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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

February 27, 2014 at 7:00 p.m.

7525 Highland Road
White Lake, MI 48383

Mr. Artinian 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: Robert Artinian – Vice Chairperson
Joseph Erlich – Secretary - Excused
Mark Fine - Alternate
Gail Novak-Phelps
Scott Ruggles – Board Liaison
Josephine Spencer - Chairperson

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

Visitors: 23

Approval of Agenda:

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

Approval of Minutes:

- a. Minutes of regular meeting of December 12, 2013

Ms. Novak-Phelps moved to approve the minutes of December 12, 2013 as presented. Mr. Ruggles supported and the MOTION CARRIED with a voice vote. (5 yes votes)

New Business:

	File 14-001
Applicant:	Kevin Niles 10213 Lakeside White Lake, MI 48386
Location:	10213 Lakeside, White Lake, MI 48386, identified as 12-22-477-009
Request:	Variance to Article 3.1.6 R1-D single family residential, for front yard setback, lot width, lot size, lot coverage

Mr. Artinian noted for the record that 43 property owners within 300 ft. were notified of the request. There were no letters received in favor or opposition and 5 letters were returned undeliverable by the US postal service.

Mr. Iacoangeli reviewed his report dated February 19, 2014. This is a legal non-conforming lot of record zoned R1-D. The property is located on Oxbow Lake and uses a private well and septic system.

The applicant is proposing to build a 2-story addition to the home. The ground floor addition will be 769 sq. ft. and the 2nd floor addition will be an additional 1,297 sq. ft. The addition will be constructed between the existing garage and existing home.

The home addition will require a variance to the front yard setback. The new addition will be 19.5 ft. from the property line and will require a front yard setback variance of 10.5 ft. The lot coverage with the new addition to the home will be 22.8% or 2.8% over the allowable 20% per the ordinance, an additional 275 sq. ft. over the limit. The home needs to maintain the maximum allowable height not to exceed 25 ft. The Community Development department has been in contact with the Oakland County Health Division with regard to this project. The Health Division does not have any issues with the proposed plan, as it will not impact the existing septic system with regard to its ability to handle additional effluent.

Mr. Niles stated the addition will remain at the required side yard setbacks and the existing detached garage will not move. With regard to height, he can do a 3.12 pitch on the roof and stay within the 25 ft. restriction.

Henry Storm, 10087 Lakeside Drive, noted there are many non-conforming properties in the neighborhood and those properties have enhanced the area. He feels Mr. Nile's proposal will do the same. He supports the request.

Walt Rickens, 10205 Lakeside Drive, lives next door to Mr. Niles. He stated there have been changes in the neighborhood over the years and what Mr. Niles wants to do will not encroach on his property and will enhance the neighborhood and increase property values. He is in favor of the request.

Ms. Novak-Phelps moved in File 14-001 to approve the following variances: (1) a 2,185 sq. ft. variance to the minimum lot size for an end result of \$9,815 sq. ft.; (2) a 30 ft. variance to required lot width for an end result of 50 sq. ft.; (3) a 10.5 ft. variance to the front yard setback for an end result of 19.5 ft.; (4) a 2.8% variance to maximum lot coverage for an end result of 22.8%, with the acceptance of the homeowner to not exceed the 25 ft. maximum height requirement, and that gutters and downspouts will be included. Ms. Spencer supported and the MOTION carried with a roll call vote: Spencer – yes (this is a legal non conforming lot of record and the first 2 variances have created the hardship, the variances are minimal, and the homeowners association have said it would enhance the area); Novak-Phelps – yes; Ruggles – yes (for the reasons stated); Artinian – yes (for the reasons stated); Fine – yes; (5 yes votes)

Next Meeting Date:

- a. Regular Meeting – March 27, 2014

Adjournment:

Ms. Spencer moved to adjourn the meeting at 7:13 pm. Ms. Novak-Phelps supported and the MOTION CARRIED with a unanimous voice vote. (5 yes votes)