



ROYAL OAK ZONING BOARD OF APPEALS  
211 WILLIAMS ST.  
ROYAL OAK, MICHIGAN  
[www.ci.royal-oak.mi.us](http://www.ci.royal-oak.mi.us)

Thursday, May 13, 2010  
7:30 P.M.

**AGENDA with Motions**

**A. CALL TO ORDER**

**B. APPROVAL OF MINUTES**

**1. Regular Meeting of April 8, 2010.**

*APPROVED AS PRESENTED – UNANIMOUSLY*

**C. NEW BUSINESS**

- 1. CASE NO. 10-05-05** – Public hearing on the appeal of **Polyarch, Inc., Petitioners, and D. Dedvukaj, Owner**, for the following variance(s):
- (1) Waive 20 ft. of the minimum required 25-ft. east side yard setback, to permit reconstruction of an accessory building for an apartment complex, located at **1115-1231 W. Farnum Ave.** (parcel no. 25-16-378-001)

*ADJOURNED – UNANIMOUSLY – to allow petitioner opportunity to revise plans requiring lesser or fewer variances.*

- 2. CASE NO. 10-05-06** – Public hearing on the 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 4.11% (254.95 sq. ft.) from the maximum permitted lot coverage of 30% (1,858.76 sq. ft.),
  - (3) Waive 23.5 ft. of the minimum required 35-ft. west rear yard setback, to permit construction of a second story addition and attached garage to a single-family dwelling, located at **1040 Mohawk Ave.** (parcel no. 25-22-402-009)

*GRANTED – 5 to2*

**D. OTHER BUSINESS**

- 1. CONSIDERATION** of temporary variance originally granted May 8, 1988 (case no. 88-05-15), and last renewed May 9, 2005, to waive the required 6-ft. masonry screening wall along the south and west property lines, related to the construction of an industrial building on property generally located west of **32525 Stephenson Hwy.** and east of **4590 N. Campbell Rd.** (parcel no. 25-02-101-059)

*RENEWED – UNANIMOUSLY – 5-Year Temporary Variance or until adjacent residential property is developed.*

**E. PUBLIC COMMENT**