CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES – Meeting of October 12, 2020

ITEMS FOR THE AGENDA

NEW BUSINESS

1. APPLICATION PBA-09-20; 3372 Coolidge Hwy – Variance for Canopy Signs
   Aver Sign Company, on behalf of Sunoco Gas Station, is requesting three (3) dimensional variances at
   3372 Coolidge Hwy, Parcel # 25-17-101-001, to install three (3) signs on the existing canopy. The
   proposed illuminated canopy signs will face south, west, and north and decorative design will face east.

2. MEETING DATES
   Matter of reviewing meeting dates for 2021 calendar year.

3. PRESENTATION BY COUNCILMEMBER DENNIS HENNEN
   Presentation by Councilmember Dennis Hennen to fulfill requirements for the Master Citizen Planner
   course.

OTHER BUSINESS

LIAISON REPORT

PUBLIC COMMENTS

ADJOURN

Notice: Official Minutes of the Zoning Board of Appeals are stored and available for review at the Office of the City Clerk.
The City of Berkley will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of
printed materials being considered at the meeting, to individuals with disabilities at the meeting upon four working days notice to the city. Individuals
with disabilities requiring auxiliary aids or services should contact the city by writing or calling: City Clerk, ADA Contact, Berkley City Hall, 3338
Coolidge, Berkley, Michigan 48072, (248) 658-3300.

If you would like to Join Zoom Meeting: https://berkleymich.zoom.us/j/99706528278
Meeting ID: 997 0652 8278
Phone: +1 312 626 6799 US (Chicago)
You can also watch the meeting: http://www.berkleymich.org/livestream/zba_livestream.php
THE REGULAR MEETING OF THE BERKLEY CITY ZONING BOARD OF APPEALS WAS CALLED TO ORDER AT 7:00 PM, MONDAY, OCTOBER 12, 2020 VIA ZOOM ELECTRONIC MEETING BY CHAIR EVANS.

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

PRESENT: Ryan Gesund, Steve Allen, Paul Evans, Sue McAlpine, Maria Ward

ABSENT: Joe Krug - Excused, Miles Uhlar - Excused

ALSO PRESENT: Zack Glazier, owner 3572 Twelve Mile, Michael Glazier, resident, Robert Jacobs, attorney, Erin Schlutow, Community Development Director, Torri Mathes, Community Engagement Officer, Dan Hill, Public Policy Assistant

Motion Mr. Gesund to excuse the absences of Mr. Krug and Mr. Uhlar due to family commitments. Motion supported by Ms. Ward.

AYES: Gesund, McAlpine, Ward, Allen, Evans
NAYS: None
ABSENT: Krug, Uhlar

MOTION CARRIED

APPROVAL OF AGENDA
It was moved by Ms. McAlpine to approve the agenda as presented. Motion was seconded by Mr. Gesund.

AYES: McAlpine, Ward, Allen, Gesund, Evans
NAYS: None
ABSENT: Krug, Uhlar

MOTION CARRIED
APPROVAL OF MINUTES
Chair Evans noted minor edits to be incorporated into the final document.

It was moved by Mr. Allen to approve the amended minutes of October 11, 2020 and supported by Mr. Gesund.

AYES: Ward, Allen, Gesund, McAlpine, Evans
NAYS: None
ABSENT: Krug, Uhlar

MOTION CARRIED

* * * * * * * * *

OLD BUSINESS

1. APPLICATION PBA-05-20; 3082 Coolidge Hwy – Vibe Credit Union
   The variance request to reduce numerical parking requirements at 3082 Coolidge Hwy was withdrawn by the applicant.
   No motion required by the Board.

NEW BUSINESS

2. APPLICATION PBA-07-20; 3572 Twelve Mile Rd – Alpha Automotive
   Alpha Automotive, Inc. is requesting a variance at 3572 Twelve Mile Rd, Parcel # 25-07-384-042, to replace the sign face of an existing legal non-conforming pole sign that encroaches into the required minimum five (5) foot setback.

   Community Development Director Schlutow provided a summary of the request from the applicant. The existing pole sign is less than 30 inches from the property line and has been in existence for several decades. The non-conformity was established when the Zoning Ordinance was changed in 2010. The pole sign has served to advertise the businesses at that address since installation.

   The applicant is proposing to change the face to advertise the new business. The non-conformity will not be increased or enlarged, as there will be no changes made to the pole itself.

   Zack Glazier, owner of Alpha Automotive, explained the request to advertise the business, as well as the design of the site with the building being set back far on the property. Mr. Glazier detailed the improvements that have been made to the building in order to beautify that area of Twelve Mile Rd.

   Chair Evans inquired about moving the sign or constructing a different pole sign in a different location.

   Mr. Glazier noted that there is existing electrical to the pole sign and moving the pole sign would require to remove and relocate electrical wiring, as well as the sensitive condition of the existing pole. A new structure in compliance with the Ordinance would be a large expense for a new business.

   Ms. Ward asked about the design of the structure.
Ms. McAlpine praised the completeness of the application materials and asked to confirm that the only change to be implemented would be a change of sign face. The change would not include increasing area, height, or otherwise.

Mr. Glazier noted his intent to sandblast and paint the pole, but the sign itself would not be increasing in area or height.

Chair Evans opened the Public Hearing at 7:16pm.

Michael Glazier, Cummings resident and brother of the applicant, spoke about the improvements that have been made on the subject property and show support for the request.

Ms. McAlpine summarized the written comments provided to the Board. A petition with 13 signatures was provided in favor of the variance. Ms. McAlpine read an email sent by Johanna Lozenkowski to Community Development in favor of the requested variance.

Chair Evans closed the Public Hearing at 7:19pm.

Mr. Allen asked if the pole had been inspected.

Ms. McAlpine motioned to approve PBA-07-20 to grant a variance to replace the sign face attached to the existing legal non-conforming pole at 3572 Twelve Mile Rd. Motion supported by Ms. Ward.

Ms. McAlpine specified that the request does satisfy the five standards of review.

Chair Evans asked about the self-created hardship and practical difficulty on the property, as it is possible for another sign to be placed on the property that would attract traveling motorists along Twelve Mile Rd.

