

AGENDA

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

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

C. Unfinished Business

D. New Business

1. [Case No. 23-07-13](#) – public hearing on the appeal of Moiseev Gordon Associates, Inc., petitioner & JPS Leafdale, LLC, owner, for the following variances:
 - (a) Waive 7 of the minimum required 19 off-street parking spaces
 - (b) Waive 7 ft. of the minimum required width of 20 ft. for a two-way drive / maneuvering aisle
to convert a manufacturing building into a fitness center at 4915 Leafdale Blvd. (20-32-378-019).

2. [Case No. 23-07-14](#) – public hearing on the appeal of Nathan Zaher, petitioner & Sylvan Drive LLC, owner, for the following variances:
 - (a) Use Variance
 - (b) Waive 1,932.25 sq. ft. of the minimum required 9,000 sq. ft. of lot area
 - (c) Waive 2 of the minimum required 4 off-street parking spaces
to allow an existing single-family dwelling to be converted into a two-family dwelling at 3041 Sylvan Dr. (25-09-204-012).

3. [Case No. 23-07-15](#) – public hearing on the appeal of Louis Domin Inc., petitioner & 1927 Brookwood LLC, owner, for the following variances:
 - (a) Waive 1,440 sq. ft. of the minimum required 6,000 sq. ft. lot area for proposed Parcel “A” and Parcel “B”
 - (b) Waive 10 ft. of the minimum required 50 ft. width for proposed Parcel “A” and Parcel “B”
to permit a land division to create two individual single-family home sites at 1927 Brookwood Ave. (25-10-379-016).

E. Other Business

F. General Public Comment

G. Adjournment