

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

**Thursday, January 10, 2019
7:00 P.M.
AGENDA**

A. Call to Order

B. Approval of [Minutes for December 13, 2018](#)

C. Old / Unfinished Business

D. New Business

1. **Case No. 19-01-01** – public hearing on the appeal of Italy American Construction, petitioner & Nicholas Bofferding, owner, for the following variances:
 - (a) waive 0.8% of the maximum allowable lot coverage of 10% for a detached accessory structure / garage
 - (b) waive 1.8% of the maximum allowable total lot coverage of 30% to permit a 240 sq. ft. addition to an existing 528 sq. ft. detached accessory structure / garage at **2012 Massoit Ave.** (25-05-277-014)

2. **Case No. 19-01-02** – public hearing on the appeal of Schneider + Smith Architects, petitioner & RT&S Building LLC, owner, for the following variances:
 - (a) waive 6,500 sq. ft. of the minimum required lot area of 12,000 sq. ft.
 - (b) waive 8 ft. of the minimum required drive aisle width of 20 ft. when parking spaces are accessed at a 90° angleto permit construction of 3 single-family attached dwelling units at **921 S. Center St.** (25-21-429-012)

3. **Case No. 19-01-03** – public hearing on the appeal of Schneider + Smith Architects, petitioner & RT&S Building LLC, owner, for the following variances:
 - (a) waive 30,044 sq. ft. of the minimum required lot area of 39,000 sq. ft.
 - (b) waive 13 of the minimum required 31 off-street parking spacesto permit construction of a 3-story mixed-use building with ground-level office space and 12 upper-level multiple-family dwelling units at **924 S. Main St.** (25-21-429-020)

E. Other Business

1. **[2018 Annual Report](#)**

F. Public Comment