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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 March 21, 2023 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the April 18, 2023 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

**Case No. PZBA23-013**

**Sidwell No. 13-10-176-005**, Section 10, Lot 72, “Fairplains Sub”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** an 11,125 sq. ft. variance from Section 3-900 to allow the existing parcel to maintain a lot area of 32,435 sq. ft. (43,560 sq. ft. minimum required)

**Property Location:** 3310 Warren Dr  
**Property Zoned:** M-1, Light Industrial  
**Applicant:** Corey Lake

**Case No. PZBA23-014**

**Sidwell No. 13-35-435-006**, Section 35, Lots 119, 120 & S ½ of Lot 121, “The Meyering Land Company’s Cass-Sylvan Lakes Community Sub”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. An 11.0 ft. variance from Section 2-104.4 to allow the proposed porch to be located 14.0 ft. from the west front property line. (25 ft. minimum required)
2. A 2.1 ft. variance from Section 2-305.A to allow the proposed generator to be located 2.9 ft. from the south side property line. (5 ft. minimum required)

**Property Location:** 1225 Beachland Blvd  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Jeff & Rachel Levine

### **Case No. PZBA23-015**

**Sidwell No. 13-35-435-012**, Section 35, Lot 112, "The Meyering Land Company's Cass-Sylvan Lakes Community," T3N, R93, Waterford Township, Oakland County, Michigan

### **Requesting**

1. A 5.0 ft. variance from Section 3-900 to allow the proposed house to be located 30.0 ft. from the west front property line. (35 ft. minimum required)
2. A 3.0 ft. variance from Section 2-104.1 to allow the proposed trellis to be located 28.0 ft. from the west front property line. (31 ft. minimum required)
3. A 1.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.0 ft. from the north side property line. (5 ft. minimum required)
4. A 1.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.0 ft. from the south side property line. (5 ft. minimum required)
5. A 3.6 ft. variance from Section 2-305.A to allow the proposed generator to be located 1.4 ft. from the north side property line. (5 ft. minimum required)
6. A 3.2 ft. variance from Section 2-305.A to allow the proposed air conditioner to be located 1.8 ft. from the north side property line. (5 ft. minimum required)
7. A variance from Section 3-900 to allow the propose house to have a maximum of three (3) stories. (Two (2) stories maximum allowed)

**Property Location:** 1277 Beachland Blvd  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Brian Lesniak

### **Case No. PZBA23-016**

**Sidwell No. 13-05-127-006**, Section 5, Lot 15, "Harris Park", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 19.8 ft. variance from Section 3-900 to allow the proposed addition to be located 15.2 ft. from the northwest front property line. (35 ft. minimum required)
2. A 17.8 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 14.2 ft. from the northwest front property line. (32 ft. minimum required)

**Property Location:** 6673 Windiate Rd  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Kirk MacDonald

VII. Discussions

VIII. All Else

IX. Public Comment

X. Adjourn the Meeting

Members of the public will only be able to speak during the public portion of the meeting and during the public comment period at the end of the meeting. Prior to the meeting, members of the public may contact the Township employee/official at the address listed below. Written submittals must be received by noon on the day of the meeting. 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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