

- I. Call the meeting to order.
- II. Roll Call.
- III. Approve the Minutes of the **November 22, 2016**, special meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the **March 21, 2017**, regular meeting of the Zoning Board of Appeals as printed.
- V. PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

Case No. 5473

Sidwell No. 13-19-476-011, Section 19, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 39.4 ft. variance from Section 2.600.6.A(7) to allow the proposed 122.0 ft. tall wireless communication facility support structure to be located within 82.6 ft. of the north side property line. (122 ft. minimum required)
2. A 40.9 ft. variance from Section 2.600.6.A(7) to allow the proposed 122.0 ft. tall wireless communication facility support structure to be located within 81.1 ft. of the east front property line. (122 ft. minimum required)
3. A 102.0 ft. variance from Section 2.600.6.A(7) to allow the proposed 122.0 ft. tall wireless communication facility support structure to be located within 20.0 ft. of the south front property line. (122 ft. minimum required)
4. A 62.0 ft. variance from Section 2.600.6.A(7) to allow the proposed 122.0 ft. tall wireless communication facility support structure to be located within 60.0 ft. of the west rear property line. (122 ft. minimum required)
5. A 23.4 ft. variance from Section 3-302.3.A(9) to allow the proposed wireless communication facility generator and equipment concrete slab accessory structure to be located within 7.6 ft. of the south front line. (31 ft. minimum required)

6. A 2.5 ft. variance from Section 2-305 to allow the proposed wireless communication facility generator to be located within 32.5 ft. of the west rear property line. (35 ft. minimum required)

Property Location: 25 N Hospital Rd
Property Zoned: R-1A, Single Family Residential
Applicant: Verizon Wireless / TeleSite Wireless

Case No. 5465

Sidwell No. 13-13-127-006, Section 13, Lot 135, "Silvercrest," T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 1.0 ft. variance from Section 3-302.3.A(7) to allow the proposed detached accessory building to be located within 4.0 ft. of the northeast side yard property line. (5 ft. minimum required)
2. A 2.0 ft. variance from Section 2-104.2 to allow the 1.0 ft. roof eave and gutter to be located within 3.0 ft. of the northeast side yard property line. (5 ft. minimum required)

Property Location: 2325 Silver Cir
Property Zoned: R-1C, Single Family Residential
Applicant: Brenda & Tomson Shepard

Case No. 5466

Sidwell No. 13-35-463-007, Section 35, Lots 21 & 22, "Venice of the Lakes", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 26.5 ft. variance from Section 3-900 to allow the proposed house to be located within 8.5 ft. of the northeast lake rear property line. (35 ft. minimum required)
2. A 25.5 ft. variance from Section 2-104.2 to allow the 2.0 ft. roof eave and gutter to be located within 6.5 ft. of the northeast lake rear property line. (32 ft. minimum required)
3. A 3.3 ft. variance from Section 2-104.3 to allow the outdoor relaxation structure to be located within 42.4 ft. of the southwest lakefront property line. (45.7 ft. minimum required for the subject property)

Property Location: 1420 Rivona Dr
Property Zoned: R-1C, Single Family Residential
Applicant: Chris & April Jones

Case No. 4335-A

Sidwell No. 13-06-308-003, Section 6, Lot 290, "Mountain View Country Club," T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 6.0 ft. variance from Section 2-104.4 to allow the proposed covered outdoor relaxation structure to be located within 19.0 of the west front property line. (25 ft. minimum required)

Property Location: 3862 Florman
Property Zoned: R-1C, Single Family Residential
Applicant: John Przystup, Cost Plus Construction LLC

Case No. 5467

Sidwell No. 13-08-404-033, Section 8, W ½ of Lot 3, "Supervisor's Plat No 16," T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 1,625 sq. ft. variance from Section 3-302.3.A(10) to allow the proposed attached accessory building and proposed detached accessory building to have a total area of 3,200 sq. ft. (1575 sq. ft. maximum for the subject property)
2. A variance from Section 3-302.3.A(6) to allow the proposed detached accessory building to be located within a side yard. (Detached accessory buildings shall not be erected in any yard except a rear yard)

Property Location: 2780 Grandview Blvd
Property Zoned: R-1A, Single Family Residential
Applicant: Jeffrey & Tara Smith; Robert Pace & Kathleen Sanford

Case No. 5468

Sidwell No. 13-12-351-012, Section 12, Lot 28 & S 10 ft of Lot 29, "Silver Beach," T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

- 1. A 16.7 ft. variance from Section 3-900 to allow the proposed addition to be located within 18.3 ft. of the east lake rear property line. (35 ft. minimum required)
- 2. A 14.7 ft. variance from Section 2-104.2 to allow the 1.0 ft. roof eave and gutter to be located within 17.3 of the east lake rear property line. (32 ft. minimum required)

Property Location: 2609 Silverside Rd
Property Zoned: R-1C, Single Family Residential
Applicant: James & Jan Westwood

Case No. 5469

Sidwell No. 13-25-377-024, Section 25, Lot 37 exc S 66 ft, "Supervisor's Plat No 1," T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a variance from Section 3-302.3.A(6) to allow the proposed detached accessory building to be located within a front yard. (Detached accessory buildings shall not be erected in any yard except a rear yard)

Property Location: 202 Coleman Dr
Property Zoned: R-1B, Single Family Residential
Applicant: Dawn Green

Case No. 5470

Sidwell No. 13-06-406-020, Section 6, Lot 241, "Mountain View Country Club," T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

- 1. A 21.5 ft. variance from Section 3-900 to allow the proposed house to be located within 13.5 ft. of the east front property line. (35 ft. minimum required)
- 2. A 20.0 ft. variance from Section 2-104.2 to allow the 1.5 ft. roof eave and gutter to be located within 12.0 of the east front property line. (32 ft. minimum required)

Property Location: Vacant Iris Dr. (between 3861 & 3853)
Property Zoned: R-1C, Single Family Residential
Applicant: Matthew & Krystal Follis

Case No. 5471

Sidwell No. 13-13-176-021, Section 13, Part of Lot 36, "Supervisor's Plat No 14," T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 10.0 ft. variance from Section 3-900 to allow the proposed building addition to have a maximum height of 40.0 ft. (30 ft. maximum allowed)

Property Location: 2505 Williams Dr
Property Zoned: M-1, Light Industrial
Applicant: D & G Building Co. Inc. – John Romano

Case No. 5472

Sidwell No. 13-13-426-032, Section 13, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 10.0 ft. variance from Section 3-702.5.B(2) to allow the proposed greenbelt to have a width of 10.0 ft. along the N Telegraph Rd property line. (20 ft. minimum required)

Property Location: N Corner of Dixie Hwy & N Telegraph Rd
Property Zoned: C-4, Extensive Business
Applicant: GPS Hospitality

VI. Adjourn the meeting.