



ZONING BOARD OF APPEALS MEETING
LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383
THURSDAY, FEBRUARY 26, 2026 – 6:30 PM

White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | www.whitelaketwp.com

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**
 - A. [January 22, 2026](#)
6. **CALL TO THE PUBLIC**
7. **OLD BUSINESS**
8. **NEW BUSINESS**
 - A. [Applicant: Derek and Kaitlyn Byerle, Owner](#)
[12201 William Randy Ct.](#)
[White Lake, MI 48386](#)
[Location: **12201 William Randy Ct**](#)
[White Lake, MI 48386, identified as 12-15-276-031](#)
[Request: A variance from Sec 5.14-C to allow one private road gate](#)
 - B. [Applicant: David Van Assche](#)
[102 Lac Sainte Claire Dr](#)
[Saint Clair Shores, MI 48082](#)
[Location: **2305 Ridge Rd.**](#)
[White Lake, MI 4386, identified as 12-18-151-029](#)
[Request: Substandard Lot](#)
 - C. [Applicant: Eric Stanton](#)
[8576 Sandycrest Dr](#)
[White Lake, MI 48386](#)
[Location: **3837 Jackson Blvd**](#)
[White Lake, MI 4386, identified as 12-07-157-015](#)
[Request: Variance requests from: Sec. 3.1.6 for a side yard variance; Sec 3.11.J for a minimum floor area variance; Sec 5.3 for a side yard projection variance; Sec. 7.23\(A\) expansion of a nonconformity](#)
9. **OTHER BUSINESS**
10. **NEXT MEETING DATE:** March 26, 2026
11. **ADJOURNMENT**

Procedures for accommodations for persons with disabilities: The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 698-3300 X-7 at least five days in advance of the meeting.** An attempt will be made to provide reasonable accommodations.

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
JANUARY 22, 2026**

CALL TO ORDER

Chairperson Spencer called the meeting to order at 6:30 P.M. He led the Pledge of Allegiance.

Roll was called:

ROLL CALL

Present:

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

Also Present:

David Waligora, Senior Planner
Nick Spencer, Building Official
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

Member Seiber requested to add "Election of Officers" under Other Business item B.

**It was MOVED by Member Schillack, seconded by Member Seiber to approve the agenda as amended.
The motion carried with a voice vote: (5 yes votes).**

CALL TO THE PUBLIC

None.

APPROVAL OF MINUTES

A. December 11, 2025

Member Schillack requested an addition to the motion for approval regarding the 2103 Hampton case.

It was MOVED by Member Anderson, seconded by Member Dehart to approve the minutes as corrected. The motion carried with a voice vote: (5 yes votes).

OLD BUSINESS

- A. Applicant: Ozysia Tkachuk
3320 Fox Blvd.
Commerce, MI 48382
Location: **9731 Portage Trail**
White Lake, MI 48386, identified as 12-26-177-017
Request: The applicant seeks to construct a single-family home, requiring a variance from Section 3.11.J – Notes to District Standards.

Ms. Tkachuk, applicant, was present to speak on her case. She stated she was not asking for a large home, and there were configuration issues with the rear of the lot due to private utilities.

Member Schillack asked Ms. Tkachuk why the proposed house is not planned to be built on the center of the property. Ms. Tkachuk said she wanted to keep the proposed house in the previous house's footprint, and the septic and well hinder the configuration of the house.

Building Official Spencer stated the applicant is looking to build a home that does not meet the minimum area standards. The applicant originally wanted to renovate, but there were issues with the existing house. The applicant was granted a permit to demolish the existing home on a property, and in doing so, it was discovered that the soils were bad on the property and the home was not salvageable to renovate. It was determined that due to the poor quality of soils, an engineered septic field and footings will be required. Oakland County Environmental Health will only allow two bedrooms to be constructed. The proposed house will be bigger than the previous house.

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

- A. Practical Difficulty
 - Member Seiber said the requirement from OCHD provides a practical difficulty.
- B. Unique Situation
 - Member Dehart reiterated the construction of the home is restricted by OCHD
- C. Not Self-Created
 - The applicant did not construct the original house or plat the lot.
- D. Substantial Justice
 - Member Schillack said the applicant should be able to use the property to build a house on.
- E. Minimum Variance Necessary
 - Member Spencer said the applicant's request is the minimum variance necessary.
- F. Compliance with other Laws
 - Member Schillack said the applicant is in compliance with OCHD'S regulations.

It was **MOVED** by Member Seiber to approve the variances requested by Ozysia Tkachuk from Article 3.11.J of the Zoning Ordinance for Parcel Number 12-26-177-017, identified as 9731 Portage Trail, in order to construct a single-family house with 699.65 square feet on the first floor and total floor area of 1,399.3 square feet. This approval will have the following conditions:

1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
2. No mechanical units, including an HV AC system or generator, shall be placed in the front yards or closer than five (5) feet to any side yard lot line or rear lot line.
3. An as-built survey shall be required to verify the approved building footprint.
4. All necessary permits from RCOC and the Oakland County Health Division will be obtained prior to the issuance of building permits.

Member Anderson supported, and the motion carried with a roll call vote: (5 yes votes). (Seiber/yes, Schillack/yes, Spencer/yes, Dehart/yes, Anderson/yes).

NEW BUSINESS

- A. Applicant: Alfa Construction Guys, LLC
 23460 Industrial Park Dr.
 Farmington Hills, MI 48335
 Location: **10164 Elizabeth Lk Rd**
 White Lake, MI 48386, identified as 12-27-226-012
 Request: The applicant seeks to enlarge a single-family home, requiring variances Section 3.1.6 – Development Standards for front and side setbacks and Section 7.23(A) – Nonconforming Structures

Senior Planner Waligora reviewed his report.

Member Dehart asked staff where the front yard setback is measured from. Senior Planner Waligora said it is measured from the nearest extend of the road right of way.

Jason Florea, 23460 Industrial Drive, was present. He said the cantilevers will be on both floors.

Member Seiber asked if there will be private or public utilities at the site. Mr. Florea said public sewer and water.

Member Schillack asked the applicant for the practical difficulty regarding the lot. Mr. Florea stated the lot shape and width limits options to build.

Chairperson Spencer opened the public hearing at 7:08 P.M. Seeing none, she closed the public hearing at 7:08 P.M.

Member Seiber stated the side entry garage eliminates safety concerns.

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

- A. Practical Difficulty
 - Member Seiber said the lot width and area provided a practical difficulty.
- B. Unique Situation
 - Member Dehart reiterated the width and area of the lot provided a unique situation.
- C. Not Self-Created
 - The applicant did not construct the original house or plat the lot.
- D. Substantial Justice
 - Member Seiber said the homeowner will be able to enjoy the same benefits as the surrounding neighbors.
- E. Minimum Variance Necessary
 - Member Schillack said the applicant's request will not have a negative effect on the neighbors.

Member Schillack MOVED to approve the 4 variances requested by Alfa Construction Guys, LLC, for parcel number 12-27-226-012, identified as 10164 Elizabeth Lake Road, for the purpose of remodeling the existing structure. Specifically approving 3 variances from Section 3.1.6 and 1 from Section 7.23, to allow a 20.04- ft front yard setback where the ordinance requires a minimum of 35 ft; a 7.3 ft west side yard setback where the ordinance requires a minimum of 10 ft; a side yard setback of 8.87 ft where the ordinance requires a minimum of 10 ft; and the ability to increase the nonconforming setback.

1. The applicant has shown their ability to meet the standards of Section 7.37 A – E for each of the variance requests.
2. The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
3. No mechanical units, including an HVAC system or generator, shall be placed in the front yards or closer than five (5) feet to any side yard lot line or rear lot line.
4. A foundation certificate shall be required prior to vertical construction.
5. An as-built survey shall be required to verify the approved setbacks.
6. All necessary permits from RCOC and the Oakland County Health Division will be obtained prior to the issuance of building permits.

Member Dehart supported, and the motion carried with a roll call vote: (5 yes votes) (Anderson/yes, Dehart/yes, Spencer/yes, Schillack/yes, Seiber/yes).

OTHER BUSINESS

- A. Substandard Lot Memo

Senior Planner Waligora shared his memo regarding processing dimensional variance requests.

- B. Election of Officers

It was MOVED by Member Dehart, seconded by Member Seiber, to appoint Jo Spencer as ZBA Chairperson for 2026. The motion carried with a voice vote: (5 yes votes).

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
JANUARY 22, 2026

It was MOVED by Member Seiber, seconded by Member Spencer to appoint Niklaus Schillack as ZBA Vice Chairperson for 2026. The motion carried with a voice vote: (5 yes votes).

NEXT MEETING DATE: February 26, 2026

ADJOURNMENT

It was MOVED by Member Dehart, seconded by Member Anderson to adjourn at 7:30 P.M. The motion carried with a voice vote: (5 yes votes).

