

## **NOTICE OF ZONING BOARD OF APPEALS MEETING**

The Royal Oak Zoning Board of Appeals will hold a regular meeting on **Thursday, March 11, 2021, at 7:00 p.m.** Pursuant to State of Michigan Public Acts 228 and 254 of 2020, public bodies have the authority to conduct public meetings remotely until March 30, 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. Therefore, this meeting will be held electronically, in compliance with Public Acts 228 and 254 of 2020, and the procedures established by the City Commission.

Members of the public may watch the meeting in either of the following ways: on WROK, the city's municipal access cable channel, broadcasting on Wide Open West channel 10; or on WROK's live web stream at <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 planning-related matter, whether on the agenda or not. To participate in public comment please call **(248) 246-3411** between the hours of **12:00 p.m. and 3:00 p.m.** on **Thursday, March 11, 2021**, and leave a recorded comment. 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 non-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 Zoning Board of Appeals at the meeting via e-mail at <https://www.romi.gov/formcenter/Planning-20/Contact-Us-Planning-118> no later than **Wednesday, March 10, 2021, at 3:00 p.m.** 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. Your message will be added to the on-line agenda materials 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, March 5, 2021 at 12:00 p.m.** so that appropriate arrangements can be made.

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**AGENDA**

**Royal Oak Zoning Board of Appeals Meeting**

**Thursday, March 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 [February 11, 2021](#)**

**D. Unfinished Business**

1. **Case No. 21-02-06** – public hearing on the appeal of JAG Assets, LLC, petitioner & owner, for the following variances:
  - (a) waive 20 ft. of the minimum required 50 ft. lot width.
  - (b) waive 2,565 sq. ft. of the minimum required 6,000 sq. ft. lot area.
  - (c) waive 1.5 ft. of the maximum allowable 30 ft. height of the dwelling
  - (d) waive 5% from the requirement that an attached garage / accessory structure be no greater than 50% of the total width of the front façade of the structure
  - (e) waive 3.5 ft. of the minimum required 30 ft. west front yard setback measured to ground floor living space.
  - (f) waive 5 ft. of the minimum required 30 ft. west front yard setback measured to an attached garage.
  - (g) waive 4.5 ft. of the minimum required 23 ft. west front yard setback measured to an unenclosed front porch and steps.
  - (h) waive 309 sq. ft. of the maximum allowable ground floor area of 344 sq. ft. for a garage / accessory structure.
  - (i) waive 9% of the maximum allowable garage / accessory structure lot coverage of 10% to permit a land division and construct a new three-story single-family dwelling with a below grade, front entry attached garage at **209 S. Maple Ave.** (25-21-203-010).

**E. New Business**

1. **Case No. F-21-03-01** – public hearing on the appeal of Beth Balis and Dean Tanski, petitioners & owners, for the following variances:
  - (a) waive 2 ft. of the maximum permitted 4 ft. fence height within a front yard setback along Crooks Rd.
  - (b) waive 3 ft. of the maximum permitted 3 ft. fence height within 10 ft. of the intersection of a driveway with a public sidewalk  
to allow a 6 ft. sight obscuring fence within a front yard setback as defined in the Zoning Ordinance at **2301 Vinsetta Blvd.** (25-09-328-017).

2. **Case No. 21-03-11** – public hearing on the appeal of Brian Reedy, petitioner & owner, for the following variances:
  - (a) alter/expand a nonconforming structure
  - (b) waive 8.6 ft. of the maximum allowable north front yard setback of 50 ft.
  - (c) waive 494 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft.
  - (d) waive 2.5 ft. of the maximum permitted accessory structure height of 15 ft.to permit construction of additions to an existing nonconforming single-family dwelling and a construction of a detached garage and attached carport at **521 Mount Vernon Blvd.** (25-04-454-003).
  
3. **Case No. 21-03-12** – public hearing on the appeal of Sarah Tobais & Lee Collick, petitioners & owners, for the following variances:
  - (a) waive one of the maximum allowable number of driveways
  - (b) waive the hard surface requirement for a drivewayto allow a second, gravel driveway at **505 Mount Vernon Blvd.** (25-04-454-005).
  
4. **Case No. 21-03-13** – public hearing on the appeal of Jaimie Smola, petitioner & owner, for the following variances:
  - (a) waive 7.3 ft. of the minimum required 29.3 ft. west front yard setback.
  - (b) waive 6.5 ft. of the minimum required 22.3 ft. west front yard setback measured to an unenclosed front porch and steps.
  - (c) waive 2.6 % (177 sq. ft.) of the maximum permitted total lot coverage of 30% to permit construction of a new two-story single-family dwelling with expanded living space into a required front yard setback at **128 Baker St.** (25-16-380-013).

**F. Other Business**

**G. Public Comment**