
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 June 20, 2023 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the July 18, 2023 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

Case No. PZBA23-033

Sidwell No. 13-33-201-010, Section 33, Lot 3, “Chapman’s Elizabeth Lakeside”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 15.0 ft. variance from Section 3-900 to allow the proposed house to be located 20.0 ft. from the front property line. (35 ft. minimum required)
2. A 13.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 19.0 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)
5. A 7.0 ft. variance from Section 2-104.4 to allow the proposed porch to be located 18.0 ft. from the front property line. (25 ft. minimum required)
6. A 20.0% variance from Section 3-900 to allow the proposed property to have a maximum impervious surface of 50.0 %. (30% maximum allowed for subject property)

Property Location: Vacant Fleet Ave (East of 5410)
Property Zoned: R-1C, Single-Family Residential
Applicant: Martin Camaj

Case No. PZBA23-034

Sidwell No. 13-18-226-011, Section 18, Waterford Township, Oakland County, Michigan

Requesting

1. An 8.0 ft. variance from Section 3-900 to allow the proposed deck to be located 2.0 ft. from the south side property line. (10 ft. minimum required)
2. A 9.0 ft. variance from Section 2-104.3 to allow the proposed deck to be located 38.0 ft. from the lakefront shoreline. (47 ft. minimum required)

Property Location: 2598 N Williams Lake Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Rebecca & Phil Reppuhn

Case No. PBZA23-035

Sidwell No. 13-34-154-025, Section 34, Part of Lots 1, 2, 21 & 22, "Chetolah Shores Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 23.0 ft. variance from Section 2-305.A to allow the proposed A/C unit to be located 12.0 ft. from the rear property line. (35 ft. minimum required)
2. A 23.5 ft. variance from Section 2-305.A to allow the proposed generator to be located 11.5 ft. from the rear property line. (35 ft. minimum required)
3. A 2.0 ft. variance from Section 3-302.7.A to allow the proposed fence to have a maximum height of 6 ft. within the required front yard. (4 ft. maximum allowed)

Property Location: 4860 Cass Elizabeth Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Greg Thibodeau

Case No. PZBA23-036

Sidwell No. 13-22-176-001, Section 22, Lot 1 and part of Lot 2, "Huronside Industrial Development", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

An 11.82 ft. variance from Section 2-305.A to allow the proposed generator to be located 8.18 ft. from the north side property line. (20 ft. minimum required)

Property Location: 4641 Highland Rd
Property Zoned: C-3, General Business
Applicant: D & R Investment

Case No. PZBA23-037

Sidwell No. 13-14-326-006, Section 14, ½ of Lot 15, “Co-Tu-Bi Bluffs”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 23.0 ft. variance from Section 2-104.3 to allow the proposed deck to be located 30.0 ft. from the west lakefront shoreline. (53 ft. minimum setback required)

Property Location: 1965 Watkins Lake Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Genevieve Hinkley

Case No. PZBA23-038

Sidwell No. 13-33-429-061, Section 33, Lots 42-44, “Chetolah Shores Sub”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 4.3 ft. variance from Section 3-302.3.A(6) to allow the existing detached accessory building to remain 0.7 ft. from the southeast side property line. (5 ft. minimum required)
2. A 5.0 ft. variance from Section 2-104.2 to allow the existing roof eave and gutter to remain 0 ft. from the southeast side property line. (5 ft. minimum required)

Property Location: 4937 Coshocton Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Paul Centkowski

Case No. PZBA23-039

Sidwell No. 13-36-129-011, Section 36, Lots 134 & 135, “Sylvan Shores”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a variance from Section 3-302.3.A(6) to allow the proposed detached accessory building to be located within a side yard. (Detached accessory buildings shall not be erected in any yard except a rear yard)

Property Location: 2609 Woodbine Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Kelin Ferguson

Case No. PZBA23-040

Sidwell No. 13-09-427-003, Section 9, Lot 14, “Drayton Heights No 1”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a variance from Section 3-302.5 to allow the existing house to remain at the subject property while the proposed house is being constructed. (Only one principal building shall be placed on a zoning lot)

Property Location: 2962 Marietta Ave
Property Zoned: R-1A, Single-Family Residential
Applicant: Roy Townsend

Case No. PBZA23-041

Sidwell No. 13-08-151-002, Section 8, Lot 195 & part of Lot 196, “Whitfield 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: 3249 Whitfield Ct
Property Zoned: R-1C, Single-Family Residential
Applicant: Bryan Coudret

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. Written public comment must be received by noon on the day of the meeting. Comments may be submitted by email, mail or in person to the employee/official listed below. Prior to the meeting, members of the public may contact the Township employee/official at the address listed below with questions and/or to view the documents submitted by the applicant for this request. 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.

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