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

# ZONING BOARD OF APPEALS MEETING

**MONDAY, AUGUST 10, 2026at 7:00 PM**

## AGENDA

1. **Call meeting to order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
   - A. 2026 07 13 ZBA Minutes
5. **Public comments on items not on the published agenda**
6. **Old Business**
   - A. Case 1441 – 20555 Lincoln Hills Ct
7. **New Business**
   - A. Case 1444 – 31250 Arlington Dr
   - B. Case 1445 – 15672 Birwood Ave
   - C. Case 1446 – 32227 Arlington Dr
   - D. Election of Officers (Chair & Vice Chair)
8. **Public Comments**
9. **Liaison Comments**
10. **Administration Comments**
11. **Zoning Board Member Comments**
12. **Adjournment**

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

| | |
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| **Access ZBA Meeting Materials:**<br>https://beverlyhillsmi.portal.civicclerk.com/<br><br>*Click here to view the current and previous ZBA agendas, packets, and minutes.* | **Scan for Quick Access:**<br>*Scan with your mobile device to view current and past meeting materials.* |

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

Absent: None.

Also Present: Planning and Economic Development Director, Stec
Village Attorney, Kolb
Council Liaison, Drummond
Recording Secretary, Williams

**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 Miller, to approve the agenda as published.

Motion passed.

**APPROVAL OF MINUTES**

Motion by Barron, second by Rott, to approve the minutes of the May 11, 2026, Zoning Board of Appeals meeting.

Motion passed.

**PUBLIC COMMENTS ON ITEMS NOT ON PUBLISHED AGENDA**
None.

**OLD BUSINESS**
None.

**NEW BUSINESS**

**A.**

| | |
|---|---|
| ZBA CASE: | ZBA Case 1441 |
| LOCATION: | 20555 Lincoln Hills Ct |
| PARCEL ID: | 24-03-202-005 |
| ZONING: | R-A Single-Family Residential |
| PETITIONER: | Stephen Zintsmaster |
| OWNER: | Stephen & Heather Zintsmaster |
| 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'

Stec explained that the applicant is requesting approval to demolish the existing garage and construct a new attached three-car garage with second-floor living space. The proposal requires three variances: (1) an 8-foot, 8-inch variance from the required 40-foot rear yard setback due to the property's corner-lot configuration, (2) a variance to allow a 989-square-foot garage where the zoning ordinance permits a maximum of 720-square-feet, and (3) a variance to exceed the maximum allowable cumulative garage door width facing the street. Stec also explained that the existing driveway along 14 Mile Road would be removed and replaced with a new driveway from Lincoln Hills Ct. The proposed garage would remain side-entry, and additional landscaping, including arborvitae screening, was proposed to further reduce its visibility from the roadway. Stec noted that a letter of support had been received from the adjacent property owner to the west and that no other written comments had been submitted.

Board members questioned staff regarding the zoning ordinance. Stec clarified that the 720-square-foot limitation applies to all garages under the ordinance, while the total area of accessory structures may not exceed 50% of the home's above-grade living area. Staff further explained that garages on corner lots are subject to the garage door width limitation because the doors are considered to face a public street.

The applicant, Steve Zintsmaster, described the circumstances prompting the request. He explained that the existing garage experiences significant drainage problems because its floor is substantially below grade, resulting in water infiltration and deterioration of the foundation. He stated that professional evaluation indicated replacement of the garage would be more practical than extensive structural repairs. The applicant further explained that relocating the driveway from 14 Mile Road to Lincoln Hills Ct would improve traffic safety by eliminating frequent vehicle turnarounds on the busy roadway, benefiting both his family and the surrounding neighborhood. He described the proposed garage as a functional improvement that would better meet the family's needs while remaining compatible with the home. He explained that the garage had been designed to comply with applicable height limitations and that the lot's unique configuration and rear setback requirements limited feasible placement options.

During questioning by the Board, the applicant addressed utility easement clearances, garage door sizing, the relationship between the proposed addition and the existing mudroom, and the possibility of modifying the design to reduce the requested variances. He acknowledged that alternative configurations, including the use of a firewall to create two accessory garage structures and adjustments to garage door sizes, could potentially reduce the number of variances required, although the rear setback variance would still be necessary due to the property's layout.

Makar opened the public hearing for Case No. 1441 at 7:41 p.m. No members of the public addressed the Board. Stec confirmed that the previously referenced letter of support was the only correspondence received regarding the application. The public hearing was closed at 7:42 p.m.

During Board deliberations, members discussed the significance of the requested variances, particularly the proposed garage size, which exceeded the ordinance by 37.4%, and the requested rear setback encroachment. Several members expressed appreciation for the overall design, the proposed relocation of the driveway for safety purposes, the landscaping plan, and the neighboring property owner's support. Other members voiced concern regarding the cumulative effect of multiple variances and questioned whether the proposal could be revised to lessen the extent of the requested relief. Discussion also addressed the possibility of redesigning the garage to reduce or eliminate certain variances while retaining the project's primary objectives.

Following discussion with the applicant, the Board suggested that additional time would allow the applicant and architect to revise the proposal and potentially reduce both the number and magnitude of the requested variances. The applicant agreed that further review would be beneficial and requested that the matter be tabled.

> Motion by Barron, second by Miller to table consideration of the ZBA Case 1441 for 20555 Lincoln Hills Ct for one month to allow the applicant additional time to revise the proposal and potentially reduce both the number and magnitude of the requested variances.
>
> Motion passed.

**B.**

| | |
|---|---|
| ZBA CASE: | ZBA Case 1442 |
| LOCATION: | 16214 Locherbie Ave |
| PARCEL ID: | 24-01-251-010 |
| ZONING: | R-2A Single-Family Residential |
| PETITIONER: | Sarah Thomas |
| OWNER: | Sarah Thomas |
| 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:<br>• 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… |

Stec presented the request to install a 6-foot white vinyl privacy fence along the property's western side yard to match the existing fencing approved in 2017. Staff explained that while the previous ordinance permitted white vinyl fencing under certain circumstances, the current ordinance allows 6-foot privacy fences but prohibits vinyl materials exceeding four feet in height. The applicant's property borders a non-residential use, and the proposed fence would complete an existing fence line without extending into the front yard.

Board members discussed the history of the fence ordinance, noting that the applicant's existing fence was lawfully approved under prior regulations and that the current request resulted from changes to the ordinance rather than a change in the applicant's circumstances.

The applicant, Sarah Thomas, stated that the request was intended to complete the original fencing project, citing increased traffic along the adjacent access drive, diminished privacy following the removal of neighboring vegetation, unsuccessful landscaping efforts due to persistent flooding, and the significantly higher cost of installing composite fencing. Thomas also noted that neighboring property owners supported the request, including one written letter of support received prior to the meeting. Staff confirmed no objections were received from adjacent property owners.

Makar opened the public hearing for Case No. 1442 at 8:18 p.m. No members of the public addressed the Board. Stec confirmed that the previously referenced letter of support and a phone conversation with another individual were the only correspondence received regarding the application. The public hearing was closed at 8:19 p.m.

Following discussion, the Board found that the request represented a unique circumstance, as it would complete an existing, previously approved fence using matching materials and maintain a consistent appearance.

Motion by Barron, second by Tomich, 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.
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.
3. The requested variance is the least relief required.
4. The situation is unique to the subject property and not related to the general conditions of the area.
5. The circumstances requiring the variance are not self-created.

Roll Call Vote:

| | |
|---|---|
| Makar | yes |
| Rott | yes |
| Barron | yes |
| Polimeni | yes |
| Caputo | yes |
| Miller | yes |
| Russaw | yes |
| Stroker | yes |
| Tomich | yes |

Motion passed (9-0)

**C.**

| | |
|---|---|
| ZBA CASE: | ZBA Case 1443 |
| LOCATION: | 20065 Plantation Ln |
| PARCEL ID: | 24-10-276-008 |
| ZONING: | R-A Single-Family Residential |
| PETITIONER: | Alexander Brantigan and Architect Robert Kozloski |
| OWNER: | Alexander Brantigan |
| 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. |

Stec presented the request for a five-foot variance from the required 40-foot corner lot setback along Evergreen Road to allow construction of a two-story addition. The existing 1,726-square-foot home, built in 1956 on a corner lot zoned RA, would be expanded to include a first-floor primary suite and utility room, with three additional bedrooms and a bathroom on the second floor to accommodate the applicants' growing family. Staff explained that the addition would comply with all other zoning requirements and that the requested relief was limited to the corner lot setback.

Board members asked questions regarding the property's orientation, setback measurements, right-of-way width, and whether alternative designs could eliminate the need for the variance. Stec clarified that the request involved a single setback variance, that setbacks are measured from the property line rather than the sidewalk, and that the unique corner lot configuration and adjacent lot orientations contributed to the request.

The applicant, Alexander Brangan, and architect Robert Kozloski explained that the addition was designed to preserve the home's functionality and appearance while providing long-term living space for the family. The architect stated that alternative layouts had been considered but would have resulted in a less functional design, reduced natural light, or a less cohesive appearance. He also noted that the requested five-foot encroachment was necessary to accommodate the interior hallway, staircase, and primary suite while maintaining a practical floor plan.

Makar opened the public hearing for Case No. 1443 at 8:57 p.m. No members of the public addressed the Board and Stec confirmed that there was no written correspondence received regarding the application. The public hearing was closed at 8:57 p.m.

During board discussion, members agreed that the property's unique corner lot configuration, the substantial 120- foot right-of-way along Evergreen Road, and the minimal nature of the five-foot request supported approval.

> Motion by Tomich, second by Polimeni, 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 of the unique placement of the existing structure.
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.
3. The requested variance is the least relief required because it is a 5-foot variance and the totality of the existing easement was 120-feet.
4. The situation is unique to the subject property and not related to the general conditions of the area.
5. The circumstances requiring the variance are not self-created.

Roll Call Vote:

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|---|---|
| Makar | yes |
| Rott | yes |
| Barron | yes |
| Polimeni | yes |
| Caputo | yes |
| Miller | yes |
| Russaw | yes |
| Stroker | yes |
| Tomich | yes |

Motion passed (9-0)

**D. ELECTION OF SECRETARY**

With the adoption of the new Bylaws, the Zoning Board was required to elect a Secretary from its appointed members.

Makar opened the floor for nominations for Secretary.

Stroker nominated Barron to serve as secretary. Makar nominated Tomich but then withdrew the nomination.

Motion by Stroker, second by Rott, to elect Barron to be the Zoning Board of Appeals Secretary.

Motion passed.

**PUBLIC COMMENTS**

None

**LIAISON COMMENTS**

Drummond welcomed Polimeni as a new member to the Zoning Board of Appeals.

Drummond did not have any formal updates but invited questions from the Board.

Discussion included the status of the Beverly Park project, with Stec noting the project remains on schedule for completion before Labor Day. Members also discussed concerns regarding work at Riverside Park, and Mr. Drummond advised that the Michigan Department of Environment, Great Lakes, and Energy (EGLE) had inspected the site and issued recommendations that are being addressed.

The Board briefly discussed regulation of short-term rentals, with Stec explaining that future regulation could be addressed through either the zoning ordinance or a permitting process under the municipal code, though no formal action has been initiated. Stec also noted that the Village is considering reducing the Zoning Board of Appeals membership from nine to seven members due to ongoing recruitment challenges, with additional discussion to occur before any recommendation is made.

Polimeni raised concerns about road construction near Greenfield Elementary affecting access to a group home for elderly and disabled residents. Mr. Drummond indicated the project is under the City of Southfield's jurisdiction and agreed to coordinate with the appropriate officials regarding the access concern.

**STAFF COMMENTS**

Stec announced an upcoming open house regarding the Beverly Road/13 Mile Road traffic study, where four conceptual intersection improvement alternatives would be presented for public feedback. The open house will be held in the Village Hall Council Chambers on July 14, 2026, from 6:30 p.m. - 8 p.m.

Stec also reported that the Village will begin the Master Plan update and comprehensive zoning ordinance rewrite, a two-year project supported by grant funding. The process will include public engagement and targeted input from staff, boards, and stakeholders, with updates to the zoning ordinance occurring concurrently where appropriate.

**ZONING BOARD MEMBER COMMENTS**

The Board welcomed newly appointed member Polimeni.

Caputo discussed the recurring number of corner lot setback variance requests and suggested that the issue be evaluated as part of the zoning ordinance update. Stec confirmed that recurring variance requests will be analyzed during the ordinance review to identify potential areas for revision.

**ADJOURNMENT**

Motion by Barron, second by Caputo, to adjourn the meeting at 9:31 p.m.

Motion passed.

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|---|---|---|
| **Timothy Makar** | **Carissa Brown** | **Lydia Williams** |
| **Chairperson** | **Village Clerk** | **Recording Secretary** |

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

**To:** Zoning Board of Appeals Members
**From:** Susie Stec, Planning & Zoning Administrator
**Date:** August 3, 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 6'7.5""
- ~~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 applicants previously appeared before the ZBA on July 13, 2026. There was a lengthy discussion on the extent of the variances requested. Following this discussion, the applicants requested to have their application tabled in order to revise their submittal. Revisions to this memo are underlined.

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 has revised their request down from three (3) variances to one (1) variance in order to construct a new 2-car, attached garage (719 sf) with attached storage area (407 sf) and additional living space in the 2nd Floor/garage space loft (831 sf). As discussed in the July meeting, residential properties are permitted to have two (2) accessory buildings. Typically, this is exhibited as an attached garage and detached shed; however, the applicant is proposing an attached garage and attached storage area. This configuration complies with the dimensional standards of the accessory building standards, as well as the maximum allowable square footage for private garages, as defined in Section 46-3. Since the applicant has reduced the size and scope of the proposed project, the cumulative total length of garage door facing the street is now in compliance at 24-feet. 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 remaining 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 a 6-foot 7.5-inch dimensional/non-use variance resulting in a rear open space setback of 33- feet 4.5-inches.

**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 provided detailed narrative responses to the above questions which were included in the July packet. No additional narrative had been provided.

**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 request did not need to be re-noticed. 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**
- **Revised Site Plan (dated July 29, 2026)**

**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 revised variance 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 6'7.5" resulting in a rear yard setback of 33'4.5". 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 revised variance requested by Stephen & Heather Zinsmaster, property owners of 20555 Lincoln Hills Ct. (24-03-202-005, ZBA Case 1441) to Section 46-275 (Schedule of Regulations) to allow for a variance of 6'7.5" resulting in a rear yard setback of 33'4.5". This determination is based on the finding that the petitioner has not demonstrated a practical difficulty exists as follows:

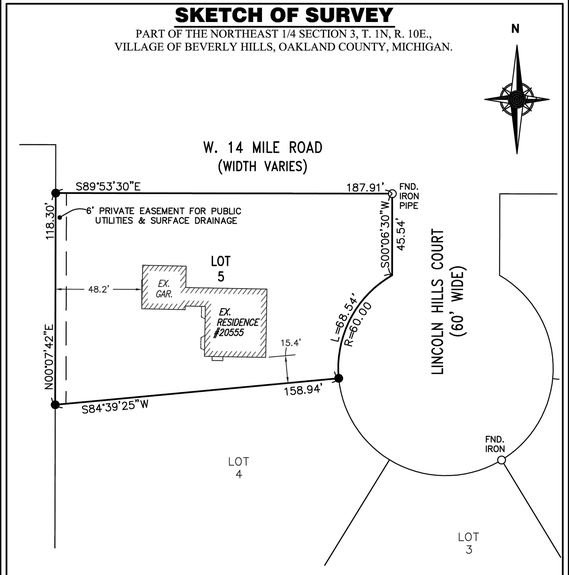
1. Applying the strict letter of zoning restrictions will not unreasonably prevent the landowner from using their property for a permitted purpose and/or conformity with the zoning regulations is unnecessarily burdensome because…
2. Substantial justice would not be achieved for the applicant and neighboring 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…

## GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED PER 2015 MICHIGAN RESIDENTIAL CODE
2. ALL WOOD EXPOSED TO THE WEATHER, IN CONTACT WITH THE GROUND OR ENTERING EXTERIOR MASONRY WALLS SHALL BE PRESERVATIVE TREATED (P.T.)
3. 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)
4. ALL STRUCTURAL CONNECTORS & HANGERS SHALL BE HOT-DIPPED GALVANIZED STEEL.
5. 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.
7. COORDINATE WITH OWNER ALL ACTUAL FINISHES AND MATERIAL SAMPLES
8. 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.
9. DATA SHALL BE DESIGN/BUILD. COORDINATE SPECIAL RECEPTACLES AND REQUIREMENTS WITH OWNER.
10. HEATING VENTILATION AIR CONDITIONING SHALL BE DESIGN/BUILD PER LATEST CODES. COORDINATE SYSTEM TYPES AND PERFORMANCE SPECIFICATIONS WITH OWNER.
11. PLUMBING SHALL BE DESIGN/BUILD PER LATEST CODES. COORDINATE SYSTEM TYPES AND PERFORMANCE SPECIFICATIONS WITH OWNER.
12. 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
13. 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
14. 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.
15. FOR CONCRETE TRENCH FOUNDATIONS - VERIFY NO SLOUGHING OF EARTH FORMED WALL IF SLOUGHING OCCURS OR SOIL CONDITIONS PROHIBIT PROVIDE FORMED FOUNDATIONS.
16. CONTRACTOR TO PROVIDE ARCHITECT SHOP DRAWINGS FOR PRE-ENGINEERED TRUSSES FOR ARCHITECTS REVIEW AND COMMENT PRIOR TO FABRICATION.
17. 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.




GRAPHIC SCALE
40 0 20 40
( IN FEET )
1 inch = 40 ft.

**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:
1. TITLE COMMITMENT NOT PROVIDED AT THE TIME OF THE SURVEY. NOT ALL EASEMENTS MAY BE SHOWN.
2. 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 9/21/2020 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000.

