
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 October 19, 2021 regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the November 16, 2021 regular meeting of the Zoning Board of Appeals as printed.
- V. Old Business

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

VI. New Business

Case No. PZBA21-059

Sidwell No. 13-35-156-044, Section 35, Lots 522 & 549, "Elizabeth Lake Estates No 2", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. 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)
2. A 1.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.0 ft. from the east side property line. (5 ft. minimum required)

Property Location: 3903 Oak Knoll Rd
Property Zoned: R-1C, Single-Family Residential
Applicant: Thomas & Robin Harkless

Case No. PZBA21-060

Sidwell No. 13-16-178-024, Section 16, Part of Lot 9, "Supervisor's Plat No 13", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 1354 sq. ft. variance from Section 3-900 to allow the proposed parcel to have a lot area of 8446 sq. ft. (9,800 sq. ft. minimum required)

Property Location: 5664 Tubbs Rd
Property Zoned: R-1A, Single-Family Residential
Applicant: Kirsten Crocker

Case No. PZBA21-061

Sidwell No. 13-20-127-022, Section 20, Lot 22, "Ultra Home Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting a 3.0 ft. variance from Section 2-104.4 to allow the proposed covered porch to be located 22.0 ft. from the front property line. (25 ft. minimum required)

Property Location: 1159 Whittier St
Property Zoned: R-1A, Single-Family Residential
Applicant: Dolly & Michael Lee

Case No. PZBA21-062

Sidwell No. 13-31-200-005, Section 31, Waterford Township, Oakland County, Michigan

Requesting a 9 dwelling unit variance from Section 3-900 to allow the proposed multiple family development to have a maximum of 30 dwelling units (maximum of 21 dwelling units allowed for the subject property)

Property Location: 1128 (Vacant) S Hospital Rd
Property Zoned: R-M2, Multiple-Family Residential
Applicant: Trademark Building Company Inc – Tony McGuckin

Case No. PZBA21-063

Sidwell No. 13-04-104-022, Section 4, Part of Lot 18, "Southwestern Add No 1", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. An 11.5 ft. variance from Section 3-900 to allow the proposed attached garage to be located 23.5 ft. from the front property line. (35 ft. minimum required)
2. A 9.5 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 22.5 ft. from the front property line. (32 ft. minimum required)
3. A 1.0 ft. variance from Section 2-104.2 to allow the proposed roof eave and gutter to be located 4.0 ft. from the northwest side property line. (5 ft. minimum required)
4. 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: 4330 Pontiff St
Property Zoned: R-1B, Single-Family Residential
Applicant: Alyssa & Zacharie Boinais

VI. Discussions

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.

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