
**CHARTER TOWNSHIP OF WATERFORD
NOTICE OF ZONING BOARD OF APPEALS REGULAR MEETING**

Based on the COVID-19 Local State of Emergency declared and confirmed as continuing by Resolution of the Board of Trustees on December 9, 2020, **this meeting will be held by electronic remote access that provides 2-way telephone or video conferencing** as permitted by the Open Meetings Act as amended by Public Act No. 254 of 2020, and the Electronic Remote Meeting Procedures approved by Resolution of the Board of Trustees on December 9, 2020.

The public may participate in each meeting through GoToMeeting by computer, tablet or smart phone using the following link:

<https://global.gotomeeting.com/join/423683333>

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

Access Code: 423-683-333

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Minutes of the January 19, 2021, special meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the February 16, 2021, regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

Case No. PZBA20-026 – REQUEST TO BE TABLED TO MARCH 16, 2021 MEETING

Sidwell No. 13-08-178-015, Section 8, Lot 15, "Whitfield Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 23.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to come to 44.0 ft. of the southwest lakefront shoreline. (67 ft. minimum required for subject property)
2. A 23.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to 41.0 ft. of the southwest lakefront shoreline. (64 ft. minimum required for subject property)

3. A 23.0 ft. variance from Section 2-104.3 to allow the proposed deck to come to 34.0 ft. of the southwest lakefront shoreline. (57 ft. minimum required for subject property)

Property Location: 2989 Lansdowne Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Allan Zelinski

VI. New Business

Case No. PZBA21-002

Sidwell No. 13-34-432-009, Section 34, Unit 117, "Oakland County Condominium Plan No 672 Forest Bay", T3N, R9E, Waterford Township, Oakland County, MI

Requesting an 8.0 ft. variance from Section 2-104.3 to allow the existing deck to remain 12.0 ft. from the rear property line. (20 ft. minimum required)

Property Location: 1099 Forest Bay Ct
Property Zoned: R-1A, Single Family Residential
Applicant: Berj & Linda Moumdjian

Case No. PZBA21-003

Sidwell No. 13-07-252-015, Section 7, Lot 5, "Ressland", T3N, R9E, Waterford Township, Oakland County, MI

Requesting

1. A 13.0 ft. variance from Section 3-900 to allow the proposed addition to come to 22.0 ft of the southwest lake rear property line. (35 ft. minimum required)
2. An 11.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to 21.0 ft. of the southwest lake rear property line. (32 ft. minimum required)

Property Location: 7316 Maceday Lake Rd
Property Zoned: R-1A, Single Family Residential
Applicant: Jochen Bacher

Case No. PZBA21-005

Sidwell No. 13-16-478-003, Section 16, T3N, R9E, Waterford Township, Oakland County, MI

Requesting a 14.0 ft. variance from Section 3-900 to allow the proposed building to come to 6.0 ft of the west side property line. (20 ft. minimum required)

Property Location: 5010 Highland Rd
Property Zoned: C-3, General Business
Applicant: Mike Attisha

Case No. PZBA21-006

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

Requesting a 1695 sq. ft. variance from Section 3-302.3.A(10) to allow the proposed 1728 sq. ft. detached accessory building, the existing 340 sq. ft. detached accessory buildings and existing 1071 sq. ft. attached accessory building to have a combined floor area of 3139 sq. ft. (1444 sq. ft. maximum combined floor area allowed for subject property)

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

Case No. PZBA21-007

Sidwell No. 13-08-326-016, Section 8, Lot 36 & S ½ of 37, "Lake Williams Heights", T3N, R9E, Waterford Township, Oakland County, MI

Requesting

1. A variance from Section 3-302.3.A(6) to allow the proposed detached accessory building to be located in a side yard. (Detached accessory buildings shall not be erected in any yard except a rear yard)
2. A 0.8 ft. variance from Section 3-901 Footnote 4 to allow the proposed detached accessory building to be located 70.7 ft. from the northwest lakefront shoreline. (71.5 ft. minimum setback required for subject property).

Property Location: 2873 Lansdowne Rd
Property Zoned: R-1C, Single Family Residential
Applicant: Michael Willoughby & Associates

VI. Discussions

VII. 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

VIII. Public Comment

IX. 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. To provide for orderly public participation, a person wishing to speak must first state their name. Second, they must identify that they are participating remotely and state the city, township, village or country and state from which they are attending. Then they may request to be recognized by the Chairperson of the meeting. 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.

Stacy St. James, Environmental Housing and Rehab Coordinator
Charter Township of Waterford
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