

AGENDA

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

**Thursday, January 13, 2022
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 December 9, 2021](#)

C. Old / Unfinished Business

1. **Case No. 21-12-53** – an appeal of Hillan Homes Inc, petitioner & owner, for the following variances:
 - (a) waive 10.4 ft. of the minimum required 34.3 ft. west front yard setback
 - (b) waive 4.7 ft. of the minimum required 27.3 ft west front yard setback measured to an unenclosed front porch and stepsto permit construction of a two-story, single-family dwelling with an attached garage / accessory structure at **4240 Olivia Ave.** (25-06-259-004) **has been withdrawn.**

D. New Business

1. **Case No. 22-01-01** – public hearing on the appeal of Motor City Auto Spa, petitioner & The Galt Company LLC, owner, for the following variance:
 - (a) waive 4 of the minimum required 32 off-street parking spacesto establish an automobile service center within an existing building at **4325 Delemere Blvd.** (25-05-181-005).
2. **Case No. 22-01-02** – public hearing on the appeal of Cranbrook Building Co. LLC, petitioner & owner, for the following variances:
 - (a) waive 5 ft. of the minimum required 50 ft. lot width for Parcel “B”to permit a land division and create a single-family home site at **2210 N. Connecticut Ave.** (25-10-432-038).
3. **Case No. 22-01-03** – public hearing on the appeal of Three Squared Inc, petitioner, & Nora Urbanski & Marc Anthony Ruize, owners, for the following variances:
 - (a) waive 224 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft.
 - (b) waive 0.4% of the maximum allowable accessory structure lot coverage of 10%
 - (c) waive the requirement that a detached accessory structure / garage have either a mansard, hip, gambrel, or gable roofto permit construction of 32 ft. by 32 ft., 10.1 ft. detached accessory structure / garage with a flat roof at **627 Walnut Ave.** (25-09-455-001).
4. **Case No. 22-01-04** – public hearing on the appeal of C. Brewer & Associates, petitioner & Edward Steinke, owner, for the following variances:
 - (a) alter/expand a nonconforming structure
 - (b) waive 0.3 ft. of the minimum required 4 ft. west side yard setback
 - (c) waive 7.3 ft. of the minimum required 31.1 ft. south front yard setback

*Individuals with disabilities requiring special aids or services should contact the City Clerk at 248-246-3050.
Call 248- 246-3010 for telecommunications device for the deaf (TDD).*

to permit construction of a second story and front yard additions to an existing, nonconforming, single-family dwelling at **1215 E. 6th St.** (25-22-254-011).

5. **Case No. 22-01-05** – public hearing on the appeal of Hillan Homes Inc, petitioner & owner, for the following variances:
 - (a) waive 0.4 ft. of the minimum required 34.3 ft. west front yard setback
 - (b) waive 10 ft. of the minimum required 35 ft. east rear yard setbackto permit construction of a two-story, single-family dwelling with an attached garage / accessory structure at **4240 Olivia Ave.** (25-06-259-004).

E. Other Business

1. **Pending Litigation:** Salvatore DiMercurio, Clarence Kennedy, & Mohammed K. Salami v City of Royal Oak, Oakland County Circuit Court Case No. 21-188243-AV

F. General Public Comment

G. Adjournment