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

Case No. PZBA22-002

Sidwell No. 13-12-303-007, Section 12, Lot 180, “Jayno Heights No 3”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 23.0 ft. variance from Section 3-901 Footnote 4 to allow the existing detached accessory structure to remain 57.0 ft. from the south lakefront shoreline. (80 ft. minimum required for subject property)
2. A 9.0 ft. variance from Section 2-213.2.C to allow the existing detached accessory structure to have a maximum height of 17.0 ft. (8 ft. maximum allowed)
3. A 40.0 sq. ft. variance from Section 2-213.2.C to allow the existing detached accessory structure to have a maximum area of 120 sq. ft. (80 sq. ft. maximum allowed)

Property Location: 2999 St. Jude Dr.
Property Zoned: R-1A, Single-Family Residential
Applicant: Wesley & Linda Garrett

VI. New Business

Case No. PZBA22-011

Sidwell No. 13-04-253-015, Section 4, Lot 8, "Waterford Farms", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 10.0 ft. variance from Section 3-900 to allow the proposed building to be located 10.0 ft. from the southeast side property line. (20 ft. minimum required)
2. A 9.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 8.0 ft. from the southeast side property line. (17 ft. minimum required)

Property Location: Vacant Dixie Hwy (between 5440 & 5400 Dixie Hwy)
Property Zoned: C-3, General Business
Applicant: AC Tire & Service Center, Inc – Michael Clancy

Case No. PZBA22-012

Sidwell No. 13-10-402-012, Section 10, NWLY 97 FT OF LOT 18, "Supervisor's Plat No 22", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting 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: 4355 Dixie Hwy
Property Zoned: C-2, Small Business
Applicant: Kieft Engineering, Inc – Casey Leach, P.E.

Case No. PZBA22-013

Sidwell No. 13-35-277-011, Section 35, Lot 265, ALSO PART OF LOT 266, "The Meyering Land Company's Cass-Sylvan Lakes Community Sub No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 20.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed sunroom addition to be located 17.0 ft. from the northwest lakefront shoreline. (37 ft. minimum setback required for subject property)

Property Location: 970 Wyman Dr
Property Zoned: R-1C, Single-Family Residential

Applicant: Great Day Improvements

Case No. PZBA22-014

Sidwell No. 13-07-438-007, Section 7, Lot 9, "Ideal Country Club", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 34.0 ft. variance from Section 3-900 to allow the proposed attached garage to be located 1.0 ft. from the south front property line. (35 ft. minimum required)
2. A 31.5 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 0.5 ft. from the south front 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: 2816 Rowan Blvd
Property Zoned: R-1C, Single-Family Residential
Applicant: Jeanine Duguay & Mark Brummitt

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
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