

**AGENDA**

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

**Thursday, September 8, 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 August 11, 2022](#)**

**C. Old / Unfinished Business**

**D. New Business**

1. [Case No. 22-09-27](#) – public hearing on the appeal of Oakland Community College, petitioner & owner, for the following variance:
  - (a) waive 6 ft. of the maximum allowable driveway width of 30 ft. to permit construction of an addition to a community college for a culinary arts institute including a restaurant with alcoholic beverage service and an outdoor seating area at 700 S. Main St. (25-21-287-006).
2. [Case No. 22-09-28](#) – public hearing on the appeal of Galyna and Ihor Shubelyak, petitioners & owners, for the following variance:
  - (a) waive 14.1% of the maximum allowable 50% that an attached garage / accessory structure may be of the total width of the principal building's primary facade to permit construction of a two-family dwelling with front entry attached garages at 2501 N. Campbell Rd. (25-10-429-036).
3. [Case No. 22-09-29](#) – public hearing on the appeal of Savannah Management LLC, petitioner & The Palms Motel, owner, for the following variances:
  - (a) use variance
  - (b) waive 22 of the minimum required 40 off-street parking spaces
  - (c) waive 5 sq. ft. of the minimum required 250 sq. ft. of living space for an efficiency dwelling unit
  - (d) waive 5.5 ft. of the minimum required width of 20 ft. for a two-way drive / maneuvering aisle to allow an encroachment at seven (7) feet in height
  - (e) waive 1 ft. of the minimum required width of 20 ft. for a two-way drive / maneuvering aisle to allow an encroachment at seven (7) feet in height to convert a motel into a 20 unit multiple-family apartment building at 29806 Woodward Ave. (25-08-326-010).

**E. Other Business**

**F. General Public Comment**

**G. Adjournment**