

NOTICE OF ZONING BOARD OF APPEALS MEETING

The Royal Oak Zoning Board of Appeals will hold a regular meeting on
Thursday, October 8, 2020 at 7:00 pm.

On March 10, 2020, Governor Whitmer issued Executive Order 2020-04, which declared a state-wide state of emergency due to the spread of the novel coronavirus (COVID-19). 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, the Thursday, October 8, 2020, Royal Oak Zoning Board of Appeals meeting will be held electronically, in compliance with the Open Meetings Act and Executive Order 2020-154, as issued by Governor Whitmer on July 17, 2020.

Members of the public may watch the meeting in either of the following ways: WROK, the city's municipal access cable channel Wide Open West channel 10; or at WROK's live web 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. 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, October 8, 2020**, 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. 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 appeals at the meeting via e-mail at <https://www.romi.gov/formcenter/Planning-20/Contact-Us-Planning-118> no later than **Wednesday, October 7, 2020, at 4:30 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. Please also give your name within the body of the message.

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 **4:30 p.m. on Friday, October 2, 2020**, so that appropriate arrangements can be made.

AGENDA

Royal Oak Zoning Board of Appeals Meeting

Thursday, October 8, 2020 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 [September 10, 2020](#)

D. Unfinished Business

E. New Business

1. **Case No. 20-10-23** – public hearing on the appeal of Corey Bambrough, petitioner & owner, for the following variance:
 - (a) waive 222 sq. ft. of the maximum permitted gross usable floor area of 3,500 sq. ft. for a single-family dwelling
to permit construction of a one-story rear yard addition to an existing single-family dwelling at **305 Mount Vernon Blvd.** (25-04-477-003).
2. **Case No. 20-10-24** – public hearing on the appeal of Mary Ann and Sam Palazzolo, petitioner, & Louis Domin, owner, for the following variances:
 - (a) waive 8.7 ft. of the minimum required 35 ft. south rear yard setback
 - (b) waive 5.1 percent from the requirement that an attached garage be no greater than 50 percent of the total width of the front façade of the structure
to permit construction of a two and a half story single-family dwelling with a front entry attached garage at the **vacant parcel on E. 4th St.** (25-22-208-029).
3. **Case No. 20-10-25** – public hearing on the appeal of Kingsbridge Real Estate, LLC, petitioner & owner, for the following variance:
 - (a) use variance
to allow vehicle storage associated with a wholesale automobile dealership within an enclosed building which is not open to the public and does not contain a required on-site repair facility at **4233 Delemere Blvd.** (25-05-181-008).

F. Other Business

1. **[Meeting Calendar for 2021](#)**

G. Public Comment