

Village of Beverly Hills  
Zoning Board of Appeals Meeting  
Monday, June 8, 2020

Municipal Offices  
18500 W. 13 Mile Rd.  
7:30 p.m.

Virtual Meeting Link: <https://us02web.zoom.us/j/88382968758>

Meeting ID: 883 8296 8758

Dial in: 646-876-9923

### **AGENDA**

1. Roll call.
2. Review and consider approval of minutes from a regular Zoning Board of Appeals meeting held February 10, 2020.
3. Public comments on items not on the published agenda.
4. Case No. 1376

Petitioner: Greg Morgan, Philips Sign & Lighting, Inc  
Owner: Michigan Orthopaedic Surgeons  
Property: 17877 W 14 Mile Road

**Variance Requested:**

**Section 22.32.095 Standards for All Signs, 2. Height, setback, and projection requirements, d.** No part of a ground sign may be closer than four (4) feet to the right-of-way.

**Deviation Requested:** The petitioner seeks to construct a new sign to replace the existing sign that is in a nonconforming location, 22 inches from the right-of-way.

5. Case No. 1377

Petitioner: Tyler McVety, 31625 Auburn Drive, Beverly Hills  
Property: 32405 Bellvine Trail

**Variance Requested:**

**Section 22.24, a Front Open Space** requires front open space to be not less than the average front open space of existing homes within 200 feet on same side of the street.

**Deviation Requested:** The petitioner seeks to construct a new home that will be 72.25 feet from the front lot line where a setback of 80.23 feet is required.

6. Public Comments.
7. Liaison Comments.

8. Administration Comments.

9. Zoning Board Comments.

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.

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 calling Village Clerk, 18500 W. Thirteen Mile, Beverly Hills, MI 48025, (248) 646-6404.

**Present:** Vice-Chairperson Tillman; Members: Crawford, Crossen, Gatowski, and Jawad;  
Alternates: Gennari and Keller

**Absent:** Chairperson Raeder; Members: Maxwell, Mitchell, and Oen

**Also Present:** Village Manager, Wilson  
Council Liaison, George

Tillman called the regular Zoning Board of Appeals meeting to order at 7:30 p.m. in the Village of Beverly Hills municipal building at 18500 W. Thirteen Mile Road.

**REVIEW AND CONSIDER APPROVAL OF MINUTES OF A REGULAR ZONING BOARD MEETING HELD JANUARY 13, 2020**

Motion by Crawford, second by Crossen, that the minutes of a regular Zoning Board of Appeals meeting held January 13, 2020 be approved as submitted.

Motion passed.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

Tillman explained the responsibilities of the Zoning Board of Appeals and outlined the statutory requirements for demonstrating a practical difficulty for a petitioner to be granted a dimensional variance.

**CASE NO. 1375**

**Petitioner:** Ben Templeton, Templeton Building Co  
735 Forest Ave, Ste 204, Birmingham, MI 48009

**Owner:** Ayers and Suzan Morison

**Property:** 30250 Embassy Street

**Village Ordinance: 22.24.010, a. Front Open Space.** Where a front open space of greater or less depth than forty feet (40') exists in front of a single family residence or residences presently on one side of a street in any block and within two hundred feet (200') of the lot or parcel, the depth of the front open space of any building subsequently erected or remodeled on that side of the street in that block shall not be less than the average depths of the front open space of such existing residences.

**Deviation Requested:** The petitioner seeks to add a front entrance onto the existing house that will be 56 feet, 6 inches where the front open space average calculated per 22.24.010, a. is 64 feet, 5 inches.

Petitioner Ben Templeton of Templeton Building Co, 735 Forest Ave, Ste 204, Birmingham, MI 48009, is seeking a variance from the requirements of Village Ordinance, Chapter 22, Section 22.24.010 (a) Front Open Space for the property located at 30250 Embassy on behalf of the property owners, Ayers and Suzan Morison.

The existing residence was constructed in 1954, which predates the Village's incorporation. Since that time the residence has had an addition that was constructed in 1976, interior renovations to the kitchen in 1984, and another addition in 1998.

The current project entails additions to the rear, front, and side of the home along with related interior renovations and extensive landscaping. Other than the proposed addition on the front, the project meets Zoning Ordinance requirements including height, setbacks, lot coverage, etc., and it has been reviewed and approved by the Village Engineer for compliance with applicable grading and drainage standards.

The petitioner is seeking approval for the addition of 74 square feet of living space off the front of the existing home to expand a portion of the kitchen area. Where there is an existing residence with greater or less than the stated minimum setback, Village Ordinance requires that any existing building subsequently erected or remodeled meet the average front open space of existing homes within 200 feet on the same side of the street. The existing home measures 63 feet, 7 inches to the front property line and the proposed addition will measure 56 feet 6 inches. The average front open space calculated per Section 22.08.010 (a) measures 64 feet 5 inches; therefore, a variance of 7 feet 11 inches is required. The petitioner has submitted detailed plans for the proposed work, along with signatures from nine neighboring property owners who are in support of the project.

The Morisons explained that they have lived in the home for many years and are excited to finally create their dream home. The hope is that through the redesign they will also mitigate water flooding problems that they have on the property.

Templeton explained that there are no plans to fully remodel the kitchen; however, this addition will add a dining area within the kitchen. They will continue the roofline across the porch and the addition will not extend past the existing front porch.

Jawad asked the applicant to reiterate that there would be no footprint extending past the front of the porch. Templeton confirmed that the existing porch extends 12 feet and the addition will only extend 9 feet.

Morison explained they have experienced an excessive amount of flooding in their yard and they hope the rebuild and redesign will solve the drainage problems on the property. In a recent attempt to change the landscape, they hit water at one foot down.

