
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 February 21, 2023 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the March 21, 2023 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

Case No. PZBA23-009

Sidwell No. 13-20-151-001, Section 20, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. An 86 unit variance from Section 3-900 to allow the proposed development to have a maximum density of 166 units. (80 units maximum allow for subject property)
2. A 3.83 ft. variance from Section 3-900 to allow Buildings 1-9 in the proposed development to have a maximum height of 38.83 ft. (35 ft. maximum allowed)
3. A variance from Section 3-901 Footnote 8.A(3) to reduce the minimum setback between any buildings and any off-street parking facility as reflected by the revised site plan submitted on January 31, 2023.
4. A variance from Section 2-802.2, 2-802.9 and 3-402.6.B to reduce the landscaping requirements as reflected by the revised site plan submitted on January 31, 2023.
5. A variance from Section 2-404 to reduce the amount of required nonmotorized pathways as reflected by the revised site plan submitted on January 31, 2023.

Property Location: Vacant Pontiac Lake Rd

Property Zoned: R-M2, Multiple-Family Residential
Applicant: Jordan London, AIA – Edmund London & Associates

VI. New Business

Case No. PZBA23-010

Sidwell No. 13-02-156-001, Section 2, Lot 67, “Bird Island”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 65.0 ft. variance from Section 2-104.3 to allow the proposed deck to be located 37.0 ft. from the east lakefront shoreline. (102 ft. minimum setback required for the subject property)
2. A 2.0 ft. variance from Section 2-104.3 to allow the proposed deck to be located 3.0 ft. from the south side property line. (5 ft. minimum setback required)

Property Location: 4124 Lamont Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Paul Halabu

Case No. PZBA23-011

Sidwell No. 13-04-429-040, Section 4, Lots 89 & 90, “Eagle Lake Heights”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 1.5 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 3.5 ft. from the southeast side property line. (5 ft. minimum required)
2. A 21.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed addition to be located 28.0 ft. from the northeast lakefront shoreline. (49 ft. minimum required for subject property)
3. An 18.5 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 27.5 from the northeast lakefront shoreline. (46 ft. minimum required)
4. A 21.0 ft. variance from Section 2-104.3 to allow the proposed balcony to be located 18.0 ft. from the northeast lakefront shoreline. (39 ft. minimum required)

Property Location: 5186 Eagle Lake Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Terry Taylor

Case No. PZBA23-012

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

Requesting a time extension to act on variance(s) granted February 15, 2022, from February 15, 2023 to February 15, 2024. (The timeframe for acting upon variances granted shall be one calendar year)

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

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.

Stacy St. James, Environmental and Housing Rehab Coordinator
Charter Township of Waterford
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Phone: (248) 674-6240