



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

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

AGENDA

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Regular Meeting of June 10, 2010.

C. NEW BUSINESS

1. **CASE NO. 10-07-10** – Public Hearing on the appeal of **612 Main, LLC, Petitioners, and Citizens Bank, Owners**, for the following variance(s):
 - (1) Waive 13 of the minimum required 51 off-street parking spaces, to permit establishment of administrative offices for a community service agency within a vacant building, located at **612 N. Main St.** (parcel no. 25-15-308-025)
2. **CASE NO. 10-07-11** – Public Hearing on the appeal of **Jennifer Streamer, Petitioner & Owner**, for the following variance(s):
 - (1) Waive 1 of the minimum required 4-ft. south side yard setback,
 - (2) Expand a nonconforming structure, to permit a rear yard addition to a single-family dwelling, located at **316 N. Alexander Ave.** (parcel no. 25-15-452-014)
3. **CASE NO. 10-07-12** – Public Hearing on the appeal of **Steven Miller, Petitioner & Owner**, for the following variance(s):
 - (1) Use variance to allow an artist's studio within an accessory structure,
 - (2) Waive 5.61% from the maximum permitted 10% accessory lot coverage,
 - (3) Waive 10.27% from the maximum permitted 35% total lot coverage,
 - (4) Waive 0.1 ft. of the minimum required 3-ft. south side yard accessory setback, to permit reconstruction of a nonconforming detached accessory building destroyed by fire, located at **4014 Edgeland Ave.** (parcel no. 25-05-327-013)

D. OTHER BUSINESS

1. **CONSIDERATION** of temporary variance originally granted June 12, 2003 (case no. 03-06-35), and last renewed July 14, 2005, to (1) waive the hard-surfacing requirement for a driveway in a One Family Residential zone, and (2) allow 2 driveways, to permit outdoor storage of a van on a gravel surface, located at **104 Lexington Blvd.** (parcel no. 25-04-429-025)
2. **CONSIDERATION** of temporary variance originally granted July 9, 1998 (case no. 98-06-28), and last renewed July 12, 2007, to permit a higher-intensity use which has a greater parking requirement, and waive 5 of the required 11 parking spaces, to permit an office expansion, at **431 N. Main St.** (parcel no. 25-16-483-022)

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)