TO: Zoning Board of Appeals

FROM: David J. Waligora, AICP, Senior Planner

DATE: February 19, 2026

RE: William Randy Court Private Road Gate Variance: Section 5.14-C

Agenda item: 8A

Appeal Date: February 26, 2026

Applicant/Owner: Derek and Kaitlyn Byerle,
12201 William Randy Ct.
White Lake, MI 48386

Address: 12201 William Randy Ct
White Lake, MI 48386

Parcel #: 12-15-276-031

Location: East side of Teggerdine
Rd, south of Pontiac Lake
Rd

Zoning: SF, Suburban Farm

Attachments

1. Application
2. 2022 Survey w/out Private Road Easement Shown
3. Deed
4. Affidavit of Mailing
5. 2000 Private Road Site Plan
6. Historical Assessing Documents from 2000 property split illustrating the creation of the William Randy Ct

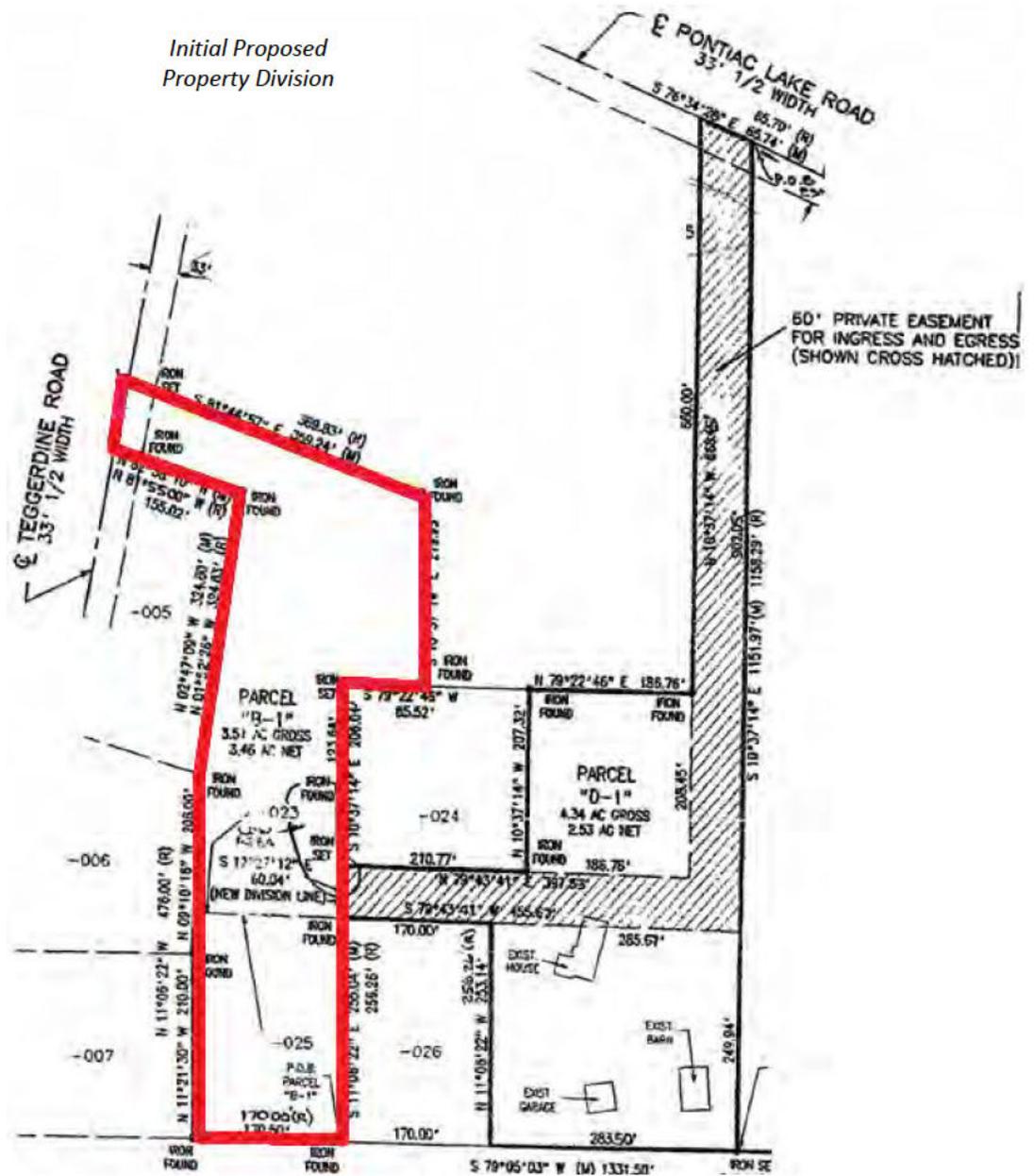


Property Description and History

The subject property is a 3.45-acre parcel commonly known as 12201 William Randy Court. The parcel is located off Teggerdine Road, just south of Pontiac Lake Road, and is developed with a single-family residence and a detached accessory building located south of the home. The property is accessed via William Randy Court, a private road extending west from Teggerdine Road.

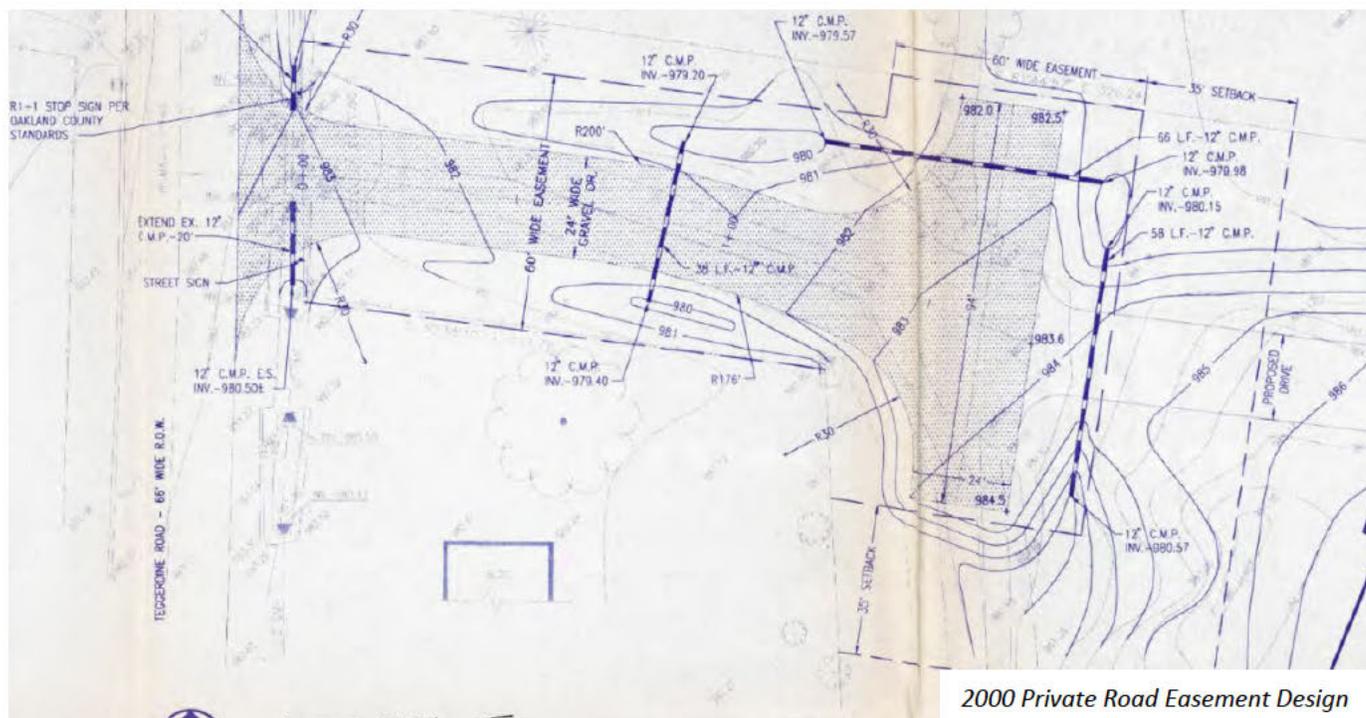
Township records indicate the parcel was created in 2000 through a land division from a larger parent parcel to the east, where it's initial design featured a drive off of Pontiac Lake Road. However the plan was altered and William Randy Court was constructed and recorded as a private road to provide the required frontage and access for the newly created parcel. Recorded documents include a private road maintenance agreement dated October 5, 2000 and stamped received by Oakland County (*see attached*).

The current owners previously appeared before the Zoning Board of Appeals following tornado damage to the home and received approval to temporarily occupy a recreational vehicle on the property during reconstruction.



William Randy Court: Private Road Status

Township assessing and building records include engineered plans for William Randy Court, along with a recorded private road maintenance agreement filed with Oakland County on October 5, 2000. These documents confirm that William Randy Court was formally established as a private road serving the subject parcel. William Randy Court extends west from Teggerdine Road and terminates at the subject property. The road provides the only vehicular access to the parcel and functions as the property's required access route.



Access Gate

Township records and aerial imagery indicate that a gate was installed across William Randy Court restricting access to the property. Based on available imagery and Township records, the gate appears to have been installed between April 2019 and March 2020.

The gate is located approximately 86 feet west of the Teggerdine Road right-of-way and restricts vehicular access along the private road.

Township records do not indicate that permits were issued for the installation of the gate.



Applicant's Request

The applicant is requesting a variance from Section 5.14(C) of the White Lake Township Zoning Ordinance to allow the existing gate to remain in place.

Section 5.14(C) states:

“No road, street, private access drive, or emergency vehicle access road within White Lake Township, either public or private, shall have its vehicular access restricted and/or prohibited by a gate or similar measure.”

The requested variance would allow the continued presence of a gate restricting vehicular access along William Randy Court.

