



**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, September 16, 2010**  
**7:30 P.M.**

**AGENDA**  
**(REVISED)**

**A. CALL TO ORDER**

**B. APPROVAL OF MINUTES**

- 1. Regular Meeting of August 12, 2010.**

**C. OLD BUSINESS**

- 1. CASE NO. 10-08-15** – 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)

**D. NEW BUSINESS**

- 1. CASE NO. 10-09-17** – Public Hearing on the appeal of **John & Amy Vincenti, Petitioners & Owners**, for the following variance(s):
  - (1) Waive 136.66 square feet from the maximum permitted accessory ground floor area of 800 square feet, to permit construction of an addition with a covered porch to an attached garage, located at **1403 N. Edgewood Dr.** (parcel no. 25-16-253-015)
- 2. CASE NO. 10-09-18** – Public Hearing on the appeal of **Metro Woodward, LLC, Petitioners & Owners**, for the following variance(s):
  - (1) Waive 13 of the minimum required 16 off-street parking spaces for a restaurant,
  - (2) Waive 14 of the minimum required 24 off-street parking spaces for a medical office,
  - (3) Waive 9 of the minimum required 15 off-street parking spaces for a medical office,to permit establishment of a frozen yogurt parlor (Bloomberry's), an optician / optometrist (America's Best), and an undetermined medical office within vacant units of a multiple-unit commercial building, located at **30252 Woodward Ave.** (parcel no. 25-08-176-024)

**E. 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)
- 2. CONSIDERATION** of temporary variance originally granted May 8, 1997 (case no. 97-04-17), last renewed September 20, 2007, to waive the required masonry screening wall on the west and a portion of the north property lines, for a vehicle impound lot at **303 E. Harrison Ave.** (parcel no. 25-22-303-029)

**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)*