

**ZONING BOARD OF APPEALS
CITY OF ROYAL OAK, MICHIGAN**
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**Thursday, August 8, 2019
7:00 P.M.
AGENDA**

A. Call to Order

B. Approval of [Minutes for July 11, 2019](#)

C. Old / Unfinished Business

1. **Case No. 19-07-23** – public hearing on the appeal of Kelli Lewton, petitioner & owner, for the following variances:
 - (a) waive 9.4 ft. of the minimum required north front yard setback of 44.4 ft
 - (b) waive 10 ft. of the minimum required rear yard setback of 35 ft.
 - (c) waive 4.1% of the maximum allowable total lot coverage requirement of 30%
 - (d) waive 510.7 sq. ft. of the maximum allowable ground floor area of 800 sq. ft. for an accessory structureto permit the construction of a one-story single-family home with an attached garage at **4105 Highfield Rd.** (25-06-309-007).

D. New Business

1. **Case No. F-19-08-04** – public hearing on the appeal of Gina Rozak, petitioner & owner, for the following variance:
 - (a) waive 2 ft. of the maximum permitted 4 ft. fence height within a front yard setback to permit construction of a 6 ft. tall privacy fence along the secondary front property line at **625 Midland Ave.** (25-03-377-023).
2. **Case No. 19-08-29** – public hearing on the appeal of Christopher Adams, petitioner & owner, for the following variances:
 - (a) Expand / alter a nonconforming structure
 - (b) Waive 9.8 ft. of the minimum required front yard setback measured to an unenclosed front porch and steps
 - (c) Waive 3.3 ft. of the maximum allowable driveway width of 25 ft.
 - (d) Waive the requirement prohibiting driveways in the front yard setback
 - (e) Waive 250 sq. ft. of the maximum allowable 800 sq. ft. accessory structure ground floor area.
 - (f) Waive 6.9 % of the maximum allowable lot coverage of 10% for an accessory structure
 - (g) Waive 3 ft. of the minimum required south side yard setback of 5 ft. for an accessory structure.
 - (h) Waive 4.8% of the maximum allowable total lot coverage of 30%.to permit the expansion of a nonconforming two-family dwelling, construction of a new and expanded drive approach and driveway, and construction of a new 1,050 sq. ft. accessory structure / garage at **212 N. Edgeworth Ave.** (25-14-377-007).
3. **Case No. 19-08-30** – public hearing on the appeal of Jacqueline Keena, petitioner & owner, for the following variances:
 - (a) Expand / alter a nonconforming structure.
 - (b) Waive 1.5 ft. of the minimum required 4 ft. east side yard setback.
 - (c) Waive 1% of the maximum allowable lot coverage of 10% for an accessory structure / garage to permit construction of an addition to an existing, nonconforming single-family dwelling and new accessory structure at **618 E. University Ave.** (25-15-382-007).

4. **Case No. 19-08-31**– public hearing on the appeal of Eric Smethurst, petitioner & owner, for the following variance:
 - (a) waive 6.5 ft. of the minimum required 35 ft. rear yard setback to permit the construction of an attached garage and second story living space at **220 Josephine Ave.** (25-16-379-040).

E. Other Business

F. Public Comment