



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

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

AGENDA with Motions

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Regular Meeting of July 8, 2010.

APPROVED AS PRESENTED – UNANIMOUSLY

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):
- (1) 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)

GRANTED – UNANIMOUSLY

- 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):
- (1) 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)

GRANTED – UNANIMOUSLY

- 3. CASE NO. 10-08-15** – Public Hearing on the appeal of **Avery Abrahamson, Petitioner & Owner**, for the following variance(s):
- (1) 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)

ADJOURNED – UNANIMOUSLY – Until 9/16/2010 Meeting – Petitioner to revise requested variances.

- 4. CASE NO. 10-08-16** – Public Hearing on the appeal of **Sarah Cerone, Petitioner & Owner**, for the following variance(s):
- (1) Waive 32.65 ft. from the maximum permitted 25-ft. east front yard setback,
 - (2) Waive 8.14 ft. of the minimum required 25-ft. north side yard dwelling setback,
 - (3) Waive 14.86 ft. of the minimum required 25-ft. north side yard attached accessory structure setback,
 - (4) Allow off-street parking within a front yard,
 - (5) Waive 4.84 ft. of the minimum required 10-ft. south side yard setback,
 - (6) Waive 3.28% from the maximum permitted 50% accessory structure front façade width,

- (7) Waive 6.17 ft. from the maximum permitted 25-ft. driveway width,
 - (8) Waive 321.67 sq. ft. from the maximum permitted 3,500-sq. ft. gross floor area,
 - (9) 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)

GRANTED – 5 to 1 – Nos. 1-6
WITHDRAWN BY PETITIONER – Nos. 7-9

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)

ADJOURNED – UNANIMOUSLY – Until 9/16/2010 Meeting – Petitioner to submit more detailed information why they are requesting renewal of temporary variance.

E. PUBLIC COMMENT