STATE OF MICHIGAN · PAUL W. KINNUNEN · PROFESSIONAL SURVEYOR · No. 48781 · LICENSED PROFESSIONAL SURVEYOR

PAUL W. KINNUNEN, P.S. #48781

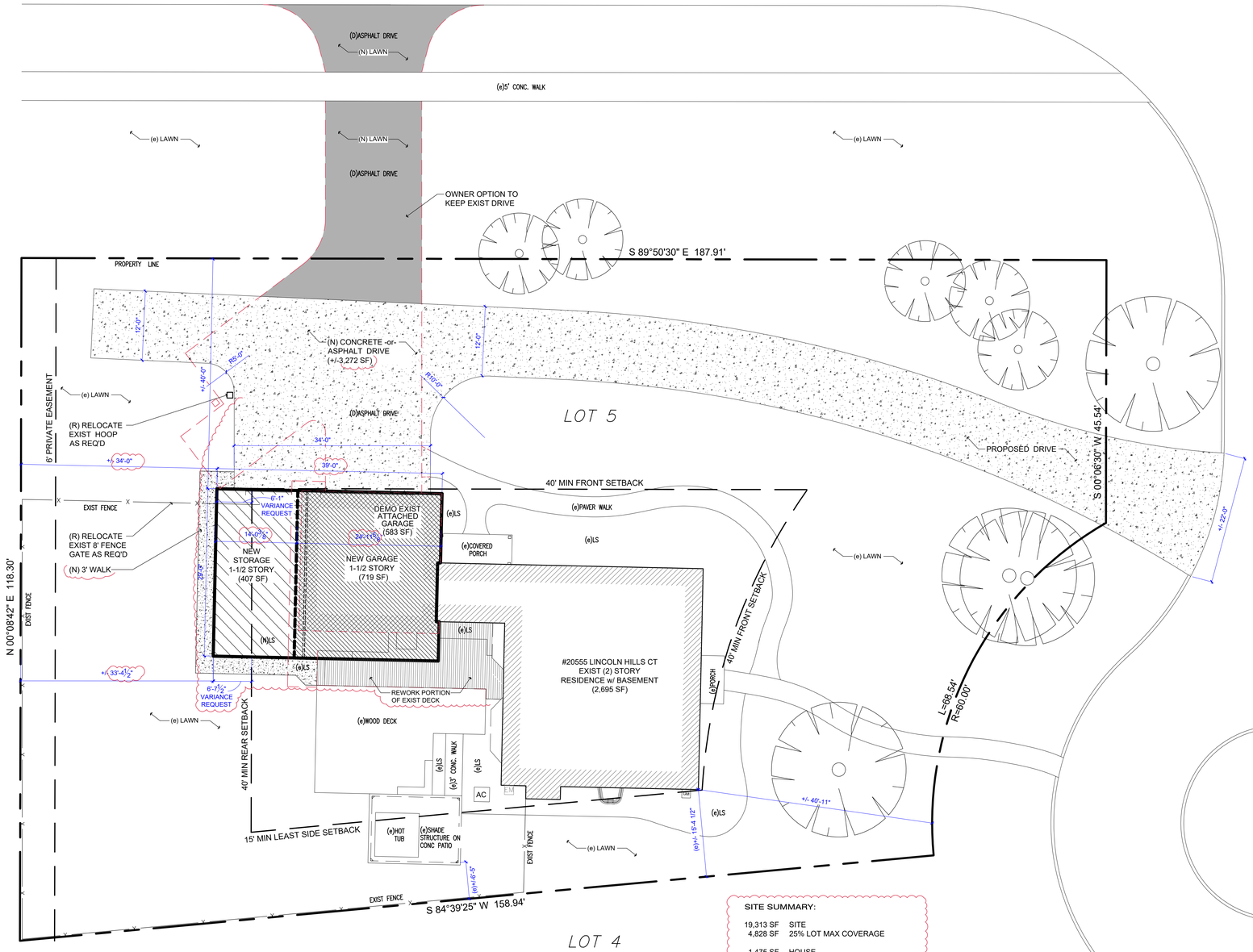
REV: 5/5/2023

**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: | MSB |
| SCALE: | 1" = 40' |

DWG. NO. 1 OF 1

# W. 14 MILE ROAD




LINCOLN HILLS COURT

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 SIDE SETBACK = 40'-0" PROPOSED

**SITE SUMMARY:**

| | |
|---|---|
| 19,313 SF | SITE |
| 4,828 SF | 25% LOT MAX COVERAGE |
| 1,475 SF | HOUSE |
| 1,126 SF | GARAGE / STORAGE NEW |
| 667 SF | DECK REVISED |
| 321 SF | CONC PORCHES |
| 3,589 SF | 18.6% LOT COVERAGE <25% MAX |

**SUMMARY:**

| | |
|---|---|
| (e) First Floor | 1,475 SF |
| (e) Second Floor | 1,220 SF |
| Total | +/- 2,695 SF |
| Demolish (e) Garage | (583 SF) |
| (N) Garage | 719 SF |
| (N) Garage Loft | 831 SF |
| (N) Storage | 407 SF |

NORTH

1 AS.101 ARCHITECTURAL SITE SKETCH
SCALE: 1" = 10'
0 5' 10' 20' 40'

**DRAWING INDEX**


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



EXPRESSIVE ARCHITECTURE
18620 W 10 Mile, #100
Southfield, MI 48075
248.936.0026 ph
JGRIFFIS@
expressivearchitecture.com


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

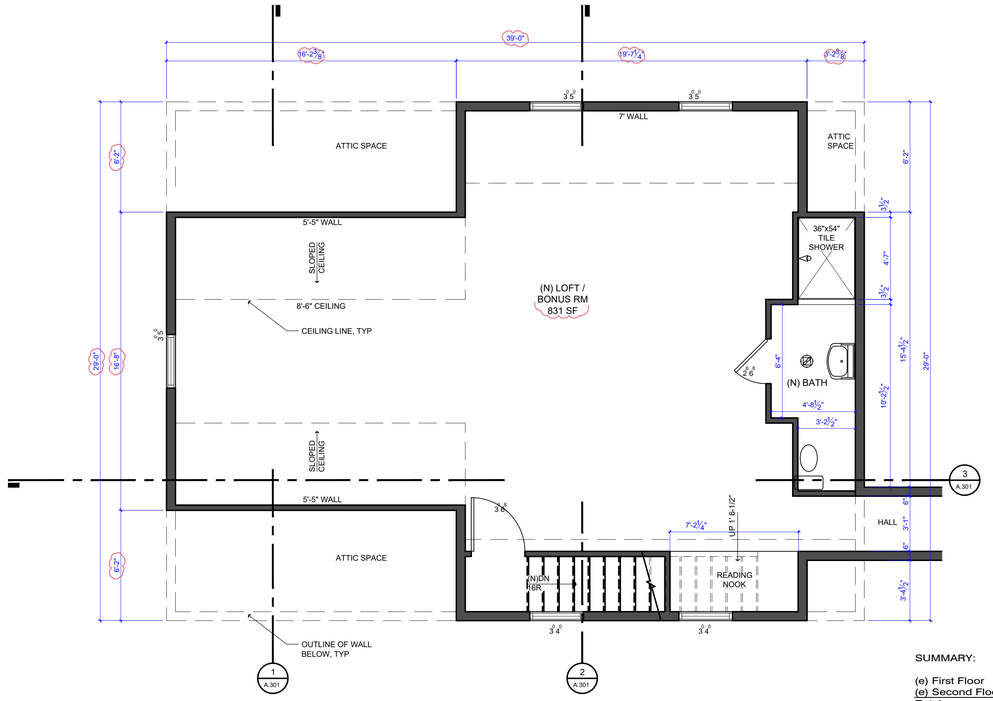
eA Project # 23.014

REDUCED ZBA REQUEST
July 29, 2026
ZONING BOARD OF APPEALS
October 31, 2023
OWNER REVIEW
September 21, 2023

**ISSUE / REVISION DATE**

Architectural Site Sketch & Survey

**AS.101**




NORTH

4 A.101 GARAGE LOFT FLOOR PLAN

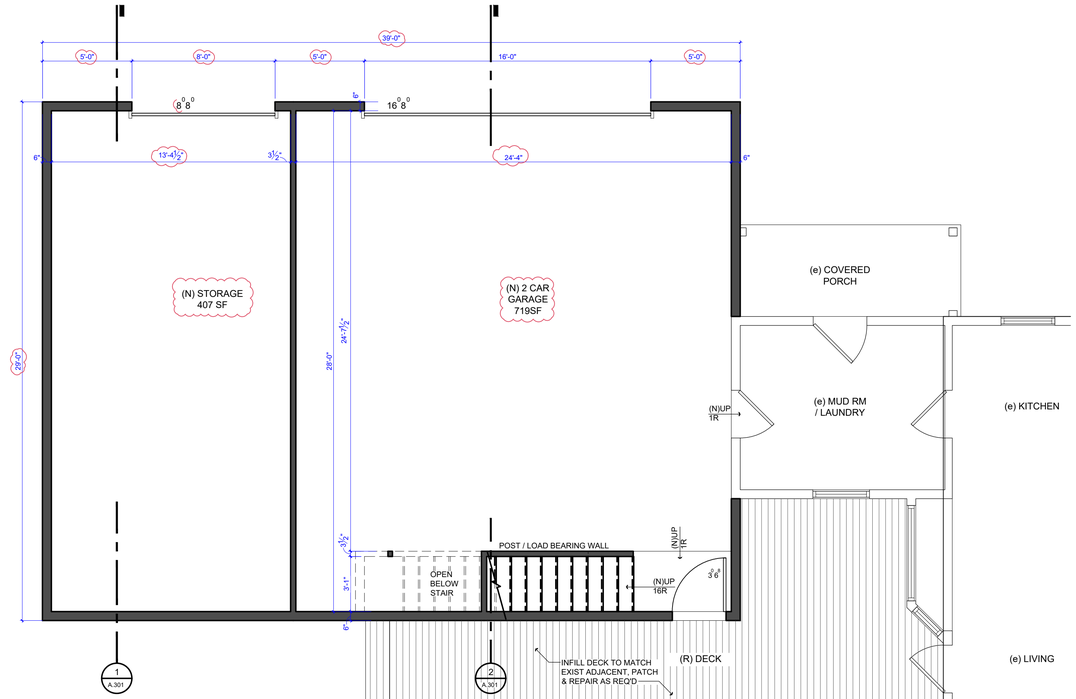
SCALE: 1/4" = 1'-0"

0 4' 8' 16'

SUMMARY:

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

| | |
|---|---|
| Demolish (e) Garage | (583 SF) |
| (N) Garage | 719 SF |
| (N) Garage Loft | 831 SF |
| (N) Storage | 407SF |




NORTH

3 A.101 GARAGE FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 4' 8' 16'

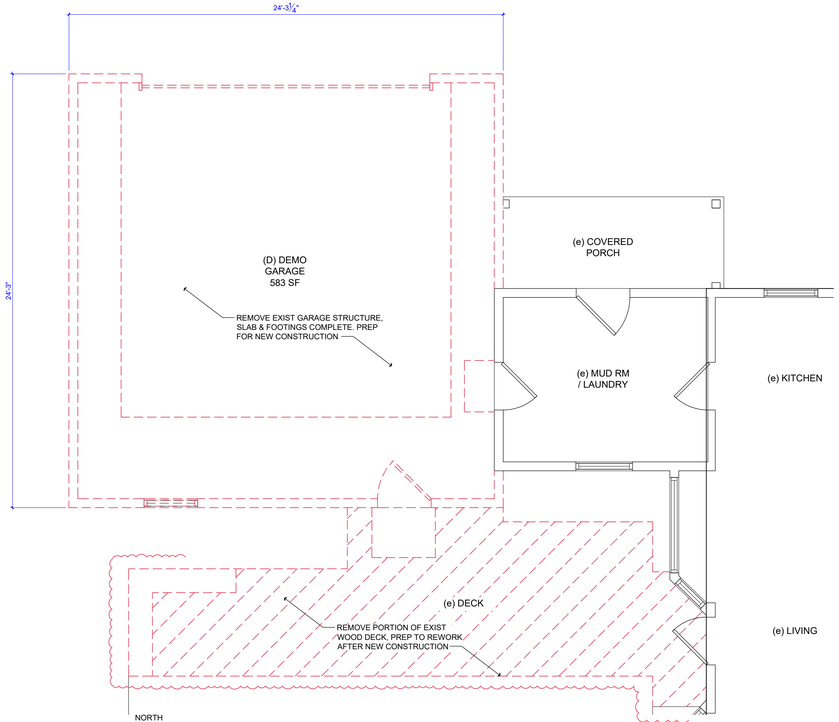
(NOT USED)

NORTH

2 A.101 GARAGE FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

0 4' 8' 16'




NORTH

1 A.101 GARAGE FIRST FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"

0 4' 8' 16'

EXPRESSIVE ARCHITECTURE

18620 W 10 Mile, #100
Southfield, MI 48075

248.936.0026 ph

JGRIFFIS@
expressivearchitecture.com

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

eA Project # 23.014

REDUCED ZBA REQUEST
July 29, 2026

ZONING BOARD OF APPEALS
October 31, 2023

OWNER REVIEW
September 21, 2023

**ISSUE / REVISION DATE**

Garage First Floor & Loft / Attic Plans

**A.101**

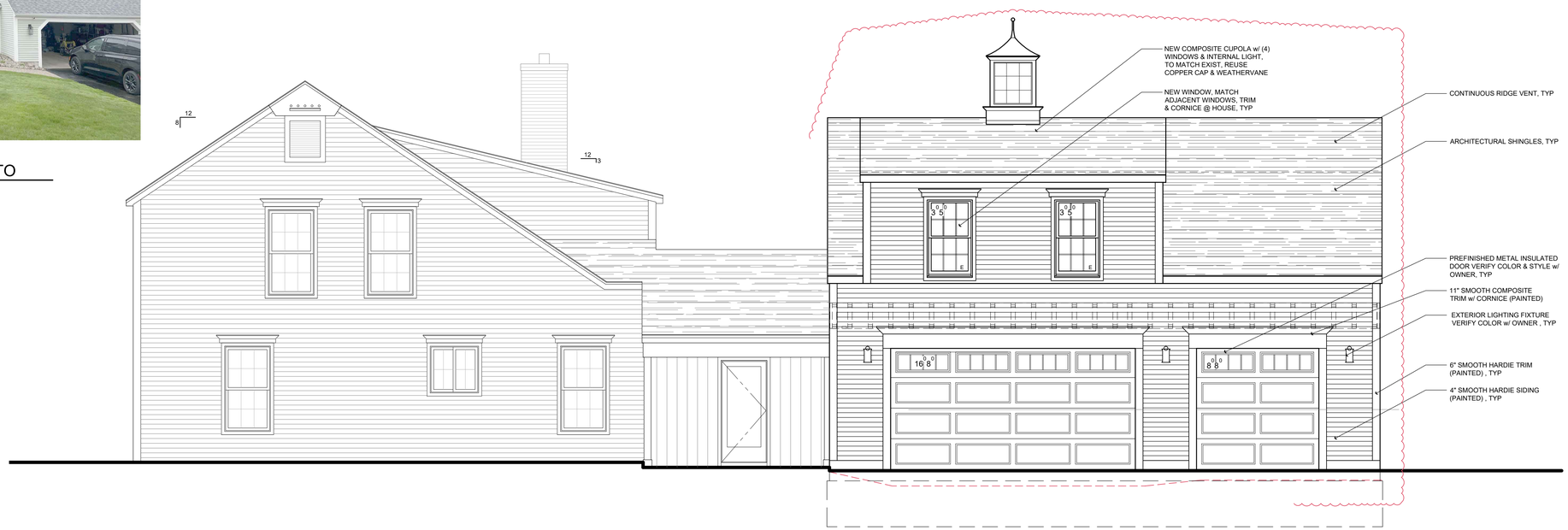
EXPRESSIVE ARCHITECTURE

18620 W 10 Mile, #100
Southfield, MI 48075

248.936.0026 ph

JGRIFFIS@
expressivearchitecture.com

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




1 A.201 SIDE (NORTH, 14 MILE RD) ELEVATION
SCALE: 1/4" = 1'-0"
0 4' 8' 16'

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

eA Project # 23.014

REDUCED ZBA REQUEST
July 29, 2026
ZONING BOARD OF APPEALS
October 31, 2023
OWNER REVIEW
September 21, 2023

**ISSUE / REVISION DATE**

Exterior Elevations

**A.201**

EXPRESSIVE ARCHITECTURE

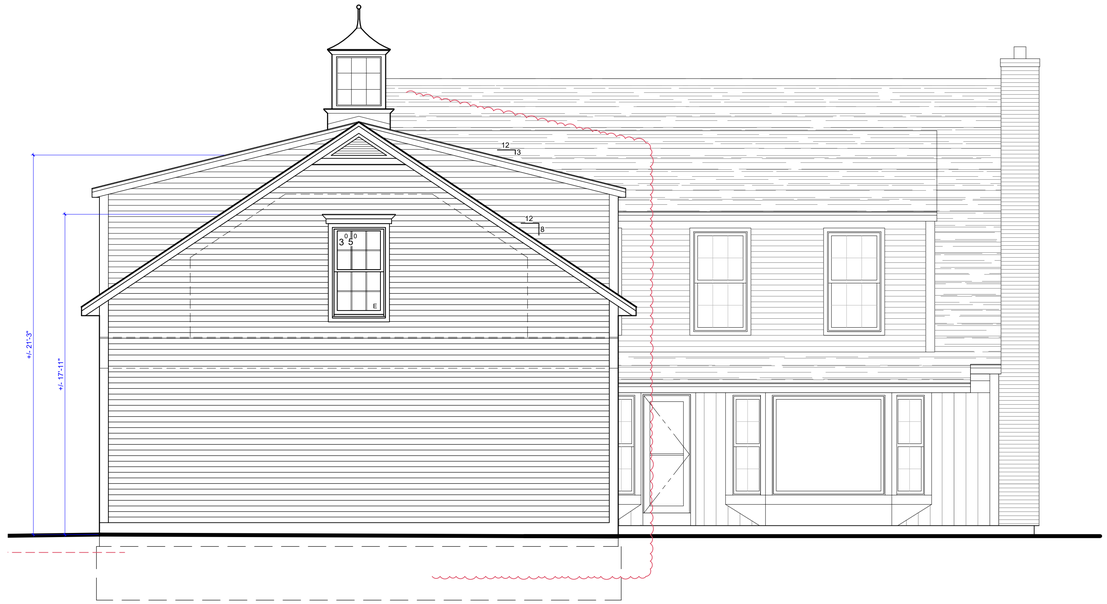
18620 W 10 Mile, #100
Southfield, MI 48075

248.936.0026 ph

JGRIFFIS@
expressivearchitecture.com

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

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




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

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

eA Project # 23.014

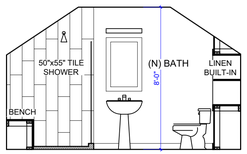
REDUCED ZBA REQUEST
July 29, 2026
ZONING BOARD OF APPEALS
October 31, 2023
OWNER REVIEW
September 21, 2023

