

NOTICE OF ZONING BOARD OF APPEALS MEETING

The Royal Oak Zoning Board of Appeals will conduct a meeting at **7:00 p.m.** on
Thursday, October 14, 2021

COVID-19 is a new strain of coronavirus that had not been previously identified in humans, can spread easily from person to person, and can result in serious illness or death. To mitigate the spread of COVID-19, to protect the public health, and provide essential protections to vulnerable Michiganders, it is crucial that all Michiganders take steps to limit in-person contact. The critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. Conducting this meeting in person would risk the personal health or safety of members of the public and/or the board. Therefore, this meeting will be held electronically, in compliance with Public Acts 228 and 254 of 2020, and the procedures established by the Royal Oak City Commission.

Members of the public may watch the meeting broadcast by WROK, the city's municipal access cable channel, in any of the following ways:

WROK WOW Channel 10

WROK YouTube www.youtube.com/WROKCableTV

WROK Live Stream <https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>.

Members of the public may participate in the meeting electronically by providing public comment on any zoning board-related matter, whether on the agenda or not, by leaving a recorded comment at **(248) 246-3411** between the hours of **12:00 p.m. and 3:00 p.m.** on **Thursday, October 14, 2021**. Please give your name along with the case number and street address of the agenda item on which you are commenting, or the non-agenda subject on which you are commenting. The chairperson will open the public comment portion of the meeting on agenda items and your recorded message will be played as part of the meeting broadcast. Public comments will be limited to three (3) minutes per person. If you exceed the three-minute limit only the first three minutes will be played for meeting broadcast. If you call multiple times only your first comment will be played.

Members of the public may also contact staff to provide input or ask questions on any business that will come before the board at the meeting via e-mail no later than **Wednesday, October 13, 2021, at 3:00 p.m.**, at <https://www.romi.gov/formcenter/Planning-20/Contact-Us-Planning-118>. When sending an e-mail message, please list within the subject line of the message the case number and street address of the agenda item on which you are commenting, or the non-agenda subject on which you are commenting. E-mail messages that are received will be added to the agenda materials that are available on-line at <https://www.romi.gov/AgendaCenter/Zoning-Board-of-Appeals-ZBA-6>

Anyone wishing to participate in the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact Carol Schwanger, city manager's executive assistant, at (248) 246-3203 by **Friday, October 8, 2021, at 12:00 p.m.** so that appropriate arrangements can be made.

AGENDA

**Royal Oak Zoning Board of Appeals
Meeting**

Thursday, October 14, 2021 at 7:00 p.m.

**City Hall, 203 South Troy Street
Royal Oak, MI 48067**

Broadcast from City Commission Room 121
WROK WOW Channel 10

<https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>

- A. Call to Order**
- B. Roll Call**
- C. Approval of Minutes for [September 8, 2021](#) & [September 9, 2021](#)**
- D. Unfinished Business**
- E. New Business**
 - 1. [Case No. 21-10-43](#) – public hearing on the appeal of Udaya B & Andrea L Gontina Trust, petitioner & owner, for the following variances:
 - (a) Waive 680 sq. ft. of the maximum allowable garage / accessory ground floor area of 800 sq. ft.
 - (b) Waive 7.5 ft. of the maximum allowable height of 15 ft. for the garage / accessory structure
 - (c) Waive 1,100 sq. ft. of the maximum permitted usable floor area of 3,500 sq. ft. for a single-family dwelling
 - (d) Waive 3.5 ft. of the maximum allowable driveway width of 25 ft. along Fairlawn Rd. to permit construction of ground floor and a second story addition to an existing single-family dwelling and attached garage / accessory structure at **1805 Greenleaf Dr.** (25-17-276-013).
 - 2. [Case No. 21-10-44](#) – public hearing on the appeal of Father & Son Construction, petitioner & Nancy S & Craig C Peterson, owners, for the following variance:
 - (a) Waive 1.1% (79 sq. ft.) of the maximum allowable total lot coverage of 30% to demolish an existing and construct a new 130 sq. ft. rear yard addition at **4410 Hillcrest Ave.** (25-05-233-010).
 - 3. [Case No. 21-10-45](#) – public hearing on the appeal of Moiseev / Gordon Associates Inc, petitioner & Brian Richotte, owner, for the following variances:
 - (a) Waive 6.5 ft. of the minimum required 35 ft. north rear yard setback related to an unenclosed, covered rear porch
 - (b) Waive 960 sq. ft. of the maximum permitted usable floor area of 3,500 sq. ft. for a single-family dwelling to permit construction of ground floor and a second story addition to an existing single-family dwelling with an attached garage / accessory structure at **1904 Cedar Hill Dr.** (25-17-226-013).

4. [Case No. 21-10-46](#) – public hearing on the appeal of Mainstreet Design Build, petitioner & Denise M & Paul D Regoni, owners, for the following variance:
 - (a) Waive 1.7% of the maximum allowable accessory lot coverage of 10% to permit construction of a 550 sq. ft. detached accessory structure / garage with a 267 sq. ft. roofline extension for the purpose of an open, covered outdoor entertainment area at **2503 N. Connecticut Ave.** (25-10-427-027).
5. [Case No. 21-10-47](#) – public hearing on the appeal of GAV & Associates Inc, petitioner & Safeway Acquisitions Co LLC, owner, for the following variances:
 - (a) Alter/expand/enlarge a nonconforming use
 - (b) Waive 13 of the minimum required 24 off-street parking spaces to construct a new automobile filling station and convenience store with outdoor sales at **735 S. Main St.** (25-22-157-003).
6. [Case No. 21-10-48](#) – public hearing on the appeal of Joseph C McGinnis, petitioner & owner, for the following variances:
 - (a) Alter/expand/enlarge a nonconforming structure
 - (b) Waive an additional 1.1% (66 sq. ft.) of the maximum allowable total lot coverage of 30%
 - (c) Waive 0.6% of the maximum allowable accessory lot coverage of 10%
 - (d) Waive 3.5 ft. of the minimum required 31.5 ft. north setback along W. Hudson Ave. to permit construction of a 66 sq. ft. north side addition to an existing detached accessory structure / shed at **1002 S. Lafayette Ave.** (25-21-409-019).

F. Other Business

1. [Meeting Schedule & Religious Holidays for 2022](#)

G. Public Comment

H. Adjournment