Mr. Allen referenced a previous case, in which a variance was granted for a sign change when the non-conformity of the location of the pole was not enlarged or increased.

Ms. McAlpine noted the relocation of the pole would be requiring the owner to incur additional costs, changing layout of the property, and physical structure of the site.

Mr. Gesund noted that the large setback of the building from Twelve Mile Rd can make it difficult to see the business until already passed. That demonstrates a practical difficulty.

Ms. Ward noted that asking to move the pole in conformance with the Ordinance would cost a lot of money to the owner.

AYES: Allen, Gesund, McAlpine, Ward, Evans
NAYS: None
ABSENT: Krug, Uhlar

3. **INTERPRETATION OF COMMERCIAL MESSAGE FOR PAINTED MURALS**

Ideation Orange, on behalf of Strategic Energy Solutions, is proposing to paint three (3) murals on the façade at 4000 W. Eleven Mile Rd, Parcel #25-18-352-030.
Director Schlutow summarized the request and the three proposed murals on the north, east and south facades of the building at 4000 W. Eleven Mile Rd. The three (3) murals are independent of each other and each contain separate and distinct thematic components.

The Zoning Board of Appeals has the authority to determine if a mural or work of art contains a commercial message. If the ZBA determines that the proposed design DOES NOT contain a commercial message, it shall be considered a mural or work of art and can proceed with installation. If the ZBA determines that the proposed design DOES contain a commercial message, the design would be subject to the regulations of the sign ordinance, including height, area, etc.

The property is not located in the DDA, therefore does not qualify to be included in the DDA Mural Program.

Mr. Gesund inquired about the sign logo on the north façade. This will be considered as a separate variance request.

Mr. Allen inquired about other murals that have wording or numbers. He noted, for consistency, this should be considered as a future standard.

Representative from Ideation Orange provided additional details of the designs and how they fit into the community.

Ms. Ward asked the applicant about the main ingress and egress for the facility. The main door is located on Twelve Mile Rd.

Mr. Gesund asked if the Albert Einstein quote and formula were part of the business advertising, brand or motto. The applicant assured that it was not and was a creative addition to the overall project.

Ms. McAlpine noted that as a member of the Master Plan Steering Committee, she participated in a corridor walk down Eleven Mile Rd and they discussed how site improvements to some buildings would make them more inviting to the public. They talked about murals and how that would be a way for the property owners to beautify the corridor.

Chair Evans opened the Public Hearing at 7:41pm.
No comment received.
Chair Evans closed the Public Hearing at 7:41pm.

Mr. Allen stated that they are artistic murals and will be fantastic. He stressed that the written text should not be used in any branding, logo, advertising materials for the business. He noted that he did not perceive a commercial message in any of the proposed designs.

Ms. McAlpine motioned to approve the request. Motion supported by Mr. Allen.

Ms. Ward asked about the logo on the north façade of the building.

Ms. McAlpine amended her motion.
Ms. McAlpine motioned that, after review of the request, the Board determines that the three (3) proposed designs do not contain commercial messages. Motion supported by Mr. Allen.

AYES: Gesund, McAlpine, Ward, Allen, Evans
NAYS: None
ABSENT: Krug, Uhlar
4. **APPLICATION PBA-08-20: 4000 W. Eleven Mile – Strategic Energy Solutions**

Ideation Orange, on behalf of Strategic Energy Solutions, is requesting a dimensional variance at 4000 W. Eleven Mile Rd, Parcel # 25-18-352-030, to paint a wall sign on the north façade of the building that does not front a roadway.

Community Development Director Schlutow provided a summary of the request. The applicant is requesting a variance to paint a wall sign on the north side of the building, facing the parking lot. Per the Zoning Ordinance, all signs must face a public road.

Representative from Ideation Orange provided additional details about the sign request.

Ms. Ward asked why the owner needs signage on the north side of the building. The applicant noted that it was for the employees and guidance for visitors. It also breaks up the expansive dark wall with the logo.

Steve DiBerardine, owner of Strategic Energy Solutions, provided response to inquiry about neighbors being made aware of the proposed sign.

Chair Evans opened the Public Hearing at 7:56pm.
No comment.
Chair Evans closed the Public Hearing at 7:56pm.

Mr. Gesund does not see justification that by not having the north facing wall sign would prohibit the business from operating.

Chair Evans agrees and states that the sign looks nice, but the Ordinance was specifically written to allow signs on street frontages and does not see practical difficulty.

Mr. Ward inquired about an alternative sign location.

Ms. McAlpine motioned to approve the variance request, PBA-08-20, at 4000 W. Eleven Mile Rd. Motion supported by Mr. Allen.

Ms. McAlpine amended motion to approve the variance request, PBA-08-20, at 4000 W. Eleven Mile Rd. as the applicant has demonstrated a practical difficulty in order to be granted a dimensional variance as presented. Motion supported by Mr. Allen.

**AYES:** McAlpine, Allen, Ward  
**NAYS:** Gesund, Evans  
**ABSENT:** Krug, Uhlar

A majority of the Board is required for a variance to be granted. The applicant received three aye votes, which is not a majority of the Board and the variance cannot be granted.

5. **RESOLUTION R-01-20**

Resolution to ratify decisions made by the Zoning Board of Appeals since April 30, 2020.
Community Development Director Schlutow provided a summary of the need for the resolution, based on the suggestion from the City Attorney. Due to the MI Supreme Court determining that all Executive Orders issued by Governor Whitmer since April 30, 2020 were unconstitutional, it put all decisions made by the Zoning Board of Appeals into question. The resolution is submitted to the Board, complete with a summary of cases reviewed since April 30, 2020, to ratify all decisions that had been made, in case they are questioned or challenged in the future.

Ms. Ward motion to approve Resolution R-01-20. Motion supported by Ms. McAlpine.

AYES: Ward, Allen, Gesund, McAlpine, Evans
NAYS: None
ABSENT: Krug, Uhlar

OTHER BUSINESS

Chair Evans expressed his support and appreciation for setting up the in-person meeting in a short period of time.

