



**MEMORANDUM**

DATE: February 20, 2025  
TO: Zoning Board of Appeals  
FROM: Planning Division  
SUBJECT: **Report of Findings**  
**Case No. 25-03-04 – 1620 Northwood Blvd. (25-16-156-014)**

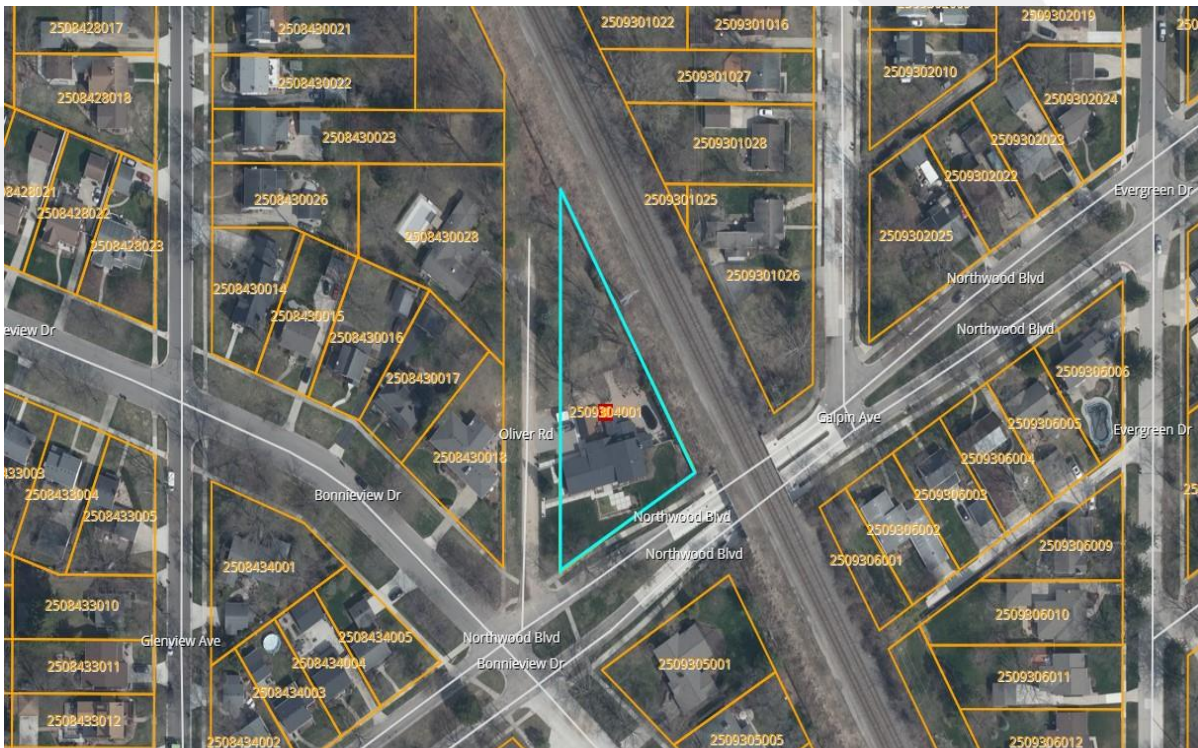
**1. Requested Variance**

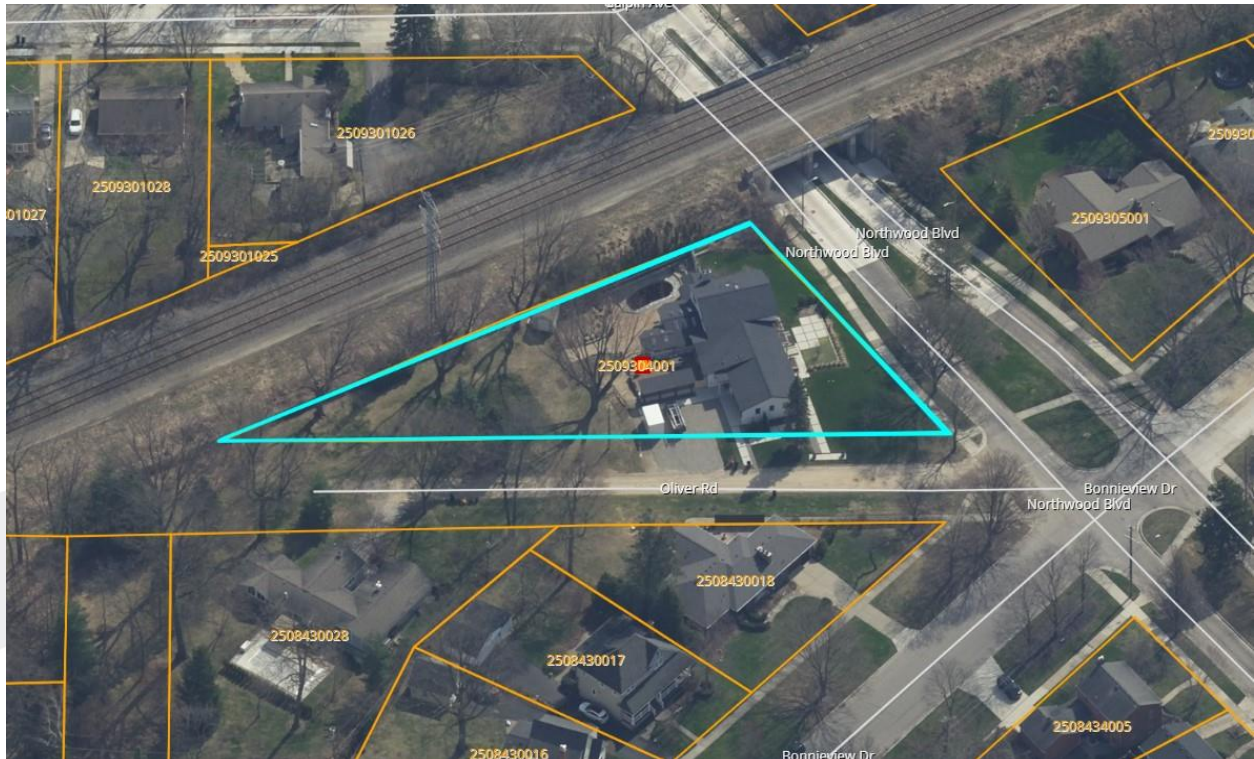
- (a) Waive 388 sq. ft. of the maximum allowable accessory ground floor area of 800 sq. ft.
- (b) Waive 1 of the maximum allowable number of accessory buildings per residential property

**2. Purpose**

To permit construction of a separate detached pool house / accessory building

**3. Aerial Photograph**





**4. Variances to Chapter 770 Zoning**

*ARTICLE IV Zone Regulations & General Provisions*

§ 770-22 Accessory Buildings. (A)

(1) No accessory building shall be built upon a lot or parcel unless a principal building is erected, and shall not exceed two accessory structure(s) per lot.

(5) The sum total floor area of all accessory buildings shall not exceed 10% of the lot area, provided that in no instance shall the total ground floor area of all accessory buildings exceed 800 square feet.

**5. Petitioner & Owner**

Tom Tresnak, petitioner & owner.

**6. Prior Action**

At its August 9<sup>th</sup>, 2018 meeting, the zoning board of appeals unanimously granted the following variances:

(a) waive 5 ft. of the minimum required 10 ft. west side yard setback

(b) waive 20 ft. of the maximum driveway width of 25 ft.

(c) waive the hard surface requirement for a driveway

to permit the expansion of an existing attached garage and allow a gravel driveway at 1620 Northwood Blvd.

**7. Findings**

The subject property is located at the intersection of Northwood Blvd. and Oliver Rd., immediately adjacent to the CN railroad right-of-way. The property currently contains a single-family dwelling with an attached garage, accessed from Oliver Rd. There is also a

separate 120 sq. ft. detached shed / accessory building located at the rear of the property. Total lot area is approximately 25,218 sq. ft. / 0.57 acres.