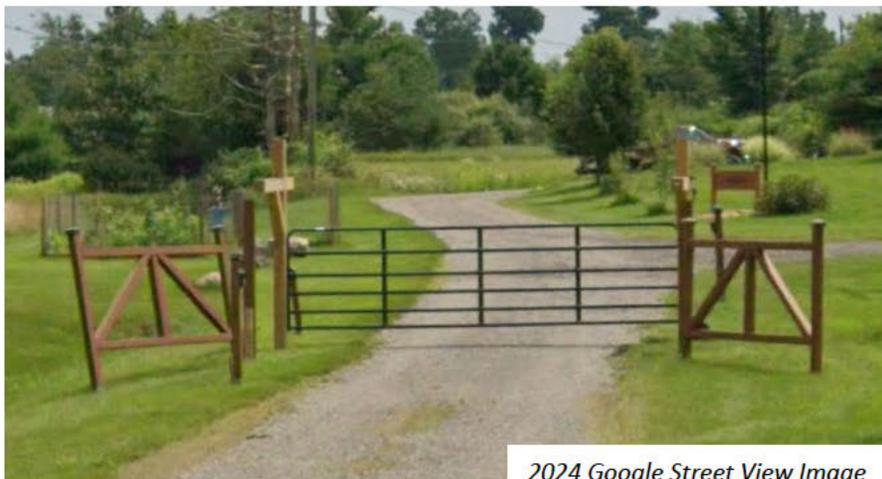
Public Safety Comment

Jason Hanifen, Fire Marshal of the White Lake Township Fire Department has provided the following comment regarding the gate:

“The Fire Department strongly advises against the presence of a gate at this location. Gated access on a required fire apparatus access road has the potential to delay emergency response, whether for a fire incident or a medical emergency. Any delay in access can have serious consequences for life safety and property protection.

Fire department access roads should remain unobstructed and immediately accessible at all times to ensure prompt response by fire and emergency medical services.

If the Board chooses to approve a variance allowing the gate to remain in place, despite this recommendation, the gate must comply with the current Fire Code as adopted by the White Lake Township Fire Department. This includes, but is not limited to, requirements addressing emergency operation, access control methods (KNOX BOX), reliability, and approval by the Official Fire Code.”



2024 Google Street View Image

Summary

12201 William Randy Court has a locked gate blocking access to the property from Teggerdine Road, which conflicts with Section 5.14(C) of the Zoning Ordinance. The property was legally split in 2000, after the private road was reviewed and established by the original owners to meet frontage requirements for lots.

Sometime between 2019 and 2020, the applicant installed the gate without obtaining a building permit. The White Lake Fire Department has stated that the gate could delay emergency response times and could create serious life-safety concerns. If the Zoning Board of Appeals (ZBA) allows the gate to remain, the Fire Department has requested that a Knox Box be installed. A Knox Box is a standard fire-industry secured box that provides emergency personnel with access to the gate's key if an emergency is afoot.

Section 7.37 – Standards of Review

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".

- 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.*

Zoning Board of Appeals Options:

Approval: I move to approve the variance requested by Derek and Kaitlyn Byerle, for parcel number 12-15-276-031, identified as 12201 William Randy Ct., Specifically approving a variance from Section 5.14-C of the White Lake Township Zoning Ordinance to allow one private road access gate on William Randy Ct.

1. The applicant has shown their ability to meet the standards of Section 7.37 A – E for each of the variance requests.
2. The Applicant shall obtain all necessary permits from the White Lake Township Building Division and Fire Department.

Denial: I move to deny the variances requested by Derek and Kaitlyn Byerle for Parcel Number 12-15-276-031, 12201 William Randy Ct, due to the following reason(s):

Postpone: I move to postpone the appeal of Derek and Kaitlyn Byerle, *to a date certain or other triggering mechanism*, for parcel number 12-15-276-031, 12201 William Randy Ct, to consider comments stated during this public hearing.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Derek and Kaitlyn Byerle PHONE: [REDACTED]

ADDRESS: [REDACTED]

EMAIL: [REDACTED]

INTEREST IN PROPERTY: PROPERTY OWNER BUILDER OTHER: _____

PROPERTY INFORMATION

ADDRESS: [REDACTED] ZONING: Residential

VALUE OF IMPROVEMENT: \$ N/A SEV OF EXISTING STRUCTURE: \$ N/A

REASONS TO SUPPORT REQUEST (ADDITIONAL SHEETS MAY BE ATTACHED):

We are seeking a variance and relief from Section 5.14(C) of White Lake Township Zoning Ordinance to keep the gate on what White Lake Township is alleging to be is a private road easement on the property.

APPLICATION FEE: \$440 \$550

APPLICANT'S SIGNATURE: [REDACTED] DATE: 1-22-2026

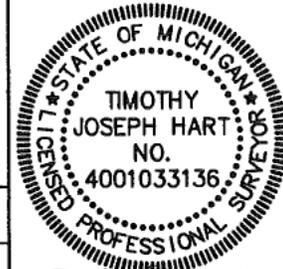
KIEFT ENGINEERING, INC.

PROFESSIONAL CIVIL ENGINEERS AND LAND SURVEYORS



5852 South Main Street, Ste #1
Clarkston, Michigan 48346
Tel: 248-625-5251
Fax: 248-625-7110
www.kiefteng.com

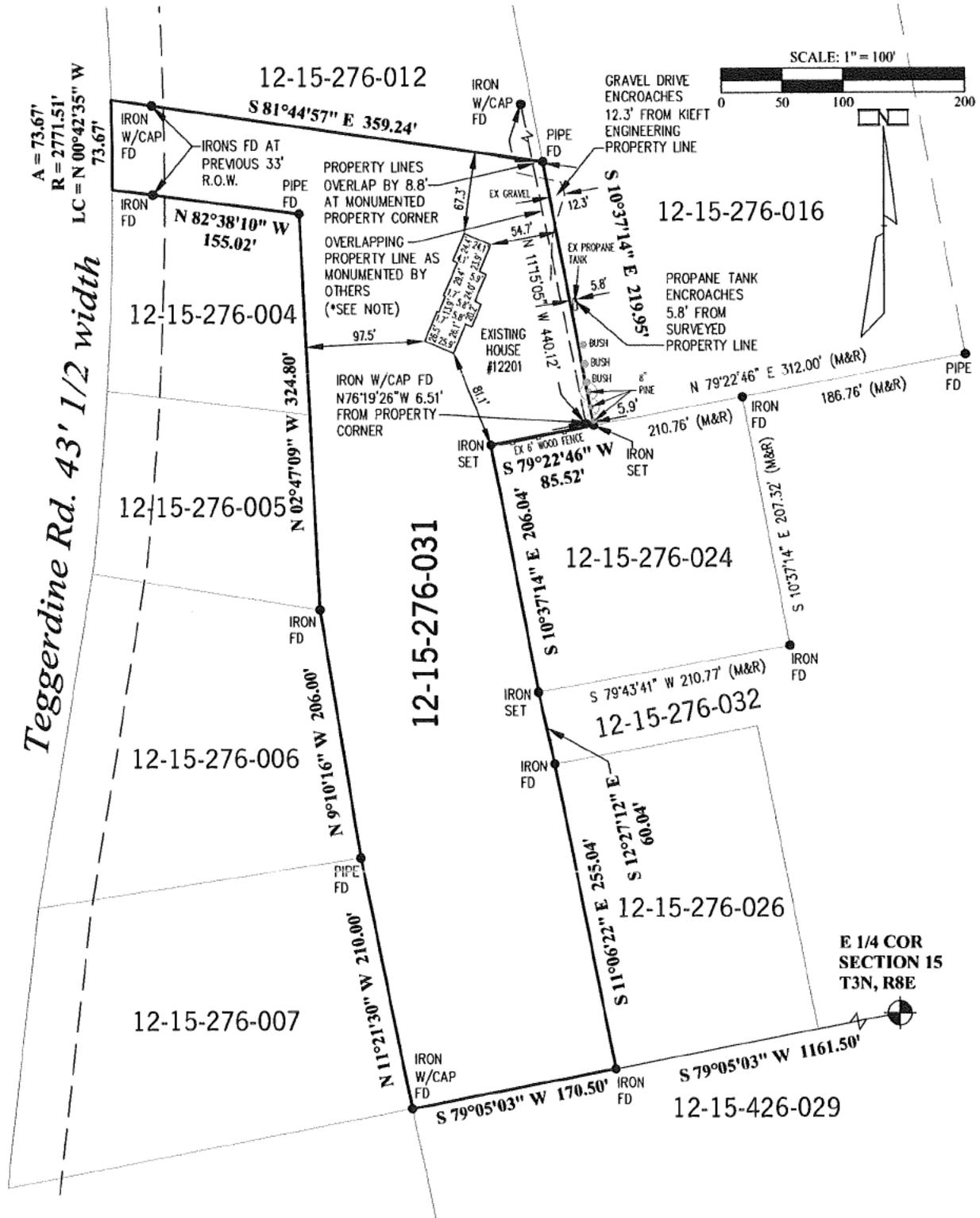
CERTIFICATE OF SURVEY



Survey for _____ Date 4-12-2022
Address _____ Job No. 2022.037

Timothy J. Hart

SHEET 1 OF 2



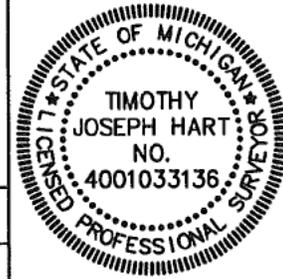
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www.kiefteng.com

CERTIFICATE OF SURVEY



SHEET 2 OF 2

I hereby certify that I surveyed and mapped said land platted and/or described on April 04, 2022, and that the relative positional precision of each corner are within limits accepted by the practice of professional surveying and that all of the requirements of P.A. 132 1970 as Amended have been complied with. Bearings shown on this survey were determined in the following manner: Kieft Engineering Survey, Job. No. 99411, Dated 1-6-2000.

