

January 17, 2025

Douglas A. Hedges, AICP, CNU-A

City of Royal Oak

203 S. Troy St.

Royal Oak, MI 48067

Dear Mr. Hedges,

I am in the process of applying for a special use permit for senior accessory housing under § 770-71 of the Royal Oak Zoning Ordinance.

Per the request, I am writing to provide more information regarding this application.

My mother is aging and living alone, and I would like to convert my single-family home to incorporate an additional dwelling unit for her care and well-being.

Based on the ordinance requirements, I understand that:

- The dwelling must remain owner-occupied
- The additional unit cannot exceed 600 square feet (unless existing space can be reasonably converted to a slightly larger one-bedroom unit)
- A dedicated off-street parking space must be provided
- All residential zoning bulk and setback requirements apply
- The arrangement must be recorded with the Oakland County Register of Deeds

My goal is to create a safe, comfortable living space for my mother while fully complying with all city regulations.

You can reach me at (614) 288-7452 or george@mysolo401k.net. Thank you for your time and assistance with this matter.

Sincerely,

George Palomino Blower

George Palomino Blower

1423 Greenleaf Rd.

Royal Oak, MI 48067



880 SOUTH OLD WOODWARD AVENUE, BIRMINGHAM, MICHIGAN 48009, PHONE: 248-540-7603

December 19, 2024

City of Royal Oak
Zoning Board of Appeals
203 S. Troy St.
Royal Oak, MI 48067

Re: 1423 Greenleaf Dr.

Dear Members of the Planning Commission,

Michael Willoughby & Associates is acting on behalf of the owners of the above referenced property in requesting approval of a Special Land Use in accordance with Article V. Special Provisions, Section 770-71 – Senior Accessory Housing.

We are proposing to construct a one-story addition to the southeast corner of the existing single-family residence including a 600 square foot Senior Dwelling Unit and a 247.4 square foot attached 1-car garage. The dwelling and garage will be occupied by the owner's elderly mother.

The proposed addition will meet all of the zoning district bulk and setback requirements with the exception of the maximum usable floor area of 3,500 square feet. The total usable floor area of the existing home is 3,866.8 square feet and the senior dwelling unit will add 600 square feet of usable floor area. Upon Planning Commission approval, we intend to apply to the Zoning Board of Appeals for a variance to add onto the existing non-conforming residence. The sum total ground floor area of both accessory buildings used for residential garages will be 800 square feet which complies with Article IV, Section 770-22 – Accessory buildings, paragraph (5).

We look forward to discussing our case with you at the next available meeting.

Sincerely,

Michael Willoughby & Associates

Keith A. Logsdon, AIA
Principal