

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Minutes of the July 16, 2019, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the August 20, 2019, regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

**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)

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:** 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. New Business

**Case No. PZBA19-020**

**Sidwell No. 13-33-226-040**, Section 33, Lots 16 & 17, "Chetolah Shores Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a variance from Section 3-302.3.A(7) 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:** 5116 Durnham Dr  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Robert Scarlet

**Case No. PZBA19-021**

**Sidwell No. 13-28-153-014**, Section 28, Lots 565 & 566, "Crescent Lake Estates No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 9.4 ft. variance from Section 3-900 to allow the proposed attached garage to come to within 25.6 ft. of the east front property line. (35 ft. minimum required)
2. A 7.4 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 24.6 ft. of the east front property line. (32 ft. minimum required)

**Property Location:** 458 Manning Dr.  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Jason Aiello

**Case No. PZAB19-022**

**Sidwell No. 13-35-478-031**, Section 35, Lot 22, "Beachland", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 15.0 ft. variance from Section 3-900 to allow the proposed attached garage to come to within 20.0 ft. of the southeast lake rear property line. (35 ft. minimum required)

2. A 12.25 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 19.75 ft. of the southeast lake rear property line. (32 ft. minimum required)

**Property Location:** 1478 Otter Ave.  
**Property Zoned:** R-1C, Single-Family Residential  
**Applicant:** Ashley Thompson

**Case No. PZBA19-023**

**Sidwell No. 13-19-453-007**, Section 19, Lot 102, "Pleasant Lake Shores No 5", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 2.25 ft. variance from Section 2-305.A to allow the proposed air conditioning unit to remain within 7.75 ft. of the south side property line. (10 ft. minimum required)

**Property Location:** 147 Garland Way  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Sharman Cross

**Case No. PZBA19-024**

**Sidwell No. 13-33-452-003**, Section 33, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. 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)
2. A 976 sq. ft. variance from Section 3-302.3.A(10) to allow the proposed 558 sq. ft. attached garage, proposed 418 sq. ft. attached garage and the proposed 2000 sq. ft. detached accessory building to have a combined total square footage of 2976 sq. ft. (2000 sq. ft. maximum allowed for subject property)
3. A variance from Section 3-302.3.A(7) to allow the proposed detached accessory building to be located within a front yard. (Detached accessory buildings shall not be erected in any yard except a rear yard)

**Property Location:** 1365 Murray Dr.  
**Property Zoned:** R-1, Single-Family Residential  
**Applicant:** Margaret Dobrowitsky

**Case No. PZBA19-025**

**Sidwell No. 13-07-300-005**, Section 7, T3N R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 720 sq. ft. variance from Section 3-302.3.A(10) to allow the existing 720 sq. ft. attached garage and the proposed 2000 sq. ft. detached accessory building to have a combined total square footage of 2720 sq. ft. (2000 sq. ft. maximum allowed for subject property)

**Property Location:** 2497 N Williams Lake Rd  
**Property Zoned:** R-1A, Single-Family Residential  
**Applicant:** Laurel Bojanzyk

VI. Discussions

VII. All Else

VIII. Public Comment

IX. Adjourn the Meeting