This is to certify that I, Timothy J. Hart, a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:

PARCEL 12-15-276-031

PART OF NE 1/4 OF SECTION 15, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN. BEGINNING AT A POINT LOCATED S 79°05'03" W 1161.50 FT FROM E 1/4 CORNER OF SAID SECTION 15, T3N, R8E; TH CONTINUING S 79°05'03" W 170.50 FT; TH N 11°21'30" W 210.00 FT; TH N 09°10'16" W 206.00 FT; TH N 02°47'09" W 324.80 FT; TH N 82°38'10" W 155.02 FT; TH ALONG A CURVE TO LEFT 73.67 FT, SAID CURVE HAVING A RADIUS OF 2771.51 FT AND A LONG CHORD BEARING OF N 00°42'35" W 73.67 FT; TH S 81°44'57" E 359.24 FT; TH S 10°37'14" E 219.95 FT; TH S 79°22'46" W 85.52 FT; TH S 10°37'14" E 206.04 FT; TH S 12°27'12" E 60.04 FT; TH S 11°06'22" E 255.04 FT TO THE POINT OF BEGINNING. CONTAINING 3.51 ACRES. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET FOR TEGGERDINE ROAD. ALSO SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD, IF ANY.

*NOTE

LINE INDICATED OVERLAPPING ALONG EAST PROPERTY LINE SURVEYED BY GLA SURVEYORS & ENGINEERS, JOB NO. 3905-001, DATED 12-13-19. OVERLAPPING LINE CREATED BY DEED OVERLAP PER INFORMATION PROVIDED BY SAID SURVEYOR & ANALYZED BY KIEFT ENGINEERING.

WITNESSES

- E 1/4 COR., SEC. 15, T3N, R8E
- FD O.C. REMON CAP
- S 85° E 10.50', PK/REMON W/TAG
- N FACE 5" BASSWOOD
- S 35° W 59.77', PK/REMON W/ TAG
- SE FACE 24" BASSWOOD
- N 80° W 94.00', PK/REMON W/ TAG
- N FACE 12" WILLOW
- N 85° W 30.13', PK/REMON W/ TAG
- WARD GRANT IRON W/CAP

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.

PROPERTY TRANSFER TAX GUIDED
02/24/2009 01:53:00 P.M. RECEIPT# 14856



Item A.

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

FEB 24 2009

PATRICK M. DOHANY, County Treasurer
Sec. 135, Act 206, 1893 as amended

FNDS#

COVENANT DEED

File: 212.00013

KNOW ALL MEN BY THESE PRESENTS: That JPMorgan Chase Bank, National Association, a national banking association whose address is: 7301 Baymeadows Way, , Jacksonville, FL 32256 covenants that it is seized of said land and has a right to convey it and conveys to: Derek T. Byerle and Kaitlyn R. Byerle, *husband and*

whose address is: , ,

the following described premises situated in the Township of WHITE LAKE, Oakland County, and State of Michigan, to wit:

Town 3 North, Range 8 East, Section 15 Part Of The Northeast 1/4 Beginning At A Point Distance South 79 degrees 05 Minutes 03 Seconds West 1161.50 Feet From The East 1/4 Corner; Thence South 79 Degrees 05 minutes 03 Seconds West 170.50 Feet; Thence North 11 Degrees 21 Minutes 30 Seconds West 210 Feet; thence North 09 Degrees 10 Minutes 16 Seconds West 206 Feet; Thence North 02 Degrees 47 Minutes 09 seconds West 324.80 Feet; Thence North 82 Degrees 38 Minutes 10 Seconds West 155.02 Feet; Thence Along a Curve To Left, Radius 2771.51 Feet, Chord Bears North 00 Degrees 42 Minutes 35 Seconds West 73.67 Feet, distant Of 73.67 Feet; Thence South 81 Degrees 44 Minutes 57 Seconds East 359.24 Feet; Thence South 10 degrees 37 Minutes 14 Seconds East 219.95 Feet; Thence South 79 Degrees 22 Minutes 46 Seconds West 85.52 Feet; Thence South 10 Degrees 37 Minutes 14 Seconds East 206.04 Feet; Thence South 12 Degrees 27 minutes 12 Seconds East 60.04 Feet; Thence South 11 Degrees 06 Minutes 22 Seconds East 255.04 Feet To beginning.

Commonly known as: 12201 WILLIAM RANDY CT, White Lake, MI 48386

** Notice of Private Road is attached for recordings*
for the full consideration of One Hundred Four Thousand Dollars and 00/100 (\$104,000.00) subject to covenants, restrictions, and easements of record and subject to such liens and encumbrances as may have attached or accrued through the acts or omissions of persons other than the Grantor(s) and subject to the lien of taxes not yet due and payable.

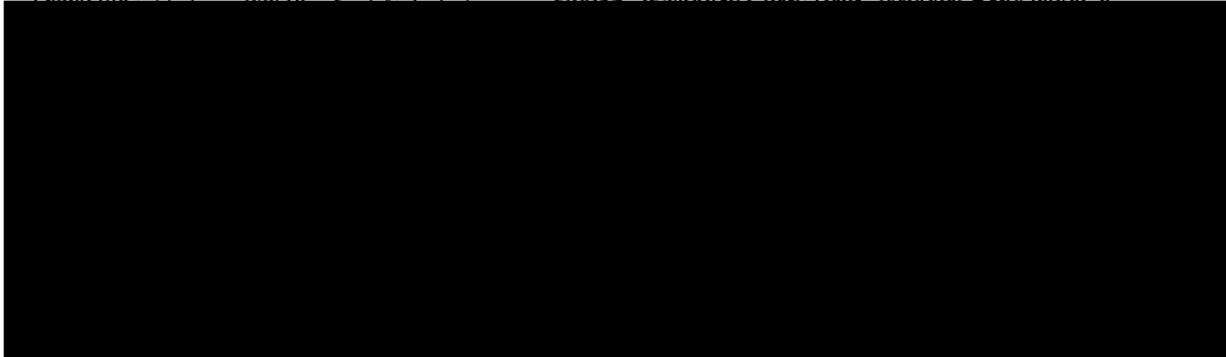
The undersigned person executing this deed on behalf of Grantor represents and certifies that he or she is duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

The grantor grants to the grantee the right to make _____ division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967." In the absence of a statement conforming to the requirements of this subsection, the right to make divisions under section 108(2), (3), and (4) stays with the remainder of the parent tract or parent parcel retained by the grantor.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noises, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

Subject to the existing building and use restrictions, easements, and zoning ordinances, if any.

Dated this *27th* day of *Jan* *2009* 2008 - JPMorgan Chase Bank, National Association, a



Chase Bank, National Association, a national banking association, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the

HP
CS

1000

AFFIDAVIT OF MAILING

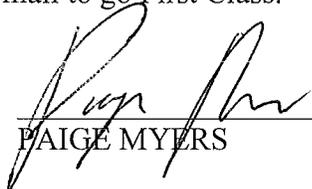
STATE OF MICHIGAN

COUNTY OF OAKLAND

Paige Myers being duly sworn, says that she enclosed in envelopes copies of the **Notice of Public Hearing** under Ordinance No. 58, Charter Township of White Lake, scheduled for February 26th, 2026, annexed hereto, sealed the envelopes and addressed the envelopes to the attached list of residents:

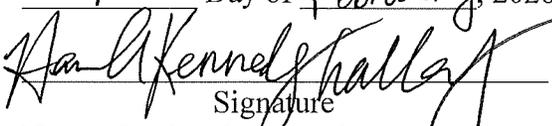
Affiant further states that she placed said envelopes in a government mail receptacle located at the White Lake Township Offices in Michigan on February 10th, 2026.

Affiant further states that he placed such amount of postage on the envelopes as is required by the postal regulations to permit mail to go First Class.



