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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 November 15, 2022 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the February 21, 2023 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

**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 23.5 ft. variance from Section 3-900 to allow the proposed house to be located 11.5 ft. from the south lake rear property line. (35 ft. minimum required)
2. A 23.8 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 8.2 ft. from the south lake rear property line. (32 ft. minimum required)
3. A 9.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to be located 40.0 ft. from the north lakefront shoreline. (49 ft. minimum required)
4. A 7.5 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 38.5 ft. from the north lakefront shoreline. (46 ft. minimum required)
5. A 4.0 ft. variance from Section 2-104.3 to allow the proposed balcony to be located 35.0 ft. from the north lakefront shoreline. (39 ft. minimum required)
6. A 22.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to be located 27.0 ft. from the east lakefront shoreline. (49 ft. minimum required)

7. A 20.5 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 25.5 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

## VI. New 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 Buildings 1-9 in the proposed development to have a maximum height of 38.83 ft. (35 ft. maximum allowed)
3. 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 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

### **Case No. PZBA23-001**

**Sidwell No. 13-11-451-020**, Section 11, Lot 5, "Supervisor's Plat No 50", T3N, R9E, Waterford Township, Oakland County, Michigan

#### **Requesting**

1. A 0.7 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.3 ft. from the southeast side property line. (5 ft. minimum required)
2. A 17.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed covered deck to be located 51.0 ft. from the northeast lakefront shoreline. (68 ft. minimum setback required for subject property)
3. A variance from Section 2-702.A to allow for the expansion of a nonconforming building. (No such building shall be allowed to expand and/or undergo substantial improvement)

**Property Location:** 3302 Gilchrist  
**Property Zoned:** R-1B, Single-Family Residential  
**Applicant:** Martin & Susan Skinner

### **Case No. PZBA23-002**

**Sidwell No. 13-11-429-015**, Section 11, Lot 165, "Jayno Heights No 3", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 2.0 ft. height variance from Section 3-302.7.A to allow the existing fence measuring 6.0 ft. in height by 8.0 ft. in width to remain within the required lakefront yard. (No fence shall be higher than four (4) feet in any required lakefront yard)

**Property Location:** 2903 Lola Ct  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** John & Denise Clarey

### **Case No. PZBA23-003**

**Sidwell No. 13-35-452-039**, Section 35, Lots 276-278, "Venice of the Lakes", T39, R9E, Waterford Township, Oakland County, Michigan

#### **Requesting**

1. A 10.0 ft. variance from Section 3-900 to allow the proposed house to be located 25.0 ft. from the west lake rear property line. (35 ft. minimum required)
2. A 10.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 22.0 ft. from the west lake rear property line. (32 ft. minimum required)

**Property Location:** 1245 Bamford Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** John & Noemi Dugan

**Case No. PZBA23-004**

**Sidwell No. 13-35-376-019**, Section 35, Part of Lot 7-9, "Supervisor's Plat No 41", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 4.1 ft. variance from Section 3-900 to allow the proposed addition to be located 30.9 ft. from the west lake rear property line. (35 ft. minimum required)
2. A 1.6 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 30.4 ft. from the west lake rear property line. (32 ft. minimum required)
3. A variance from Section 2-702.A to allow for the expansion of a nonconforming building. (No such building shall be allowed to expand and/or undergo substantial improvement)

**Property Location:** 1375 Grinnell Ave  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Sam Yono

**Case No. PZBA23-005**

**Sidwell No. 13-08-101-057**, Section 5, Part of Lot 297, "Whitfield Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 18.3 ft. variance from Section 3-900 to allow the proposed house to come to within 16.7 ft. of the east lake rear property line. (35 ft. minimum required)
2. A 16.3 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 15.7 ft. from the east lake rear property line. (32 ft. minimum required)
3. A 24.8 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to come to within 55.2 ft. of the west lakefront shoreline. (80 ft. minimum required for subject property)
4. A 22.8 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 54.2 ft. from the west lakefront shoreline. (77 ft. minimum required)
5. A 0.4 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.6 ft. from the north side property line. (5 ft. minimum required)

