

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

The Royal Oak Zoning Board of Appeals will hold a regular meeting on **Thursday, January 14, 2021, at 7:00 p.m.** Pursuant to State of Michigan Public Acts 228 and 254 of 2020, public bodies have the authority to conduct public meetings remotely until March 30, 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. 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, January 14, 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, January 13, 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, January 8, 2021 at 12:00 p.m.** so that appropriate arrangements can be made.

**AGENDA**

**Royal Oak Zoning Board of Appeals Meeting**

**Thursday, January 14, 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 [December 10, 2020](#)**

**D. Unfinished Business**

**E. New Business**

1. **Case No. 21-01-01** – public hearing on the appeal of Coismo Properties, petitioner & owner, for the following variances:
  - (a) waive 165 sq. 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).
2. **Case No. 21-01-02** – public hearing on the appeal of The Griffin Singh LLC, petitioner & owner, for the following variance:
  - (a) waive 9 of the minimum required 546 off-street parking spaces to permit a ground floor restaurant in a mixed-use building at **25000 Woodward Ave.** (25-21-479-031).
3. **Case No. 21-01-03** – public hearing on the appeal of ZA Design Build, petitioner, & Trailhead RO LLC, owner, for the following variances:
  - (a) waive 1,000 ft. of the minimum required 1,000 ft. distance from a school, library, park, playground, licensed day care, or religious institution
  - (b) waive 80 ft. of the minimum required 150 ft. distance from a residential zone to permit a personal service spa with ancillary massage, body art, and microblading (tattoo) services which are defined as adult-oriented businesses at **486 N. Main St.** (25-15-353-016).
4. **Case No. 21-01-04** – public hearing on the appeal Douglas Gardner, petitioner, & Sharon McEvoy, owner, for the following variances:
  - (a) alter/expand a nonconforming structure
  - (b) waive 0.3 ft. of the minimum required east side yard setback of 4 ft. to permit construction of a second-story addition on an existing, nonconforming single-family dwelling at **2100 Harwood Ave.** (25-23-307-007).

**F. Other Business**

**1. 2020 Annual Report**

**G. Public Comment**