**ISSUE / REVISION DATE**

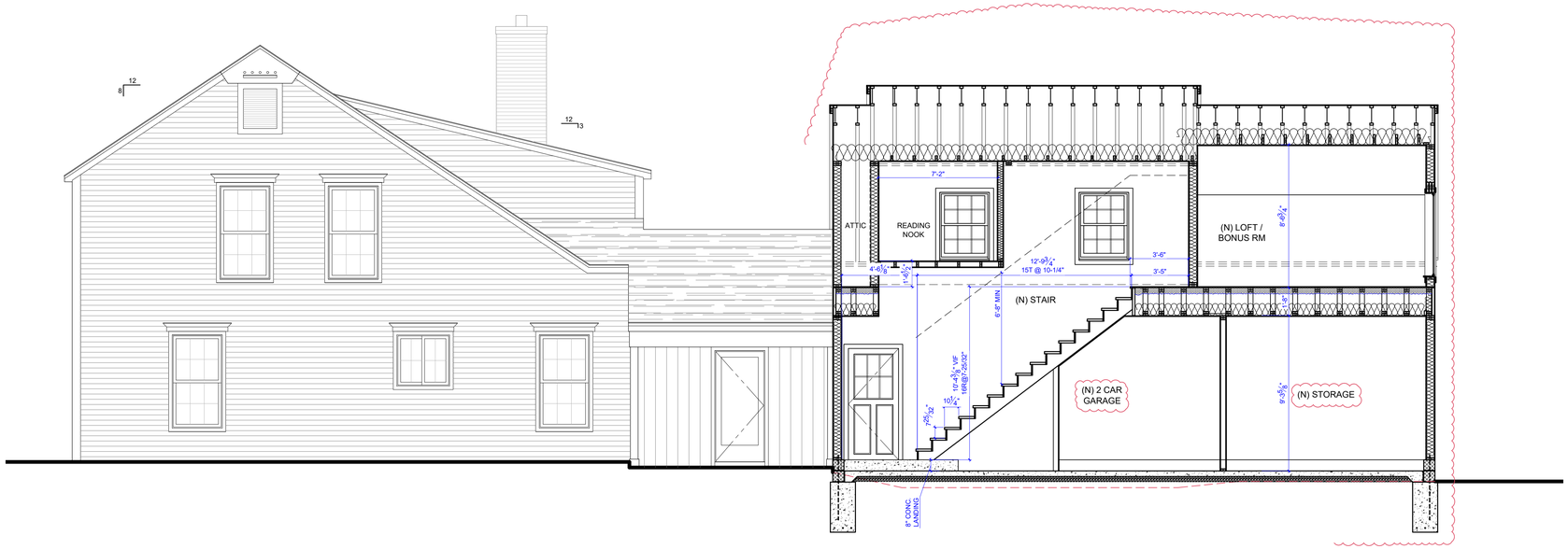
Exterior Elevations

**A.202**

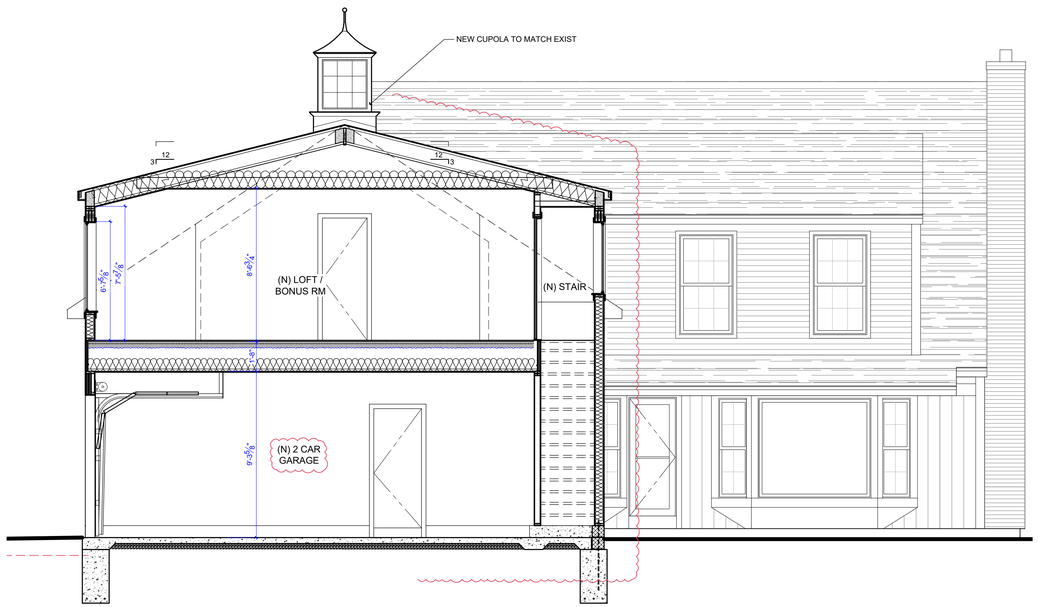
EXPRESSIVE ARCHITECTURE
18620 W 10 Mile, #100
Southfield, MI 48075
248.936.0026 ph
JGRIFFIS@
expressivearchitecture.com



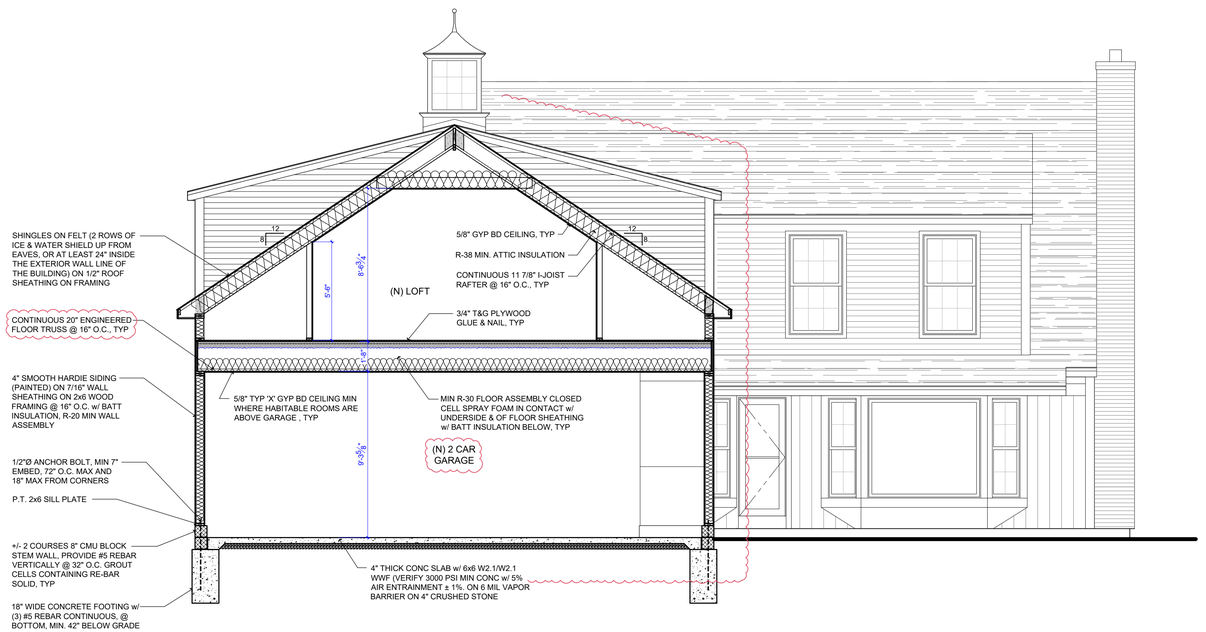

## 4 LOFT BATHROOM ELEVATION
A.301 SCALE: 1/4" = 1'-0"




## 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

REDUCED ZBA REQUEST
July 29, 2026
ZONING BOARD OF APPEALS
October 31, 2023
OWNER REVIEW
September 21, 2023

**ISSUE / REVISION DATE**

Building Sections

**A.301**

**To:** Zoning Board of Appeals Members
**From:** Susie Stec, Planning & Zoning Administrator
**Date:** August 4 2026

**Request Summary**

**ITEM:** ZBA Case 1444

**REQUEST:** In order to construct a new garage with additional living space above, and maintain the existing non-conforming side yard setback the applicants are seeking the following dimensional/non-use variances:

- Section 46-275 (Schedule of Regulations) which requires a minimum side yard setback of 10-feet. Applicant requests variance of 2'6"on the southwest side to maintain the existing setback.
- Section 46-169 (Minimum Distance) which requires a minimum distance between residential buildings of 15-feet Applicants seek to maintain an existing distance of 13'5".

**LOCATION & ZONING:** 32150 Arlington Dr (24-01-281-007)

R-2B Single Family

**APPLICANT:** Curtis Foreman

**PROPERTY OWNER:** David & Kyle Waldron

**Background & Zoning Analysis**

The existing 1,916 square foot, 1.5-story home was constructed in 1950 and remodeled in 2020. The home is situated on a 0.201 acres parcel and is zoned R-2B. The property is an interior lot north of Beverly Road and west of Greenfield Road. Dimensionally, the existing property and

home is legally non-conforming, as neither side yard nor the rear yard setbacks comply with the standards detailed in 46-275 (Schedule of Regulations), and nor does the property meet the minimum lot size and width. The existing northeast side yard setback is 6'5"; no changes are proposed to this area. The existing rear yard setback is 33'6"; no changes are proposed. Finally, the lot size for the subject site is 8,756 square feet whereas the minimum lot size in the R-2B district is 9,000 square feet, and the lot width is 71' instead of 75'.

The applicant is seeking to convert the existing garage into a home office and mudroom and construct a new garage with a bedroom on the 2nd floor. The proposed addition complies with the maximum size for private garages, as well as the front yard setback. The existing principal structure complies with both the front yard setback and maximum lot coverage (24.6%), and the proposed addition would not impact either of these standards. The existing southwest side yard setback is 7'4". Additionally, the distance between the subject site and the home to the south (32100 Arlington) is 13'5". The applicant seeks to maintain this non-conforming setback and distance between the homes.

**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 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 July 15, 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 variance requested by David & Kyle Waldron, property owners of 32150 Arlington Dr. (24-01-281-007, ZBA Case 1444), to deviate from Section 46-275 (Schedule of Regulations) to allow for a variance of 2'6" resulting in a side yard setback of 7'6" and from Section 46-169 (Minimum Distance) to allow for a variance of 1'6" resulting in a separation of 13'6" from the adjoining property (31200 Arlington Dr.), this maintaining the existing legal non-conforming conditions. 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:

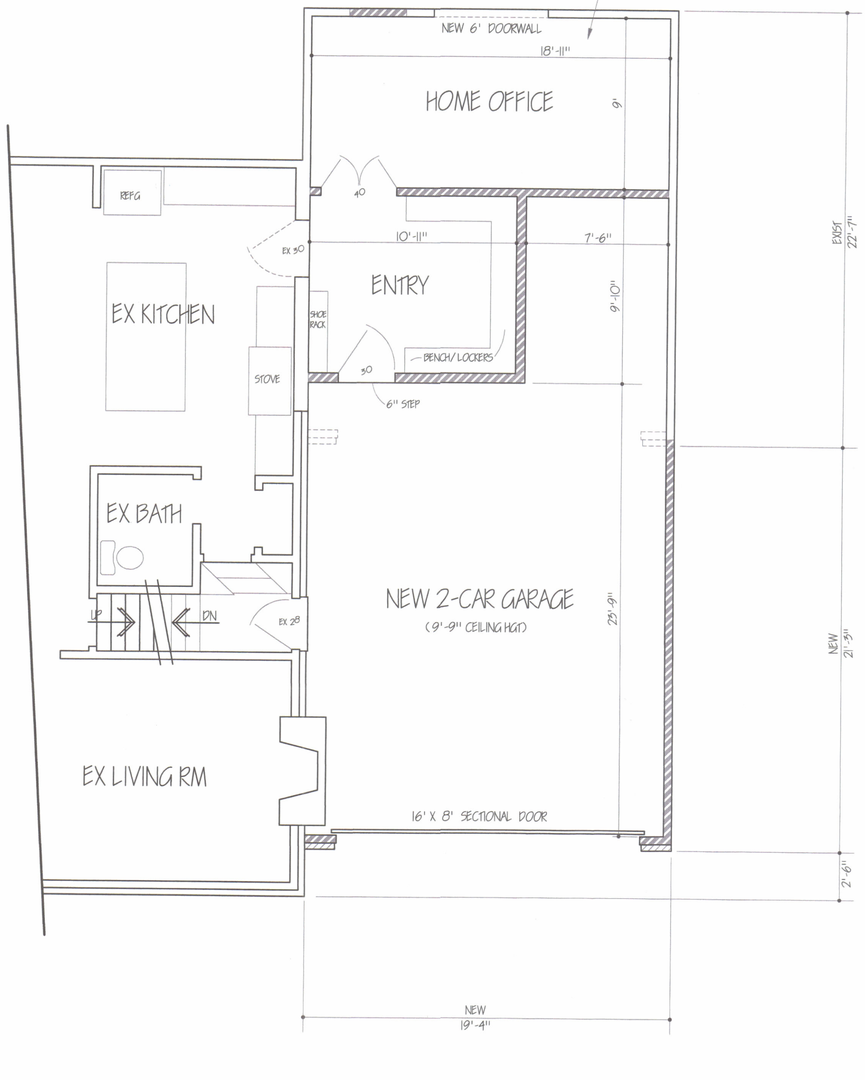
- 
- 

**MOTION TO DENY:**

I move to deny the variances requested by David & Kyle Waldron, property owners of 32150 Arlington Dr. (24-01-281-007, ZBA Case 1444) to deviate from Section 46-275 (Schedule of Regulations) and Section 46-169 (Minimum Distance). This determination is based on the finding that the petitioner has not demonstrated a practical difficulty exists as follows:

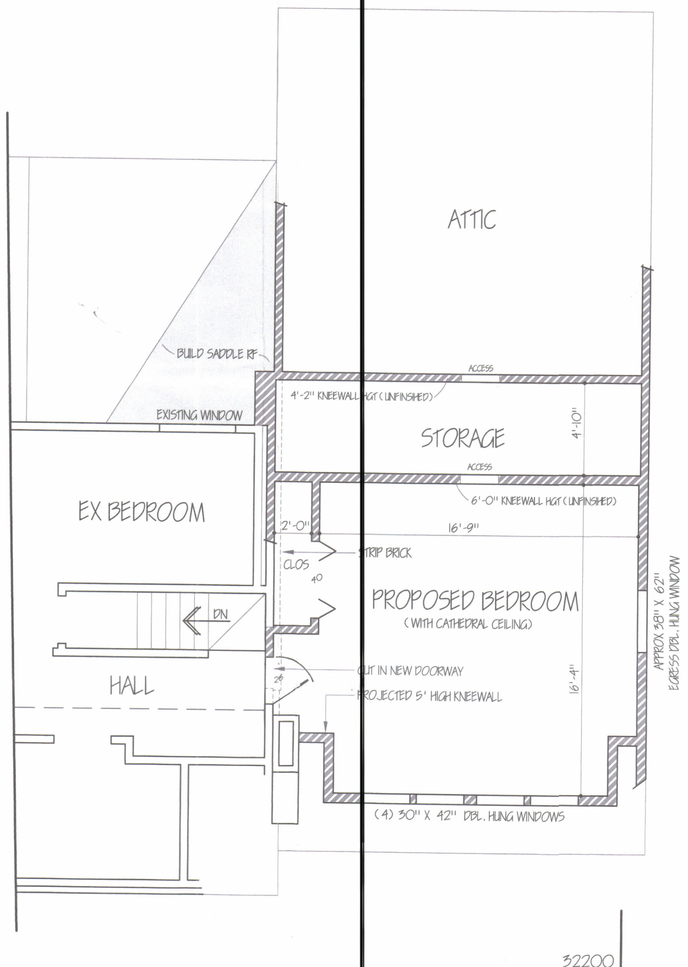
1. Applying the strict letter of zoning restrictions will not unreasonably prevent the landowner from using their property for a permitted purpose and/or conformity with the zoning regulations is unnecessarily burdensome because…
2. Substantial justice would not be achieved for the applicant and neighboring 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…

NOTE:
CONVERT EXISTING ATTACHED GARAGE TO LIVING SPACE.



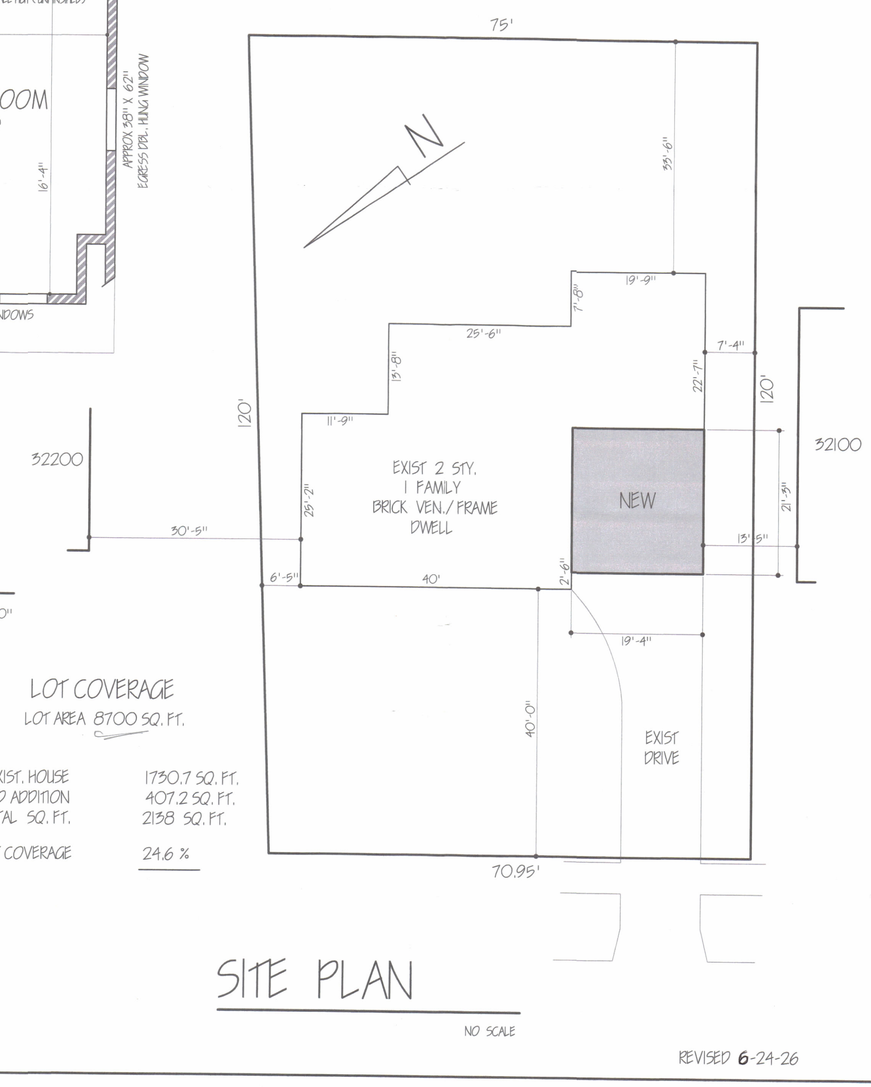

# PROPOSED 1st. FLOOR PLAN

1/4" = 1'-0"




# PROPOSED 2nd. FLOOR PLAN

1/4" = 1'-0"




## LOT COVERAGE

LOT AREA 8700 SQ. FT.

| | |
|---|---|
| EXIST. HOUSE | 1730.7 SQ. FT. |
| PROPOSED ADDITION | 407.2 SQ. FT. |
| TOTAL SQ. FT. | 2138 SQ. FT. |
| TOTAL PROPOSED LOT COVERAGE | 24.6 % |

# SITE PLAN

NO SCALE

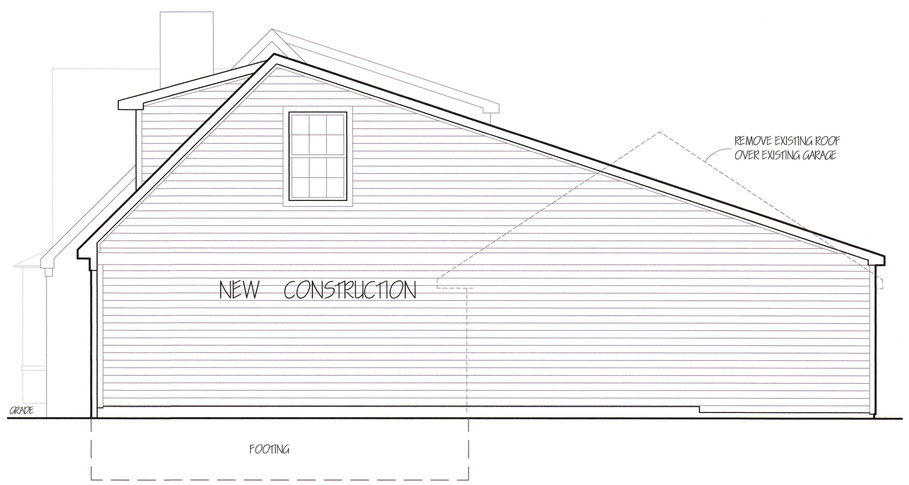
REVISED 6-24-26

NAME WALDRON RESIDENCE
ADDRESS 32150 ARLINGTON

M:\Autocad\GARAGES\arlington.dwg, 6/24/2026 6:40:48 AM, Canon iPF785

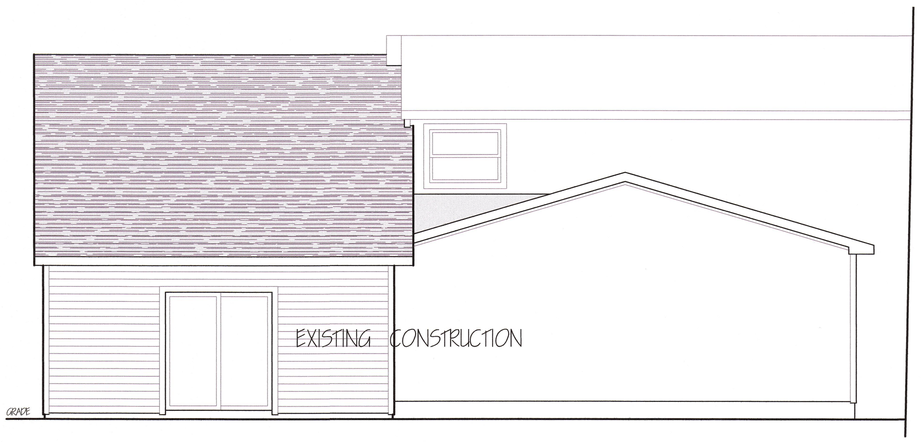
# PROPOSED NORTH/ FRONT ELEV.

