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## WHITE LAKE TOWNSHIP

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### WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

**March 25, 2010 at 7:00 p.m.**

7525 Highland Road  
White Lake, MI 48383

Mr. Gilbert 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 and all the members were present.

**ROLL CALL:** Robert Artinian – Secretary  
Wayne Gilbert – Vice Chairperson  
Mike Lanthier  
Steve Martinko – Substitute for Mr. Long  
Josephine Spencer - Chairperson

**Also Present:** Lynn Lindon, Recording Secretary

**Visitors:** 3

#### **Approval of Agenda:**

**Mr. Artinian moved to approve the agenda as presented. Mr. Martinko supported and the MOTION CARRIED with a voice vote. (5 yes votes)**

#### **Approval of Minutes:**

- a. Minutes of December 10, 2009
- b. Minutes of February 25, 2010

**No action could be taken on the minutes of December 10, 2009.**

**Mr. Artinian moved to approve the minutes of February 25, 2010 as presented. Mr. Gilbert supported and the MOTION CARRIED with a voice vote. (5 yes votes)**

#### **New Business:**

	<b>File No. 10-003</b>
Applicant:	Michael & Anita Tessman 8838 Arlington St. White Lake, MI 48386
Location:	8838 Arlington, identified as 12-13-176-001
Request:	Variance to Article 6 for side yard setback, lot coverage, lot width, lot area, and distance to the neighbors.

Mr. Iacoangeli reviewed his report dated March 16, 2010. This is a one story single family home located on Lot 28 of the "English Villas" subdivision and is a legal non-conforming lot of record located on Pontiac Lake. This home is served by the sanitary sewer system and uses a private well. The applicant is seeking variances in order to construct a 360 sq. ft. great room addition on to the existing home. The lot is deficient in lot area and lot width. The new 360 sq. ft. addition would put the applicant 6.5% over the allowable 20% lot coverage. However, the new addition would bring the floor area of the home to 1,224 sq. ft. eliminating the deficiency with regard to minimum floor area. The home is currently non-conforming with regard to the east side yard setback and the applicant has attempted to shift the addition west in order to provide a 5 ft. side yard setback. The neighboring home to the east is also non-conforming and is located approximately 5.2 ft. from the new addition, contributing to the need for a variance for distance to neighbors.

Ms. Spencer noted for the record that 35 occupant/homeowners were notified of the request. There were no letters received in favor or opposition and none returned undeliverable by the postal service.

Mr. Tessman stated his intent is to add a great room and turn his existing living room into a bedroom.

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

**Mr. Artinian moved in File 10-003 to grant variances for (1) a 5,243 sq. ft. variance to minimum lot size for an end result of 6,757 sq. ft.; (2) a 6.5% variance to maximum lot size for an end result of 26.5%; (3) a 27 ft. variance to the required lot width for an end result of 53 ft.; (4) 5 ft. variance to the east side yard setback for an end result of 5 ft.; (5) a 9.8 ft. variance to the distance to the neighbors for an end result of 10.2 ft. In addition to granting, we are requesting a firewall on the east side and this can be deferred to the building official, and that gutters and downspouts be added Mr. Lanthier supported and The MOTION CARRIED with a roll call vote: Artinian – yes; Martinko – yes; Spencer – yes (this is non-conforming lot and a hardship exists on the property, he is eliminating the deficiency of the floor area and has worked very hard to minimize the variances requested); Lanthier – yes (for the reasons stated); Gilbert – yes (for the reasons stated).**

**Next Meeting Date:**

- a. April 22, 2010

**Adjournment:**

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