

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

The Royal Oak Zoning Board of Appeals will hold a regular meeting on Thursday, August 20, 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 August 20, 2020 Royal Oak Zoning Board of Appeals Meeting will be held electronically, in compliance with the Michigan Open Meetings Act and Executive Order 2020-154, as issued by Governor Whitmer on July 17, 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 Thursday, August 20, 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, August 19, 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, August 19, 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 (DA) is asked to contact Carol Schwanger, City Manager's Executive Assistant, at (248) 246-3203 by **Friday, August 7, 4:30 p.m.** so that appropriate arrangements can be made.

## AGENDA

### ZONING BOARD OF APPEALS CITY OF ROYAL OAK

Thursday, August 20, 2020  
7:00 p.m.

Royal Oak City Hall  
211 S. Williams St.  
Royal Oak, MI 48067

Broadcasting from City Commission Chambers  
<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 July 9, 2020**

**D. Old / Unfinished Business**

**E. New Business**

1. **Case No. 20-08-15** – public hearing on the appeal of Timothy Soboleski, owner, & Thompson Design Group, petitioner, for the following variances:
  - (a) waive 1 of the maximum allowable number of driveways per property
  - (b) waive 2.9% (160 sq. ft.) of the maximum allowable 10% lot coverage for a detached accessory structure / garage
  - (c) waive 2.6 ft. of the minimum required 10 ft. north setback along Crane Ave. related to the proposed detached garage
  - (d) waive 2 ft. of the minimum required 5 ft. south setback related to the proposed detached garage
  - (e) waive 2.6 ft. of the minimum required 5 ft. south setback related to the proposed covered porch along the rear of the dwelling
  - (f) waive 140 sq. ft. of the maximum allowable total lot coverage of 1,800 sq. ft. to retain two drive approaches and driveways along Crane Ave., demolish an existing detached garage, and construct a new 711 sq. ft. detached garage and covered porch along the rear of the dwelling at **828 Woodcrest Dr.** (25-16-334-001).
2. **Case No. 20-08-16** – public hearing on the appeal of Lisa & Tim Brownfield, petitioner & owner, for the following variance:
  - (a) waive 301 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft. to permit construction of a new single-family dwelling with a 1,101 sq. ft. attached garage / accessory structure at **1818 Cedar Hill Dr.** (25-17-226-015).
3. **Case No. 20-08-17** – public hearing on the appeal of Avenue Eleven LLC, petitioner & owner, for the following variances:
  - (a) increase/expand a non-conforming site
  - (b) waive 18,000 sq. ft. of the minimum required lot area of 18,000 sq. ft. for an additional six dwelling units
  - (c) waive 12 of the minimum required 12 off-street parking spaces for an additional six dwelling unitsto convert a former one-story office building into six multiple-family dwelling units on a site that currently has ten multiple-family dwelling units at **315 E. 11 Mile Rd.** (25-15-357-032).

4. **Case No. 20-08-18** – public hearing on the appeal of ROAK Rentals LLC, petitioner & owner, for the following variances:
  - (a) alter / expand a nonconforming structure
  - (b) waive 22.8 ft. of the minimum required 25 ft. west front yard setback
  - (c) waive 10 ft. of the minimum required 35 ft. east rear yard setback
  - (d) waive 5 ft. of the minimum required 5 ft. north side yard setback
  - (e) waive 348 sq. ft. of the maximum allowable ground floor area of 800 sq. ft. for an accessory structure
  - (f) waive 5.3% of the maximum allowable accessory structure lot coverage of 10%
  - (g) waive the requirement that an accessory structure / garage have either a mansard, hip, gambrel, or gable roof
  - (h) waive 24% of the maximum allowable total lot coverage requirement of 30%
  - (i) waive 35 ft. of the maximum permitted driveway width of 25 ft. along the public alley to convert an existing commercial building into a single-family home with an attached accessory structure / garage accessed from the public alley at **224 N. Washington Ave.** (25-16-484-030).
  
5. **Case No. 20-08-19** – public hearing on the appeal of KBJ Group LLC, petitioner & Neff Investment Co. LLC, owner, for the following variances:
  - (a) waive 2 ft. of the minimum required 50 ft. in lot width for Parcel “B”
  - (b) waive the requirement prohibiting driveways in the front yard setback for Parcel “A” to permit a land division to create a vacant, single-family home site and retain the existing single-family dwelling with a new drive approach and driveway at **2221 N. Wilson Ave.** (25-10-432-037).
  
6. **Case No. 20-08-20** – public hearing on the appeal of Coismo Properties, petitioner & owner, for the following variances:
  - (a) waive 165 ft. of the minimum required 6,000 sq. ft. lot area for the proposed interior lot, Parcel “B”
  - (b) waive 5.5 ft. of the minimum required 60 ft. lot width for the proposed corner lot, Parcel “A” to permit a land division and create two vacant, single-family home sites at **4105 Highfield Rd.** (25-06-309-007).

**F. Other Business**

**G. Public Comment**