Mr. Allen stated that he attended sessions at the Michigan Association of Planning Conference that was held virtually earlier in the month. He found a number of the sessions to be interesting. He wished all the best to Joe Krug.

Mr. Gesund reminded the public that there is an election taking place on November 3, 2020 and the Clerk’s are doing a wonderful job preparing.

LIAISON COMMENTS

None

BOARD COMMENTS

None

PUBLIC COMMENTS
None.

* * * * * * *

With no further business, Chair Evans adjourned the meeting at 8:10pm.
ZONING BOARD OF APPEALS APPLICATION

The Zoning Board of Appeals meets the second Monday of the month. The meetings are held in the Council Chambers at City Hall, 3338 Coolidge Highway, Berkley, Michigan 48072. Fee: $300

The Zoning Board of Appeals shall hear requests for use and dimensional variances, appeals of administrative decisions, interpretation of zoning map and text, and interpretations of commercial message for proposed murals.

**Please be advised:** The Zoning Board of Appeals may grant a variance where undue hardship or practical difficulties for the property exist. A greater return (bigger structure, more profit, etc.) is not sufficient grounds for a variance. The ZBA does not have the power to legislate or create new regulations; its purpose is to provide some relief from the Zoning Ordinance depending on the unique circumstances of the property.

APPLICANT INFORMATION

Name: Aver Sign Company
Phone: (313) 542-0678
Address: 359 Livernois St., Ferndale, MI 48220
Email: Jennifer@aversign.com
Relationship to Property (current tenant, representative, future tenant, current owner, future owner):
Sign Erector

PROPERTY OWNER INFORMATION (if different from Applicant)

Name: Nas Gulli
Phone: 313-842-4415
Address: 3372 Coolidge Hwy, Berkley
Email: nas@mrkabbob.com

PROPERTY DESCRIPTION

Address: 3372 Coolidge Hwy
Parcel #: 017101001 Zoning Classification: Gateway District
Current Use of Property: Sunoco Fueling Station + Mr. Kabob

NATURE OF REQUEST

Check which applies:  
☑ Variance from Zoning Ordinance  
☐ Interpretation of Zoning Ordinance  
☐ Administrative Review / Appeal of Decision  
☐ Determination of Commercial Message of Mural / Work of Art

Description of Request: Sign existing gas canopy w/ brand (Sunoco) min. Standard Catalog

Has the City denied a permit for the proposed work? Yes.

Please fill out ONLY the section below that applies to your request.

VARIANCE FROM ZONING ORDINANCE

Please provide a written response to each question below that relates to the variance that is being requested. DO NOT COMPLETE BOTH SECTIONS.

The Zoning Board of Appeals may grant a use variance (i.e. use of the land not permitted in particular district) upon finding that an undue hardship exists.

Current Use of Property: Sunoco Fueling Station  
Requested Use of Property: No Change

1. Explain how the building or land cannot be reasonably used for any of the uses permitted by right or by special land use permit in the current zoning district.

City of Berkley: ZBA Application  
Updated 10.2.2020
2. Explain the need for the variance is due to unique circumstances or physical conditions of the property.

3. Explain the proposed use will not alter the essential character of the neighborhood.

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

The Zoning Board of Appeals may grant a dimensional variance (i.e. height, setback, lot coverage, etc) upon finding that undue hardship or practical difficulty exists.

1. Explain the need for the variance is due to unique circumstances of physical conditions of the property.

   The Station is required to brand the gas canopy per the contract with Sunoco.

2. Explain the need for the variance is not the result of actions of the property owner or previous property owners.
3. Explain strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.

Not placing signage on canopy breaks the contract between Sunoco & station owner.

4. Explain the requested variance will not adversely impact the surrounding properties.

Their are no other stations at that corner. There is not any residential that will be impacted.

INTERPRETATION OF ZONING ORDINANCE

Provide Section numbers of Zoning Ordinance to be interpreted: Chapter 94.

Please describe the request and what needs to be clarified or interpreted by the ZBA.
ADMINISTRATIVE REVIEW / APPEAL OF DECISION

Describe the circumstances of each case and provide the minutes of public meeting noting the denial to be appealed.

DETERMINATION OF COMMERCIAL MESSAGE (MURAL/WORK OF ART)

Describe the proposed mural/work of art. Applicant should include renderings of the proposed design. The ZBA shall determine if the proposed work contains a commercial message.

** Applicant and artist must provide signed Mural Installation and Maintenance Agreement prior to the public meeting.
ADDITIONAL REQUIRED DOCUMENTS

Include 15 copies of a survey, plot plan or site plan with this application that shows the subject property complete with boundary lines and dimensions, existing building locations, all proposed buildings, easements, utilities, and any site improvements/changes. Setbacks, height of structures, lot coverage, etc. should also be included, if applicable.

A PDF file of the application and supporting documents must also be submitted at the time of application.

PUBLIC HEARING NOTICE SIGNS

As part of the public hearing notification requirement, the City of Berkley shall require the placement of temporary Public Hearing signs to be installed on the subject property that is seeking a request from the Zoning Board of Appeals. A temporary sign shall be installed facing the roadway. If located on a corner lot, a temporary Public Hearing sign shall be placed on each street frontage.

The temporary Public Hearing sign(s) shall be installed by city staff at least seven (7) days prior to the public meeting and shall be removed the day following the meeting.

The property owner and applicant are not responsible for the maintenance or upkeep of the sign(s).

The property owner and applicant shall alert City staff if the sign(s) is/are damaged to schedule a replacement.

APPLICANT AND PROPERTY OWNER ENDORSEMENT

All information contained herein and attached is true and accurate to the best of my knowledge. I acknowledge that the Zoning Board of Appeals will not consider my application or request unless all the information in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City of Berkley and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this application.

Additionally, I understand and give permission for the City of Berkley to place temporary public hearing signs on the property, as noted above.

