

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Zoning Board of Appeals
FROM: Justin Quagliata, Staff Planner
DATE: January 25, 2024

Agenda item: 8b

Appeal Date: January 25, 2024

Applicant: Timbercraft Homes, Inc.

Address: 2281 Elkridge Circle
Highland, MI 48356

Zoning: R1-C Single Family Residential

Location: 3811 Ormond Road
White Lake, MI 48383

Property Description

The approximately 0.34-acre (14,923 square feet) parcel identified as 3811 Ormond Road is a triple lot (Lots 7, 8 and 9) within the Pleasant View subdivision plat located on White Lake and zoned R1-C (Single Family Residential). The property is to be served by a private well for potable water and a private septic system for sanitation. The triple lot contains 121.74 feet in width at the front property line.

Applicant's Proposal

Timbercraft Homes, Inc., the Applicant, on behalf of property owner Thomas Minielly, is proposing to construct a new single-story house with an attached two-car garage.

Planner's Report

In March 2022 the Zoning Board of Appeals approved variance requests from a representative of the previous property owner's power of attorney for the project. Variances are valid for a period of six months from the date of approval, unless a building permit is obtained within such period and the work associated with the variance is started and proceeds to completion in accordance with the terms of the building permit. The previous Applicant did not obtain a building permit within six months of approval so the variances expired and are void. The following variances were previously granted:

- 21.9-foot variance from the front yard setback
- 1,077 square foot variance from the required lot area

In December 2023 the Applicant submitted a site plan showing the proposed house would be more compliant with the Zoning Ordinance than the originally approved plan (1.9-foot greater front yard setback (13.1 feet to 15 feet). As indicated on the new site plan, the proposed house and garage footprint is 2,905 square feet in size. With the proposed front covered porch (182 square feet) and partially covered lakeside deck (189 square feet covered, 335 square feet uncovered), the proposed lot coverage is 22% (3,276 square feet), which is 2% (291 square feet) beyond the allowable limit (2,985 square feet).

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 3.1.5.E	Front yard setback	35 feet	20 feet	15 feet
2	Article 3.1.5.E	Maximum lot coverage	20% (2,985 square feet)	2% (291 square feet)	22% (3,276 square feet)

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Timbercraft Homes, Inc. from Article 3.1.5.E of the Zoning Ordinance for Parcel Number 12-07-329-037, identified as 3811 Ormond Road, in order to construct a new house that would encroach 20 feet into the required front yard setback and exceed the allowed lot coverage by 2%. This approval will have the following conditions:

- The Applicant shall obtain all necessary approvals from the Oakland County Health Division prior to issuance of a building permit.
- The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
- The title block on the site plan shall be revised to provide the correct street number (address) of the property.
- No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard lot line.
- A foundation certificate shall be required prior to the backfill inspection by the Building Division.
- An as-built survey shall be required to verify the approved setbacks and lot coverage.

Denial: I move to deny the variances requested by Timbercraft Homes, Inc. for Parcel Number 12-07-329-037, identified as 3811 Ormond Road, due to the following reason(s):

Postpone: I move to postpone the appeal of Timbercraft Homes, Inc. *to a date certain or other triggering mechanism* for Parcel Number 12-07-329-037, identified as 3811 Ormond Road, to consider comments stated during this hearing.

Attachments:

1. Variance application dated December 27, 2023.
2. Applicant's written statement dated December 27, 2023.
3. Site plan dated December 15, 2023.
4. Floor plan dated December 26, 2023.
5. Letter of denial from the Building Official dated December 21, 2023.
6. Minutes of the March 24, 2022 Zoning Board of Appeals meeting.

7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
 - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
 - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

**CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION**
Community Development Department, 7525 Highland Road,
White Lake, Michigan, 48383
(248) 698-3300 x5

APPLICANT'S NAME: Timbercraft Homes Inc PHONE: 248-561-6896
ADDRESS: 2281 Elkridge Circle Highland MI, 48356
APPLICANT'S EMAIL ADDRESS: Timbercrafthomes@comcast.net
APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: _____

ADDRESS OF AFFECTED PROPERTY: 3811 Ormond Rd PARCEL # 12 - 07-329-037
CURRENT ZONING: R1-C PARCEL SIZE: 120*102*120*93 .34 Acres (14,810 sq. ft.)