1/4" = 1'-0"




# PROPOSED SOUTH ELEV.

1/4" = 1'-0"




# PROPOSED WEST/ REAR ELEV.

1/4" = 1'-0"

REVISED 5-24-26

**DATE** 2-6-26

**SHEET** 2 OF 2

**NAME** WALDRON RESIDENCE

**ADDRESS** 32150 ARLINGTON BEVERLY HILLS

**PHONE**

**OWNER'S SIGNATURE**

M:\Autocad\GARAGES\arlington.dwg, 6/22/2026 1:06:00 PM, Canon iPF785

ZBA Application
David and Kyle Waldron
32150 Arlington
Beverly Hills, MI 48025

**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? No. The situation is not unique to the subject property and appears to be common throughout the neighborhood. Changes to zoning and building code requirements over time have resulted in many existing properties becoming legally nonconforming with current standards. The picture below is on the same block and is the inspiration for the project:

- Would applying the strict letter of zoning restrictions unreasonably prevent the landowner from using their property for a permitted purpose? Yes. Applying the strict letter of the zoning regulations would unreasonably limit the owner's ability to construct a functional two-car garage, which is a permitted accessory use of the property. The required reduction in size would impair the garage's intended utility and practical use.

- Is conformity with the zoning regulations unnecessarily burdensome? Yes. Conformity with the zoning regulations would be unnecessarily burdensome because compliance would require substantial modifications to the proposed garage design, resulting in a significantly smaller structure that is not consistent with the property's intended use or the character of similar properties in the neighborhood.

- Would approval of the variance negatively impact adjacent property owners or land within the district? No. The existing nonconforming house and garage setback will be maintained, and the proposed project will not increase or further encroach upon the existing setback deficiency. The proposed garage will be consistent with the character of the neighborhood; approval of the variance would not be expected to create a significant adverse impact on neighboring properties or the surrounding district.

- Are the circumstances requiring the variance self-created? No. The need for the variance appears to result from changes to zoning and code requirements over time that created nonconforming conditions affecting existing properties in the neighborhood, rather than from actions taken by the current property owner. The neighbor on the south side (garage side) is in favor of the project. They are at 32100 Arlington and would be happy to provide a letter in favor.

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.

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: 32150 Arlington<br>Parcel ID(s):2401281007 (Property ID) |
| **Type of Variance** | ☒ Dimensional (practical difficulty) ☐ Land Use (hardship) ☐ Interpretation (text or map) |
| **Applicant** (must have legal interest in property) | Name:Curtis Foreman<br>Business:Foreman Construction, Inc.<br>Address:1465 Axtell Dr., Ste. D<br>City: Troy State: MI Zip: 48084<br>Phone:248-224-3587 Email: [redacted]<br>Legal Interest: ☐ Own Property ☐ Lease Property ☐ Offer to Purchase (please attach)<br>■ Other (e.g. attorney, architect, contractor, etc.): |
| **Primary Contact** ■ Same as Applicant | Name:<br>Business:<br>Address:<br>City: State: Zip:<br>Phone: Email:<br>Relationship to Applicant (e.g. architect, attorney, contractor, etc.): |
| **Property Owner** ☐ Same as Applicant | Name: David & Kyle Waldron<br>Business:<br>Address:32150 Arlington<br>City: Beverly Hills State: MI Zip: 48025<br>Phone: [redacted] Email: [redacted]<br>Property Owner Signature (if other than applicant): |
| **Briefly describe appeal** (attach additional pages if necessary) | Appeal for setback variance |
| **Applicant Signature** | X: Curtis Foreman |

*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:_____

_____

To: Village of Beverly Hills Zoning Board of Appeals

From: Mitzi Richard
32100 Arlington
Beverly Hills, MI 48025

Re: ZBA Application for David and Kyle Waldron
32150 Arlington
Beverly Hills, MI 48025

Dear Members of the Zoning Board of Appeals,

As the adjacent property owner to David and Kyle Waldron at 32150 Arlington, I am writing to express my support for their proposed project to expand their garage and residence.

Based on the plans presented, the project will maintain the existing side setbacks while extending the garage forward as proposed. I do not believe this addition will have any adverse impact on my property, including access, views, drainage, or setback relationships. The proposed improvements appear to be compatible with the surrounding neighborhood and will not negatively affect my use or enjoyment of my property.

For these reasons, I fully support the requested variance and respectfully ask the Board to approve the application.

Sincerely,

Mitzi Richard 6/29/26

Mitzi Richard
32100 Arlington
Beverly Hills, MI 48025

# 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, August 10, 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 1444

**REQUEST:** In order to construct a new garage with additional living space above, and maintain the existing non-conforming side yard setback the applicants are seeking the following dimensional/non-use variances:

- Section 46-275 (Schedule of Regulations) which requires a minimum side yard setback of 10-feet. Applicant requests variance of 2'6"on the southwest side to maintain the existing setback.
- Section 46-169 (Minimum Distance) which requires a minimum distance between residential buildings of 15-feet Applicants seek to maintain an existing distance of 13'5".

**LOCATION & ZONING** 32150 Arlington Dr (24-01-281-007) R-2B Single Family

**APPLICANT:** Curtis Foreman

**PROPERTY OWNER:** David & Kyle Waldron

**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**



Published: Birmingham-Bloomfield Eagle 07/15/2026

**PUBLIC HEARING NOTICE**
**ZONING BOARD OF APPEALS**

Notice is hereby given that the Village of Beverly Hills Zoning Board of Appeals will hold a meeting on **Monday, August 10, 2026 at 7:00 pm** to consider the following request:

| | |
|---|---|
| **ITEM:** | ZBA Case 1444 |
| **REQUEST:** | In order to construct a new garage with additional living space above, and maintain the existing non-conforming side yard setback the applicants are seeking the following dimensional/non-use variances:<br>• Section 46-275 (Schedule of Regulations) which requires a minimum side yard setback of 10-feet. Applicant requests variance of 2'6"on the southwest side to maintain the existing setback.<br>• Section 46-169 (Minimum Distance) which requires a minimum distance between residential buildings of 15-feet Applicants seek to maintain an existing distance of 13'5". |
| **LOCATION & ZONING:** | 32150 Arlington Dr (24-01-281-007)<br>R-2B Single Family |
| **APPLICANT:** | Curtis Foreman |
| **PROPERTY OWNER:** | David & Kyle Waldron |

The public hearing will be held at the Village of Beverly Hills Zoning Board of Appeals meeting on Monday, August 10, 2026 at 7:00 pm at the Village of Beverly Hills Municipal Offices, 18500 W. 13 Mile Road, Beverly Hills, Michigan 48025. If you have any questions or comments, please contact the Planning & Zoning Department at 248-646-6404 during regular business hours of 8:00 am – 5:00 pm, Monday through Friday, or via email at sstec@villagebeverlyhills.com by 4:00 p.m. on the date of the hearing, or attend the public hearing on the scheduled date.

**Publish Date:** July 15, 2026, Birmingham-Bloomfield Eagle

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2401281005
KARYN SUDBURY
32210 ARLINGTON DR
BEVERLY HILLS MI 48025 4216

2401281008
MARY RICHARD
32100 ARLINGTON DR
BEVERLY HILLS MI 48025 4214

2401280015
JORDAN D JACKSON
32227 ARLINGTON DR
BEVERLY HILLS MI 48025 4217

2401280008
JESSICA L ROLLS
32210 SHERIDAN DR
BEVERLY HILLS MI 48025 4249

2401280010
JAMES H GEISSBUHLER
EMILIA R GEISSBUHLER
32050 SHERIDAN DR
BEVERLY HILLS MI 48025 4245

2401281012
STEVEN FIORITTO
32091 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401281006
AMANDA COMOS
ZACHARY COMOS
32200 ARLINGTON DR
BEVERLY HILLS MI 48025 4216

2401280022
BRIAN HAYES
MICHELLE HAYES
16020 BEVERLY RD
BEVERLY HILLS MI 48025 4259

2401281003
JOSHUA FORQUER TRUSTEE
JODI FORQUER TRUSTEE
32240 ARLINGTON DR
BEVERLY HILLS MI 48025 4216

2401281007
DAVID A WALDRON
KYLE L WALDRON
32150 ARLINGTON DR
BEVERLY HILLS MI 48025 4214

2401280011
THOMAS GLASER
NANCY MARR
32020 SHERIDAN DR
BEVERLY HILLS MI 48025 4245

2401281013
CASS M DENISON
PATRICIA DENISON
32081 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401426001
PAUL ARMSTRONG
DONNA ARMSTRONG
31800 ARLINGTON DR
BEVERLY HILLS MI 48025 5664

2401281017
FENTON FAMILY TRUST
STELLA FENTON
32031 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401281004
EDUARDO ECHARTEA
LLOYD CURTIS JACKSON
32224 ARLINGTON DR
BEVERLY HILLS MI 48025 4216

2401280019
MICHAEL FISCHER
32151 ARLINGTON DR
BEVERLY HILLS MI 48025 4215

2401281018
JAMES A PLASKEY
ANNE M PLASKEY
32011 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401280006
TIMOTHY W LEWIS
32240 SHERIDAN DR
BEVERLY HILLS MI 48025 4249

2401280021
JASON BROWN
HOPE BROWN
32075 ARLINGTON DR
BEVERLY HILLS MI 48025 4213

2401280014
MARIA A ROSS
32251 ARLINGTON DR
BEVERLY HILLS MI 48025 4217

2401280017
JOHN MAZUR
SALLY MAZUR
32201 ARLINGTON DR
BEVERLY HILLS MI 48025 4217

2401280018
JOHN MAZUR
SALLY MAZUR
32201 ARLINGTON DR
BEVERLY HILLS MI 48025 4217

2401280004
NICHOLAS HARASYMIW
32300 SHERIDAN DR
BEVERLY HILLS MI 48025 4251

2401281014
SUSAN A KASPRICK
32071 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401280009
SERGIO NAVARRETTE
SANA NAVARRETTE
32100 SHERIDAN DR
BEVERLY HILLS MI 48025 4247

2401280005
R JEAN RUTH
32264 SHERIDAN DR
BEVERLY HILLS MI 48025 4249

2401280007
CAROL MUSCAT TRUSTEE
32222 SHERIDAN DR
BEVERLY HILLS MI 48025 4249

2401280020
BLACKMAN REV TR ELENA B
32101 ARLINGTON DR
BEVERLY HILLS MI 48025 4215

2401281002
ELIZABETH NACY
32260 ARLINGTON DR
BEVERLY HILLS MI 48025 4216

2401282003
ROBERT FERGUSON
ANN FERGUSON
32066 AUBURN DR
BEVERLY HILLS MI 48025 4229

2401281015
Occupant
32051 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401428006
KRISTEN PATTERSON
PAVLE COTE
31944 AUBURN DR
BEVERLY HILLS MI 48025 4227

2401281015
MARY W PEW
656 MAPLE OAKS CT
SALINE MI 48176 1281

2401281016
ROBERT F BROWN TRUSTEE
MARY E BROWN TRUSTEE
32041 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401282004
TROY J SCHRAFFENBERGER
ALAYNA SCHRAFFENBERGER
32046 AUBURN DR
BEVERLY HILLS MI 48025 4229

2401280016
CHRISTOPHER E WAGMAN
ELAINE WAGMAN
32211 ARLINGTON DR
BEVERLY HILLS MI 48025 4217

2401282005
JOHN F CLOSE
LYNN CLOSE
32024 AUBURN DR
BEVERLY HILLS MI 48025 4229

2401426007
JACQUELINE AXFORD
DAVID S AXFORD
15830 REEDMERE AVE
BEVERLY HILLS MI 48025 5672

2401426006
Occupant
15810 REEDMERE AVE
BEVERLY HILLS MI 48025 5672

2401426006
BENTON REV LIV TR MARION B
PO BOX 2226
SOUTHFIELD MI 48037 2226

2401281009
CHRISTOPHER G EBBING
JACQUELINE M EBBING
15950 BEVERLY RD
BEVERLY HILLS MI 48025 4258

24-01-254-027
24-01-254-028
24-01-280-015
24-01-280-006
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24-01-281-017
24-01-281-009
24-01-281-018
24-01-282-005
24-01-426-006
24-01-426-001
24-01-405-008
24-01-426-007
24-01-428-006
Sheridan Dr
Beverly Hi

**To:** Zoning Board of Appeals Members
**From:** Susie Stec, Planning & Zoning Administrator
**Date:** July 24, 2026

## Request Summary

**ITEM:** ZBA Case 1445

**REQUEST:** In order to install approximately 40-feet of 6' vinyl privacy fence along the east property line, the applicant seeks 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 & ZONING** 15672 Birwood Ave (24-01-227-033) R-2A Single Family

**APPLICANT:** Joanne Ballinger

## Background & Zoning Analysis

The existing 967 square foot, single-story home was constructed in 1952. The home is situated on a 0.179 acres parcel and is zoned R-2A. The property is an interior lot that is west of Greenfield Road and south of 14 Mile Road.

There is an existing 6-foot wood fence on the east property line. It is unclear when the existing fence was installed as there are no related permits; however, the fence appears to be rather old. The applicant seeks to replace this fencing and install approximately 40-feet of 6-foot white, vinyl privacy fencing. Other than the requested deviation from the fence material standards, the applicants request conforms to the fence standards in Section 46-173.

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.

**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 provided yes/no answers with her application, as well as letter expressing her reasoning. The ZBA may wish to discuss these standards further with the applicant

**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 July 15, 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 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 Joanne Ballinger at 15672 Birwood Ave. (24-01-227-033, ZBA Case 1445) to deviate from Section 46-173(1)(b) and permit the installation of 6-foot white, vinyl privacy fencing along the east property line. 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 Joanne Ballinger at 15672 Birwood Ave. (24-01-227-033, ZBA Case 1445 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…

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: 6/26/2026
Case Number: V1445
Hearing Date: 8/10/2026

| Petition to the Zoning Board of Appeals | |
|---|---|
| **Property Address & Parcel I.D. Number(s)** | Address: 15672 Birwood Ave. Beverly Hills |
| | Parcel ID(s): 24.01.227.033 / R2A |
| **Type of Variance** | ☒ Dimensional (practical difficulty) ☐ Land Use (hardship) ☐ Interpretation (text or map) |
| **Applicant** (must have legal interest in property) | Name: Joanne Ballinger |
| | Business: |
| | Address: 15672 Birwood Ave. |
| | City: Beverly Hills State: MI Zip: 48025 |
| | 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: SAME |
| | Business: |
| | Address: |
| | City: State: Zip: |
| | Phone: Email: |
| | Relationship to Applicant (e.g. architect, attorney, contractor, etc.): |
| **Property Owner** ☑ Same as Applicant | Name: SAME |
| | Business: |
| | Address: |
| | City: State: Zip: |
| | Phone: Email: |
| | Property Owner Signature (if other than applicant): |
| **Briefly describe appeal** (attach additional pages if necessary) | Want to have a white vinyl Privacy Fence installed. |
| **Applicant Signature** | X: Joanne Ballinger |

*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? Yes
- Would applying the strict letter of zoning restrictions unreasonably prevent the landowner from using their property for a permitted purpose? NO
- Is conformity with the zoning regulations unnecessarily burdensome? NO
- Would approval of the variance negatively impact adjacent property owners or land within the district? NO
- Are the circumstances requiring the variance self-created? NO

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.

# FENCE PERMIT APPLICATION

## REQUIRED SKETCH

Please attach a drawing, or sketch below, indicating the location of the proposed fence in relation to all property lines, adjacent structures, zoning districts, and street corners. The dimension of the fence lengths will need to also be shown.

