

AGENDA

**ZONING BOARD OF APPEALS  
CITY OF ROYAL OAK**

**Thursday, June 9, 2022  
7:00 P.M.**

Royal Oak City Hall  
203 S. Troy St.  
City Commission Chambers 121  
Royal Oak, MI 48067

[Click on the links highlighted in [blue](#) for staff reports, plans, and other documents.]

**A. Call to Order & Roll Call**

**B. Approval of [Minutes for May 12, 2022](#)**

**C. Old / Unfinished Business**

1. [Case No. F-22-05-01](#) – public hearing on the appeal of Jason M Shoemaker, petitioner & owner, for the following variance to the city's Fence Ordinance:  
(a) waive 2 ft. of the maximum permitted 4 ft. fence height within a front yard setback along S. Alexander Ave.  
to allow a 6 ft. sight obscuring wood fence within a front yard setback as defined in the Zoning Ordinance at **828 E. 3<sup>rd</sup> St.** (25-22-132-017).

**D. New Business**

1. [Case No. 22-06-17](#) – public hearing on the appeal of Annette's Management LLC, petitioner & owner, for the following variances:  
(a) waive 132 ft. of the minimum required 150 ft. distance from a residential zone  
(b) waive 593 ft. of the minimum required 1,000 ft. distance from a school, library, park, playground, licensed day care, or religious institution  
to permit microblading/tattooing services, which is defined as an adult-oriented commercial enterprise, as an ancillary use to an existing hair salon at **31308 Woodward Ave.** (25-06-432-021).
2. [Case No. 22-06-18](#) – public hearing on the appeal of Christopher Saunders, petitioner & owner, for the following variances:  
(a) waive 240 sq. ft. of the minimum required 6,000 sq. ft. lot area for the proposed corner lot, Parcel "B"  
(b) waive 12 ft. of the minimum required 60 ft. lot width for the proposed corner lot, Parcel "B"  
(c) waive 2.2 ft. of the minimum required 5 ft. east side setback for an elevated deck  
to permit a land division and create a vacant, single-family home site at **613 E. 12 Mile Rd.** (25-10-379-030).
3. [Case No. 22-06-19](#) – public hearing on the appeal of Emily Scholler & Daniel Kwolek, petitioners & owners, for the following variances:  
(a) waive 616 sq. ft. of the maximum allowable garage / accessory ground floor area of 800 sq. ft.  
(b) waive 2.5 ft. of the maximum allowable height of 15 ft. for the garage / accessory structure  
to expand an existing attached garage / accessory structure at **313 Woodside Rd.** (25-10-153-052).

**E. Other Business**

**F. General Public Comment**

**G. Adjournment**

*Individuals with disabilities requiring special aids or services should contact the City Clerk at 248-246-3050.  
Call 248-246-3010 for telecommunications device for the deaf (TDD).*