

NOTICE OF ZONING BOARD OF APPEALS MEETING

The Royal Oak Zoning Board of Appeals will hold a regular meeting on **Thursday, May 13, 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, May 13, 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, May 12, 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, May 7, 2021 at 12:00 p.m.** so that appropriate arrangements can be made.

AGENDA

Royal Oak Zoning Board of Appeals Meeting

Thursday, May 13, 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 [April 8, 2021](#)

D. Unfinished Business

1. **[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).

E. New Business

1. **[Case No. F-21-05-03](#)** – public hearing on the appeal of the Action Fence of Michigan, petitioner & Peggy & Michael Simon, owners, for the following variance from the city's Fence Ordinance:
 - (a) waive 2 ft. of the maximum allowable permitted 4 ft. fence height within a front yard setback along Baxter Ave.
to allow a 6 ft. sight obscuring fence within a front yard setback as defined in the Zoning Ordinance at **2004 Alicia Lane** (25-09-357-011).
2. **[Case No. F-21-05-04](#)** – public hearing on the appeal of Kenneth Meagher & Jordan Berzsenyi, petitioners & owners, for the following variance from the city's Fence Ordinance:
 - (a) waive 2 ft. of the maximum allowable permitted 4 ft. fence height within a front yard setback along Tonawanda Ave.
to allow a 6 ft. sight obscuring vinyl fence within a front yard setback as defined in the Zoning Ordinance at **3524 Normandy Rd.** (25-06-280-017).
3. **[Case No. 21-05-19](#)** – public hearing on the appeal of Krieger Klatt Architects, petitioner, & Susan and Rocco Franco, owners, for the following variances:
 - (a) waive 163 sq. ft. of the maximum allowable floor area of 800 sq. ft. for an attached garage / accessory structure
 - (b) waive 10 ft. of the maximum driveway width of 25 ft. along Bassett Rd.

to permit construction of a new one-story single-family dwelling with an attached garage at **1125 Vinsetta Blvd.** (25-17-279-025).

4. **Case No. 21-05-20** – public hearing on the appeal of Susan Scher, petitioner & owner, for the following variance:
 - (a) waive 4.2% of the maximum allowable accessory lot coverage of 10% to permit construction of a new 681 sq. ft. accessory structure with the following elements: garage and open, covered outdoor entertainment area at **411 Catalpa Dr.** (25-16-426-041).
5. **Case No. 21-05-21** – public hearing on the appeal of Christine & Justin Reeves, petitioners & owners, for the following variances:
 - (a) waive 64 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft.
 - (b) waive 8.3 ft. of the maximum allowable height of 15 ft. for an accessory structure
 - (c) waive the prohibition of a combination of utilities in an accessory structure to permit construction a new 864 sq. ft., 23.3 ft. tall, detached, garage / accessory structure at **3408 Durham Rd.** (25-05-477-028).
6. **Case No. 21-05-22** – public hearing on the appeal of Ledion Shkempi, petitioner & owner, for the following variances:
 - (a) waive 2 ft. of the minimum required 10 ft. north side yard setback
 - (b) waive 6.8% 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
 - (c) waive 155 sq. ft. of the maximum allowable total lot coverage of 1,800 sq. ft.
 - (d) waive 3 ft. of the maximum allowable 30 ft. height of a single-family dwelling
 - (e) waive 586 sq. ft. of the maximum permitted gross usable floor area of 3,500 sq. ft. for a single-family dwellingto permit construction of a new single-family dwelling with a front entry attached garage at **312 N. Washington Ave.** (25-16-484-001).
7. **Case No. 21-05-23** – public hearing on the appeal of Stonecraft Investments, LLC, petitioner & Estate of Clarence E. Kennedy, owner, for the following variances:
 - (a) waive 10 ft. of the minimum required 50 ft. lot width for Parcel “1”
 - (b) waive 10 ft. of the minimum required 50 ft. lot width for Parcel “2”
 - (c) waive 1,600 sq. ft. of the minimum required lot area of 6,000 sq. ft. for Parcel “1”
 - (d) waive 1,600 sq. ft. of the minimum required lot area of 6,000 sq. ft. for Parcel “2”to permit a land division and create two vacant, single-family home sites at **1214 McLean Ave.** (25-22-478-051).
8. **Case No. 21-05-24** – public hearing on the appeal of Kathleen & Craig Everlove, petitioners & owners, for the following variances:
 - (a) waive 451 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft.
 - (b) waive 2.5% of the maximum allowable accessory lot coverage of 10%
 - (c) waive the prohibition of a combination of utilities in an accessory structure to permit construction of a new 800 sq. ft. detached accessory structure with the following elements: storage shed and open, covered outdoor dining and entertainment area at **1103 Royal Ave.** (25-09-177-008).
9. **Case No. 21-05-25** – public hearing on the appeal of Jessica & Ryan Bagos, petitioners & owners, for the following variances:
 - (a) waive 0.2 ft. of the minimum required 5 ft. east side yard setback
 - (b) waive 3.9% of the maximum allowable lot coverage of 30%to permit construction of a second story addition and rear yard expansion of an existing single-family dwelling at **717 Florence Ave.** (25-16-461-001).

F. Other Business

G. Public Comment