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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 May 16, 2023 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the June 20, 2023 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

**Case No. PZBA23-022**

**Sidwell No. 18-02-105-012**, Section 2, Lot 74, “Cass Lake Highlands Sub”, T2N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. An 8.2 ft. variance from Section 3-901 Footnote 4 to allow the proposed covered porch to be located 74.8 ft. from the southeast lakefront shoreline. (83 ft. minimum required)
2. An 8.0 ft. variance from Section 3-900 to allow the proposed house to be located 27.0 ft. from the northwest lake rear property line. (35 ft. minimum required)
3. A 6.0 ft. variance from Section 2-104.1 to allow the proposed trellis to be located 25.0 ft. from the northwest lake rear property line. (31 ft. minimum required)
4. A 3.6 ft. variance from Section 2-305.A to allow the proposed generator unit to be located 1.4 ft. from the northeast side property line. (5 ft. minimum required)
5. A 3.2 ft. variance from Section 2-305.A to allow the proposed a/c unit to be located 1.8 ft. from the northeast side property line. (5 ft. minimum required)

**Property Location:** 3769 Lake Front St  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Kevin Akey

## VI. New Business

**Case No. PZBA23-024**

**Sidwell No. 13-14-353-016**, Section 14, E ½ of Lot 69 & All of Lot 70, “Linnet Park”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 13.0 ft. variance from Section 3-900 to allow the proposed house to be located 22.0 ft. from the front property line. (35 ft. minimum required)
2. A 11.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 21.0 ft. from the front property line. (32 ft. minimum required)
3. A 12.0 ft. variance from Section 3-900 to allow the proposed house to be located 23.0 ft. from the rear property line. (35 ft. minimum required)
4. A 10.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 22.0 ft. from the rear property line. (32 ft. minimum required)

**Property Location:** 3971 Covert Rd  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Duane Nichols

**Case No. PZBA23-025**

**Sidwell No. 13-07-438-007**, Section 7, Lot 9, “Ideal Country Club”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 33.5 ft. variance from Section 3-900 to allow the proposed attached garage addition to be located 1.5 ft. from the front property line. (35 ft. minimum required)
2. A 31.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 1.0 ft. from the front 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:** 2816 Rowan Blvd  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Mark Brummitt & Jeanine Duguay

**Case No. PZBA23-026**

**Sidwell No. 13-03-430-002**, Section 3, Lots 187 & 188, "Supervisor's Plat No 10", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 22.4 ft. variance from Section 3-900 to allow the proposed attached garage addition to be located 12.6 ft. from the south rear property line. (35 ft. minimum required)
2. A 20.9 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 11.1 ft. from the south rear property line. (32 ft. minimum required)

**Property Location:** 3815 Pomeroy Ave  
**Property Zoned:** R-C, Single-Family Residential  
**Applicant:** Courtney Wood

**Case No. PZBA23-027**

**Sidwell No. 13-11-451-012; 016**, Section 11, Lot 10 & 2, "Supervisor's Plat No 50", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 0.7 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.3 ft. from the south side property line. (5 ft. minimum required)
2. A 0.8 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.2 ft. from the west side property line. (5 ft. minimum required)
3. A 6.0 ft. variance from Section 3-302.3.A(5) to allow the proposed detached accessory building to have a maximum height of 23.0 ft. (17 ft. maximum allowed)

**Property Location:** 3322 Gilchrist  
**Property Zoned:** R-1B, Single-Family Residential  
**Applicant:** Ryan Hubbard

**Case No. PZBA23-028**

**Sidwell No. 13-36-130-016**, Section 36, Part of Lots 63 & 64, "Sylvan Shores", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. An 8.8 ft. variance from Section 3-900 to allow the proposed attached garage addition to be located 26.2 ft. from the north lake rear property line. (35 ft. minimum required)
2. A 7.8 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 24.2 ft. from the north lake rear property line. (32 ft. minimum required)

**Property Location:** 2589 Sylvan Shores Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Brandon Becker – Building Detail Inc

**Case No. PZBA23-029**

**Sidwell No. 13-27-378-001**, Section 27, Lot 35 EXC NELY 59 ft, “Elizabeth Lake Golf & Country Club Summer Homes Sites”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 1.0 ft. variance from Section 3-302.3.A(5) to allow the proposed detached accessory building to have a maximum height of 18.0 ft. (17 ft. maximum allowed)
2. A 2.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 3.0 ft. from the southeast side property line. (5 ft. minimum required)

**Property Location:** 4933 Cooley Lake Rd  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Mark Garver

**Case No. PZBA23-030**

**Sidwell No. 13-12-303-018**, Section 12, “Jayno Heights No 3”, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 1.5 ft. variance from Section 3-900 to allow to proposed house to have a maximum height of 31.5 ft. (30 ft. maximum allowed)
2. A variance from Section 3-900 to allow the proposed house to have a maximum of three (3) stories. (Two (2) stories maximum allowed)

**Property Location:** 2980 Stephanie Ct  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Vera & Pjeter Camaj

**Case No. PBZA23-031**

**Sidwell No. 13-33-429-018**, Section 33, Lots 32 & 33, "Chetolah Shores Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 20.0 ft. variance from Section 3-900 to allow the proposed attached garage to be located 15.0 ft. from the southwest lake rear property line. (35 ft. minimum required)
2. A 18.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 14.0 ft. from the southwest lake 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:** 4975 Coshocton Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Ronald Backiel

**Case No. PZBA23-021**

**Sidwell No. 13-04-476-018**, Section 4, Lot 18, "Supervisor's Plat No 6", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 14.0 ft. variance from Section 2-508.A to allow the proposed post-pylon sign to be located 1.0 ft. from the northeast right-of-way. (15 ft. minimum required)

**Property Location:** 5155 Dixie Hwy  
**Property Zoned:** C-2, Small Business  
**Applicant:** Jeffrey Conlon

**Case No. PZBA23-032**

**Sidwell No. 13-34-408-012**, Section 34, Unit 48, "Forest Bay", 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 south side property line. (10 ft. minimum required)

**Property Location:** 4409 Island View Dr  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Ernest Otani

VII. Discussions

VIII. All Else

IX. Public Comment

X. Adjourn the Meeting

Members of the public will only be able to speak during the public portion of the meeting and during the public comment period at the end of the meeting. Prior to the meeting, members of the public may contact the Township employee/official at the address listed below. Written submittals must be received by noon on the day of the meeting. 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  
5200 Civic Center Drive, Waterford, Michigan 48329  
Email: [sstjames@waterfordmi.gov](mailto:ssstjames@waterfordmi.gov)  
Phone: (248) 674-6240