

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, November 11, 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/WROK CableTV

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, November 11, 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, November 10, 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, November 5, 2021, at 12:00 p.m.** so that appropriate arrangements can be made.

AGENDA

**Royal Oak Zoning Board of Appeals
Meeting**

Thursday, November 11, 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 October 14, 2021](#)

D. Unfinished Business

E. New Business

1. **[Case No. F-21-11-05](#)** – public hearing on the appeal of Jami & Chad Buchanan, petitioners & owners, for the following variance from the city’s fence ordinance:
 - (a) Waive 2 ft. of the maximum allowable 6 ft. fence height in a rear yard to retain a previously installed 8 ft. tall sight obscuring wood fence at **326 Hendrie Blvd.** (25-21-128-009).
2. **[Case No. 21-11-49](#)** – public hearing on the appeal of Kay & Daniel Haser, petitioners & owners, for the following variances:
 - (a) Waive 1.1% (68 sq. ft.) of the maximum allowable accessory lot coverage of 10%
 - (b) Waive 308 sq. ft. of the maximum allowable total lot coverage of 1,800 sq. ft.
 - (c) Waive 0.7 ft. of the minimum required south side yard setback of 4 ft. for a detached accessory structure / garage to permit construction of a 14 ft. tall, 667 sq. ft. detached accessory structure / garage at **3110 Ferris Ave.** (25-10-203-011).
3. **[Case No. 21-11-50](#)** – public hearing on the appeal of Moiseev / Gordon Associates Inc, petitioner & Katherine and Trevor Mantkus, owners, for the following variances:
 - (a) Waive 442 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft.
 - (b) Waive 956 sq. ft. of the maximum permitted usable floor area of 3,500 sq. ft. for a single-family dwelling
 - (c) Waive one of the maximum allowable number of driveways to retain the westernmost drive approach and driveway to permit construction of a two-story rear yard addition, including a 1,242 sq. ft. attached garage, to an existing single-family dwelling at **202 Crane Ave.** (25-16-427-024).

4. [Case No. 21-11-51](#) – public hearing on the appeal of Agree Development LLC, petitioner & Store AVF 2017-2 LLC, owner, for the following variance:
 - (a) Waive 61 of the minimum required 193 off-street parking spaces to modify the building from a home furnishing retailer to professional office at **32301 Woodward Ave.** (25-06-179-025).

F. Other Business

G. Public Comment

H. Adjournment