## SIGNATURE

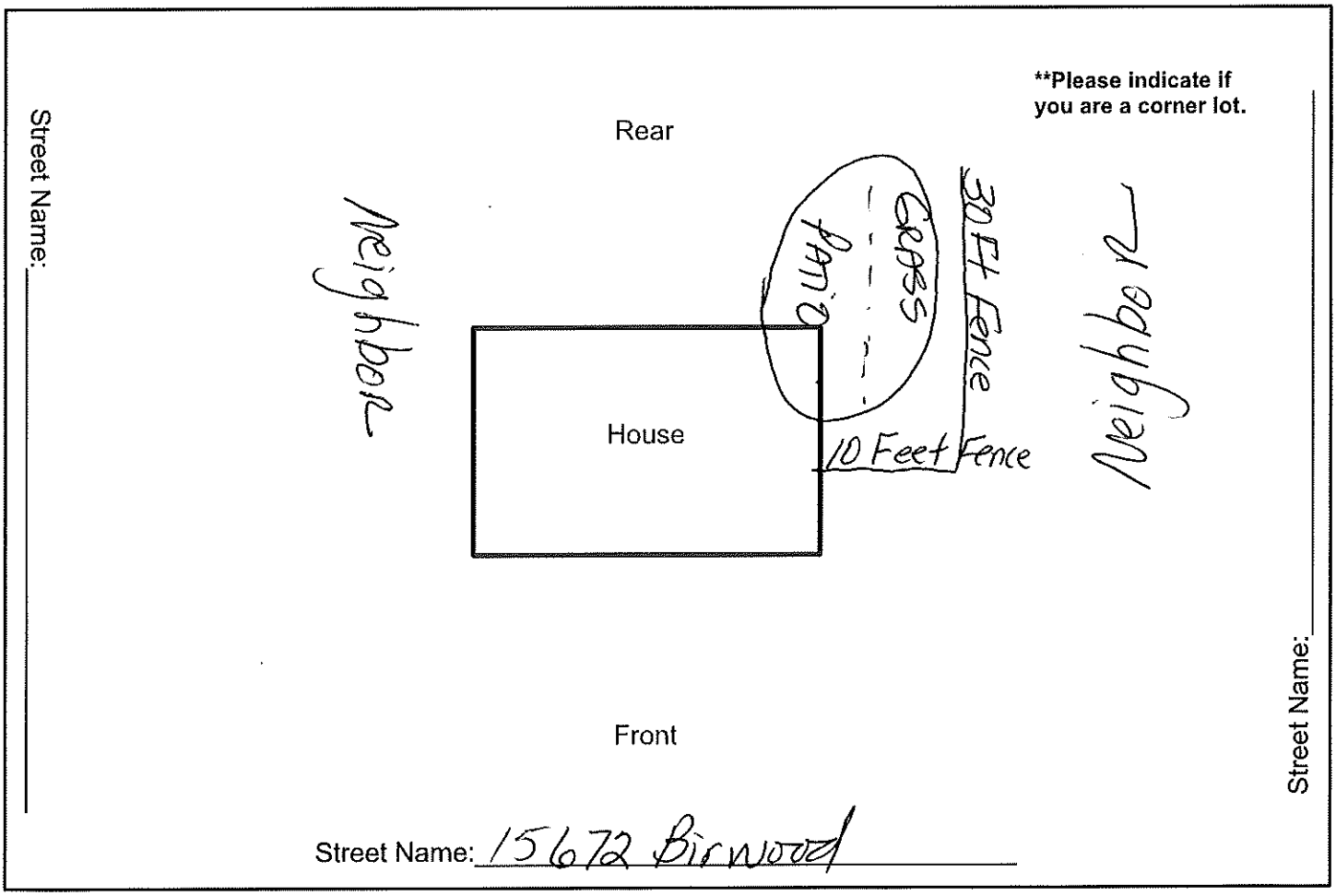
I hereby certify the following:

1. I am the legal owner of the property for which this application is being submitted.
2. I understand that it is the property owner's responsibility to ensure the fence is constructed within their property lines and that it does not encroach on neighboring property and public right-of-way.

Property Owner Signature: Joanne Ballinger Date: 6/26/2026

Applicant Signature (if different than property owner) _____ Date: _____

Please sketch fence layout below or attach drawing indicating proposed fence location, context, height and materials.



June 26, 2026

Village of Beverly Hills
18500 W. 13 Mile Rd.
Beverly Hills, MI 48025

Zoning Board:

I am writing to ask for permission to install a white vinyl privacy fence in my backyard.

My request is not to completely enclose my entire backyard. I am only asking to install this fence on a small part of my backyard, replacing what is there right now, but the current fence is in terrible condition. I want to have the fence installed only on my patio area, which includes the opening to the backyard. Both my neighbors, who live straight across the street have this fencing engulfing their entire backyard. Neither one has been a resident as long as I have. It is very disheartening. I understand this regulation has been in effect for a short period of time. There are so many homes in the surrounding area that have this fencing, enclosing their entire back yard.

I am asking if an exception can be made on my behalf. I am a long-time resident of 18 years; I am 65 years old and I have made a lot of improvements to my property since I purchased it. Unfortunately, this task was put on the end. If I would have known the rules and regulations would prevent me from doing this, I would have addressed this much earlier.

Can you please consider my request. Is there any type of exception to be grandfathered in? I have had many discussions with my neighbor, who lives on the other side of the current fence and he is in total 100% agreeance with me. No problems what so ever.

Thank you so much,

Joanne Ballinger

Joanne Ballinger
ballingerjoanne@yahoo.com
248-227-2906
15672 Birwood Ave.

# 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, August 10, 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 1445

**REQUEST:** In order to install approximately 40-feet of 6' vinyl privacy fence along the east property line, the applicant seeks 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 & ZONING** 15672 Birwood Ave (24-01-227-033) R-2A Single Family

**APPLICANT:** Joanne Ballinger

**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**



Published: Birmingham-Bloomfield Eagle 07/15/2026

**PUBLIC HEARING NOTICE**
**ZONING BOARD OF APPEALS**

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| | |
|---|---|
| **ITEM:** | ZBA Case 1445 |
| **REQUEST:** | In order to install approximately 40-feet of 6' vinyl privacy fence along the east property line, the applicant seeks the following dimensional/non-use variance:<br>• 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** | 15672 Birwood Ave (24-01-227-033) |
| **& ZONING** | R-2A Single Family |
| **APPLICANT:** | Joanne Ballinger |

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Beverly Hills
Birwood Ave
24-01-227-033
24-01-227-032
24-01-227-034
24-01-227-035
24-01-227-036
24-01-227-037
24-01-227-038
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24-01-227-028
24-01-227-027
24-01-227-007
24-01-227-008
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24-01-228-015
24-01-228-017
24-01-228-018
24-01-228-037
24-01-228-039

2401226035
KATHLEEN F BROCKER
15654 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3352

2401226038
Occupant
15600 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3352

2401226038
THOMAS R KURTZ
6324 SOUTH AVE
INDIAN RIVER MI 49749 5104

2401227028
JOANNE L HALL
15766 BIRWOOD AVE
BEVERLY HILLS MI 48025 3332

2401226037
Occupant
15618 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3352

2401226037
15618 KIRKSHIRE AVE LLC
33717 WOODWARD AVE # 417
BIRMINGHAM MI 48009 0913

2401226033
BARBARA S CHERNOFF
15690 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3352

2401226036
JACOB M FARKAS
NICOLE ZAKARIA
15636 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3352

2401226034
KYLE R LAPERRE
15672 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3352

2401226030
PAUL ANTHONY KAPPAZ
15746 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3354

2401226031
SANDRA S GOROSH
15728 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3354

2401226032
KAMERON HABUCKE
15708 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3354

2401227009
MARTIN J BROWN
PRIYA BROWN
15719 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3355

2401227016
BRENT OLIVE
15601 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3353

2401227018
JOHN W SIMPSON
15567 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3351

2401228015
Occupant
15609 BIRWOOD AVE
BEVERLY HILLS MI 48025 3331

2401228015
JAMIESON BENDER
21050 W 14 MILE RD
BLOOMFIELD MI 48301 4104

2401228012
ALEXANDRA R MURPHY
15659 BIRWOOD AVE
BEVERLY HILLS MI 48025 3331

2401228017
SUSAN STEINMETZ
15575 BIRWOOD AVE
BEVERLY HILLS MI 48025 3329

2401228014
JEREMY SMITH
CRISTINA SMITH
15625 BIRWOOD AVE
BEVERLY HILLS MI 48025 3331

2401228008
Occupant
15743 BIRWOOD AVE
BEVERLY HILLS MI 48025 3333

2401228008
BRANDON LUCE TRUSTEE
ALISON LUCE TRUSTEE
1119 ORDWAY ST
ALBANY CA 94706 2515

2401228016
KAIL AIELLO
ARAM POPE
15593 BIRWOOD AVE
BEVERLY HILLS MI 48025 3329

2401228010
CHRISTOPHER A WEBER
MARTHA E WEBER
15701 BIRWOOD AVE
BEVERLY HILLS MI 48025 3333

2401228013
KEITH RODNEY
15643 BIRWOOD AVE
BEVERLY HILLS MI 48025 3331

2401227013
DAWN BULEY
15651 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3353

2401227006
M KATHERINE MICHAEL
15767 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3355

2401227010
CHRISTOPHER MICHAEL
15701 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3355

2401227007
TINA KAPLAN
15755 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3355

2401227017
ERICA MILLIKIN
GLORIA PAPPALARDO
15589 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3351

2401227011
KEVIN T O'ROURKE
15685 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3353

2401228007
DREW EDWARDS
15755 BIRWOOD AVE
BEVERLY HILLS MI 48025 3333

2401227012
SUZANNE LEDDA
15669 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3353

2401227008
Occupant
15737 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3355

2401228037
MARY RABBAN
15590 BUCKINGHAM AVE
BEVERLY HILLS MI 48025 3300

2401227035
WALKER TRUST KATHLEEN
15636 BIRWOOD AVE
BEVERLY HILLS MI 48025 3330

2401227008
AUGUSTUS HOME DE LLC
PO BOX 8
OXFORD MI 48371 0008

2401228036
MARJORIE RUSSELL
15606 BUCKINGHAM AVE
BEVERLY HILLS MI 48025 3302

2401227038
Occupant
15580 BIRWOOD AVE
BEVERLY HILLS MI 48025 3328

2401227036
MARY KELLY EMBREE
15618 BIRWOOD AVE
BEVERLY HILLS MI 48025 3330

2401228032
Occupant
15674 BUCKINGHAM AVE
BEVERLY HILLS MI 48025 3302

2401227038
JAMMER GBC LLC
4310 S BAY DR
ORCHARD LAKE MI 48323 1500

2401227034
PAGANO TRUST ROBERT A
15654 BIRWOOD AVE
BEVERLY HILLS MI 48025 3330

2401228032
FRANK R ZSIRAI
ZSUZSA C LOVASY
31709 AUBURN DR
BEVERLY HILLS MI 48025 4224

2401227029
Occupant
15748 BIRWOOD AVE
BEVERLY HILLS MI 48025 3332

2401227033
JOANN BALLINGER-WILLIAMS
15672 BIRWOOD AVE
BEVERLY HILLS MI 48025 3330

2401228029
MATTHEW DALLY SPALY
KATHRYN S ORLANDO
15728 BUCKINGHAM AVE
BEVERLY HILLS MI 48025 3304

2401227029
JACQUELYN M MCLAUGHLIN
30480 SPRINGLAND ST
FARMINGTON MI 48334 4670

2401227031
HAYLEY M JOHNSON
15708 BIRWOOD AVE
BEVERLY HILLS MI 48025 3332

2401227015
Occupant
15619 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3353

2401227037
BRITTANY A KRAMER
MANCHO BORISLAVOV
15600 BIRWOOD AVE
BEVERLY HILLS MI 48025 3330

2401228011
Occupant
15677 BIRWOOD AVE
BEVERLY HILLS MI 48025 3331

2401227015
ZULFIYA TURANOVA
32985 HAMILTON CT STE 100B
FARMINGTON MI 48334 3353

2401227032
KRISTIN OLSON
15690 BIRWOOD AVE
BEVERLY HILLS MI 48025 3330

2401228011
MAHMOOD REV TR MOHAMMED
4795 BELZAIR DR
TROY MI 48085 4707

2401227014
Occupant
15635 KIRKSHIRE AVE
BEVERLY HILLS MI 48025 3353

2401228031
VALORIE E CHEYNE
15692 BUCKINGHAM AVE
BEVERLY HILLS MI 48025 3302

2401228006
MARCO DELPIZZO
CHRISTINA DELPIZZO
15775 BIRWOOD AVE
BEVERLY HILLS MI 48025 3333

2401227014
KURT M STECKLING
1688 BUCKINGHAM AVE
BIRMINGHAM MI 48009 5883

2401228034
JOSEPH J HASENAU
DEBORAH L HASENAU
15640 BUCKINGHAM AVE
BEVERLY HILLS MI 48025 3302

2401228033
EMILY R VALENTINE
15656 BUCKINGHAM AVE
BEVERLY HILLS MI 48025 3302

2401228030
STEPHEN M TENNENT
15710 BUCKINGHAM AVE
BEVERLY HILLS MI 48025 3304

2401228028
MICHAEL R DIFALCO
MELISSA L DIFALCO
15744 BUCKINGHAM AVE
BEVERLY HILLS MI 48025 3304

2401228009
SUSAN M BOYLE TRUSTEE
15725 BIRWOOD AVE
BEVERLY HILLS MI 48025 3333

2401227030
GWENDOLYN BUSCHELL
15726 BIRWOOD AVE
BEVERLY HILLS MI 48025 3332

2401228035
KAITLIN E TRAINOR
15622 BUCKINGHAM AVE
BEVERLY HILLS MI 48025 3302

**To:** Zoning Board of Appeals Members
**From:** Susie Stec, Planning & Zoning Administrator
**Date:** July 24, 2026

**Request Summary**

| | |
|---|---|
| **ITEM:** | ZBA Case 1446 |
| **REQUEST:** | In order to construct an addition to the home, the applicant is seeking the following dimensional/non-use variance:<br>• Section 46-275 (Schedule of Regulations) which requires a minimum rear yard setback of 40-feet. Applicant requests variance of 4'3". |
| **LOCATION & ZONING:** | 32227 Arlington Dr (24-01-280-015)<br>R-2B Single Family |
| **APPLICANT:** | Jordan Jackson |

**Background & Zoning Analysis**

The existing 2,932 square foot, 2-story home was constructed in 1949 and remodeled in 2004. The home is situated on a 0.227 acres parcel and is zoned R-2B. The property is an interior lot north of Beverly Road and west of Greenfield Road. Dimensionally, the existing home mostly complies with the front and side yard setbacks, as well as the lot coverage standards. The principal structure complies with the front yard setback though the front porch encroaches into the front yard setback and the garage also encroaches into the side yard setback. The applicant is not proposing work that would change these areas. The northeast side yard setback conforms with the ordinance standards. There is an existing bump-out into the rear yard which projects into the required rear yard setback by approximately 1-foot, 3 inches; this appears to be a legal non-conformity.

The applicant is seeking a variance in order to construct a 1-story addition which would encroach into the rear yard setback by 4 feet 3 inches. This would result in a rear yard setback of 35 feet,

7 inches, and would remedy the existing encroachment. Proposed lot coverage would be 24.67% and conforms to the zoning ordinance standards.

**The Dimensional Variance Approval Standards**

Proof of a practical difficulty is the key criteria for an applicant to qualify for a non-use/dimensional variance 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 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 variance requested by Jordan Jackson, property owner of 32227 Arlington Dr. (24-01-280-015, ZBA Case 1446), to deviate from Section 46-275 (Schedule of Regulations) to allow for a variance of 4'3" resulting in a rear yard setback of 35'7" 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:**

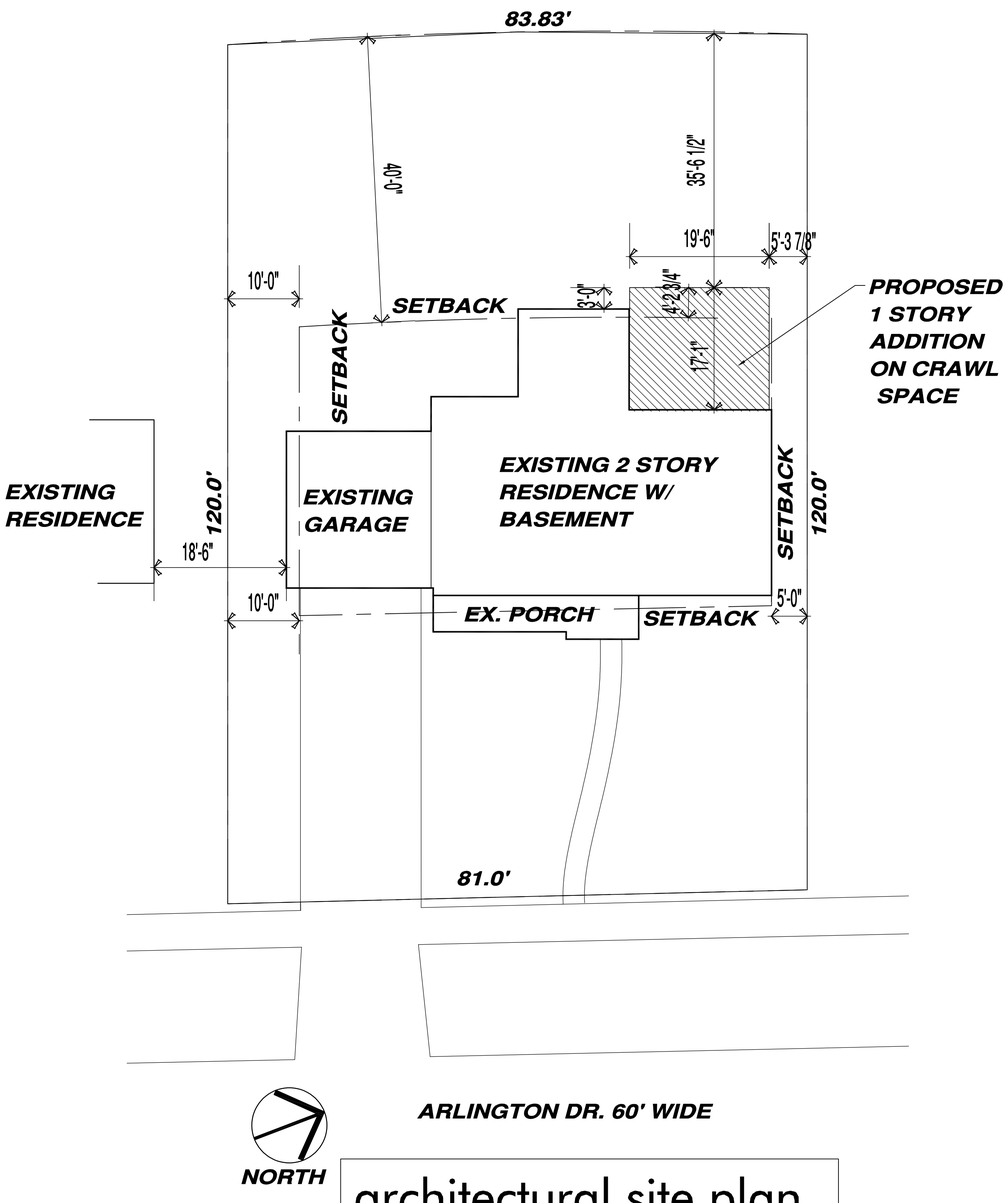
I move to deny the variances requested by Jordan Jackson, property owner of 32227 Arlington Dr. (24-01-280-015, ZBA Case 1446)1) to deviate from Section 46-275 (Schedule of Regulations) which requires a minimum rear yard setback of 40-feet. This determination is based on the finding that the petitioner 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

ADDITION/ RENOVATIONS TO:

# 32227 ARLINGTON DR.
# BEVERLY HILLS, MICHIGAN




## architectural site plan

scale: 1" = 20'-0"

# STRUCTURAL NOTES

### -SOILS, FOOTINGS, & SLABS

ALL POURED CONCRETE FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW PROPOSED FINISHED GRADE IN ACCORDANCE WITH 2015 MICHIGAN RESIDENTIAL CODE, AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. REFER TO SHEET A-01 FOR THE MRC 403.1 2015 SOILS TABLE FOR PRESCRIPTIVE FOOTING WIDTHS. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY AT EACH JOBSITE IS RESPONSIBILITY OF CONTRACTOR AND SHALL MEET MINIMUM 2015 MICHIGAN RESIDENTIAL CODE FOR THE PRESCRIBED FOOTING WIDTH PER THE MRC 403.1 TABLE. QUESTIONABLE SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.

