
CHARTER TOWNSHIP OF WATERFORD
ZONING BOARD OF APPEALS REGULAR MEETING

Zoning Board of Appeals Pre-meeting – 5:30

Agenda Review

Zoning Board of Appeals Meeting - 6:00

Call the Meeting to Order

Roll Call

Approve the Agenda of the January 16, 2024 regular meeting of the Zoning Board of Appeals as printed.

Approve the Minutes of the November 21, 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 allow for subject property)
2. A variance from Section 3-901 Footnote 8.A(3) to reduce the minimum setback between any buildings and any off-street parking facility as reflected by the revised site plan submitted on October 24, 2023.
3. A variance from Section 3-901 Footnote 8.A(4) to reduce the minimum distance between buildings as reflected by the revised site plan submitted on October 24, 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 October 24, 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. PZBA24-001

Sidwell No. 13-08-376-017, Section 8, Lot 18, “Lake Williams Heights”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 0.5 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.5 ft. from the north side property line. (5 ft. minimum required)
2. A 3.4 ft. variance from Section 2.305.A to allow the proposed air conditioning units to be located 1.6 ft. from the south side property line. (5 ft. minimum required)
3. A 3.5 ft. variance from Section 2.305.A to allow the proposed generator unit to be located 1.5 ft. from the south side property line. (5 ft. minimum required)

Property Location: 2675 Lansdowne Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: AZD Associates, Inc

Case No. PZBA24-003

Sidwell No. 13-22-476-021, Section 22, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 2 space variance from Section 2-409.7.30 to allow the proposed vehicle (car) wash establishment to have a minimum of 33 waiting spaces. (35 waiting spaces required for proposed development)

Property Location: 4203 Highland Rd
Property Zoned: C-4, Extensive Business
Applicant: Verus Development Group

Discussions

All Else

Election of Officers

1. Chairperson
 - a. Nominations

- b. Vote(s) to elect
2. Vice-Chairperson
 - a. Nominations
 - b. Vote(s) to elect
3. Secretary
 - a. Nominations
 - b. Vote(s) to elect

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. Comments may be limited to three (3) minutes. Written public comment must be received 7 days prior to the public meeting day and 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
Charter Township of Waterford
5200 Civic Center Drive, Waterford, Michigan 48329
Email: [sstjames@waterfordmi.gov](mailto:ssstjames@waterfordmi.gov)
Phone: (248) 674-6240