



# Royal Oak

## Agenda Zoning Board of Appeals Meeting

Thursday, March 12, 2026 at 7:00 p.m.  
City Hall Commission Chambers Room 121  
203 South Troy Street  
Royal Oak, MI 48067

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact city clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.

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1. [Call to Order](#)

2. [Approval of Minutes](#)

a. [Approval of Minutes for February 12, 2026 Meeting](#) 

3. [Unfinished Business](#)

a. [Case No. 26-01-01](#) 

Public hearing on the appeal of Sonke Ink, LLC, petitioner & PDMM Investments, LLC, owner, for the following variances:

(a) use variance

(b) waive 773 ft. of the minimum required 1,000 ft. distance from an existing regulated use

(c) waive 831 ft. of the minimum required 1,000 ft. distance from a school, library, park, playground, licensed day care, or religious institution

to permit the establishment of a tattoo & body piercing studio, which is defined as an adult-oriented business at 117 W 4th St. (25-21-239-002).

4. [New Business](#)

a. [Case No. 26-03-03](#) 

Public hearing on the appeal of Amy Remick, petitioner & DBO Investments, LLC, owner, for the following variances:

(a) use variance

(b) waive 980 ft. of the minimum required 1,000 ft. distance from a school, library, park, playground, licensed day care, or religious institution

(c) waive 134 ft. of the minimum required 150 ft. distance from a residential zone

to permit body piercing and microblading / tattooing, which are defined as adult-oriented businesses, as an ancillary use to an existing hair salon and personal service establishment at 504 E 4th St. (25-22-133-003).

b. [Case No. 26-03-04](#) 

Public hearing on the appeal of Joseph Bolton, petitioner & owner, for the following variances:

(a) alter/expand a non-conforming structure in a non-conforming manner

(b) waive an additional 1,474 sq. ft. of usable floor area from the maximum permitted 3,500 sq. ft. for a single-family dwelling

(c) waive 4.5 ft. of the maximum permitted garage / accessory building height of 15 ft.

to permit construction of additions onto an existing, non-conforming single-family dwelling and a new attached garage / accessory building at 1205 Vinsetta Blvd. (25-16-151-009).

c. [Case No. 26-03-05](#)



Public hearing on the appeal of Lockwood Development Co., LLC, petitioner & Corp. One, Inc., owner, for the following variance:

(a) waive 33 of the minimum required 68 off-street parking spaces

to permit construction of a multi-story building with ground level off-street parking and 45 upper-level multiple-family dwellings at 401 E 3rd St. (25-22-104-016).

5. [Other Business](#)

6. [Public Comment](#)

7. [Adjournment](#)