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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

Regular Meeting
7525 Highland Road
White Lake, MI 48383
October 24, 2013 @ 7:00 p.m.

Ms. Spencer called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called:
Mr. Artinian was excused.

ROLL CALL: Rob Artinian, Chairperson - Excused
Joseph Erlich, Secretary
Gail Novak-Phelps
Scott Ruggles, Board Liaison
Josephine Spencer, Vice Chairperson

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

Visitors: 3

Approval of Agenda:

Ms. Novak-Phelps moved to approve the agenda as presented. Mr. Erlich supported and the MOTION CARRIED with a voice vote. (4 yes votes)

Approval of Minutes:

- Minutes of September 26, 2013

Ms. Novak-Phelps moved to approve the minutes of September 26, 2013 as presented. Mr. Ruggles supported and the MOTION CARRIED with a voice vote. (4 yes votes)

Call to the Public (for items not on the agenda)

Ms. Spencer opened the discussion for public comment on items not listed on the agenda, but none was offered.

New Business:

- | | | |
|----|--------------------------------------|---|
| a. | File No.
Applicant: | File No. 13-014
Funspace Direct, LLC
20400 Hall Road
Clinton Township, MI 48038 |
| | Location:
Request: | 75 Danforth, White Lake, MI 48386, identified as 12-23-377-011
Variance to Article 3.1.6 R1-D single family residential, for lot size,
lot coverage, lot width, and side yard setback |

Ms. Spencer noted for the record that 44 property owners within 300 ft. were notified and there were no letters received in favor or opposition of the request and 2 letters were returned undeliverable by the U.S. Postal service.

Mr. Iacoangeli reviewed his report dated October 24, 2014. This is a legal non-conforming lot of record zoned R1-D. This property is located on Oxbow Lake. The home uses a private well and private septic system. The applicant is proposing to build a 234 sq. ft. (18 x 13) 3-season room on the back of the existing home deck, on the rear of the home. The home addition will require a variance to the side-yard setback of 2 ft. for an end result of 8 ft. The existing home is currently located approximately 8 ft. from the side property line on the south side of the property. The proposed addition to the home would require a 10% variance to lot coverage for an end result of 30%. The lot is legal non-conforming and is deficient in lot size by 3,975 sq. ft. for the district.

James Hall of Funspace Direct stated he applied for the permit and was told by the township building department that they would violate variances and had to come before the ZBA. He indicated that the proposed sunroom will fit into a small alcove and they are not extending past the side of the house, nor increasing the size of the deck.

Mr. Erlich asked if the neighbors are aware of this plan. Mr. Byers, the homeowner, responded that his neighbors were supportive of what he wanted to do. He submitted a letter from Carol Miller, 81 Danforth, White Lake, 48386, who was in favor of his request.

Ms. Novak-Phelps moved in File 13-014 to approve the following variances: (1) a 3,975 sq. ft. variance to minimum lot size for an end result of 8,025 sq. ft.; (2) a 10% variance to maximum lot coverage for an end result of 30%; (3) a 30 ft. variance to lot width for an end result of 50 ft.; (4) a 2 ft. variance to the side yard setback for an end result of 8 ft.; and to include gutters and downspouts and a second story firewall on the east side of the addition. Mr. Erlich supported and the MOTION CARRIED with a roll call vote: Spencer – yes (this is a non-conforming lot and the deck is already there and already encroaches on the setback and will not be intrusive; Ruggles – yes (for the reasons stated); Erlich – yes (for the reasons stated); Novak-Phelps – yes (this will be an added improvement to the home and neighborhood). (4 yes votes)

Next Meeting Date:

a. December 12, 2013

Adjournment

Ms. Novak-Phelps moved to adjourn the meeting at 7:10 p.m. Mr. Erlich supported and the MOTION CARRIED with a voice vote. (4 yes votes)