Motion by Tillman, second by Crossen, that the Zoning Board of Appeals grants a variance from requirements of Village Ordinance, Chapter 22, Section 22.24.010 (a) Front Open Space requirements for an addition of a breakfast room on the south side of the property at 30250 Embassy that does not exceed 11.8 ft x 8.5 ft with a maximum 2.5 ft overhang due to the practical difficulties of drainage caused by the lower elevation making the rear space unusable and the requested addition's proximity to the kitchen, and noting the addition extends less than the existing front porch upon finding that this situation is unique to the subject property and applying the strict letter of zoning restrictions would unreasonably prevent the landowner from using their property for a permitted purpose. The property to the east has a setback that is comparable and the properties to the west have sloping lots that are not parallel to the front; therefore conformity with the zoning regulations is unnecessarily burdensome, approval of the variance would not negatively impact adjacent

property owners or land within the district, and the circumstances requiring the variance were not self-created.

Roll Call Vote:  
Motion passed (7-0)

#### **PUBLIC COMMENTS**

None.

#### **LIAISON COMMENTS**

George informed the Board there would be a Birmingham Public School Bond issue on the upcoming ballot and encouraged them to learn more and support the Bond issue

#### **ADMINISTRATION COMMENTS**

Wilson reported there will be a review of the sign ordinance for conformity with state and federal regulations.

#### **ZONING BOARD COMMENTS**

None.

Motion by Crossen, second by Gatkowski, to adjourn the meeting at 8:00 pm.

Motion passed.

**Michelle Tillman**  
**Vice-Chairperson**

**Kristin Rutkowski**  
**Village Clerk**

**Elizabeth M. Lyons**  
**Recording Secretary**



To: Charles Raeder, Chairperson; Zoning Board of Appeals Members

From: Erin LaPere, Planning & Zoning Administrator

Date: June 3, 2020

Re: Case #1376

Petitioner Greg Morgan, Philips Sign & Lighting, is seeking a variance from the requirements of Village Ordinance, Chapter 22, Section 22.32.095, Standards for All Signs 2, Height, setback, and projection requirements, d, No part of a ground sign may be closer than four (4) feet to the right-of-way, on behalf of the owners of Michigan Orthopaedic Surgeons located at 17877 W 14 Mile Road to install a replacement ground sign for the medical office entrance.

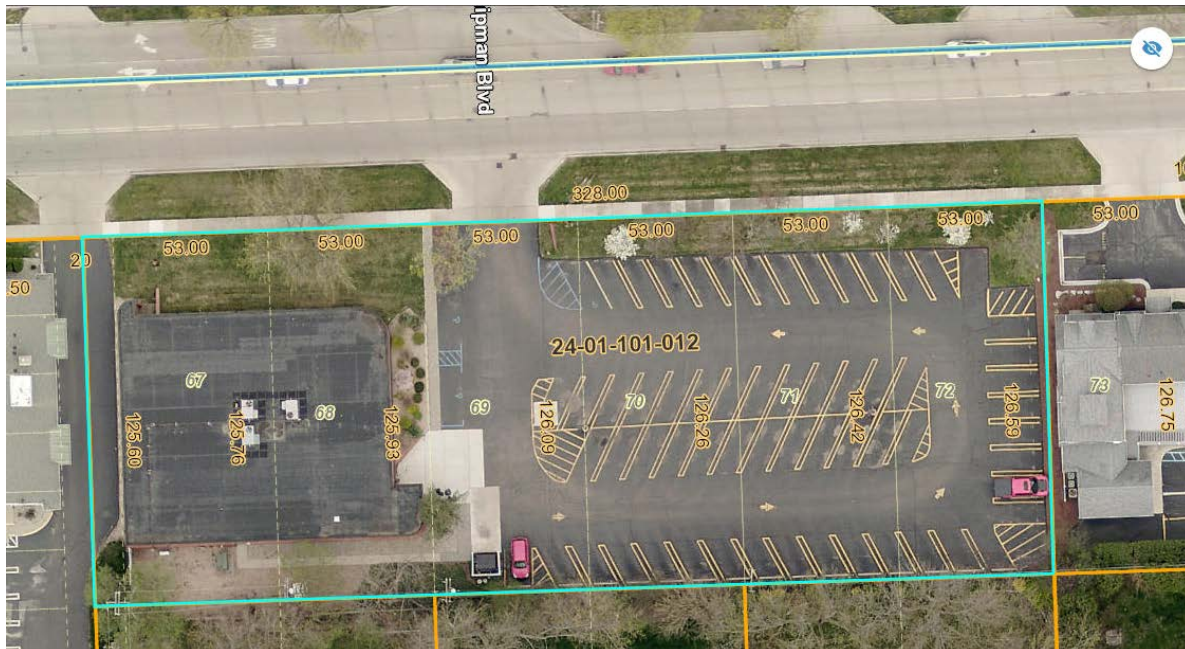


Figure 1 - 17877 W 14 Mile Rd

The existing sign location has been consistent since 1980s, and the current sign was installed in 1997 in conformance with regulations in effect at that time. In 2013, the Village has modified the sign regulations and now requires ground signs to be no closer than four feet to the right-of-way. The current ground sign is 22 inches from the right-of-way and the petitioner is seeking approval to replace the sign in the same location. The application has been reviewed for compliance with the Village's Zoning Ordinance requirements for signage and the proposal appears to be in compliance with the other applicable requirements.

The petitioner has noted that the existing sign was damaged and is in need of replacement. Section 22.32.120 Nonconforming Signs notes that nonconforming signs cannot be replaced if replacement

costs exceed 60%. Further, the petitioner is seeking a variance because they contend that the existing site layout and street trees along 14 Mile Road limit the ability to relocate the new sign. Procedurally, if granted a variance the sign request will require review and approval by the Planning Commission before permit issuance.

The petitioner has submitted detailed plans for the proposed work, and attached is a copy of the petition form and supplemental documentation.

### **Resolutions for Consideration**

The Zoning Board of Appeals grants a variance from Village Ordinance, Chapter 22, Section 22.32.095, Standards for All Signs, 2. Height, setback, and projection requirements, d. No part of a ground sign may be closer than four (4) feet to the right-of-way, for a replacement ground sign at 17877 W 14 Mile Road that will be 22 inches from the right-of-way due to the practical difficulty/ies of \_\_\_\_\_, and upon finding that:

- this situation is unique to the subject property,
- applying the strict letter of zoning restrictions would unreasonably prevent the landowner from using their property for a permitted purpose,
- conformity with the zoning regulations is unnecessarily burdensome,
- approval of the variance would not negatively impact adjacent property owners or land within the district, and
- the circumstances requiring the variance were not self-created.

