A. **Call to Order**

B. **Approval of Minutes for May 9, 2019**

C. **Old / Unfinished Business**

1. **Case No. 19-05-14** – public hearing on the appeal of Michael Lemanski, petitioner & owner, for the following variances:
   (a) alter/expand a non-conforming structure
   (b) waive 2.2 ft. of the minimum required south side yard setback of 8 ft.
   to permit the construction of a rear yard addition to an existing, non-conforming single-family dwelling at **1203 N. Blair Ave.** (25-15-208-030)

D. **New Business**

1. **Case No. F-19-06-03** – public hearing on the appeal of Mike Zouras, petitioner & owner, for the following variance:
   (a) waive 2 ft. of the maximum permitted 6 ft. fence height
   to permit construction of an 8 ft. tall privacy fence along the south property line of the condominium complex at **3311-3333 Nell Rose Ct.** (25-05-477-096)

2. **Case No. 19-06-15** – public hearing on the appeal of Giovanni Aluia, petitioner, & ALVERS, LLC, owner, for the following variances:
   (a) waive 10 ft. of the minimum required 50 ft. lot width for Parcel “A”
   (b) waive 1,200 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “A”
   (c) waive 10 ft. of the minimum required 50 ft. lot width for Parcel “B”
   (d) waive 1,200 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “B”
   to permit a land division at **528 S. Minerva Ave.** (25-23-155-026)

3. **Case No. 19-06-16** – public hearing on the appeal of Robin Ballew, petitioner, & Mary Kurrie, owner, for the following variance:
   (a) waive 4.7 ft. of the minimum required 35 ft. north rear yard setback
   to permit the construction of a rear yard addition to an existing, non-conforming single-family dwelling at **3918 Amherst Rd.** (25-15-208-030)

4. **Case No. 19-06-17** – public hearing on the appeal of GPD Group, petitioner, & City of Royal Oak Building Authority, owner, for the following variance:
   (a) waive 68 ft. of the minimum required 75 ft. setback from a public right-of-way
   to permit the construction of a 75 ft. monopole wireless communication support structure on a municipally owned property at **3128 Rochester Rd.** (25-10-126-050)

5. **Case No. 19-06-18** – public hearing on the appeal of MECA Group, LLC, petitioner & owner, for the following variances:
   (a) use variance
   (b) waive 24 of the minimum required 66 off-street parking spaces
   to permit the conversion of a former automobile dealership into a multi-tenant building for medical office, fitness centers/training studios, and a massage therapy establishment, which is defined as an adult-oriented business at **2605 W. 14 Mile Rd.** (25-05-127-016)
6. **Case No. 19-06-19** – public hearing on the appeal of Yuri Logvin, petitioner & owner, for the following variances:
   (a) waive 177 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “A”
   (b) waive 1,215 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “B”
   (c) waive 8 ft. of the minimum required 50 ft. lot width for Parcel “B”
   to permit a land division at **708 N. Campbell Rd.** (25-14-305-004)

7. **Case No. 19-06-20** – public hearing on the appeal of Louis Domin, petitioner, & Donna Stone, owner, for the following variances:
   (a) waive 2 ft. of the minimum required 50 ft. lot width for Parcel “A”
   (b) waive 1,200 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “A”
   (c) waive 8 ft. of the minimum required 60 ft. lot width for Parcel “B”
   (d) waive 800 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “B”
   to permit a land division at **902 E. 4th St.** (25-22-208-001)

E. **Other Business**

F. **Public Comment**