

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Minutes of the October 16, 2018, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the November 20, 2018, regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

**Case No. PZBA20-003**

**Sidwell No. 13-26-451-012**, Section 26, Lot 12, "Lincolnshire", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 15.0 ft. variance from Section 3-900 to allow the proposed attached accessory building to come to within 20.0 ft. of the west lake rear property line. (35 ft. minimum required)
2. A 14.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 18.0 ft. of the west lake rear property line. (32 ft. minimum required)
3. A 5.0 ft. variance from Section 3-900 to allow the proposed attached accessory building to come to within 5.0 ft. of the north side property line. (10 ft. minimum required)
4. A 4.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 3.0 ft. of the north side property line. (7 ft. minimum required)

**Property Location:** 345 S Cass Lake Rd  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Ara Akkashian

**Case No. PZBA20-004**

**Sidwell No. 13-22-201-016**, Section 22, Lot 30 & E ½ of Lot 31, "Watchpocket Plat", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 58.0 ft. variance from Section 3-901 Footnote 4 to allow the existing deck to be covered and come to within 11.0 ft. of the north lakefront shoreline. (57.5 ft. minimum required for subject property)
2. A 36 ft. variance from Section 3-901 Footnote 4 to allow the proposed covered deck addition to come to within 21.5 ft. of the north lakefront shoreline. (57.5 ft. minimum required for subject property)

**Property Location:** 4260 South Shore St  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Toni Cerny

**Case No. PZBA20-005**

**Sidwell No. 13-36-203-024**, Section 36, Lot 616, "Huron Gardens", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

An Appeal under Zoning Ordinance Section 6-100.4.F, of a Zoning Official decision based on available evidence, that a duplex use of the property, which is not a permitted principal or special approval use in the R-1C Single Family District, was not a lawful nonconforming use under the Zoning Ordinance.

**Property Location:** 130 S Josephine Ave  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Andrea & Tyler Williams

VI. Discussions

VII. 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

VIII. Public Comment

IX. Adjourn the Meeting