



**Agenda
Zoning Board of Appeals
Meeting**

**Thursday, November 13, 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 October 9, 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. 25-10-24](#)

Public hearing on the appeal of Trademark Services, LLC, petitioner & Leafdale Investments, LLC, owner, for the following variances:

(a) waive 51 sq. ft. from the maximum allowable 800 sq. ft. of accessory ground floor area

(b) waive 4.7% from the requirement that an accessory building / attached garage be no greater than 50% of the total width of the principal building's primary facade.

(c) waive 2.4 ft. from the minimum required 35 ft. rear yard setback related to an unenclosed, covered rear porch

to permit construction of ground floor and second story additions to an existing single-family dwelling with an attached garage / accessory structure at 4447 Arlington Ave. (25-06-153-004).

c. [Case No. 25-10-25](#)

Public hearing on the appeal of Alexa Cook, petitioner & owner for the following variances:

(a) waive 5.6% of the maximum allowable total lot coverage of 30%

(b) waive 5.1% of the maximum allowable accessory lot coverage of 10%

(c) waive 19.5 ft. of the minimum required 25 ft. south setback along Albert Ave. related to the existing dwelling and covered front porch

(d) waive 6.5 ft. of the minimum required 25 ft. south setback along Albert Ave.

related to the existing detached garage / accessory structure to permit a land division to create two new individual single-family home sites and retain all structures at 3202 Prairie Ave. (25-07-152-039).

4. [New Business](#)

a. [Case No. 25-11-26](#)

Public hearing on the appeal of Fadi Akkam, petitioner & owner, for the following variances:

(a) use variance

(b) waive 3 of the minimum required 7 off-street parking spaces

to permit the establishment of an automobile service station at 1219 E 11 Mile Rd. (25-15-460-026).

b. [Case No. 25-11-27](#)



Public hearing on the appeal of Alan Lafave, petitioner & owner, for the following variances:

(a) alter/expand a nonconforming structure in a nonconforming manner

(b) waive an additional 2.9% of the maximum allowable total lot coverage of 30%

to permit a 41 sq. ft. unenclosed, covered front porch and retain a 143 sq. ft. covered gazebo / accessory building at 1506 Wyandotte Ave. (25-22-457-016).

5. [Other Business](#)

6. [Public Comment](#)

7. [Adjournment](#)