

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

**Thursday, June 13, 2019
7:00 P.M.
AGENDA**

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