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: We are requesting a variance to
Article 3.1.5 Min front ^{front} and rear setbacks / Min lot size / and Maximum Lot Coverage
VALUE OF IMPROVEMENT: \$ 650,000.00 SEV OF EXISTING STRUCTURE: \$ N/A (Vacant)

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$385.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)
APPLICANT'S SIGNATURE: [Signature] DATE: 12/27/2023

RECEIVED
DEC 28 2023
BUILDING DEPARTMENT

Charter Township of White Lake
7525 Highland Rd.
White Lake, MI 48383



12/27/2023

White Lake Zoning Board of Appeals,

My Client, Thomas Minielly, Purchased the property located at 3811 Ormond Rd with the intention of building his and his wife's retirement home on their hillside property overlooking White Lake. We are aware that the variance granted to the previous owner has expired, and it is our desire to have a new variance granted that will allow us to achieve this goal.

The previous owner of the property has done the lion's share of the prep work, the old home, septic, and well have been removed or abandoned, now it is our intention to move forward with a design that is suited toward our needs.

It is our intention to build a walkout ranch style home with a 2-car attached garage, with 2-bedrooms. Our design comes out to around 2350 sq. ft. on the main level. We would also like to build a covered deck as well as an open deck and balcony on the home.

We are asking for the ZBA to grant a variance in 3 areas, The first would be minimum setbacks, we would like to place the home 15' from the East property line (roadside), the previous owner was granted a variance to 13.5' from lot line. The second would be minimum lot size requirement, our lot is around 1000 sq. ft. under the minimum conforming lot requirement, since a variance was previously granted for a house on this property, we are hopeful that this portion is easily addressed. Our third item identified from the building official is a lot coverage variance, with our front porch and a 189 sq. ft. of the lakeside deck being covered we have 21.9% of lot coverage exceeding the 20% maximum by a couple hundred sq. ft.

The home that we would like to build is a modest sized ranch, that tastefully compliments the style and value of homes on the lake, we intend to build a home with character and charm, a property that is an asset to the community, without being a burden to the property that we are working with.

Our requests leave our home further from the lake than the neighbor to the south, and further from the road than our neighbors to the north, this allows for a nice flow as the properties are viewed in order.

I appreciate the Board taking the time to consider our situation, I believe that our request is a modest request, we intend to encroach beyond the conforming rules as lightly as realistically feasible.

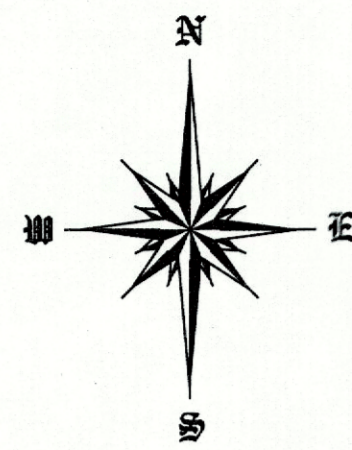
Please don't hesitate to reach out with questions or concerns.