The petitioner proposes a separate, 690 sq. ft., open, partially covered pool house / accessory building in the rear yard. The proposed pool house will have two distinct roof designs. Approximately 445 sq. ft. will be fully covered by a shed-style roof while the remaining 245 sq. ft. of the pool house will have an open-air slatted trellis roof. Staff did not include the open roof area portion of the pool house in the total accessory ground floor area calculation.

Per the Zoning Ordinance, the ground floor area of all accessory buildings may not exceed 10% of the lot area and in no instance exceed 800 sq. ft. The subject property contains 25,218 sq. ft. of lot area. The sum of all accessory buildings (623 sq. ft. attached garage + 120 sq. ft. shed + 445 sq. ft. proposed pool house) results in a total ground floor area of 1,188 sq. ft. which equates to 4.7% of total lot coverage. **Therefore, the petitioner is seeking a variance to waive 388 sq. ft. of the maximum allowable accessory ground floor area of 800 sq. ft.**

Zoning Ordinance provisions also limit the total number of accessory buildings per site to a maximum of two (2). The proposal results in 3 distinct accessory buildings. **The petitioner is seeking an additional variance to waive one (1) of the maximum allowable number of accessory buildings.**

It should be noted that the floor plans of the pool house illustrate a seating area, separate room for a sauna and a hot tub. The petitioner's plans note that it will only be serviced by natural gas and electricity. Staff has made the determination that this combination of utilities would not allow it to be easily converted into living / habitable space.

## **8. Decision**

Per § 770-124 (E) of the Zoning Ordinance: Upon an appeal, the Board is authorized to grant a variance from the strict provisions of this chapter, whereby unique, extraordinary or exceptional conditions of such property, the strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance, the Board may attach thereto such conditions regarding the location, character and other features of the proposed uses as it may deem reasonable in furtherance of the purpose of this chapter. Further, in granting a variance, the Board shall state the grounds upon which it justifies the granting of a variance as outline below. When granting any variance, the Board must ensure that the spirit of this chapter is observed, public safety secured, and natural resources protected. The Board shall determine that the variance approval, either as proposed by the applicant or as otherwise determined by the Board based upon the record, is the minimum relief necessary in order to achieve substantial justice. The Board shall not have the power to consider an appeal of any decision concerning a special land use or planned unit development, unless specifically authorized to do so by the Planning Commission.

Nonuse variances. The applicant must present evidence to show that if this chapter is applied strictly, practical difficulties will result to the applicant and that all four of the following requirements are met:

- a. That this chapter's restrictions unreasonably prevent the owner from using the property for a permitted purpose,
- b. That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners,
- c. That the plight of the landowner is due to the unique circumstances of the property; and
- d. That the alleged hardship has not been created by any person presently having an interest in the property.

Nonuse variances require 5 affirmative votes for approval.

