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## WHITE LAKE TOWNSHIP

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### WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

**May 28, 2015 at 7:00 p.m.**

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. Artinian, Ms. Novak-Phelps and Mr. Ruggles were excused.

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

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

Visitors: 5

#### Approval of Agenda:

**Mr. Walz moved to approve the agenda as presented. Mr. Erlich supported and the MOTION CARRIED with a voice vote. (3 yes votes)**

#### Approval of Minutes:

- a. Minutes of regular meeting of April 23, 2015

**Mr. Erlich moved to approve the minutes of April 23, 2015 as presented. Mr. Walz supported and the MOTION CARRIED with a voice vote. (3 yes votes)**

#### New Business:

a. **File 15-014**  
Applicant: Christina Reoch  
7638 Ring Neck  
Waterford, MI 48327  
Location: 8322 Cascade, Commerce, MI 48382  
Request: Variance to Article 3.1.6 R1-D Single Family Residential for lot width, lot size, side yard setback, lot coverage, and front yard setback

Ms. Spencer noted for the record that 48 property owners within 300 ft. were notified of the request. There were no letters received in favor, no letters in opposition, and 4 letters were returned undeliverable by the US Postal Service.

Mr. Iacoangeli reviewed his report dated May 20, 2015. This is a single family residential home zoned R1-D. The property is part of the Russell Beach neighborhood and is located on Cooley Lake. The home is connected to the public sanitary sewer and uses a private well.

The applicant is proposing to construct an 18 ft. x 20 ft., 360 sq. ft. garage in the front yard of the home. The applicant is also proposing a 3'10" x 22 ft. home addition along the eastern side of the existing home. The new garage will need a front yard setback variance in the amount of 16 ft. in order to accommodate the garage on the northwest corner. The plan shows the new garage located 8.25 ft. from the eastern property line. The garage will be attached to the existing home, which is currently set back 8.25 ft. from the property line. The new home addition will also utilize the existing setback of 8.25 ft. This new garage and addition will bring the lot coverage to 24% of 217 sq. ft. over the allowable 20%. The lot is deficient in size for the district by 7,083 sq. ft. The lot is also deficient in lot width by 37.5 ft. The lot is only 42.5 ft. wide and 80 ft. is the required minimum for the district. This property is legal non-conforming.

Ms. Spencer noted for the record that a letter was received from the current property owner, who is selling to Ms. Reoch. He is asking the ZBA to accept the variance requests so they can move forward with the sale.

Tim Siepierski, fiancé of Ms. Reoch, distributed photos of other homes in the neighborhood for the board to review. He indicated their proposal is consistent with the properties along Cascade Road and he doesn't feel what they are requesting is unreasonable for the area. He also submitted letters from nearby neighbors supporting their request.

Mr. Siepierski indicated that the home was inspected after they submitted their application, and it discovered that there foundation issues on the east side of the house. As an afterthought to that information, they would like to increase their variance request by adding 2 ft. more to the east side of the house, bringing the total to 19 ft. They would also like to add a mudroom/breezeway to the front of the house.

Ms. Spencer noted for the record that letters in favor were received from Christopher Nesbitt, 8454 Cascade; Scott Kwiatkowski, 8311 Cascade; and the Christopher's at 8351 Cascade.

Ms. Spencer explained that the law does not allow the ZBA to look at surrounding properties when determining whether to grant a variance. By amending what was originally proposed, the ZBA cannot consider the amendment without re-advertising it to the public.

Mr. Siepierski indicated that if they couldn't add a garage to the house, they wouldn't buy it. They were under time constraints to get the paperwork in. It was only after the inspection that the issues with the foundation were discovered. At that time, they decided to expand the garage 2 ft. to allow more room to open a car door.

Mr. Iacoangeli noted that the applicant does not stand to financially gain in this case. If they want to move forward with the expansion, it will have to be re-published. Any variances granted should be conditioned that the applicant would have to provide the Assessing Department with paperwork reflecting they are the property owners prior to a building permit being issued. These variances run with the property, and if the applicant backed out of the purchase, the current property owner would then be able to build the house out to those variances.

Ms. Spencer opened the public hearing at 7:25, but no comments were offered.

Mr. Siepierski stated they would like to have their case tabled so they can come back with the increased variance request.

Mr. Walz moved to table Case 15-014 until the next meeting on June 25. Mr. Erlich supported and the MOTION CARRIED with a unanimous voice vote. (3 yes votes)

<b>a.</b>	<b>File 15-015</b>
Applicant:	Kim Schachinger 2331 Lochaven West Bloomfield, MI 48324
Location:	8826 Arlington, White Lake, MI 48386
Request:	Variance to Article 3.1.6 R1-D Single Family Residential for lot width, lot size, side yard setback, and lot coverage

Ms. Spencer noted for the record that 38 property owners within 300 ft. were notified of the request. There were no letters received in favor, no letters in opposition, and 6 letters were returned undeliverable by the US Postal Service.

Mr. Iacoangeli reviewed his report dated May 20, 2015. This is a single family residential home zoned R1-D. The property is part of the English Villas neighborhood and is located on Pontiac Lake. The home is connected to the public sanitary sewer and uses a private well.

The applicant is proposing to construct an 18 ft. x 27 ft., 486 sq. ft. addition to the rear of the home. The addition will be built in the location of the existing deck. The new addition will require a side yard setback variance of 5 ft. in order to accommodate the addition on the east side of the property. This new addition will bring the lot coverage to 25% of 326 sq. ft. over the allowable 20%. The lot is deficient in size for the district by 5,200 sq. ft. The lot is also deficient in lot width by 40 ft. The lot is only 40 ft. wide and 80 ft. is the required minimum for the district. This property is legal non-conforming.

Mr. Walz asked what the existing deck size is. Mr. Schachinger stated it was 480 sq. ft. and he was removing the existing deck and replacing it with a 480 sq. ft. 4-seasons sunroom.

Ms. Spencer noted for the record that a letter was received from the property owner, Asif Zaman, authorizing Mr. Schachinger to act on his behalf while he is out of town.

Ms. Spencer opened the public hearing at 7:30. No comments were offered.

Mr. Erlich feels this will be a major improvement, and Ms. Spencer agreed.

**Mr. Walz moved in File 15-015 to grant the following variances: (1) a 5 ft. east side yard setback for an end result of 5 ft.; (2) a 5% variance to maximum lot coverage for an end result of 25%; (3) a 40 ft. variance to required lot width for an end result of 40 ft.; (4) a 5,200 sq. ft. variance to minimum lot size for an end result of 6,800 sq. ft. with gutters and downspouts. Mr. Erlich supported and the MOTION CARRIED with a roll call vote: Spencer – yes (this is a non-conforming lot and the applicant will replace the existing deck with a 4-seasons sunroom); Walz – yes (for the reasons stated); Erlich – yes (for the reasons stated). (3 yes votes)**

**Next Meeting Date:**

a. Regular Meeting – June 25, 2015

**Adjournment:**

The meeting was adjourned at 7:40 p.m.