I. Call the Meeting to Order

II. Roll Call

III. Approve the Minutes of the June 18, 2019, regular meeting of the Zoning Board of Appeals as printed.

IV. Approve the Agenda of the July 16, 2019, regular meeting of the Zoning Board of Appeals as printed.

V. Old Business

VI. New Business

Case No. PZBA19-012

Sidwell No. 13-10-437-021, Section 10, Lots 37 & 38 with exclusions, “Supervisor’s Plat No 20”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting 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: 4180 Dixie Hwy
Property Zoned: C-2, Small Business
Applicant: Leo Huantes, Jr

Case No. PZBA19-013

Sidwell No. 13-21-252-001, Section 21, Lot 160, “Holiday Farms No 3”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 5.0 ft. variance from Section 3-900 to allow the proposed house to come to within 30.0 ft. of the south front property line. (35 ft. minimum required)
2. A 3.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 29.0 ft. of the south front property line. (32 ft. minimum required)
3. A 155 sq. ft. variance from Section 3-900 to allow the propose house to have a minimum floor area of 945 sq. ft. (1100 sq. ft. minimum required)
Property Location: 1136 Edgeorge St.
Property Zoned: R-1A, Single-Family Residential
Applicant: Anna Denny

Case No. PZBA19-014

Sidwell No. 13-21-477-001, Section 21, Lot 3, “Pheasant Ridge”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. An 18.0 ft. variance from Section 3-900 to allow the propose house to come to within 17.0 ft. of north front property line. (35 ft. minimum required)
2. A 16.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 16.0 ft. of the north front property line. (32 ft. minimum required)
3. A 10.0 ft. variance from Section 3-900 to allow the proposed house to come to within 25.0 ft. of the west front property line. (35 ft. minimum required)
4. An 8.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 24.0 ft. of the west front property line. (32 ft. minimum required)

Property Location: Vacant Corner of Hickory Ln & Pheasant Rd
Property Zoned: R-1B, Single-Family Residential
Applicant: Robert Slade

Case No. PZBA19-015


Requesting a 1.0 ft. variance from Section 2-305.A to allow the proposed air conditioning unit to come to within 4.0 ft. of the north side property line. (5 ft. minimum required)

Property Location: 2823 Swain
Property Zoned: R-1C, Single-Family Residential
Applicant: Gary Ponagajba
Case No. PZBA19-016


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 north 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 south side property line. (5 ft. minimum required)

Property Location: 1277 Beachland Blvd
Property Zoned: R-1C, Single-Family Residential
Applicant: Brian Lesniak

Case No. PZBA19-017


Requesting 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: 5517 Savoy Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Michael Ristich

Case No. PZBA19-018

Sidwell No. 13-16-478-003, Section 16, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A variance from Section 2-508 to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to be located at the subject property. (All freestanding signs shall be ground signs)
2. A 30 ft. variance from Section 2-508 to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to have a maximum height of 38 ft. (8 ft. maximum allowed for subject property)

3. A 287.85 sq. ft. variance from Section 2-508.C to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to have a maximum sign facing area of 381.6 sq. ft. (93.75 sq. ft. maximum allowed for subject property)

4. A 10.0 ft. variance from Section 2-508.A to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to come to within 5.0 ft. of the south right-of-way line. (15 ft. minimum required)

5. An 11.0 ft. variance from Section 2-508.A to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to come to within 14.0 ft. of the west side property line. (25 ft. minimum required)

6. A variance from Section 2-508 to allow for the existing freestanding sign and proposed non-accessory freestanding post pylon sign (electronic billboard) to be located at the subject property. (One freestanding sign allowed for subject property)

7. A 358.85 sq. ft. variance from Section 2-508.C to allow the existing 146 sq. ft. freestanding sign and proposed 381.6 sq. ft. non-accessory freestanding post pylon sign (electronic billboard) to have a total combined sign facing area of 527.6 sq. ft. (168.75 sq. ft. maximum allowed for subject property)

Variances have not been requested from Sections 3-201, 3-701, and 2-501.9.H, which prohibit the use of the property for a non-accessory (billboard) sign that is not related to the principal use of the property.

Property Location: 5010 Highland Rd
Property Zoned: C-3, General Business
Applicant: International Outdoor Inc.

Case No. PZBA19-019

Sidwell No.13-26-429-027, Section 26, Part of Lot 18 and all of Lot 19, “Supervisor’s Plat No 35”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A variance from Section 2-508 to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to be located at the subject property. (All freestanding signs shall be ground signs)

2. A 39 ft. variance from Section 2-508 to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to have a maximum height of 45 ft. (6 ft. maximum allowed for subject property)
3. A 319.1 sq. ft. variance from Section 2-508 to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to have a maximum sign facing area of 381.6 sq. ft. (62.5 sq. ft. maximum allowed for subject property)

4. A 15 ft. variance from Section 2-508.A to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to come to within 0 ft. of the northeast right-of-way line. (15 ft. minimum required)

5. A 25 ft. variance from Section 2-508.A to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to come to within 0 ft. of the southeast side property line. (25 ft. minimum required)

Variances have not been requested from Sections 3-201, 3-701, and 2-501.9.H, which prohibit the use of the property for a non-accessory (Billboard) sign that is not related to the principal use of the property.

Property Location: Vacant W Huron St (between 3081 & 3101)
Property Zoned: C-2, Small Business
Applicant: International Outdoor Inc.

VI. Discussions

VII. All Else

VIII. Public Comment

IX. Adjourn the Meeting