
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 17, 2021 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the September 21, 2021 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

Case No. PZBA21-045

Sidwell No. 13-25-456-031, Section 25, Lots 274-278, "Huron Gardens", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 13.3 ft. variance from Section 3-900 to allow the proposed detached accessory building to be located 6.7 ft. from the south rear property line. (20 ft. minimum setback required)
2. A 10.6 ft. variance from Section 2.104.2 to allow the proposed roof eave and gutter to be located 6.4 ft. from the south rear property line. (17 ft. minimum required)
3. A 7,227 sq. ft. variance from Section 3-900 to allow the subject property to have an impervious surface of 22,738 sq. ft. (73.29%) of the lot area. (15,511 sq. ft. (50%) maximum allowed)

Property Location: 1055 W Huron St
Property Zoned: C-2, Small Business

Applicant: Erin Meilak

Case No. PZBA21-046

Sidwell No. 13-27-452-005, Section 27, Lot 88, "Elizabeth Lake Golf & Country Club Summer Home Sites", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 39.5 ft. variance from Section 2-104.3 to allow the proposed deck to be located 87.5 ft. from the southwest lakefront shoreline. (127 ft. minimum required for the 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: 4425 Motorway Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Mike and Lisa Lie

Case No. PZBA21-047

Sidwell No. 13-03-251-011, Section 3, Lot 30, "Eyster's Woodhull Lake Farms", T3N, R9E, Waterford Township, Oakland County, MI

Requesting

1. A modification of the motion, as approved in ZBA Case PZBA21-032 on June 15, 2021, removing the stipulation as stated.
2. A variance from Section 2-305.B to waive the screening requirement for the proposed generator. (All units shall be screened)

Property Location: 4430 Island Park Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Courtney Seres and Carl Granger

Case No. PZBA21-048

Sidwell No. 13-06-401-003, Section 6, Lot 144, "Mountain View Country Club", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 13.6 ft. variance from Section 3-900 to allow the proposed house to be located 21.4 ft. from the east front property line. (35 ft. minimum require)
2. An 11.3 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 20.7 ft. from the east front property line. (32 ft. minimum required)

Property Location: 3915 Iris Drive
Property Zoned: R-1C, Single-Family Residential
Applicant: Dale and Gale Adams

Case No. PZBA21-049

Sidwell No. 13-36-302-008, Section 36, Lot 338 & SWLY ½ of Lot 339, “The Meyering Land Company’s Cass-Sylvan Lakes Community Sub”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 21.0 ft. variance from Section 3-900 to allow the proposed house to be located 14.0 ft. from the northwest lake rear property line. (35 ft. minimum required)
2. A 19.3 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 12.7 ft. from the northwest lake rear property line. (32 ft. minimum required)
3. A 9.1 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to be located 32.2 ft. from the southeast lakefront shoreline. (41.3 ft. minimum required for the subject property)
4. A 7.5 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 30.8 ft. from the southeast lakefront shoreline. (38.3 ft. minimum required for the subject property)
5. A 7.4 ft. variance from Section 2.213.2.C to allow the proposed covered patio to be located 33.9 ft. from the southeast lakefront shoreline. (41.3 ft. minimum required for the subject property)
6. A 16.5 ft. variance from Section 2.213.2C to allow the proposed covered patio to be located 24.8 ft. from the southeast lakefront shoreline. (41.3 ft. minimum required for the subject property)

Property Location: Vacant Stratton Dr.
Property Zoned: R-1C, Single-Family Residential
Applicant: Daniel and Alanna Scott

Case No. PZBA21-050

Sidwell No. 13-02-477-039, Section 2, N 300 FT of Lot 15, “Supervisor’s Plat No. 57”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 450 sq. ft. variance from Section 3-302.3.A(10) to allow the proposed detached accessory building to have a floor area of 2160 sq. ft. (1710 sq. ft. maximum for the subject property)
2. A variance from Section 3-302.3.A(6) 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: 3975 Clintonville Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Paul Ridley

Case No. PZBA21-051

Sidwell No. 13-11-226-008, Section 11, S 155 FT of Lot 10, "Supervisor's Plat No 21", 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. A 2.0 ft. variance from Section 3-302.3.A(6) to allow the proposed detached accessory building addition to remain 3.0 ft. from the north side property line. (5 ft. minimum required)
3. A 3.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to remain 2.0 ft. from the north side property line. (5 ft. minimum required)

Property Location: 3397 Clintonville Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Marc & Rebecca Poulin

VI. Discussions

VII. All Else

VIII. Public Comment

IX. 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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