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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

December 8, 2016

7525 Highland Road
White Lake, MI 48383

Ms. Spencer called the regular meeting of the White Lake Township Zoning Board of Appeals to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Erlich was excused.

ROLL CALL: Joseph Erlich – Chairperson - Excused
Gail Novak-Phelps
Scott Ruggles – Board Liaison
Nik Schllack – Alternate
Josephine Spencer – Vice Chairperson
Dave Walz - Secretary

Also Present: Jason Iacoangeli, AICP, Staff Planner
Lynn Hinton, Recording Secretary

Visitors: 10

Approval of Agenda:

Ms. Novak-Phelps moved to approve the agenda as presented. Mr. Walz supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Approval of Minutes:

- a. Zoning Board of Appeals Meeting of November 3, 2016

Mr. Walz moved to approve the minutes of November 3, 2016 as submitted. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote: (5 yes votes)

New Business:

a.	File 16-025
Applicant:	Kathleen Phelps 1150 Castlewood Dr. White Lake, MI 48386
Location:	1150 Castlewood Dr., White Lake, MI 48386, identified as 12-34-329-008
Request:	Variance to Article 3.1.6 R1-D Single Family Residential for side yard setback, lot width, lot size, and lot coverage.

Ms. Spencer noted for the record that 36 property owners within 300 ft. were notified of the request. No letters were received in favor, no letters were received in opposition, and one letter was returned undeliverable by the U.S. Postal Service.

Mr. Iacoangeli reviewed his report dated November 28, 2016. The property at 1150 Castlewood is zoned (R1-D) Single Family Residential. The vacant lot is in the Oak Dale neighborhood located on Sugden Lake. The home will use a private well and public sanitary sewer. The applicant is proposing to construct a new 1,187 sq. ft. home with an attached 400 sq. ft. garage on the legal non-conforming lot. This new home will require a north side-yard variance and will also be over the allowable lot coverage. In addition, the lot is legal non-conforming with regard to side, and deficient in lot width.

John Strine, builder for the project, stated they would like to construct a conservative ranch home.

Ms. Spencer opened the public hearing at 7:08 p.m., but no comments were offered and the public hearing was closed.

Mr. Walz moved to approve the variances from Article 3.1.6 requested by Kathleen Phelps, 1150 Castlewood Dr., White Lake, MI 48386, identified as 12-34-329-008 in order to construct a new 1,587 sq. ft. home and attached garage. The variances requested are as follows: (1) A 4.5 ft. north side yard setback from the required 10 ft. for an end result of 5.5 ft.; (2) a 45 ft. variance for lot width from the required 80 ft. for an end result of 35 ft.; (3) a 4,966 sq. ft. variance to minimum lot size from the required 12,000 sq. ft. for an end result of 7,034 sq. ft.; (4) a 3% variance to maximum lot coverage from the required 20% for an end result of 23%. The applicant will pull all of the necessary permits from the White Lake Township Building Department and the addition of gutters and downspouts are necessary. Ms. Novak-Phelps supported and the MOTION CARRIED with a roll call vote: Novak-Phelps – yes (there is a hardship with the lot and this will be a nice addition to the neighborhood); Spencer – yes (there is a hardship and this will be an improvement); Walz – yes (for the reason stated); Ruggles – yes (there is a hardship with the irregular lot size); Schlack – yes (for the reasons stated). (5 yes votes)

b.	File 16-026
Applicant:	Maureen Osborne 10667 Castlewood Dr. White Lake, MI 48386
Location:	10669 Castlewood Dr., White Lake, MI 48386, identified as 12-34-151-008
Request:	Variance to Article 3.1.6 R1-D Single Family Residential front yard setback, lot coverage, lot width, and lot size.

Ms. Spencer noted for the record that 12 property owners within 300 ft. were notified of the request. No letters were received in favor, no letters were received in opposition, and no letters were returned undeliverable by the U.S. Postal Service.

Mr. Iacoangeli reviewed his report dated November 28, 2016. The property 10667 Castlewood, identified as parcel 12-34-151-008 is zoned (R1-D) Single Family Residential. The vacant not is in the Oak Dale neighborhood located on Sugden Lake. The home will use a private well and public sanitary sewer. The applicant is proposing to construct a new detached 769 sq. ft. garage and 186 sq. ft. covered walkway on a legal non-conforming lot of record. This new home addition will require a north front yard setback variance. The new garage and covered walkway will also place the lot coverage over the allowable 20%. It should be noted that the homeowner will be connecting to the sanitary sewer that is not available along Castlewood Drive. Also, the lot is legal non-conforming with regard to size, and deficient in lot width.

Mr. Schlack questioned parcel -007 next door and whether there was a structure on it. Ms. Osborne stated the lot is a 20 ft. public access to the lake and there is a small cottage on the other side of the access.

Robert Clarke, architect for Ms. Osborne, stated the proposal is to construct a detached 3-car garage to the street side of the existing home to accommodate the clients elderly mother, so she can stay in the residence. He has a small area to work with and he has to get closer to the property line due to the setback from the water. The house does not have a basement, only a minor depressed mechanical area, which limits storage area.

Ms. Novak-Phelps asked whether the existing garage will be living area and then they are adding on a 2-car garage. Mr. Clarke state this is a 2-car garage (not 3 as he previously mentioned), with a storage area connected by a breezeway style structure.

Mr. Ruggles questioned the 1,000 high water septic tank as noted on the plan. Mr. Clarke indicated that is listed on the old portion of the survey. They are connection to the township sanitary sewer. System.

Ms. Spencer opened the public hearing at 7:20 p.m.

Brian Campbell, 10659 Castlewood, is in favor of the variances requested.

With no other comments, the public hearing was closed at 7:21 p.m.

Mr. Walz moved in File 16-026 to approve the variances from Article 3.1.6 requested by Maureen Osborne, 10667 Castlewood Dr., White Lake, MI 48386, identified as 12-34-151-008 on order to construct a new 769 sq. ft. garage and 186 sq. ft. covered walkway. The variances requested are as follows: (1) A 19 ft. north front yard setback from the required 30 ft. for an end result of 11 ft.; (2) a 10% variance to maximum lot coverage from the permitted 20% for an end result of 30%; (3) a 2.9 ft. variance to required lot width from the required 80 ft. for an end result of 77.3 ft.; (4) a 2,287 sq. ft. variance to minimum lot size from the required 12,000 sq. ft. for an end result of 9,713 sq. ft. The applicant will pull all of the necessary permits from the White lake Township Building Department and applicant must connect to township sanitary sewer system and add gutters and downspouts. Mr. Schllack supported and the MOTION CARRIED with a roll call vote: Novak-Phelps – yes (there is a hardship to add on to the home for their need and this is a legal non-conforming lot); Spencer – yes (for reasons stated); Walz – yes (due to the practical difficulty of the lot size); Ruggles – yes (there is a hardship with the lot size and the addition will conform with the neighborhood); Schllack – yes (for the hardship and it is consistent with the neighborhood). (5 yes votes)

Other Business:

- a. Adoption of the 2017 meeting dates

Ms. Novak-Phelps moved to adopt the 2017 meeting dates as published. Mr. Walz supported and the MOTION CARRIED with a unanimous voice vote. (5 yes votes)

Next Meeting Date:

- a. Regular Meeting – January 26, 2017

Adjournment:

Mr. Ruggles moved to adjourn the meeting at 7:25 p.m. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (5 yes votes)