PAIGE MYERS

Subscribed and sworn to me before this
9 Day of February, 2026



Signature

Notary Public, Oakland County, MI

My Commission Expires August 31, 2031

NAME: 12201 William Randy Ct

OWNER/OCCUPANT AGENDAS MAILED: 22

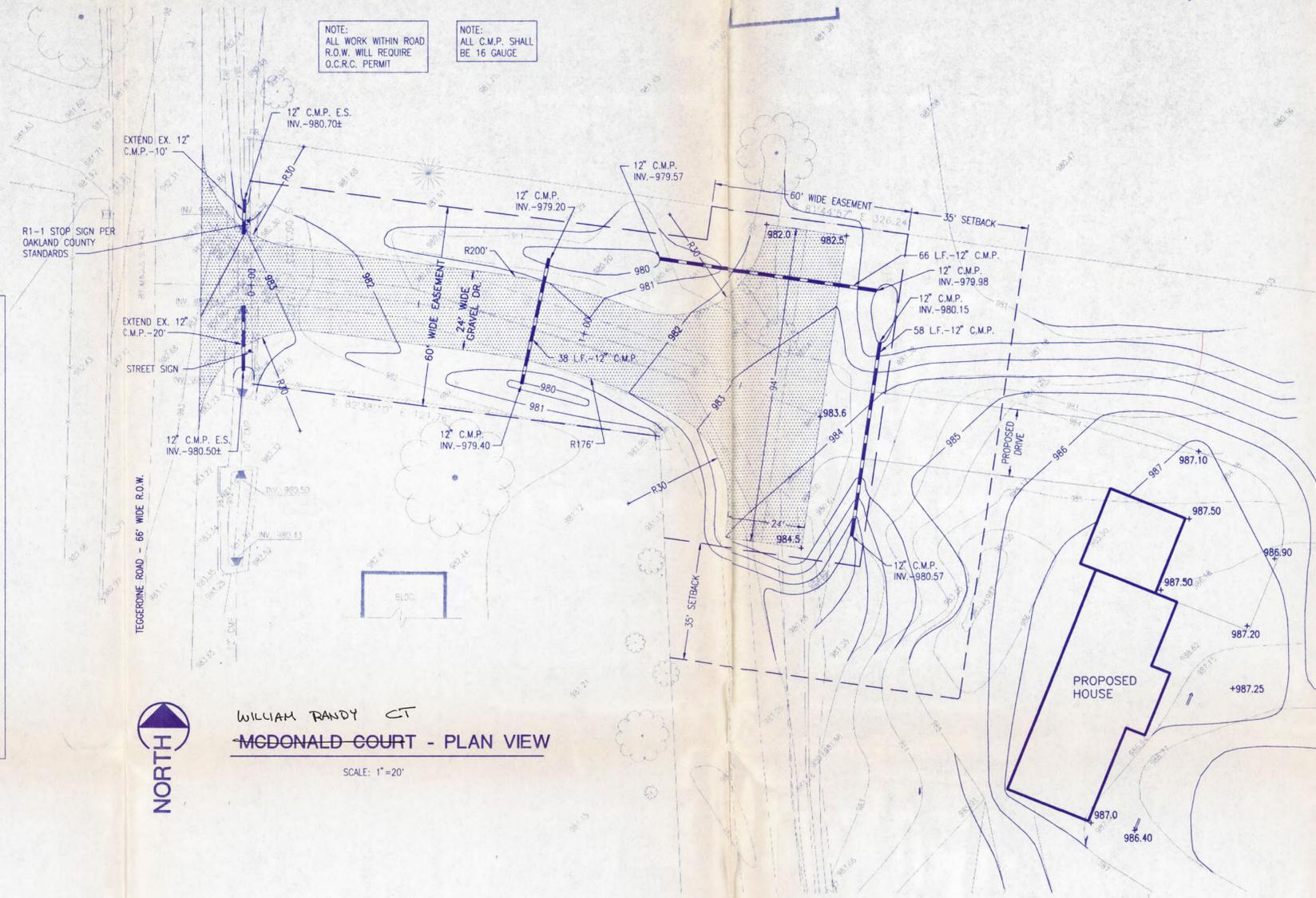
BENCH MARKS

BM#1
RAILROAD SPIKE IN 16" POPLAR-E/S
TEGGERDINE RD. - HOUSE #1990
U.S.G.S. ELEV.-986.41

NOTE:
ALL WORK WITHIN ROAD
R.O.W. WILL REQUIRE
O.C.R.C. PERMIT

NOTE:
ALL C.M.P. SHALL
BE 16 GAUGE

- NOTES:**
- CONTACT THE TOWNSHIP ENGINEER, JOHNSON & ANDERSON, INC., AT (248) 334-9901 FOR A BASE INSPECTION PRIOR TO GRAVEL PLACEMENT. AT THAT TIME THE SURFACE SHALL BE PROOF ROLLED WITH A SINGLE AXLE DUMP TRUCK OR EQUIVALENT. YIELDING AREAS SHALL BE REWORKED TO PROVIDE A FIRM SUBGRADE.
 - PROVIDE AGGREGATE MATERIAL LOAD TICKETS TO THE TOWNSHIP ENGINEER WITH A TOTAL PLACED VS. REQUIRED TONNAGE.
 - THE AGGREGATE BASE SHALL BE PLACED BY MEANS OF MECHANICAL SPREADER IN 2 EQUAL COURSES TO A DEPTH THAT, WHEN COMPACTED, THE COMBINED THICKNESS WILL EQUAL THE THICKNESS SHOWN OF THE PLANS. THE DEPTH OF ANY LAYER SHALL NOT BE MORE THAN 6" OR LESS THAN 3", COMPACTED.
 - EACH LAYER SHALL BE FLOATED WITH AN APPROVED MAINTAINER OR PATROL GRADER UNTIL THE MIX IS UNIFORM AND THE SURFACE SMOOTH. THIS WORK SHALL BE PERFORMED IN CONJUNCTION WITH A VIBRATING TYPE COMPACTOR OR PNEUMATIC TIRE ROLLER UNTIL 98 PERCENT OF MAXIMUM DENSITY HAS BEEN DEVELOPED. WATER SHALL BE ADDED AS NEEDED TO OBTAIN OPTIMUM MOISTURE CONTENT AND TO PREVENT THE LOSS OF FINES IN THE FORM OF DUST. AGGREGATE BASE SHALL NOT BE PLACED WHEN THERE ARE INDICATIONS THAT THE MATERIAL MAY BE FROZEN BEFORE THE REQUIRED COMPACTION IS OBTAINED.
 - THE TOWNSHIP ENGINEER SHALL BE CONTACTED FOR A FINAL INSPECTION AT WHICH TIME THE FINISHED AGGREGATE SURFACE SHALL BE PROOF ROLLED.
 - IF THE ROAD IS ASPHALT SURFACED, CONTACT THE TOWNSHIP ENGINEER TO ARRANGE FOR INSPECTION DURING PAVING (AND CURBING) OPERATIONS.
 - IF STORM SEWERS OR WATERMANS ARE TO BE INSTALLED, CONTACT THE WHITE LAKE TOWNSHIP ENGINEER AT (248) 334-9901 48 HOURS PRIOR TO BEGINNING WORK TO ARRANGE FOR INSPECTION.



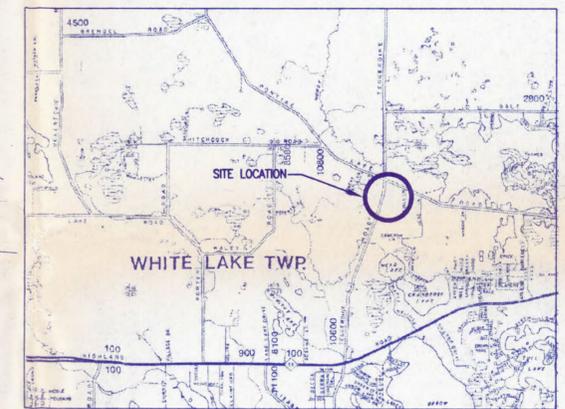
WILLIAM RANDY CT
McDONALD COURT - PLAN VIEW

SCALE: 1"=20'

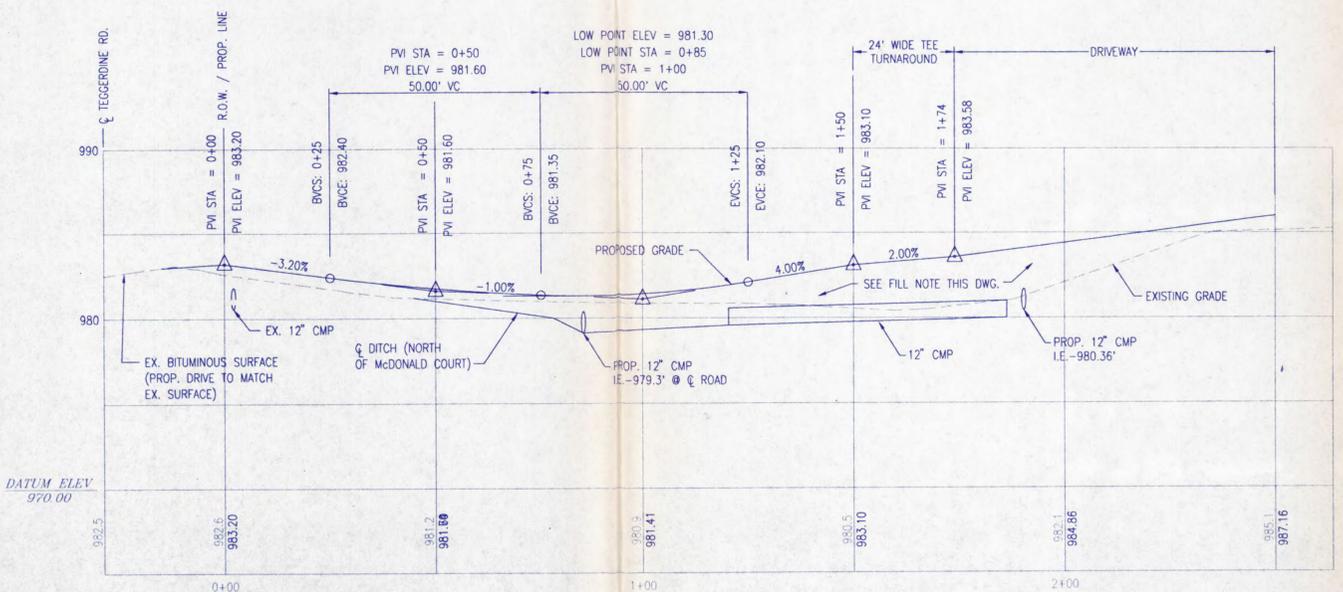
LEGEND

- GRAVEL SURFACE
- SIGN
- CATCH BASIN/YARD DRAIN
- STORM SEWER
- SPOT ELEVATION
- FLOW DIRECTION WITH GRADE
- SWALE/DITCH/DIVERSION DITCH
- CONTOUR LINE