Further, I understand and give permission for members of the Zoning Board of Appeals or City staff to go on the property for which the above referenced Zoning Board of Appeals application is proposed for purposed of verifying information provided on the submitted application.
<table>
<thead>
<tr>
<th>Office Use Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Application Received: 10-8-20 Case Number: PBA-09-20</td>
</tr>
<tr>
<td>Hearing Date: Fee Paid?: 300.00</td>
</tr>
<tr>
<td>ZBA Decision:</td>
</tr>
</tbody>
</table>

City of Berkley: ZBA Application
Updated 10.2.2020
Gas Canopy
Fascia Option #1

77'-9" x 29'-6" x 36.5"

PROPOSED SUNOCO CANOPY LAYOUT - CONFIGURATION #4

NOTE: White outline around flags are for illustration purposes only.

---

**Scope of Work:**
New 36.5" blue ACM to be installed. ACM to be pre-imaged by TFC to include Horizon & Flag decals as approved.

Qty: 3 Sunoco Sign Box to be installed.

Canopy corners to remain radius.

New 24" radius canopy corners to be installed (to replace existing).

---

**Material Parts Summary:**

<table>
<thead>
<tr>
<th>VINYL:</th>
<th>ROLL: New ACM</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIGN BOX:</td>
<td>SUN-36-SIGNBOX 36&quot; x 33&quot; Lh Flag Decal Qty: 2</td>
</tr>
<tr>
<td>HORIZONS:</td>
<td>SUN-C-37-3C26-L 37&quot; x 18' 3clr Rt Horizon Qty: 2</td>
</tr>
</tbody>
</table>

---

**Revisions:**

Rev. 0 - Original Drawing

09/03/2020

Rev. 1 - Added full image option

09/04/2020

---

**Address:**
3372 Coolidge Hwy
Berkley, MI 48072

**Job Number:**
SUN-xxxx-S1R

Date: 09/03/2020

**Customer:**
AVER SIGN

Customer Approval:

---

**Date:**
12/01/2020

**Customer Approval:**

---

This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.
Case Number: BA-24-03        Hearing Date: 11-10-03
Address: 3372 Cooledge        Sidewell: 17-101-001
Publication Date:            Faxed to Tribune: 
Mailed to: Residents 10/24/03 Applicant(s) 
Board Action: approved 1 sign Date: 11-10-03 
wst side of bdg
THE CITY OF BERKLEY
Building Department
3338 Coolidge Highway, Berkley, Michigan 48072
(248) 546-2410

Notice
Meeting of the Berkley
Zoning Board of Appeals

NOTICE IS HEREBY GIVEN, that there will be a meeting of the Berkley Zoning Board of Appeals to be held at the City Hall in the Council Chambers, 3338 Coolidge Highway, Berkley, Michigan on Monday, November 10, 2003 at 7:30 p.m. or as near thereto as the matter may be reached.

Application Number BA-24-03

The applicant, Mr. Walid Gulli for Sunoco, 3372 Coolidge Highway, southeast corner of Coolidge Highway and Twelve Mile Road, is seeking a variance in order to install two wall signs in addition to the 80 square foot freestanding sign. Berkley City Code allows one sign per side of street frontage. The applicant combined the two permitted 40 square foot freestanding signs into a single 80 square foot sign. The two wall signs will be 18 square feet apiece.

Berkley City Code

Berkley City Code, Chapter 94 Signs, Section 94-10 Signs permitted in Downtown and Local Business Districts (DT and LB), (1) Signs requiring permits, For each side of street frontage, one of the following signs shall be permitted.

Comments on the granting of the above variance may be made in person on the night of the meeting or in writing. All written comments must be in the hands of the Berkley Building Department before 7:30 p.m. on the date of the Public Hearing.

JANE BAIS-DISESSA
CITY MANAGER
CITY OF BERKLEY
Zoning Board of Appeals – Application Form

A complete application, a check payable to the 'City of Berkley', and 17 copies of a survey, folded plans, and other applicable data must be submitted to the City of Berkley one month prior to the date of the ZBA hearing. Fee: $175.00 Account Number: 101-1-617

The Zoning Board of Appeals meets the second Monday of every month. The meetings are held at 7:30 p.m. in the Council Chambers at the City Hall, 3338 Coolidge Highway, Berkley, Michigan 48027.

APPLICANT:
Name: Waleed Gulli
Phone: 248 545 8660
Address: 3372 Coolidge Hwy
Berkley MI 48027
Relationship to Property (current tenant, representative, future tenant, future owner, owner)
Current tenant

PROPERTY OWNER:
Name: 124 Coolidge LLC DBA Durand of Berkley
Phone: 248 545 8660
Property Owner Address: 4813 Troybrook Dr
Bloomfield, MI 48302

PROPERTY DESCRIPTION
Address: 3372 Coolidge Hwy
Sidewall (Tax I.D. #): Lot & Subdivision:
Current Zoning Classification: Current Use of Property:

VARIANCE REQUEST
Description of Request: Erase wall sign along on Coolidge & One
On 12 Mile, Size to be total of 18 sq ft on each side
From the City of Berkley Code, Chapter Section
Has the City refused a permit for the request?

GROUNDs FOR APPEAL

There are two types of variances: non-use variances and use variances. A use variance permits the use of land that is otherwise not allowed in a zoning district. A non-use variance is a variance regarding setbacks; height; parking; sign size or placement; fences and walls.

In either case, the applicant must prove to the Zoning Board of Appeals that not receiving this variance will cause undue hardship or practical difficulty. Please complete either the use variance or non-use variance sections (whichever is applicable to your request)—DO NOT COMPLETE BOTH SECTIONS.
NON-USE VARIANCE

A non-use variance is a variance regarding setbacks; height; parking; sign size or placement; fences and walls. Strict compliance with the ordinance would be unreasonably burdensome because need to improve business, to bring more people to Burkley, with new building like this, we need new readable & pleasant sign.

The variance would do substantial justice to me as well as to the neighborhood because Buyer sign allows for better design & look for my business & the neighboring residential & business.

The property is unique because style & shape of the gas station is not typical to others, the station has a special look inside.

The situation is not self created because all plans & permits were approved by the city prior to building the station.

