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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

May 24, 2012 at 7:00 p.m.

7525 Highland Road
White Lake, MI 48383

Ms. Spencer called the regular meeting of the White Lake Township Zoning Board of Appeals to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Kowall was excused.

ROLL CALL: Robert Artinian – Vice Chairperson
Wayne Gilbert - Alternate
Rik Kowall - excused
Mike Lanthier
Gail Novak-Phelps
Linda Pearson - Secretary
Josephine Spencer - Chairperson

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

Visitors: 2

Approval of Agenda:

Ms. Novak-Phelps moved to approve the agenda as presented. Mr. Artinian supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Approval of Minutes:

a. Meeting minutes of April 26, 2012

Mr. Artinian moved to approve the minutes of April 26, 2012 as presented. Ms. Pearson supported and the MOTION CARRIED with a voice vote. (5 yes votes)

New Business:

	File 12-007
Applicant:	John Johnson 8882 Arlington White Lake, MI 48386
Location:	8882 Arlington, identified as 12-13-157-004
Request:	Variance to Article 6 for lot size, lot width, lot coverage, distance to neighbors, and side yard setback

Ms. Spencer noted for the record that property owners within 300 ft. were notified of the request. There were no letters received in favor or opposition, and none were returned undeliverable by the US postal service.

Mr. Iacoangeli reviewed Mr. O'Neil's report dated May 17, 2012. This is a 2-story single-family home with a 2-car detached garage in the front yard. This home is connected to the sanitary sewer system and is served by a private well. The applicant is seeking variances that would allow him to construct a garage addition and breezeway that would attach the new garage to the home. The existing 2-car would become a 4-car garage.

Mr. Johnson stated the existing garage is 5 ft. from side yard and he wants to build new garage and connect it to the existing garage with a breezeway. If he moves the garage out the additional 5 ft. it would make the land on either side unusable. He noted that the proposed garage would not go any closer to the lot line or road.

Ms. Novak-Phelps asked if the new garage would be pushed back. Mr. Johnson responded that the garage is getting longer and going in towards the house. It would actually become a 2.5-car garage with a workshop. His intent is to eliminate the need for a shed.

Mr. Artinian moved in File 12-007 to grant the a 5 ft. side yard variance for an end result of 5 ft.; and a 45 ft. variance to lot width for an end result of 35 ft.; with the addition of gutters and downspouts. Ms. Novak-Phelps supported and the MOTION CARRIED with a roll call vote: Novak-Phelps – yes; Spencer – yes (this is a legal non-conforming that is not being increased); Artinian – yes (for the reasons stated); Lanthier – yes; Pearson – yes. (5 yes votes).

Next Meeting Date:

- a. June 28, 2012 – Novak-Phelps and Spencer cannot attend.

Adjournment:

Mr. Artinian moved to adjourn the meeting at 7:10 pm. Ms. Spencer supported and the MOTION CARRIED with a unanimous voice vote. (5 yes votes)