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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 April 19, 2022 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the May 17, 2022 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

**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

- VI. New Business

**Case No. PZBA22-023**

**Sidwell No. 13-26-154-028**, Section 26, Lots 48 & 49 with exclusions, "Elizabeth Park Acres", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 5.0 ft. variance from Section 3-900 to allow the proposed addition to be located 10.0 ft. from the east side property line. (15 ft. minimum required)
2. A 2.5 ft. variance from Section 3-900 to allow the proposed addition to have a maximum height of 22.5 ft. (20 ft. maximum allowed)
3. A one-story variance from Section 3-900 to allow the proposed addition to have a maximum of two stories. (one-story maximum allowed)

**Property Location:** 3824 Elizabeth Lake Rd  
**Property Zoned:** C-1, Neighborhood Business  
**Applicant:** AMAG, LLC (Charles Sawdon)

**Case No. PZBA22-024**

**Sidwell No. 13-31-351-015**, Section 31, N 72 ft of Lot 1, "Supervisor's Plat No 12", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 17.0 ft. variance from Section 3-900 to allow the proposed structure to be located 3.0 ft. from the east rear property line. (20 ft. minimum required)
2. A 12.0 ft. variance from Section 3-900 to allow the proposed structure to be located 3.0 ft. from the south side property line. (15 ft. minimum required)
3. A 9.0 ft. variance from Section 3-900 to allow the proposed structure to be located 6.0 ft. from the north side property line. (15 ft. minimum required)

**Property Location:** 1455 (Vacant) S. Williams Lake Rd.  
**Property Zoned:** C-UL, Union Lake Business  
**Applicant:** Patrick Lloyd

**Case No. PZBA22-025**

**Sidwell No. 13-04-401-002**, Section 4, Lot 12 with exclusions, "Waterford Farms", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 4.2 ft. variance from Section 2-508 to allow the proposed sign to have a maximum height of 19.2 ft. (15 ft. maximum allowed)
2. A 139 sq. ft. variance from Section 2-508 to allow the proposed sign to have a maximum area of 339 sq. ft. (200 sq. ft. maximum allowed)

**Property Location:** 5300 Dixie Hwy.  
**Property Zoned:** C-4, Extensive Business  
**Applicant:** Abraham Mchaimbeck (4 Tech Signs)

**Case No. PZB22-026**

**Sidwell No. 13-10-101-002**, Section 10, Part of NW ¼ & Part of Lot 77, "Fairplains Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a variance from Section 6-100.4.J to extend the timeframe of the previous extension granted on May 18, 2021 to be valid until May 17, 2023.

**Property Location:** 4795 Dixie Hwy  
**Property Zoned:** C-3, General Business  
**Applicant:** API (Architectural Planners Incorporated)

**Case No. PZBA22-027**

**Sidwell No. 13-25-431-009**, Section 25, Lot 14, "Huron Gardens", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 4.0 ft. variance from Section 3-900 to allow the proposed addition to be located 31.0 ft. from the rear property line. (35 ft. minimum required)
2. A 2.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 30.0 ft. from the rear property line. (32 ft. minimum required)
3. 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:** 943 Boston Ave  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Sharon Jenks

**Case No. PZBA22-028**

**Sidwell No. 13-15-453-019**, Section 15, Lot 10, "The Highlands", 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 southwest side property line. (5 ft. minimum required)
2. A variance from Section 2-305.B to waive the screening requirement for the proposed generator. (All units shall be screened)

**Property Location:** 4381 Forest Ave.  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** John & Judith Helmuth

**Case No. PZBA22-029**

**Sidwell No. 13-05-356-012**, Section 5, Lot 35 with exclusions, "Supervisor's Plat No 33", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** 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:** 3520 Whitfield Dr  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Jerry Wert

**Case No. PZBA22-030**

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

**Requesting** a 13.5 ft. variance from Section 2-508.A to allow the proposed ground sign to be located 1.5 ft. from the south right-of-way. (15 ft. minimum required)

**Property Location:** 1116 Voorheis Rd  
**Property Zoned:** C-1, Neighborhood Business  
**Applicant:** David Bowen

- 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.

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