USE VARIANCE

A use variance permits the use of land that is otherwise not allowed in a zoning district. Property cannot be used or put to a reasonable use for the purposes permitted in that zoning district because

The property is unique because

Proposed use will not alter the essential character of the area because

The situation is not self created because

I understand that ZBA members may need to access my property to better understand my case.

Signature of Applicant: [Signature]
Date: 10-10-03

Office Use Only

Date Application Received: 10/10/03 Fee: $75.00 Receipt Number: 25440
Hearing Date: 11/10/03 Case Number: BA-24-03
Zoning Board of Appeals Decision: 
THE CITY OF BERKLEY
Building Department
3338 Coolidge Highway, Berkley, Michigan 48072
(248) 546-2410

Notice
Meeting of the Berkley
Zoning Board of Appeals

NOTICE IS HEREBY GIVEN, that there will be a meeting of the Berkley Zoning Board of Appeals to be held at the City Hall in the Council Chambers, 3338 Coolidge Highway, Berkley, Michigan on Monday, November 10, 2003 at 7:30 p.m. or as near thereto as the matter may be reached.

Application Number BA-24-03

The applicant, Mr. Walid Gulli for Sunoco, 3372 Coolidge Highway, southeast corner of Coolidge Highway and Twelve Mile Road, is seeking a variance in order to install two wall signs in addition to the 80 square foot freestanding sign. Berkley City Code allows one sign per side of street frontage. The applicant combined the two permitted 40 square foot freestanding signs into a single 80 square foot sign. The two wall signs will be 18 square feet apiece.

Berkley City Code

Berkley City Code, Chapter 94 Signs, Section 94-10 Signs permitted in Downtown and Local Business Districts (DT and LB), (1) Signs requiring permits, For each side of street frontage, one of the following signs shall be permitted.

Comments on the granting of the above variance may be made in person on the night of the meeting or in writing. All written comments must be in the hands of the Berkley Building Department before 7:30 p.m. on the date of the Public Hearing.

JANE BAIS-DISESSA
CITY MANAGER

Response: Mr. Walid Gulli should be allowed to put up his 2 wall signs. It's a good looking corner for Berkley. We wouldn't do any thing to change that.

Thankyou -
Mr. Mrs. Stephens

Mr. & Mrs. Stephens
2436 Beverly
Berkley, MI 48072-1863
<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>04-25-17-101-004 CITY OF BERKLEY 3338 COOLIDGE HWY BERKLEY MI 48072 1690</td>
<td>CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 48072 1690</td>
<td>CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 48072 1690</td>
<td>CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 48072 1690</td>
</tr>
<tr>
<td>04-25-17-101-013 CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 48072 1690</td>
<td>CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 48072 1690</td>
<td>CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 48072 1690</td>
<td>CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 48072 1690</td>
</tr>
<tr>
<td>04-25-17-103-014 JIMMY &amp; CHARLENE STEPHENS 2438 BEVERLY BERKLEY MI 48072 1863</td>
<td>JIMMY &amp; CHARLENE STEPHENS 2438 BEVERLY BERKLEY MI 48072 1863</td>
<td>JIMMY &amp; CHARLENE STEPHENS 2438 BEVERLY BERKLEY MI 48072 1863</td>
<td>JIMMY &amp; CHARLENE STEPHENS 2438 BEVERLY BERKLEY MI 48072 1863</td>
</tr>
<tr>
<td>04-25-18-229-024 BEVERLY ADAMS VAL KORECK 1047 HARVARD BERKLEY MI 48072 1978</td>
<td>FRANK GLABACH 3250 COOLIDGE BERKLEY MI 48072 1634</td>
<td>FRANK GLABACH 3250 COOLIDGE BERKLEY MI 48072 1634</td>
<td>FRANK GLABACH 3250 COOLIDGE BERKLEY MI 48072 1634</td>
</tr>
<tr>
<td>04-25-18-229-023 RICHARD REGULA 16934 GEORGINA BEVERLY HILLS MI 48025 7302</td>
<td>BERNARD &amp; PHYLLIS REMER 3270 COOLIDGE BERKLEY MI 48072 1634</td>
<td>BERNARD &amp; PHYLLIS REMER 3270 COOLIDGE BERKLEY MI 48072 1634</td>
<td>BERNARD &amp; PHYLLIS REMER 3270 COOLIDGE BERKLEY MI 48072 1634</td>
</tr>
<tr>
<td>04-25-18-229-022 BILLY BURTT 4396 BENDER CT TROY MI 48098</td>
<td>BILLY BURTT 4396 BENDER CT TROY MI 48098</td>
<td>BILLY BURTT 4396 BENDER CT TROY MI 48098</td>
<td>BILLY BURTT 4396 BENDER CT TROY MI 48098</td>
</tr>
<tr>
<td>04-25-18-229-028 BERKLEY MANOR L.L.C. 20 SUNDERLAND DRIVE MORRISTOWN NJ 7960 3624</td>
<td>CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 48072 1690</td>
<td>CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 48072 1690</td>
<td>CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 48072 1690</td>
</tr>
<tr>
<td>04-25-17-101-019 CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 48072 1690</td>
<td>CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 0</td>
<td>CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 0</td>
<td>CITY OF BERKLEY 3338 COOLIDGE BERKLEY MI 0</td>
</tr>
<tr>
<td>04-25-18-229-032 BERKLEY MEDICAL CENTER 3345 COOLIDGE 3347 BERKLEY MI 48072 1635</td>
<td>WALID GULLI 3372 COOLIDGE BERKLEY MI 48072</td>
<td>WALID GULLI 3372 COOLIDGE BERKLEY MI 48072</td>
<td>WALID GULLI 3372 COOLIDGE BERKLEY MI 48072</td>
</tr>
<tr>
<td>04-25-18-229-011 LAWRENCE PARRISH 5909 WILDCAT NORTH STREE MI 48049</td>
<td>ROBERT &amp; DEBORAH DORSCH 3512 KENMORE BERKLEY MI 48072 1620</td>
<td>ROBERT &amp; DEBORAH DORSCH 3512 KENMORE BERKLEY MI 48072 1620</td>
<td>ROBERT &amp; DEBORAH DORSCH 3512 KENMORE BERKLEY MI 48072 1620</td>
</tr>
<tr>
<td>04-25-18-229-018 JOHN RAMMELBURG P O BOX 99666 TROY MI 48099 9666</td>
<td>JULIE VARLESE 1226 VILLA BIRMINGHAM MI 48099</td>
<td>JULIE VARLESE 1226 VILLA BIRMINGHAM MI 48099</td>
<td>JULIE VARLESE 1226 VILLA BIRMINGHAM MI 48099</td>
</tr>
<tr>
<td>04-25-18-228-018 CURRENT OCCUPANT 3269 COOLIDGE BERKLEY MI 48072</td>
<td>CURRENT OCCUPANT 3270 KENMORE BERKLEY MI 48072</td>
<td>CURRENT OCCUPANT 3270 KENMORE BERKLEY MI 48072</td>
<td>CURRENT OCCUPANT 3270 KENMORE BERKLEY MI 48072</td>
</tr>
</tbody>
</table>
07-479-033
CURRENT OCCUPANT
2550 12 MILE
BERKLEY MI 48072

