
**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 21, 2022 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the July 19, 2022 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

Case No. PZBA22-009

Sidwell No. 13-33-376-006, Section 33, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 2933 sq. ft. variance from Section 3-302.3.A(10) to allow the existing 64 sq. ft. detached shed, existing 1050 sq. ft. detached carport, existing 2815 sq. ft. detached dome building and 1004 sq. ft. attached garage to maintain a combined total floor area of 4933 sq. ft. (2000 sq. ft. maximum allowed for subject property)
2. A 3.0 ft. variance from Section 3-302.7.A to allow the existing fence to remain and maintain an average height of 9.0 ft. along the south side property line. (6 ft. maximum allowed)

Property Location: 1289 Hiller Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Ali David

Case No. PZBA22-037

Sidwell No. 13-20-252-025, Section 20, N 76 ft. of S 142 ft. of Lot 16, "Supervisor's Plan No 60", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. An 8.9 ft. variance from Section 3-900 to allow the proposed attached garage to remain 1.1 ft. from the north side property line. (10 ft. minimum required)
2. A 6.4 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to remain 0.6 ft. from the north side property line. (7 ft. minimum required)

Property Location: 1087 Shoman Dr
Property Zoned: R-1A, Single-Family Residential
Applicant: Michele White & John Green

Case No. PZBA22-038

Sidwell No. 13-22-101-014, Section 22, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 9.6 ft. variance from Section 2-508.A to allow the proposed ground sign to be located 5.4 ft. from the south right-of-way. (15 ft. minimum required)
2. A 12.7 ft. variance from Section 2-508.A to allow the proposed ground sign to be located 12.3 ft. from the west side property line. (25 ft. minimum required)

Property Location: 4972 Highland Rd
Property Zoned: C-2, Small Business
Applicant: Gabriel Schuchman

Case No. PZBA22-039

Sidwell No. 13-04-251-005, Section 4, Lot 28, "Waterford Farms", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 598 sq. ft. variance from Section 3-302.3.A(10) to allow the existing 198 sq. ft. shed and proposed 2400 sq. ft. detached accessory building to have a combined total floor area of 2598 sq. ft. (2000 sq. ft. maximum allowed for subject property)

Property Location: 4265 Rural St
Property Zoned: R-1, Single-Family Residential

Applicant: Teresa Boylan

Case No. PZBA22-040

Sidwell No. 13-25-429-009, Section 25, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 14,087.5 sq. ft. variance from Section 3-900 to allow the subject property to have an impervious surface of 29,675 sq. ft. (95.2%) of the lot area. (15,587.5 sq. ft. (50 %) maximum allowed for subject property)

Property Location: 521 Elizabeth Lake Rd
Property Zoned: C-3, General Business
Applicant: Imperial Auto Wash

VII. Discussions

VIII. All Else

IX. Public Comment

X. 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. 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 and Housing Rehab Coordinator
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