cc: Tom Tresnak, 1620 Northwood Blvd., Royal Oak, MI 48073







MERRY  
CHRISTMAS



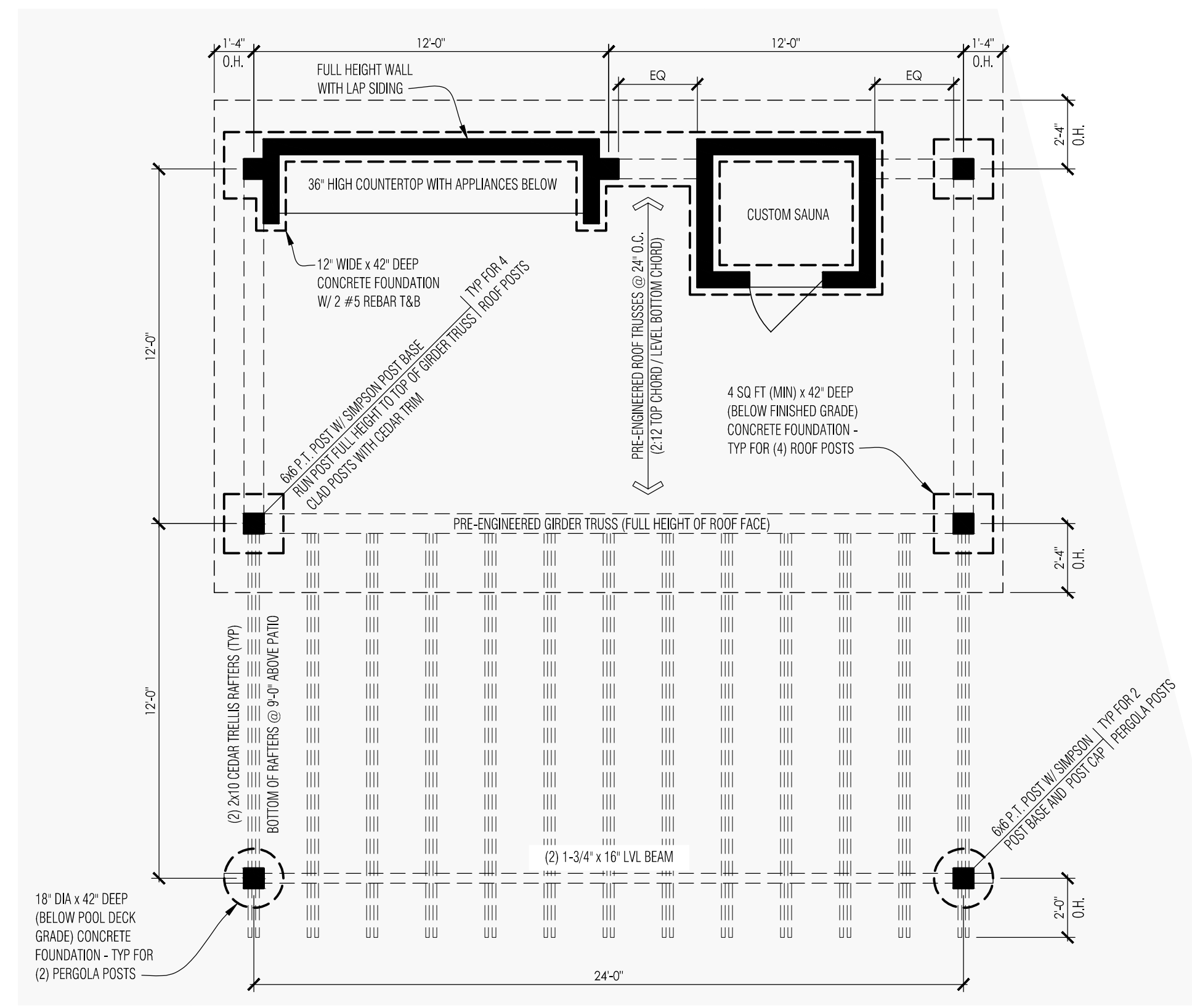
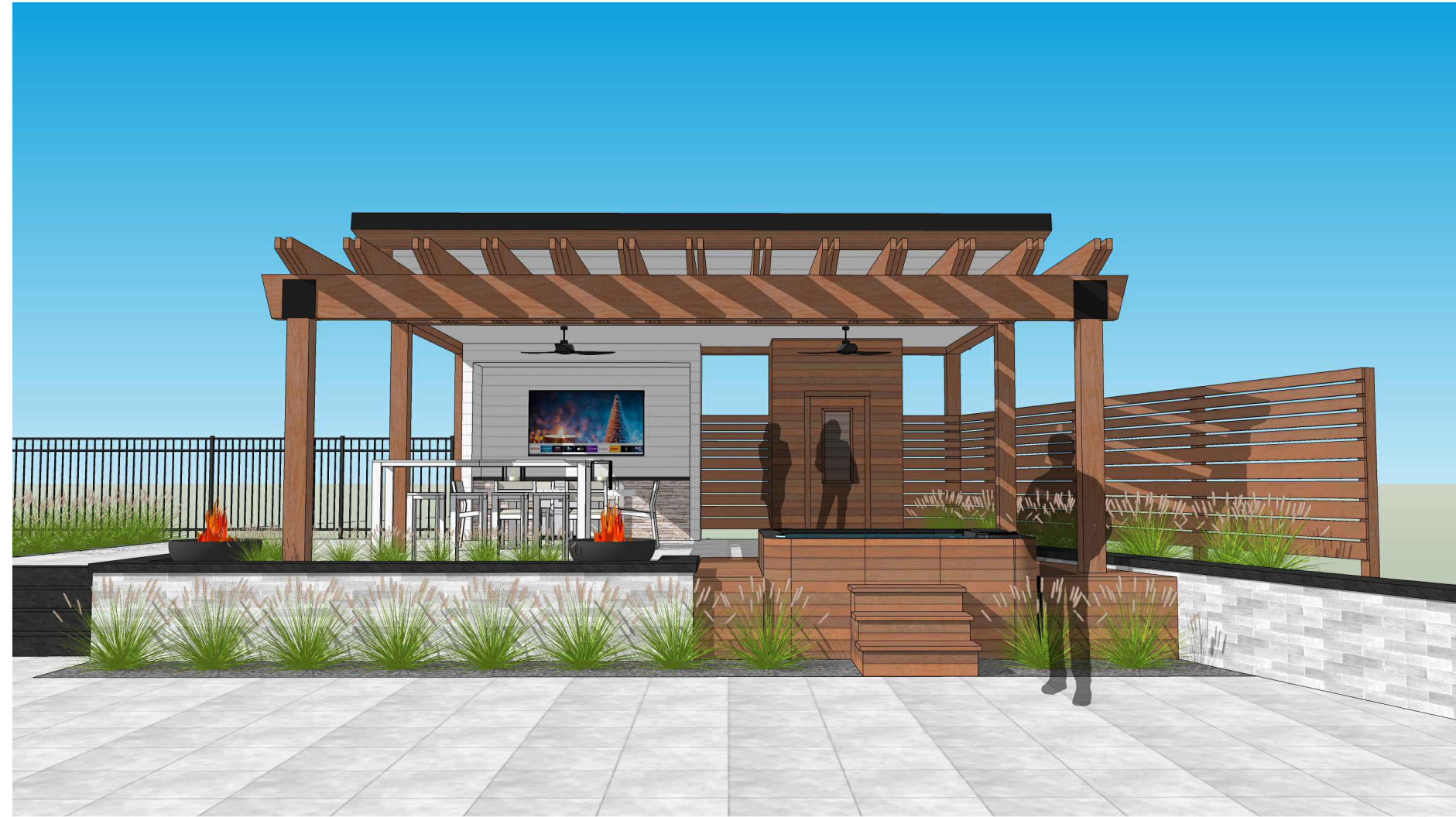


