
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 September 20, 2022 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the October 18, 2022 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

Case No. PZBA22-050

Sidwell No. 13-23-101-012, Section 23, Lot 44, "Supervisor's Plat No 23", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a variance from Section 6-100.4.J to extend the timeframe of the previous extension granted on February 15, 2022 to be valid until February 16, 2024.

Property Location: 1476 Eason Rd
Property Zoned: R-1A, Single Family Residential
Applicant: Karl Morris

Case No. PZBA22-051

Sidwell No. 13-08-329-001, Section 8, Lot 67, "Lake Williams Heights", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. An 18.0 ft. variance from Section 3-900 to allow the proposed house to remain 17.0 ft. from the north side property line. (35 ft. minimum required)
2. A 16.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to remain 16.0 ft. from the north side property line. (32 ft. minimum required)

Property Location: 2850 Lansdowne Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Bradley & Kimberly Jezierski

Case No. PZBA22-052

Sidwell No. 13-35-156-052; 053, Section 35, Lot 535 & 536, "Elizabeth Lake Estates No 2", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 1.3 ft. variance from Section 3-900 to allow the existing house located at 3812 Cass Elizabeth Rd to remain 3.7 ft. from the proposed west side property line. (5 ft. minimum required)
2. A 2.3 ft. variance from Section 2-104.2 to allow the existing roof eave and gutter located at 3812 Cass Elizabeth Rd to remain 2.7 ft. from the proposed west side property line. (5 ft. minimum required)
3. A 5.0 ft. variance from Section 3-302.3.A(6) to allow the existing shed located at 3826 Cass Elizabeth Rd to remain 0 ft. from the proposed east side property line. (5 ft. minimum required)

Property Location: 3812 & 3826 Cass Elizabeth Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Sandra Brown & Diane Cieslak

Case No. PZBA22-053

Sidwell No. 13-15-427-007, Section 15, Part of Lot 53, "Watkins Lakelands", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 25.8 ft. variance from Section 3-901 Footnote 4 to allow the proposed addition to be located 56.2 ft. from the southeast lakefront shoreline. (82 ft. minimum required for subject property)
2. A 23.8 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 55.2 ft. from the southeast lakefront shoreline. (79 ft. minimum required for subject property)

Property Location: 4303 Lakewood Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Ryan Columbus

Case No. PZBA22-054

Sidwell No. 13-04-126-014, Section 4, Waterford Township, Oakland County, Michigan

Requesting

1. A 21.8 ft. variance from Section 3-900 to allow the existing building to remain 3.2 ft. from the southwest front property line. (25 ft. minimum required)
2. A 16.8 ft. variance from Section 3-702.5.B(2) to allow for the existing greenbelt to remain 3.2 wide. (20 ft. minimum width required)
3. A variance from Section 2-802.1.D(1) to reduce the greenbelt tree planting requirement from eight (8) trees to one (1) tree for the subject property. (One (1) tree per 30 lineal ft. required)

Property Location: 5806 Dixie Hwy
Property Zoned: C-3, General Business
Applicant: Golden Rockies Inc

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

Case No. PZBA22-056

Sidwell No. 13-08-351-015, Section 8, Lot 121, "Williams Lake Park No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 1.3 ft. variance from Section 3-302.3.A(5) to allow the proposed detached accessory building to have a maximum height of 18.3 ft. (17 ft. maximum allowed)

Property Location: 6907 Desmond Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Jared & Kate Most

VII. Approve the 2023 Meeting Schedule

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
Charter Township of Waterford
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