
CHARTER TOWNSHIP OF WATERFORD
ZONING BOARD OF APPEALS REGULAR MEETING

Zoning Board of Appeals Pre-Meeting - 3:30 PM (3rd Floor Conference Room)

Agenda Review

Zoning Board of Appeals Meeting - 4:00 PM

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Minutes of the June 15, 2021 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the July 20, 2021 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

Case No. PZBA21-030

Sidwell No. 13-21-276-004, Section 21, Lot 129, "Holiday Farms", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 156 sq. ft. variance from Section 3-302.3.A(10) to allow the existing detached accessory building to remain and have a floor area of 1600 sq. ft. (1444 sq. ft. maximum allowed for subject property)

Property Location: 5198 Joangay Blvd
Property Zoned: R-1A, Single-Family Residential
Applicant: Andrew Cook

- VI. New Business

Case No. PZBA21-037

Sidwell No. 13-31-354-001 thru 032, Section 31, Units 1-32, "Oakland County Condominium Plan No 2256 Parkside at Williams Lake", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 5.0 ft. variance from Section 2-305.A to allow for exterior appliances to be located 5.0 ft. from the side yard property line for Units 1-32 within Parkside at Williams Lake. (10 ft. minimum required)

Property Location: 7922-7990 Jordan Dr; 1120-1182 Julian Ct; 1113-1199 Prudence Dr
Property Zoned: R-1A, Single-Family Residential
Applicant: Crest Homes – David Plautz

Case No. PZBA21-038

Sidwell No. 13-02-477-004, Section 2, Part of Lot 13, “Supervisor’s Plat No 57”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 143 sq. ft. variance from Section 3-302.3.A(10) to allow the existing 1,323 sq. ft. accessory buildings and proposed 264 sq. ft. accessory building addition to have a combine floor area of 1587 sq. ft. (1444 maximum allowed for subject property)

Property Location: 3819 Clintonville Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: George Wallace

Case No. PZBA21-039

Sidwell No. 13-19-302-120, Section 19, Unit 24, “Oakland County Condominium Plan No 1010 Woods of Oakland Manor”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 3.3 ft. variance from Section 3-901 Footnote 8.A(1) to allow the proposed addition to be located 31.7 ft. from the east rear property line. (35 ft. minimum required)
2. A 1.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 31.0 ft. from the east rear property line. (32 ft. minimum required)

Property Location: 7803 E Oakland Manor Dr
Property Zoned: R-M1, Low Density Multiple-Family
Applicant: Janet & Lawrence Adler

Case No. PZBA21-040

Sidwell No. 13-34-251-012, Section 34, Lot 2, "Supervisor's Plat No 46", T3N, R9E, Waterford Township, Oakland County, MI

Requesting

1. A 3.2 unit variance from Section 3-900 to allow the existing building to remain and maintain a density of 6.0 dwelling units. (2.8 dwelling unit maximum for the subject property)
2. A 2.0 units per building variance from Section 3-305.3.A to allow the existing building to remain and contain 6.0 dwelling units. (4 dwelling unit per building maximum)

Property Location: 4290 Cass Elizabeth Rd
Property Zoned: R-1E, Single-Family Attached
Applicant: TJA Investments, LLC

Case No. PZBA21-041

Sidwell No. 13-08-178-014, Section 8, Lot 16, "Whitfield Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 4.5 ft. variance from Section 3-900 to allow the proposed deck to be located 0.5 ft. from the south side property line. (5 ft. minimum required)
2. A 13.0 ft. variance from Section 2-104.3 to allow the proposed deck to be located 45.0 ft. from the west lakefront shoreline. (58 ft. minimum required for the subject property)

Property Location: 2995 Lansdowne Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Kyle Carson

Case No. PZBA21-042

Sidwell No. 13-02-480-013, Section 2, Lot 47, "Lake Oakland Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 7.0 ft. variance from Section 2-104.3 to allow the proposed stairs to be located 3.0 from the north side property line. (10 ft. minimum required)

Property Location: 3558 Lakeshore Dr

Property Zoned: R-1A, Single-Family Residential
Applicant: Dale & Elizabeth Paruch

VI. Discussions

VII. All Else

VIII. Public Comment

IX. 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. 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.

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