Sincerely,

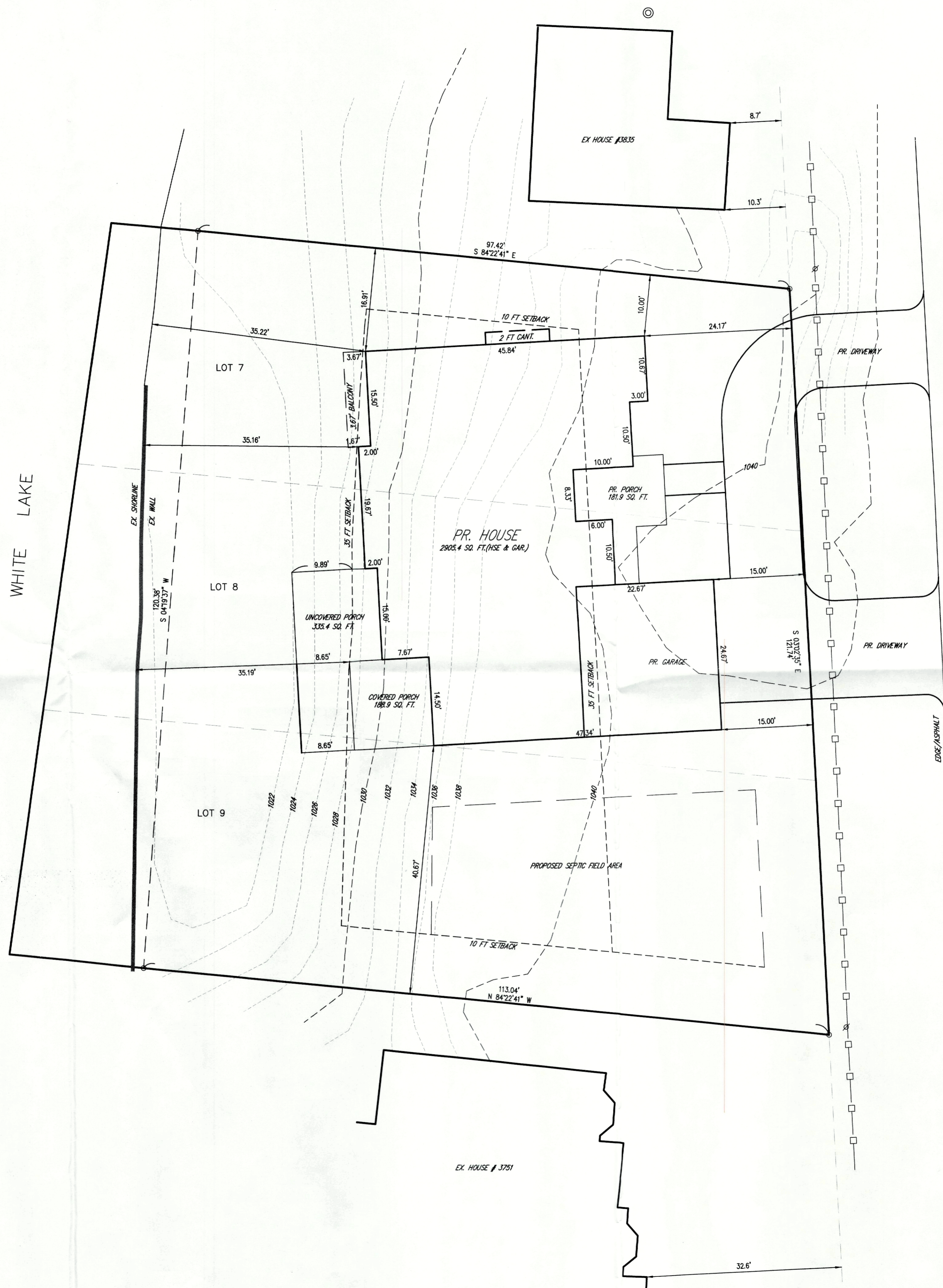
A handwritten signature in black ink, appearing to read 'Robert T Lowe II', written over a white signature line.

Robert T Lowe II

President Timbercraft Homes Inc.

