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**CHARTER TOWNSHIP OF WATERFORD  
NOTICE OF ZONING BOARD OF APPEALS REGULAR MEETING**

Based on the COVID-19 Local State of Emergency declared and confirmed as continuing by Resolution of the Board of Trustees on December 9, 2020, **this meeting will be held by electronic remote access that provides 2-way telephone or video conferencing** as permitted by the Open Meetings Act as amended by Public Act No. 254 of 2020, and the Electronic Remote Meeting Procedures approved by Resolution of the Board of Trustees on December 9, 2020.

The public may participate in each meeting through GoToMeeting by computer, tablet or smart phone using the following link:

<https://global.gotomeeting.com/join/423683333>

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

Access Code: 423-683-333

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Minutes of the March 16, 2021, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the April 20, 2021, regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

**Case No. PZBA21-016**

**Sidwell No. 13-03-228-028**, Section 3, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. 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)
2. A 66.0 ft. variance from Section 2-104.3 to allow the existing deck and proposed deck addition to be located 50.0 ft. from the west lakefront shoreline. (116 ft. minimum setback required for subject property)

**Property Location:** 4355 Sashabaw Rd  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Edward & Rosemarie Johnston

## VI. New Business

### **Case No. PZBA21-018**

**Sidwell No. 13-16-478-001; 13-16-476-006**, Section 16, T3N, R9E, Waterford Township, Oakland County, MI

**Requesting** a 13.2 unit variance from Section 3-901 Footnote 10 to allow the proposed independent living facility to have a total of 82 dwelling units (maximum of 68.8 units allowed for the subject property)

**Property Location:** Vacant Crescent Lake Rd  
**Property Zoned:** R-M2, Multiple-Family Residential  
**Applicant:** R. L. Slade Custom Homes

### **Case No. PZBA21-019**

**Sidwell No. 13-08-453-005**, Section 8, Lot 139, "Lake Williams Heights", T3N, R9E, Waterford Township, Oakland County, Michigan

#### **Requesting**

1. 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)
2. A 15.0 variance from Section 3-900 to allow the proposed detached accessory building to be located 20.0 ft. from the front property line. (35 ft. minimum required)
3. A 13.0 variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 19.0 ft. from the front property line. 32 ft. minimum required)
4. A 1.0 variance from Section 3-302.3.A(6) to allow the proposed detached accessory building to be located 4.0 ft. from the east side property line. (5 ft. minimum required)
5. A 2.0 variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 3.0 ft. from the east side property line. (5 ft. minimum required)

**Property Location:** 6461 Elmwood Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Richard Olson & Darlene Goodwin

**Case No. PZBA21-020**

**Sidwell No. 13-11-201-004**, Section 11, Lot 68, "Loon Lake Shores", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 14.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed addition to be located 110.0 ft. from the southeast lakefront shoreline. (124 ft. minimum required for subject property)
2. A 12.0 variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 109.0 ft. from the southeast lakefront shoreline. (121 ft. minimum required)

**Property Location:** 3435 Coseyburn Rd  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Leonard J Williams III

**Case No. PZBA21-021**

**Sidwell No. 13-36-101-028**, Section 36, Part of Lots 8 & 9, "Sylvan- Shores", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 3.77 ft. variance from Section 3-900 to allow the proposed house to have a maximum height of 33.77 ft. (30 ft. maximum allowed)
2. A variance from Section 3-900 to allow the proposed house to have a maximum of 3 stories. (2 stories maximum allowed)

**Property Location:** 2810 Woodbine Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Bill & Shannon Johns

VI. Discussions

VII. All Else

VIII. Public Comment

IX. 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. To provide for orderly public participation, a person wishing to speak must first state their name. Second, they must identify that they are participating remotely and state the city, township, village or country and state from which they are attending. Then they may request to be recognized by the Chairperson of the meeting. 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.

Stacy St. James, Environmental Housing and Rehab Coordinator  
Charter Township of Waterford  
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