

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

The Royal Oak Zoning Board of Appeals will conduct a meeting at **7:00 p.m.** on  
**Thursday, September 9, 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. Conducting this meeting in person would risk the personal health or safety of members of the public and/or the board. Therefore, this meeting will be held electronically, in compliance with Public Acts 228 and 254 of 2020, and the procedures established by the Royal Oak City Commission.

Members of the public may watch the meeting broadcast by WROK, the city's municipal access cable channel, in any of the following ways:

#### **WROK WOW Channel 10**

**WROK YouTube** [www.youtube.com/WROK CableTV](http://www.youtube.com/WROK CableTV)

**WROK Live 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 zoning board-related matter, whether on the agenda or not, by leaving a recorded comment at **(248) 246-3411** between the hours of **12:00 p.m. and 3:00 p.m.** on **Thursday, September 9, 2021**. 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 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 board at the meeting via e-mail no later than **Wednesday, September 8, 2021, at 3:00 p.m.**, at <https://www.romi.gov/formcenter/Planning-20/Contact-Us-Planning-118>. 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. E-mail messages that are received will be added to the agenda materials that are available on-line 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, September 3, 2021, at 12:00 p.m.** so that appropriate arrangements can be made.

**AGENDA**

**Royal Oak Zoning Board of Appeals  
Meeting**

**Thursday, September 9, 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**

**D. Unfinished Business**

**E. New Business**

1. **Case No. 21-09-38** – public hearing on the appeal of Keith Logsdon, petitioner, & Larry and Sue Martin, owners, for the following variance:
  - (a) Waive 5 ft. of the minimum required 5 ft. west side yard setback to permit construction of a carport / accessory structure over the driveway at **313 E. University Ave.** (25-15-354-014).
2. **Case No. 21-09-39** – public hearing on the appeal of David A. Gullo, petitioner & owner, for the following variances:
  - (a) Alter/expand a nonconforming structure
  - (b) To allow an unenclosed front porch and steps to encroach 13.5 ft. into the required 34 ft. west front yard setback to expand the nonconforming front porch and steps at **1003 Mohawk Ave.** (25-22-403-013).
3. **Case No. 21-09-40** – public hearing on the appeal of Chaslin Spencer and David Jenkins, petitioners & owners, for the following variances:
  - (a) Alter/expand a nonconforming structure
  - (b) Waive 1.9 ft. of the minimum required 5 ft. east side yard setback to permit construction of a second-story addition at the southeast corner of the existing, nonconforming single-family dwelling at **318 E. Lawrence Ave.** (25-10-104-004).
4. **Case No. 21-09-41** – public hearing on the appeal of MI Express LLC, petitioner, & Woodward Pier LLC, owner, for the following variances:
  - (a) Waive 45 ft. of the maximum driveway width of 30 ft. along the public alley
  - (b) Waive the requirement for a dedicated and continuous escape lane in order to provide additional stacking spaces to construct an automatic, drive-through car wash at **31800 Woodward Ave.** (25-06-426-005).

5. [Case No. 21-09-42](#) – public hearing on the appeal of Anna Ruth and Austin Kendall, petitioners & owners, for the following variances:
  - (a) Alter/expand a nonconforming structure
  - (b) Waive 17.5 ft. of the minimum required 35 ft. east rear yard setback to permit construction of a second-story addition at the northeast corner of the existing, nonconforming single-family dwelling at **909 S. Lafayette Ave.** (25-21-427-002).

**F. Other Business**

**G. Public Comment**