



**Agenda
Zoning Board of Appeals
Meeting**

**Thursday, September 10, 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 August 13, 2026 Meeting](#)

3. [Unfinished Business](#)

a. [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 nonconforming single-family dwelling at 702 Royal Ave. (25-09-205-032).

4. [New Business](#)

a. [Case No. 26-09-16](#)

Public hearing on the appeal of Edge Homes LLC, petitioner & owner, for the following variance:

(a) waive 19.1 ft. of the minimum required 30 ft. south front yard setback along Parkdale Ave.

to permit construction of a new single-family dwelling with an attached garage accessed via Parkdale Ave. at 2324 Ardmore Ave. (25-10-330-031).

b. [Case No. 26-09-17](#)

Case No. 26-09-17 – Public hearing on the appeal of Alex & Irina Tsuker, petitioners & owners, for the following variances:

(a) waive 3.4 ft. of the maximum allowable height of 15 ft. for a detached garage / accessory structure

(b) waive 1 ft. from the minimum required 5 ft. south side yard setback

to permit a second story addition to an existing detached garage / accessory structure at 510 N Altadena Ave. (25-22-427-048).

c. [Case No. 26-09-18](#)

Public hearing on the appeal of Jason Van Den Boogaart, petitioner & owner, for the following variance:

(a) waive 302 sq. ft. of the maximum allowable accessory structure ground floor area of 800 sq. ft.

to permit a 525 sq. ft. ground floor expansion of the existing detached accessory structure that results in a total accessory ground floor area of 1,102 sq. ft. at 1205 N Washington Ave. (25-16-276-035).

d. [Case No. 26-09-19](#)



Public hearing on the appeal of Sunny Side Home LLC, petitioner & Shpetim Shkempi, owner, for the following variance:

(a) waive 30 ft. of the minimum required 40 ft. west front yard setback along Mankato Ave.

to permit construction of a new single-family dwelling with an attached garage / accessory structure accessed via Mankato Ave. at 3324 Normandy Rd. (25-06-282-009).

e. [Case No. 26-09-20](#)



Public hearing on the appeal of IMDA Motors, LLC, petitioner & TB & B Steele Properties LLC, owner, for the following variances:

(a) use variance

(b) waive 2 of the minimum required 6 off-street parking spaces

to permit the establishment of an automobile dealership within an existing industrial building at 4854 Leafdale Blvd. (20-32-454-002).

5. [Other Business](#)

6. [Public Comment](#)

7. [Adjournment](#)