



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

Thursday, February 11, 2010
7:30 P.M.

AGENDA with Motions

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Regular Meeting of January 14, 2010.

APPROVED AS CORRECTED – UNANIMOUSLY

C. OLD BUSINESS

- 1. 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 3/11/2010 or 4/8/2010 Meeting

D. OTHER BUSINESS

- 1. CONSIDERATION** of temporary variance originally granted January 12, 1989 (case no. 89-01-03), and last renewed February 10, 2005, to expand a nonconforming use and waive the 1,500-ft. distance requirement between licensed foster care facilities, to permit use of the ground floor of a nonconforming residence as a state-licensed foster care facility, located at **1228 S. Washington Ave.** (parcel no. 25-21-434-019)

GRANTED – UNANIMOUSLY – Permanent Variance

- 2. CONSIDERATION** of temporary variance originally granted February 10, 2000 (case no. 00-02-04), and last renewed February 10, 2005, to (1) waive 275.2 sq. ft. of the maximum permitted 800 sq. ft. ground floor area, and (2) permit a home occupation (artist studio) in an accessory structure, to permit construction of a second accessory structure for use as an artist studio, contingent upon no kitchen or bathroom facilities being installed in the accessory structure, located at **1829 McDonald Ave.** (parcel no. 25-09-381-019)

GRANTED – 6 TO 1 – Permanent Variance

- 3. CONSIDERATION** of temporary variance originally granted February 10, 2005 (case no. 04-12-81), and last renewed February 9, 2006, to waive 6 of the minimum required 8 off-street parking spaces and 10% of the minimum required 10% open space area, to permit conversion of an existing retail

space to a barber shop with no more than 4 chairs, at **1213 E. Lincoln Ave.** (parcel no. 25-22-258-041)

GRANTED – UNANIMOUSLY – Permanent Variance

E. ELECTION OF OFFICERS

RE-ELECTED K. LAPHAM AS CHAIRMAN & G. REMUS AS VICE-CHAIRMAN – UNANIMOUSLY

F. PUBLIC COMMENT