



NOTICE OF ZONING BOARD OF APPEALS MEETING

The Royal Oak Zoning Board of Appeals will hold a regular meeting on Thursday, July 9, 2020 at 7:00 pm.

On March 10, 2020, Governor Whitmer issued Executive Order 2020-04, which declared a state-wide state of emergency due to the spread of the novel coronavirus (COVID-19). COVID-19 is a new strain of coronavirus that had not been previously identified in humans, can spread easily from person to person, and can result in serious illness or death. To mitigate the spread of COVID-19, to protect the public health, and provide essential protections to vulnerable Michiganders, it is crucial that all Michiganders take steps to limit in-person contact. The critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. Therefore, the July 9, 2020 Royal Oak Zoning Board of Appeals Meeting will be held electronically, in compliance with the Michigan Open Meetings Act and Executive Order 2020-129, as issued by Governor Whitmer on June 18, 2020.

Members of the public may watch the meeting in either of the following ways: on WROK, the city's municipal access cable channel (Wide Open West channel 10 and Comcast / Xfinity channel 17); or at WROK's live web stream <https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>.

Members of the public may participate in the meeting electronically by providing public comment on any planning-related matter, whether on the agenda or not. To participate in public comment please call **(248) 246-3411** between the hours of **3:00 p.m. and 6:00 p.m.** on **Wednesday, July 8, 2020**, and leave a recorded comment. Please give your name along with the case number and street address of the agenda item on which you are commenting, or the non-agenda subject on which you are commenting. The chairperson will open the public comment portion of the meeting on non-agenda items, or the public hearing for individual agenda items, and your recorded message will be played as part of the meeting broadcast. Public comments will be limited to three (3) minutes per person. If you exceed the three-minute limit only the first three minutes will be played for meeting broadcast. If you call multiple times only your first comment will be played.

Members of the public may also contact staff to provide input or ask questions on any business that will come before the Zoning Board of Appeals at the meeting via e-mail no later than **Wednesday, July 8, 2020, at 12:00 p.m.** When sending an e-mail message, please list within the subject line of the message the case number and street address of the agenda item on which you are commenting, or the non-agenda subject on which you are commenting. Please also give your name within the body of the message. E-mail messages may be sent at the following link: <https://www.romi.gov/formcenter/Planning-20/Contact-Us-Planning-118>.

Members of the public may also contact staff to provide input or ask questions on any business that will come before the Zoning Board of Appeals at the meeting via e-mail at <https://www.romi.gov/formcenter/Planning-20/Contact-Us-Planning-118> no later than **Wednesday, July 8, 2020, at 12:00 p.m.** When sending an e-mail message, please list within the subject line of the message the case number and street address of the agenda item on which you are commenting, or the non-agenda subject on which you are commenting.

Anyone wishing to participate in the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact Carol Schwanger, City Manager's Executive Assistant, at (248) 246-3203 by **Thursday, July 2, 4:30 p.m.** so that appropriate arrangements can be made.

AGENDA

ZONING BOARD OF APPEALS CITY OF ROYAL OAK

Thursday, July 9, 2020
7:00 p.m.

Royal Oak City Hall
211 S. Williams St.
Royal Oak, MI 48067

Broadcasting from City Commission Room 315

<https://www.romi.gov/523/Live-Stream-and-Video-on-Demand>
WROK Comcast/Xfinity Channel 17 and WOW Channel 10

A. Call to Order

B. Roll Call

C. Approval of [Minutes for June 11, 2020](#)

D. Old / Unfinished Business

E. New Business

1. **Case No. 20-07-13** – public hearing on the appeal of Krieger Klatt Architects, petitioner, & Main Floor Covering Royal Oak, owner, for the following variance:
(a) waive 1 of the minimum required 27 off-street parking spaces
to expand warehouse space for a carpet and floor covering retailer at **1224 S. Main St.** (25-21-435-023).
2. **Case No. 20-07-14** – public hearing on the appeal Bernard Roger, petitioner & owner, for the following variance:
(a) waive 120 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft. to permit construction of a 480 sq. ft. detached accessory structure / garage and retain the existing 440 sq. ft. detached accessory structure / garage at **3121 Garden Ave.** (25-07-154-041).

F. Other Business

G. Public Comment