

AGENDA

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

**Thursday, December 14, 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 [November 9, 2023](#)**

**C. Unfinished Business**

1. [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).

**D. New Business**

1. [Case No. 23-12-24](#) – public hearing on the appeal of Heller & Associates, petitioner, and Diane Applebaum, owner, for the following variances:
  - (a) Alter/expand a non-conforming structure
  - (b) Waive an additional 706 sq. ft. of the maximum allowable usable floor area of 3,500 sq. ft. for a single-family dwelling  
to permit construction of first floor additions, totaling 706 sq. ft. of usable floor area, to the front and rear of the existing 3,646 sq. ft. single-family dwelling at 1304 Woodsboro Dr. (25-16-105-013).

**E. Other Business**

**F. General Public Comment**

**G. Adjournment**