



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

Thursday, April 8, 2010
7:30 P.M.

AGENDA

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. **Regular Meeting of March 11, 2010.**

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)

D. NEW BUSINESS

1. **CASE NO. F-10-04-01** – Public hearing on the appeal of **Matthew Wunningham, Petitioner & Owner, Petitioner & Owner**, for the following variance(s) to the city's Fence Ordinance:
 - (1) Waive 2.33 ft. from the maximum permitted 4-ft. fence height within a front yard,
 - (2) Waive 3.33 ft. from the maximum permitted 3-ft. fence height within a 10-ft. clear vision zone setback,to permit a fence with a height of 6.33 ft. within a front yard and the 10-ft. clear vision zone setback at a driveway, located at **334 W. Hudson Ave.** (parcel no. 25-21-427-006)
2. **CASE NO. 10-04-04** – Public hearing on the appeal of **CBS Outdoor Advertising, Petitioners, and Roby Properties, LLC, Owners**, for the following variance(s):
 - (1) Use variance to allow a billboard in a General Business zoning district,
 - (2) Alter a nonconforming use and structure,
 - (3) Waive 27.83 ft. from the maximum permitted billboard height of 25 feet,
 - (4) Waive 372 sq. ft. from the maximum permitted billboard surface area of 300 sq. ft.,
 - (5) Waive 231 ft. of the minimum required setback from residential property for an illuminated billboard of 300 ft.,
 - (6) Waive 7.5 ft. of the minimum required setback from a lot line for a billboard of 10 ft.,
 - (7) Waive 67 ft. of the minimum required setback from a right-of-way for a billboard of 75 ft.,to permit conversion of an existing billboard to a digital LED display, located at **32022 Woodward Ave.** (parcel no. 25-06-252-019)

E. PUBLIC COMMENT

Individuals with disabilities requiring special aids or services should contact the office of the City Clerk at 211 Williams St., P.O. Box 64, Royal Oak, MI 48068-0064, or call (248) 246-3050. Call (248) 246-3010 for telecommunications device for the deaf (TDD)