PROVIDE VERTICAL REINFORCEMENT IN POURED CONCRETE WALLS AS REQUIRED PER TABLE R404.1 (5) IN THE 2015 MICHIGAN RESIDENTIAL CODE. THIS TABLE ESTABLISHES REINFORCEMENT REQUIREMENTS AS DETERMINED BY MAXIMUM WALL HEIGHT / MAXIMUM UNBALANCED BACKFILL HEIGHT, ALONG WITH CONCRETE WALL THICKNESS & DETERMINATION OF SOIL CLASSIFICATION & DESIGN LATERAL SOIL PROPERTIES.

ALL POURED CONC. WALLS TO BE BACKFILLED WITH SUITABLE TYPE BACKFILL MATERIAL THAT IS NOT WET CLAY OR IN FROZEN CHUNKS AND BE WELL BRACED UNTIL CONC. IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE. BACKFILLING SHALL COMPLY WITH THE 2015 MICHIGAN RESIDENTIAL CODE

ADD CONCRETE REINFORCEMENT SUPPORT PER R702A.2 OF THE 2015 MICHIGAN RESIDENTIAL CODE FOR ALL SLABS ON GROUND. TO ENSURE THAT REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO UPPER ONE THIRD OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT.

ALL CONCRETE SLABS SHALL BE PLACED ON COMPACTED OR SELF-COMPACTING GRANULAR FILL BASE. ALL BASEMENTS SHALL HAVE A 6 MIL PVC VAPOR BARRIER PLACED BETWEEN EITHER THE SUB-GRADE AND THE BASE OR THE BASE AND THE SLAB.

ALL METAL STRAP SILL PLATE ANCHORS SHALL BE PLACED AND EMBEDDED IN THE POURED CONCRETE WALLS AND TRENCH FOOTINGS AND BE CONTINUOUS THRU THE BLOCK COURSE(S) AND ATTACH TO THE WALL SILL PLATE PER MANUFACTURERS INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

### -CONCRETE

ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST A.C.I. AND N.C.M.A. RECOMMENDATIONS AND SPECIFICATIONS.

MINIMUM CONCRETE STRENGTH FOR FOOTINGS SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS OTHERWISE NOTED. SLABS AND WALLS SHALL BE 4000 P.S.I. MINIMUM UNLESS OTHERWISE NOTED WITH 6% + 1% ENTRAINED AIR WHERE EXPOSED TO WEATHER.

ALL REINFORCING BARS, DOWELS, AND TOES SHALL CONFORM TO ASTM A615 GRADE 60. REINFORCING STEEL SHALL BE CONTINUOUS AND SHALL HAVE A MINIMUM 36 BAR DIAMETER OVERLAP AND BE FABRICATED AND PLACED IN ACCORDANCE WITH ACI RECOMMENDATIONS.

REINFORCED CONCRETE WALLS AND TRENCH FOOTINGS SHALL HAVE CORNER BARS AT ALL INTERSECTIONS OF THE SAME SIZE AND SPACING AS THE MAIN HORIZONTAL REINFORCING. PROVIDE (2) #5 DIAGONAL BARS AT CORNERS OF WALL OPENINGS.

### -MASONRY

ALL MASONRY WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ACI and NCMA RECOMMENDATIONS AND SPECIFICATIONS.

ALL BLOCK MASONRY SHALL CONFORM TO ASTM C90 OR C145 TYPE N-1, MORTAR TYPES SHALL BE TYPE-S.

PROVIDE FLASHING AT (1) TOP OF WINDOWS AND DOORS (2) CHIMNEYS (3) DOOR AND WINDOW SILLS (4) AT ROOF INTERSECTIONS AND (5) AT THE FIRST BRICK/BLOCK COURSE ABOVE GRADE.

UNLESS OTHERWISE NOTED, USE L5X3-1/2X5/16 L.L.V. STEEL LINTEL FOR 4" NOMINAL BRICK VENEER SPANNING OPENINGS UP TO 6'-0" WITH 2 STORIES ABOVE, 8'-0" WIDTH WITH ONE STORY ABOVE, OR 10'-0" WITH NO STORIES ABOVE.

WEEP HOLES, AT 33" O.C. MAXIMUM, 3/16" MINIMUM DIAMETER SHALL BE PROVIDED IN THE FIRST COURSE ABOVE GRADE AND ALL THROUGH WALL FLASHING.

A FLASHING INSPECTION IS REQUIRED PRIOR TO THE INSTALLATION OF A FULL WALL OF BRICK, AND SHALL COMPLY WITH THE 2015 MICHIGAN RESIDENTIAL CODE

### -DESIGN CRITERIA

**FIRST FLOOR LOADING:**
LIVE LOAD 40 P.S.F.
**DEAD LOAD 15 P.S.F.**
TOTAL LOAD 55 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/240

**SECOND FLOOR LOADING:**
LIVE LOAD 40 P.S.F.
**DEAD LOAD 10 P.S.F.**
TOTAL LOAD 50 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/240

**FLOOR W/CERAMIC TILE:**
LIVE LOAD 40 P.S.F.
**DEAD LOAD 25 P.S.F.**
TOTAL LOAD 65 P.S.F.
TOTAL LOAD DEFLECTION:
L/360 MIN. (CERAMIC)
L/720 MIN. (STONE)

**DECK LOADING:**
LIVE LOAD 50 P.S.F.
DEAD LOAD 10 P.S.F.
TOTAL LOAD 60 P.S.F.
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240

**ROOF TRUSS LOADING CRITERIA**

TOP CHORD LIVE LOAD 30 P.S.F.
DEAD LOAD 7 P.S.F.

BOTTOM CHORD LIVE LOAD 10 P.S.F.
(UNINHABITABLE ATTICS W/OUT STORAGE)

BOTTOM CHORD LIVE LOAD 20 P.S.F.
(UNINHABITABLE ATTICS WITH STORAGE)
DEAD LOAD 10 P.S.F.
BOTTOM CHORD LIVE LOAD 40 P.S.F.
(HABITABLE ATTICS WITH STORAGE)
DEAD LOAD 10 P.S.F.

### -FRAMING

WALL STUDS SHALL BE SPRUCE, PINE, FIR. #2, OR BETTER. BEARING WALL WINDOW AND DOOR HEADERS SHALL BE SPRUCE, PINE FIR. #2, OR BETTER (MUST BE (2) 2X10'S UNLESS OTHERWISE NOTED ON PLANS). ALL WALL PLATE MATERIALS SHALL PROVIDE A MINIMUM OF 425 PSI FC PERPENDICULAR TO THE GRAIN.

ALL CONVENTIONAL FRAMING HEADERS, BEAMS AND RAFTERS 2 X 10 AND LESS TO BE #2 OR BETTER HEM FIR. ALL 2 X 12'S TO BE #2 OR BETTER DOUGLAS FIR.

# GENERAL NOTES

### -FOUNDATION DRAINAGE

PROVIDE A CONTINUOUS 4" MIN. DIAMETER PERFORATED DRAIN TILE ON EACH SIDE OF BASEMENT WALL FOOTINGS. DRAIN TILES SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. PROVIDE GRAVEL OR CRUSHED STONE AROUND ALL DRAINS AT LEAST 12 INCHES BEYOND THESE EDGE OF THE FOOTING, 6 INCHES OF COVER, AND 2 INCHES BELOW ALL DRAIN TILES. FOR ADDITIONAL SITE SPECIFIC REQUIREMENTS. IDEAL SOIL CONDITIONS ARE ASSUMED BY THE DESIGNER AND MAY VARY, SEE SOILS ANALYSIS BY OTHERS.

### -SITE GRADING

THE SITE SHALL BE GRADED WITH A MINIMUM OF 6" FALL AT A DISTANCE OF TEN FEET FROM THE BUILDING FOUNDATION. SEE GRADING PLAN BY OTHERS FOR SPECIFIC GRADING DIAGRAMS.

### -ATTIC VENTILATION

ATTIC VENTILATION SHALL BE PROVIDED IN THE RATION OF 1 SQ. FT. (NET) OF VENTILATION PER 300 S.F. (NET) OF ATTIC SPACE. 50% OF VENTING SHALL BE PROVIDED BY SOFFIT-TYPE VENTING AND 50% PROVIDED BY ROOF VENTS PLACED A MINIMUM OF 30" ABOVE SOFFIT VENTING.

### -ATTIC ACCESS

A READILY-ACCESSIBLE OPENING NOT LESS THAN 22"X30" SHALL BE PROVIDED AT ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30" AND AN AREA GREATER THAN 30 SQ. FT.

### -DOOR AND WINDOW NOTATIONS

ALL DOOR AND WINDOW NOTATIONS REFER TO GENERIC WINDOW SIZES. REFER TO GENERAL CONTRACTOR AND/OR OWNER FOR FINAL DOOR AND WINDOW MANUFACTURER SPECIFICATIONS.

### -DOOR AND EMERGENCY WINDOW EGRESS

1. ONE ENTRY DOOR INTO EACH DWELLING UNIT SHALL BE A MINIMUM OF 36" IN WIDTH. ALL OTHER DOORS SHALL SHALL BE A MINIMUM OF 24" CLEAR WIDTH EXCEPT DOOR INTO SPACES LESS THAN 10 SQ. FT.

2. EMERGENCY MEANS OF EGRESS FROM BEDROOMS SHALL BE PROVIDED BY A WINDOW WITH A NET CLEAR OPENING OF 5.0 SQ. FT. (FOR AT GRADE BEDROOM WINDOWS) OR 5.7 SQ. FT. FOR SECOND STORY WINDOWS AND ABOVE. CLEAR OPENING SHALL BE OBTAINABLE THROUGH NORMAL OPERATION OF THE WINDOW FROM THE INSIDE. THE MINIMUM CLEAR HEIGHT SHALL BE 24" AND THE MINIMUM CLEAR WIDTH SHALL BE 20" AND THE MAXIMUM SILL HEIGHT SHALL BE 44" ABOVE FINISH FLOOR.

4. ALL DOOR AND WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED WITH THE DOOR AND WINDOW MANUFACTURER FOR ROUGH OPENING SIZES AND COMPLIANCE TO THE 2015 MICHIGAN RESIDENTIAL CODE.

5. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR OR HAVE OPENINGS THROUGH WHICH A 4 INCH DIAMETER SPHERE CANNOT PASS

### -SAFETY GLAZING

SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING AREAS:
1. DOORS AND SIDELITES INCLUDING DOORWALLS AND FRENCH DOORS.
2. TUB AND/OR SHOWER ENCLOSURES AND WINDOWS OVER TUBS.
3. GLAZING IN SKYLITES.
4. GLAZING IN WIDOWS WITHIN 24 INCHES OF A DOOR.
5. GLAZING IN WINDOWS MEETING ALL OF THE FOLLOWING REQUIREMENTS:
   A. INDIVIDUAL PANE OF MORE THAN 9 SQ. FT.
   B. BOTTOM EDGE OF GLAZING LESS THAN 18" ABOVE THE FLOOR
   C. TOP EDGE OF GLAZING MORE THAN 36" ABOVE THE FLOOR.
   D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANS OF GLAZING.

### -INSTALLATION OF EQUIPMENT AND PRE-FAB UNITS

THE INSTALLATION OF EQUIPMENT AND PRE-FABRICATED UNITS SUCH AS, BUT NOT LIMITED TO: FIREPLACES, CHIMNEYS, MECHANICAL AND ELECTRICAL EQUIPMENT/ACCESSORIES, AND APPLIANCES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES. ALL PRE-FAB UNITS AND EQUIPMENT SHALL BE TESTED AND LISTED BY AN APPROVED AGENCY (MOST COMMONLY U.L.)

### -EXHAUST SYSTEMS

THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED BY 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.

### -SMOKE/CARBON MONOXIDE DETECTORS

SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS AND IN THE IMMEDIATE "HALL" AREA OUTSIDE SLEEPING ROOMS. DETECTORS SHALL BE INTERCONNECTED AND "HARD-WIRED" WITH BATTERY BACK-UP POWER SUPPLY. PROVIDE A MINIMUM OF ONE SMOKE DETECTOR PER FLOOR.

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

### -LANDINGS AT DOORS (R311.4.3)

THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR WHERE A STAIRWAY OF 2 OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE.

A LANDING AT AN EXTERIOR DOOR SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL.

EXCEPTION: A FLOOR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.

### -STAIRWAY ILLUMINATION (R303.6)

ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLES MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

### -ELECTRICAL BRANCH CIRCUITS (SECTION E3802.12)

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH FEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. ARC-FAULT CIRCUIT INTERRUPTER SHALL BE COMBINATION TYPE.

### -ELECTRICAL SERVICE GROUNDING

POURED WALL CONTRACTOR TO PROVIDE FOR A 20'-0" LONG (1/2" DIA. - #4 REBAR) ROD INTO FOOTING AND UP THROUGH POURED WALL NEAR ELECTRICAL SERVICE LOCATION FOR GROUNDING OF ELECTRICAL SERVICE. ROD SHALL LEAVE WALL ON EXTERIOR NEAR TOP OF WALL APPROXIMATELY 18" BELOW PROPOSED GRADE. LEAVE APPROX. 24" EXPOSED OUTSIDE OF CONC. WALL. FINAL LOCATION TO BE DETERMINED BY BUILDER IN FIELD.

# GENERAL NOTES

### -WATER RESISTANT GYPSUM BACKER BOARD (R702.4.2 & R702.4.3)

CEMENT, FIBER CEMENT-CEMENT AND GLASS MAT GYPSUM BOARD PER R702.4.2 IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C 1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. TO COMPLY WITH 2015 MICHIGAN RESIDENTIAL CODE

WATER-RESISTANT GYPSUM BACKER BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN A SHOWER OR BATHTUB COMPARTMENT, WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY

### -FIRE SEPARATION

GARAGE SPACE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE.

### -WATER RESISTIVE BARRIER

NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS INCLUDING WALLS WHERE LIVING SPACE ABUTS A GARAGE. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES. THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF THE WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1 & TABLE # R703.4 OF THE 2015 MICHIGAN RESIDENTIAL CODE.

# GENERAL CONDITIONS

### -CODES

THESE PLANS ARE INTENDED TO BE CONSISTENT WITH THE FOLLOWING CODES AS MAY BE APPLICABLE (COLLECTIVELY, THE "PROJECT CODES"):

2015 MICHIGAN RESIDENTIAL CODE (MRC)
SINGLE FAMILY DWELLING

### -BUILDING OFFICIAL

THE BUILDING OFFICIAL IS HEREBY REQUESTED TO (A) CONFIRM THAT THESE PLANS ARE CONSISTENT WITH APPLICABLE PROJECT CODES, (B) TO RETURN A NOTED SET TO APPLICANT UPON ISSUANCE OF ANY PERMIT AND (C) TO PROMPTLY NOTIFY PINNACLE DESIGN SERVICES, LLC AND THE APPLICANT IF THESE PLANS ARE SUSPECTED (OR DETERMINED) TO BE INCONSISTENT WITH APPLICABLE PROJECT CODES OR MUNICIPAL REQUIREMENTS.

### -SCOPE OF THE PLANS

IT IS BEYOND THE SCOPE OF THESE PLANS TO INCORPORATE THE FULL TEXT OF APPLICABLE PROJECT CODES AND TO OTHERWISE DETAIL EVERY ASPECT THEREOF. ALL PERSONS, COMPANIES, TRADES, AND OTHERS USING AND/OR OTHERWISE RELYING ON THESE PLANS ARE ENCOURAGED TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE PROJECT CODES, AND ALL SUCH PARTIES ARE DIRECTED TO RESOLVE AND CODE QUESTION REGARDING THESE PLANS IN FAVOR OF APPLICABLE PROJECT CODES.

### -NOTES AND SPECIFICATIONS

ALL NOTES AND SPECIFICATIONS CONTAINED ON SHEET TS OF THESE PLANS SHALL APPLY TO ALL OF THE PLAN SHEETS CONTAINED WITHIN THE SHEET INDEX ONLY.

### -CONFLICTING NOTATIONS

IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST SHALL GOVERN. CONFIRM ALL CONFLICTS AND CONFLICT RESOLUTIONS WITH THE SITE SUPERVISOR (I.E. GENERAL CONTRACTOR)

### -SAFETY REQUIREMENTS

THE SAFETY CODE REQUIREMENTS OF MI O.S.H.A., O.S.H.A., AND MI D.E.Q. SHALL BE DETERMINED AND PROVIDED BY THE BUILDING COMPANY AND SHALL BE ENFORCED BY THE SITE SUPERVISOR AND SHALL APPLY TO ALL PERSONS ENTERING AND/OR WORKING ON SITE.

### -TEMPORARY STRUCTURAL BRACING

TEMPORARY BRACING, GUYING, AND TIEDOWNS OF THE STRUCTURE DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE ERECTOR AND THE CONTRACTOR. THE DESIGNER AND THE ENGINEER ASSUME NO RESPONSIBILITY FOR THE ABSENCE, PRESENCE, OR ADEQUACY OR ANY TEMPORARY BRACING. ALL EXISTING STRUCTURES THAT MAY BE AFFECTED BY THE CONSTRUCTION SHALL BE ADEQUATELY PROTECTED AND/OR BRACED AS REQUIRED.

# SHEET INDEX


| NO. | TITLE |
|---|---|
| TS | COVER SHEET/ NOTES |
| A-1 | FOUNDATION PLAN |
| A-2 | FIRST FLOOR PLAN |
| A-3 | ELEVATIONS |
| A-4 | ELEVATIONS |


SQUARE FOOTAGE

| | |
|---|---|
| EXISTING: | 2,932 SQ. FT. |
| **PROPOSED ADDITION:** | **325 SQ. FT.** |
| PROPOSED TOTAL: | 3,257 SQ. FT. |

**DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS ONLY**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PINNACLE DESIGN SERVICES, LLC

P. 586.630.2763

PINNACLEDESIGNSERVICES.COM


PROJECT:
ADDITION TO:
32227 ARLINGTON
BEVERLY HILLS., MICHIGAN

ZONING: R-2
REAR SETBACK: 40'-0"
FRONT SETBACK: 40'-0"
SIDE YARD: 5'-0" / 10'-0"
MAX. LOT COVERAGE: 25%

LOT AREA:
9,858 SQ. FT.

PROPOSED LOT COVERAGE:
2405 SQ. FT.

