

---

---

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 August 15, 2023 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the September 19, 2023 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

**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

- VI. New Business

**Case No. PZBA23-053**

**Sidwell No. 13-28-283-005**, Section 28, Lot 88, “Supervisor’s Replat of Elizabeth-Dale”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 0.6 ft. variance from Section 2-305.A to allow the proposed generator to be located 4.4 ft. from the southwest side property line. (5 ft. minimum required)

**Property Location:** 345 Reymont Rd  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Joseph Huffman

**Case No. PZBA23-054**

**Sidwell No. 13-04-127-021**, Section 4, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 13.0 ft. variance from Section 2-508.A to allow the proposed sign to be located 2.0 ft. from the southwest right-of-way. (15 ft. minimum required)
2. A 1.0 ft. variance from Section 2-508 to allow the proposed sign to have a maximum height of 11.0 ft. (10 ft. maximum allowed for subject property)
3. A 9.0 sq. ft. variance from Section 2-508 to allow the proposed sign to have a maximum sign facing area of 84.0 sq. ft. (75 sq. ft. maximum allowed for subject property)

**Property Location:** 5676 Dixie Hwy  
**Property Zoned:** C-3, General Business  
**Applicant:** Michael Zacks

**Case No. PZBA23-055**

**Sidwell No. 13-03-228-034**, Part of Outlot E, "Lake Oakland Hills", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 6.0 ft. variance from Section 3-900 to allow the proposed house to be located 29.0 ft. from the northeast front property line. (35 ft. minimum required)
2. A 4.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 28.0 ft. from the northeast front property line. (32 ft. minimum required)
3. A 1.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.0 ft. from the northwest side property line. (5 ft. minimum required)

**Property Location:** Vacant Major Ave  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Albert Gilaj

**Case No. PZBA23-056**

**Sidwell No. 13-05-152-015**, Section 5, Lot 100, “Harris Park”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. 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)
2. An 18.0 ft. variance from Section 2-104.3 to allow the proposed uncovered deck to be located 37.0 ft. from the south lakefront shoreline. (55 ft. minimum for subject property)

**Property Location:** 4051 Lotus Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Thomas & Anne Cavalier

**Case No. PZBA23-057**

**Sidwell No. 13-34-278-016**, Section 34, Lot 119 & 120, “Elizabeth Lake Estates No 1”, 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:** 4063 Hazelett Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Ionel Furtos

**Case No. PZBA23-058**

**Sidwell No. 13-20-352-010**, Section 20, Unit 10, “Oakland County Condominium Plan No 879 Hunters Run Village Condominium”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 3.6 ft. variance from Section 2-305.A to allow the proposed generator to be located 6.4 ft. from the west side property line. (10 ft. minimum required)

**Property Location:** 6874 Fox Ln  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Kyle & Kathleen Benning

**Case No. PZBA23-059**

**Sidwell No. 13-08-178-015**, Section 8, Lot 15, “Whitfield Estates”, 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:** 2989 Lansdowne Rd  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Allan Zelinski

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.

Stacy St. James, Environmental and Housing Rehab Coordinator  
 Charter Township of Waterford  
 5200 Civic Center Drive, Waterford, Michigan 48329  
 Email: [sstjames@waterfordmi.gov](mailto:ssstjames@waterfordmi.gov)  
 Phone: (248) 674-6240