6. A 0.3 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.7 ft. from the south side property line. (5 ft. minimum required)

**Property Location:** Vacant Whitfield Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Scott & Mary Reed

**Case No. PZBA23-006**

**Sidwell No. 13-35-277-006**, Section 35, Lots 263 & 264, "The Meyering Land Company's Cass-Sylvan Lakes Community Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 12.2 ft. variance from Section 3-900 to allow the proposed addition to be located 22.8 ft. from the east lake rear property line. (35 ft. minimum required)
2. A 10.2 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 21.8 ft. from the east lake rear property line. (32 ft. minimum required)

**Property Location:** 1000 Wyman Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Wayne Baumann

**Case No. PZBA23-007**

**Sidwell No. 13-34-251-012**, Section 34, Lot 2, "Supervisor's Plat No 46", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 25.0 ft. variance from Section 2-104.3 to allow the deck to be located 0.0 ft. from the southeast lake rear property line. (25 ft. minimum required for subject property)
2. A 23.2 ft. variance from Section 2-104.3 to allow the deck to be located 1.8 ft. from the southwest side property line. (25 ft. minimum required for subject property)
3. A 25.0 ft. variance from Section 2-104.3 to allow the deck to be located 0.0 ft. from the east side property line. (25 ft. minimum required for subject property)

**Property Location:** 4290 Cass Elizabeth Rd  
**Property Zoned:** R-1E, Single-Family Attached Residential

**Applicant:** Joe Attisha

**Case No. PZBA23-008**

**Sidwell No.13-35-132-001; 010; 013; 014; 019; 030; 033**, Section 35, Units 1, 10, 13, 14, 19, 30, 33, "Lake Pointe Condominium", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 3.3 ft. variance for from Section 3-900 to allow the proposed house at Unit 1 to be located 31.7 ft. from the east front property line. (35 ft. minimum required)
2. A 0.5 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter at Unit 1 to be located 31.5 ft. from the east front property line. (32 ft. minimum required)
3. A 1.8 ft. variance for from Section 3-900 to allow the proposed house at Unit 10 to be located 33.2 ft. from the front property line. (35 ft. minimum required)
4. A 0.2 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter at Unit 10 to be located 31.8 ft. from the front property line. (32 ft. minimum required)
5. A 8.2 ft. variance for from Section 3-900 to allow the proposed house at Unit 13 to be located 26.8 ft. from the east front property line. (35 ft. minimum required)
6. A 6.7 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter at Unit 13 to be located 25.3 ft. from the east front property line. (32 ft. minimum required)
7. A 2.7 ft. variance for from Section 3-900 to allow the proposed house at Unit 14 to be located 32.3 ft. from the rear property line. (35 ft. minimum required)
8. A 0.8 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter at Unit 14 to be located 31.2 ft. from the rear property line. (32 ft. minimum required)
9. A 1.6 ft. variance for from Section 3-900 to allow the proposed house at Unit 19 to be located 33.4 ft. from the front property line. (35 ft. minimum required)
10. A 4.7 ft. variance for from Section 3-900 to allow the proposed house at Unit 30 to be located 30.3 ft. from the front property line. (35 ft. minimum required)
11. A 2.8 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter at Unit 30 to be located 29.2 ft. from the front property line. (32 ft. minimum required)
12. A 4.8 ft. variance for from Section 3-900 to allow the proposed house at Unit 33 to be located 30.2 ft. from the front property line. (35 ft. minimum required)
13. A 2.9 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter at Unit 33 to be located 29.1 ft. from the front property line. (32 ft. minimum required)

**Property Location:** Vacant Village Pointe Cir & Lake Village Ave

**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** M/I Homes of Michigan LLC – Mike Kennedy

VII. Discussions

VIII. 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

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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