

AGENDA

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

**Thursday, April 14, 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 March 10, 2022](#)

C. Old / Unfinished Business

D. New Business

1. [Case No. 22-04-13](#) – public hearing on the appeal of Jennifer Streamer & Joseph Gunsch, petitioners & owners, for the following variances:
 - (a) alter/expand a nonconforming structure
 - (b) waive 1 ft. of the minimum required 4 ft. south side yard setback
 - (c) waive 0.1 ft. of the minimum required 12 ft. combined side yard setback to permit second story and ground floor additions to an existing nonconforming single-family dwelling at **316 N. Alexander Ave.** (25-16-452-014).

2. [Case No. 22-04-14](#) – public hearing on the appeal of Jocelyn Robelli & Joshua Droppers, petitioners & owners, for the following variances:
 - (a) waive 16.6 ft. of the minimum required 25 ft. south setback along Forest Ave.
 - (b) waive 5.1 ft. of the minimum required 35.1 ft. east setback along N. Alexander Ave.
 - (c) waive 2 ft. of the maximum allowable height of 30 ft.
 - (d) waive 3.4% (190 sq. ft.) of the maximum allowable lot coverage of 10% for an accessory structure / garage
 - (e) waive 493 sq. ft. of the maximum allowable total lot coverage of 1,800 sq. ft.
 - (f) waive 4 ft. of the maximum allowable driveway width of 25 ft. along Forest Ave. to permit construction of a new two-story single-family dwelling with an attached garage / accessory structure at **801 N. Alexander Ave.** (25-15-402-007).

3. [Case No. 22-04-15](#) – public hearing on the appeal of Riki Patel, petitioner & owner, for the following variance:
 - (a) waive 0.4% (26 sq. ft.) of the maximum allowable total lot coverage of 10% for a detached garage / accessory structure to permit construction of a new 720 sq. ft. detached garage / accessory structure at **2105 Northwood Bld.** (25-08-482-005).

E. Other Business

F. General Public Comment

G. Adjournment