

**AGENDA**

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

**Thursday, September 14, 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 [August 10, 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. 23-09-17](#) – public hearing on the appeal of Sue Jo, petitioner & owner, for the following variances:
  - (a) Alter/expand a non-conforming structure
  - (b) Waive 8.25 ft. of the minimum required 25 ft. east front yard setback
  - (c) Waive 2.4 ft. of the maximum allowable 7 ft. extension of a covered, unenclosed front porch and steps into the minimum required front yard setback to permit construction of first and second story additions and a new covered, unenclosed front porch and steps to an existing non-conforming single-family dwelling at 1116 Etowah Ave. (25-07-176-005).

**E. Other Business**

**F. General Public Comment**

**G. Adjournment**