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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 July 18, 2023 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the August 15, 2023 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

**Case No. PZBA23-042**

**Sidwell No. 13-20-201-022**, Section 20, “Supervisor’s Plat No 60”, T3N, R9E,  
Waterford Township, Oakland County, Michigan

**Requesting** a 51.32 sq. ft. variance from Section 2-508 to allow the existing freestanding sign to have a maximum sign facing area of 151.32 sq. ft. (100 sq. ft. allowed for subject property)

**Property Location:** 6477 Highland Rd  
**Property Zoned:** HT-2, High Tech Industrial and Office  
**Applicant:** Metro Detroit Signs

**Case No. PZBA23-043**

**Sidwell No. 13-26-251-013**, Section 26, “Sunny Slope Acres” & “Roth Sub”, T3N, R9E,  
Waterford Township, Oakland County, Michigan

**Requesting**

1. A 2,921.31 sq. ft. variance from Section 3-900 to allow the existing parcel to remain 21,078.69 sq. ft. (24,000 sq. ft. minimum required for proposed Rezoning to C-3, General Business)
2. A 0.52 acre variance from Section 3-705.5.S(1) to allow the existing parcel to remain 0.48 acres (1.0 acre minimum required for proposed Special Approval)

**Property Location:** 3455 Highland Rd  
**Property Zoned:** C-2, Small Business  
**Applicant:** Ali David

**Case No. PZBA23-044**

**Sidwell No. 13-30-104-010**, Section 30, Lots 108, 109 & N 10' of Lot 110, "Swartzs' Pleasant Lake Highlands", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a variance from Section 3-302.3.A(6) to allow the proposed detached accessory building to remain within a side yard. (Detached accessory buildings shall not be erected in any yard except a rear yard)

**Property Location:** 60 Leota Blvd  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Kenneth & Julie McDonald

**Case No. PZBA23-045**

**Sidwell No. 13-12-104-008**, Section 12, Lot 25, "Wormer Lake Heights", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a variance from Section 3-302.3.D to allow the proposed swimming pool to be located within a side yard. (For lakefront lots, swimming pools must be located within the lakefront or rear yard)

**Property Location:** 2803 Barkman Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Hite & Sons Construction, Inc

**Case No. PZBA23-046**

**Sidwell No. 13-22-277-016**, Section 22, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a variance from Section 2-409.7(34) to allow the required number of parking spaces be reduced to 670 for the subject property (999 spaces required for the subject property)

**Property Location:** 4200 Highland Rd  
**Property Zoned:** C-4, Extensive Business  
**Applicant:** Kyle Wrentmore

**Case No. PZBA23-047**

**Sidwell No. 13-36-233-006**, Section 36, Lots 759-765 and part of Lot 762-765, "Huron Gardens No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 20.0 ft. variance from Section 3-900 to allow the proposed addition to remain 0.0 ft. from the north side property line. (20 ft. minimum required)
2. 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:** 150 S Telegraph Rd  
**Property Zoned:** C-3, General Business  
**Applicant:** Bloom General Contracting, Inc

**Case No. PZBA23-048**

**Sidwell No. 13-35-432-011**, Section 35, Lots 13 & 14, The Meyering Land Company's Cass-Sylvan Lakes Community Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 15.5 ft. variance from Section 3-900 to allow the proposed house to be located 19.5 ft. from the southeast lake rear property line. (35 ft. minimum required)
2. A 13.0 ft. variance from Section 2-104.1 to allow the proposed canopy to be located 18.0 ft. from the southeast lake rear property line. (31 ft. minimum required)

**Property Location:** 1160 Otter Ave  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Doug Steinard

**Case No. PZBA23-049**

**Sidwell No. 13-31-354-006**, Section 31, Unit 6, "Parkside at Williams Lake", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 1.0 ft. variance from Section 3-900 to allow the existing house to remain 34.0 ft. from the front property line. (35 ft. minimum required)

**Property Location:** 7934 Jordan Dr  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** David Plautz – Crest Homes

**Case No. PZBA23-050**

**Sidwell No. 13-31-354-023**, Section 31, Unit 23, "Parkside at Williams Lake", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 1.8 ft. variance from Section 3-900 to allow the proposed house to be located 33.2 ft. from the west front property line. (35 ft. minimum required)
2. A 0.1 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 31.9 ft. from the west front property line. (32 ft. minimum required)

**Property Location:** 7955 Jordan Dr  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** David Plautz – Crest Homes

**Case No. PZBA23-051**

**Sidwell No. 13-28-106-004**, Section 28, Lots 390 & 391, "Crescent Lake Estates No 1", T3N R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 5.0 ft. variance from Section 2-104.3 to allow the proposed uncovered deck to be located 20.0 ft. from the front property line. (25 ft. minimum required)

**Property Location:** 5797 Savoy Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Wayne Helgemo

**Case No. PZBA23-052**

**Sidwell No. 13-35-377-003**, Section 35, Part of Lot 2 & 3, "Supervisor's Plat No 41", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** consideration of a motion to reconsider Conditions 1 and 4 as approved in Case No. 5461-A on June 18, 2019, to clarify the intended location for the swales.

**Property Location:** 3665 Lake Front St  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Darren Naimi

VII. Discussions

VIII. All Else

IX. Public Comment

X. Adjourn the Meeting

Members of the public will only be able to speak during the public portion of the meeting and during the public comment period at the end of the meeting. Written public comment must be received by noon on the day of the meeting. Comments may be submitted by email, mail or in person to the employee/official listed below. Prior to the meeting, members of the public may contact the Township employee/official at the address listed below with questions and/or to view the documents submitted by the applicant for this request. 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.

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