

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Minutes of the June 18, 2019, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the July 16, 2019, regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

Case No. PZBA19-012

Sidwell No. 13-10-437-021, Section 10, Lots 37 & 38 with exclusions, "Supervisor's Plat No 20", 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: 4180 Dixie Hwy
Property Zoned: C-2, Small Business
Applicant: Leo Huantes, Jr

Case No. PZBA19-013

Sidwell No. 13-21-252-001, Section 21, Lot 160, "Holiday Farms No 3", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 5.0 ft. variance from Section 3-900 to allow the proposed house to come to within 30.0 ft. of the south front property line. (35 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 29.0 ft. of the south front property line. (32 ft. minimum required)
3. A 155 sq. ft. variance from Section 3-900 to allow the propose house to have a minimum floor area of 945 sq. ft. (1100 sq. ft. minimum required)

Property Location: 1136 Edgeorge St.
Property Zoned: R-1A, Single-Family Residential
Applicant: Anna Denny

Case No. PZBA19-014

Sidwell No. 13-21-477-001, Section 21, Lot 3, "Pheasant Ridge", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. An 18.0 ft. variance from Section 3-900 to allow the propose house to come to within 17.0 ft. of north front property line. (35 ft. minimum required)
2. A 16.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 16.0 ft. of the north front property line. (32 ft. minimum required)
3. A 10.0 ft. variance from Section 3-900 to allow the proposed house to come to within 25.0 ft. of the west front property line. (35 ft. minimum required)
4. An 8.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 24.0 ft. of the west front property line. (32 ft. minimum required)

Property Location: Vacant Corner of Hickory Ln & Pheasant Rd
Property Zoned: R-1B, Single-Family Residential
Applicant: Robert Slade

Case No. PZBA19-015

Sidwell No. 13-07-441-009, Section 7, Lot 11 & S ½ of Lot 12, "Ideal Country Club", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 1.0 ft. variance from Section 2-305.A to allow the proposed air conditioning unit to come to within 4.0 ft. of the north side property line. (5 ft. minimum required)

Property Location: 2823 Swain
Property Zoned: R-1C, Single-Family Residential
Applicant: Gary Ponagajba

Case No. PZBA19-016

Sidwell No. 13-35-435-012, Section 35, Lot 112, "The Meyering Land Company's Cass-Sylvan Lakes Community Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 1.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 4.0 ft. of the north side property line. (5 ft. minimum required)
2. A 1.0 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. (5 ft. minimum required)

Property Location: 1277 Beachland Blvd
Property Zoned: R-1C, Single-Family Residential
Applicant: Brian Lesniak

Case No. PZBA19-017

Sidwell No. 13-28-127-035, Section 28, Lot 61 & 63, "Crescent Lake Estates", 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: 5517 Savoy Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Michael Ristich

Case No. PZBA19-018

Sidwell No. 13-16-478-003, Section 16, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A variance from Section 2-508 to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to be located at the subject property. (All freestanding signs shall be ground signs)

2. A 30 ft. variance from Section 2-508 to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to have a maximum height of 38 ft. (8 ft. maximum allowed for subject property)
3. A 287.85 sq. ft. variance from Section 2-508.C to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to have a maximum sign facing area of 381.6 sq. ft. (93.75 sq. ft. maximum allowed for subject property)
4. A 10.0 ft. variance from Section 2-508.A to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to come to within 5.0 ft. of the south right-of-way line. (15 ft. minimum required)
5. An 11.0 ft. variance from Section 2-508.A to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to come to within 14.0 ft. of the west side property line. (25 ft. minimum required)
6. A variance from Section 2-508 to allow for the existing freestanding sign and proposed non-accessory freestanding post pylon sign (electronic billboard) to be located at the subject property. (One freestanding sign allowed for subject property)
7. A 358.85 sq. ft. variance from Section 2-508.C to allow the existing 146 sq. ft. freestanding sign and proposed 381.6 sq. ft. non-accessory freestanding post pylon sign (electronic billboard) to have a total combined sign facing area of 527.6 sq. ft. (168.75 sq. ft. maximum allowed for subject property)

Variations have not been requested from Sections 3-201, 3-701, and 2-501.9.H, which prohibit the use of the property for a non-accessory (billboard) sign that is not related to the principal use of the property.

Property Location: 5010 Highland Rd
Property Zoned: C-3, General Business
Applicant: International Outdoor Inc.

Case No. PZBA19-019

Sidwell No.13-26-429-027, Section 26, Part of Lot 18 and all of Lot 19, "Supervisor's Plat No 35", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A variance from Section 2-508 to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to be located at the subject property. (All freestanding signs shall be ground signs)
2. A 39 ft. variance from Section 2-508 to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to have a maximum height of 45 ft. (6 ft. maximum allowed for subject property)

3. A 319.1 sq. ft. variance from Section 2-508 to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to have a maximum sign facing area of 381.6 sq. ft. (62.5 sq. ft. maximum allowed for subject property)
4. A 15 ft. variance from Section 2-508.A to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to come to within 0 ft. of the northeast right-of-way line. (15 ft. minimum required)
5. A 25 ft. variance from Section 2-508.A to allow the proposed non-accessory freestanding post pylon sign (electronic billboard) to come to within 0 ft. of the southeast side property line. (25 ft. minimum required)

Variances have not been requested from Sections 3-201, 3-701, and 2-501.9.H, which prohibit the use of the property for a non-accessory (Billboard) sign that is not related to the principal use of the property.

Property Location: Vacant W Huron St (between 3081 & 3101)
Property Zoned: C-2, Small Business
Applicant: International Outdoor Inc.

VI. Discussions

VII. All Else

VIII. Public Comment

IX. Adjourn the Meeting