
**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 February 16, 2021, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the March 16, 2021, regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

Case No. PZBA20-026

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

Requesting

1. A 2.5 ft. variance from Section 3-900 to allow the proposed attached accessory building to be located 32.5 ft. from the east lake rear property line. (35 ft. minimum setback required)
2. A 2.5 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 29.5 ft. from the east lake rear 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: 2989 Lansdowne Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Allan Zelinski

VI. New Business

Case No. PZBA21-009

Sidwell No. 13-33-277-037, Section 33, Lots 29-31 with exclusions, "Chetolah Shores Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 13.0 ft. variance from Section 3-900 to allow the proposed sunroom addition to be located 22.0 ft. from the north 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 be located 21.0 ft. from the north rear property line. (32 ft. minimum required)

Property Location: 5122 Cohoctah Pl
Property Zoned: R-1C, Single-Family Residential
Applicant: James Hall (Funspace Direct, LLC)

Case No. PZBA21-011

Sidwell No. 13-06-407-001, Section 6, Lot 226 & N ½ of Lot 227, "Mountain View Country Club", T3N, R9E, Waterford Township, Oakland County, MI

Requesting

1. A 12.0 ft. variance from Section 3-900 to allow the proposed attached accessory building to be located 23.0 ft. from the southwest lake rear property line. (35 ft. setback required)
2. A 9.4 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 22.6 ft. from the southwest lake rear property line. (32 ft. minimum required)
3. A 2.5 ft. variance from Section 3-900 to allow the proposed addition to remain 2.5 ft. from the northwest side property line. (5 ft. minimum required)

4. A 3.0 ft. variance from Section 2-104.2 to allow the roof eave and gutter to remain 2.0 ft. from the northwest side property line. (5 ft. minimum required)
5. A 1.5 ft. variance from Section 2-213.2.B(3) to allow the proposed addition to remain 23.5 ft. from the canal. (25 ft. minimum required)
6. 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: 3840 Iris Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Guanglong Luo

Case No. PZBA21-012

Sidwell No. 13-06-302-021, Section 6, Lots 358-361, "Mountain View Country Club", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 7.2 ft. variance from Section 3-900 to allow the proposed detached accessory building to be located 27.8 ft. from the west front property line. (35 ft. minimum required)
2. A 4.6 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 27.4 ft. from the west front property line. (32 ft. minimum required)
3. A variance from Section 3-302.3.A(6) to allow the proposed detached accessory building to be located within a side yard. (Detached accessory buildings shall not be erected in any yard except a rear yard)

Property Location: 3934 Florine Ave
Property Zoned: R-1C, Single-Family Residential
Applicant: Kevin & Katie Gill

Case No. PZBA21-013

Sidwell No. 13-10-281-027, Section 10, Lots 13 & 14, "Rosemound Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 0.3 ft. variance from Section 3-900 to allow the proposed addition to remain 4.7 ft. from the east side property line. (5 ft. minimum required)
2. A 1.3 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to remain 3.7 ft. from the east side property line. (5 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: 4025 Rosemound Ave
Property Zoned: R-1C, Single-Family Residential
Applicant: Valerie & Angela Cantu

Case No. PZBA21-014

Sidwell No. 13-34-154-025, Section 34, Lots 1, 2, 21 &22, "Chetolah Shores Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 31.8 ft. variance from Section 3-900 to allow the proposed addition to be located 3.2 ft. from the north rear property line. (35 ft. minimum required)
2. A 29.8 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 2.2 ft. from the north rear property line. (32 ft. minimum required)

Property Location: 4860 Cass-Elizabeth Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Greg Thibodeau

Case No. PBA21-015

Sidwell No. 13-30-477-007, Section 30, E ½ of Lot 39, "Supervisor's Plat No 53", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 3.1 ft. variance from Section 3-900 to allow the proposed addition to be located 31.9 ft. from the north front property line. (35 ft. minimum required)
2. A 1.6 ft. variance from Section 3-900 to allow the proposed addition to be located 8.4 ft. from the west side property line. (10 ft. minimum required)
3. A 0.1 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 6.9 ft. from the west side property line. (7 ft. minimum required)

Property Location: 7295 Pershing
Property Zoned: R-1A, Single-Family Residential
Applicant: Jim & Monica Morgan

Case No. PZBA21-016

Sidwell No. 13-03-228-028, Section 3, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 93.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed detached accessory building to be located 33.0 ft. from the west lakefront shoreline. (126 ft. minimum required for subject property)
2. A 120 sq. ft. variance from Section 2-213.2.C to allow the proposed detached accessory building to have a maximum area of 200 sq. ft. (80 sq. ft. maximum for subject property)

Property Location: 4355 Sashabaw Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Edward & Rosemarie Johnston

Case No. PZBA21-017

Sidwell No. 13-35-453-007, Section 35, NWLY ½ of Lot 454 & All of Lot 455, “Venice of the Lakes No 1”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 0.8 ft. variance from Section 3-900 to allow the proposed accessory structure to be located 4.2 from the northwest side property line. (5 ft. minimum required)
2. A 1.5 ft. variance from Section 3-900 to allow the proposed covered patio to be located 3.5 ft. from the northwest side property line. (5 ft. minimum required)

Property Location: 1274 Brambles Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Jeff Jozwick

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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