

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Minutes of the November 20, 2018, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the February 19, 2019, regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

Case No. 5526-A

Sidwell No. 13-25-200-032, Section 25, T3N, R9E, Waterford Township, Oakland County, Michigan

Appeals by Summit Annex Investments, LLC, of the September 25, 2018, Planning Commission Special Approval Decision in Case No. 18-09-01 and Approval of Conceptual Site Plan No. 1330 for 435 N. Telegraph (Parcel 13-25-200-032)

Property Location: 435 N. Telegraph Rd
Property Zoned: C-4, Extensive Business
Applicant: Summit Annex Investments, LLC

Case No. 5527

Sidwell No. 13-08-151-002, Section 8, Lot 195 & part of Lot 196, "Whitfield Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 3.2 ft. variance from Section 2-305.A to allow the proposed generator to come to within 1.8 ft. of the south side property line. (5 ft. minimum required)

Property Location: 3249 Whitfield Ct
Property Zoned: R-1C, Single-Family Residential
Applicant: Shirley Collom

Case No. 5528

Sidwell No. 13-08-101-042, Section 8, Lot 203, "Whitfield Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 1.5 ft. variance from Section 2-305-A to allow the proposed generator to come to within 3.5 ft. of the north side property line. (5 ft. minimum required)

Property Location: 3210 Whitfield Ct
Property Zoned: R-1C, Single-Family Residential
Applicant: Michael Clement

Case No. 5461-A

Sidwell No. 13-35-377-003, Section 35, NELY 50FT of Lot 2 & SWLY 50.35 FT of Lot 3, "Supervisor's Plat No 41", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 18.92 ft. variance from Section 3-901, Footnote 4, to allow the proposed house to come to within 44.08 ft. of the southeast lakefront property line. (63 ft. minimum required for the subject property)
2. A 22.0 variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 38.0 ft. of the southeast lakefront property line. (60 ft. minimum required for the subject property)
3. A 5.0 ft. variance from Section 3-900 to allow the proposed house to come to within 30.0 ft. of the northwest lake rear property line. (35 ft. minimum required)
4. A 8.25 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 23.75 ft. of the northwest lake rear property line. (32 ft. minimum required)
5. A 2.75 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 2.25 ft. of the northeast side yard property line. (5 ft. minimum required)
6. A 2.75 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 2.25 ft. of the southwest side yard property line. (5 ft. minimum required)
7. A 1,404 sq ft (9%) variance from Section 3-901 Footnote 2.B(1)(B) to allow the propose house and its impervious surfaces to encompass a total area of 9,319 sq. ft.

(59%). (7,915 sq ft (50%) maximum impervious surface allow for the subject property)

Property Location: 3665 Lake Front St
Property Zoned: R-1C, Single-Family Residential
Applicant: Louis DesRosiers

Case No. 1878-A

Sidwell No. 13-35-453-002, Section 35, Lot 461, "Venice of the lakes No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 1.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 4.0 ft. of the northwest side property line. (5 ft. minimum required)
2. A 1.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 4.0 ft. of the southeast side property line. (5 ft. minimum required)
3. A 23.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 9.0 ft. of the northeast lake rear property line. (32 ft. minimum required)
4. A 4.0 ft. variance from Section 2-305.A to allow the proposed exterior appliances to come to within 1.0 ft. of the southeast side property line. (5 ft. minimum required)
5. A 25.0 ft. variance from Section 2-305.A to allow the proposed exterior appliances to come to within 10.0 ft. of the northeast lake rear property line. (35 ft. minimum required)

Property Location: 1224 Brambles Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Fadiya Sarafa

Case No. 5529

Sidwell No.13-27-378-001, Section 27, Lot 35 with Exclusions, "Elizabeth Lake Golf & Country Club Summer Home Sites", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 22.5 ft. variance from Section 3-901 Footnote 4 to allow the proposed covered porch to come to within 42.5 ft. of the southwest lakefront shoreline. (65 ft. minimum required for subject property)
2. 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: 4933 Cooley Lake Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Mark Garver

Case No. 5530

Sidwell No.13-21-454-045, Section 21, Lot 8 and part of Lot 9, "Crescent Lake Country Club Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 10.2 ft. variance from Section 3-900 to allow the proposed addition to come to within 24.8 ft. of the north front property line. (35 ft. minimum setback required)
2. A 8.2 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 23.8 ft. of the north front property line. (32 ft. minimum setback 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: 5453 Brunswick Blvd
Property Zoned: R-1C, Single-Family Residential
Applicant: Chris & Shanna Suver

Case No. 4558-A

Sidwell No. 13-17-376-042, Section 17, Lots 3, 4 & 5, "Elwood Farms Sub No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 14.0 ft. variance from Section 2-508.A to allow the proposed freestanding ground sign to come to within 1.0 ft. of the south right-of-way line. (15 ft. minimum required)

Property Location: 6780, 6768, & 6756 Highland Rd
Property Zoned: C-3, General Business
Applicant: Haitham Sitto, David Bowen – Sitto Industries

Case No. 5531

Sidwell No. 13-27-302-009, Section 27, Lot 8, "Furler's Cresthaven", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 142 sq. ft. variance from Section 2-213.2.C to allow the existing 60 sq. ft. gazebo and existing 162 sq. ft. pergola, having a total combined area of 222 sq. ft., to remain in the required lakefront yard. (80 sq. ft. maximum combined area allowed for structures constructed in a required lakefront yard)
2. A 0.83 ft. variance from Section 2-213.2.C to allow the existing 8.83 ft. high pergola to remain in the required lakefront yard. (8 ft. maximum height allowed for structures constructed in a required lakefront yard)
3. A 0.88 ft. variance from Section 3-302.7.A to allow the existing 4.88 ft. high fence to remain in the required lakefront yard. (No fence shall be higher than 4 ft. above grade plane in a required lakefront yard)

Property Location: 4902 Cooley Lake Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Maria Teresa Bancolita-Cook

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