07-479-033
CURRENT OCCUPANT
2560 12 MILE
BERKLEY MI 48072

07-479-033
CURRENT OCCUPANT
2570 12 MILE
BERKLEY MI 48072

08-351-003
CURRENT OCCUPANT
29001 WOODWARD
BERKLEY MI 48072

17-101-006
CURRENT OCCUPANT
2379 12 MILE.
BERKLEY MI 48072

07-478-036
CURRENT OCCUPANT
2600/12 12 MILE
BERKLEY MI 48072

18-228-032
CURRENT OCCUPANT
2617 12 MILE
BERKLEY MI 48072
Memorandum

To: City of Berkley Zoning Board of Appeals

From: Amy M. Vansen, AICP
City Planner

Date: October 28, 2003

Re: Report for Case BA-24-03

Applicant: Mr. Walid Gulli for Sunoco

Location: 3372 Coolidge Highway, southeast corner of Coolidge Highway and Twelve Mile Road

Request: The applicant is seeking a variance in order to install two wall signs in addition to the 80 square foot freestanding sign. Berkley City Code allows one sign per side of street frontage. The applicant combined the two permitted 40 square foot freestanding signs into a single 80 square foot sign. The two wall signs will be 18 square feet apiece.

Required: Berkley City Code, Chapter 94 Signs, Section 94-10 Signs permitted in Downtown and Local Business Districts (DT and LB), (1) Signs requiring permits, For each side of street frontage, one of the following signs shall be permitted.

Existing zoning/land use: Local Business District (LB) / Gas station

Surrounding zoning:

North: Cemetery District (C-1)
South: Office Building District (O-1)
East: Office Building District (O-1)
West: Local Business District (LB)

Discussion:

- The code is unreasonably burdensome.

Berkley City Code allows one sign for every side of street frontage. Freestanding signs may be 40 square feet in size. Wall signs cannot exceed 10 percent of the wall. When the applicant initially redeveloped his property, there was much discussion about signage and the City’s intersection redevelopment.

Many alternatives were discussed. Including signs on the wall, two freestanding signs, signs on the canopy. In the end, the City allowed the applicant to combine his two permitted signs into one large freestanding sign that was double what normally would be permitted (80 square feet).

The applicant now wishes to install additional signage on the building. Each wall sign would be 18 square feet. No proposed signage has been submitted with the application. The applicant has advised he is thinking about channel letters.

Modern gas stations have a lot of information to advertise: the brand of gas, the price of gas, and any other products that are sold on the premises (donuts, sandwiches, and the like).

However, the 80 square foot sign already advertises the gasoline brand, the price of gas, and Mr. Kabob.
By ordinance, the applicant can cover up 50% of his windows with signage. While covering up windows isn’t always aesthetically pleasing, it is a legal alternative.

It isn’t clear what additional advertising is necessary.

- **The variance would do justice to the applicant and the neighborhood.**

Berkley City Code would permit two signs at this property. A freestanding sign could be 40 square feet in size. A wall sign could be 10% of the adjoining wall. Across the street, O’Mara’s has a 28 square foot freestanding sign and two 88 square foot wall signs; for a total of 204 square feet of signage. All three signs say the name of the business. The freestanding sign also has a changeable copy section that allows O’Mara’s to advertise special events.

Sunoco is asking for a variance to have 196 square feet of signage.

- **The property is unique.**

Modern gas stations do have a lot of information to advertise: the brand of gas, the price of gas, and any other products that are sold on the premises (donuts, sandwiches, and the like).

However, the 80 square foot sign already advertises the gasoline brand, the price of gas, and Mr. Kabob. Since the applicant has not submitted a copy of what kind of sign he wants, it isn’t clear what additional advertising is necessary.

- **The problem is not self-created.**

Since the applicant has not submitted a copy of what kind of sign he wants, it isn’t clear what additional advertising is necessary.

**FINDINGS**

A practical difficulty has not been proven.

1. The applicant has an existing 80 square foot sign that advertises the brand of gas, the price of gas, and the carryout restaurant.
2. Berkley City Code allows a business to cover 50% of its windows with signage.
3. No rendering of the proposed additional signage has been submitted so it isn’t clear what additional advertising is necessary.

**RECOMMENDATION**

Based upon the findings, Administration recommends that the request for a variance be denied.
April 16, 2004

Wallid Gulli
3372 Coolidge Hwy.
Berkley, MI 48072

RE: Case #BA-24-03

Dear Mr. Gulli:

This letter confirms that at the November 10, 2003 meeting of the City of Berkley Zoning Board of Appeals your request was approved as follows:

It was moved by Mr. Etzel to approve one sign on the building:
Supported by Mr. Noble
Ayes: Keller, Morris, Butts, Noble, Etzel
Nays: Bailey
Absent: Cutler, Rogers
Motion Carried

Per Section 138-46 of Chapter 138, the Berkley Zoning Ordinance, the decision of the Board shall become final five (5) days from the above meeting date.

