



# Royal Oak

## Agenda

### Planning Commission

### Meeting

Thursday, September 12, 2024, 7:00 p.m.

City Hall Commission Chambers Room 121

203 South Troy Street

Royal Oak, MI 48067

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.

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	Pages
1. Call to Order	
2. Approval of Minutes	
a. Approval of Minutes for August 8, 2024 Meeting	4
3. Unfinished Business	
a. Case No. 24-08-24	10
Public hearing on the appeal of Moiseev/Gordon Associates, Inc., petitioner & Rachel & Jacob Clode, owners, for the following variances:	
(a) waive 1,848 sq. ft. of the maximum permitted usable floor area of 3,500 sq. ft. for a single-family dwelling	
(b) waive 121 sq. ft. from the maximum allowable 800 sq. ft. of floor area for attached garages / accessory buildings	
to permit the construction of a new two-story single-family dwelling with attached garage / accessory building accessed via N. Washington Ave. at 325 Mt. Vernon Blvd. (25-04-477-001).	
4. New Business	
a. Case No. 24-09-27	11
Public hearing on the appeal of Centurion Building Co, petitioner & McClure Homes, owner, for the following variances:	
(a) waive 10 ft. of the minimum required 50 ft. lot width for Lot 187	
(b) waive 955.8 sq. ft. of the minimum required 6,000 sq. ft. of lot area for Lot 187	
to permit construction of a new detached single-family dwelling on a lot	

with a 40 ft. width and 5,044.2 sq. ft. of lot area at 4444 Arlington Dr. (25-06-151-010, -011, -012).

- b. Case No. 24-09-28  
Public hearing on the appeal of Scott Stapels, petitioner & owner, for the following variances:

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(a) alter/expand a non-conforming structure

(b) waive 587 sq. ft. of the maximum allowable 3,500 sq. ft. of usable floor area

(c) waive 2.1 ft. from the minimum required 33 ft. east front yard setback

(d) waive 13.3 ft. from the maximum 7 ft. that an accessory building may extend beyond the first floor of a principal building

(e) waive 5.6% from the requirement that an attached garage/accessory building be no greater than 50% of the total width of the front façade of the structure

(f) waive 614 sq. ft. of the maximum allowable accessory ground floor area of 800 sq. ft.

(g) waive 13 ft. from the maximum permitted 25 ft. residential dwelling width

(h) waive 2 of the maximum allowable number of accessory buildings per residential property

to permit construction of an addition to the existing single-family dwelling and construction of an additional attached garage and separate detached pool house / accessory building at 2717 Ardmore Ave. (25-10-278-017 & -030).

- c. Case No. 24-09-29  
Public hearing on the appeal of Fairmount Land, LLC, petitioner & owner, for the following variances:

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(a) use variance

(b) waive 19.4 ft. from the minimum required 25 ft. west side yard setback

(c) waive 21.3 ft. from the minimum required 25 ft. north rear yard setback

(d) waive 13.2 ft. from the minimum required 20 ft. separation between principal buildings

to convert an existing two-story office building into a 4-unit multiple-family building at 627 E 11 Mile Rd. (25-15-383-039).

- d. Case No. 24-09-30  
Public hearing on the appeal of Genc & Kristiana Smakaj, petitioners & owners, for the following variance:

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(a) waive 645 sq. ft. of the maximum permitted usable floor area of 3,500 sq. ft. for a single-family dwelling

to permit construction of a new two-story single-family dwelling with attached garage / accessory building at 823 Lexington Blvd. (25-04-451-002).

e. Case No. 24-09-31

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Public hearing on the appeal of Christopher Ramsay, petitioner & owner, for the following variances:

(a) waive 18 ft. from the minimum required 25 ft. south setback along Ellen Ave.

(b) waive 220 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft.

to permit construction of a new 448 sq. ft. detached, open, covered pool pavilion / accessory structure along the south side of the property at 305 Royal Ave. (25-09-276-012).

5. Other Business
6. General Public Comment
7. Adjournment