The Zoning Board of Appeals denies a variance from Village Ordinance, Chapter 22, Section 22.32.095, Standards for All Signs, 2. Height, setback, and projection requirements, d. No part of a ground sign may be closer than four (4) feet to the right-of-way, for a replacement ground sign at 17877 W 14 Mile Road due to the lack of practical difficulty demonstrated, and upon finding that:

- the circumstances are not unique to this property,
- the landowner can reasonably use their property without the variance,
- maintaining conformity with the zoning regulations is not unnecessarily burdensome,
- approval of the variance would negatively impact adjacent property owners or land within the district, and/or
- the circumstances requiring the variance were self-created.

eel

attachments

# 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](http://www.villagebeverlyhills.com)

**\*\*Staff Use Only\*\***

Date Received: 3-4-20

Case Number: 1376

Hearing Date: 4-13-20

6-8-20

### Petition to the Zoning Board of Appeals

<b>Property Address &amp; Parcel I.D. Number(s)</b>	Address: <u>17877 W Fourteen Mile Road</u>
	Parcel ID(s):
<b>Type of Variance</b>	<input checked="" type="checkbox"/> <del>Dimensional</del> (practical difficulty) <input checked="" type="checkbox"/> <del>Land Use</del> (hardship) <input type="checkbox"/> Interpretation (text or map)
<b>Applicant</b> (must have legal interest in property)	Name: <u>Greg Morgan</u>
	Business: <u>Phillips Sign &amp; Lighting Inc.</u>
	Address: <u>40920 EXECUTIVE DR</u>
	City: <u>Harrison Township</u> State: <u>MI</u> Zip: <u>48045</u>
	Phone: <u>586 468 7110</u> Email: <u>stephanie@phillipssign.com</u>
	Legal Interest: <input type="checkbox"/> Own Property <input type="checkbox"/> Lease Property <input type="checkbox"/> Offer to Purchase (please attach)
	<input checked="" type="checkbox"/> Other (e.g. attorney, architect, contractor, etc.):
<b>Primary Contact</b> <input checked="" type="checkbox"/> Same as Applicant	Name:
	Business:
	Address:
	City: State: Zip:
	Phone: Email:
	Relationship to Applicant (e.g. architect, attorney, contractor, etc.):
<b>Property Owner</b> <input type="checkbox"/> Same as Applicant	Name: <u>Audrey Boyles</u>
	Business: <u>Michigan Orthopaedic Surgeons</u>
	Address: <u>17877 W Fourteen Mile Road</u>
	City: <u>Beverly Hills</u> State: <u>MI</u> Zip:
	Phone: <u>248 929 9405</u> Email: <u>aboyles@miorthosurgeons.com</u>
	Property Owner Signature (if other than applicant): <u>[Signature]</u>
<b>Briefly describe appeal</b> (attach additional pages if necessary)	The existing sign was hit and can't be repaired. The current sign is on the East side of the entrance off W. 14 Mile Road. We want to locate the new sign in approximately the same place and the existing sign as it has the best visibility off of 14 Mile Road away from existing trees. The sign is the same size and height as the existing was and is non lit sign
<b>Applicant Signature</b>	X: <u>[Signature]</u>

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

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

Decision: ☐ Approved ☐ Denied - Chairperson: \_\_\_\_\_ Date: \_\_\_\_\_

Conditions of Approval or Reason for Denial: \_\_\_\_\_

\$65

Recd 2-10-20

# Village of Beverly Hills Application for Sign Permit

Rev. 2-28-13

Permit No. \_\_\_\_\_

Date Applied 2/4/2020

Business Name	<u>Michigan Orthopaedic Surgeons</u>
Business Address	<u>17877 W Fourteen Mile Road</u>
Phone	_____

## Building Street Frontage

Primary approx 100'

Secondary (if applicable) \_\_\_\_\_

Business Frontage approx 90'

(if different than building street frontage)

Applicant or Contractor Phillips Sign & Lighting Inc.

Address 40920 Executive Drive

City Harrison Township

Zip 48045

Phone 586 468 7110

## Sign Type:

☒ Permanent

☐ Wall Describe wall to be used (front, side, rear):

☒ Ground

☐ Canopy

☐ Temporary From: \_\_\_\_\_ To: \_\_\_\_\_

Describe type of temporary sign:

Describe location of proposed sign: on property behind sidewalk - please see attached

Describe creative/unique aspects of sign in keeping with sign ordinance purpose and intent:

We are replacing an old sign with a new, fresh, clean sign for our clients

**Size of sign**

Length 78"  
Height 54"  
Total s.f. 29.25  
Depth or projection 3 1/4"  
Height from grade 72"

**Existing signs currently located on property**

Number of signs 1  
Type(s) post and panel - being removed  
Square footage per sign \_\_\_\_\_

**List all sign colors (white and black considered a color)**

- 1 White Black
- 2 Blue
- 3 Green

**Sign Lighting**

Type of lighting proposed None  
Size of light fixture (Length/Hgt/Width) \_\_\_\_\_  
Maximum wattage per fixture \_\_\_\_\_  
Location \_\_\_\_\_  
Number of fixtures proposed \_\_\_\_\_  
Height from grade \_\_\_\_\_

**Landscaping (if applicable)**

Proposed landscape materials \_\_\_\_\_

**Sign Review Presentation Requirement Checklist**

- ☐ Payment of review fee
- \* ☒ 8.5"x11" color photo of existing building
- \* ☒ 8.5"x11" color photo of adjacent building(s)
- \* ☒ Site plan showing sign location dimensions
- \* ☒ Rendering or 8.5"x11" photo or rendering of building with proposed signage
- \* ☒ Show building length
- \* ☒ Sign height and width
- \* ☒ Color photos of existing signage including location and size
- NA ☐ Landscape plan showing all existing and proposed planting materials and square footage (if applicable)
- ☒ Sign base material (ground or development signs only)
- NA ☐ Location of all existing and proposed light fixtures illuminating sign
- NA ☐ Dimensions from the sign to each end of the building or space
- ☐ True colors of sign, background, and logos
- ☒ Cut view of sign indicating thickness and mounting details
- NA ☐ Cut sheet of proposed lighting including size, color and manufacturer
- ☐ Foam Core presentation board
  - Approximately 24"x36"
  - Attach all pictures and plans
  - Attach color and material samples
  - Attach lighting cut sheets
- ☒ 12 copies containing the above information indicated as \*

