

**AGENDA**

**ZONING BOARD OF APPEALS  
CITY OF ROYAL OAK**

**Thursday, August 11, 2022  
7:00 P.M.**

Royal Oak City Hall  
203 S. Troy St.  
City Commission Chambers 121  
Royal Oak, MI 48067

[Click on the links highlighted in [blue](#) for staff reports, plans, and other documents.]

**A. Call to Order & Roll Call**

**B. Approval of [Minutes for July 14, 2022](#)**

**C. Old / Unfinished Business**

1. [Case No. 22-07-20](#) – the appeal of 10 Lincoln LLC, petitioner & owner, for the following variances:
  - (a) use variance
  - (b) waive 14 of the minimum required 34 off-street parking spaces to permit conversion of a multi-tenant building into 6 individual carry-out restaurant kitchen suites at **400 E. Lincoln Ave.** (25-22-302-033).

**D. New Business**

1. [Case No. 22-08-23](#) – public hearing on the appeal of Magdalena & Kevin Parkila, petitioners & owners, for the following variances:
  - (a) waive 260 sq. ft. of the total allowable accessory ground floor area of 800 sq. ft.
  - (b) waive the prohibition of a driveway in a front yard to construct an 804 sq. ft. attached garage / accessory structure & retain a 256 sq. ft. covered deck / accessory structure at **1510 Greenleaf Dr.** (25-16-106-009).
2. [Case No. 22-08-24](#) – public hearing on the appeal of Brandon Mason & Lisa Reuter, petitioners & AB Homes LLC, owner, for the following variance:
  - (a) waive 2.1% (144 sq. ft.) of the maximum allowable total lot coverage of 30% to permit construction of a 12 ft. by 20 ft. covered, rear porch at 1413 Ferris Ave. (25-15-207-020).
3. [Case No. 22-08-25](#) – public hearing on the appeal of Douglas Street, petitioner & owner, for the following variances:
  - (a) waive 0.8 ft. of the minimum required 4 ft. south side yard setback
  - (b) waive 0.5% (26 sq. ft.) of the maximum allowable accessory lot coverage of 10% to permit a land division and create a vacant, single-family home site at 128 S. Kenwood Ave. (25-23-103-058).
4. [Case No. 22-08-26](#) – public hearing on the appeal of Arcana Building Company LLC, petitioner & Rocco Vicari, owner, for the following variance:
  - (a) waive 4.9 ft. of the minimum required 35 ft. south rear yard setback to permit construction of a two-story, single-family dwelling with an attached garage / accessory structure at 517 Catalpa Dr. (25-16-405-003).

**E. Other Business**

**F. General Public Comment**

**G. Adjournment**