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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
September 26, 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 and Mr. Ruggles were excused.

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

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

Visitors: 30

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 July 25, 2013

Ms. Spencer moved to approve the minutes of July 25, 2013 as presented. Ms. Novak-Phelps 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.** File No. 13-013
Applicant: Tom Wakefield
2615 Tackles Dr.
White Lake, MI 48386
Location: 2615 Tackles Dr., White Lake, MI 48386, identified as 12-11-477-026
Request: Variance to Article 3.1.6 R1-D single family residential, for lot size, lot coverage, front yard setback, and side yard setback for a side entrance garage.

Ms. Spencer noted for the record that 35 property owners within 300 ft. were notified and there were no letters received in favor or opposition of the request and two letters were returned undeliverable by the U.S. Postal service.

Mr. Iacoangeli reviewed his report dated September 16, 2013. This is a legal non-conforming lot of record zoned R1-D. The property is located on Pontiac Lake, uses a private well, and is connected to the sanitary sewer system.

The applicant is proposing to build a garage addition to the existing home. The garage addition will be approximately 700 sq. ft. and a 95 sq. ft. first floor home addition. Also, the applicant is proposing a second story addition of 1,258 sq. ft.

The home addition will require a variance to the front yard setback. The existing home is currently located 14.5 ft. from the road. The applicant would like to build a side entrance garage to the home. The ordinance requires that a side entrance garage have a side yard setback of 30 ft. This distance allows for a safe turning radius when maneuvering into the garage. It should be noted that the side yard to the west is vacant, with no structure located near the property line. The proposed additions to the home would require a 4.3% variance to lot coverage. The lot is legal non-conforming and is deficient in lot size by 3,306 sq. ft. for the district.

Mr. Wakefield stated they don't have a garage right now and they are currently parking on the driveway and grass. This is a 2-bedroom home and they have a family of 5. He added that the upper level addition would be keeping within the same footprint.

Ms. Spencer stated that if the variances were approved this evening, the board would request a firewall to the east side of the second story addition to protect the neighbors. It was noted that Mr. Wakefield owns the vacant parcel next door and the board questioned why he wouldn't combine the 2 parcels. Mr. Wakefield stated he owns the vacant land free and clear and would like to keep the parcels separate.

Ms. Spencer opened the public hearing at 7:14. With no comments, the public hearing was closed at 7:14 p.m.

Ms. Novak-Phelps moved in File 13-013 to approve the following variances: (1) a 3,306 sq. ft. variance to minimum lot size for an end result of 8,694 sq. ft.; (2) a 4.3% variance to maximum lot coverage for an end result of 24.3%; (3) a 14.1 ft. variance to the front yard setback for an end result of 15.2 ft., (4) a 2 ft. variance to the side yard setback for an end result of 23 ft., and to include gutters and downspouts and a second story firewall on the east side of the addition. Mr. Fine supported and the MOTION CARRIED with a roll call vote: Spencer – yes (this is a non-conforming lot and the applicant is requesting minimal variances and if we were to force to build in accordance with required setbacks, it would block the view of the neighbors); Fine – yes; Erlich – yes; Novak-Phelps – yes. (4 yes votes)

Mr. Iagoangeli welcomed Mr. Fine as the new alternate member of the Zoning Board.

Next Meeting Date:

a. October 24, 2013

Adjournment

Ms. Novak-Phelps moved to adjourn the meeting at 7:22 p.m. Mr. Erlich supported and the MOTION CARRIED with a voice vote. (4 yes votes)