



Royal Oak

Agenda

Zoning Board of Appeals

Meeting

Thursday, August 8, 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.

	Pages
1. Call to Order	
2. Approval of Minutes	
a. Approval of Minutes for July 11, 2024 Meeting.	3
3. Unfinished Business	
4. New Business	
a. Case No. F-24-08-03 Public hearing on the appeal of Sean Kennedy, petitioner & owner, for the following variance:	7
(a) waive 2 ft. of the maximum permitted 6 ft. fence height	
to allow an 8 ft. sight obscuring wooden fence along the east rear property line at 25880 York Rd. (25-05-282-025).	
b. Case No. F-24-08-04	18
Public hearing on the appeal of Michael J. Lishewski & Kelsey Leliaert, petitioners & owners, for the following variances:	
(a) waive 0.7 ft. of the maximum permitted 6 ft. fence height along the east property line	
(b) waive 0.4 ft. of the maximum permitted 6 ft. fence height along the west property line	
to allow a sight obscuring wooden fence varying in height from 6.4 to 6.7 ft. along portions of the east property line and a sight obscuring wooden	

fence varying in height up to 6.4 ft. along the west property line at 1125 E 6th St. (25-22-253-011).

- c. Case No. F-24-08-05 31

Public hearing on the appeal of Chaiane Keisser Da Silva, petitioner & owner, for the following variance:
(a) waive 3 ft. of the maximum permitted 3 ft. fence height within 10 feet of an intersection of any driveway, sidewalk, alley, or right-of-way
to allow a 6 ft. sight obscuring vinyl fence along the north property line within the clear vision triangle at 600 S. Edison Ave. (25-23-156-018)

- d. Case No. 24-08-24 45

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).

- e. Case No. 24-08-25 74

Public hearing on the appeal of Atnas Properties, LLC, petitioner & owner, for the following variance:

(a) waive 12 additional of the minimum required 142 off-street parking spaces

to permit renovations and construction of an addition to a bar / lounge, including outdoor café service at 1023 S Main St. (25-22-303-047).

- f. Case No. 24-08-26 96

Public hearing on the appeal of CIR Group, petitioner & 28168 LLC, owner, for the following variances:

(a) waive 17 of the minimum required 19 off-street parking spaces

(b) waive 10 ft. of the maximum permitted driveway width of 30 ft. to convert a retail tenant space to a standard restaurant at 28168 Woodward Ave. (25-06-426-002).

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