

**ZONING BOARD OF APPEALS  
CITY OF ROYAL OAK, MICHIGAN  
www.romi.gov**

**Thursday, January 12, 2017  
7:00 P.M.  
AGENDA**

- A. Call to Order**
  - B. Approval of Minutes for December 8, 2016**
  - C. Old Business**
  - D. New Business**
    - 1. Case No. 17-01-01** – public hearing on the appeal of McBride Studio, Inc., Petitioner & Redbyrne Homes, LLC, Owner, for the following variances:
      - (a) alter / expand a non-conforming structure
      - (b) waive 17 ft. of the minimum required 25 ft. east front yard setback
      - (c) waive 6% of the maximum allowable 35% total lot coverageto permit construction of a second story addition to an existing, non-conforming single-family dwelling at **413 N. Washington Ave.** (25-16-477-029)
- E. Other Business**
  - 1. Annual Report**
- F. Public Comment**