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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

April 28, 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: Ms. Linda Pearson was absent.

ROLL CALL: Robert Artinian - Secretary
Gail Novak Phelps
Rick Kowall - Alternate
Josephine Spencer – Chairperson
Linda Pearson - **Absent**

Also Present: Jason Iacoangeli, Staff Planner
Amy Bertin, Recording Secretary

Visitors: 2

Approval of Agenda:

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

Approval of Minutes:

a. Minutes of June 24, 2010

Ms. Spencer moved to approve the minutes of June 24, 2010 as presented. Mr. Artinian supported and the MOTION CARRIED with a voice vote (4 yes votes).

b. Minutes of August 26, 2010

Ms. Spencer moved to approve the minutes of August 26, 2010 as presented. Mr. Artinian supported and the MOTION CARRIED with a voice vote (4 yes votes).

c. Minutes of December 9, 2010

Ms. Spencer moved to approve the minutes of December 9, 2010 as presented. Mr. Artinian supported and the MOTION CARRIED with a voice vote (4 yes votes).

New Business:

File No. 11-001

Applicant: Elias Azzouz
9961 Cedar Shores
White Lake, MI 48386
Location: 9961 Cedar Shores, identified as 12-26-352-002
Request: Variance to Article 6, for side yard setback, lot size, lot width,
and distance to neighbors.

Ms. Spencer noted for the record that 29 letters were mailed regarding this. There were no letters received in favor, no letters in opposition, and no letters returned undeliverable by the US postal service.

Mr. Iacoangeli reviewed his report. The property is 9961 Cedar Shores. It is a single family residential home in the Cedar Shores Subdivision and this property is located on Cedar Island Lake. It should be noted that the home is not served by the sanitary sewer system and the home uses a private well.

The applicant is seeking variances in order to build a covered rear porch that is approximately 14 x 28 or 392 sq. feet in size.

Covered porches are treated as building additions to the home under the White Lake Township Zoning Ordinance to make sure that porches, if they are ever walled in in the future, have the necessary variances as if they are part of the house. The variances that the applicant is requesting are side yard setback of 4.5 ft. The Zoning Ordinance prevents the Zoning Board from granting requests of less than 5 ft. with regard to covered porches, referencing Section 4.49E. The applicant will need to adjust their plan in order to reflect that minimum of a 5 ft set back at that back corner of the house. The home currently doesn't meet the distance to neighbors requirement. The lot is also deficient with regard to lot width by 16 ft. Those are the variances that the applicant is looking at as part of their request.

The applicant, Elias Azzouz, presented the Board with a paper template reflecting exactly the size of the addition he is looking to build. Other than that, he had no comments.

Mr. Kowall commented that it appeared from the plans the homeowner was trying to fill in a niche in the existing home as it is designed. With the roof line coming out, architecturally it would look better if it came out straight. And also from a drainage standpoint, the design is efficient and would work well for drainage and run off for the house.

Ms. Novak Phelps stated that the applicant simply needs to move the deck over 6 inches to meet the 5 ft requirement.

Mr. Artinian moved in File 11-001, 9961 Cedar Shores, to grant three variances; (1) Article 6, required lot width requires 100 ft., request to grant 16 ft. with an end result of 84 ft.; (2) Article 6, side yard setback, permit the requested 5 ft. for an end result of 5 ft. ; (3) Article 6 distance to neighbors requires 20 ft., requested variance 10.8 for an end result of 9.1 ft.; (4) also requiring gutters and downspouts on the porch. Ms. Novak Phelps supported and the MOTION CARRIED with a roll call vote: Kowall – yes; Artinian – yes; Spencer – yes (the first variance requested is due to result of it being a non-conforming lot. The second will be granted if the applicant increases the plans to 5 ft. in accordance with Section 4.49E, Attached Decks, Porches and Patios in a Residential District. Third, also the result of non-conforming lot. This is a practical alternative to have the structure built). Novak-Phelps - yes (given there were no comments from the neighbors). (4 yes votes)

Other Business:

- a. Election of Officers

Ms. Novak Phelps moved to elect by unanimous vote Josephine Spencer for the position of Chairperson, Robert Artinian for Vice Chairperson, Linda Pearson for Secretary for the Zoning Board of Appeals. Mr. Artinian supported and the MOTION CARRIED with a voice vote. (4 yes votes)

Next Meeting Date:

b. May 26, 2010

Adjournment:

Ms. Novak Phelps moved to adjourn the meeting at 7:25 pm. Mr. Artinian supported and the MOTION CARRIED with a voice vote. (4 yes votes)