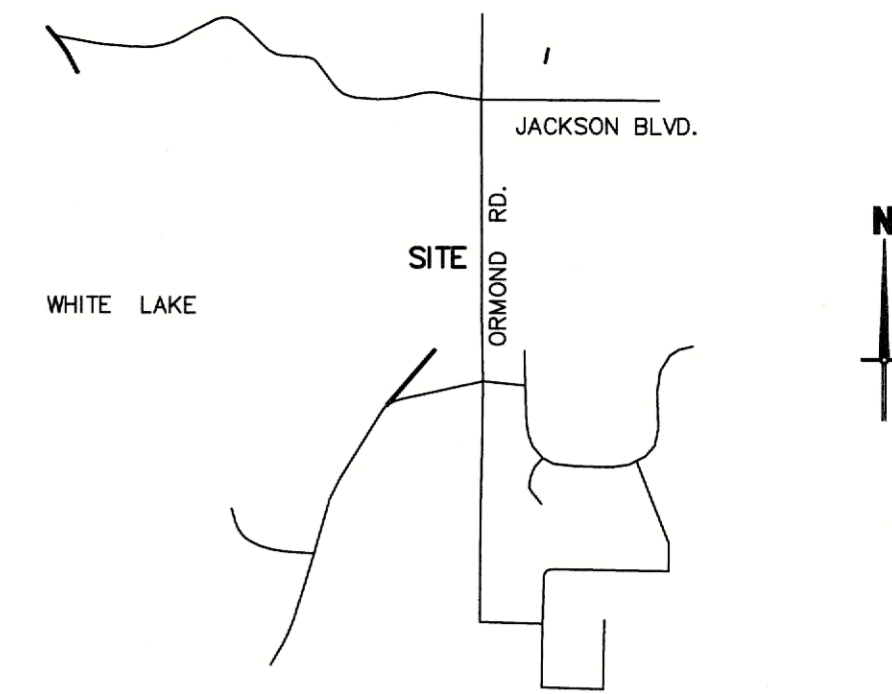


WHITE LAKE

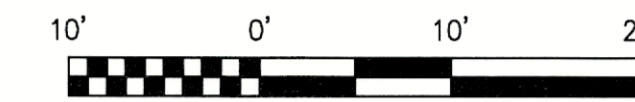


CALCULATIONS:

ZONING:	R1-C
LOT SIZE:	14,923.5 SQ FT
HOUSE & GARAGE:	2,905 SQ FT
FRONT PORCH:	182 SQ FT
REAR COV. PORCH:	189 SQ FT
REAR UNCOV. PORCH:	335 SQ FT



LOCATION MAP
NO SCALE



SCALE: 1" = 10'

LEGEND

- EX. GRADE
- EX. INDEX CONTOUR
- EX. CONTOUR
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. OVERHEAD
- EX. GAS
- EX. UNDERGROUND
- EX. FENCE
- EX. RAILROAD
- EX. WALL
- EX. Q. OF DITCH
- EX. WETLAND
- HYDRANT
- CATCH BASIN
- MANHOLE
- SIGN
- GATE VALVE
- LIGHT POLE
- UTILITY POLE
- METAL LIGHT POLE
- TOP OF BERM
- TOE OF BERM
- TREE TAG
- TOP OF CURB
- GUTTER
- TOP OF ASPHALT
- TOP OF WALK
- TOP OF WALL
- FOUND IRON ROD
- SET IRON ROD
- FOUND IRON PIPE
- ASPHALT
- CONCRETE

ORMOND RD
(33 FT WD 1/2 ROW)

LEGAL DESCRIPTION:

LOT 7, 8, 9, AND PART OF VACATED ADAMS AVENUE, PLEASANT VIEW SUBDIVISION, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN ACCORDING TO THE PLAT RECORDED IN LIBER 22 OF PLATS, PAGE 9, OAKLAND COUNTY RECORDS

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON THAT THE PROPERTY LINES ARE AS SHOWN.

Thomas M. Smith
THOMAS M. SMITH
R.L.S. No. 31606

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	THOMAS M. SMITH P.S. PROFESSIONAL LAND SURVEYOR 7559 OLDE STURBRIDGE TRAIL CLARKSTON, MICHIGAN 48348 tsmith7559@yahoo.com PHONE: (248) 625-3276	
	PROJECT 3911 ORMOND ROAD WHITE LAKE TWP., MI	DRAWN BY: TMS CHECKED BY: TMS APPROVED BY: TMS SCALE HORIZ. 1"=10' SCALE VERT. N/A DATE 12-15-23 PROJECT No. 23-238 SHEET No. 1 of 1
ISSUED FOR: ISSUED FOR: ISSUED FOR: ISSUED FOR: ISSUED FOR: ISSUED FOR: ISSUED FOR:	TITLE SITE-ZBA CLIENT TIMBERCRAFT	



Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

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

December 21, 2023

Bob Lowe
2281 Elkridge Circle
Highland, MI 48356

RE: Proposed Residential Structure at 3811 Ormond

Based on the submitted plans, the proposed residential structure does not satisfy the White Lake Township Clear Zoning Ordinance for R1-C zoning district.

