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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
July 25, 2013 @ 7:00 p.m.

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

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

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

Visitors: 1

Approval of Agenda:

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

Approval of Minutes:

- Minutes of May 23, 2013

Ms. Spencer moved to approve the minutes of May 23, 2013 as presented. Mr. Erlich supported and the MOTION CARRIED with a voice vote. (4 yes votes)

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

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

New Business:

a.	File No.	File No. 13-012
	Applicant:	David Semenas 1317 Castlewood White Lake, MI 48386
	Location:	1317 Castlewood, White Lake, MI 48386, identified as 12-34-331-005
	Request:	Variance to Article 3.1.6 R1-D single family residential, for lot size, lot width, lot coverage, side yard setback

Mr. Artinian noted for the record that 31 property owners within 300 ft. were notified and there were no letters received in favor or opposition of the request and 4 letters were returned undeliverable by the U.S. Postal service.

Mr. Iacoangeli reviewed his report dated July 18, 2013. This is a legal non-conforming lot of record zoned R1-D. This property is located on Sugden Lake and the home uses a private well and septic system. The applicant is proposing to build a 280 sq. ft. living room addition and a 76 sq. ft. foyer addition to the south side of the home, totaling 356 sq. ft. The home addition will require a variance to the side yard setback of 4 ft. Also, the new square footage will require a variance to lot coverage in the amount of 4.5%.

Mr. Semenas indicated he intends on converting the existing living room to a dining room to accommodate family gatherings.

Ms. Spencer moved in File 13-012 to approve the following variances: (1) a 5.750 sq. ft. variance to minimum lot size for an end result of 6,250 sq. ft.; (2) a 30 ft. variance to required lot width for an end result of 50 ft.; (3) a 4.5% variance to maximum lot coverage for an end result of 24.5%; (4) and a 4 ft. variance to the south side yard setback for an end result of 6 ft., and to include 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 is requesting minimal variances); Ruggles – yes (for the reasons stated); Erlich – yes; Artinian – yes (for the reasons stated). (4 yes votes)

Next Meeting Date:

a. August 22, 2013

Adjournment

Ms. Spencer moved to adjourn the meeting at 7:12 p.m. Mr. Ruggles supported and the MOTION CARRIED with a voice vote. (4 yes votes)