
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

Call the Meeting to Order

Roll Call

Approve the Agenda of the October 17, 2023 regular meeting of the Zoning Board of Appeals as printed.

Approve the Minutes of the September 19, 2023 regular meeting of the Zoning Board of Appeals as printed.

Old Business

Case No. PZBA23-009

Sidwell No. 13-20-151-001, Section 20, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 40 unit variance from Section 3-900 to allow the proposed development to have a maximum density of 120 units. (80 units maximum allowed for this property)
2. A variance from Section 3-901 and 8-101 to reduce the minimum setback between rear buildings and the street parking facility as reflected by the revised site plan submitted on September 12, 2023.
3. A variance from Section 2-802.2, 2-802.9 and 3-402.6.B to reduce the landscaping requirements as reflected by the revised site plan submitted on September 12, 2023.

Property Location: Vacant Pontiac Lake Rd
Property Zoned: R-M2, Multiple-Family Residential
Applicant: Jordan London, AIA – Edmund London & Associates

New Business**Case No. PZBA23-060**

Sidwell No. 13-02-480-011, Section 2, Lot 45, "Lake Oakland Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 2.6 ft. variance from Section 2-305.A to allow the proposed generator to be located 7.4 ft. from the north side property line. (10 ft. minimum required)

Property Location: 3582 Lakeshore Dr
Property Zoned: R-1A, Single-Family Residential
Applicant: Handan Ege

Case No. PZBA23-061

Sidwell No. 13-02-480-012, Section 2, Lot 46, "Lake Oakland Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 6.0 ft. variance from Section 2-305.A to allow the proposed generator to be located 4.0 ft. from the south side property line. (10 ft. minimum required)

Property Location: 3570 Lakeshore Dr
Property Zoned: R-1A, Single-Family Residential
Applicant: Edward & Carrie Greif

Case No. PZBA23-062

Sidwell No. 13-08-226-026, Section 8, Lot 109, "Maceday Gardens Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 12,701 sq. ft. variance from Section 3-900 to allow the existing parcel to remain 11,299 sq. ft. (24,000 sq. ft. minimum required for proposed Rezoning to C-3, General Business)
2. A 0.74 acre variance from Section 3-705.5.S(1) to allow the existing parcel to remain 0.26 acres (1.0 acre minimum required for proposed Special Approval)

Property Location: 6011 Williams Lake Rd
Property Zoned: C-2, Small Business
Applicant: Peter Kajy

Discussions

Approve the 2024 Meeting Schedule

All Else**Public Comment****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
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