

- I. Call the meeting to order.
- II. Roll Call.
- III. Approve the Agenda of the August 21 2018, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Minutes of the June 19, 2018, regular meeting of the Zoning Board of Appeals as printed.
- V. PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

Case No. 5486-A

Sidwell No. 13-02-377-004, Section 2, Lot 161, "Lake Oakland Heights," T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a variance from Section 6-100.4.J to extend the timeframe of the validity of the variances granted on August 15, 2017 to be valid until August 15, 2019. (The timeframe for acting upon and implementing variances granted shall be one calendar year after the date of the decision).

Property Location: 3871 Breaker St
Property Zoned: R-1A, Single-Family Residential
Applicant: Ronald & Kay Charbonneau

Case No. 5516

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

1. An 8.0 ft. variance from Section 3-900 to allow the proposed house to come to within 27.0 ft. of the east front property line. (35 ft. minimum required)
2. A 6.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 26.0 ft. of the east front property line. (32 ft. minimum required)

Property Location: Vacant Swain (between 2825 Swain & 7034 Desmond Rd)
Property Zoned: R-1C, Single-Family Residential
Applicant: Gary Ponagajba

Case No. 5517

Sidwell No. 13-02-204-040, Section 2, Lots 25 & 26, "Lake Acres Sub No 2", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 1225 sq. ft. variance from Section 3-302.3.A(10) to allow the existing accessory buildings with a combined area of 1728 sq. ft., the existing 377 sq. ft. accessory structure and proposed 564 sq. ft. accessory building to have a combined total square footage of 2669 sq. ft. (1444 sq. ft. maximum allowed for subject property)

Property Location: 3523 Mann Rd
Property Zoned: R-1B, Single-Family Residential
Applicant: Law Office of Aaron M. Fales, P.C.

Case No. 4183-A

Sidwell No. 13-35-452-035, Section 35, Lots 269 & nly 38 ft of Lot 270, "Venice of the Lakes", 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. (On a lakefront lot, detached accessory buildings shall not be erected in any yard except a front or rear yard)

Property Location: 1191 Bamford Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Elizabeth McGinnis

Case No. 5222-B

Sidwell No. 13-34-306-026, Section 34, Lot 273 & 274, "Venice of the Lakes", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 16.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed new house to come to within 58.0 ft. of the southwest lakefront shoreline. (74 ft. minimum required for subject property)

2. A 14.0 ft variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 57.0 ft. of the southwest lakefront shoreline. (71 ft. minimum required for subject property)
3. 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 northwest side property line. (5 ft. minimum required)

Property Location: 4669 Charest Ave
Property Zoned: R-1C, Single-Family Residential
Applicant: Chad Clark

Case No. 4617-C

Sidwell No.13-08-226-034, Section 8, Lots 107 & 108, also lot 110 & N 20 ft of Lot 111, "Maceday Gardens Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 13.0 ft. variance from Section 2-508.A to allow the proposed freestanding ground sign to come to within 2.0 ft. of the north right-of-way. (15 ft. minimum required)
2. A 0.5 ft. variance from Section 2-508.A to allow the proposed freestanding ground sign to come to within 49.5 ft. of the west side property line. (50 ft. minimum required)
3. A variance from Section 2-508 to allow for two freestanding ground signs on one zoning lot. (Maximum of one sign for zoning lots possessing less than 400 feet of right-of-way frontage)

Property Location: 3485 Airport Rd
Property Zoned: C-2, Small Business
Applicant: Alex Gilbert

VI. Adjourn the meeting.