

AGENDA

**ZONING BOARD OF APPEALS
CITY OF ROYAL OAK**

**Thursday, March 9, 2023
7:00 P.M.**

Royal Oak City Hall
203 S. Troy St.
City Commission Chambers 121
Royal Oak, MI 48067

[Click on the links highlighted in [blue](#) for staff reports, plans, and other documents.]

A. Call to Order & Roll Call

B. Approval of Minutes for [February 9, 2023](#)

C. Old / Unfinished Business

1. [Case No. 23-02-04](#) – public hearing on the appeal of Ben Schomer, petitioner & owner, for the following variance:
 - (a) Waive 2,021 sq. ft. of the maximum permitted usable floor area of 3,500 sq. ft. for a single-family dwelling to permit construction of a new single-family dwelling with an attached garage / accessory structure at 614 Irving Ave. (25-22-181-020).
2. [Case No. 23-02-05](#) – public hearing on the appeal of P. Mark Accettura, petitioner & owner, for the following variances:
 - (a) Alter / expand a nonconforming structure
 - (b) Waive 0.6 ft. of the minimum required 5 ft. south side yard setback
 - (c) Waive 7.3 ft. of the minimum required 35.1 ft. east front yard setback
 - (d) Waive 7 ft. of the minimum required 30.3 ft. north front yard setback
 - (e) Waive 2.3% of the maximum allowable total lot coverage of 30% to permit construction of an east front yard addition to an existing single-family dwelling at 1629 N Washington Ave. (25-16-229-014).

D. New Business

1. [Case No. 23-03-06](#) – public hearing on the appeal of Mark Clark, petitioner & owner, for the following variance:
 - (a) Waive 0.8% of the maximum allowable total lot coverage of 30% to permit construction of a two-story addition to an existing single-family dwelling at 3710 Woodland Ave. (25-05-476-003).
2. [Case No. 23-03-07](#) – public hearing on the appeal of Andrew Nemes, petitioner & owner, for the following variances:
 - (a) Waive 6 ft. from the minimum required 25 ft. south setback along Amherst Rd.
 - (b) Waive 40 sq. ft. from the maximum allowable 800 sq. ft. for an accessory building
 - (c) Waive 1.8 ft. from the maximum permitted 15 ft. height of an accessory building to permit construction of a new detached accessory building / garage at 4209 Sheffield Rd. (25-06-307-002).

E. Other Business

F. General Public Comment

G. Adjournment

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.