
CHARTER TOWNSHIP OF WATERFORD
ZONING BOARD OF APPEALS REGULAR MEETING

Zoning Board of Appeals Pre-meeting – 3:30

Agenda Review

Zoning Board of Appeals Meeting - 4:00

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Minutes of the November 16, 2021 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the February 15, 2022 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

Case No. PZBA22-001

Sidwell No. 13-23-101-012, Section 23, Lot 44, “Supervisor’s Plat No 23”, T3N, R9E, Waterford Township, Oakland County, MI

Requesting a time extension to act on variance(s) granted February 16, 2021, from February 16, 2022 to February 16, 2023. (The timeframe for acting upon variances granted shall be one calendar year)

Property Location: 1476 Eason Rd
Property Zoned: R-1A, Single Family Residential
Applicant: Karl Morris

Case No. PZBA22-002 - REQUEST TO BE TABLED TO MARCH 15, 2022 MEETING

Sidwell No. 13-12-303-007, Section 12, Lot 180, “Jayno Heights No 3”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 23.0 ft. variance from Section 3-901 Footnote 4 to allow the existing detached accessory structure to remain 57.0 ft. from the south lakefront shoreline. (80 ft. minimum required for subject property)
2. A 9.0 ft. variance from Section 2-213.2.C to allow the existing detached accessory structure to have a maximum height of 17.0 ft. (8 ft. maximum allowed)
3. A 40.0 sq. ft. variance from Section 2-213.2.C to allow the existing detached accessory structure to have a maximum area of 120 sq. ft. (80 sq. ft. maximum allowed)

Property Location: 2999 St. Jude Dr.
Property Zoned: R-1A, Single-Family Residential
Applicant: Wesley & Linda Garrett

Case No. PZBA22-003

Sidwell No. 13-21-101-022, Section 21, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 9.0 ft. variance from Section 2-305.A to allow the existing electric vehicle charging station equipment to remain 11.0 ft. from the west side property line. (Such units shall not be located in any required yard setback)

Property Location: 5825 Highland Rd
Property Zoned: C-4, Extensive Business
Applicant: Gerald Kowalski

Case No. PZBA22-004

Sidwell No. 13-28-278-004, Section 28, Lot 35, "Supervisor's Replat of Elizabeth-Dale", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 4.0 ft. variance from Section 3-900 to allow the proposed attached garage to be located 31.0 ft. from the east front property line. (35 ft. minimum required)
2. A 2.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 30.0 ft. from the east front property line. (32 ft. minimum required)

Property Location: 360 Hickory Nut Dr
Property Zoned: R-1C, Single-Family Residential

Applicant: Darrell DeAngelo

Case No. PZBA22-006

Sidwell No. 13-34-151-005, Section 34, Lot 26, "Chetolah Shores Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 3.4 ft. variance from Section 2-305.A to allow the proposed generator to be located 1.6 ft. from the east side property line. (5 ft. minimum required)
2. A variance from Section 2-305.B to waive the screening requirement for the proposed generator. (All units shall be screened)

Property Location: 4958 Sherwell Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Brian & Debra Rodgers

Case No. PZBA22-007

Sidwell No. 13-36-101-028, Section 36, Part of Lots 8 & 9, "Sylvan Shores", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 3.0 ft. variance from Section 2-305.A to allow the proposed generator to be located 2.0 ft. from the south side property line. (5 ft. minimum required)
2. A 0.9 ft. variance from Section 2-305.A to allow the proposed air conditioning unit to be located 4.1 ft. from the south side property line. (5 ft. minimum required)
3. A 0.8 ft. variance from Section 2-305.A to allow the proposed air conditioning unit to be located 4.2 ft. from the south side property line. (5 ft. minimum required)
4. A variance from Section 2-305.B to waive the screening requirement for the proposed exterior appliances. (All units shall be screened)

Property Location: 2810 Woodbine Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Bill & Shannon Johns

Case No. PZBA22-008

Sidwell No. 13-17-101-057, Section 17, Lot 60, "Williams Lake Grove", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 14.4 ft. variance from Section 2-213.2.B to allow the proposed addition to be located 10.6 ft. from the west canal shoreline. (25 ft. minimum required)
2. A 12.4 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 9.6 ft. from the west canal shoreline. (22 ft. minimum required)
3. A variance from Section 2-702.A to allow for the expansion of a nonconforming building. (No such building shall be allowed to expand and/or undergo substantial improvement)

Property Location: 6942 Hatchery Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Lorrie Kobylik

Case No. PZBA22-010

Sidwell No. 13-04-433-008, Section 4, T3N, R9E, Waterford Township, Oakland County, Michigan

Appeals by Drayton Plains (MI) LLC c/o W. P. Carey Inc., of the September 28, 2021 Planning Commission Special Approval Decision in Case PRSA #21-09-02 and Denial of Conceptual Site Plan #21-0661-B (Parcel 13-04-433-008)

Property Location: 5100 Dixie Hwy
Property Zoned: C-4, Extensive Business
Applicant: Drayton Plains (MI) LLC c/o W. P. Carey Inc.

VII. Discussions

VIII. All Else

Election of Officers

1. Chairperson
 - a. Nominations
 - b. Vote(s) to elect
2. Vice-Chairperson
 - a. Nominations
 - b. Vote(s) to elect
3. Secretary
 - a. Nominations
 - b. Vote(s) to elect

IX. Public Comment

X. Adjourn the Meeting

Members of the public will only be able to speak during any public hearing that is held at the meeting and during the public comment period at the end of the meeting and such comments will be limited to three minutes per person. The Chairperson will recognize all persons wishing to speak during a public hearing and the public comment period. Prior to the meeting, members of the public may contact the members of the Zoning Board of Appeals to provide input or ask questions by email or mail to the Township employee/official and at the addresses listed below. Persons with disabilities in need of accommodations to be able to participate in the meeting should provide at least 24-hour advance notice to the listed Township employee by phone, email, or mail and an attempt will be made to provide reasonable accommodations.

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