



# Royal Oak

Agenda

Planning Commission

Meeting

Thursday, December 12, 2024, 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 the city clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.

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	Pages
1. Call to Order	
2. Approval of Minutes	
a. Approval of Minutes for November 14, 2024 Meeting	3
3. Unfinished Business	
a. Case No. 24-11-33	7
Public hearing on the appeal of Daniel Litner, petitioner & owner, for the following variance:	
(a) waive 3.1 ft. of the maximum allowable height of 15 ft. for a detached garage / accessory structure	
to permit construction of a new detached garage / accessory structure at 633 S Alexander Ave. (25-22-255-011).	
4. New Business	
a. Case No. 24-12-35	21
Public hearing on the appeal of John Diemer, petitioner & owner, for the following variance:	
(a) waive the prohibition of a driveway extending into a front yard	
to permit the expansion of a private residential driveway into the front yard of a one-family dwelling at 3107 N Main St. (25-09-226-080).	
b. Case No. 24-12-36	30
Public hearing on the appeal of Robertson In-Town Building Company, LLC, petitioner & owner, for the following variance:	
(a) waive 5.3% 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.

to permit the construction of a new two-story single-family dwelling with front entry attached garage / accessory building at 1317 Butternut Ave. (25-09-106-008).

c. Case No. 24-12-37

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Public hearing on the appeal of William Gavlas, petitioner & owner, for the following variances:

(a) alter/expand a non-conforming structure

(b) waive 1.1 ft. from the minimum required 5 ft. north side yard setback

(c) waive 13.5 ft. from the minimum required 25 ft. west front yard setback

to permit construction of a full height second story to an existing single-family dwelling at 621 S Vermont Ave. (25-22-282-005).

5. Other Business

6. General Public Comment

7. Adjournment