
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 October 18, 2022 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the November 15, 2022 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

Case No. PZBA22-055

Sidwell No. 13-34-151-026, Section 34, Lot 1 & 2, “Chetolah Shores Sub”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 15.7 ft. variance from Section 3-900 to allow the proposed house to be located 19.3 ft. from the south lake rear property line. (35 ft. minimum required)
2. A 16.2 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 15.8 ft. from the south lake rear property line. (32 ft. minimum required)
3. A 13.2 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to be located 35.8 ft. from the north lakefront shoreline. (49 ft. minimum required)
4. An 11.7 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 34.3 ft. from the north lakefront shoreline. (46 ft. minimum required)
5. A 19.4 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to be located 29.6 ft. from the east lakefront shoreline. (49 ft. minimum required)
6. A 17.9 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 28.1 ft. from the east lakefront shoreline. (46 ft. minimum required)

Property Location: 4760 Onawa Ct
Property Zoned: R-1C, Single-Family Residential
Applicant: Jeffrey Leib

VI. New Business

Case No. PZBA22-057

Sidwell No.13-36-202-030, Section 36, Lots 555 & 556, "Huron Gardens No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 10.9 ft. variance from Section 2-305.A to allow the proposed generator to be located 4.1 ft. from the west side property line. (15 ft. minimum required)

Property Location: 1116 Voorheis Rd
Property Zoned: C-1, Neighborhood Business
Applicant: Omar McPherson

Case No. PZBA22-058

Sidwell No. 13-11-428-010, Section 11, Lot 134, "Jayno Heights No 3", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 7.0 ft. variance from Section 2-305.A to allow the proposed generator to be located 28.0 ft. from the rear property line. (35 ft. minimum required)

Property Location: 3038 St. Jude Dr.
Property Zoned: R-1A, Single-Family Residential
Applicant: Joseph DeSantis

Case No. PZBA22-059

Sidwell No. 13-28-409-001, Section 28, Lot 39 & W ½ of Lot 40. "Elizabeth Shores", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 29.0 ft. variance from Section 3-900 to allow the proposed house to be located 6.0 ft. from the northwest front property line. (35 ft. minimum required)
2. A 27.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 5.0 ft. from the northwest front property line. (32 ft. minimum required)

Property Location: 540 S. Pinegrove Ave.
Property Zoned: R-1C, Single-Family Residential
Applicant: Samba Danfa

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.

Stacy St. James, Environmental and Housing Rehab Coordinator
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