Article 3.1.5 of the White Lake Township Clear Zoning Ordinance: Requires a minimum front yard setback of 35 ft, minimum rear yard setback of 35 ft, minimum lot area of 16,000 sq ft, and maximum lot coverage of 20%.

The recently combined lot is non-conforming with an area of 14,923 sq ft. The proposed residential structure would have a front yard setback of 15 ft. The lot coverage is not provided, but appears it may exceed the maximum 20%.

Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the January 25th Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than December 28th at 4:30 PM. **A certified survey including setbacks and lot coverage of all covered structures, will be required by the ZBA.** The Planning Dept. can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
MARCH 24, 2022**

CALL TO ORDER

Chairperson Spencer called the meeting to order at 7:00 P.M. She then led the Pledge of Allegiance.

ROLL CALL

Present:

Clif Seiber
Michael Powell, Township Board Liaison
Debby Dehart, Planning Commission Liaison
Niklaus Schillack, Vice Chairperson
Jo Spencer, Chairperson

Others:

Justin Quagliata, Staff Planner
Hannah Micallef, Recording Secretary

6 members of the public present

APPROVAL OF AGENDA

MOVED by Member Schillack, SUPPORTED by Member Powell, to approve the agenda as presented. The motion CARRIED with a voice vote (5 yes votes).

APPROVAL OF MINUTES:

- a. Zoning Board of Appeals Regular Meeting of February 24, 2022

Member Powell said on page 9, the fourth paragraph down should read “increased” and not increases.

**MOVED by Member Seiber, SUPPORTED by Member Dehart to approve the Zoning Board of Appeals Regular Meeting Minutes of February 24th, 2022 as amended.
The motion CARRIED with a voice vote (5 yes votes).**

CONTINUING BUSINESS:

A. Applicant: Rob Higgs

15486 Surrey

Livonia, MI 48154

Location: (1) 3811 Ormond Road

White Lake, MI 48383 identified as 12-07-329-013

(2) 12-07-329-035

Request: The applicant requests to construct a single-family house, requiring variances from Article 3.1.5.E,

R1-C Single Family Residential Front-Yard Setback, Rear-Yard Setback, Maximum Lot Coverage, and Minimum Lot Area.

Chairperson Spencer noted for the record that 13 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata presented his staff report.

Member Dehart asked staff what was the square footage of the proposed house. Staff Planner Quagliata said the house details sheet and the plans were inconsistent and two different sizes were provided.

Member Schillack asked staff if lots 8 & 9 were combined. Staff Planner Quagliata confirmed, and said the plan showed all three lots as combined, but lot 7 was not yet combined.

Member Seiber asked staff if the unenclosed porch was not counted toward the front yard setback. Staff Planner Quagliata said a covered porch was counted towards the setback.

Robert Higgs, 15486 Surrey, Livonia, was present to speak on his case. He staked the property, as well as had a perc test done. He also received a notarized letter from the property owner's power of attorney.

Member Powell asked the applicant if he had acquired a septic field permit. Mr. Higgs said no. Member Powell suggested the applicant reduce their four bedrooms to three bedrooms and a den to better meet the requirements from the Oakland County Health Division.

Member Seiber stated the proposed location for the septic field was probably the best place for it due to lot configuration.

Member Powell said a front yard setback variance would allow the applicant to extend the roofline. The submitted plan measured the front setback from a step and not the roofline.

The ZBA discussed the standards from Article 7, Section 37 from the ClearZoning Ordinance:

- A. Practical Difficulty
 - Chairperson Spencer said the size of the house could be reduced to come into compliance with the zoning ordinance.
- B. Unique Situation
 - Member Dehart said the lot was nonconforming and steep.
- C. Not Self-Created
 - Member Powell said the lots had been in existence since they were platted.
- D. Substantial Justice
 - Member Schillack said it would be ridiculous for the house to be built narrower and it would not fit in with the surrounding neighbor's houses.
- E. Minimum Variance Necessary
 - Member Seiber said based on where the applicant's plan had the house positioned, it was the best location in regard to least impact on the surrounding neighbor's lake view.

