

**NOTICE OF ZONING BOARD OF APPEALS MEETING**

The Royal Oak Zoning Board of Appeals will conduct a regular meeting at **7:00 p.m.** on **Thursday, August 12, 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 planning commission. 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/WROKCableTV](http://www.youtube.com/WROKCableTV)

**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, August 12, 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 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 planning commission at the meeting via e-mail no later than **Wednesday, August 11, 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, August 6, 2021, at 12:00 p.m.** so that appropriate arrangements can be made.

**AGENDA**

**Royal Oak Zoning Board of Appeals Meeting**

**Thursday, August 12, 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 June 10, 2021](#)**

**D. Unfinished Business**

**E. New Business**

1. [Case No. 21-07-29](#) – public hearing on the appeal of Stephanie Kunik, petitioner & owner, for the following variance:
  - (a) Waive 3 ft. of the minimum required 3 ft. east side yard setback to permit construction of an elevated wood deck within the required side yard setback at **625 Baldwin Ave.** (25-15-331-048).
2. [Case No. 21-07-30](#) – public hearing on the appeal of Kathryn Ashbaugh, petitioner & owner, for the following variances:
  - (a) Waive one of the maximum allowable number of driveways
  - (b) Waive the hard surface requirement for the driveway accessed via Glendale Ave to retain the drive approach along Glendale Ave. to access an existing, non-conforming unimproved driveway at **236 Woodlawn Ave.** (25-03-352-018).
3. [Case No. 21-07-31](#) – public hearing on the appeal of Jonathan Skrzynski, petitioner & owner, for the following variances:
  - (a) Alter/expand a nonconforming structure
  - (b) Waive 25.4 ft. of the minimum required 35.4 ft. west front yard setback to permit construction of a two-story rear yard addition to an existing nonconforming single-family dwelling at **1524 Catalpa Dr.** (25-16-155-026).
4. [Case No. 21-07-32](#) – public hearing on the appeal of Michael J. Gordon, petitioner, & Matt Cornelius, owner, for the following variance:
  - (a) Waive 4.1% of the maximum allowable total lot coverage of 30% to permit construction of a one-story rear yard addition and unenclosed, covered porch at **116 Kayser Ave.** (25-22-127-013).

5. [Case No. 21-07-33](#) – public hearing on the appeal of B. Hattermann Architecture, petitioner & Darkun LLP, owner, for the following variance:
  - (a) Waive 10 of the maximum driveway width of 30 ft. to utilize an existing concrete drive approach to access parking spaces from an adjacent public alley at **312 E. 3rd St.** (25-22-107-003).
  
6. [Case No. 21-08-34](#) – public hearing on the appeal of Usztan LLC, petitioner & Samar and Yahya Mossa-Basha, owner, for the following variance:
  - (a) Waive 7 of the minimum required 250 required off-street parking spaces to expand the ground floor of an existing medical building at **30701 Woodward Ave.** (25-07-231-002).
  
7. [Case No. 21-08-35](#) – public hearing on the appeal of Joseph Gardner, petitioner & owner, for the following variances:
  - (a) Alter / expand a nonconforming structure
  - (b) Waive 6.5 ft. of the minimum required 25 ft. west front yard setback
  - (c) To allow an unenclosed front porch and steps to encroach 18.2 ft. into the required 25 ft. west front yard setbackto permit construction of a second-floor addition to an existing non-conforming, single-family dwelling and a new unenclosed front porch and steps at **326 Baker St.** (25-16-380-004).
  
8. [Case No. 21-08-36](#) – public hearing on the appeal of Moiseev / Gordon Associates, Inc, petitioner & John M Barclay Trust & Delguidice R E Enterprise, owners, for the following variances:
  - (a) Waive 39 of the minimum required 115 off-street parking spaces
  - (b) Waive 18 ft. of the maximum driveway width of 30 ft.to permit construction of an addition to an existing restaurant and install an outdoor cafe at **31542-31626 Woodward Ave.** (25-06-430-001, -002, -003, -004 & -006, 25-06-430-017).
  
9. [Case No. 21-08-37](#) – public hearing on the appeal of Alimoff Building & Development LLC, petitioner & AB Acquisitions LLC, owner, for the following variances:
  - (a) Waive 8.3 ft. of the minimum required 38 ft. south front yard setback
  - (b) To allow an unenclosed front porch and steps to encroach 16 ft. into the required 38 ft. south front yard setbackto permit construction of a two-story, single-family dwelling with an unenclosed front porch and steps and an attached accessory structure / garage at **vacant site on Edmund Ave.** (25-03-330-028).

**F. Other Business**

**G. Public Comment**