

- I. Call the meeting to order.
- II. Roll Call.
- III. Approve the Agenda of the **March 20, 2018**, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Minutes of the **February 20, 2018**, regular meeting of the Zoning Board of Appeals as printed.
- V. PUBLIC HEARINGS

OLD BUSINESS

Case No. 5503

Sidwell No. 13-35-457-001, Section 35, Lots 80 & 81, "Venice of the Lakes," T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 5.0 ft. variance from Section 3-302.3.A(6) to allow the existing detached accessory building to come to within 0.0 ft. of the northwest side property line. (5 ft. minimum required)
2. A 25.0 ft. variance from Section 2-213.2.B to allow the existing detached accessory building to come to within 0 ft. of the canal. (25 ft. minimum required)
3. A 1.5 ft. variance from Section 3-302.3.A(6) to allow the existing detached accessory building to come to within 3.5 ft. of the northeast rear property line. (5 ft. minimum required)

Property Location: 1401 Rossdale Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Concettina Valente

NEW BUSINESS

Case No. 4868-A

Sidwell No. 13-04-253-009, Section 4, Lot 18, "Waterford Farms", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 574 sq. ft. variance from Section 3-302.3.A(10) to allow the existing 930 sq. ft. attached accessory building, the existing 144 sq. ft. detached accessory building

and proposed 1500 sq. ft. detached accessory building to have a combined total square footage of 2574 sq. ft. (2000 sq. ft. maximum for subject property)

Property Location: 4194 Rural St
Property Zoned: R-1, Single-Family Residential
Applicant: Kasey Hopper

Case No. 5293-A

Sidwell No. 13-35-481-004, Section 35, Lots 99 & 100, "The Meyering Land Company's Cass-Sylvan lakes Community Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. An 8.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed addition to come to within 26.0 ft. of the southeast lakefront shoreline. (34 ft. minimum required for subject property)
2. A 6.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 25.0 ft. of the southeast lakefront shoreline. (31 ft. minimum required for subject property)

Property Location: 1329 Kessler Ave
Property Zoned: R-1C, Single-Family Residential
Applicant: Ronald & Karen Allcorn

Case No. 5504

Sidwell No. 13-36-351-006, Section 36, Lots 144 & 145, also part of vacant Labrosse Dr, "The Meyering land Company's Cass-Sylvan Lake Community Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A one story variance from Section 3-900 to allow the lower level of the existing two story house to be considered a separate story. (Two story maximum allowed)
2. A 2.1 ft. variance from Section 3-900 to allow the existing house to have a maximum height of 32.1 ft. (30 ft. maximum allowed)

Property Location: 1260 Larch Pl
Property Zoned: R-1C, Single-Family Residential
Applicant: Mitchel Garfield

Case No. 5505

Sidwell No. 13-17-376-044, Section 17, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 10.0 ft. variance from Section 2-508.A to allow the proposed freestanding ground sign to come to within 5.0 ft. of the south right-of-way. (15 ft. minimum required)
2. A 0.16 ft. variance from Section 2-508 to allow the proposed freestanding ground sign to have a maximum height of 8.16 ft. (8 ft. maximum allowed for subject property)
3. An 18 sq. ft. variance from Section 2-508 to allow the proposed freestanding ground sign to have a maximum sign facing area of 93 sq. ft. (75 sq. ft. maximum allowed for subject property)

Property Location: 6620 Highland Rd
Property Zoned: O-2, General Office
Applicant: The Medical Real Estate Group, LLC

Case No. 5506

Sidwell No. 13-36-302-002, Section 36, Lot 345, "Meyering Land Company's Cass-Sylvan Lakes Community Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 20.6 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to come to within 22.7 ft. of the east lakefront shoreline. (43.3 ft. minimum required for subject property)
2. An 18.6 ft. variance from Section 2-104.1 to allow the proposed balcony to come to within 20.7 ft. of the east lakefront shoreline. (39.3 ft. minimum required for subject property)
3. An 18.4 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 21.9 ft. of the east lakefront shoreline. (40.3 ft. minimum required for subject property)
4. A 0.8 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 4.2 ft. of the north side property line. (5 ft. minimum required)

5. A 0.7 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 4.3 ft. of the south side property line. (5 ft. minimum required)

Property Location: 979 Stratton Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Kawkab Matti

VI. Adjourn the meeting.