



**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, August 12, 2010**  
**7:30 P.M.**

**AGENDA**

**A. CALL TO ORDER**

**B. APPROVAL OF MINUTES**

- 1. Regular Meeting of July 8, 2010.**

**C. NEW BUSINESS**

- 1. CASE NO. 10-08-13** – Public Hearing on the appeal of **Accelerated Rehabilitation Centers, Petitioner, and 2250 Associates, LLC, Owners**, for the following variance(s):
  - Waive 12 of the minimum required 24 off-street parking spaces, to permit establishment of a physical therapy office within an existing building, located at **29480-29482 Woodward Ave.** (parcel no. 25-08-330-031)
- 2. CASE NO. 10-08-14** – Public Hearing on the appeal of **HF Architecture, Petitioner, and Core Real Estate Services, LLC, Owners**, for the following variance(s):
  - Waive 32.67 ft. from the maximum permitted building length of 250 ft. for a senior housing facility, to permit construction of a two-story addition to an assisted-living senior housing facility, located at **1725 Chester Rd.** (parcel no. 25-05-477-049)
- 3. CASE NO. 10-08-15** – Public Hearing on the appeal of **Avery Abrahamson, Petitioner & Owner**, for the following variance(s):
  - Allow repairs to a nonconforming structure damaged by fire beyond 50% of its equalized assessed value, to permit repairs to a single-family dwelling, located at **500 N. Center St.** (parcel no. 25-16-483-008)
- 4. CASE NO. 10-08-16** – Public Hearing on the appeal of **Sarah Cerone, Petitioner & Owner**, for the following variance(s):
  - Waive 32.65 ft. from the maximum permitted 25-ft. east front yard setback,
  - Waive 8.14 ft. of the minimum required 25-ft. north side yard dwelling setback,
  - Waive 14.86 ft. of the minimum required 25-ft. north side yard attached accessory structure setback,
  - Allow off-street parking within a front yard,
  - Waive 4.84 ft. of the minimum required 10-ft. south side yard setback,
  - Waive 3.28% from the maximum permitted 50% accessory structure front façade width,
  - Waive 6.17 ft. from the maximum permitted 25-ft. driveway width,
  - Waive 321.67 sq. ft. from the maximum permitted 3,500-sq. ft. gross floor area,
  - Waive 1.09 ft. from the maximum permitted 30-ft. principal structure height,to permit construction of a new single-family dwelling, located at **2209 Vinsetta Blvd.** (parcel no. 25-09-331-001)

**D. OTHER BUSINESS**

1. **CONSIDERATION** of temporary variance originally granted August 8, 2005 and last renewed August 14, 2008 (case no. 05-08-52), to allow a second driveway to a lot to permit continued use of an unpaved second driveway to a lot, located at **403 Woodside Rd.** (parcel no. 25-03-179-014)

**E. PUBLIC COMMENT**