I hereby certify that the above answers are correct and true

Meg Morgan  
Signature of Applicant

2-5-2020  
Date

Subscribed and sworn to before me this 5th day of February AD 2020

Notary Public: Stephanie M. Rickard County, Michigan: St. Clair Commission expires: Aug 2021

**Note: Erecting of a permanent sign prior to Planning Commission approval will result in a fine double the sign permit fee**

# SITE PLAN

17877 W. Fourteen Mile Rd.

Lead #: 1911108-37393

PROJECT: Michigan Orthopaedic Surgeons

FILE: MI Orthopaedic Surgeons-Beverly Hills-P&P-P&RMT

SITE ADDRESS: 17877 W. Fourteen Mile Rd., Beverly Hills, 48025

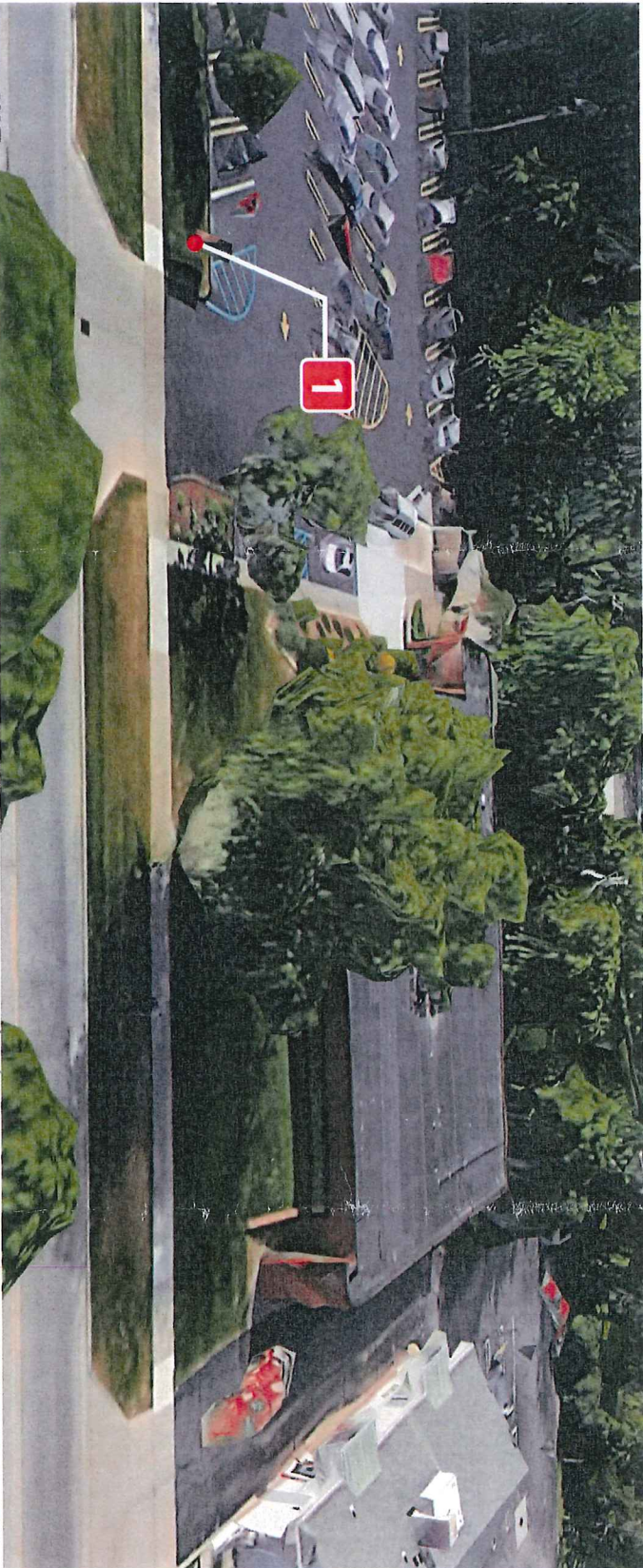
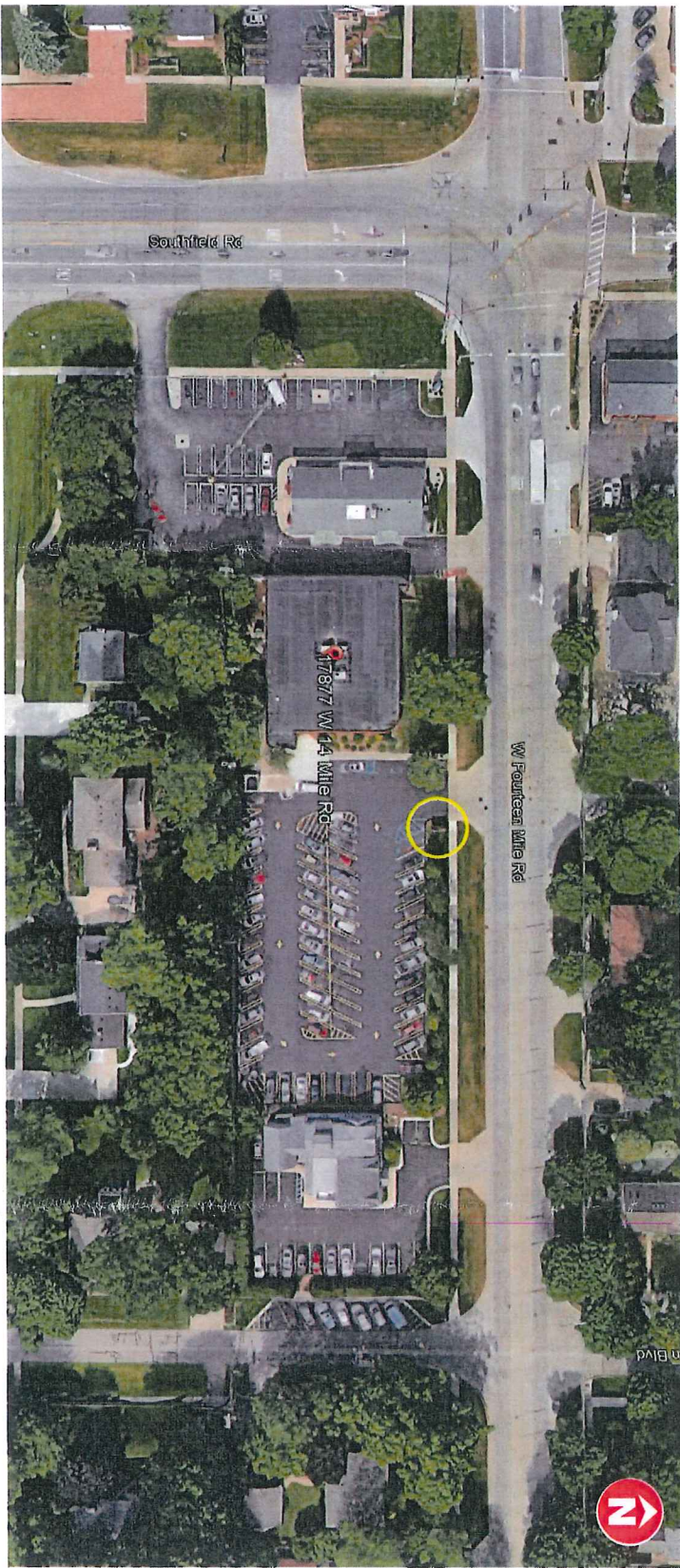
LEAD: GM

