

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

The Royal Oak Zoning Board of Appeals will hold a regular meeting on **Thursday, April 8, 2021, at 7:00 p.m.**

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. Conducting this meeting in person would risk the personal health or safety of members of the public and/or the planning commission. 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, April 8, 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, April 7, 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 **Thursday, April 1, 2021 at 12:00 p.m.** so that appropriate arrangements can be made.

---

**AGENDA**

**Royal Oak Zoning Board of Appeals Meeting**

**Thursday, April 8, 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 [March 11, 2021](#)**

**D. Unfinished Business**

1. **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 driveway to allow a second, gravel driveway at **505 Mount Vernon Blvd.** (25-04-454-005).

**E. New Business**

1. **Case No. F-21-04-02** – public hearing on the appeal of the Detroit Zoological Society, petitioner & owner, for the following variances:
  - (a) waive 3.5 ft. of the maximum permitted 6 ft. fence height along Woodward Ave.
  - (b) wave 3.5 ft. of the maximum permitted 6 ft. fence height along W. 10 Mile Rd. to allow construction of a 9.5 ft. aluminum picket fence at **8450 W. 10 Mile Rd.** (parcel nos. 25-21-451-002 & 25-21-478-043).
2. **Case No. 21-04-14** – public hearing on the appeal of Ashley Milano, Terra Nest, LLC, petitioner, & John Peabody, Peabody Management, Inc., owner, for the following variances:
  - (a) use variance
  - (b) waive 800 ft. of the minimum required 1,000 ft. distance from a school, library, park, playground, licensed day care, or religious institution to permit the establishment of a massage therapy studio, which is defined as an adult-oriented business at **104 W. 4th St. Ste. 302** (25-21-234-012).
3. **Case No. 21-04-15** – public hearing on the appeal of Michael J. Gordon, petitioner, & Brian Richotte, owner, for the following variances:
  - (a) waive 10 ft. of the minimum required 35 ft. north rear yard setback
  - (b) waive 44 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft. to permit construction of one-story addition to an existing single-family dwelling at **1904 Cedar Hill Dr.** (25-17-226-013).

4. **Case No. 21-04-16** – public hearing on the appeal of Laurel & Bradley Krueger, petitioner & owner, for the following variances:
  - (a) waive 608 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft.
  - (b) waive 1.6% of the maximum allowable accessory lot coverage of 10%
  - (c) waive 2 ft. of the maximum allowable height of 15 ft. for an accessory structure.
  - (d) waive the prohibition of a combination of utilities in an accessory structure to permit removal of the existing detached garage and construction of a new 1,408 sq. ft., 17 ft. tall, detached garage at **3213 Glenview Ave.** (25-08-228-014).
  
5. **Case No. 21-04-17** – public hearing on the appeal of George Petkoski, petitioner, & John Madison, owner, for the following variances:
  - (a) alter/expand a nonconforming structure
  - (b) waive 11 ft. of the maximum allowable east front yard setback of 50 ft.
  - (c) waive 729 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft.
  - (d) waive the prohibition of a combination of utilities in an accessory structure to permit construction of additions to an existing nonconforming single-family dwelling and construction of a detached garage and attached carport at **1305 Vinsetta Blvd.** (25-16-151-005).
  
6. **Case No. 21-04-18** – public hearing on the appeal of Timothy O'Donnell, petitioner & owner, for the following variance:
  - (a) waive the hard surface requirement for a driveway to allow a gravel driveway at **1212 E. 14 Mile Rd.** (25-03-226-006).

**F. Other Business**

**G. Public Comment**