

Gregory R. Baroni, Supervisor
Terry Lilley, Clerk
Forrest Jay Brendel, Treasurer



Trustees
Carol J. Burkard
Michael Powell
Todd T. Birkle
David Lewsley

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

August 25, 2011 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. Lanthier and Mr. Gilbert were absent.

ROLL CALL: Robert Artinian – Vice Chairperson
Rik Kowall - Alternate
Mike Lanthier - **Absent**
Gail Novak-Phelps
Linda Pearson
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. Minutes of April 28, 2011
- b. Minutes of June 23, 2011
- c. Minutes of July 28, 2011

Mr. Artinian moved to approve the minutes of April 28, 2011 as submitted. Ms. Novak-Phelps supported and the **MOTION CARRIED** with a voice vote. (5 yes votes)

Ms. Novak-Phelps moved to approve the minutes of June 23, 2011 as submitted. Ms. Pearson supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Mr. Artinian moved to approve the minutes of July 28, 2011 as submitted. Mr. Kowall supported and the MOTION CARRIED with a voice vote. (5 yes votes)

New Business:

	File No. 11-008
Applicant:	Delbert Sellers 1040 Pawgrove White Lake, MI 48383
Location:	1040 Pawgrove, identified as 12-28-178-003
Request:	Variance to Article 6, for front yard setback, lot size, and lot width

Ms. Spencer noted for the record that 31 property owners within 300 ft. were notified of the request. There were no letters received in favor or opposition, and none returned undeliverable by the US postal service.

Mr. Iacoangeli reviewed his report dated August 18, 2011. This is a single-family home located in the Lake Wood Village No. 7 Subdivision on Lake Neva. This home is not served by the sanitary sewer system and uses a private well. The applicant is seeking variances in order to build a 575 sq. ft. garage. The 23 ft. x 25 ft. garage would be attached to the residence and replace the existing attached garage.

The current garage is approximately 25 ft. from the front lot line. The new garage will protrude an additional 8 ft. into the front yard setback. This reduces the front yard setback to 17.5 ft. It should be noted that the garage structure at its closest point would be 39 ft. from the traveled portion of Pawgrove Court. The applicant has noted that the majority of the front yard on the west side of the existing driveway is occupied by the septic field. Mr. Iacoangeli noted that even with the new addition, there is 14.5% lot coverage, which is well under the 20% minimum and the applicant does not need a variance.

Zack Ostroff, architect for the project, 2640 Water Oaks Drive, reiterated that the hardship with this property is due to the shape of the lot and that the lot does not meet the required width or square footage of the zoning ordinance. They are not adding to the existing garage, but rather tearing it down and building a new 2.5 car garage. He added that there is no other place on the lot to construct a garage.

Mr. Sellers stated that his neighborhood association is in favor of his addition and he would submit a letter to the building department when he comes in for a permit.

Mr. Kowall asked where the well was located and whether there was enough room to get a service vehicle to the well if needed. Mr. Sellers stated the well is located the right side of the house and could easily be serviced. He added that the septic is located at the front of the house.

Ms. Spencer opened the discussion for public comment, but there was none.

Mr. Artinian moved in File 11-008 to approve the following variances: (1) 2,691 sq. ft. to minimum lot size for an end result of 13,309 sq. ft.; (2) a 9 ft. variance to the required lot width for an end result of 91 ft.; (3) a 17.5 ft. variance to the front yard setback for an end result of 17.5 ft. Ms. Novak-Phelps supported and the MOTION CARRIED with a roll call vote: Novak-Phelps – yes; Pearson – yes; Spencer – yes (2 of the variance requests are non-conforming and the 3rd to the front yard is minimal. There is a hardship due to the lot size; Artinian – yes (for the reasons stated); Kowall – yes (also due to the size of the lot). (5 yes votes)

Next Meeting Date:

a. September 22, 2011

Adjournment:

Ms. Spencer moved to adjourn the meeting at 7:12 pm. Mr. Artinian supported and the MOTION CARRIED with a voice vote. (5 yes votes)