Member Dehart MOVED to approve the variances requested by Rob Higgs from Article 3.1.5.E of the Zoning Ordinance for Parcel Number 12-07-329-013, identified as 3811 Ormond Road, and Parcel Number 12-07-329-035 in order to construct a new house that would encroach 21.9 feet into the required front yard setback. A 1,077 square foot variance from the required lot area is also granted from Article 3.1.5.E. This approval will have the following conditions:

- **A copy of the Power of Attorney shall be submitted to the Building Department.**
- **The Applicant shall obtain all necessary approvals from the Oakland County Health Division prior to issuance of a building permit.**
- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **Prior to issuance of a building permit, a demolition permit shall be obtained from the Township to remove the existing buildings and structures from the subject parcels.**
- **No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard lot line.**
- **A foundation certificate shall be required prior to the backfill inspection by the Building Department.**
- **An as-built survey shall be required to verify the approved setbacks.**
- **The subject parcels shall be combined prior to issuance of a building permit.**
- **Revised plans shall be submitted to meet requirements of the Building Official.**

**Seiber SUPPORTED, and the motion CARRIED with a roll call vote (5 yes votes):
(Dehart/yes, Seiber/yes, Schillack/yes, Spencer/yes, Powell/yes)**

Member Powell stated the applicant did not request or need a rear yard setback variance, and the front yard setback variance was necessary to prevent obstruction of the lake view for the surrounding neighbors.

NEW BUSINESS

- A. Applicant: Ken & Tyler Strom
6040 Turnberry Drive
Commerce, MI 48382
Location: 1152 Clearwater Boulevard
White Lake, MI 48386 identified as 12-35-401-010
Request: The applicant requests to construct a single-family house, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Side-Yard Setback, Maximum Lot Coverage, Minimum Lot Area, and Minimum Lot Width.

Chairperson Spencer noted for the record that 16 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata presented his staff report.

Member Seiber asked staff if 30 percent lot coverage was ever granted by the Community Development Department. Staff Planner Quagliata said yes, if a building was able to meet all setback requirements and a lot was served by sanitary sewer.

Member Powell stated the survey showed the lot width as being narrower than what was presented on the staff report.

Member Dehart said there was standing water on the lot, and the lot to the south did as well. She wanted to know where water runoff would go if the house was built.

David Smith, 8615 Richardson, was present to speak on the case on behalf of the applicant. He said the lot was platted in the early 1900s and was hard to survey. The lot width was about 46 feet at a perpendicular angle. He tried to refrain from requesting front and rear yard setbacks, and a storm system would be proposed to drain water into the lake and away from the neighbor's properties.

Chairperson Spencer asked if the lots were combined and separated at one point. Mr. Smith said no, and the lots were purchased separately by the applicant. He added the lot was a typical lake lot, with mushy soils, and the house foundation on the subject lot would require helical piers.

Chairperson Spencer opened the public hearing at 7:48 P.M. Seeing no public comment, she closed the public hearing at 7:48 P.M.

Member Seiber said the applicant demonstrated a good effort by trying to get as compliant with the side yard setbacks as possible, since the width of the lot was narrow.

The ZBA discussed the standards from Article 7, Section 37 from the ClearZoning Ordinance:

- A. Practical Difficulty
 - Member Dehart said the lot was platted years ago and was nonconforming.
- B. Unique Situation
 - Member Powell said the plat predated the zoning ordinance.
- C. Not Self-Created
 - Member Dehart said the applicant did not plat the lot.
- D. Substantial Justice
 - Member Powell said the lot was typical for the plat.
- E. Minimum Variance Necessary
 - Chairperson Spencer said the side yard setback variances were minimal.