LOT COVERAGE = 24.67%

| REVIEW | BIDDING | PERMIT | REVISED | REVISED | REVISED | REVISED | REVISED |
|---|---|---|---|---|---|---|---|
| 02.19.2026 | [ZBA] 07.10.2026 | | | | | | |

24.128

SP1

## DEMOLITION NOTES

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION

2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE AND BUILDING WITH RESPECT TO THE REMOVAL OR RELOCATION OF ALL MECHANICAL, ELECTRICAL, UTILITY, OR ARCHITECTURAL ITEMS (NOT SPECIFICALLY INDICATED ON THE DRAWINGS) WHICH WOULD INTERFERE WITH THE INTENT AND COMPLETION OF THE DEMOLITION WORK.

3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL EXISTING CONCEALED BUILDING ELEMENTS INCLUDING PLUMBING, MECHANICAL RUNS AND LINES, STRUCTURAL FRAMING AND ELECTRICAL SERVICES AND PROVIDING PROTECTION FROM DAMAGE.

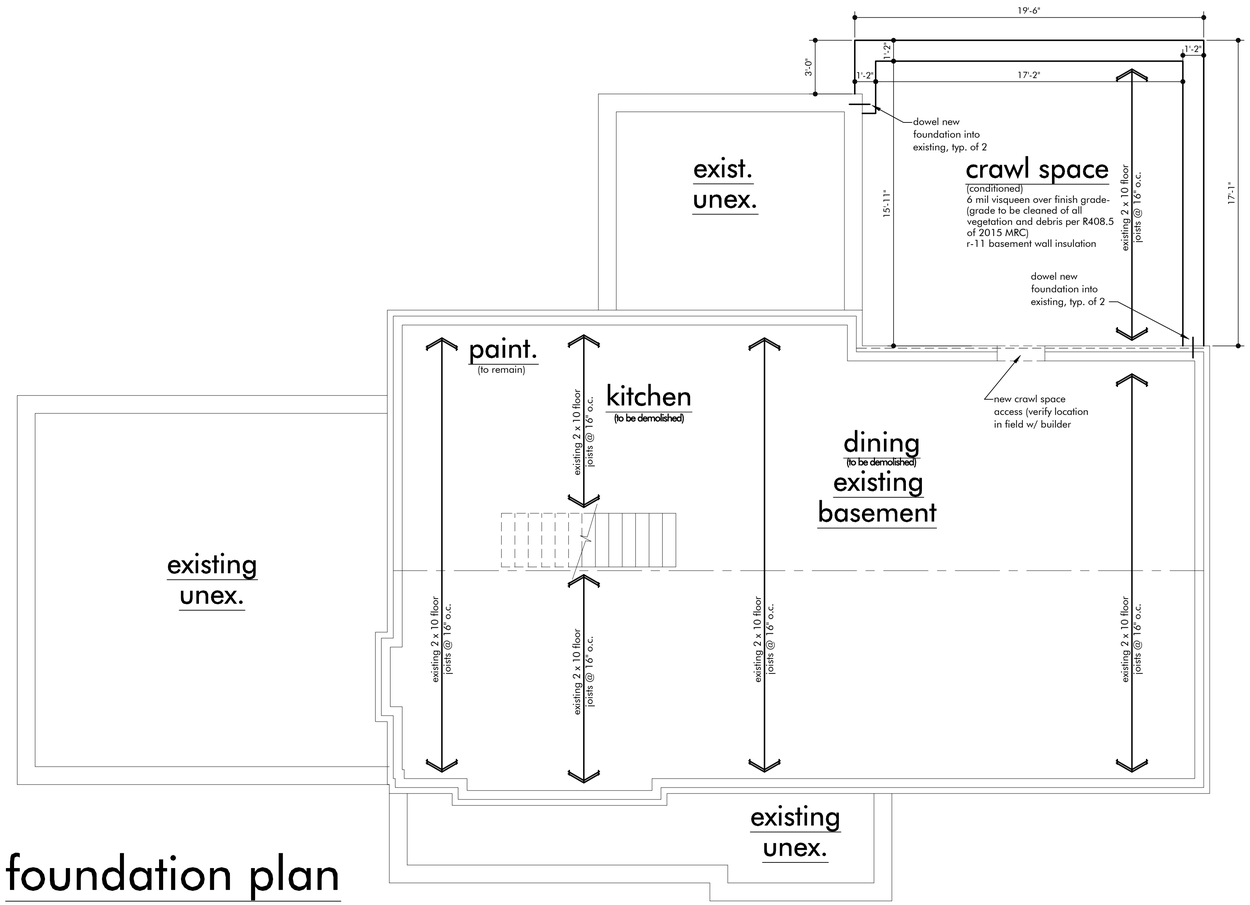
4. GENERAL CONTRACTOR IS TO COORDINATE WITH MECHANICAL AND ELECTRICAL TRADES FOR THE REMOVAL OF CEILINGS, WALLS, ETC. AS TO THE EXTENT OF STRUCTURE TO BE SAVED AND PROTECTED.

5. REMOVE EXISTING FINISH AS NECESSARY TO EXPOSE STRUCTURE. VERIFY CONDITIONS WITH ARCHITECT BEFORE CONTINUING.

6. NEW OPENINGS SHALL BE CUT IN EXISTING WALLS, CEILINGS, AND FLOORS AS REQUIRED FOR THE INSTALLATION OF NEW WORK. OPENINGS SHALL BE CUT CLEAN AND ACCURATELY SO AS NOT TO DISTURB EXISTING WALLS, FLOORS, PARTITIONS, CEILINGS, ETC. WHICH ARE TO REMAIN. MAINTAIN STRUCTURAL SOUNDNESS OF REMAINING WALLS AND INSTALL NECESSARY STRUCTURAL SUPPORT FOR THESE OPENINGS ENSURING THESE LOADS ARE PROPERLY TRANSFERRED TO THE FOUNDATION.

7. VERIFY WITH OWNER ALL EQUIPMENT AND FIXTURE TO BE REMOVED AND REUSED OR REMOVED AND DISCARDED.

8. PRIOR TO DEMOLITION ALL EXISTING STRUCTURE IS TO BE ADEQUATELY BRACED.




# foundation plan

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PINNACLE DESIGN SERVICES, LLC

P. 586.630.2763

PINNACLEDESIGNSERVICES.COM

PROJECT:
ADDITION TO:
32227 ARLINGTON
BEVERLY HILLS., MICHIGAN

ZONING: R-2
REAR SETBACK: 40'-0"
FRONT SETBACK: 40'-0"
SIDE YARD: 5'-0" / 10'-0"
MAX. LOT COVERAGE: 25%

LOT AREA:
9,858 SQ. FT.

PROPOSED LOT COVERAGE:
2405 SQ. FT.

LOT COVERAGE = 24.67%

| REVIEW | BIDDING | PERMIT | REVISED | REVISED | REVISED | REVISED | REVISED |
|---|---|---|---|---|---|---|---|
| 02.19.2026 | [ZBA] 07.10.2026 | | | | | | |

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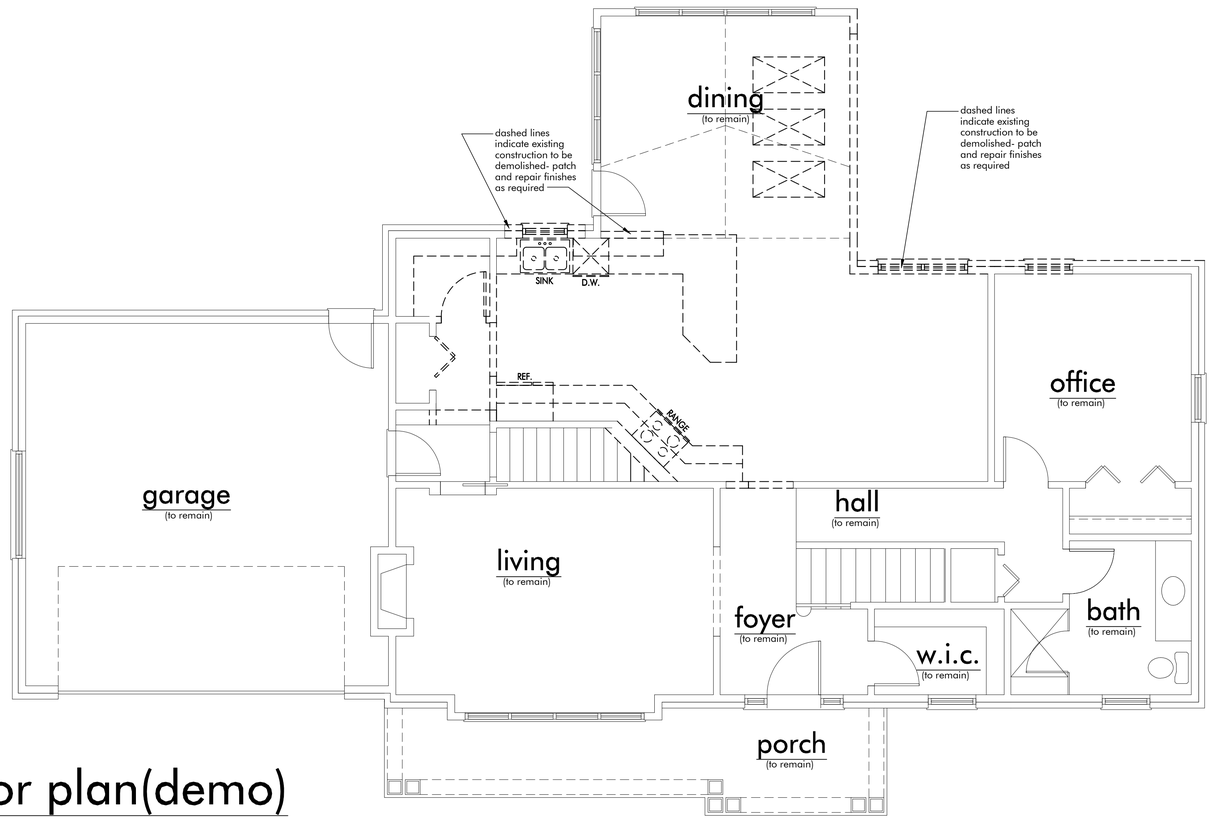


# first floor plan(demo)

scale: 1/4" = 1'-0"

## DEMOLITION NOTES

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION

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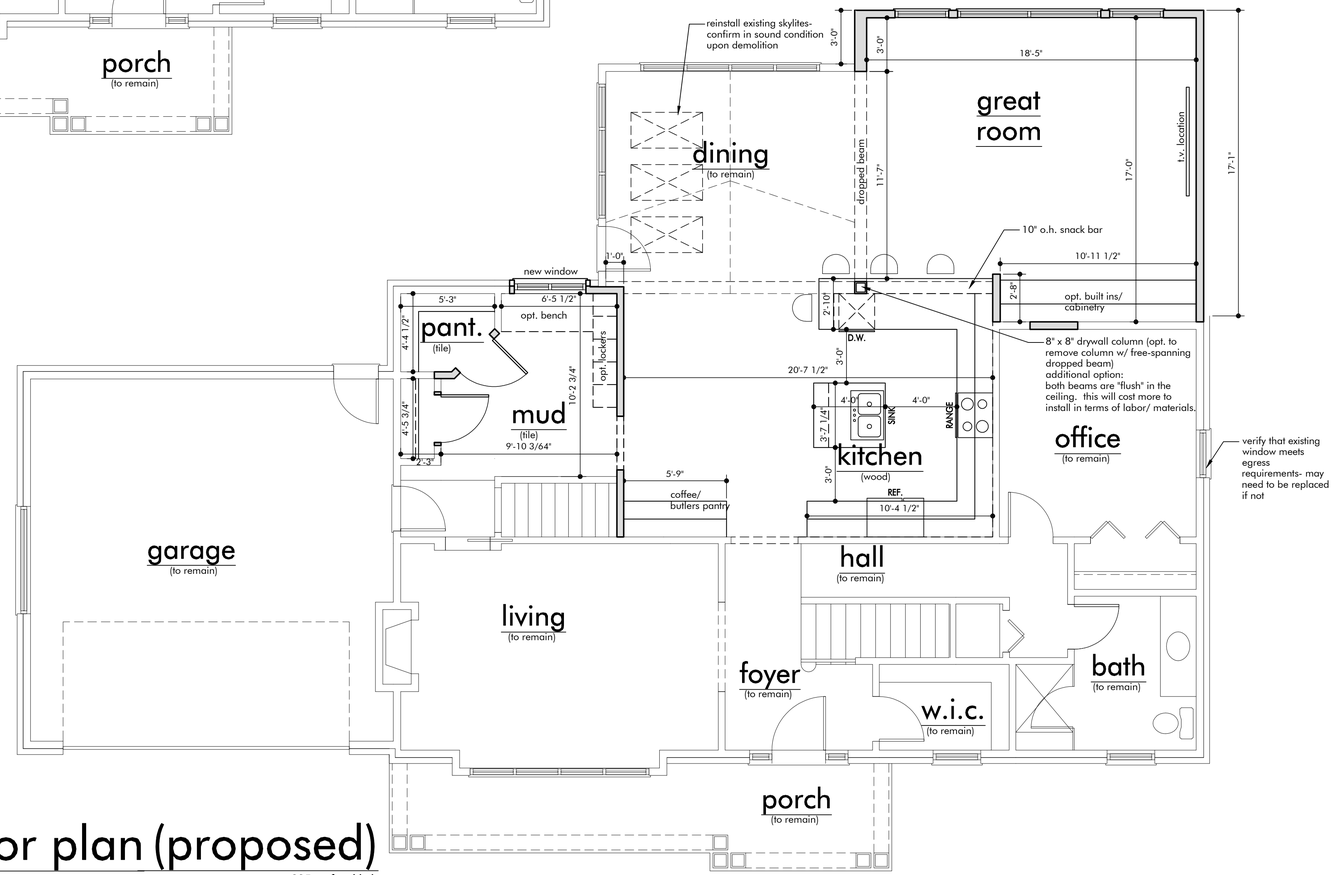


# first floor plan (proposed)

scale: 1/4" = 1'-0"

325 sq. ft. added

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PROJECT:
ADDITION TO:
32227 ARLINGTON
BEVERLY HILLS., MICHIGAN

ZONING: R-2
REAR SETBACK: 40'-0"
FRONT SETBACK: 40'-0"
SIDE YARD: 5'-0" / 10'-0"
MAX. LOT COVERAGE: 25%

LOT AREA:
9,858 SQ. FT.

PROPOSED LOT COVERAGE:
2405 SQ. FT.

LOT COVERAGE = 24.67%

| REVIEW | BIDDING | PERMIT | REVISED | REVISED | REVISED | REVISED | REVISED |
|---|---|---|---|---|---|---|---|
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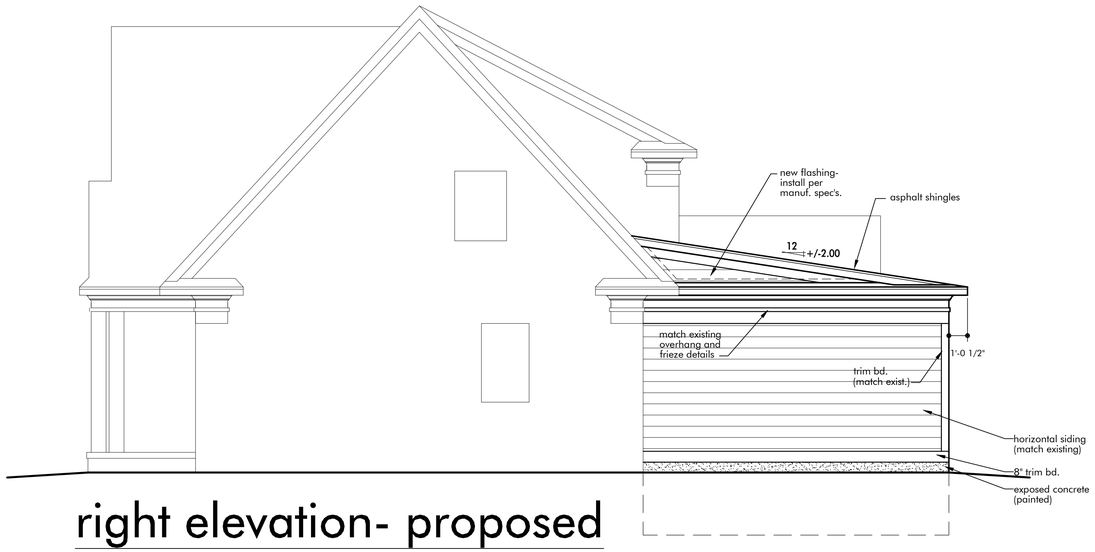
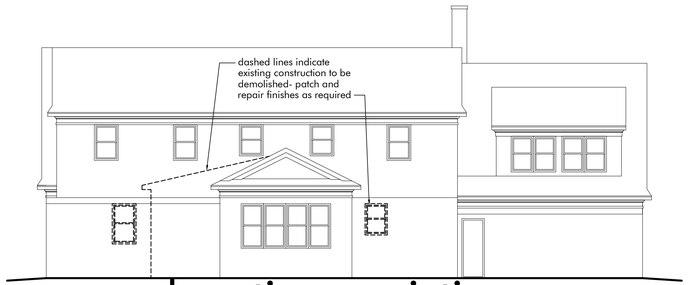


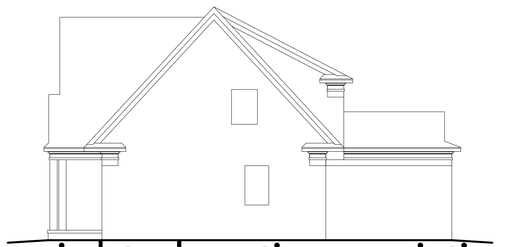

# right elevation- proposed

scale: 1/4" = 1'-0"



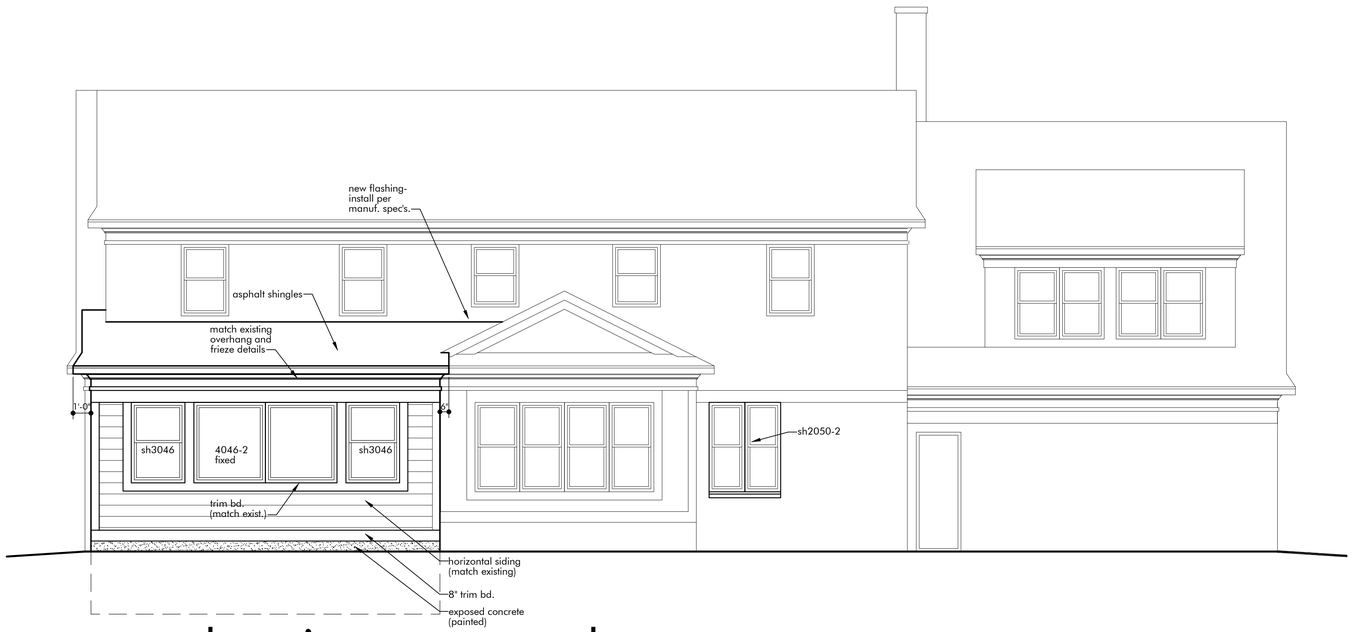

# rear elevation- existing

scale: 1/8" = 1'-0"



# right elevation- existing

scale: 1/8" = 1'-0"




# rear elevation- proposed

scale: 1/4" = 1'-0"

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PROJECT:
ADDITION TO:
32227 ARLINGTON
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ZONING: R-2
REAR SETBACK: 40'-0"
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LOT AREA:
9,858 SQ. FT.

