

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

The Royal Oak Zoning Board of Appeals will hold a regular meeting on Thursday, June 11, 2020 at 7:00 pm.

On March 10, 2020, Governor Whitmer issued Executive Order 2020-04, which declared a state-wide state of emergency due to the spread of the novel coronavirus (COVID-19). 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, the June 11, 2020 Royal Oak Zoning Board of Appeals Meeting will be held electronically, in compliance with the Michigan Open Meetings Act and Executive Order 2020-75, as issued by Governor Whitmer on May 6, 2020.

Members of the public may watch the meeting in either of the following ways: on WROK, the city's municipal access cable channel (Wide Open West channel 10 and Comcast / Xfinity channel 17); or at WROK's live web stream <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 **Wednesday, June 10, 2020**, 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, or the public hearing for individual 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 no later than **Wednesday, June 10, 2020, at 12:00 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. Please also give your name within the body of the message. E-mail messages may be sent at the following link: <https://www.romi.gov/formcenter/Planning-20/Contact-Us-Planning-118>.

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, June 10, 2020, at 12:00 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.

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, June 5, 4:30 p.m.** so that appropriate arrangements can be made.

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## AGENDA

### ZONING BOARD OF APPEALS CITY OF ROYAL OAK

Thursday, June 11, 2020  
7:00 p.m.

Royal Oak City Hall  
211 S. Williams St.  
Royal Oak, MI 48067  
Broadcasting from City Commission Room 315  
<https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>  
WROK Comcast/Xfinity Channel 17 and WOW Channel 10

**A. Call to Order**

**B. Roll Call**

**C. Approval of [Minutes for February 13, 2020](#)**

**D. Old / Unfinished Business**

**E. New Business**

1. **Case No. 20-04-03** – public hearing on the appeal of William Finnicum, petitioner, & Karen Reese, owner, for the following variances:
  - (a) alter / expand a nonconforming structure
  - (b) waive 1.27 ft. of the minimum required 18 ft. east front yard setback measured to an unenclosed front porch and steps to allow expansion of a nonconforming second story balcony along the south front façade of the dwelling at **3321 Vinsetta Blvd.** (25-09-427-019).
2. **Case No. 20-04-04** – public hearing on the appeal of Steven Kalmar, petitioner & owner, for the following variances:
  - (a) waive 1 ft. of the minimum required 5 ft. south side yard setback
  - (b) waive 1 ft. of the minimum required 5 ft. north side yard setback to permit construction of a single-family home with an attached accessory structure / garage at **906 Hoffman Ave.** (25-22-426-022).
3. **Case No. 20-04-05** – public hearing on the appeal of Jim Yost, petitioner & owner, for the following variances:
  - (a) alter / expand a nonconforming structure
  - (b) waive 0.8 ft. of the minimum required 5 ft. west side yard setback
  - (c) waive 1.7 ft. of the minimum required 33.3 ft. south front yard setback to permit construction of cantilevered second-story addition to an existing non-conforming, single-family dwelling at **1006 Cloverdale Dr.** (25-16-177-013).
4. **Case No. 20-04-06** – public hearing on the appeal of George Gegaj, petitioner & owner, for the following variances:
  - (a) waive 1.3 ft. of the minimum required 5 ft. east side yard setback
  - (b) waive 1.3 ft. of the minimum required 15 ft. combined side yard setback to permit construction of a new two-story, single-family dwelling on an existing foundation at **1613 Poplar Ave.** (25-09-103-008).

5. **Case No. 20-04-07** – public hearing on the appeal of Alimoff Building & Development LLC, petitioner & owner, for the following variances:
  - (a) waive 14.8 ft. of the minimum required 44.5 ft. south front yard setback
  - (b) waive 11.5 ft. of the minimum required 37.5 ft. south front yard setback measured to an unenclosed front porch and stepsto permit construction of a two-story, single-family dwelling with an attached accessory structure / garage at **415 Edmund Ave.** (25-03-330-026).
6. **Case No. 20-04-08** – public hearing on the appeal Alimoff Building & Development LLC, petitioner & owner, for the following variances:
  - (a) waive 14.8 ft. of the minimum required 44.5 ft. south front yard setback
  - (b) waive 10.8 ft. of the minimum required 37.5 ft. south front yard setback measured to an unenclosed front porch and stepsto permit construction of a two-story, single-family dwelling with an attached accessory structure / garage at **3904 Bellevue Ave.** (25-03-330-025)
7. **Case No. 20-04-09** – public hearing on the appeal of Daniel Hagedorn, petitioner & owner, for the following variances:
  - (a) waive 4 ft. of the minimum required 50 ft. in lot width for Parcel “A”
  - (b) waive 480 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “A”to permit a land division for a single-family home site along N. Campbell Rd at **2500 N. Wilson Ave.** (25-10-429-034).
8. **Case No. F-20-06-01** – public hearing on the appeal of Andrew Fairless, petitioner & owner, for the following variance to the city’s Fence Ordinance:
  - (a) waive 2 ft. of the maximum permitted 4 ft. fence height within a front yard setback along E. 2<sup>nd</sup> St. to install a 6 ft. sight obscuring wood fence within a front yard setback as defined in the Zoning Ordinance at **203 S. Gainsborough Ave.** (25-22-204-001).
9. **Case No. 20-06-10** – public hearing on the appeal of Duane Barbat, RO Investments, LLC, petitioner & owner, for the following variance:
  - (a) waive 3 of the minimum required 26 off-street parking spacesto demolish the existing building and construct a new building for a physical therapy office at **32934 Woodward Ave.** (25-06-126-005) **and adjacent parking lot** (25-06-126-021).
10. **Case No. 20-06-11** – public hearing on the appeal of Zeidman’s Jewelry, petitioner, & Nomie LLC, owner, for the following variances:
  - (a) waive 765 ft. of the minimum required 1,000 ft. distance from a school, library, park, playground, licensed day care, or religious institution
  - (b) waive 130 ft. of the minimum required 150 ft. distance from a residential zoneto permit a jewelry store with a pawnbroker’s license which is defined as an adult-oriented business at **32302 Woodward Ave.** (25-06-180-011).
11. **Case No. 20-06-12** – public hearing on the appeal of Buddy Demer, owner, & Hillan Homes, petitioner, for the following variances:
  - (a) waive 10 ft. of the minimum required 50 ft. lot width for Parcel “A”
  - (b) waive 800 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “A”
  - (c) waive 10 ft. of the minimum required 50 ft. lot width for Parcel “B”
  - (d) waive 800 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “B”to permit a land division and create two vacant, single-family home sites at **417 N. Connecticut Ave** (25-15-477-020).

**F. Other Business**

**G. Public Comment**