



**Agenda
Zoning Board of Appeals
Meeting**

**Thursday, August 14, 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 July 10, 2025 Meeting](#)



3. [Unfinished Business](#)

4. [New Business](#)

a. [Case No. F-25-08-01](#)



Public hearing on the appeal of Robert G. Matouk, petitioner & owner, for the following variance:

(a) waive the requirement that all constituent materials of a fence or privacy screen be of identical or similar type

to allow a sight obscuring wooden fence to be affixed to an existing chain link fence along the south lot line at 1806 N Connecticut Ave. (25-10-480-001).

b. [Case No. 25-08-18](#)



Public hearing on the appeal of Jennifer Soma, petitioner & owner, for the following variances:

(a) waive 4.1% from the maximum allowable 30% total lot coverage

(b) waive 0.6 ft. from the minimum required 10 ft. west side yard setback related to a proposed covered porch and steps along Maplewood Ave.

to permit construction of first and second story additions & covered porch and steps to an existing single-family dwelling at 1839 Roseland Ave. (25-08-485-001).

c. [Case No. 25-08-19](#)



Public hearing on the appeal of Roman Design Architecture, petitioner & Antonio & Juliana Pirpinelli, owners, for the following variances:

(a) waive 1 ft. from the minimum required 5 ft. north side yard setback

(b) waive 13.2 ft. from the minimum required 35 ft. east rear yard setback

to permit construction of a new two-story single-family dwelling with an attached accessory structure / garage accessed via Mandalay Ave. at 3715 Coolidge Hwy. (25-05-302-011).

d. [Case No. 25-08-20](#)



Public hearing on the appeal of Chase Sperry, petitioner & owner, for the following variances:

(a) waive the prohibition of a driveway extending into a front yard

(b) waive one of the maximum number of driveways per residential dwelling

to permit an additional drive approach along Potter Ave. and associated private residential driveway in the front yard of a one-family dwelling at 306 Potter Ave. (25-15-384-003).

5. [Other Business](#)
6. [Public Comment](#)
7. [Adjournment](#)