

**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 for the January 20, 2026, regular meeting of the Zoning Board of Appeals as printed.

Approve the Minutes for the December 16, 2025, regular meeting of the Zoning Board of Appeals as printed.

Old Business

New Business

Case No. PZBA26-001

Sidwell No. 13-21-376-020, T3N, R9E, SEC 21 CRESCENT LAKE COUNTRY CLUB
SUB LOTS 28 TO 31 INCL BLK 16, Waterford Township, Oakland County, Michigan

Requesting a variance from Section 3-302.3.A(6) to allow the proposed detached accessory building to be located within a side yard. (Detached accessory buildings shall not be located in any yard except a rear yard)

Property Location: 5676 Clinton River Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Alan Danowski

Case No. PZBA26-002

Sidwell No. 13-12-304-007, T3N, R9E, SEC 12 SILVER BEACH LOT 45, Waterford Township, Oakland County, Michigan

Requesting

1. A 5.0 ft. variance from Section 3-900 to allow the proposed deck to be located 0.0 ft. from the south side property line. (5 ft. minimum required)
2. A 33.0 ft. variance from Section 2-104.3 to allow the proposed deck to be located 26.0 ft. from the lakefront shoreline. (59.0 ft. minimum required)
3. A 48.0 ft. variance from Section 2-104.3 to allow the proposed stairs to be located 11.0 ft. from the lakefront shoreline. (59.0 ft. minimum required)

Property Location: 2740 Silverside Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Brad & Karma Swartwood

Case No. PZBA26-003

**Sidwell No. 13-04-230-007, T3N, R9E, SEC 3 & 4 PARKWOODE SHORES SUB NO 1
LOT 11, Waterford Township, Oakland County, Michigan**

Requesting

1. A 3.7 ft. variance from Section 3-900 to allow the proposed addition to be located 31.3 ft. from the front property line. (35 ft. minimum required)
2. A 2.7 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 29.3 ft. from the front property line. (32 ft. minimum required)
3. A 2.4 ft. variance from Section 3-900 to allow the proposed addition to be located 7.6 ft. from the southwest side property line. (10 ft. minimum required)

Property Location: 4964 Lore Dr
Property Zoned: R-1A, Single-Family Residential
Applicant: Randall Goldsworthy

Discussions

All Else

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
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