
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 June 21, 2022 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the July 19, 2022 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

Case No. PZBA22-042

Sidwell No. 13-35-156-004, Section 35, Lot 516, “Elizabeth Lake Estates”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 34.0 ft. variance from Section 2-305.A to allow the proposed air conditioner unit to be located 1.0 ft. from the south rear property line. (35 ft. minimum required)
2. A variance from Section 2-305.B to waive the screening requirement for the proposed air conditioner unit. (All units shall be screened)

Property Location: 3963 Oak Knoll Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Patricia Cheshire

Case No. PZBA22-043

Sidwell No. 13-06-377-032, Section 6, Lots 1 & 2, "Supervisor's Plat No 63", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 1.0 ft. variance from Section 3-900 to allow the proposed garage to be located 9.0 from the west side property line. (10 ft. minimum required)
2. A 6.0 ft. variance from Section 2-104.3 to allow the proposed deck to be located 4.0 ft. from the east side property line. (10 ft. minimum required)
3. A 11.0 ft. variance from Section 2-104.3 to allow the proposed deck to be located 14.0 ft. from the north front property line. (25 ft. minimum required)
4. 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: 7781 Maceday Lake Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Matthew Terry

Case No. PZBA22-044

Sidwell No. 13-31-354-015, Section 31, Unit 15, "Oakland County Condominium Plan No 2256 Parkside at Williams Lake", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 4.6 ft. variance from Section 3-900 to allow the proposed sunroom addition to be located 30.4 ft. from the east rear property line. (35 ft. minimum required)
2. A 2.1 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 29.9 ft. from the east rear property line. (32 ft. minimum required)

Property Location: 1187 Prudence Dr
Property Zoned: R-1A, Single-Family Residential
Applicant: Great Day Improvements

Case No. PZBA22-045

Sidwell No. 13-12-126-008, Section 12, Lot 42, "Lake Angelus Golfview Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 34.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed addition to be located 38.0 ft. from the west lakefront shoreline. (72 ft. minimum setback required for subject property)
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: 3379 Wormer Dr
Property Zoned: R-1A, Single-Family Residential
Applicant: Michael Gordon

Case No. PZBA22-046

Sidwell No. 13-14-228-007, Section 14, Lot 67, "Lake View Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 0.4 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.6 ft. from the west side property line. (5 ft. minimum required)
2. A 21.8 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to be located 82.2 ft. from the south lakefront shoreline. (104 ft. minimum required for subject property)
3. A 21.8 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 79.2 ft. from the south lakefront shoreline. (101 ft. minimum required)
4. A 30.0 ft. variance from Section 2-104.3 to allow the proposed deck to be located 64.0 ft. from the south lakefront shoreline. (94 ft. minimum required)

Property Location: 3185 McCormick Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: David Gladfelter

Case No. PZBA22-047

Sidwell No. 13-28-276-022, Section 28, Lots 103 & 104, "Supervisor's Replat of Elizabeth-Dale", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 17.0 ft. variance from Section 3-900 to allow the addition to remain 18.0 ft. from the southwest lake rear property line. (35 ft. minimum required)
2. A 15.0 ft. variance from Section 2-104.2 to allow the roof eave and gutter to remain 17.0 ft. from the southwest lake rear property line. (32 ft. minimum required)

Property Location: 241 Reymont Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: David Kunz

Case No. PZBA22-048

Sidwell No. 13-35-326-005, Section 35, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 15.0 ft. variance from Section 2-508.A to allow the proposed ground sign to be located 0 ft. from the east right-of-way. (15 ft. minimum required)
2. A variance from Section 2-501.4 to allow the proposed sign to be located within the clear vision area. (No sign shall be located within a clear vision area)

Property Location: 3530 Denise Ct
Property Zoned: R-M2, Multiple-Family Residential
Applicant: Lloyd Waters & Associates, Inc

Case No. PZBA22-049

Sidwell No. 13-35-405-056, Section 35, Lots 208-210, "Venice of the Lakes", T3N, R9E, Waterford Township, Oakland County, MI

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: 1141 Bamford Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Exclusive Custom Homes – Rick Lindbeck

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.

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