

AGENDA

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

**Thursday, August 10, 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 [July 13, 2023](#)

C. Unfinished Business

1. [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).

D. New Business

1. [Case No. 23-08-16](#) – public hearing on the appeal of Martini Samartino Design Group, petitioner & Michael Campbell, owner, for the following variances:
 - (a) Waive 983 sq. ft. of the maximum permitted usable floor area of 3,500 sq. ft. for a single-family dwelling
 - (b) Waive 485 sq. ft. from the maximum allowable 800 sq. ft. of floor area for attached garages / accessory buildings
 - (c) Waive 1.4 ft. of the maximum allowable height of 15 ft. for an accessory structure to permit construction of a new two-story single-family dwelling with attached garages / accessory buildings at 304 Lexington Blvd. (25-04-429-019).

E. Other Business

F. General Public Comment

G. Adjournment