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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

April 23, 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 and Ms. Novak-Phelps were excused.

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

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

Visitors: 5

Approval of Agenda:

Mr. Ruggles moved to approve the agenda as presented. Mr. Walz supported and the MOTION CARRIED with a voice vote. (4 yes votes)

Approval of Minutes:

- a. Minutes of regular meeting of February 26, 2015

Mr. Walz moved to approve the minutes of February 26, 2015 as presented. Mr. Ruggles supported and the MOTION CARRIED with a voice vote. (4 yes votes)

New Business:

a.	File 15-007
Applicant:	Michael Bullion 8306 Cascade Commerce, MI 48382
Location:	8306 Cascade, Commerce, MI 48382
Request:	Variance to Article 3.1.6 R1-D Single Family Residential for front yard setback, side yard setback, lot size, lot width, and lot coverage.

Ms. Spencer noted for the record that 46 property owners within 300 ft. were notified of the request. There were no letters received in favor, no letters in opposition, and 3 letters were returned undeliverable by the US Postal Service.

Mr. Iacoangeli reviewed his report dated April 14, 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 for water.

The applicant is proposing to construct a 26 ft. x 26 ft. (676 sq. ft.) garage in the front yard of the home. The new addition will need a front yard setback variance in the amount of 17 ft. in order to accommodate the garage on the northwest corner. The plan shows the new garage located 5 ft. from the west property line. This would reduce the current non-conformity, which has the existing garage located on the property line or approximately 6.5 ft. from the neighboring garage to the west. The new garage will bring the lot coverage up from 29% (or 1,868 sq. ft.), to 33% (or 2,128 sq. ft.) This is based on the size of the lot of 6,444 sq. ft. The lot is deficient in size for the district by 5,556 sq. ft. and is also deficient in lot width by 35 ft. The lot is only 45 ft. wide and 80 ft. is the required minimum for the district. The property is legal non-conforming.

Mr. Bullion stated that he has a limited amount of space and the existing garage is in poor condition and unusable. They would like to demolish it and build a new, safer garage. He talked with the township building official, who recommended the 5 ft. minimum required side yard setback.

Ms. Spencer opened the discussion for public comment, but none was offered.

Mr. Ruggles referenced the drawings and asked for further clarification. Mr. Iacoangeli stated the existing garage sits on the property line and the new garage would be constructed 5 ft. from the property line as proposed. He added that the curvature of the road makes this difficult and it would be best for the new garage to be pushed back from the neighbor's garage. The lot is severely deficient for size in what is required for R1-D.

Mr. Erlich questioned Mr. Bullion's conversation with the building official. Mr. Bullion stated that he originally proposed to put the new garage where the existing is, but Mr. Bonnivier stated he would have to push it over 5 ft. Mr. Iacoangeli added that because the existing garage is being demolished, the new garage has to meet the 5 ft. requirement from the property line before the ZBA could even hear the case.

Mr. Ruggles moved in File 15-007 to grant the following variances: (1) a 5 ft. east side yard setback for an end result of 5 ft.; (2) a 17 ft. front yard setback for an end result of 13 ft.; (3) a 13% variance to maximum lot coverage for an end result of 33%; (4) a 35 ft. variance to required lot width for an end result of 45 ft.; (5) a 5,556 sq. ft. variance to minimum lot size for an end result of 6,444 sq. ft. Mr. Erlich supported and the MOTION CARRIED with a roll call vote: Spencer – yes (this is non-conforming lot of record and the existing garage will be torn down. The new garage will reduce the non-conformity and be a safer alternative); Walz – yes; Ruggles – yes (for the reasons stated); Erlich – yes (for the reasons stated). (4 yes votes)

Next Meeting Date:

- a. Regular Meeting – May 28, 2015

Adjournment:

The meeting was adjourned at 7:14 p.m.