REVISION:

DATE: 12-13-19

DATE: 12-13-19

1 Location of existing post and panel to be installed per the elevation drawings



philips SIGN & LIGHTING inc.

PS&L

Ph: 586.468.7110

visit us at: [philipsign.com](http://philipsign.com)

Approved: 

Date: 1/31/20

Permit: DM 1-30-20

40920 Executive Drive  
Harrison Twp., MI  
48045-1363

Design, details and plans represented herein are the sole property of Phillips Sign & Lighting, Inc. All or any part of these designs (except registered trademarks) are protected. Attempts to duplicate designs without written permission may result in legal action.

**Item #1**  
TOTAL SIGN AREA: 29.25 Sq. Ft.

**Post & Panel**  
Qty: (1)

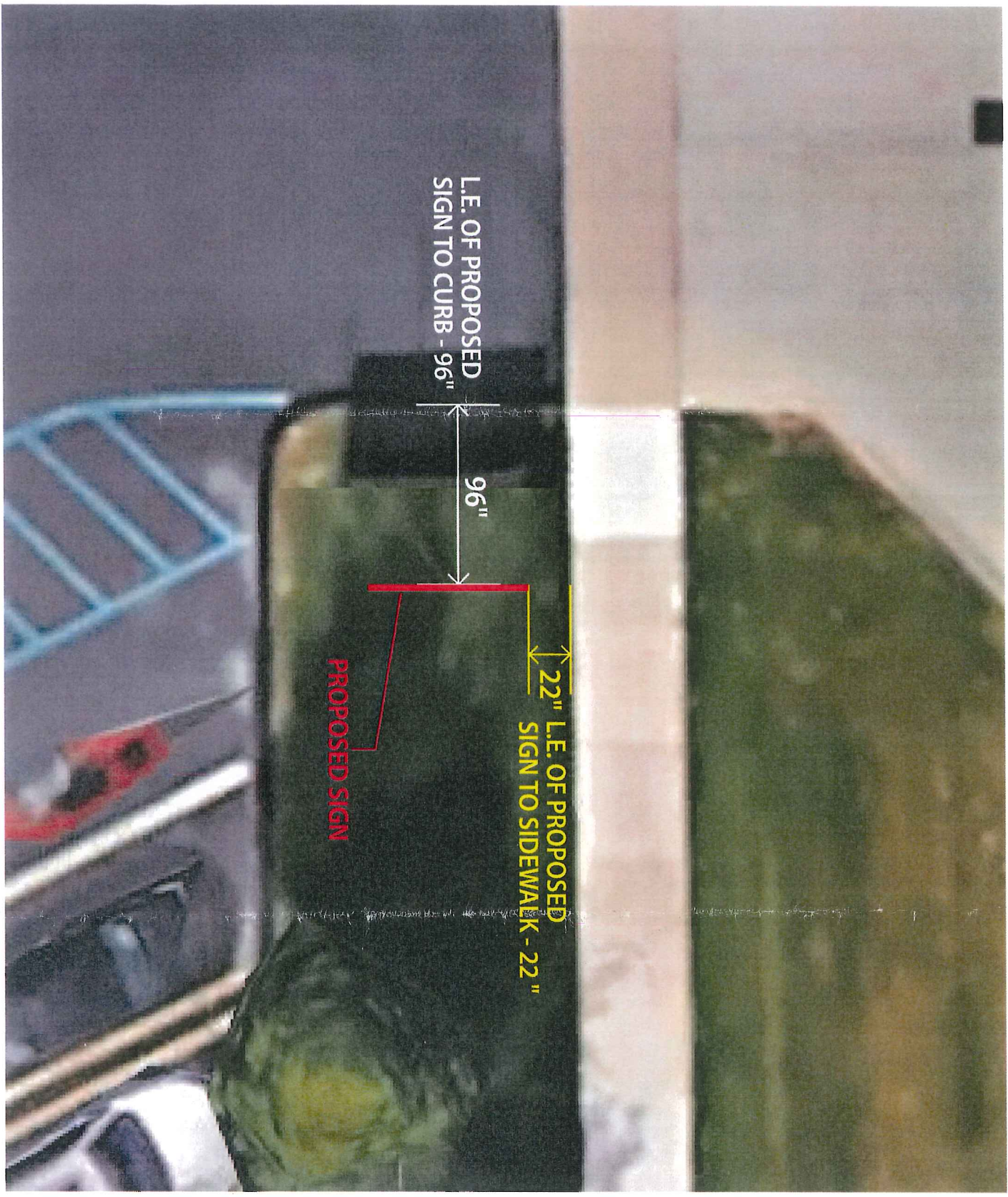
Lead #: 1911108-37393	
PROJECT: Michigan Orthopaedic Surgeons	
FILE: MI Orthopaedic Surgeons-Beverly Hills-P&P-PERMIT	
SITE ADDRESS: 17877 W. Fourteen Mile Rd., Beverly Hills, 48025	
LEAD: GM	REVISION: —
LAYOUT: DM	
Date: 12-13-19	

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Phillips SIGN & LIGHTING inc.

