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


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


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


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**


**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**


**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

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**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

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**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


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