION LN
BEVERLY HILLS MI 48025 5051

2410277005
CYNTHIA M CORIE LACLAIR
GARY GERALD LACLAIR
20169 CORYELL DR
BEVERLY HILLS MI 48025 5005

2410276011
WADE SMITH
GILDA SMITH
20210 CORYELL DR
BEVERLY HILLS MI 48025 5006

2410276013
WAYNE M COLLINS
20070 CORYELL DR
BEVERLY HILLS MI 48025 5002

2411151001
MARY FIELDS
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30543 SHOREHAM ST
SOUTHFIELD MI 48076 5371

2410229002
CHARLOTTE A LOGAN
20055 ELWOOD ST
BEVERLY HILLS MI 48025 5013