**PS&L**

Ph: 586.468.7110



Approved: Wu Date: 1/31/20

Permit: DM 1-30-20

**Item #1**  
TOTAL SIGN AREA: 29.25 Sq. Ft.

**Post & Panel**  
Qty: (1)

Lead #: 1911108-37393	
PROJECT: Michigan Orthopaedic Surgeons	
FILE: MI Orthopaedic Surgeons-Beverly Hills-P&P-P&P&M	
SITE ADDRESS: 17877 W. Fourteen Mile Rd., Beverly Hills, 48025	
LEAD: GM	REVISION:
LAOUR: DM	
Date: 12-13-19	

**1 POST & PANEL:**  
3 1/4" Square Aluminum Posts  
Aluminum Cabinet and Reveal  
Painted Finish  
Digitally Printed Vinyl Graphics/Laminate  
Post Color: PMS 300  
Finish: Satin  
Cabinet Color: White  
Finish: Satin  
Reveal Color: PMS 300  
Finish: Satin  
Vinyl: Digitally Printed  
Laminate: Satin

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phillips SIGN & LIGHTING inc.



Ph: 586.468.7110

40920 Executive Drive  
Harrison Twp., MI  
48045-1363

PLAN VIEW

SIDE A

78 in

3/4 in  
3 1/4 in  
3/4 in  
3 1/4 in

6' Person

END VIEW

3 1/4 in

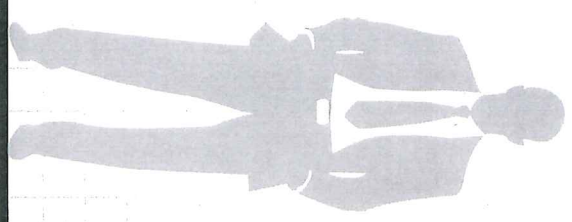
SIDE B



17877

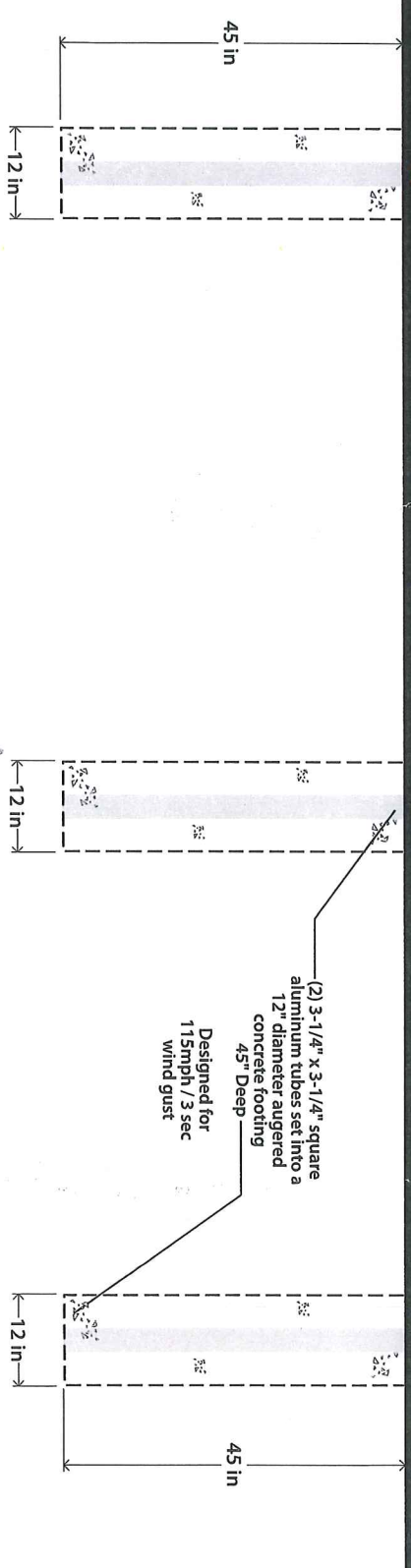


Jerome P. Widler, MD  
Michael D. Pochron, MD  
J. Michael Widler, MD  
Patrick J. Widler, MD  
Gregory V. Sobol, MD  
Brett P. Widler, MD  
Leonardo M. Cavimatto, MD  
Perry R. Altman, MD



(2) 3-1/4" x 3-1/4" square  
aluminum tubes set into a  
12" diameter augered  
concrete footing  
45" Deep

Designed for  
115mph / 3 sec  
wind gust



# Simulated Elevation View: Side A



Side B



Existing at Site: Side B



Existing at Site: Side A



Item #1

TOTAL SIGN AREA: 29.25 Sq. Ft.

Post & Panel  
Qty: (1)

Lead #: 1911108

PROJECT: Michigan Orthopaedic Surgeons  
FILE: MI Orthopaedic Surgeons-Beverly Hills-P&P

SITE ADDRESS: 17877 W. Fourteen Mile Rd.,  
Beverly Hills, 48025

LEAD: GM REVISION: -

LAYOUT: DM

Date: 12-13-19

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are protected. Attempts to duplicate designs without  
written consent may result in legal repercussions.

phillips SIGN & LIGHTING inc.

