

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

The Royal Oak Zoning Board of Appeals will hold a regular meeting on **Thursday, February 11, 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, February 11, 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, February 10, 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, February 5, 2021 at 12:00 p.m.** so that appropriate arrangements can be made.

**AGENDA**

**Royal Oak Zoning Board of Appeals Meeting**

**Thursday, February 11, 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 [January 14, 2021](#)**

**D. Unfinished Business**

**E. New Business**

1. **Case No. 21-02-05** – administrative review request:  
Appeal requesting that the zoning board of appeals overturn the zoning administrator's determination that the surface parking lot (25-16-484-018) along N. Center St. relates to the site plan and special land use approval for 224 N. Washington Ave. (25-16-484-030).
2. **Case No. 21-02-06** – public hearing on the appeal of JAG Assets, LLC, petitioner & owner, for the following variances:
  - (a) waive 20 ft. of the minimum required 50 ft. lot width.
  - (b) waive 2,565 sq. ft. of the minimum required 6,000 sq. ft. lot area.
  - (c) waive 1.5 ft. of the maximum allowable 30 ft. height of the dwelling
  - (d) waive 5% from the requirement that an attached garage / accessory structure be no greater than 50% of the total width of the front façade of the structure
  - (e) waive 3.5 ft. of the minimum required 30 ft. west front yard setback measured to ground floor living space.
  - (f) waive 5 ft. of the minimum required 30 ft. west front yard setback measured to an attached garage.
  - (g) waive 4.5 ft. of the minimum required 23 ft. west front yard setback measured to an unenclosed front porch and steps.
  - (h) waive 309 sq. ft. of the maximum allowable ground floor area of 344 sq. ft. for a garage / accessory structure.
  - (i) waive 9% of the maximum allowable garage / accessory structure lot coverage of 10% to permit a land division and construct a new three-story single-family dwelling with a below grade, front entry attached garage at **209 S. Maple Ave.** (25-21-203-010).
3. **Case No. 21-02-07** – public hearing on the appeal of Keith Logsdon, petitioner, & Jim Bell, owner, for the following variances:
  - (a) alter/expand a nonconforming structure
  - (b) waive 0.5 ft. of the minimum required 5 ft. west side yard setback

(c) waive 0.1 ft. of the minimum required 5 ft. east side yard setback to permit construction of an addition to an existing, nonconforming single-family dwelling at **612 Parkdale Ave.** (25-10-331-037).

4. **Case No. 21-02-08** – public hearing on the appeal of Bradford Angelini, petitioner, & Tom and Marcia Cardelli, owners, for the following variances:

(a) alter/expand a nonconforming structure

(b) waive 4.9 ft. of the minimum required 25 ft. west front yard setback

(c) waive 8.5% (844 sq. ft.) of the maximum permitted 30% lot coverage

to permit conversion of an existing two-family dwelling into a single-family dwelling with an attached accessory structure / garage at **423-425 Oakdale St.** (25-21-210-016).

5. **Case No. 21-02-09** – public hearing on the appeal Jeffrey Klatt, petitioner, & Darren and Christie Sipila, owners, for the following variances:

(a) alter/expand a nonconforming structure

(b) waive 7.4 ft. of the minimum required 27.3 ft. west front yard setback

(c) waive the prohibition of second story balconies along the west façade within the required setback along Woodland Ave.

to permit construction of additions to an existing nonconforming single-family dwelling at **2022 Northwood Blvd.** (25-08-476-009).

6. **Case No. 21-02-10** – public hearing on the appeal of Julie & John Farhat, petitioners & owners, for the following variances:

(a) waive the prohibition of a combination of utilities in a garage / accessory structure which create living space.

(b) use variance

to convert the second story of a detached garage to habitable living space and create a second dwelling unit at **2209 Vinsetta Blvd.** (25-09-331-001).

## F. Other Business

1. **Election of Officers**

## G. Public Comment