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Terry Lilley, Clerk  
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Trustees  
Carol J. Burkard  
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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  
**April 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:  
Mr. Ruggles was excused.

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

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

Visitors: 15

#### Approval of Agenda:

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

#### Approval of Minutes:

- Minutes of February 28, 2013

**Ms. Spencer moved to approve the minutes of February 28, 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)

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

#### New Business:

- |    |                   |  |
|----|-------------------|--|
| a. | <b>File No.</b>   | <b>File No. 13-005</b>                                     |
|    | <b>Applicant:</b> | Vilio Tori<br>2840 Eric Drive<br>White Lake, MI 48383      |
|    | <b>Location:</b>  | 2840 Eric Dr, White Lake, identified as 12-32-300-005      |
|    | <b>Request:</b>   | Variance to Article 3.1.2 SF Suburban Farms, for lot width |

Mr. Artinian noted for the record that 36 property owners within 300 ft. were notified and there were no letters received in favor or opposition of the request and none were returned undeliverable by the U.S. Postal service.

Mr. Iacoangeli reviewed his report dated April 17, 2013. The applicant is proposing to split the property into two separate parcels. One parcel (approximately 4 acres in size) will include the existing home. The newly created 6-acre parcel will be created and sold to a neighbor who lives at the end of Ona Lake Drive. It is the recommendation of the Community Development Department the variance for lot width be granted subject to the following conditions: (1) That a stake survey be done prior to the split that meets the intent to create two separate parcels, the final survey should be reviewed by both the White Lake Assessing Office and the Community Development Department; and (2) That the parcel be deed restricted to include language that calls for a cul de sac being developed at such time that any home development on the parcel occurs, and that the road be constructed to the current public road standards at the time of construction and meet the frontage/width requirement for the lot. Proof of the deed restriction must be recorded against the property and will be required prior to a split being finalized.

Dave Carleton, 5164 Ona Lake, stated he is purchasing the 6-acre parcel without any plans for development at this time, but would comply with the conditions set forth.

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

**Ms. Novak-Phelps moved in File 13-005 to approve the division of property into 2 parcels; one approximately 4 acres and the other approximately 6 acres, given the two conditions from the staff, and subject to the final survey being reviewed by the township Assessing department and the Community Development Department, that the future development include a cul de sac constructed to RCOC standards, and that the deed restriction be recorded against the property. Ms. Spencer supported and the MOTION CARRIED with a roll call votes. Spencer – yes; Novak-Phelps – yes; Erich – yes; Artinian – yes. (4 yes votes)**

b.	<b>File No.</b>	<b>File No. 13-006</b>
	<b>Applicant:</b>	Kevin & Linda Williamson 10834 Hillway White Lake, MI 48386
	<b>Location:</b>	2840 Hillway, White Lake, identified as 12-34-352-012
	<b>Request:</b>	Variance to Article 3.1.6 R1-D single family residential, for lot width, lot size, side yard setback, and distance to neighbors.

Mr. Artinian noted for the record that 27 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 April 17, 2013. The home at 10834 Hillway is a legal non-conforming lot of record zoned R1-D. This property is located in the Oak Ridge Park neighborhood on Sugden Lake. The home uses a private well and a septic system. The applicant is proposing to add a 16 x 12 ft. sunroom addition to the rear of the existing home. The homeowner is replacing the existing wood deck on the back of the home with a proposed sunroom. The new sunroom will require a variance to the side yard in the amount of 2.6 ft. The lot is also deficient with regard to lot size in the amount of 1,388 sq. ft. and lot width, with only 30 ft. of the required 80 ft. for the district. He noted that the existing corner of the house is 7.4 ft. from the lot line and the sunroom becomes more conforming as it moves out. The frontage on Hillway only has 30 ft. on the road. The lot should be 12,000 sq. ft. but it's at 10,612, which is actually good for a lakefront property.

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 13-006 to grant the following variances: (1) a 1,388 sq. ft. variance to minimum lot size for an end result of 10,612 sq. ft.; (2) a 50 ft. variance from lot width for an end result of 30 ft.; (3) a 2.6 ft. variance to the north side yard setback for an end result of 7.4 ft. Ms. Novak-Phelps supported and the MOTION CARRIED with a roll call vote. Novak-Phelps – yes; Spencer – yes; (this is a legal non-conforming lot with minimum variances being requested); Artinian – yes (for the reasons stated); Erlich – yes (for the reasons stated). (4 yes votes)

c.	<b>File No.</b>	<b>File No. 13-007</b>
	<b>Applicant:</b>	Michael Wozniak 11938 Big Lake Rd. Davisburg, MI 48350
	<b>Location:</b>	2935 Ridge Road, White Lake, identified as 12-13-157-003
	<b>Request:</b>	Variance to Article 3.1.6 R1-D single family residential, for lot size, lot width, lot coverage, front yard setback, side yard setback, and distance to neighbors.

Mr. Artinian noted for the record that 24 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 April 17, 2013. The applicant is proposing a replacement and expansion of the existing garage. The new garage and addition will be approximately 29 ft. x 25 ft. or 725 sq. ft. The porch addition to the front of the home will also be covered and needs to be treated as an addition with regard to lot coverage.

Mr. Wozniak, the builder representing the owner, indicated there are some impracticalities from when the home was built in the 50's. He reviewed the plans for expansion, which would allow for more storage, and allows for a real closet and mudroom entry off the garage. He feels this looks nicer and enhances the neighborhood. They are also proposing a bump out with a covered space to designate where the front door is located.

Mr. Erlich noted that the garage door currently faces road and asked if that would stay the same. Mr. Wozniak responded that it would.

Ms. Novak-Phelps moved in File 13-007 to approve the following variances: (1) a 5,507 sq. ft. variance to Minimum Lot Size for an end result of 6,493 sq. ft.; (2) a 52 ft. variance to Required Lot Width for an end result of 28 ft.; (3) a 10.9% variance to Maximum Lot Coverage for an end result of 30.9%; (4) a 16 ft. variance to the front yard setback for an end result of 14 ft.; a 2.9 ft. variance to the south side yard setback for an end result of 7.1 ft.; and to include gutters and downspouts and firewall protection to the neighbors. Mr. Erlich supported and the MOTION CARRIED with a roll call vote. Novak-Phelps – yes (she likes the improvement and lake lots are usually non-conforming); Artinian – yes (for reasons stated); Erlich – yes (for reasons stated); Spencer – yes (this is legal non-conforming lot of record and there are no health, safety or welfare issues since the proposed addition is 34 ft. from road). (4 yes votes)

**Next Meeting Date:**

a. May 23, 2013

**Adjournment**

Ms. Novak-Phelps moved to adjourn the meeting at 7:31 p.m. Mr. Artinian supported and the MOTION CARRIED with a voice vote. (4 yes votes)