

AGENDA

Royal Oak Zoning Board of Appeals Meeting
Thursday, July 8, 2021 at 7:00 p.m.

City Hall 203 South Troy Street
Royal Oak, MI 48067

Broadcast from City Commission Room 121
WROK WOW Channel 10

<https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>

A. Call to Order

B. Roll Call

C. Approval of Minutes for [June 10, 2021](#)

D. Unfinished Business

E. New Business

1. **Case No. 21-07-29** – public hearing on the appeal of Stephanie Kunik, petitioner & owner, for the following variance:
 - (a) Waive 3 ft. of the minimum required 3 ft. east side yard setback to permit construction of an elevated wood deck within the required side yard setback at **625 Baldwin Ave.** (25-15-331-048).
2. **Case No. 21-07-30** – public hearing on the appeal of Kathryn Ashbaugh, petitioner & owner, for the following variances:
 - (a) Waive one of the maximum allowable number of driveways
 - (b) Waive the hard surface requirement for the driveway accessed via Glendale Ave to retain the drive approach along Glendale Ave. to access an existing, non-conforming unimproved driveway at **236 Woodlawn Ave.** (25-03-352-018).
3. **Case No. 21-07-31** – public hearing on the appeal of Jonathan Skrzynski, petitioner & owner, for the following variances:
 - (a) Alter/expand a nonconforming structure
 - (b) Waive 25.4 ft. of the minimum required 35.4 ft. west front yard setback to permit construction of a two-story rear yard addition to an existing nonconforming single-family dwelling at **1524 Catalpa Dr.** (25-16-155-026).
4. **Case No. 21-07-32** – public hearing on the appeal of Michael J. Gordon, petitioner, & Matt Cornelius, owner, for the following variance:
 - (a) Waive 4.1% of the maximum allowable total lot coverage of 30% to permit construction of a one-story rear yard addition and unenclosed, covered porch at **116 Kayser Ave.** (25-22-127-013).

5. **Case No. 21-07-33** – public hearing on the appeal of B. Hattermann Architecture, petitioner & Darkun LLP, owner, for the following variance:
 - (a) Waive 10 of the maximum driveway width of 30 ft. to utilize an existing concrete drive approach to access parking spaces from an adjacent public alley at **312 E. 3rd St.** (25-22-107-003).

F. Other Business

G. Public Comment