Member Powell MOVED to approve the variances requested by Ken & Tyler Strom from Articles 3.1.6.E of the Zoning Ordinance for Parcel Number 12-35-401-010, identified as 1152 Clearwater Boulevard, in order to construct a new house that would encroach 1.6 feet into the north side lot line and 1.4 feet from the south side lot line and exceed the allowed lot coverage by 2.2%. A 34-foot variance from the required lot width and a 2,538 square foot variance from the required lot area are also granted from Article 3.1.6.E. This approval will have the following conditions:

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard lot line.**
- **A foundation certificate shall be required prior to the backfill inspection by the Building Department.**
- **An as-built survey shall be required to verify the approved setbacks and lot coverage.**
- **A storm sewer line shall be installed and downspouts attached on the house to carry storm water to the lake.**

SUPPORT by Member Dehart and the motion CARRIED with a roll call vote (5 yes votes): (Powell/yes, Dehart/yes, Spencer/yes, Schillack/yes, Seiber/yes).

- B. Applicant: Angela and Michael Runyan
661 Oxhill Court
White Lake, MI 48386
Location: 661 Oxhill Court
White Lake, MI 48386 identified as 12-23-177-008
Request: The applicant requests to enlarge and alter a nonconforming structure (house) to construct a second story addition, requiring variances from Article 7.23.A, Nonconforming Structures and Article 3.1.5.E, R1-C Single Family Residential Minimum Lot Area and Minimum Lot Width.
A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is required due to both the value of improvements and the increase in cubic content.

Chairperson Spencer noted for the record that 21 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata presented his staff report.

Angela and Michael Runyan were present to speak on their case. They said they had outgrown the house, and instead of moving, they had chosen to add on to the existing house.

Chairperson Spencer asked the applicant if they considered moving the second story to meet setbacks. The applicant said they considered it, but it would eliminate living space and the proposed plan would be more aesthetically pleasing.

Member Powell said the applicant's design was practical and to shift the second story would cause for poles to be installed in the middle of the garage.

Member Seiber asked if a firewall was required between the garage and the living space. Member Powell said yes, but that would be a Building Department requirement.

Chairperson Spencer opened the public hearing at 8:10 P.M. Seeing no public comment, she closed the public hearing at 8:10 P.M.

The ZBA discussed the standards from Article 7, Section 37 from the ClearZoning Ordinance:

- A. Practical Difficulty
- Member Dehart said the cul- de-sac caused the parcel to be nonconforming.
 - Member Powell said the placement of the house by the original builder was inappropriate.
- B. Unique Situation
- Member Schillack said the way the road was cut and the house was placed on the lot made for a unique situation.

C. Not Self-Created

- Member Schillack said the way the road was cut and the house was placed on the lot were not self-created by the applicant.

D. Substantial Justice

- Member Powell said none of the other surrounding houses would have an issue with a similar addition the existing house did due to its placement.

E. Minimum Variance Necessary

- The structural walls in the garage were needed to support the addition.

Member Schillack MOVED move to approve the variances requested by Angela and Michael Runyan from Article 3.1.5.E, Article 7.23.A, and Article 7.28.A of the Zoning Ordinance for Parcel Number 12- 23-177-008, identified as 661 Oxhill Court, in order to construct a second-story addition. Variances from Article 7.23.A are granted to allow: the addition to encroach 0.2 feet into the required setback from the west side lot line and 5.7 feet into the required front yard setback. A variance from Article 7.28.A is also granted to exceed the allowed value of improvements to a nonconforming structure by 156%. A 7.96-foot variance from the required lot width and a 3,367.6 square foot variance from the required lot area are also granted from Article 3.1.5.E. This approval will have the following conditions:

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department**

Dehart SUPPORTED and the motion **CARRIED** with a roll call vote (5 yes votes): (Schillack/yes, Dehart/yes, Seiber/yes, Spencer/yes, Powell/yes).

OTHER BUSINESS

A. Zoning Ordinance Discussion – Part 3

Staff Planner Quagliata said there would be a future special meeting for further conversation on the zoning ordinance.

ADJOURNMENT

MOVED by Member Seiber, **SUPPORTED** by Member Dehart to adjourn the meeting at 8:24 P.M. The motion **CARRIED** with a voice vote (5 yes votes).

NEXT MEETING DATE: April 28, 2022 Regular Meeting