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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 May 18, 2021, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the June 15, 2021 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

**Case No. PZBA21-028**

**Sidwell No. 13-02-159-004**, Section 2, Lot 116, "Bird Island No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 6.63 ft. variance from Section 3-901 Footnote 4 to allow the proposed addition to be located 35.37 ft. from the northwest lakefront shoreline. (42 ft. minimum required for the subject property)

2. A 4.63 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 34.37 ft. from the northwest lakefront shoreline. (39 ft. minimum required)

**Property Location:** 3876 Island Park Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** David Plautz – Crest Homes

**Case No. PZBA21-029**

**Sidwell No. 13-02-126-007**, Section 2, Lot 52, “Lake Acres Sub No 2”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. 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)
2. An 887 sq. ft. variance from Section 3-302.3.A(10) to allow the existing 464 sq. ft. boat house, existing 936 sq. ft. garage, the proposed 234 sq. ft. breezeway and the proposed 697 sq. ft. attached garage to have a combined total square footage of 2331 sq. ft. (1444 sq. ft. maximum allowed for subject property)

**Property Location:** 4475 Parnell Dr  
**Property Zoned:** R-1B, Single-Family Residential  
**Applicant:** Toby & Amanda Fraifogl

**Case No. PZBA21-030**

**Sidwell No. 13-21-276-004**, Section 21, Lot 129, “Holiday Farms”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 156 sq. ft. variance from Section 3-302.3.A(10) to allow the existing detached accessory building to remain and have a floor area of 1600 sq. ft. (1444 sq. ft. maximum allowed for subject property)

**Property Location:** 5198 Joangay Blvd  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Andrew Cook

**Case No. PZBA21-031**

**Sidwell No. 13-33-126-009**, Section 33, T3N, R9E, Waterford Township, Oakland County, Michigan

Appeal by Noor Kestou of the administrative decision rendered on April 26, 2021 regarding the subject zoning lot (13-33-126-009).

**Property Location:** 5558 Cooley Lake Rd  
**Property Zoned:** C-3, General Business  
**Applicant:** Noor Kestou

**Case No. PZBA21-032**

**Sidwell No. 13-03-251-011**, Section 3, Lot 30, "Eyster's Woodhull Lake Farms", T3N, R9E, Waterford Township, Oakland County, MI

**Requesting** a 2.88 ft. variance from Section 2-305.A to allow the proposed generator to be located 2.12 ft. from the southwest side property line. (5 ft. minimum required)

**Property Location:** 4430 Island Park Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Courtney Seres

**Case No. PZBA21-033**

**Sidwell No. 13-05-103-081**, Section 5, Lots 98 & 99, "Meadowood", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 160 sq. ft. variance from Section 3-302.3.A(10) to allow the existing 260 sq. ft. shed, existing 768 sq. ft. detached accessory building and newly constructed 576 sq. ft. detached accessory building addition to maintain a combined floor area of 1604 sq. ft. (1444 sq. ft. maximum allowed)

**Property Location:** 4217 La Forest Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Michael Irwin

**Case No. PZBA21-034**

**Sidwell No. 13-03-376-034**, Section 3, Lots 211 & 212, "Eyster's Woodhull lake Farms Sub No 1", T3N, R9E, Waterford Township, Oakland County, MI

**Requesting**

- 1. A 16,716 sq. ft. (47.5%) variance from Section 3-900 to allow the proposed Parcel A to maintain an impervious surface of 34,304 sq. ft. (97.5%) of the lot area. (17,588 sq. ft. (50%) maximum allowed)
- 2. A 6,132 sq. ft. (25%) variance from Section 3-900 to allow the proposed Parcel B to maintain an impervious surface of 18,381 sq. ft. (75%) of the lot area. (12,249 sq. ft. (50%) maximum allowed)

**Property Location:** 4668-4684 W Walton Blvd.  
**Property Zoned:** C-3, General Business  
**Applicant:** Waterford 2828, LLC

**Case No. PZBA21-035**

**Sidwell No. 13-06-377-027**, Section 6, Part of Lot 6, "Maceday Knolls", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

- 1. A variance from Section 6-100.4.J to extend the timeframe of the previous extension granted on August 18, 2020 to be valid until June 15, 2022.
- 2. A 5.7 ft. variance from Section 3-302.3.A(5) to allow the proposed detached accessory building to have a maximum height of 22.7 ft. (17 ft. maximum height allowed)

**Property Location:** 7683 Maceday Lake Rd  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Todd Fox

**Case No. PZBA21-036**

**Sidwell No. 13-31-354-011**, Section 34, Unit 11, "Oakland County Condominium Plan No 2256 Parkside at Williams Lake", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** an 8.0 ft. variance from Section 3-900 to allow the existing deck to remain 2.0 ft. from the north side property line. (10 ft. minimum required)

**Property Location:** 1143 Prudence  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** David Plautz

## 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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