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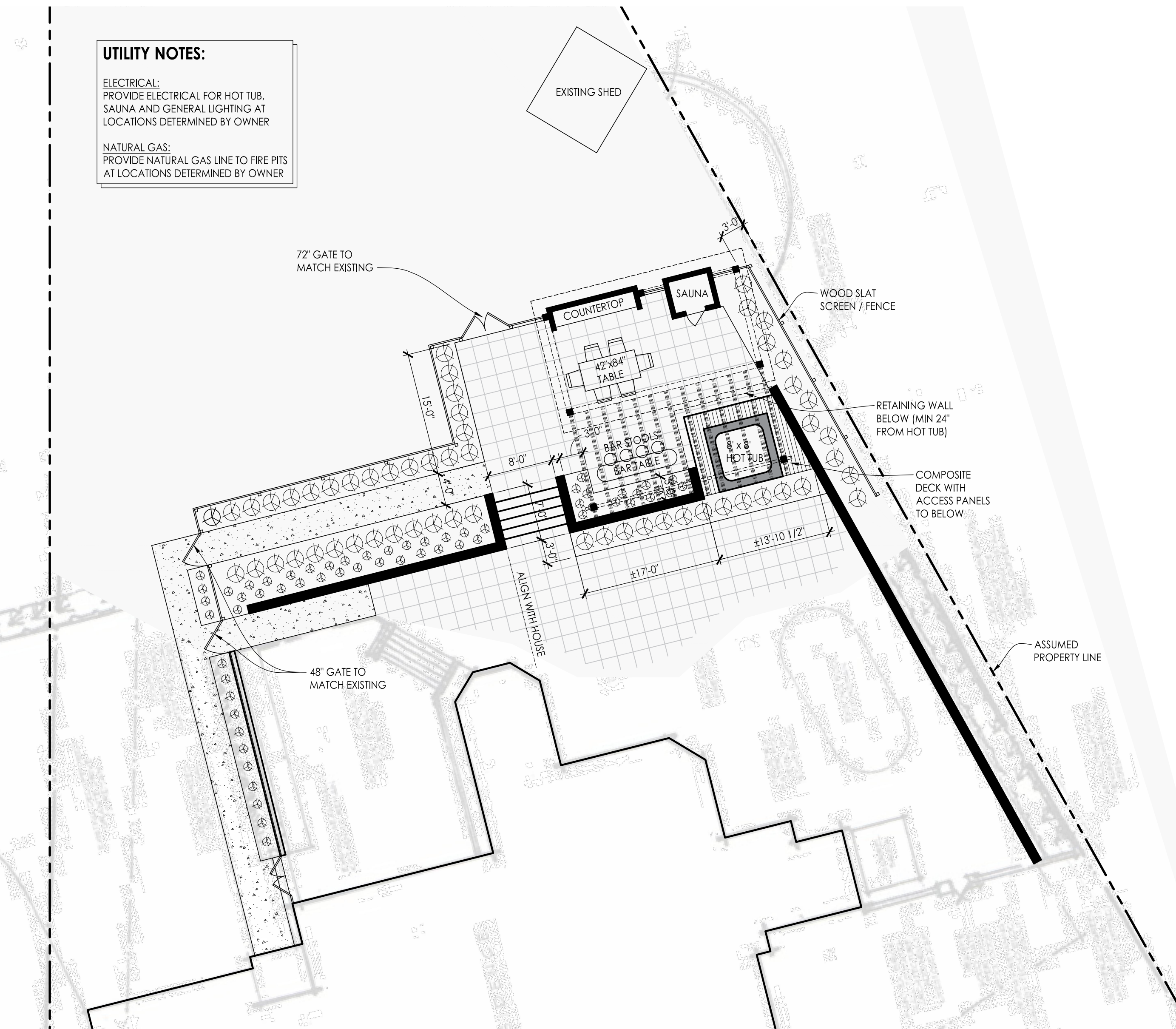