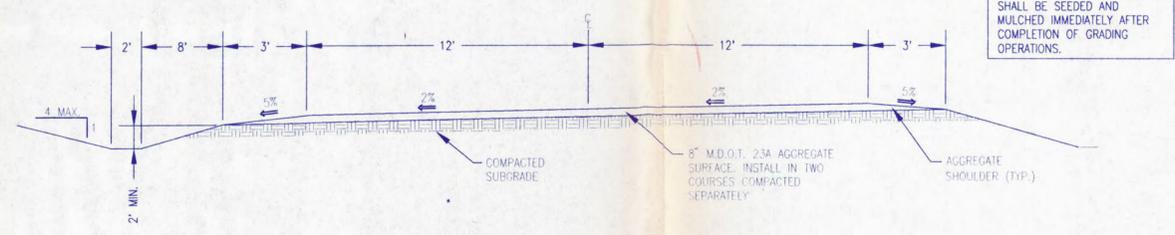
ALL TEXT AND FEATURES SHOWN SCREENED ARE EXISTING, SEE SHEET C0.1 FOR MORE DETAIL.
ALL SITE CONCRETE SHALL BE DESIGNED FOR A 28 DAY COMPRESSIVE STRENGTH OF 3500 psi



SITE LOCATION MAP
NO SCALE



McDONALD COURT - PROFILE
SCALE: 1"=20' HORIZONTAL
1"=5' VERTICAL



McDONALD COURT - CROSS-SECTION
NO SCALE

FILL NOTES:

- REMOVE ALL ORGANIC OR UNCOMPACTABLE MATERIAL PRIOR TO PLACING FILL/GRAVEL.
- FILL MATERIAL SHALL MEET THE REQUIREMENTS OF MDOT CLASS 2 COMPACTED TO 95% MAX. DENSITY.

SITE PLAN
Recommended for APPROVAL
As Noted
See Letter Dated 7-1-00
Johnson & Anderson, Inc.
By: [Signature] Date: 8/16/00

DATE	ISSUED FOR
7-24-00	CONSTRUCTION
8-21-00	RE-DESIGNED TO MEET/ADJUST
8-21-00	ISSUED TO CLIENT/OWNER

DA/E: [Blank]
DR: [Blank]
PPH: [Blank]
CCK: [Blank]
APP: [Blank]

Frank D. Pineda

URS Greiner Woodward Clyde
GRAND BARRELS, MI, FARMINGTON HILLS, MI, PETERSBURG, MI, INDIANAPOLIS, IN.
3390 SPARKS DR. S.E. 44005 W. 124th St. 107 Memorial St. 471 S. Meridian St.
616 574-6500 317 638-7488 616 537-8103

WHITE LAKE TOWNSHIP, MI

McDONALD PARCEL
WILLIAM RANDY
McDONALD COURT
PLAN AND PROFILE

DRAWING
C1.1

FILE
M103871

\M103871_PDS\C1-1.dwg
 JHess
 1:00 pm on Jun 28, 00
 CP1=C:\CWL\CP1.dwg
 CPL=C:\CWL\CPL1.dwg

251396

LIBER 21878 PAGE 41
\$11.00 MISC RECORDING
\$2.00 REMONUMENTATION
10/05/2000 10:01:29 A.M. RECEIPT# 70838
PAID RECORDED - OAKLAND COUNTY
G. WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

COPY

MUTUAL MAINTENANCE AGREEMENT

William Randy Ct. which is located in the Township of White Lake is a private roadway that is maintained by the owners of homes located on said street. The owners of said homes desire to establish that the costs for maintenance of said road shall be paid for on a pro rata basis by each lot owner. The properties located on said street are described as:

Parcel B on Attached

Therefore, in consideration of the mutual desire of the parties to establish this Maintenance Agreement, the undersigned hereby agree as follows:

1. That the private road known as William Randy Ct shall be maintained jointly by the owners of homes on said street;
2. That the costs for such maintenance shall be borne by each homeowner on a pro rata basis;
3. That this agreement shall be binding upon the heirs and assigns of the undersigned and shall run with the land.

3P
R
3-photos

WITNESSES:

Charles W. Peckham
Charles W Peckham

Kim Doubar
Kim Doubar

Lots 12-15-276-025

Todd E McDonald
Todd McDonald

Lots _____

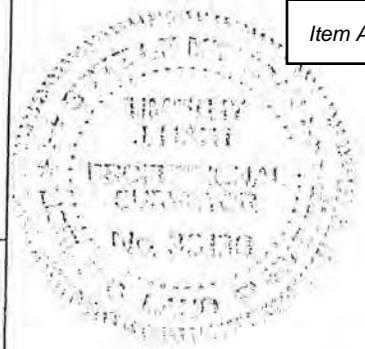
O.K. - ML



CERTIFICATE OF SURVEY
KIEFT ENGINEERING, INC.
REGISTERED CIVIL ENGINEERS AND LAND SURVEYORS

5852 SOUTH MAIN STREET
CLARKSTON, MICHIGAN 48346

TELEPHONE (313) 625-5251
FAX NO. 625-7110



Survey for Todd McDonald & Amy Campbell Date: Jan. 6, 2000
10229 Pontiac Lake Rd.
Address White Lake, MI 48386 Job No. 99411

ACCEPTABLE RATIO OF ERROR OF CLOSURE SHALL BE LESS THAN 1/5000 OR ACTUAL ERROR OF CLOSURE SHALL BE LESS THAN 0.15 FT.
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 1-5-2000, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/15,000 AND THAT ALL OF THE REQUIREMENTS OF P.A. 132 1970 HAVE BEEN COMPLIED WITH. BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER:

GENERAL CONSULTING SERVICES JOB NO 86-211
DATED 10-27-86

This is to certify that, [Signature], a Registered Land Surveyor, have this date made a survey of a parcel of land described as follows:

PARCEL B-1, Part of Parcel 12-15-276-023 Combined with Parcel 12-15-276-025

Part of the NE 1/4 of Section 15, T3N, R8E, White Lake Township, Oakland County, Michigan, described as beginning at a point on the E-W 1/4 line (as monumented and occupied), located S 79°05'03"W 1161.50 ft from the E 1/4 corner of Section 15, T3N, R8E; Th continuing S 79°05'03"W 170.50 ft (recorded S 79°43'41"W 170.00 ft) along said E-W 1/4 line; Th N 11°21'30"W 210.00 ft; Th N 09°10'16"W 206.00 ft (combined last two courses recorded N 11°06'22"W 416.00 ft); Th N 02°47'09"W 324.80 ft (recorded N 01°52'26"W 324.83 ft); Th N 82°38'10"W (recorded N 81°55'00"W) 155.02 ft to the centerline of Teggerdine Road; Th along a curve to the left (R = 2771.51 ft, Delta = 01°31'23", LC = N 00°42'35"W 73.67 ft) an arc distance of 73.67 ft (recorded 71.62 ft) along the centerline of Teggerdine Road; Th S 81°44'57"E 359.24 ft (recorded 369.83 ft); Th S 10°37'14"E 219.95 ft; Th S 79°22'46"W 85.52 ft; Th S 10°37'14"E 206.04 ft; Th S 12°27'12"E 60.04 ft; Th S 11°06'22"E 255.04 ft (recorded 256.26 ft) to the point of beginning. Containing 3.51 acres and subject to the rights of the public over the NW'ly 33.00 ft for Teggerdine Road. Containing 3.46 acres excluding area in Teggerdine Road. Also subject to easements and restrictions of record.

PARCEL D-1, Part of Parcel 12-15-276-023 After Division

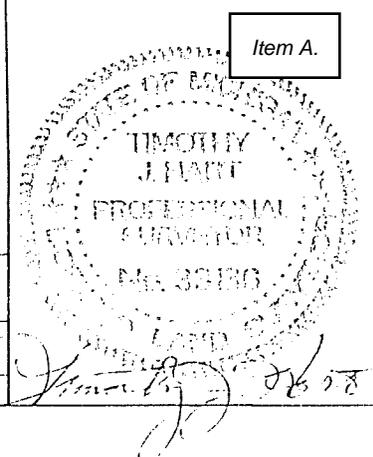
Part of the NE 1/4 of Section 15, T3N, R8E, White Lake Township, Oakland County, Michigan, described as beginning at a point on the E-W 1/4 line (as monumented and occupied), located S 79°05'03"W 708.00 ft (recorded S 79°43'41"W) from the E 1/4 corner of Section 15, T3N, R8E; Th continuing S 79°05'03"W (recorded S 79°43'41"W) 283.50 ft along said E-W 1/4 line; Th N 11°06'22"W 253.14 ft (recorded 256.26 ft); Th S 79°43'41"W 170.00 ft; Th N 12°27'12"W 60.04 ft; Th N 79°43'41"E 210.77 ft; Th N 10°37'14"W 207.32 ft; Th N 79°22'46"E 186.76 ft; Th N 10°37'14"W 660.00 ft; Th S 76°34'26"E 65.74 ft (recorded 65.70 ft); Th S 10°37'14"E 1151.97 ft (recorded 1158.29 ft) to the point of beginning. Containing 4.34 acres and subject to the rights of the public over the NE'ly 33.00 ft for Pontiac Lake Road. Together with and subject to a 60.00 ft wide private easement for ingress and egress, described as commencing at the E 1/4 corner of said Section 15; Th along the east section line N 10°37'14"W 846.71 ft to a point on the centerline of Pontiac Lake Road (66 ft wide); Th along said centerline of Pontiac Lake Road N 76°34'28"W 775.25 ft to the point of beginning; Th S 10°37'14"E 902.05 ft; Th S 79°43'41"W 455.67 ft; Th N 12°27'12"W 60.04 ft; Th N 79°43'41"E 397.53 ft; Th N 10°37'14"W 868.45 ft to a point on said centerline of Pontiac Lake Road; Th along said centerline of Pontiac Lake Road S 76°34'28"E 65.74 ft (recorded 65.70 ft) to the point of beginning. Parcel contains 2.53 acres excluding area in Pontiac Lake Road and ingress-egress easement.

