



**Agenda
Zoning Board of Appeals
Meeting**

**Thursday, July 10, 2025 at 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 city clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.

1. [Call to Order](#)

2. [Approval of Minutes](#)

a. [Approval of Minutes for June 12, 2025 Meeting](#)



3. [Unfinished Business](#)

a. [Case No. 25-06-15](#)



Public hearing on the appeal of Michael Willoughby & Associates, petitioner & George M. Blower, owner, for the following variances:

(a) alter/expand a non-conforming structure

(b) waive an additional 600 sq. ft. from the maximum permitted 3,500 sq. ft. of usable floor area

to permit construction of an addition to a single-family dwelling for a senior accessory dwelling with 600 sq. ft. of usable floor area / living space at 1423 Greenleaf Dr. (25-16-152-007).

b. [Case No. 25-06-16](#)



Public hearing on the appeal of B. Hatterman Architecture, petitioner, & Troy W. Wyman, owner, for the following variances:

(a) waive the prohibition of a combination of utilities in an accessory structure

(b) use variance

(c) waive 2,500.5 sq. ft. of the minimum required 9,000 sq. ft. of lot area

(d) waive 4.4 ft. of the maximum allowable height of 15 ft. for a detached garage / accessory structure

(e) waive 1.5 ft. from the minimum required 5 ft. south side yard setback

to permit modifications, including a second story addition, to an existing detached garage / accessory structure at 712 S Connecticut Ave. (25-22-282-033).

4. [New Business](#)

a. [Case No. 25-07-17](#)



Public hearing on the appeal of Louis Domin Inc., petitioner & owner for the following variances:

(a) waive 306 sq. ft. of the minimum required 6,000 sq. ft. lot area for proposed Parcel "A"

(b) waive 305 sq. ft. of the minimum required 6,000 sq. ft. lot area for proposed Parcel "B"

to permit a land division to create two individual single-family home sites at 121 N Blair Ave. (25-15-460-028).

5. [Other Business](#)

6. [Public Comment](#)

7. [Adjournment](#)