

AGENDA

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

**Thursday, May 11, 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 [April 13, 2023](#)

C. Unfinished Business

D. New Business

1. [Case No. 23-05-11](#) – public hearing on the appeal of Elmhurst Development, petitioner & SJ & BAE LLC, owner, for the following variance:
 - (a) Waive 31 ft. of the minimum required 40.6 ft. west front yard setback along Fern St. to permit construction of a new single-family dwelling with an attached garage accessed via Fern St. at 503 Girard Ave. (25-10-178-018).

2. [Case No. 23-05-12](#) – public hearing on the appeal of Victoria Zahul, petitioner & owner, for the following variances:
 - (a) Alter/expand a non-conforming structure
 - (b) Waive 1 ft. of the minimum required 26.3 ft. west front yard setback measured to living space
 - (c) Waive 1 ft. from the minimum required 4 ft. south side yard setback measured to living space
 - (d) Waive 3 ft. of the maximum allowable 7 ft. extension of a covered, unenclosed front porch and steps into the minimum required front yard setback to permit construction of a new covered, unenclosed front porch and steps and a second story addition to an existing single-family dwelling at 3258 Garden Ave. (25-07-176-005).

E. Other Business

F. General Public Comment

G. Adjournment