



**Agenda
Zoning Board of Appeals
Meeting**

**Thursday, December 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.

1. [Call to Order](#)

2. [Approval of Minutes](#)

a. [Approval of Minutes for November 13, 2025 Meeting](#)



3. [Unfinished Business](#)

4. [New Business](#)

a. [Case No. 25-12-28](#)



Public hearing on the appeal of Prothero's Construction, petitioner & Brian J & Sarah A Cook Trust, owners, for the following variances:

(a) waive 18.5 ft. of the minimum required 35 ft. south rear yard setback related to the construction of a new covered, unenclosed rear porch

(b) waive 1 of the maximum allowable number of accessory buildings per residential property

to permit construction of a new 210 sq. ft. covered, unenclosed rear porch to an existing single-family dwelling and allow an additional 48 sq. ft. detached accessory building / sauna at 4131 N Fulton Pl. (25-06-158-024).

5. [Other Business](#)

6. [Public Comment](#)

7. [Adjournment](#)