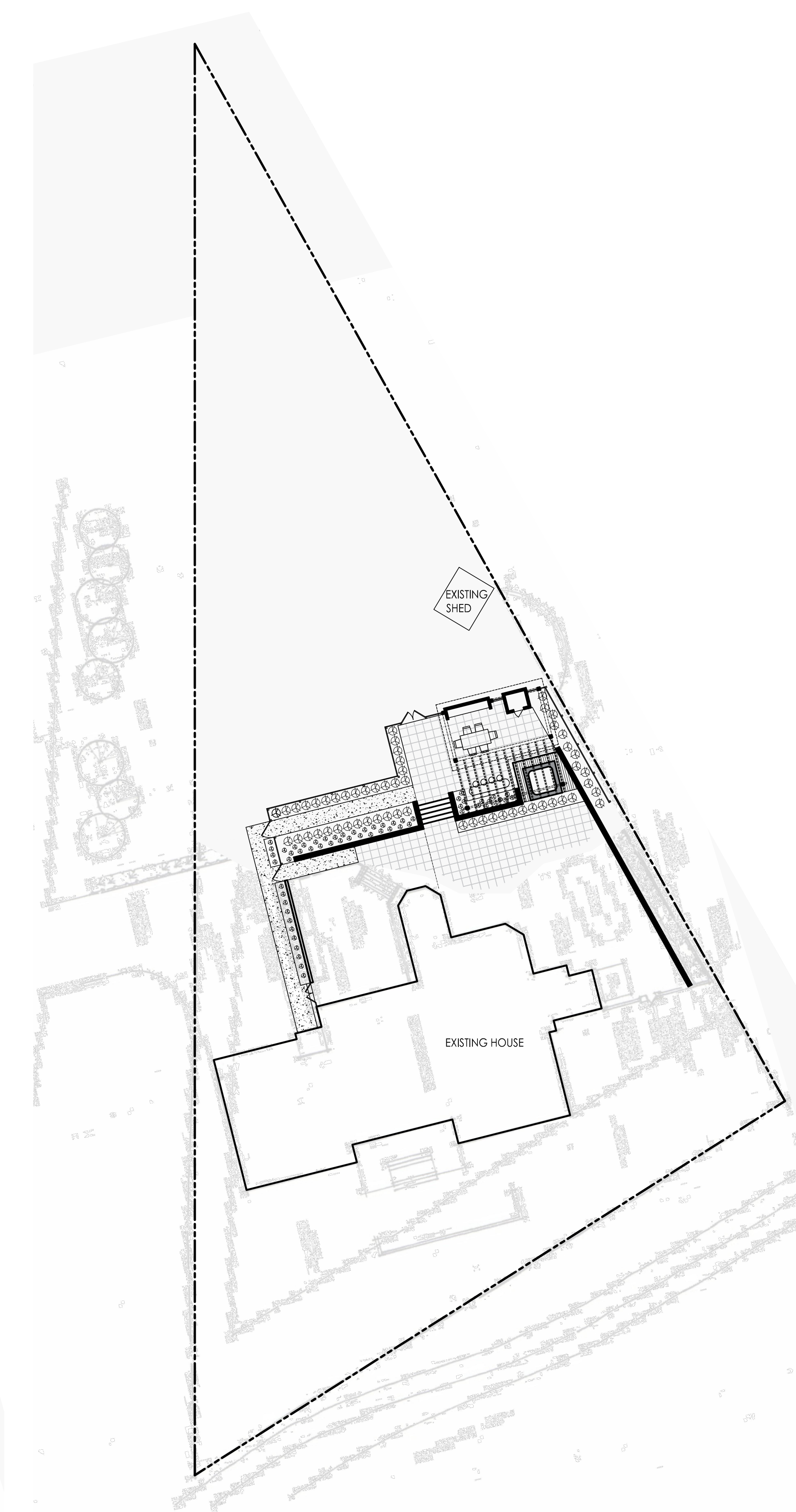
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2 Pergola Plan  
1/4" = 1'-0"



1 Architectural Site Plan  
1" = 10'-0"



1 Overall Site Plan  
1" = 20'-0"

## Proposed Pergola structure for 1620 Northwood Blvd.

I am hoping to build a pergola structure on my back patio to house a gathering area, sauna and hot tub adjacent to my swimming pool. I am looking for a variance specifically on the 2 accessory building rule and the 900 sq ft. maximum accessory building rule. I believe I have met all other requirements, but if there are other requirements I need to address please let me know.

I believe these variances should be allowed since I have a unique property that has a fairly large footprint and more importantly I have no direct next door neighbor on any side of my property.

This structure would only benefit my property and make it more valuable and it would not infringe on anyone else's property rights.

Please let me know if you require anything else and thank you for your consideration on this project.

Tom Tresnak

1620 Northwood Blvd.

**From:** GAYLE MAZZOCCO <gmazzocco33@wowway.com>  
**Sent:** Wednesday, March 5, 2025 4:22 PM  
**To:** Planning Employees  
**Cc:** Tom  
**Subject:** Case No 24-03-04

**WARNING:** This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

We support approval for both variances requested (a) and (b)

George and Gayle Mazzocco  
1514 Northwood Blvd  
Royal Oak, MI 48073

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