



**Agenda
Zoning Board of Appeals
Meeting**

**Thursday, August 13, 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.

1. [Call to Order](#)

2. [Approval of Minutes](#)

a. [Approval of Minutes for July 9, 2026 Meeting](#)



3. [Unfinished Business](#)

a. [Case No. 26-05-10](#)



Public hearing on the appeal of Seth P. Tompkins, Esq. PLLC, petitioner & The D Boys III LLC, owner, for the following variances:

(a) waive the requirement that containers shall be consolidated with a development to minimize the number of collection sites and located so as to reasonably equalize the distance from the building they serve

(b) waive the requirement that containers and enclosures shall be located away from public view insofar as possible and on that side which is opposite or at the maximum distance possible from adjacent residential uses

(c) waive the requirement that containers and enclosures shall be situated so that they do not cause excessive nuisance or offense to occupants of nearby buildings

(d) waive the requirement that concrete pads of appropriate size and construction shall be provided for containers or groups of containers

to permit the relocation of waste receptacles and construct a new waste receptacle enclosure for an apartment complex at 29350 Woodward Ave. (25-08-451-023).

4. [New Business](#)

a. [Case No. 26-08-12](#)



Public hearing on the appeal of Maurice Peyton, petitioner & owner, for the following variance:

(a) waive the prohibition of a driveway extending into a front yard

to permit expanding a private residential driveway into the front yard of a one-family dwelling at 3516 Durham Rd. (25-05-478-003).

b. [Case No. 26-08-13](#)



Public hearing on the appeal of Victoria Voros, petitioner & owner, for the following variances:

(a) alter/expand a nonconforming structure

(b) waive 10 ft. of the minimum required 35 ft. east rear yard setback

to permit construction of a rear yard addition to an existing nonconforming single-family dwelling at 1530 Marywood Dr. (25-16-228-002).

c. [Case No. 26-08-14](#)



Public hearing on the appeal of Cornerstone Roofing, petitioner & Ariel Jacobs, owner, for the following variances:

(a) alter/expand a nonconforming structure

(b) waive 5.5 ft. of the minimum required 38.5 ft. south front yard setback

(c) waive 3.25 ft. of the maximum allowable 7 ft. extension of a covered, unenclosed front porch and steps into the minimum required front yard setback

to permit a south front yard addition, unenclosed porch and steps to an existing non-conforming single-family dwelling at 702 Royal Ave. (25-09-205-032).

d. [Case No. 26-08-15](#)



Public hearing on the appeal of Sue Jo, petitioner & owner, for the following variances:

(a) alter/expand a nonconforming structure

(b) waive 8.25 ft. of the minimum required 25 ft. east front yard setback

(c) waive 10.8 ft. of the maximum allowable 7 ft. extension of an unenclosed front porch and steps into the minimum required front yard setback

to permit construction of a first-floor addition and a new covered, unenclosed front porch and steps to an existing non-conforming single-family dwelling at 1116 Etowah Ave. (25-07-176-005).

5. [Other Business](#)

6. [Public Comment](#)

7. [Adjournment](#)