
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 September 21, 2021 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the October 19, 2021 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business
- VI. New Business

Case No. PZBA21-052

Sidwell No. 13-26-354-036, Section 26, Lots 710 & 711, “Elizabeth Lake Estates Sub No 3”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 3.0 ft. variance from Section 3-302.7.A to increase the height of the existing fence to a maximum height of 9.0 ft. along the northeast side property line, ending 35 ft. from the front property line. (Fences located on the rear or side property line shall not exceed six (6) ft. above the grade plane)
2. A 2.0 ft. variance from Section 3-302.7.A to allow the existing fence enclosure to maintain a maximum height of 6.0 ft. (Fences located within a required front yard shall not exceed four (4) ft. above the grade plane)

Property Location: 460 Lakeside Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Richard Wiltsie

Case No. PZBA21-053

Sidwell No. 13-14-326-015, Section 14, S 40 FT of Lot 8, "Co-Tu-Ma-Bi Bluffs", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 16.56 ft. variance from Section 3-900 to allow the proposed addition to be located 18.44 ft. from the east lake rear property line. (35 ft. minimum required)
2. A 15.36 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 16.64 ft. from the east lake rear property line. (32 ft. minimum required)

Property Location: 1869 Watkins Lake Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Christian and Katie Hubbell

Case No. PZBA21-054

Sidwell No. 13-06-404-004, Section 6, SWLY ½ of Lot 213 & All of Lot 214, "Mountain View Country Club", T3N R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 5.14 ft. variance from Section 3-900 to allow the proposed house to be located 29.86 ft. from the northwest lake rear property line. (35 ft. minimum required)
2. A 3.14 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 28.86 ft. from the northwest lake rear property line. (32 ft. minimum required)
3. A 10.0 ft. variance from Section 3-901 Footnote 4 to allow the proposed house to be located 34.0 ft. from the southeast lakefront shoreline. (44 ft. minimum required for the subject property)
4. An 8.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 33.0 from the southeast lakefront shoreline. (41 ft. minimum required for the subject property)
5. A 10.06 ft. variance from Section 2.213.2.C to allow the proposed covered patio to be located 33.94 ft. from the southeast lakefront shoreline. (44 ft. minimum required for the subject property)

Property Location: 4040 Rich Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Kirk and Katherine Nolen

Case No. PZBA21-055

Sidwell No. 13-06-451-022, Section 6, Lots 40-43 & vacated portion of Maceday Lk Rd, "Supervisor's Plat No 6", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 2,115 sq. ft. variance from Section 3-900 to allow the proposed parcel to have a lot area of 7,685 sq. ft. (9,800 sq. ft. minimum required)
2. A 3.0 ft. variance from Section 3-900 to allow the proposed house to be located 32.0 ft. from the southwest lake rear property line. (35 ft. minimum required)
3. A 4.5 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 27.5 ft. from the southwest lake rear property line. (32 ft. minimum required)
4. A 1.0 ft. variance from Section 2-104.3 to allow the proposed uncovered deck to be location 19.0 ft. from the southeast lakefront shoreline. (20 ft. minimum required for the subject property)

Property Location: 7580 Maceday Lake Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Gerald Frericks

Case No. PZBA21-056

Sidwell No. 13-14-402-006, Section 14, Lot 18, "Newton Ely Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 15.0 ft. variance from Section 3-900 to allow the proposed house to be located 20.0 ft. from the east front property line. (35 ft. minimum required)
2. A 13.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 19.0 ft. from the east front property line. (32 ft. minimum required)

Property Location: Vacant Lexington Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Ryan McCleary

Case No. PZBA21-057

Sidwell No. 13-05-327-014, Section 5, Lot 17, "Mountain-View Lake Sub Annex No 1", T39, R9E, Waterford Township, Oakland County, Michigan

Requesting a variance from Section 2-702.A to allow for the expansion of a nonconforming building. (No such building shall be allowed to expand and/or undergo substantial improvement)

Property Location: 3875 Lotus Dr
Property Zoned: R-1C, Single-Family Residential
Applicant: Douglas Hetherington and Susan Ingesoulian

Case No. PZBA21-058

Sidwell No. 13-21-427-045, Section 21, “Oakland County Condominium Plan No 545 Saybrook Pointe”, T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 2.0 ft. variance from Section 3-402.6 and the SPL Manual to allow the proposed fence, located along the west side property line, to have a height of 4.0 ft. (6.0 ft. height required)
2. A variance from Section 3-402.6 and the SPL Manual to allow the proposed fence, located along the west side property line, to be constructed of chain link material. (Must be a fence wall or solid fence)

Property Location: Saybrook Point Condominium – Saybrook Dr, Saybrook Ct, Amherst Ct.
Property Zoned: R-M2, Multiple Family Residential
Applicant: Kramer Triad Management / Saybrook Pointe Board Members

VI. Approve the 2022 Meeting Schedule

VII. All Else

VIII. Public Comment

IX. 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 Housing and Rehab Coordinator
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