Your approval is valid for a period of twelve (12) months from the date of the Zoning Board of Appeals decision. If the approval is not acted upon within this twelve (12) month period through the issuance of a building permit or certificate of occupancy, or the construction or alteration of the structure in question, or the commencement of the approved use within the twelve (12) month period, then the approval will expire.

If an approval expires, an applicant must re-apply for a zoning variance under the procedures for a new approval.

Mr. Gulli, should you have any question or concerns regarding the above information, please contact my office at 546-2410.

Sincerely,

AMY VANSEN
CITY PLANNER

AV/rdh

pc: file
It was moved by Mr. Etzel to deny the sign area component of BA-23-03, citing that no practical difficulty had been established, the property is not unique, and the request would be a detriment to the community.
Supported by Mr. Noble.
AYES: Keller, Bailey, Morris, Butts, Noble, Etzel
NAYS: None
ABSENT: Cutler, Rogers
Motion Carried

Regarding the sign height being 50 feet when 20 feet is required.

There were no additional comments from the applicant, the public, or the ZBA.

It was moved by Mr. Etzel to deny the sign height component of BA-23-03, citing that no practical difficulty had been established, the Code is not unreasonably burdensome, and the request would be a detriment to the community.
Supported by Mr. Butts.
AYES: Keller, Bailey, Morris, Butts, Noble, Etzel
NAYS: None
ABSENT: Cutler, Rogers
Motion Carried

Regarding the setback being 2 feet when 5 feet is required.

The applicant stated he could comply with the required setback. There were no additional comments from the applicant, the public, or the ZBA.

It was moved by Mr. Etzel to deny the setback component of BA-23-03.
Supported by Mr. Butts.
AYES: Keller, Bailey, Morris, Butts, Noble, Etzel
NAYS: None
ABSENT: Cutler, Rogers
Motion Carried

9. **Application Number BA-24-03** Mr. Walid Gulli for Sunoco, 3372 Coolidge Highway, southeast corner of Coolidge Highway and Twelve Mile Road, is seeking a variance in order to install two wall signs in addition to the 80 square foot freestanding sign. *Berkeley City Code*, Chapter 94 Signs, Section 94-10 Signs permitted in Downtown and Local Business Districts (DT and LB), (1) Signs requiring permits, For each side of street frontage, one of the following signs shall be permitted. The applicant combined the two permitted 40 square foot freestanding signs into a single 80 square foot sign. The two wall signs will be 18 square feet apiece.

The applicant presented a sign elevation stating that he plans on using channel letters. The banners currently installed are 24 sq. ft. The Mr. Kabob portion of the freestanding sign is only 14 sq. ft. The wall signs will be illuminated. Mr. Noble stated that the applicant would be adding more light to a site that already needed to be toned down. Mr. Etzel stated that he thought the signs would take away from the aesthetics of the building as well as add more light. The applicant stated he needs the signs to advertise
the restaurant portion of the business and that he doesn’t like window signs. The ZBA struggled with a practical difficulty in that window signs are permitted under the ordinance so that is an alternative. Mr. Butts stated that O’Mara’s has more signage and is in a similar location. Mr. Etzel asked how much of the profits come from gasoline versus the store. The applicant stated that more than 60% come from the store. There were no public comments.

It was moved by Mr. Butts to approve BA-24-03, citing that the property is unique and window signage is gaudy.
Supported by Ms. Keller.
AYES: Keller, Butts,
NAYS: Bailey, Morris, Noble, Etzel
ABSENT: Cutler, Rogers
Motion Failed

There was continued discussion about the signs and alternatives: smaller and fewer wall signs as well as window signs.

It was moved by Mr. Etzel to approve one sign on the west side of the building.
Supported by Mr. Noble
AYES: Keller, Morris, Butts, Noble, Etzel
NAYS: Bailey
ABSENT: Cutler, Rogers
Motion Carried

************

OTHER BUSINESS

None

************

There being no further business, Chairperson Bailey adjourned the meeting at 11:57 p.m.

Notice: Official Minutes of the Zoning Board of Appeals are stored and available for review at the Office of the City Clerk.

The City of Berkley will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon four working days notice to the city. Individuals with disabilities requiring auxiliary aids or services should contact the city by writing or calling: Jane Bais-DiSessa, City Manager, Berkley City Hall, 3338 Coolidge, Berkley, Michigan 48072, (248) 546-2470.
It was moved by Ms. Morris to deny BA-26-03 citing that the applicant failed to prove a practical difficulty, that the property is not unique, and that the applicant has enough parking.
Supported by Ms. Keller.
AYES: Keller, Bailey, Morris, Noble, Cutler, Butts, Etzel
NAYS: None
ABSENT: Rogers
Motion Carried

*************

OTHER BUSINESS

There was discussion regarding BA-24-03. At the November 2003 meeting, the ZBA approved one 18 square foot sign being installed on the Coolidge side of the building.
Ms. Vansen advised that the applicant wanted to install the 18 square foot sign on the larger Twelve Mile wall.

It was moved by Ms. Butts to approve BA-24-03
Supported by Mr. Noble.
AYES: Keller, Bailey, Noble, Cutler, Butts
NAYS: Etzel, Morris
ABSENT: Rogers
Motion Carried

*************

There being no further business, Chairperson Bailey adjourned the meeting at 9:08 p.m.

Notice: Official Minutes of the Zoning Board of Appeals are stored and available for review at the Office of the City Clerk.

The City of Berkley will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon four working days notice to the city. Individuals with disabilities requiring auxiliary aids or services should contact the city by writing or calling: Jane Bais-DiSessa, City Manager, Berkley City Hall, 3338 Coolidge, Berkley, Michigan 48072, (248) 546-2470.
A Resolution

of the Appeal Board of the City of Berkley, Michigan regarding Application Number BA-24-03

WHEREAS, the applicant, Mr. Walid Gulli for Sunoco, 3372 Coolidge Highway, southeast corner of Coolidge Highway and Twelve Mile Road, is seeking a variance in order to install two wall signs in addition to the 80 square foot freestanding sign. Berkley City Code allows one sign per side of street frontage. The two wall signs will be 18 square feet apiece; and

WHEREAS, Berkley City Code, Chapter 94 Signs, Section 94-10 Signs permitted in Downtown and Local Business Districts (DT and LB), (1) Signs requiring permits, For each side of street frontage, one of the following signs shall be permitted.; and

WHEREAS, after a public hearing was held before the City of Berkley Zoning Board of Appeals at their regular meeting on November 10, 2003 and the decision of this Board became effective five (5) days after this date.