RECEIVED
JUN 29 2000
WHITE LAKE TOWNSHIP
PLANNING DEPARTMENT

CERTIFICATE OF SURVEY
KIFF ENGINEERING, INC.
 REGISTERED CIVIL ENGINEERS AND LAND SURVEYORS

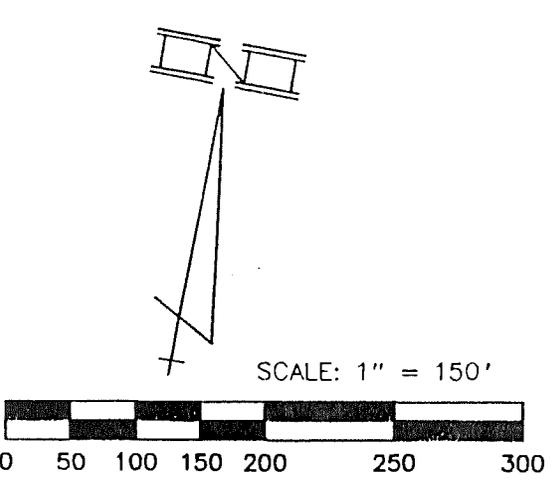
5852 SOUTH MAIN STREET
 CLARKSTON, MICHIGAN 48346

TELEPHONE (248) 625-5251
 FAX NO. (248) 625-7110



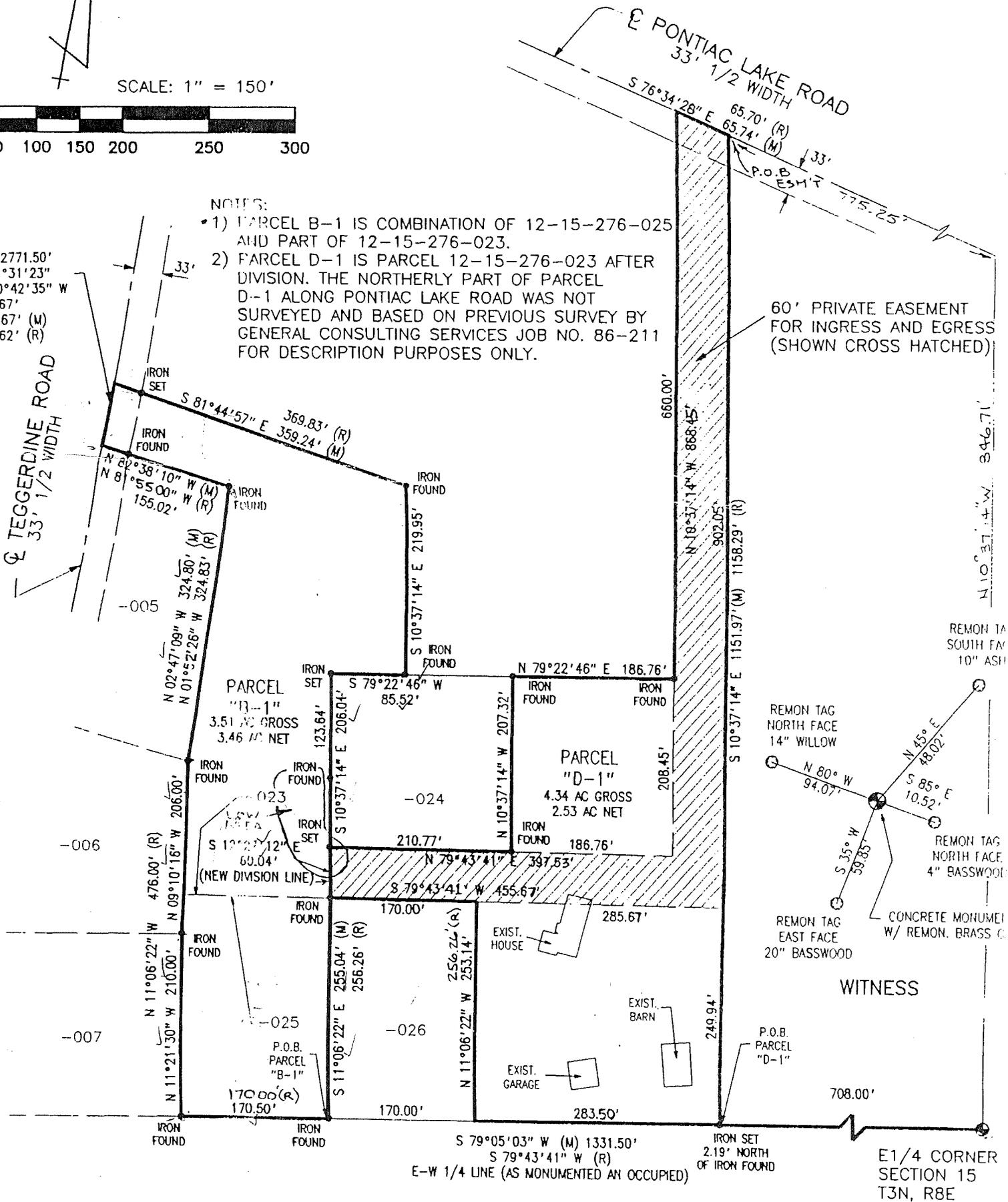
Item A.

Survey for TODD MCDONALD & AMY CAMPBELL Date JAN. 6, 2000
 Address 10229 PONTIAC LAKE ROAD, WHITE LAKE MI 48386 Job No. 99411



NOTES:
 1) PARCEL B-1 IS COMBINATION OF 12-15-276-025 AND PART OF 12-15-276-023.
 2) PARCEL D-1 IS PARCEL 12-15-276-023 AFTER DIVISION. THE NORTHERLY PART OF PARCEL D-1 ALONG PONTIAC LAKE ROAD WAS NOT SURVEYED AND BASED ON PREVIOUS SURVEY BY GENERAL CONSULTING SERVICES JOB NO. 86-211 FOR DESCRIPTION PURPOSES ONLY.

RADIUS = 2771.50'
 DELTA = 1°31'23"
 LC = N 00°42'35" W 73.67'
 ARC = 73.67' (E)
 71.62' (R)



E1/4 CORNER SECTION 15 T3N, R8E

RECEIVED

JUN 29 2000

WHITE LAKE TOWNSHIP
PLANNING DEPARTMENT

G. TEGGERDINE ROAD
(66' WIDE)



Description of Easement

Part of the NE ¼ of Section 15, T3N, R8E, White Lake Township, Oakland County, Michigan, described as commencing at the East ¼ Corner of said Section 15, thence along the E-W ¼ Line of said Section 15 (as monumented and occupied), S79°05'03" W (recorded as S79°43'41" W) 1331.50 ft.; thence N11°21'30" W 210.00 ft.; thence N09°10'16" W 206.00 ft. (combined last two courses recorded as N11°06'22" W 476.00 ft.); thence N02°47'09" W (recorded as N01°52'26" W) 294.61 ft. to the point of beginning; thence continuing N02°47'09" W 30.19 ft.; thence N82°38'10" W 121.76 ft.; thence N00°33'23" W 60.58 ft.; thence S82°38'10" E 136.83 ft.; thence N08°15'03" E 10.18 ft.; thence S81°44'57" E 60.00 ft.; thence S08°15'03" W 100.00 ft.; thence S81°44'57" W 60.00 ft. to the point of beginning. Containing 0.32 acre of land more or less and subject to easements and restrictions of record.

Note: Bearings and distances based from Certificate of Survey prepared by Kieft Engineering, Inc., dated Jan. 6, 2000, Job No. 99411.