PROPOSED LOT COVERAGE:
2405 SQ. FT.

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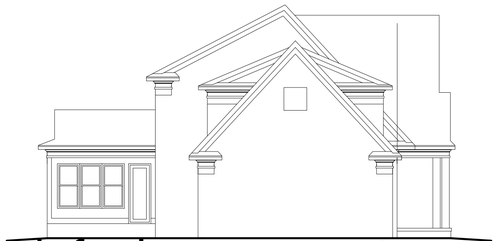
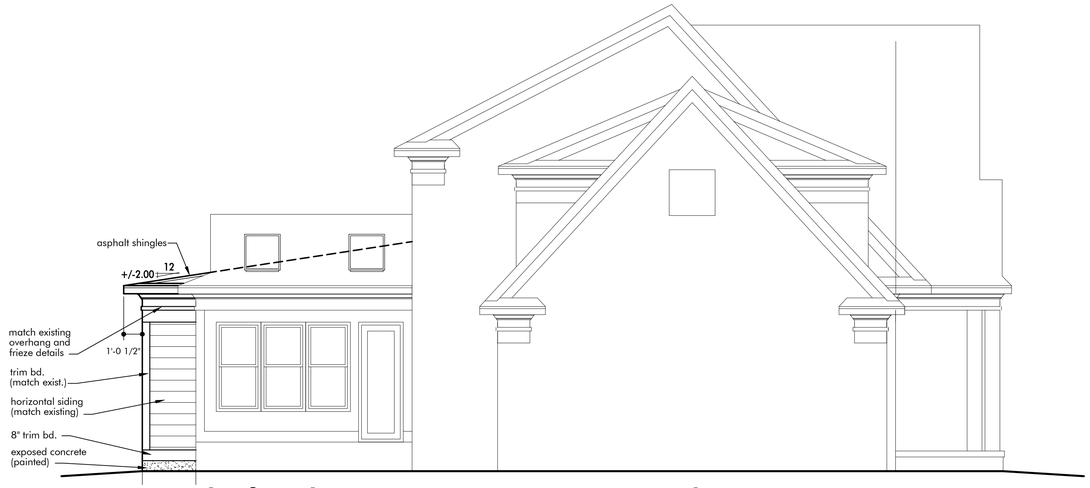


left elevation- existing

scale: 1/8" = 1'-0"




left elevation- proposed

scale: 1/4" = 1'-0"

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ADDITION TO:
32227 ARLINGTON
BEVERLY HILLS., MICHIGAN

ZONING: R-2
REAR SETBACK: 40'-0"
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PROPOSED LOT COVERAGE:
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|---|---|---|---|---|---|---|---|
| 02.19.2026 | [ZBA] 07.10.2026 | | | | | | |

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4

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: 6/22/26 KW
Case Number: V1446
Hearing Date: 8/10/2026

# Petition to the Zoning Board of Appeals

| | |
|---|---|
| **Property Address & Parcel I.D. Number(s)** | Address: 32227 Arlington Drive, Beverly Hills, MI 48025 |
| | Parcel ID(s): 24-01-280-015 R2B |
| **Type of Variance** | ■ Dimensional (practical difficulty) ☐ Land Use (hardship) ☐ Interpretation (text or map) |
| **Applicant** (must have legal interest in property) | Name: Jordan Jackson |
| | Business: |
| | Address: 32227 Arlington Drive, Beverly Hills, MI 48025 |
| | City: State: Zip: |
| | Phone: 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: [redacted] 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 a rear yard setback variance of 4'-6" for a total rear yard setback of 35'-6" in lieu of the 40'-0" rear yard setback requirement. This variance request is limited in scope and will still leave a considerable rear yard dimension upon completion. |
| **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:_____

_____

June 12, 2026

Re: Non-Use/ Dimensional Variance Approval Standards
32227 Arlington Dr.
Beverly Hills, Michigan

To Whom It May Concern,

Below are our responses to the Non-Use/ Dimensional Variance Approval Standards:

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

The property has a unique condition with the rear yard property line being segmented as well as the existing residence being non-conforming in regards to the rear yard setback and the previously granted side yard setback encroachment.

**Would applying the strict letter of zoning restrictions unreasonably prevent the**

**landowner from using their property for a permitted purpose?**

Strictly adhering to the rear yard setback would allow for an addition with an interior depth of less than 10'-0", severely limiting the function of the proposed space. As an extension of the main portion of the first floor living area, that dimension is not adequate for a living room or great room type space.

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

Yes, conforming with the zoning regulations would result in an unusable interior space to be connected to a dining room as part of the living area of the home.

**Would approval of the variance negatively impact adjacent property owners or land**

**within the district?**

No, the variance would not negatively impact adjacent property owners as it is located in the rear yard as opposed to a front yard setback where it would be visible from multiple neighbors/ passersby. The surrounding neighbors are likely to see their property values increase with an addition

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

The circumstances requiring the variance are not self-created as the original house was constructed as non-conforming related to the rear yard setback. Given the existing configuration of the house, this addition and the variance requested are the only reasonable location that a great room can be added to this home.

PINNACLE

www.pinnacledesignservices.com 586.630.2763 pinnacledesignservices@gmail.com

# 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, August 10, 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 1446

**REQUEST:** In order to construct an addition to the home, the applicant is seeking the following dimensional/non-use variance:

- Section 46-275 (Schedule of Regulations) which requires a minimum rear yard setback of 40-feet. Applicant requests variance of 4'3".

**LOCATION & ZONING:** 32227 Arlington Dr (24-01-280-015) R-2B Single Family

**APPLICANT:** Jordan Jackson

**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**



Published: Birmingham-Bloomfield Eagle 07/15/2026

0465-2629

**PUBLIC HEARING NOTICE**
**ZONING BOARD OF APPEALS**

Notice is hereby given that the Village of Beverly Hills Zoning Board of Appeals will hold a meeting on **Monday, August 10, 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:

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|---|---|
| **ITEM:** | ZBA Case 1446 |
| **REQUEST:** | In order to construct an addition to the home, the applicant is seeking the following dimensional/non-use variance:<br>• Section 46-275 (Schedule of Regulations) which requires a minimum rear yard setback of 40-feet. Applicant requests variance of 4'3". |
| **LOCATION & ZONING:** | 32227 Arlington Dr (24-01-280-015)<br>R-2B Single Family |
| **APPLICANT:** | Jordan Jackson |

The public hearing will be held at the Village of Beverly Hills Zoning Board of Appeals meeting on Monday, August 10, 2026 at 7:00 pm at the Village of Beverly Hills Municipal Offices, 18500 W. 13 Mile Road, Beverly Hills, Michigan 48025. If you have any questions or comments, please contact the Planning & Zoning Department at 248-646-6404 during regular business hours of 8:00 am – 5:00 pm, Monday through Friday, or via email at sstec@villagebeverlyhills.com by 4:00 p.m. on the date of the hearing, or attend the public hearing on the scheduled date.

**Publish Date:** July 15, 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. 13 Mile Beverly Hills, MI 48025 (248) 646-6404.*

2401281005
KARYN SUDBURY
32210 ARLINGTON DR
BEVERLY HILLS MI 48025 4216

2401253016
ALISON M CHUNG
DAVID M CHUNG
32347 SHERIDAN DR
BEVERLY HILLS MI 48025 4252

2401280004
NICHOLAS HARASYMIW
32300 SHERIDAN DR
BEVERLY HILLS MI 48025 4251

2401280008
JESSICA L ROLLS
32210 SHERIDAN DR
BEVERLY HILLS MI 48025 4249

2401280002
PAUL T CHESNA
32338 SHERIDAN DR
BEVERLY HILLS MI 48025 4251

2401280005
R JEAN RUTH
32264 SHERIDAN DR
BEVERLY HILLS MI 48025 4249

2401281006
AMANDA COMOS
ZACHARY COMOS
32200 ARLINGTON DR
BEVERLY HILLS MI 48025 4216

2401280003
MARK ST ANDREW
MICHELLE O ST ANDREW
32328 SHERIDAN DR
BEVERLY HILLS MI 48025 4251

2401281002
ELIZABETH NACY
32260 ARLINGTON DR
BEVERLY HILLS MI 48025 4216

2401281007
DAVID A WALDRON
KYLE L WALDRON
32150 ARLINGTON DR
BEVERLY HILLS MI 48025 4214

2401281018
JAMES A PLASKEY
ANNE M PLASKEY
32011 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401280015
JORDAN D JACKSON
32227 ARLINGTON DR
BEVERLY HILLS MI 48025 4217

2401280019
MICHAEL FISCHER
32151 ARLINGTON DR
BEVERLY HILLS MI 48025 4215

2401253017
Occupant
32335 SHERIDAN DR
BEVERLY HILLS MI 48025 4252

2401281012
STEVEN FIORITTO
32091 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401280018
JOHN MAZUR
SALLY MAZUR
32201 ARLINGTON DR
BEVERLY HILLS MI 48025 4217

2401253017
DAVID KEBLAITIS TRUSTEE
ELIZABETH A KEBLAITIS TRUSTEE
891 E DAVISON LAKE RD
METAMORA MI 48455 9335

2401254028
KATHERINE S SERBINSKI
32231 SHERIDAN DR
BEVERLY HILLS MI 48025 4250

2401280009
SERGIO NAVARRETTE
SANA NAVARRETTE
32100 SHERIDAN DR
BEVERLY HILLS MI 48025 4247

2401280001
NATHAN WILSON
ABIGAIL CONWAY
32350 SHERIDAN DR
BEVERLY HILLS MI 48025 4251

2401281011
NICHOLAS SIMO
JAMIE RAY
32101 AUBURN DR
BEVERLY HILLS MI 48025 4232

2401280020
BLACKMAN REV TR ELENA B
32101 ARLINGTON DR
BEVERLY HILLS MI 48025 4215

2401253018
MEGHAN O'LOUGHLIN
32323 SHERIDAN DR
BEVERLY HILLS MI 48025 4252

2401281003
JOSHUA FORQUER TRUSTEE
JODI FORQUER TRUSTEE
32240 ARLINGTON DR
BEVERLY HILLS MI 48025 4216

2401281008
MARY RICHARD
32100 ARLINGTON DR
BEVERLY HILLS MI 48025 4214

2401280013
JOHN J MIKOLICZEAK
32261 ARLINGTON DR
BEVERLY HILLS MI 48025 4217

2401281013
CASS M DENISON
PATRICIA DENISON
32081 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401281017
FENTON FAMILY TRUST
STELLA FENTON
32031 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401280014
MARIA A ROSS
32251 ARLINGTON DR
BEVERLY HILLS MI 48025 4217

2401281004
EDUARDO ECHARTEA
LLOYD CURTIS JACKSON
32224 ARLINGTON DR
BEVERLY HILLS MI 48025 4216

2401280006
TIMOTHY W LEWIS
32240 SHERIDAN DR
BEVERLY HILLS MI 48025 4249

2401280017
JOHN MAZUR
SALLY MAZUR
32201 ARLINGTON DR
BEVERLY HILLS MI 48025 4217

2401280012
ANDREW LAMETI
CATHERINE DERTHICK
32275 ARLINGTON DR
BEVERLY HILLS MI 48025 4217

2401281014
SUSAN A KASPRICK
32071 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401280007
CAROL MUSCAT TRUSTEE
32222 SHERIDAN DR
BEVERLY HILLS MI 48025 4249

2401281015
Occupant
32051 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401281015
MARY W PEW
656 MAPLE OAKS CT
SALINE MI 48176 1281

2401281016
ROBERT F BROWN TRUSTEE
MARY E BROWN TRUSTEE
32041 AUBURN DR
BEVERLY HILLS MI 48025 4230

2401280016
CHRISTOPHER E WAGMAN
ELAINE WAGMAN
32211 ARLINGTON DR
BEVERLY HILLS MI 48025 4217

2401281001
DOMINIC GIANCARLO
DIANE M GIANCARLO
32276 ARLINGTON DR
BEVERLY HILLS MI 48025 4216

2401281010
SANDRA M KAROLAK TRUSTEE
32111 AUBURN DR
BEVERLY HILLS MI 48025 4232

2401281009
CHRISTOPHER G EBBING
JACQUELINE M EBBING
15950 BEVERLY RD
BEVERLY HILLS MI 48025 4258

2401253015
Occupant
32349 SHERIDAN DR
BEVERLY HILLS MI 48025 4252

2401253015
CHARLES CORY
SUZANNE CORY
30331 FOX RUN DR
BEVERLY HILLS MI 48025 4726

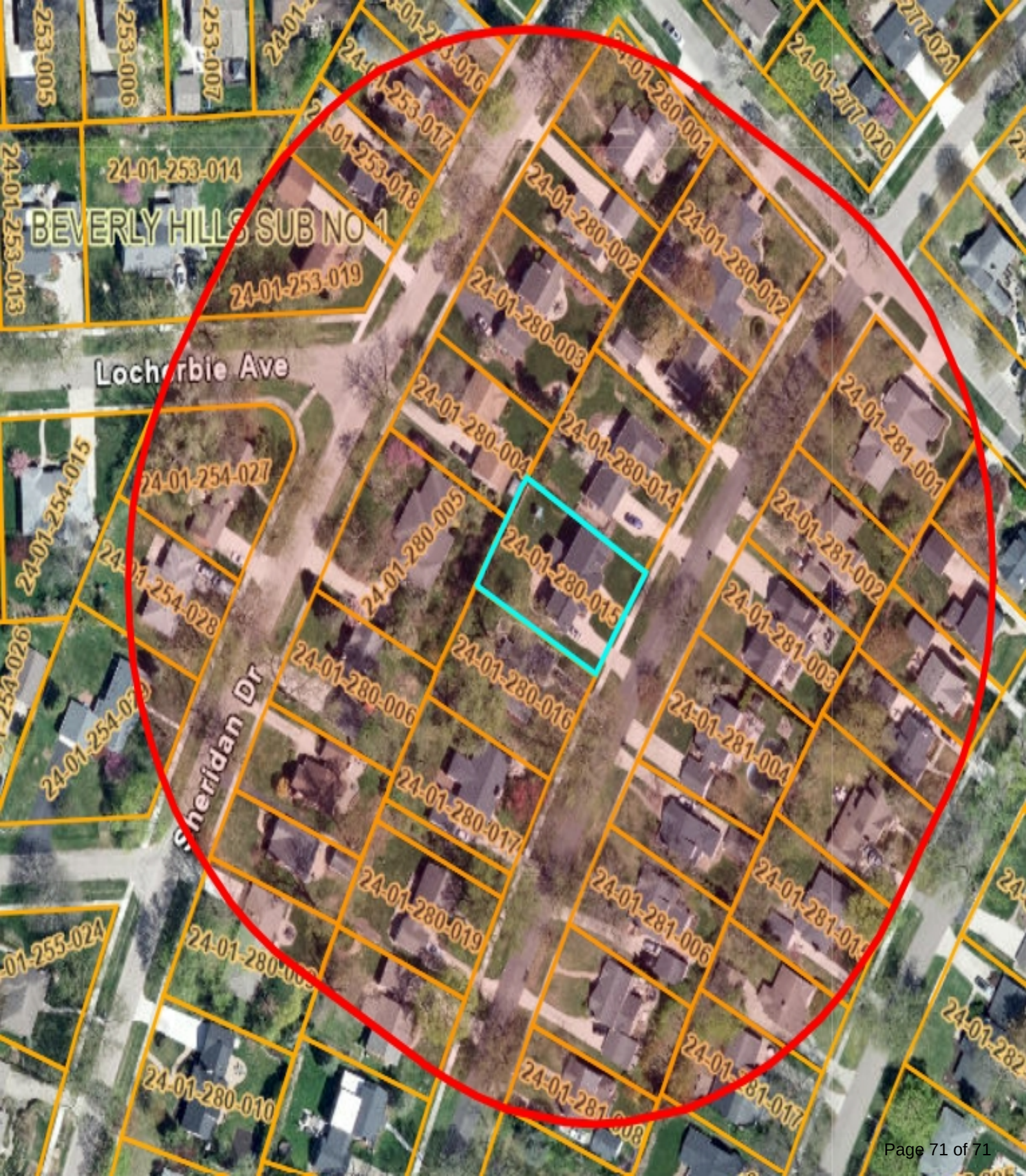
2401253019
NELSON TRUST DANIEL
32311 SHERIDAN DR
BEVERLY HILLS MI 48025 4252

2401253014
CHRISTOPHER J ROSE
RACHEL K ROSE
16124 LOCHERBIE AVE
BEVERLY HILLS MI 48025 4206

2401254027
Occupant
32253 SHERIDAN DR
BEVERLY HILLS MI 48025 4250

2401254027
SSRG HOMES LLC
210 S OLD WOODWARD AVE STE 200
BIRMINGHAM MI 48009 6120

2401254029
DAVID R ROLLER
ARLENE M ROLLER
32215 SHERIDAN DR
BEVERLY HILLS MI 48025 4250


24-01-253-014
BEVERLY HILLS SUB NO 1
24-01-253-019
Locherbie Ave
24-01-254-027
24-01-254-028
Sheridan Dr
24-01-280-001
24-01-280-002
24-01-280-003
24-01-280-004
24-01-280-005
24-01-280-006
24-01-280-010
24-01-280-012
24-01-280-014
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24-01-281-004
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24-01-281-017