

- I. Call the meeting to order.
- II. Roll Call.
- III. Approve the Minutes of the **November 1, 2011**, regular meeting of the Zoning Board of Appeals as printed.
- IV. Approve the Agenda of the **April 17, 2012**, regular meeting of the Zoning Board of Appeals as printed.
- V. PUBLIC HEARINGS

**NEW BUSINESS**

**Case No. 5347**

**Sidwell No. 13-03-177-005**, Section 3, Lot 166, "Parkwood Shores Sub No 2", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 3 ft. variance from Section 3-900 to allow the existing attached accessory building to remain and come to within 7 ft. from the northwest side property line. (10 ft. minimum side yard setback required for subject property)

**Property Location:** 4592 Island Park  
**Property Zoned:** R-1A, Single Family Residential  
**Applicant:** David & Sherry Bondy

**Case No. 5348**

**Sidwell No., 13-07-276-003**, Section 7, Lot 155, "Whitfield Estates", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 120 sq. ft. variance from Section 2-215.2.C to allow the existing 200 sq. ft. accessory building related to inland lakes activities to remain in the required lakefront yard (80 sq. ft. maximum accessory building area of a height not exceeding 8 ft. and related to inland lakes activities allowed in the required lakefront yard).
2. A 2 ft. variance from Section 2-215.2.C to allow the existing 200 sq. ft. accessory building related to inland lakes activities to remain at a height of 10 ft. in the required lakefront yard (80 sq. ft. maximum accessory building area of a height not exceeding 8 ft. and related to inland lakes activities allowed in the required lakefront yard).
3. A 0.25 ft. variance from Section 2-104.2 to allow the existing accessory building and its 0.25 ft. roof eave and gutter to remain within 4.75 ft. of the east side property line. (5 ft. minimum required).

**Property Location:** 7080 Williams Lake Road  
**Property Zoned:** R-1C, Single Family Residential  
**Applicant:** Kevin Thompson

**Case No. 5297-A**

**Sidwell No. 13-06-451-019**, Section 6, Lots 40, 41, 42 & 43 & Vac Portion of Maceday Lake Rd of Supervisors Plat No 63 Kit 46 Cir Ct. 96-528182-CH 10-07-04 fr 010 & Vac Rd, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 24.98 ft. variance from Section 3-900 to allow the proposed attached garage to come to within 10.02 ft. of the south front property line (35 ft. minimum required).
2. A 22.98 ft. variance from Section 2-104.2 to allow the proposed attached garage and its roof eave and gutter to come to within 9.02 ft. of the south front property line. (32 ft. minimum required).

**Property Location:** 7634 Maceday Lake Rd.  
**Property Zoned:** R-1A, Single Family Residential  
**Applicant:** Bryan Coudret

**Case No. 1902-A**

**Sidwell No. 13-04-151-012**, Section 4, Lots 13 & 14, "Supervisor's Plat No 19", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 15.25 ft variance from Section 3-900 to allow the proposed canopy structure to be attached to the north front building line and come to within 9.75 ft. of the north front property line. (25 ft. minimum required).

**Property Location:** 5939 Andersonville Road  
**Property Zoned:** C-1, Neighborhood Business  
**Applicant:** Rave's Construction & Demolition, Inc.

**Case No. 5288-B**

**Sidwell No. 13-36-303-024**, Section 36, Lots 168 & 169, "The Meyering Land Company's Cass-Sylvan Lakes Community Sub", 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 by the ZBA from April 5, 2012 to April 5, 2013 (Variances must be acted upon within the timeframe approved by the ZBA, unless extended by the ZBA).

**Property Location:** 718 Otter Ave.  
**Property Zoned:** R-1C, Single Family Residential  
**Applicant:** Robert Hill & Karen Bartlett

**Case No. 1968-A**

**Sidwell No. 13-22-226-012**, Section 22, lot 10 & NE 10 ft. of Lot 11, "Watchpocket Plat", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A variance from Section 2-702.C to allow a building or structure sustaining substantial structural damage to be rebuilt in a nonconforming location. (Nonconforming buildings sustaining substantial structural damage must be reconstructed in conformance to all regulations for the district in which it is located).
2. A 10 ft. variance from Section 3-302.3.A(6) to allow the proposed reconstructed detached accessory building to remain in the same location and come to within 10 ft. of the southeast lake rear property line. (a detached accessory building located more than 10 ft. from the principal building must conform to a 20 ft. minimum lake rear setback).

**Property Location:** 4082 South Shore  
**Property Zoned:** R-1C, Single Family Residential  
**Applicant:** Steven & Roselyn Hamersley

**Case No. 3976-A**

**Sidwell No. 13-07-451-001**, Section 7, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 30 ft. variance from Section 3-900 to allow a structure in a residential zoning district to be located 5 ft. from the south front property line (35 ft. minimum setback).
2. A variance from Section 3-302.4 to allow a religious facility to construct a 40.49 sq. ft. masonry ground sign structure 4.67 ft. in height with 9.75 sq. ft. sign area in a residential zoning district (the only ground signs permitted in a residential zoning district without requiring ZBA approval are entrance-way signs).

**Property Location:** 2515 N Williams Lake Rd  
**Property Zoned:** R-1A, Single Family Residential  
**Applicant:** David C. Jackson, Deacon Board Chairman, Grace Chapel of Oakland County

**Case No. 5349**

**Sidwell No. 13-10-126-005**, Section 10, Lot 89, "Dixie Heights", T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting** a 4 ft. variance from Section 2-104.4.A to allow the proposed covered outdoor relaxation structure to come to within 21 ft. of the west front property line. (25 ft. minimum required).

**Property Location:** 3452 Signet  
**Property Zoned:** R-1C, Single Family Residential  
**Applicant:** Joseluis Novoa

**Case No. 5350**

**Sidwell No., 13-27-452-006**, SEC 27, Lot 89, "Elizabeth Lake Golf & Country Club Summer Home Sites" T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 28 ft. variance from Section 3-901, Footnote 4, to allow the proposed house to come to within 105 ft. of the southwest lakefront property line. (133 ft. minimum required for subject property).
2. A one story variance from Section 3-900 to allow the lower level of the proposed single family house to be considered a separate story (two story maximum allowed).
3. An 11 ft. height variance from Section 2-213.2.C to allow the height of the proposed new uncovered outdoor relaxation structure to come to 15 ft. in height above grade in the required lakefront yard (structures cannot exceed four (4) feet in height, established as part of the Natural Features Setback Regulations and Standards, within the required lakefront yard).
4. A 35.03 ft. variance from Section 2-104.3 to allow the proposed uncovered outdoor relaxation structure to come to within 87.97 ft. of the southwest lakefront property line. (123 ft. minimum required).

**Property Location:** 4421 Motorway  
**Property Zoned:** R-1C, Single Family Residential  
**Applicant:** Jeffrey & Kimberly Japinga

**Case No. 5351**

**Sidwell No. 13-14-202-001**, Section 14, T3N, R9E, Waterford Township, Oakland County, Michigan

**Requesting**

1. A 7.34 ft. variance from Section 3-901, Footnote 8 to allow the existing building (2300 Watkins Lake Road) to remain within 27.66 ft. of the newly created property line (35 ft. minimum required).
2. A 30.18 ft. variance from Section 3-901, Footnote 8 to allow an existing brick accessory building to remain within 4.82 ft. of the newly created property line (35 ft. minimum required).

**Property Location:** 2300 Watkins Lake Road  
**Property Zoned:** R-M2, Multiple Family Residential  
**Applicant:** Dominican Sisters of Peace, Inc.

VI. Adjourn the meeting.