

## **NOTICE OF ZONING BOARD OF APPEALS MEETING**

The Royal Oak Zoning Board of Appeals will hold a regular meeting on **Thursday, June 10, 2021, at 7:00 p.m.**

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. Conducting this meeting in person would risk the personal health or safety of members of the public and/or the planning commission. Therefore, this meeting will be held electronically, in compliance with Public Acts 228 and 254 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, June 10, 2021**, 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, June 9, 2021, 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, June 4, 2021 at 12:00 p.m.** so that appropriate arrangements can be made.

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**AGENDA**

**Royal Oak Zoning Board of Appeals Meeting**

**Thursday, June 10, 2021 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 [May 13, 2021](#)**

**D. Unfinished Business**

1. **Case No. 21-05-22** – public hearing on Ledion Shkemi, petitioner & owner, for the following variances:
  - (a) waive 2 ft. of the minimum required 10 ft. north side yard setback
  - (b) waive 6.8% from the requirement that an attached garage / accessory structure be no greater than 50% of the total width of the front façade of the structure
  - (c) waive 155 sq. ft. of the maximum allowable total lot coverage of 1,800 sq. ft.
  - (d) waive 3 ft. of the maximum allowable 30 ft. height of a single-family dwelling
  - (e) waive 586 sq. ft. of the maximum permitted gross usable floor area of 3,500 sq. ft. for a single-family dwellingto permit construction of a new single-family dwelling with a front entry attached garage at **312 N. Washington Ave.** (25-16-484-001).

**E. New Business**

1. **Case No. 21-06-26** – public hearing on the appeal of the Daniel Hagedorn, petitioner & owner, for the following variances:
  - (a) Waive 4 ft. of the minimum required 50 ft. lot width for Parcel “A”.
  - (b) Waive 3,480 sq. ft. of the minimum required 9,000 sq. ft. for Parcel “A”.
  - (c) Use variance to allow a two-family home site on a portion (46 ft. wide by 10 ft. deep) of property located in the One-Family Residential zoning district.  
to permit a land division for a two-family home site along N. Campbell Rd. at **2500 N. Wilson Ave.** (25-10-429-034).
2. **Case No. 21-06-27** – public hearing on the appeal of Buddy Demer, owner, & Hillan Homes, petitioner, for the following variances:
  - (a) Waive 10 ft. of the minimum required 50 ft. lot width for Parcel “A”.
  - (b) Waive 800 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “A”.
  - (c) Waive 10 ft. of the minimum required 50 ft. lot width for Parcel “B”.
  - (d) Waive 800 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “B”.

to permit a land division and create two vacant, single-family home sites at **417 N. Connecticut Ave.** (25-15-477-020).

3. **Case No. 21-06-28** – public hearing on the appeal of Troy Trust, Perry L., owner, & Tammy Troy, petitioner, for the following variances:
  - (a) Waive one of the maximum allowable number of driveways.
  - (b) Waive the hard surface requirement for the driveway accessed via N. Center St. to allow a concrete driveway accessed via the adjacent public alley and retain the existing, non-conforming unimproved driveway accessed via N. Center St. at **216 N. Center Ave.** (25-16-485-006).

**F. Other Business**

**G. Public Comment**