

AGENDA

**ZONING BOARD OF APPEALS
CITY OF ROYAL OAK**

**Thursday, March 10, 2022
7:00 P.M.**

Royal Oak City Hall
203 S. Troy St.
City Commission Chambers 121
Royal Oak, MI 48067

[Click on the links highlighted in [blue](#) for staff reports, plans, and other documents.]

A. Call to Order & Roll Call

B. Approval of [Minutes for February 10, 2022](#)

C. Old / Unfinished Business

D. New Business

1. [Case No. 22-03-08](#) – public hearing on the appeal of Presidio Capital, petitioner & Norris Group Inc, owner, for the following variance:
 - (a) waive 13 of the minimum required 20 off-street parking spaces to permit conversion of an existing tenant space into 16 individual carry-out restaurants' kitchen suites at **28096 Woodward Ave.** (25-17-279-004).
2. [Case No. 22-03-09](#) – public hearing on the appeal of Tabitha & Michael See Trust, petitioner & owner, for the following variances:
 - (a) waive 16.3 ft. of the minimum required east rear yard setback of 35 ft.
 - (b) waive 4 ft. of the maximum allowable height of 15 ft. for the garage / accessory structure to permit additions to an existing single-family dwelling at **832 N. Pleasant St.** (25-16-404-014).
3. [Case No. 22-03-10](#) – public hearing on the appeal of Brian D Latulippe, petitioner & owner, for the following variances:
 - (a) alter/expand a non-conforming structure
 - (b) waive 14.2 ft. of the maximum allowable 7 ft. that an attached garage / accessory structure may project from the nearest point of living space on the ground floor
 - (c) waive 2.9% of the maximum allowable 50% that an attached garage / accessory structure may be of the total width of the principal building's primary facade
 - (d) waive 1.2 ft. of the maximum allowable front yard setback of 50 ft.
 - (e) waive the prohibition of a gravel (non-hard surface) driveway to permit construction of a front entry attached garage and second story addition to an existing, non-conforming single-family dwelling at **517 Elm Ct.** (25-16-476-012).
4. [Case No. 22-03-11](#) – public hearing on the appeal of Kyle Hunt, petitioner & 10 Lincoln LLC, owner, for the following variances:
 - (a) use variance
 - (b) waive 14 of the minimum required 34 off-street parking spaces to permit conversion of a 1,400 gross sq. ft. tenant space into a restaurant in a multi-tenant building at **400 E. Lincoln Ave.** (25-22-302-033).

5. [Case No. 22-03-12](#) – public hearing on the appeal of Sandra Bazzo, petitioner & CGBD LLC, owner, for the following variances:
 - (a) use variance
 - (b) waive 880 ft. of the minimum required 1,000 ft. distance from a school, library, park, playground, licensed day care, or religious institution to permit a tattoo/microblading studio which is defined as an adult-oriented commercial enterprise in a multi-tenant building at **1320 N. Campbell Rd.** (25-14-151-001).

E. Other Business

F. General Public Comment

G. Adjournment