



**Agenda
Zoning Board of Appeals
Meeting**

**Thursday, May 08, 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 April 10, 2025 Meeting](#)



3. [Unfinished Business](#)

4. [New Business](#)

a. [Case No. 25-05-11](#)



Public hearing on the appeal of Trademark Building Company, petitioner & Dahn & Joel Brickner, owners, for the following variances:

(a) waive 4.6 ft. of the minimum required 25 ft. east front yard setback

(b) waive 14.9 ft. of the maximum allowable 7 ft. extension of a covered, unenclosed front porch and steps into the minimum required front yard setback

to permit construction of additions and a new covered, unenclosed porch and steps to an existing single-family dwelling at 411 Maxwell Ave. (25-16-378-024).

b. [Case No. 25-05-12](#)



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

(a) waive 2 of the minimum required 13 off-street parking spaces

(b) waive 10 ft. of the maximum permitted driveway width of 30 ft.

to convert a retail tenant space into a fitness center at 28168 Woodward Ave. (25-06-426-002).

c. [Case No. 25-05-13](#)



Public hearing on the appeal of Bryan Phelps, petitioner & owner, for the following variances:

(a) waive 453 sq. ft. from the maximum permitted 3,500 sq. ft. of usable floor area

(b) waive 188 sq. ft. from the maximum allowable 800 sq. ft. of accessory ground floor area

(c) waive 6.3 ft. from the maximum allowable height of 15 ft. for a garage / accessory building

to permit construction of front and rear yard additions to an existing single-family dwelling and construction of a new two-story garage / accessory building to the rear of the dwelling at 125 E Houstonia Ave. (25-10-303-014).

5. [Other Business](#)

a. [Reconsideration Request - Case No. 24-09-28](#)



6. [Public Comment](#)

7. [Adjournment](#)