PS&L

Ph: 586.468.7110

Visit us at:  
phillipsign.com

Approved: *[Signature]*

Date: 1-28-20

Permit: -

40920 Executive Drive  
Harrison Twp., MI  
48045-1363



Measure distance

Click on the map to add to your path

Total distance: 90.83 ft (27.69 m)

X



To: Charles Raeder, Chairperson; Zoning Board of Appeals Members

From: Erin LaPere, Planning & Zoning Administrator

Date: June 3, 2020

Re: Case #1377

Petitioner Tyler McVety, 31625 Auburn Dr, is seeking a variance from the requirements of Village Ordinance, Chapter 22, Section 22.24, a Front Open Space, for a property located at 32405 Bellvine Trail. The petitioner has an offer to purchase this property and is seeking to construct a new home with an attached garage on the site. The prior home was demolished by the current owners in February 2019.

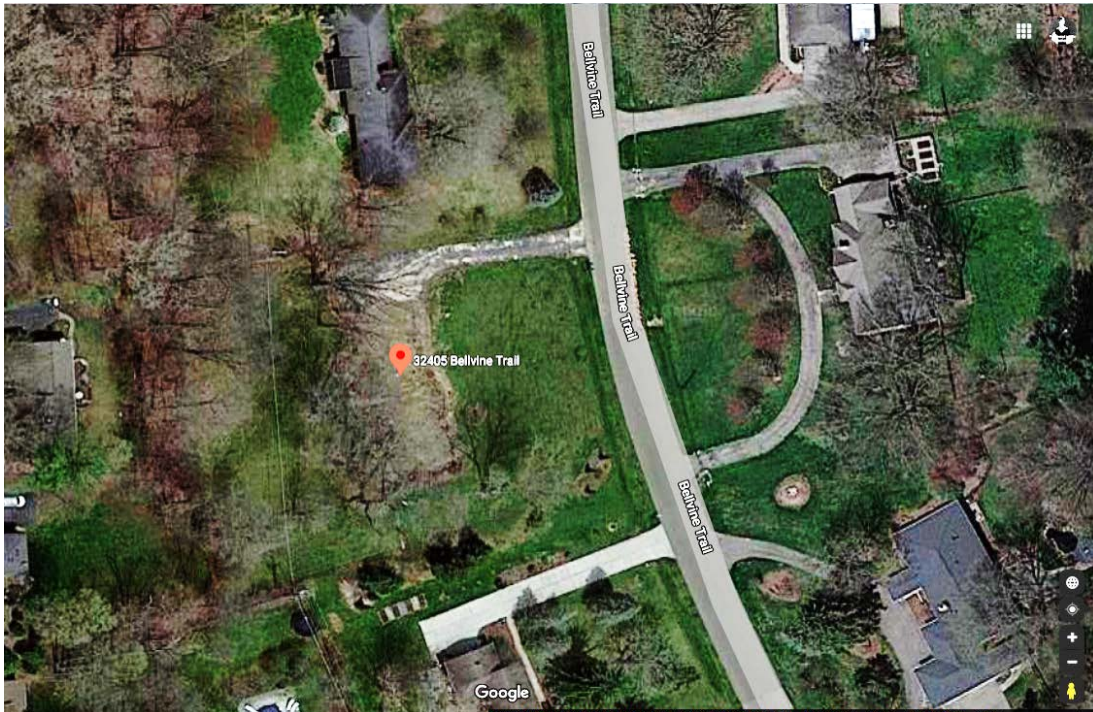


Figure 1 – 32405 Bellvine Trail

Village Ordinance, Section 22.24, a Front Open Space requires compliance with average front open space of existing homes within 200 feet on the same side of the street. There are three homes within that averaging area, with setbacks that range from 76.1 feet to 85.8 feet. The average calculated front setback is 80.23 feet. Due to the curve of the roadway, the proposed house setback measurement varies and is partly in conformance; however the proposed attached garage will be 72.25 feet from the front property line at the closest point. Attached accessory buildings are subject to the same setback requirements as the principal building.

The petitioner has noted that the majority of proposed home will be in conformance with the front setback and he is seeking to maximize the space from the rear of the house and accessory structures to the existing power lines that bisect the rear open space.

The petitioner has submitted survey of the proposed new home and garage location, and attached is a copy of the petition form and supplemental documentation.

### **Resolutions for Consideration**

The Zoning Board of Appeals grants a variance from Village Ordinance, Chapter 22, Section 22.24, a, Front Open Space for a new residence at 32405 Bellvine Trail that will be no closer than 72.25 feet from the front lot line due to the practical difficulty/ies of \_\_\_\_\_ upon finding that:

- this situation is unique to the subject property,
- applying the strict letter of zoning restrictions would unreasonably prevent the landowner from using their property for a permitted purpose,
- conformity with the zoning regulations is unnecessarily burdensome,
- approval of the variance would not negatively impact adjacent property owners or land within the district, and
- the circumstances requiring the variance were not self-created.

The Zoning Board of Appeals denies a variance from Village Ordinance, Chapter 22, Section 22.24, a, Front Open Space for a new residence at 32405 Bellvine Trail due to the lack of practical difficulty demonstrated, and upon finding that:

- the circumstances are not unique to this property,
- the landowner can reasonably use their property without the variance,
- maintaining conformity with the zoning regulations is not unnecessarily burdensome,
- approval of the variance would negatively impact adjacent property owners or land within the district, and/or
- the circumstances requiring the variance were self-created.

eel

attachments


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](http://www.villagebeverlyhills.com)

