
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 May 17, 2022 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the June 21, 2022 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

Case No. PZBA22-031

Sidwell No. 13-26-151-008, Section 26, Lot 140, "Elizabeth Park Acres", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 10.0 ft. variance from Section 3-302.3.A(6) to allow the proposed detached accessory building to be located 10.0 ft. from the northeast lake rear property line. (20 ft. minimum required)
2. An 8.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 9.0 ft. from the northeast lake rear property line. (17 ft. minimum required)

Property Location: 307 Lansing Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Julie Higgins

Case No. PZBA22-032

Sidwell No. 13-01-301-029, Section 1, Lot 25, "Lake Angelus Lakeview Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 13.2 ft. variance from Section 3-900 to allow the proposed addition to remain 21.8 ft. from the rear property line. (35 ft. minimum setback 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 rear property line. (32 ft. minimum required)

Property Location: 2622 Costa Mesa Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Derek Hite

Case No. PZBA22-033

Sidwell No. 13-02-101-006, Section 2, Part of Lot 4, "Lake Oakland Hills", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 3.6 ft. variance from Section 2-104.3 to allow the existing lower deck to remain 1.4 ft. from the north side property line. (5 ft. minimum required)
2. A 2.6 ft. variance from Section 2-104.3 to allow the existing lower deck to remain 2.4 ft. from the south side property line. (5 ft. minimum required)
3. A 10.0 ft. variance from Section 2-104.3 to allow the existing lower deck to remain 35.0 ft. from the east lakefront shoreline. (45 ft. minimum required for subject property)
4. A 4.2 ft. variance from Section 2-104.3 to allow the existing upper deck to remain 0.8 ft. from the north side property line. (5 ft. minimum required)
5. A 5.0 ft. variance from Section 2-104.3 to allow the existing upper deck to remain 0 ft. from the south side property line. (5 ft. minimum required)
6. A 2.0 ft. variance from Section 2-104.3 to allow the existing upper deck to remain 43.0 ft. from the east lakefront shoreline. (45 ft. minimum required for subject property)

Property Location: 4396 Lamson Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Maynard & Kimberly Isabell

Case No. PZBA22-034

Sidwell No. 13-33-434-036, Section 33, Lots 1-3, "Chetolah Shores Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. An 11.8 ft. variance from Section 3-900 to allow the proposed attached garage to be located 23.2 ft. from the southwest front property line. (35 ft. minimum required)
2. A 9.7 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 22.3 ft. from the southwest front property line. (32 ft. minimum required)
3. A 9.0 ft. variance from Section 2.104.4 to allow the proposed covered porch to be located 16.0 ft. from the southwest front property line. (25 ft. minimum required)
4. A 0.9 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.1 ft. from the west side property line. (5 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: 5150 Cheyenne Ave
Property Zoned: R-1C, Single-Family Residential
Applicant: Marcy Soufrine

Case No. PZBA22-035

Sidwell No. 13-17-101-002, Section 17, Lot 14, "Williams Lake Grove", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 23.5 ft. variance from Section 2-305.A to allow the proposed generator to be located 11.5 ft. from the south lake rear property line. (35 ft. minimum required)
2. A 0.7 ft. variance from Section 2-305.A to allow the proposed generator to be located 4.3 ft. from the west side property line. (5 ft. minimum required)

Property Location: 6870 Brightwood Ct
Property Zoned: R-1C, Single-Family Residential
Applicant: Ronald & Deborah Ciotti

Case No. PZBA22-036

Sidwell No. 13-15-478-009, Section 15, Lot 39, "Linnet Park", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 6.2 ft. variance from Section 3-900 to allow the proposed addition to be located 28.8 ft. from the southwest lake rear property line. (35 ft. minimum required)
2. A 4.2 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 27.8 ft. from the southwest lake rear property line. (32 ft. minimum required)
3. 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 northwest side property line. (5 ft. minimum required)
4. A 9.5 ft. variance from Section 2-305.A to allow the proposed generator to be located 25.5 ft. from the southwest lake rear property line. (35 ft. minimum required)
5. A 9.5 ft. variance from Section 2-305.A to allow the proposed generator to be located 25.5 ft. from the southwest lake rear property line. (35 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: 4054 Lark Ave
Property Zoned: R-1C, Single-Family Residential
Applicant: Chris Lukas

VII. Discussions

VIII. All Else

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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