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**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 April 20<sup>th</sup>, 2021, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the May 18<sup>th</sup>, 2021, regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

**Case No. PZBA21-022**

**Sidwell No. 13-34-278-001**, Section 34, Lot 40, "Elizabeth Lake Estates No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 15.0 ft. variance from Section 3-900 to allow the proposed addition to be located 20.0 ft. from the east rear property line. (35 ft. minimum required)
2. A 13.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 19.0 ft. from the east rear property line. (32 ft. minimum required)

3. A 22.0 ft. variance from Section 3-900 to allow the existing detached accessory building to be attached and remain 13.0 ft. from the east rear property line. (35 ft. minimum required)
4. A 20.0 ft. variance from Section 2.104.2 to allow the existing roof eave and gutter to remain 12.0 ft. from the east rear property line. (32 ft. minimum required)
5. 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:** 761 Lakeside Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Linda & Tony Portelli

**Case No. PZBA21-023**

**Sidwell No. 13-34-202-013**, Section 34, Lot1, "Randgate Park No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 15.4 ft. variance from Section 3-901 Footnote 4 to allow the proposed sunroom addition to be located 55.6 ft. from the southwest lakefront shoreline. (71 ft. minimum required for subject property)
2. A 13.4 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 54.6 ft. from the southwest lakefront shoreline. (68 ft. minimum required for subject property)
3. A 2.77 ft. variance from Section 3-900 to allow the proposed sunroom addition to be located 2.23 ft. from the northwest side property line. (5 ft. minimum required)
4. A 3.77 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 1.23 ft. from the northwest side property line. (5 ft. minimum required)
5. A 13.4 ft. variance from Section 2-104.3 to allow the proposed deck to be located 47.6 ft. from the southwest lakefront shoreline. (61 ft. minimum required for subject property)
6. A 2.77 ft. variance from Section 3-900 to allow the proposed deck to be located 2.23 ft. from the northwest side property line. (5 ft. minimum required)

**Property Location:** 600 Grixdale Ln  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** D & W Windows & Sunrooms

**Case No. PZBA21-024**

**Sidwell No. 13-08-326-005**, Section 8, Lot 9, "Whitfield Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

### Requesting

1. A 6.9 ft. variance from Section 3-901 Footnote 4 to allow the proposed sunroom to be located 48.1 ft. from the west lakefront shoreline. (55 ft. minimum required for subject property)
2. A 4.9 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 47.1 ft. from the west lakefront shoreline. (52 ft. minimum required for subject property)
3. A 0.9 ft. variance from Section 2-104.3 to allow the proposed stairs to be located 44.1 ft. from the west lakefront shoreline. (45 ft. minimum required for subject property)
4. A 1.0 ft. variance from Section 3-900 to allow the proposed stairs and walkway to be located 4.0 ft. from the south side property line. (5 ft. minimum required)

**Property Location:** 2947 Lansdowne Rd  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Marianne Uhley

### Case No. PZBA21-025

**Sidwell No. 13-30-476-015**, Section 30, E ½ of Lot 29, "Supervisor's Plat No 53", T3N, R9E, Waterford Township, Oakland County, Michigan

### Requesting

1. A 3.9 ft. variance from Section 3-900 to allow the proposed addition to be located 6.1 ft. from the north side property line. (10 ft. minimum required)
2. A 1.9 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 5.1 ft. from the north side property line. (7 ft. minimum required)
3. A 9.6 ft. variance from Section 3-900 to allow the proposed addition to be located 25.4 ft. from the west rear property line. (35 ft. minimum required)
4. A 7.6 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 24.4 ft. from the west rear property line. (32 ft. minimum required)
5. A 96.0 sq. ft. variance from Section 3-302.3.A(10) to allow the existing attached accessory building and proposed attached accessory building addition to have a combined floor area of 1540 sq. ft. (1444 sq. ft. maximum allowed)
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:** 760 S Hospital Rd  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** John Green, Builder

**Case No. PZBA21-027**

**Sidwell No. 13-10-101-002**, Section 10, Part of NW ¼ & Part of Lot 77, "Fairplains Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a variance from Section 6-100.4.J to extend the timeframe of the previous extension granted on June 18, 2019 to be valid until May 17, 2022.

**Property Location:** 4795 Dixie Hwy  
**Property Zoned:** C-3, General Business  
**Applicant:** API (Architectural Planners Incorporated)

VI. Discussions

VII. All Else

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  
5200 Civic Center Drive, Waterford, Michigan 48329  
Email: [sstjames@waterfordmi.gov](mailto:ssstjames@waterfordmi.gov)  
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