

**ZONING BOARD OF APPEALS  
CITY OF ROYAL OAK, MICHIGAN**  
www.romi.gov

**Thursday, April 11, 2019  
7:00 P.M.  
AGENDA**

**A. Call to Order**

**B. [Approval of Minutes for March 14, 2019](#)**

**C. Old / Unfinished Business**

**D. New Business**

1. **[Case No. 19-04-10](#)** – public hearing on the appeal of 511 Design LLC, petitioner & Star 26026 LLC, owner, for the following variances:
  - (a) waive 0.5 ft. of the minimum required width of 9 ft. for 21 parking spaces located within the automated parking structure
  - (b) waive 2 of the minimum required length of 20 ft. for 21 parking spaces located within the automated parking structure
  - (c) waive 10 of the minimum required 44 off-street parking spaces to expand a one-story building with a second level and mezzanine, create 13 surface parking spaces and construct a four-level automated parking structure with 21 parking spaces that do not meet the minimum size requirements at **26026 Woodward Ave.** (25-21-252-014)
  
2. **[Case No. 19-04-11](#)** – public hearing on the appeal of Royal Oak Place LLC, petitioner & owner, for the following variances:
  - (a) increase/expand a non-conforming site
  - (b) waive 26 of the minimum required 86 total off-street parking spaces
  - (c) waive 64,380 sq. ft. of the minimum required 132,000 sq. ft. of lot area
  - (d) waive the required 30 inch. decorative masonry screening walls between the parking lot and public rights-of-way
  - (e) waive 4 ft. of the minimum required 20 ft. two-way drive aisle
  - (f) waive 2 ft. of the minimum required 20 length for parking spaces to convert existing interior floor area into an additional dwelling unit resulting in 43 total dwelling units and modifications to an existing parking lot at **2305 W. 13 Mile Rd.** (25-08-202-001)

**E. Other Business**

**F. Public Comment**