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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
May 23, 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: All the members were present. Mr. Artinian reviewed the process and procedures of how the meeting would be conducted with the applicants and the audience.

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

Also Present: Jason Iacoangeli, Staff Planner

Visitors: 5

Approval of Agenda:

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

Approval of Minutes:

- Minutes of April 25, 2013

Ms. Spencer moved to approve the minutes of April 25, 2013 as presented. Mr. Erlich supported and the MOTION CARRIED with a voice vote. (5 yes votes)

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

New Business:

- | | | |
|-----------|-------------------|---|
| a. | File No. | File No. 13-009 |
| | Applicant: | Adam Kolbus
9016 Pontiac Lake
White Lake, MI 48386 |
| | Location: | 9016 Pontiac Lake , identified as 12-13-153-023 |
| | Request: | Variance to Article 3.1.6 R1-D Single Family Residential, for side yard setback and lot coverage. |

Mr. Artinian noted for the record that 26 property owners within 300 ft. were notified and there was 1 letter received in favor of the request and 4 were returned undeliverable by the U.S. Postal service.

Mr. Iacoangeli reviewed his report dated May16, 2013. The applicant is proposing to enclose an existing car port and add an additional 120 square feet to the east side of the attached garage. The new garage will be approximately 24 X 20 or 480 square feet.

Mr. Artinian opened the discussion for public comment, but none was offered.

Mr. Ruggles moved in File 13-009 to approve variance (1) for article 3.1.6 for maximum lot coverage for an end result of 25.3 % and for variance (2) for article 3.1.6 for side yard setback on the east side of property with the request of a 2' variance with an end result of 8' and that gutters and downspouts be included. Ms Novak-Phelps supported and the motion carried with a roll call vote: Ruggles – Yes (addition is acceptable based on the shape of the property); Novak-Phelps – Yes (for reasons stated); Artinian – Yes (for reasons stated); Erlich – Yes (for reasons stated); Spencer – Yes (this is a non-conforming lot, addition is minimal, and the car port is already there) (5 yes votes)

b.	File No.	File No. 13-010
	Applicant:	Don McCuean 10687 Castlewood White Lake, MI 48386
	Location:	10687 Castlewood, White Lake, identified as 12-34-151-005
	Request:	Variance to Article 3.1.6 R1-D single family residential, for lot width, lot size, side yard setback, and lot coverage.

Mr. Artinian noted for the record that 17 property owners within 300 ft. were notified and there were 3 letters that were returned undeliverable by the U.S. Postal service.

Mr. Iacoangeli reviewed his report dated May 23, 2013. The home at 10687 Castlewood is a legal non-conforming lot of record zoned R1-D. This property is located on Sugden Lake. The home uses a private well and a septic system. The applicant is proposing to add a 783 square foot addition to the ground floor of the existing legal non-conforming home. The addition along with covered porch addition will place the lot coverage at 24.3%. The total square footage of the new home would be 1,658 the new 381 square foot covered porch would bring the total lot coverage to 2,039 square feet The new side yard setbacks on both sides would be five feet from the property line.

Mr. Williamson noted that the structure would be smaller than the deck he is replacing, and the existing edge of the addition will be 6" closer. He is looking to enclose the room and keep the mosquitoes out.

Ms. Novak-Phelps asked whether this was more of a "room". Mr. Iacoangeli clarified that any cover over a porch becomes an addition.

Mr. Erlich questioned whether the sunroom was going any further east on the property. Mr. Williamson stated the neighbor is 3" from his lot line and is aware of his plan, but does not have any issues. He added that the lot is vacant to where the addition will be closest.

Ms. Spencer moved in File 13-010, the applicant is requesting 5 variances. Variance 1 to article 3.1.6 for minimum lot size, requires 12,000 sq ft, requesting a variance of 3,617 sq feet with an end result of 8,383 sq ft. Variance 2 to article 3.1.6 for lot width. 80' is required, requesting variance of 30' with an end result of 50'. Variance 3 to article 3.1.6 for maximum lot coverage. Permitted 20% or 1,617sq ft, requesting a variance of 4.3% or 363 sq ft with an end result of 24.3% or 2039 sq ft. Variance 4 to article 3.1.6 for side yar setback (east). Permitted is 10', requesting a variance of 5' for an end result of 5'. Variance 5 to article 3.1.6 for sid yard setback (west). Permitted 10', requesting a variance of 5' for an end result of 5'. MOTION CARRIED with a roll call vote. Novak-Phelps – yes; Spencer – yes; Artinian – yes (for the reasons stated); Erlich – yes (for the reasons stated).; Ruggles – yes (for the reasons stated) (5 yes votes) Ms Spencer motioned for gutters and downspout. Motion carried with 5 yes votes.

Next Meeting Date:

a. August 22, 2013

Adjournment

Ms. Artinian moved to adjourn the meeting at 7:20 p.m. Ms Phelps supported and the MOTION CARRIED with a voice vote. (4 yes votes)