

NOTICE OF ZONING BOARD OF APPEALS MEETING

The Royal Oak Zoning Board of Appeals will hold a regular meeting on **Thursday, November 12, 2020 at 7:00 p.m.** Pursuant to State of Michigan Public Act 228 of 2020, public bodies have the authority to conduct public meetings remotely until December 31, 2020. 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, this meeting will be held electronically, in compliance with Public Act 228 of 2020, and the procedures established by the City Commission.

Members of the public may watch the meeting in either of the following ways: on WROK, the city's municipal access cable channel, broadcasting on Wide Open West channel 10; or on WROK's live web stream at <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 planning-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, November 12, 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. 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 Zoning Board of Appeals at the meeting via e-mail at <https://www.romi.gov/formcenter/Planning-20/Contact-Us-Planning-118> no later than **Wednesday, November 11, 2020, at 3:00 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. Your message will be added to the on-line agenda materials 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, November 6, 2020 at 12:00 p.m.** so that appropriate arrangements can be made.

AGENDA

Royal Oak Zoning Board of Appeals Meeting

Thursday, November 12, 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 [October 8, 2020](#)

D. Unfinished Business

1. **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).

E. New Business

1. **Case No. F-20-11-02** – public hearing on the appeal of Maggie Schultz, The Guy Outdoor Services, petitioner, & Craig Fletcher, owner, for the following variances:
 - (a) waive 2 ft. of the maximum permitted 4 ft. fence height within a front yard setback along Baxter Ave.
 - (b) waive 3 ft. of the maximum permitted 3 ft. fence height within 10 ft. of the intersection of any driveway with a public sidewalk to allow a 6 ft. sight obscuring fence within a front yard setback as defined in the Zoning Ordinance at **300 N. Minerva Ave.** (25-14-380-003).
2. **Case No. F-20-11-03** – public hearing on the appeal of Martin and Elise Levinson, petitioner & owner, for the following variance:
 - (a) waive 2 ft. of the maximum allowable 6 ft. fence height in a rear yard to install an 8 ft. sight obscuring wood fence at **25960 York Rd.** (25-21-403-002).
3. **Case No. 20-11-26** – public hearing on the appeal of Lee Broadbridge, petitioner & owner, for the following variances:
 - (a) waive 160 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft.
 - (b) waive 0.5% of the maximum allowable 10% accessory structure lot coverage to permit construction of a 384 sq. ft. pavilion / accessory structure in the rear yard at **429 Woodlawn Ave.** (25-03-355-027).

4. **Case No. 20-11-27** – public hearing on the appeal of Marilyn Begeny, petitioner & owner, for the following variances:
 - (a) waive 1.8% (147.4 sq. ft.) of the maximum allowable lot coverage of 30%
 - (b) waive 3.8 ft. of the minimum required 5 ft. south side yard setback from an attached accessory structureto permit construction of a 165 sq. ft. pergola-style carport / accessory structure over the driveway at **1520 Marywood Dr.** (25-16-228-010).

5. **Case No. 20-11-28** – public hearing on the appeal of Douglas Schulze, petitioner & owner, for the following variance:
 - (a) waive 1 ft. of the minimum required 22.5 ft. west front yard setback measured to an unenclosed front porch and stepsto permit construction of a new, covered front porch and steps at **3034 Shenandoah Dr.** (25-08-131-092).

F. Other Business

G. Public Comment

