

AGENDA

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

**Thursday, November 9, 2023
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 [October 12, 2023](#)

C. Unfinished Business

D. New Business

1. [Case No. 23-11-21](#) – public hearing on the appeal of Palazzolo Properties and Homes, petitioner & Christopher Saunders owner, for the following variance:
 - (a) Waive 12.9 ft. of the minimum required 33 ft. east front yard setback along Brookwood Ave. to permit construction of a new two-story single-family dwelling with attached garage accessed via Brookwood Ave. at 619 E 12 Mile Rd. (25-10-379-032).
2. [Case No. 23-11-22](#) – public hearing on the appeal of Brian & Michelle Balasia, petitioners & owners, for the following variances:
 - (a) Waive 1,644.8 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft.
 - (b) Waive 9.8% of the maximum allowable accessory lot coverage of 10%
 - (c) Waive the prohibition of a combination of utilities in an accessory structure
 - (d) Waive 6.6% of the maximum allowable total lot coverage of 30% to permit construction of a new 268 sq. ft. covered deck attached to the existing house / dwelling and a separate 1,655 sq. ft. open, covered outdoor entertainment pool house / accessory structure at 821 Stanley Ct. (25-15-384-016).
3. [Case No. 23-11-23](#) – public hearing on the appeal of Gardner Builders Inc., petitioner & Meagan Sierens owner, for the following variances:
 - (a) Alter/expand a non-conforming structure
 - (b) Waive 2 ft. of the minimum required 15 ft. combined side yard setback to permit construction of a new second story dormer addition to the rear of the existing single-family dwelling at 2802 N Connecticut Ave. (25-10-277-003).

E. Other Business

F. General Public Comment

G. Adjournment