
**CHARTER TOWNSHIP OF WATERFORD
NOTICE OF ZONING BOARD OF APPEALS REGULAR MEETING**

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- I. Call the Meeting to Order
Vice Chairman Moore called the meeting to order at 4:14 p.m.

- II. Roll Call
Present: Stan Moore, Vice Chairman
Karen Joliat, Secretary
Todd Hoffman, Board Member
Rick Schneider, Board Member
Todd Bonnivier, Board Member
Steve Reno, Board Member

Absent: David Zuehlke, Chairman

General Public: Virtual Meeting via GoTo Meeting

Also Present: Stacy St. James, Environ. and Housing Rehab Coordinator
Jeff Polkowski, Planning Superintendent
Rob Merinsky, Director/Engineering

- III. Approve the Minutes of the March 17, 2020, regular meeting of the Zoning Board of Appeals as printed.

MOTION AND VOTE

Moved by Joliat

*Supported by Bonnavier; RESOLVED to **APPROVE** the Minutes of the March 17, 2020 meeting as printed.*

MOTION CARRIED UNANIMOUSLY

(6-0)

- IV. Approve the Agenda of the June 16, 2020, regular meeting of the Zoning Board of Appeals as printed.

MOTION AND VOTE

Moved by Schneider

*Supported by Joliat; RESOLVED to **APPROVE** the Agenda of the June 16, 2020 meeting.*

MOTION CARRIED UNANIMOUSLY

(6-0)

- V. Old Business

- VI. New Business

Case No. PZBA20-006

Sidwell No. 13-14-352-026, Section 14, Lot 17 and part of Lots 16 and 18, "Covertdale Sub", T3N, R9E, Waterford Township, Oakland County, Michigan

Requesting

1. A 3.0 ft. variance from Section 2-305.A to allow the proposed generator to come to within 2.0 ft. of the southwest side property line. (Such units shall not be located within any required setback – 5 ft. minimum required)

Property Location: 3746 Covert Rd.
Property Zoned: R-1C, Single-Family Residential
Applicant: Ken Harrison

Mr. Harrison indicated he was working with a contract to install a new air conditioning unit at his home. He referenced the photos in the application with regards to the placement of the proposed unit and that it would be located close to the existing gas and electrical lines. He further stated the neighbor adjacent on that side also has a unit in a similar location. He stated the clearance that would be required, as indicated by his contractor.

Vice Chairman Moore questioned the applicant as to if the garages lined up and specific proposed setback from the property line.

Mr. Harrison stated the garages lined up and the units would be across from each other. He felt there would still be adequate access between the units to reach the rear yards.

No one from the public spoke on the request.

Board Member Bonnivier felt there would be enough room between the units to access the rear yard.

Board Member Joliat referenced a letter of support from the neighboring property owners.

MOTION AND VOTE

Moved by Hoffman

*Supported by Reno; RESOLVED to **APPROVE** Case No. PZBA20-006*

MOTION CARRIED UNANIMOUSLY

(6-0)

VI. Discussions

VII. All Else

VIII. Public Comment

IX. Adjourn the Meeting

MOTION AND VOTE

Moved by Joliat

*Supported by Reno; RESOLVED to **ADJOURN** the meeting at 4:26 p.m.*

MOTION CARRIED UNANIMOUSLY

(6-0)

Case No. PZBA20-006

Property: 3746 Covert Rd
Applicant: Ken Harrison
Zoning: R-1C, Single-Family Residential
Site Use: Single Family Residential
Proposal: Generator

Analysis

The applicant is proposing to place a generator within a required side yard. The ordinance requires generators and other external appliances to meet the setback requirements for the zoning district. The minimum setback for the side yard is 5 ft. The applicant is proposing to locate the generator within 2.0 ft. of the side yard property line.

The applicant has provided information addressing the standards listed below on the “Supplemental Information” sheet. These standards and the information provided by the applicant addressing these standards shall be used by the Zoning Board to determine whether the requested variance shall be granted.

DRAFT MOTION FOR APPROVAL

If the Zoning Board of Appeals chooses to approve the applicant’s request, the following is a draft motion that could be used to make that decision. Adding a summary of the evidence relied on at the end of the motion is encouraged. The Worksheet is intended to assist in doing that.

MOTION to find that practical difficulties exist and to approve the variance(s) requested in ZBA Case No. PZBA20-006 based upon the information presented by the Applicant and for this hearing demonstrating each of the review standards in Section 6-100.5 of the Zoning Ordinance have been met.

(Evidence provided: _____)

DRAFT MOTION FOR DENIAL

If the Zoning Board of Appeals chooses to deny the applicant’s request, the following is a draft motion that could be used to make that decision. Adding a summary of the evidence relied on at the end of the motion is encouraged. The Worksheet is intended to assist in doing that.

Motion to find that practical difficulties do not exist and to deny the variance(s) requested in ZBA Case No. PZBA20-006 based upon the applicant’s failure to demonstrate that the following review standard(s) in Section 6-100.5 of the Zoning Ordinance have been met:

**** (ONLY list standard(s) the Applicant DID NOT demonstrate and exclude those that do not apply) ****

- *Strict compliance with the ordinance provisions being varied is unnecessarily burdensome.*
- *The variance will do substantial justice to the applicant and other property owners.*
- *A lesser variance than requested would not give substantial relief to the applicant and/or be consistent with justice to other property owners*

- *The variance is needed due to unique circumstances of the property.*
- *The problem and resulting need for the variance was not self-created by the applicant or the applicant's predecessors.*
- *The variance observes the spirit of the Zoning Ordinance, will not adversely affect public safety and welfare, and will do substantial justice.*

(Evidence provided: _____)