

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Minutes of the May 21, 2019, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the June 18, 2019, regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

Case No. 5461-A

Sidwell No. 13-35-377-003, Section 35, NELY 50FT of Lot 2 & SWLY 50.35 FT of Lot 3, "Supervisor's Plat No 41", T3N, R9E, Waterford Township, Oakland County, Michigan

Property Location: 3665 Lake Front St
Property Zoned: R-1C, Single-Family Residential

In response to an appeal by Larry Landmesser in Oakland County Circuit Court Case No. 2019-172947-AA, from the Zoning Board of Appeals decisions on November 22, 2016 in Case No. 5461, and February 19, 2019 in Case No. 5461-A, that granted variances for the property at 3665 Lake Front Street, the following has been remanded by the Circuit Court to the Zoning Board of Appeals in order to make findings on the variance review standards in the Township Zoning Ordinance based on evidence in its records for the decisions that have been appealed, and any evidence or argument on those standards that may be presented at or for the hearing, regarding the following variances from the indicated Zoning Ordinance Sections that were granted by the Zoning Board of Appeals on February 19, 2019, in Case No. 5461-A:

1. A 18.92 ft. variance from Section 3-901, Footnote 4, to allow the proposed house to come to within 44.08 ft. of the southeast lakefront property line. (63 ft. minimum required for the subject property)
2. A 22.0 variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 38.0 ft. of the southeast lakefront property line. (60 ft. minimum required for the subject property)
3. A 5.0 ft. variance from Section 3-900 to allow the proposed house to come to within 30.0 ft. of the northwest lake rear property line. (35 ft. minimum required)
4. A 8.25 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 23.75 ft. of the northwest lake rear property line. (32 ft. minimum required)

5. A 2.75 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 2.25 ft. of the northeast side yard property line. (5 ft. minimum required)
6. A 2.75 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 2.25 ft. of the southwest side yard property line. (5 ft. minimum required)
7. A 1,404 sq ft (9%) variance from Section 3-901 Footnote 2.B(1)(B) to allow the propose house and its impervious surfaces to encompass a total area of 9,319 sq. ft. (59%). (7,915 sq ft (50%) maximum impervious surface allowed for the subject property)

Case No. PZBA19-006

Sidwell No. 13-30-253-005, Section 30, Lot 61, "Eagle Landing on the Lake", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 4.0 ft. variance from Section 3-900 to allow the proposed attached garage addition to come to within 6.0 ft. of the southwest side property line. (10 ft. minimum required)

Property Location: 7289 Roberta Ln
Property Zoned: R-1A, Single-Family Residential
Applicant: John Gardner

VI. New Business

Case No. PZBA19-008

Sidwell No. 13-34-154-008, Section 34, Lot 17 & 18, "Chetolah Shores Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 14.5 ft. variance from Section 3-900 to allow the existing detached accessory building to be attached and remain 20.5 ft. from the rear property line. (35 ft. minimum required)
2. A 12.5 ft. variance from Section 2-104.2 to allow the existing roof eave and gutter to remain within 19.5 ft. from the rear property line. (32 ft. minimum required)

Property Location: 931 Seyburn Ave
Property Zoned: R-1C, Single-Family Residential
Applicant: Michael Epley

Case No. PZBA19-009

Sidwell No. 13-02-453-011, Section 2, Lot 89, "Lake Oakland Heights", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 4.0 ft. variance from Section 3-900 to allow the proposed attached garage to come to within 6.0 ft. of 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 come to within 4.0 ft. of the south side property line. (7 ft. minimum required)

Property Location: 3708 Embarcadero St
Property Zoned: R-1A, Single-Family Residential
Applicant: Larry Gatzmyer

Case No. PZBA19-010

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 validity of the variances granted on May 17, 2016 to be valid until May 17, 2021. (The timeframe for acting upon and implementing variances granted shall be one calendar year after the date of the decision).

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

Case No. PZBA19-011

Sidwell No. 13-26-201-052, Section 26, N ½ of Lot 41, "Sunny Slope Acres", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting an 356 sq. ft. variance from Section 3-302.3.A(10) to allow the existing 1800 sq. ft. detached accessory building to remain at the subject property. (1444 sq. ft. maximum accessory area for subject property)

Property Location: 380 N Cass Lake Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Daniel Vasquez

VI. Discussions

VII. All Else

VIII. Public Comment

IX. Adjourn the Meeting