

AGENDA

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

**Thursday, March 9, 2023  
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 [February 9, 2023](#)**

**C. Old / Unfinished Business**

1. [Case No. 23-02-04](#) – public hearing on the appeal of Ben Schomer, petitioner & owner, for the following variance:
  - (a) Waive 2,021 sq. ft. of the maximum permitted usable floor area of 3,500 sq. ft. for a single-family dwelling to permit construction of a new single-family dwelling with an attached garage / accessory structure at 614 Irving Ave. (25-22-181-020).
2. [Case No. 23-02-05](#) – public hearing on the appeal of P. Mark Accettura, petitioner & owner, for the following variances:
  - (a) Alter / expand a nonconforming structure
  - (b) Waive 0.6 ft. of the minimum required 5 ft. south side yard setback
  - (c) Waive 7.3 ft. of the minimum required 35.1 ft. east front yard setback
  - (d) Waive 7 ft. of the minimum required 30.3 ft. north front yard setback
  - (e) Waive 2.3% of the maximum allowable total lot coverage of 30% to permit construction of an east front yard addition to an existing single-family dwelling at 1629 N Washington Ave. (25-16-229-014).

**D. New Business**

1. [Case No. 23-03-06](#) – public hearing on the appeal of Mark Clark, petitioner & owner, for the following variance:
  - (a) Waive 0.8% of the maximum allowable total lot coverage of 30% to permit construction of a two-story addition to an existing single-family dwelling at 3710 Woodland Ave. (25-05-476-003).
2. [Case No. 23-03-07](#) – public hearing on the appeal of Andrew Nemes, petitioner & owner, for the following variances:
  - (a) Waive 6 ft. from the minimum required 25 ft. south setback along Amherst Rd.
  - (b) Waive 40 sq. ft. from the maximum allowable 800 sq. ft. for an accessory building
  - (c) Waive 1.8 ft. from the maximum permitted 15 ft. height of an accessory building to permit construction of a new detached accessory building / garage at 4209 Sheffield Rd. (25-06-307-002).

**E. Other Business**

**F. General Public Comment**

**G. Adjournment**

*Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.*