

**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 February 17, 2026, regular meeting of the Zoning Board of Appeals as printed.

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

**Old Business**

**New Business**

**Case No. PZBA26-004**

**Sidwell No. 13-33-226-041**, T3N, R9E, SEC 33 CHETOLAH SHORES SUB LOT 34  
BLK 14 9-17-93 FR 003, Waterford Township, Oakland County, Michigan

**Requesting** a 15.0 ft. variance from Section 2-104.3 to allow the proposed deck to be located 29.0 from the lakefront shoreline. (44 ft. minimum required)

**Property Location:** 5214 Durnham Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Heath & Tracy Little

**Case No. PZBA26-005**

**Sidwell No. 13-25-352-033**, T3N, R9E, SEC 25 DONELSON PARK NO 1 LOT 132  
EXC S 25 FT, SD EXC DESC AS BEG AT SWLY LOT COR, TH N 28-15-20 W 25.62  
FT, TH N 74-21-30 E 152.37 FT, TH ALG CURVE TO LEFT, RAD 50 FT, CHORD  
BEARS S 03-11-06 W 26.41 FT, DIST OF 26.73 FT, TH S 74-21-30 W 138.25 FT TO

BEG, ALSO ALL OF LOT 133 9-29-10 FR 010, Waterford Township, Oakland County, Michigan

**Requesting** a variance from Section 3-900 to allow the proposed house to have a maximum of three (3) stories. (Two (2) stories maximum allowed)

**Property Location:** 2860 Chadwick Dr  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Michael Gordon

### **Case No. PZBA26-006**

**Sidwell No. 13-08-278-014**, T3N, R9E, SEC 8 MACEDAY GARDENS SUB LOT 188, Waterford Township, Oakland County, Michigan

### **Requesting**

1. A 2.5 ft. variance from Section 3-900 to allow the proposed house to be located 32.5 ft. from the front property line. (35 ft. minimum setback required)
2. A 0.5 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 31.5 ft. from the front property line. (32 ft. minimum setback required)

**Property Location:** 6091 Monrovia Dr  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** John Lauchlan

### **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.

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