

- I. Call the Meeting to Order
- II. Roll Call
- III. Approve the Minutes of the August 20, 2019, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the September 17, 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)

Although the Zoning Board of Appeals does not have authority to grant them, variances have also 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)

Although the Zoning Board of Appeals does not have authority to grant them, variances have also 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. PZBA19-026

Sidwell No. 13-35-131-021, Section 35, Lots 502 & 503, "Lambert's Shores Acres", T39, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 3.0 ft. variance from Section 3-302.3.A.(6) to allow the existing detached accessory building to remain within 2.0 ft. of the rear property line. (5 ft. minimum required)
2. A 4.2 ft. variance from Section 2-104.2 to allow the existing roof eave and gutter to remain within 0.8 ft. of the rear property line. (5 ft. minimum required)

Property Location: 722 S Cass Lake Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Juan Rubio

Case No. PZBA19-027

Sidwell No. 13-08-101-057, Section 8, NLY 51 FT OF LOT 297, ALSO NLY 51 FT OF PCL, "Whitfield Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 10.0 ft. variance from Section 3-900 to allow the proposed house to come to within 25.0 ft. of the east lake rear property line. (35 ft. minimum required)
2. A 20.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to come to within 60.0 ft. of the west lakefront shoreline. (80 ft. minimum required for subject property)

Property Location: Vacant Whitfield Dr (Between 3455 & 3445)
Property Zoned: R-1C, Single-Family Residential
Applicant: Emily Ford

Case No. PZBA19-028

Sidwell No. 13-17-101-015, Section 17, Lots 16 & 17, "Williams Lake Grove", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 4.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to come to within 36.6 ft. of the west lakefront shoreline. (40.6 ft. minimum required for subject property)

- 2. A 4.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to come to within 33.6 ft. of the west lakefront shoreline. (37.6 ft. minimum required for subject property)

Property Location: 6888 Brightwood Ct
Property Zoned: R-1C, Single-Family Residential
Applicant: Tom Rothermel

Case No. PZBA19-029

Sidwell No. 13-25-327-012, Section 25, Lot 6 EXC S 230 FT, "Supervisor's Plat No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 9.0 ft. variance from Section 3-900 to allow the proposed addition to come to within 6.0 ft. of the west side property line. (15 ft. minimum required)

Property Location: 2665 Elizabeth Lake Rd
Property Zoned: O-1, Local Office
Applicant: Barbara Rubin

VI. Discussions

VII. All Else

VIII. Public Comment

IX. Adjourn the Meeting