



CITY OF ROYAL OAK
ZONING BOARD OF APPEALS

AGENDA with Motions

NOVEMBER 12, 2009

A. Minutes of October 8, 2009 Regular Meeting

APPROVED AS PRESENTED – UNANIMOUSLY

B. Old Business

1. **CASE NO. 09-07-10** – Appeal of **Kasco, Inc., Petitioner, and Royal Oak Retail Management, LLC, Owners**, for the following variance(s):
 - (1) Waive 3 of the minimum required 4 off-street parking spaces, to permit establishment of a carry-out restaurant (Papa Romano's) within an existing building, located at **32701 Woodward Ave.** (parcel no. 25-06-103-041)

WITHDRAWN BY PETITIONER

2. **CASE NO. 09-09-12** – Appeal of **Anthony Mollica, Petitioner & Owner**, for the following variance(s):
 - (1) Waive 2.78% (172.41 sq. ft.) from the maximum permitted accessory lot coverage of 10% (619.59 sq. ft.),
 - (2) Waive 2.07% (127.95 sq. ft.) from the maximum permitted lot coverage of 30% (1,858.76 sq. ft.),
 - (3) Waive 1 ft. from the maximum permitted 15-ft. accessory structure height, to permit construction of a detached garage and a rear yard addition to a single-family dwelling, located at **1040 Mohawk Ave.** (parcel no. 25-22-402-009)

ADJOURNED – UNANIMOUSLY – Until December 10, 2009 due to absence of petitioner.

C. New Business

1. **CASE NO. 09-11-17** – Public hearing on the appeal of **Carlton Brown, Petitioner, and Astoria Federal Savings & Loan, LLC, Owners**, for the following variance(s):
 - (1) Waive 8 ft. of the minimum required 35-ft. southeast rear yard setback,
 - (2) Waive 20.44 sq. ft. from the maximum permitted 800 sq. ft. accessory ground floor area,
 - (3) Waive 2 ft. of the minimum required 5-ft. southwest side yard setback for a porch, to permit an attached garage and covered front porch constructed in violation of approved plans and permits to remain, located at **2805 Trafford Rd.** (parcel no. 25-08-176-022)

GRANTED – UNANIMOUSLY

2. **CASE NO. 09-11-18** – Public hearing on the appeal of **Michael Dinardo, Petitioner & Owner**, for the following variance(s):
 - (1) Waive 3.1 ft. of the minimum required 25-ft. east front yard setback,
 - (2) Allow a second story front porch,
 - (3) Expand a nonconforming structure, to permit construction of a second story addition to a single-family dwelling, located at **112 S. Maple Ave.** (parcel no. 25-21-202-013)

ADJOURNED – UNANIMOUSLY – Until December 10, 2009 to gather more information from petitioner.

D. Other Business

1. **CASE NO. F-09-11-01** – Public hearing on the appeal of **Roman Barrett, Petitioner & Owner**, for the following variance(s):
 - (1) Waive 3 feet from the maximum permitted 6-ft. privacy screen height, to permit a rear yard privacy screen with a height of 9 ft., located at **112 E. Thirteen Mile Rd.** (parcel no. 25-10-101-038)

GRANTED – UNANIMOUSLY

2. ADJOURNMENT OF CASES

ADOPTED – UNANIMOUSLY – Resolution stating adjournment of cases for one month is not guaranteed right of petitioners but only at discretion of Board.