**\*\*Staff Use Only\*\***

Date Received: \_\_\_\_\_

Case Number: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Petition to the Zoning Board of Appeals	
<b>Property Address &amp; Parcel I.D. Number(s)</b>	Address: <b>32405 Bellvine Rd. Beverly Hills, Mi. 48025</b>
	Parcel ID(s): <b>T1N, R10E, SEC 3</b>
<b>Type of Variance</b>	<input checked="" type="checkbox"/> Dimensional (practical difficulty) <input type="checkbox"/> Land Use (hardship) <input type="checkbox"/> Interpretation (text or map)
<b>Applicant</b> (must have legal interest in property)	Name: Tyler McVety
	Business:
	Address: 31625 Auburn Dr.
	City: _____ State: _____ Zip: _____
	Phone: _____ Email: mcvelyty@gmail.com
	Legal Interest: <input type="checkbox"/> Own Property <input type="checkbox"/> Lease Property <input checked="" type="checkbox"/> Offer to Purchase (please attach)
	<input type="checkbox"/> Other (e.g. attorney, architect, contractor, etc.):
<b>Primary Contact</b> <input checked="" type="checkbox"/> Same as Applicant	Name:
	Business:
	Address:
	City: _____ State: _____ Zip: _____
	Phone: _____ Email: _____
	Relationship to Applicant (e.g. architect, attorney, contractor, etc.):
<b>Property Owner</b> <input type="checkbox"/> Same as Applicant	Name: Brian Bolyard
	Business: Eleven22, LLC
	Address: 202 Wimbelton Dr.
	City: _____ State: _____ Zip: _____
	Phone: _____ Email: eric@areagents.com
	Property Owner Signature (if other than applicant):
<b>Briefly describe appeal</b> (attach additional pages if necessary)	Requesting a 10% reduction (8 feet) for the front setback on this property.
	Per the included plot plan, there are two corner points of the house (porch and garage)
	which would extend beyond the average setback and the majority of the house is behind.
	Requesting this variance in order to maximize the distance between the home, planned porch & patio from the power lines.
<b>Applicant Signature</b>	X: 

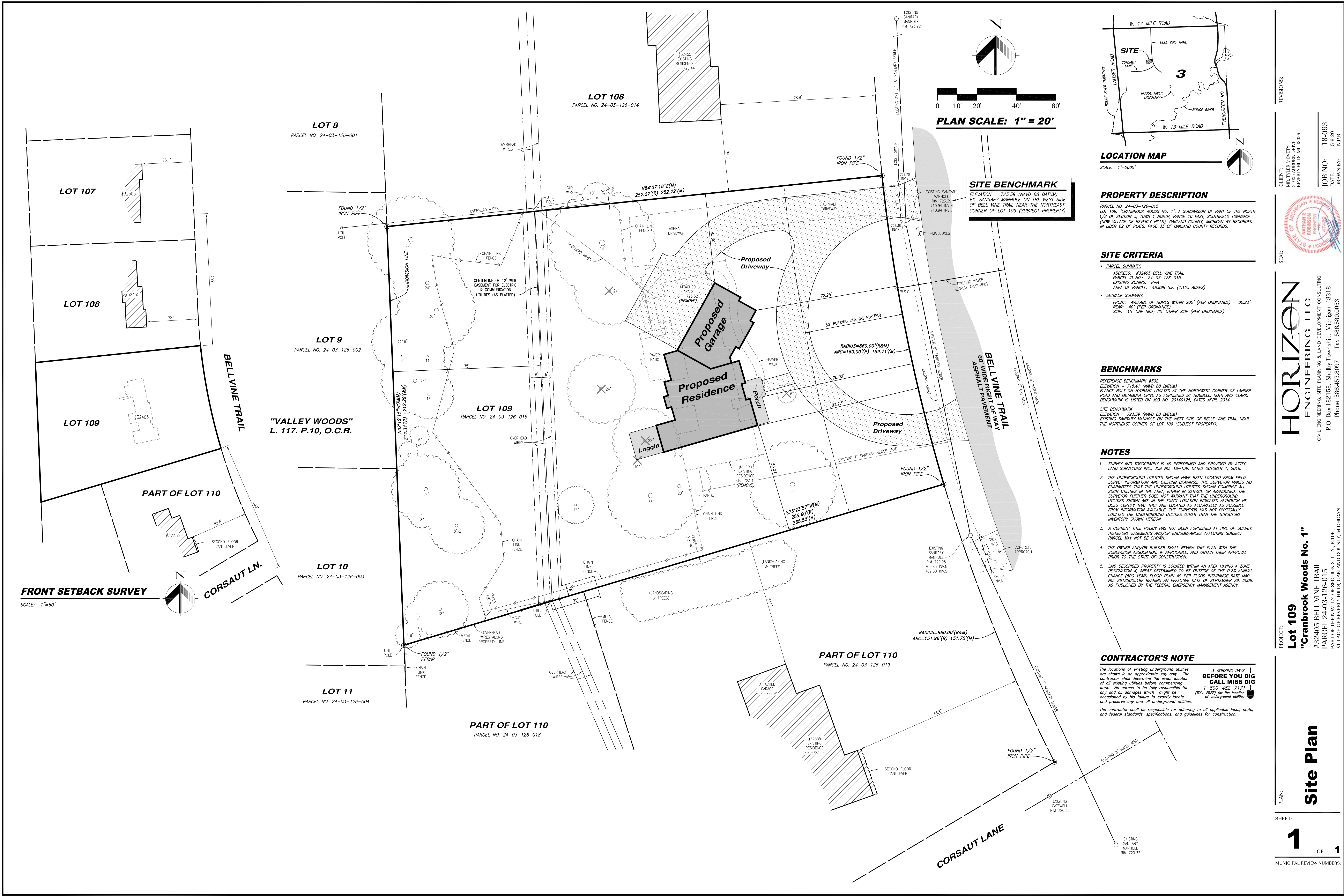
*In order to be considered at an upcoming meeting, this application and all required documents and materials must be submitted by the established deadline date for the next regular meeting of the Council, Planning Commission, and/or Zoning Board of Appeals. Submittal by deadline does not guarantee placement 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: \_\_\_\_\_

\_\_\_\_\_



REVISIONS:

CLIENT:  
MR. TYLER MCKEY  
182158, SHELLEY TOWNSHIP  
BEVERLY HILLS, MI 48025

SEAL:  
ATLANTA  
REGISTERED  
ENGINEER  
NO. 47350  
EXPIRATION  
DATE 12/31/2024

PROJECT:  
**Lot 109**  
"Cranbrook Woods No. 1"  
#32405 BELL VINE TRAIL  
PARCEL 24-03-126-015  
PART OF THE N.W. 1/4 OF SECTION 3, T1N., R10E,  
VILLAGE OF BEVERLY HILLS, OAKLAND COUNTY, MICHIGAN

PLAN:  
**Site Plan**

SHEET:  
**1**  
OF: **1**

MUNICIPAL REVIEW NUMBERS: