

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 November 21, 2023 regular meeting of the Zoning Board of Appeals as printed.

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

**Old Business**

**New Business**

**Case No. PZBA23-063**

**Sidwell No. 13-23-427-001**, Section 23, Lot 21, "Supervisor's Plat No 66", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a variance from Section 3-302.3.A(6) to allow the existing detached accessory building to remain within a front yard. (Detached accessory buildings shall not be erected in any yard except a rear yard)

**Property Location:** 3095 Pontiac Lake Rd  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Joseph & Susan Davis

**Case No. PZBA23-064**

**Sidwell No. 13-23-102-021**, Section 23, Lots 87 & 88, "Supervisor's Plat No 23", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** an 832 sq. ft. variance from Section 3-302.3.A(10) to allow the existing 836 sq. ft. attached garage and proposed 1440 sq. ft. detached accessory building to have a maximum combined floor area of 2276 sq. ft. (1444 sq. ft. maximum allowed)

**Property Location:** 1188 Merry Rd  
**Property Zoned:** R-1B, Single-Family Residential  
**Applicant:** Jesus Flores

**Case No. PZBA23-065**

**Sidwell No. 13-04-253-015**, Section 4, Lot 8, "Waterford Farms", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 10.0 ft. variance from Section 3-900 to allow the proposed building to be located 10.0 ft. from the southeast side property line. (20 ft. minimum required)
2. An 8.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 9.0 ft. from the southeast side property line. (17 ft. minimum required)

**Property Location:** 5420 Dixie Hwy  
**Property Zoned:** C-3, General Business  
**Applicant:** A.C. Tire & Service Center, Inc – Michael Clancy

**Case No. PZBA23-066**

**Sidwell No. 13-04-433-008**, Section 4, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a variance from Section 2-508 to increase the sign facing area of the existing nonconforming freestanding sign from 308.49 sq. ft. to 363.74 sq. ft. (100 sq. ft. maximum total sign face area allowed for subject property)

**Property Location:** 5100 Dixie Hwy  
**Property Zoned:** C-4, Extensive Business  
**Applicant:** Khaled Dagher

**Discussions**

**All Else**

Adoption of the Zoning Board of Appeals Bylaws

**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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