



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 with Motions

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Regular Meeting of March 11, 2010.

APPROVED AS PRESENTED – 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)

NO ACTION TAKEN

D. NEW BUSINESS

- 1. CASE NO. F-10-04-01** – Public hearing on the appeal of **Matthew Winningham, 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)

(1) GRANTED – 4 to 2
(2) DENIED – 4 to 2

- 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)

DENIED – UNANIMOUSLY

E. PUBLIC COMMENT