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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 April 18, 2023 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the AMMENDED Agenda of the May 16, 2023 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

**Case No. PZBA23-009**

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

**Requesting**

1. An 86 unit variance from Section 3-900 to allow the proposed development to have a maximum density of 166 units. (80 units maximum allow for subject property)
2. A 3.83 ft. variance from Section 3-900 to allow Building 1 of the proposed development to have a maximum height of 38.83 ft. (30 ft. maximum allowed)
3. A variance from Section 3-901 Footprint (8 ft.) to reduce the minimum setback between any buildings and an attached parking facility as reflected by the revised site plan submitted on January 31, 2023.
4. 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 January 31, 2023.
5. A variance from Section 2-404 to reduce the amount of required nonmotorized pathways as reflected by the revised site plan submitted on January 31, 2023.

**Property Location:** Vacant Pontiac Lake Rd

**Property Zoned:** R-M2, Multiple-Family Residential  
**Applicant:** Jordan London, AIA – Edmund London & Associates

VI. New Business

**Case No. PZBA23-017**

**Sidwell No. 13-33-433-019**, Section 33, Lots 1-3, “Chetolah Shores Sub”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a variance from Section 3-302.3K to allow the existing gardening area to remain in a front yard. (Gardening areas shall only be located in the rear yard)

**Property Location:** 1205 Oregon Blvd  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Sean Cassar

**Case No. PZBA23-018**

**Sidwell No. 13-28-276-027**, Section 28, Lot 98 & 99, “Supervisor’s Replat of Elizabeth-Dale”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 2.0 ft. variance from Section 3-900 to allow the proposed garage addition to be located 3.0 ft. from the north side property line. (5 ft. minimum required)
2. A 3.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 2.0 ft. from the north side property line. (5 ft. minimum required)

**Property Location:** 269 Reymont Rd  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Keith & Dolores Henige

**Case No. PZBA23-019**

**Sidwell No. 13-23-176-004**, Section 23, Lot 26, “Watkins-Pontiac Estates No 2”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 6.0 ft. variance from Section 3-900 to allow the proposed attached garage to be located 4.0 ft. from the north side property line. (10 ft. minimum required)

2. A 4.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 3.0 ft. from the north side property line. (7 ft. minimum required)

**Property Location:** 1417 Woodlow St  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Robert Brand

**Case No. PZBA23-020**

**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 236.49 sq. ft. to 308.49 sq. ft. (100 sq. ft. maximum total sign face area allowed)

**Property Location:** 5100 Dixie Hwy  
**Property Zoned:** C-4, Extensive Business  
**Applicant:** Aver Sign Co.

**Case No. PZBA23-022**

**Sidwell No. 18-02-105-012**, Section 2, Lot 74, "Cass Lake Highlands Sub", T2N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 10.1 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to be located 72.9 ft. from the southeast lakefront shoreline. (83 ft. minimum required for subject property)
2. An 18.2 ft. variance from Section 3-901 Footnote 4 to allow the proposed covered porch to be located 64.8 ft. from the southeast lakefront shoreline. (83 ft. minimum required)
3. A 1.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.0 ft. from the northeast side property line. (5 ft. minimum required)
4. A 1.0 ft. variance from Section 2-104.1 to allow the proposed fireplace cantilevers to be located 4.0 ft. from the northeast side property line. (5 ft. minimum required)
5. A 1.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.0 ft. from the southwest side property line. (5 ft. minimum required)

6. A 1.0 ft. variance from Section 2-104.1 to allow the proposed architectural features to be located 4.0 ft. from the southwest side property line. (5 ft. minimum required)
7. A 3.6 ft. variance from Section 2-305.A to allow the proposed generator unit to be located 1.4 ft. from the northeast side property line. (5 ft. minimum required)
8. A 3.2 ft. variance from Section 2-305.A to allow the proposed a/c unit to be located 1.8 ft. from the northeast side property line. (5 ft. minimum required)

**Property Location:** 3769 Lake Front St  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Kevin Akey

**Case No. PZBA23-023**

**Sidwell No. 13-10-426-044**, Section 10, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 27.6 ft. variance from Section 3-901 Footnote 8.A(1) to allow the proposed 11 unit carport garage to be located 7.4 ft. from the north side property line. (35 ft. minimum required)
2. A 25.6 ft. variance from Section 2-104.2 to allow the proposed 11 unit carport garage roof eave and gutter to be located 6.4 ft. from the north side property line. (32 ft. minimum required)
3. A 13.0 ft. variance from Section 3-901 Footnote 8.A(3) to allow the proposed 11 unit garage to be located 12.0 ft. from the off-street parking facility. (25 ft. minimum required)
4. A 9.0 ft. variance from Section 3-901 Footnote 8.A(1) to allow the proposed 6 unit carport garage to be located 26.0 ft. from the south side property line. (35 ft. minimum required)
5. A 7.0 ft. variance from Section 2-104.2 to allow the proposed 6 unit carport garage roof eave and gutter to be located 25.0 ft. from the south side property line. (32 ft. minimum required)
6. A 5.0 ft. variance from Section 3-901 Footnote 8.A(3) to allow the proposed 6 unit garage to be located 20.0 ft. from the off-street parking facility. (25 ft. minimum required)
7. A 20.0 ft. variance from Section 3-901 Footnote 8.A(1) to allow the proposed 4 unit carport garage to be located 15.0 ft. from the south side property line. (35 ft. minimum required)
8. An 18.0 ft. variance from Section 2-104.2 to allow the proposed 4 unit carport garage roof eave and gutter to be located 14.0 ft. from the south side property line. (32 ft. minimum required)

9. A 13.0 ft. variance from Section 3-901 Footnote 8.A(3) to allow the proposed 4 unit garage to be located 12.0 ft. from the off-street parking facility. (25 ft. minimum required)
10. A 10.0 ft. variance from Section 3-901 Footnote 8.A(1) to allow the proposed duplex to be located 25.0 ft. from the east side property line. (35 ft. minimum required)
11. A 8.0 ft. variance from Section 2-104.2 to allow the proposed duplex roof eave and gutter to be located 24.0 ft. from the east side property line. (32 ft. minimum required)
12. A 17.0 ft. variance from Section 3-901 Footnote 8.A(3) to allow the existing stairs to remain 8.0 ft. from any off-street parking facility. (25 ft. minimum required)

**Property Location:** 3000 Sashabaw Rd  
**Property Zoned:** R-M2, Multiple-Family  
**Applicant:** Raves Construction (Ramiz Sheena)

VII. Discussions

VIII. All Else

IX. Public Comment

X. 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. Prior to the meeting, members of the public may contact the Township employee/official at the address listed below. Written submittals must be received by noon on the day of the meeting. 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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