



# Royal Oak

## Agenda Zoning Board of Appeals Meeting

Thursday, April 09, 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 March 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. 26-04-06](#) 

Public hearing on the appeal of Sean Hunter, petitioner & owner for the following variance:

(a) waive 36 sq. ft. of the maximum allowable accessory ground floor area of 800 sq. ft.

to permit construction of a separate 264 sq. ft. detached shed / accessory building at 1007 Butternut Ave. (25-06-129-015).

5. [Other Business](#)

6. [Public Comment](#)

7. [Adjournment](#)