

AGENDA

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

**Thursday, February 10, 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 January 13, 2022](#)

C. Old / Unfinished Business

D. New Business

1. [Case No. 22-02-06](#) – administrative review request by C&J Hammer Hard Accessories, petitioner & Raad Azzoo, owner. Appeal requesting that the zoning board of appeals overturn the zoning administrator's determination that the petitioner's business operation at **601 N. Main St.** (25-16-432-006) is an adult-oriented commercial enterprise.
2. [Case No. 22-02-07](#) – public hearing on the appeal of Julie & John Farhat, petitioners & owners, for the following variances:
 - (a) waive the prohibition of a combination of utilities in a garage / accessory structure which create living space
 - (b) use variance to convert the second story of a detached garage to habitable living space and create a second dwelling unit at **2209 Vinsetta Blvd.** (25-09-331-001).

E. Other Business

1. [2021 Annual Report](#)

F. General Public Comment

G. Adjournment