NOW, THEREFORE, THE CITY OF BERKLEY ZONING BOARD OF APPEALS RESOLVES:

It was moved by Mr. Butts to approve BA-24-03, citing that the property is unique and window signage is gaudy.
Supported by Ms. Keller
Ayes: Keller, Butts
Nays: Bailey, Morris, Noble, Etzel
Absent: Cutler, Rogers
Motion failed

It was moved by Mr. Etzel to approve one sign on the west side of the building.
Supported by Mr. Noble
Ayes: Keller, Morris, Butts, Noble, Etzel
Nays: Bailey
Absent: Cutler, Rogers
Motion carried

[Signature]
Linda Bailey, Chairperson

Attest:

[Signature]
Amy Vandeen, City Planner
To: Berkley Zoning Board of Appeals
From: Erin Schlutow; Community Development Director
Subject: PBA-09-20; 3372 Coolidge Hwy– Variance request to install signage on the existing canopy facing north, south and east
Date: November 3, 2020

APPLICANT: Aver Sign Company, on behalf of Sunoco
LOCATION: Southeast corner of Coolidge Hwy and Twelve Mile Rd
PARCEL ID: # 25-17-101-001
REQUEST: The applicant is seeking dimensional variances to install canopy signs in excess of the permitted number of signs per frontage, not facing a roadway, and larger in area than permitted.

REQUIRED: Section 94-7(a) of the Zoning Ordinance stipulates one sign per street frontage and must face a public street.

Section 94-7(b) of the Zoning Ordinance limits the sign area to 10% of the adjoining wall.

ZONING AND LAND USE

The subject property is zoned Gateway District.

<table>
<thead>
<tr>
<th>Property</th>
<th>Zoning District</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Gateway District</td>
<td>Sunoco Gas Station</td>
</tr>
<tr>
<td>West</td>
<td>Gateway District</td>
<td>O’Mara’s Restaurant</td>
</tr>
<tr>
<td>East</td>
<td>Parking District</td>
<td>Parking for Public Safety</td>
</tr>
<tr>
<td>North</td>
<td>Cemetery District</td>
<td>Cemetery</td>
</tr>
<tr>
<td>South</td>
<td>Office District</td>
<td>City Hall</td>
</tr>
</tbody>
</table>
BACKGROUND

In 2003, Walid Gulli requested a sign variance from the Zoning Board of Appeals, BA-24-03.

The request was to install two wall signs, in addition to the 80 square foot free standing sign on the property. The applicant had previously combined the two permitted 40 sq. ft. free standing signs into a single 80 sq. ft. sign. The Berkley City Code allows one sign per side of street frontage. The two wall signs are 18 sq. ft. each, with one facing Coolidge Hwy and the other facing Twelve Mile Rd.

The ZBA held the public hearing on Monday, November 10, 2003 and the request for wall signage on Coolidge Hwy and Twelve Mile Rd was approved. The signs advertising Mr. Kabob were installed shortly thereafter.

STANDARDS FOR REVIEW

Per Section 138-606 of the Zoning Ordinance, the applicant must demonstrate a practical difficulty in order to be granted a dimensional variance. The Zoning Board of Appeals shall not vary the regulations of Section 138-606, unless it shall make findings based upon the evidence presented to it in each specific case that:

A. The need for the variance is due to unique circumstances or physical conditions of the property.

The request for a variance is related to the desire to advertise the gas station for those traveling along Coolidge Hwy and Twelve Mile. The station has been in existence for many years without canopy signage, therefore, it is unclear what has changed that requires additional signage.

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

City Ordinance prevents multiple signs per street frontage, and prohibits signage that does not face a major roadway. The need for the variance is the result of the property owner wanting to advertise the gas station and not a result of change in design of the property.

C. Strict compliance with the ordinance will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.

The gas station has been in business for several years without needing additional advertising on the canopy to sustain the business. The property owner has continued to operate without the signage in place.

D. The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as other property owners.
The requested variance is the minimum variance necessary to do justice to the property owner. The owner is not asking to increase the sign area of the canopy, but to install signage on the existing canopy to draw attention to the gas station.

**E. The requested variance will not adversely impact the surrounding properties.**

The requested variance will not impact the surrounding properties, as the canopy has been in place for several years. The site is illuminated after hours and has not caused a hardship for traveling motorists or adjacent property owners.

**Summary**

For a variance to be approved by the Zoning Board of Appeals, it shall meet the standards of Section 138-606 of the Zoning Ordinance, based on findings of fact. We request the Zoning Board of Appeals to determine if there are unique characteristics of the property and whether a lesser variance would be acceptable.

If you have any questions regarding this case, please do not hesitate to contact us.

Sincerely,

Erin Schlutow  
Community Development Director

Cc: Matthew Baumgarten, City Manager  
Victoria Mitchell, City Clerk  
John Staran, City Attorney  
Jennifer Glover, jennifer@aversign.com  
Nas Gulli, nas@mrkabob.com
MEMORANDUM

To: Berkley Zoning Board of Appeals
From: Erin Schlutow, Community Development Director
Subject: ZBA Meeting Dates – 2021 Calendar Year
Date: October 30, 2020

The Berkley Zoning Board of Appeals is scheduled to meet on the second Monday of the month. The following schedule for the 2021 Zoning Board of Appeals meetings is submitted for your consideration.

Monday, January 11, 2021
Monday, February 8, 2021
Monday, March 8, 2021
Monday, April 12, 2021
Monday, May 10, 2021
Monday, June 14, 2021
Monday, July 12, 2021
Tuesday, August 10, 2021 – delayed for City Council meeting
Monday, September 13, 2021
Monday, October 11, 2021
Monday, November 8, 2021
Monday, December 13, 2021

We ask the ZBA motion to approve the proposed 2021 calendar, as presented.