

**ZONING BOARD OF APPEALS  
CITY OF ROYAL OAK, MICHIGAN**  
www.romi.gov

**Thursday, May 9, 2019  
7:00 P.M.  
AGENDA**

**A. Call to Order**

**B. Approval of [Minutes for April 11, 2019](#)**

**C. Old / Unfinished Business**

**D. New Business**

1. **Case No. 19-05-12** – public hearing on the appeal of Zen Mode LLC, petitioner & Avenue Eleven LLC, owner, for the following variances:
  - (a) use variance
  - (b) waive 827 ft. of the minimum required 1,000 ft. distance from a school, library, park, playground, licenses day-care, or religious institution
  - (c) waive 150 ft. of the minimum required 150 ft. distance from a residential zone
  - (d) waive 6.5 ft. of the minimum required 20 ft. two-way drive aisle width at **317 E. 11 Mile Rd.** (25-15-357-032)
  
2. **Case No. 19-05-13** – public hearing on the appeal of Young & Young Architects, petitioner & Joshua Alpert, owner, for the following variances:
  - (a) waive 19.3 ft. of the minimum required 35 ft. south rear yard setback at **720 E. Farnum Ave.** (25-15-379-013)
  
3. **Case No. 19-05-14** – public hearing on the appeal of Michael Lemanski, petitioner & owner, for the following variances:
  - (a) alter/expand a non-conforming structure
  - (b) waive 2.2 ft. of the minimum required south side yard setback of 8 ft. at **1203 N. Blair Ave.** (25-15-208-030)

**E. Other Business**

**F. Public Comment**