



**Agenda
Zoning Board of Appeals
Meeting**

**Thursday, January 08, 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 the 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 December 11, 2025 Meeting](#) 
3. [Unfinished Business](#)
4. [New 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).
 - b. [Case No. 26-01-02](#) 
Public hearing on the appeal of Sean & Stacey LaPine, petitioners & owners for the following variances:
 - (a) alter/expand a non-conforming structure
 - (b) waive 1.25 ft. from the minimum required 8 ft. west side yard setback along N. Vermont Ave.
 - (c) waive 1.5 ft. of the minimum required 30 ft. north front yard setback
to permit construction of a second story addition along the front of the existing, non-conforming single-family dwelling at 1402 Donald Ave. (25-03-280-001).
5. [Other Business](#)
 - a. [2025 Annual Report](#) 
6. [Public Comment](#)
7. [Adjournment](#)