



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

Thursday, June 10, 2010
7:30 P.M.

AGENDA

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. **Regular Meeting of May 13, 2010.**

C. OLD BUSINESS

1. **CASE NO. 10-05-05** – 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)

D. NEW BUSINESS

1. **CASE NO. 10-06-07** – Public hearing on the appeal of **Royal Oak Inv. Prop., LLC, Petitioners, and Federal National Mortgage Association, Owners of Record**, for the following variance(s):
 - (1) Waive 38 ft. from the maximum permitted 50-ft. south front yard setback,
 - (2) Waive 21.4 ft. of the minimum required 35-ft. north rear yard setback,
 - (3) Waive 2.8 ft. of the minimum required 5-ft. east side yard setback,
 - (4) Waive 2.8 ft. of the minimum required 5-ft. east side yard porch setback,
 - (5) Waive 0.5 ft. of the minimum required 10-ft. west side yard porch setback,
 - (6) Waive 15 ft. from maximum permitted 7-ft. front yard accessory building extension,
 - (7) Allow off-street parking within a front yard,to permit construction of a single-family dwelling with an attached garage on an existing foundation, located at **810 Rosedale Ave.** (parcel no. 25-15-305-009)
2. **CASE NO. 10-06-08** – Public Hearing on the appeal of **Flex-N-Gate Royal Oak, LLC, Petitioners & Owners**, for the following variance(s):
 - (1) Allow off-street loading within a front yard,
 - (2) Allow off-street loading that conflicts with required maneuvering aisles for off-street parking,
 - (3) Waive 2.5 ft. from the minimum required 20-ft. off-street parking space depth,
 - (4) Waive 2.5 ft. from the minimum required 20-ft. maneuvering aisle width,to permit construction of a loading dock and the addition of visitor parking, located at **4336 Coolidge Hwy.** (parcel no. 25-05-153-020)
3. **CASE NO. 10-06-09** – Public Hearing on the appeal of **Mt. Chalet, Petitioners & Owners**, for the following variance(s):
 - (1) Waive 7 of the minimum required 32 off-street parking spaces, to install an outdoor café, located at **32955 Woodward Ave.** (parcel no. 25-06-101-045)

E. OTHER BUSINESS

1. **CONSIDERATION** of temporary use variance originally granted August 10, 2000 (case no. 00-07-27), and last renewed June 14, 2007, to exceed the maximum capacity of 6 adults for an adult foster care family home, and allow an adult foster group home with 8 residents, located at **828 Cherry Ave.** (parcel no. 25-09-453-011)

F. 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)