I. Call the Meeting to Order

II. Roll Call

III. Approve the Minutes of the July 16, 2019, regular meeting of the Zoning Board of Appeals as printed.

IV. Approve the Agenda of the August 20, 2019, regular meeting of the Zoning Board of Appeals as printed.

V. Old Business

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. New Business

**Case No. PZBA19-020**

Sidwell No. 13-33-226-040, Section 33, Lots 16 & 17, “Chetolah Shores Sub”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a variance from Section 3-302.3.A(7) to allow the proposed detached accessory building to be located within a side yard. (Detached accessory buildings shall not be erected in any yard except a rear yard)

Property Location: 5116 Durnham Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Robert Scarlet

**Case No. PZBA19-021**


Requesting

1. A 9.4 ft. variance from Section 3-900 to allow the proposed attached garage to come to within 25.6 ft. of the east front property line. (35 ft. minimum required)
2. A 7.4 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 24.6 ft. of the east front property line. (32 ft. minimum required)

Property Location: 458 Manning Dr.
Property Zoned: R-1C, Single-Family Residential
Applicant: Jason Aiello

**Case No. PZAB19-022**


Requesting

1. A 15.0 ft. variance from Section 3-900 to allow the proposed attached garage to come to within 20.0 ft. of the southeast lake rear property line. (35 ft. minimum required)
2. A 12.25 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 19.75 ft. of the southeast lake rear property line. (32 ft. minimum required)

Property Location: 1478 Otter Ave.
Property Zoned: R-1C, Single-Family Residential
Applicant: Ashley Thompson

Case No. PZBA19-023

Sidwell No. 13-19-453-007, Section 19, Lot 102, “Pleasant Lake Shores No 5”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 2.25 ft. variance from Section 2-305.A to allow the proposed air conditioning unit to remain within 7.75 ft. of the south side property line. (10 ft. minimum required)

Property Location: 147 Garland Way
Property Zoned: R-1A, Single-Family Residential
Applicant: Sharman Cross

Case No. PZBA19-024

Sidwell No. 13-33-452-003, Section 33, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A variance from Section 3-302.5 to allow the existing house to remain at the subject property while the proposed house is being constructed. (Only one principal building shall be placed on a zoning lot)

2. A 976 sq. ft. variance from Section 3-302.3.A(10) to allow the proposed 558 sq. ft. attached garage, proposed 418 sq. ft. attached garage and the proposed 2000 sq. ft. detached accessory building to have a combined total square footage of 2976 sq. ft. (2000 sq. ft. maximum allowed for subject property)

3. A variance from Section 3-302.3.A(7) to allow the proposed detached accessory building to be located within a front yard. (Detached accessory buildings shall not be erected in any yard except a rear yard)

Property Location: 1365 Murray Dr.
Property Zoned: R-1, Single-Family Residential
Applicant: Margaret Dobrowitsky
Case No. PZBA19-025

Sidwell No. 13-07-300-005, Section 7, T3N R9E, Waterford Township, Oakland County, Michigan

Requesting a 720 sq. ft. variance from Section 3-302.3.A(10) to allow the existing 720 sq. ft. attached garage and the proposed 2000 sq. ft. detached accessory building to have a combined total square footage of 2720 sq. ft. (2000 sq. ft. maximum allowed for subject property)

Property Location: 2497 N Williams Lake Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Laurel Bojanzyk

VI. Discussions

VII. All Else

VIII. Public Comment

IX. Adjourn the Meeting