

AGENDA

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

**Thursday, October 13, 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 [September 8, 2022](#)

C. Old / Unfinished Business

D. New Business

1. [Case No. 22-10-30](#) – public hearing on the appeal of Edo Ramen House, petitioner & Clawson Development Company, LLC, owner, for the following variances:
 - (a) use variance
 - (b) waive 35 of the minimum required 74 off-street parking spaces to install an outdoor café within a front yard of a restaurant with alcoholic beverage service at 4313 W. 13 Mile Rd. (25-07-102-003) & related off street parking lots (25-07-102-022, & 25-07-103-049).
2. [Case No. 22-10-31](#) – public hearing on the appeal of Stantec Architects, Inc., petitioner & Judson Center Inc., Baptist Children’s Home, owner, for the following variances:
 - (a) waive 48 of the minimum required 225 off-street parking spaces
 - (b) waive 5 ft. of the maximum allowable driveway width of 30 ft. to renovate existing facilities and construct a 33,400 sq. ft. life skills center for a non-profit social service organization at 4410 W. 13 Mile Rd. (25-06-353-017).
3. [Case No. 22-10-32](#) – public hearing on the appeal of Brian D. Latulippe, petitioner & owner, for the following variances:
 - (a) alter/expand a nonconforming structure
 - (b) waive 23.5 ft. of the maximum allowable front yard setback of 50 ft. to permit second story and ground floor additions to an existing, non-conforming single-family dwelling at 517 Elm Ct. (25-16-476-012).

E. Other Business

1. [Meeting Schedule & Religious Holidays for 2023](#)

F. General Public Comment

G. Adjournment