
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 15, 2022 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the April 19, 2022 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

Case No. PZBA22-005

Sidwell No.13-36-202-030, Section 36, Lots 555 & 556, “Huron Gardens No 1”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 14.0 ft. variance from Section 2-508.A to allow the proposed ground sign to be located 1.0 ft. from the south right-of-way. (15 ft. minimum required)
2. A 2.6 sq. ft. variance from Section 2.508.C to allow the proposed sign message board to have an area of 22.4 sq. ft. (19.8 sq. ft. (50% of the sign area) allowed for subject sign)

Property Location: 1116 Voorheis Rd
Property Zoned: C-1, Neighborhood Business
Applicant: Assist 1 Medical Staffing LLC

Case No. PZBA22-015

Sidwell No. 13-08-306-010, Section 8, Lot 10, "Williams Lake Park", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 1.9 ft. variance from Section 3-302.3.A(5) to allow the proposed detached accessory building to have a maximum height of 18.9 ft. (17 maximum allowed)

Property Location: 2912 Orange Grove Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Bernard Fredal & Jennifer Summers

Case No. PZBA22-016

Sidwell No. 13-06-451-022, Section 6, Lots 40-43 and vacant portion of Maceday Lk Rd, "Supervisors Plat No 63 Lot 49". T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 5.0 ft. variance from Section 3-900 to allow the proposed house to be located 5.0 ft. from the south side property line. (10 ft. minimum required)
2. A 3.0 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. (7 ft. minimum required)

Property Location: 7580 Maceday Lake Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Gerald Frericks

Case No. PZBA22-017

Sidwell No. 13-14-351-022, Section 14, Lots 31 & 32, "Linnet Park", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 2.8 ft. variance from Section 2-305.A to allow the proposed generator to be located 2.2 ft. from the southeast side property line. (5 ft. minimum required)
2. A 2.9 ft. variance from Section 2-305.A to allow the existing air conditioning units to remain 2.1 ft. from the southeast side property line. (5 ft. minimum required)

Property Location: 3950 Pitt Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Carol & Mark DeVore

Case No. PZBA22-018

Sidwell No. 13-14-326-002, Section 14, S 45 ft. of N 90 ft. of Lot 16, "Co-Tu-Ma-Bi Bluffs", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. 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)
2. A 4.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed covered porch to be located 56 ft. from the west lakefront shoreline. (60 ft. minimum setback required for subject property)
3. A 1.0 ft. variance from Section 2-104.3 to allow the proposed uncovered porch to be located 49.0 ft. from the west lakefront shoreline. (50 ft. minimum required for subject property)

Property Location: 1985 Watkins Lake Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Christopher & Diane Below

Case No. PZBA22-019

Sidwell No. 13-21-252-001, Section 21, Lot 161, "Holiday Farms No 3", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 10.0 ft. variance from Section 3-900 to allow the proposed addition to be located 25.0 ft. from the south front property line. (35 ft. minimum required)
2. An 8.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 24.0 ft. from the south front property line. (32 ft. minimum required)

Property Location: 1136 Edgeorge St
Property Zoned: R-1A, Single-Family Residential
Applicant: Anna Denny

Case No. PZBA22-020

Sidwell No. 13-03-329-015, Section 3, W 65 ft. of Lot 85, "Eyster's Woodhull Lake Farms", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 1.0 ft. variance from Section 3-900 to allow the proposed attached garage to maintain a setback of 9.0 ft. from the east side property line. (10 ft. minimum required)
2. 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: 4587 Midland Ave
Property Zoned: R-1A, Single-Family Residential
Applicant: MaryAnn Northcote & Kimberly Hettinger

Case No. PZBA22-021

Sidwell No. 13-04-280-003, Section 4, Lot 16, "Lakeland Estates No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 3.0 ft. variance from Section 2-305.A to allow the proposed generator to be located 7.0 ft. from the southwest side property line. (10 ft. minimum required)

Property Location: 5067 Shoreline Blvd
Property Zoned: R-1A, Single-Family Residential
Applicant: Kevin McKechnie

Case No. PZBA22-022

Sidwell No. 13-31-200-005, Section 31, Waterford Township, Oakland County, Michigan

Requesting a 15 dwelling unit variance from Section 3-900 to allow the proposed multiple family development to have a maximum of 45 dwelling units (maximum of 30 dwelling units allowed for the subject property)

Property Location: 1128 (Vacant) S Hospital Rd
Property Zoned: R-M2, Multiple-Family Residential
Applicant: Trademark Building Company Inc – Tony McGuckin

VII. Discussions

VIII. All Else

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.

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