



**Agenda  
Zoning Board of Appeals  
Meeting**

**Thursday, September 11, 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.

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1. [Call to Order](#)

2. [Approval of Minutes](#)

a. [Approval of Minutes for August 14, 2025 Meeting](#)

3. [Unfinished Business](#)

a. [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).

b. [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).

4. [New Business](#)

a. [Case No. 25-09-21](#)

Public hearing on the appeal of Saint Mercurius Holdings, LLC, petitioner & owner, for the following variances:

(a) waive 5 of the minimum required 20 off-street parking spaces

(b) waive 1 ft. from the minimum required 12 ft. stacking lane width

(c) waive 1.75 ft. from the minimum required 12 ft. width for a dedicated and continuous escape lane for the drive-through facility

(d) waive the prohibition of vehicle stacking spaces obstructing access to off-street parking spaces

to permit the establishment of a coffee shop with drive-through facility within a commercial building at 1821 N Campbell Rd. (25-10-480-011).



b. [Case No. 25-09-22](#)



Public hearing on the appeal of Marlene J. Chapman, petitioner & owner, for the following variance:

(a) waive 12.7 ft. of the minimum required 35 ft. north rear yard setback

to permit construction of a one-story addition to the rear of the existing single-family dwelling at 319 Parkdale Ave. (25-10-327-035).

5. [Other Business](#)

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



6. [Public Comment](#)

7. [Adjournment](#)