

**ZONING BOARD OF APPEALS
CITY OF ROYAL OAK, MICHIGAN
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**Thursday, July 11, 2019
7:00 P.M.
AGENDA**

A. Call to Order

B. Approval of [Minutes for June 13, 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. 19-07-21** – public hearing on the appeal of Stephen R. Etsey, petitioner, & Martin – 11, LLC, owner, for the following variance:
 - (a) waive 13 of the minimum required 59 off-street parking spaces to permit the conversion of an existing building to medical offices at **309 E. 11 Mile Rd.** (25-15-357-025).
2. **Case No. 19-07-22** – public hearing on the appeal of James Proctor, petitioner & owner, for the following variance:
 - (a) waive 630.2 sq. ft. of the 3,500 sq. ft. maximum floor area allowed for a single-family residential structure to permit construction of a two-story rear addition to an existing single-family home at **1414 Vinsetta Blvd.** (25-16-106-002)
3. **Case No. 19-07-23** – public hearing on the appeal of Kelli Lewton, petitioner & owner, for the following variances:
 - (a) waive 9.4 ft. of the minimum required north front yard setback of 44.4 ft
 - (b) waive 10 ft. of the minimum required rear yard setback of 35 ft.
 - (c) waive 4.1% of the maximum allowable total lot coverage requirement of 30%
 - (d) waive 510.7 sq. ft. of the maximum allowable ground floor area of 800 sq. ft. for an accessory structure to permit the construction of a one-story single-family home with an attached garage at **4105 Highfield Rd.** (25-06-309-007)
4. **Case No. 19-07-24** – public hearing on the appeal of Patrick Raye, petitioner, & Joshua and Yuan Shillair, owner, for the following variances:
 - (a) waive 16 ft. of the minimum required rear yard setback of 35 ft.
 - (b) waive 1 ft. of the minimum required accessory structure side yard setback of 5 ft. to permit the construction of a new single-family home with an attached garage at **2221 Barrett Ave.** (25-23-352-036)
5. **Case No. 19-07-25** – public hearing on the appeal of Patrick Slatin, petitioner & owner, for the following variance:
 - (a) waive 549 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft. to permit the construction of a detached accessory structure / studio at **432 Mt. Vernon Blvd.** (25-04-452-015)

6. **Case No. 19-07-26** – public hearing on the appeal of Sheralyn Carruthers, petitioner, & Anne McCulloch, PTS Development, owner, for the following variance:
 - (a) waive 1,000 ft. of the minimum required 1,000 ft. distance from a school, religious institution, and licensed child care center
to permit the establishment of microblading at a beauty salon, which is defined as an adult-oriented business, at **28978 Woodward Ave.** (25-05-127-016)

7. **Case No. 19-07-27** – public hearing on the appeal of Yuri Logvin, petitioner & owner, for the following variances:
 - (a) waive 494 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “A”
 - (b) waive 898 sq. ft. of the minimum required 6,000 sq. ft. lot area for Parcel “B”
 - (c) waive 2 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)

8. **Case No. 19-07-28** – public hearing on the appeal of Parent Avenue Properties, LLC, petitioner & owner, for the following variances:
 - (a) waive 6 of the maximum allowable 12 dwelling units
 - (b) waive 10 ft. of the maximum allowable height of 30 ft.
to permit the construction of a four-story, 18-unit multiple-family building at **127-207 W. Parent Ave.** (25-21-435,008, -009, & -010)

E. Other Business

F. Public Comment