



ROYAL OAK ZONING BOARD OF APPEALS
211 WILLIAMS ST.
ROYAL OAK, MICHIGAN
www.ci.royal-oak.mi.us

Thursday, January 14, 2010
7:30 P.M.

AGENDA with Motions

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Regular Meeting of December 10, 2009.

APPROVED AS PRESENTED – UNANIMOUSLY

C. NEW BUSINESS

1. CASE NO. 10-01-01 – Public hearing on the appeal of Royal Oak Business Association, Petitioner, and Royal Oak School District, Owner, for the following variance(s):

- (1) Use variance to allow farming within a One Family Residential zoning district,
- (2) Waive the hard-surfacing requirement for an off-street parking lot, to permit establishment of a community farm at a former school site, located at **1901 E. Eleven Mile Rd.** (parcel no. 25-14-354-034)

GRANTED – 6 to 1 – 2 Year Temporary Variances

2. CASE NO. 10-01-02 – Public hearing on the appeal of HF Architecture, Petitioner, and Elpam, LLC, Owners, for the following variance(s):

- (1) Waive 35 of the minimum required 127 off-street parking spaces, to permit conversion of floor space previously approved for shops and trades to professional offices, located at **1023-1041 S. Main St.** (parcel nos. 25-22-301-041, 25-22-303-006, 25-22-303-040 & 25-22-303-047)

GRANTED – UNANIMOUSLY

D. OTHER BUSINESS

1. CONSIDERATION of temporary variance originally granted January 9, 2003 (case no. 03-01-10), and last renewed January 13, 2005, to waive 11.5 ft. of the minimum required 20-ft. width for a two-way parking lot maneuvering aisle and driveway, located at **916 E. Eleven Mile Rd.** (parcel no. 25-22-201-004)

GRANTED – 6 to 1 – Permanent Variance

2. Review of 2009 Annual Report.

ACCEPTED AS PRESENTED AND PLACED ON FILE – UNANIMOUSLY