Copyright © 2000 URS Corporation, All Rights Reserved

TITLE
McDONALD COURT EASEMENT

URS URS CORPORATION, FARMINGTON HILLS, MI., 248-553-9449

DATE 6-22-00	JOB NO. M103871
DR. DJK	SKETCH NO. SK-1
CK. FP	

PROPERTY DESCRIPTIONS:

(Part of 12-15-276-013)

PARCEL "A"

A Parcel of Land being part of the Southeast Quarter of the Northeast Quarter of Section 15, T.3 N., R. 8 E., White Lake Township, Oakland County, Michigan. Being more particularly described as follows: Commencing at the East Quarter Corner of said Section 15; Thence along the East Section Line, N 10°37'14"W 846.71 feet, to the Centerline of Pontiac Lake Road (66 ft. wide); Thence along said Centerline of Pontiac Lake Road, N 76°34'28"W 840.95 feet, to a Point on the Westerly Line of a 60 feet wide Easement for ingress and egress; Thence along said Westerly Line S 10°37'14"W 660.00 feet, Thence S 79°22'46"W 186.76 feet, to the Point-of-Beginning; Thence S 10°37'14"E 207.32 feet, to a Point on the Northerly Line of said 60 feet wide Easement; Thence along said Northerly Line S 79°43'41"W 210.77 feet; Thence N 10°37'14"W 206.04 feet; Thence N 79°22'46"E 210.76 feet, to the Point-of-Beginning. Containing 1.0000 acres. Together with and Subject to a 60.00 feet wide Private Easement for ingress and and egress, described as commencing at the East Quarter Corner of said Section 15; Thence along the East Section Line N 10°37'14"W 846.71 feet, to a Point on the Centerline of Pontiac Lake Road (66 ft. wide); Thence along said Centerline of Pontiac Lake Road, N 76°34'28"W 775.25 feet to the Point-of-Beginning; Thence S 10°37'14"E 902.05 feet; Thence S 79°43'41"W 625.67 feet; Thence N 11°06'22"W 60.01 feet; Thence N 79°43'41"E 566.18 feet; Thence N 10°37'14"W 868.49 feet, to a Point on said Centerline of Pontiac Lake Road; Thence along said Centerline of Pontiac Lake Road, S 76°34'28"E 65.70 feet, to the Point-of-Beginning; containing 1.4626 acres. Subject to all Easement and Restrictions of Record.

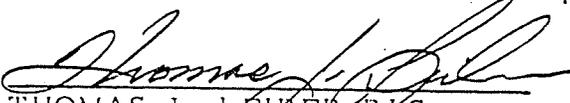
The Relative Error of Closure of this Parcel is 1:126,400

PREPARED BY:

GENERAL CONSULTING SERVICES, INC.
ENGINEERS • LAND SURVEYORS

Number 216, 3241 Christopher Lane, Keego Harbor, Mich. 48033

Telephone: (313) 682-6057


THOMAS J. LEIBER, RLS

JOB NO. 86-211

SHEET 2 OF 5

PARCEL "D"

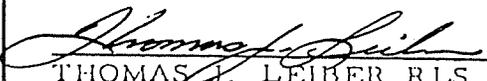
A Parcel of Land being part of the Southeast Quarter of the Northeast Quarter of Section 15, T. 3 N., R. 8 E., White Lake Township, Oakland County, Michigan. Being more particularly described as follows: Commencing at the East Quarter Corner of said Section 15; Thence along the East-West Quarter Line of said Section 15, S. 79°43'41"W 708.00 feet, to the Point-of-Beginning; Thence continuing along said East-West Quarter Line, S 79°43'41"W 283.50 feet; Thence N 11°06'22"W 256.26 feet; Thence S 79°43'41"W 340.00 feet; Thence N 11°06'22"W 159.74 feet; Thence N 01°52'26"W 324.83 feet; Thence N 81°44'57"W 55.23 feet; Thence N 11°06'22"W 74.69 feet; Thence S 81°44'57"E 273.19 feet; Thence S 10°37'14"E 219.95 feet; Thence S 79°22'46"W 85.52 feet; Thence S 10°37'14"E 206.04 feet; Thence N 79°43'41"E 210.77 feet; Thence N 10°37'14"W 207.32 feet; Thence N 79°22'46"E 186.76 feet; Thence N 10°37'14"W 660.00 feet, to a Point on the Centerline of Pontiac Lake Road (66 ft. wide); Thence along said Centerline, S 76°34'28"E 65.70 feet; Thence S 10°37'14"E 1158.29 feet, to the Point-of-Beginning. Containing 6.7630 acres (Gross, 5.3004 acres net). Together with and Subject to a 60.00 feet wide Private Easement for Ingress and Egress, described as commencing at the East Quarter Corner of said Section 15; Thence along the East Section Line N 10°37'14"W 846.71 feet, to a Point on the Centerline of Pontiac Lake Road (66 ft. wide); Thence along said Centerline of Pontiac Lake Road, N 76°34'28"W 775.25 feet, to the Point-of-Beginning; Thence S 10°37'14"E 902.05 feet, Thence S 79°43'41"W 625.67 feet; Thence N 11°06'22"W 60.01 feet; Thence N 79°43'41"E 566.18 feet; Thence N 10°37'14"W 868.49 feet, to a Point on said Centerline of Pontiac Lake Road; Thence along said Centerline of Pontiac Lake Road, S 76°34'28"E 65.70 feet, to the Point-of-Beginning; containing 1.4626 acres (Gross, 1.4171 acres net). Subject to all Easements and Restrictions of Record.

The Relative Error of Closure of this Parcel is 1:14,900.

PREPARED BY:

GENERAL CONSULTING SERVICES, INC.
ENGINEERS • LAND SURVEYORS

Number 216, 3241 Christopher Lane, Keego Harbor, Mich. 48033
Telephone: (313) 682-6057


THOMAS J. LEIBER, RLS

JOB NO. 86-211

SHEET 5 OF 5

REVISED: 10 NOV. '86

APPLICATION FOR ACREAGE DIVISION

Item A.

TO THE ASSESSOR OF THE TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MI. : I (WE), THE UNDERSIGNED, DO HEREBY PETITION FOR THE PARTITIONING OR DIVIDING OF ACREAGE, IN ACCORDANCE WITH THE PROVISIONS OF WHITE LAKE TOWNSHIP ORDINANCE NO. 58, AS AMENDED, AND ACT 591, P.A. 1996, KNOWN AS THE LAND DIVISION ACT.

APPLICANT Todd McDonald PHONE NO. (248) 640-6294

ADDRESS 10229 Pontiac Lk Rd ZIP CODE 48386

PARCEL I.D. NO. 12-15-276-025 #023 ZONING S/F

THIS APPLICATION WILL BE ACCEPTED IF ALL OF THE FOLLOWING ARE ATTACHED:

1. The name of all owners of any legal or equitable interest, and their signatures.
2. A paid copy of the most recent tax bill of all parcels involved in the split. All prior taxes must be paid.
3. A drawing of the parcel as it will appear following the proposed split, including the square footage of each resultant parcel: All existing buildings must be shown with the distance to proposed lot lines.
4. The location of wetland areas, lakes, streams, drains, easements, wells and septic fields shall be shown on said plan or drawings.
5. A legal description of each of the parcels that will result from the proposed split, and the net and gross acreage. The net acreage shall not include any private or public road right of way.
6. A copy of all restrictions and / or covenants existing or proposed, which apply to or run with the land, whether recorded or not.
7. The number of allowable divisions pursuant to the provisions of the Michigan Land Division Act for this parcel and a statement as to whether the right to make any divisions from the acreage parcel have previously been transferred.
8. Evidence of Oakland County Health Division approval for on-site water supply and sewage disposal, under the rules described in Section 105 (g) of the Michigan Land Division Act.
9. Proof of ownership (deed, land contract, ect.) ✓
10. The means of access from each resultant parcel to an existing road or proposed road. The proposed road must be complete prior to the split and issuance of new parcel numbers.

OK

FOLLOWING TENTATIVE APPROVAL BY THE ASSESSOR:

Item A.

The applicant will provide a registered staked survey, with the legal descriptions of all parcels as prepared by a registered land surveyor.

The title of the undersigned applicant is that of: 1. Owner in fee simple ___ 2. Land Contract seller ___
3. Land Contract purchaser ___ 4. Mortgage holder ___ 5. Representative ___

STATE OF MICHIGAN
COUNTY OF OAKLAND

I (WE) DO HEREBY SWEAR THAT THE STATEMENTS, DESCRIPTIONS, AND SIGNATURES APPEARING OF THIS PETITION OR ATTACHMENTS HERETO ARE IN ALL RESPECTS TRUE AND ACCURATE:

Signed Todd Edward McDonald ^{m235-799-189 913} Phone ^{(248) 640-6294} (248) 698-9147
Address 10229 Pontiac LK Rd White LK, MI 48386

Interest in property: Todd Edward McDonald
^{m235-881-261-101}
Signed William F. McDonald Phone ^{(248) 698-9147}
Address 10229 Pontiac LK Rd White LK, MI 48386

Interest in property: William F. McDonald
^{m235-421-149-673}
Signed Joanne D. McDonald Phone ^{(248) 698-9147}
Address 10229 Pontiac LK Rd White LK, MI 48386

Interest in property: Joanne D. McDonald

Subscribed and sworn to before me this 11th day of January 19 2000

Debra A. Dempsey
Notary Public
DEBRIA A. DEMPSEY
Notary Public, Oakland County, MI
My Commission Expires Mar. 16, 2003

**Johnson & Anderson, Inc.****Consulting Engineers**

4479 Dixie Highway
Waterford, MI 48329
Telephone: (248) 334-9901 FAX: (248) 673-9464
E-mail: oanderson@ja-engr.com

September 26, 2000

WHITE LAKE CHARTER TOWNSHIP
7525 Highland Road
White Lake, Michigan 48383-2900

Attn: Stephen T. Rumpel, Planning Director

Re: **McDONALD COURT, Private Road**
Off Teggerdine Road South of Pontiac Lake Road

Dear Mr. Rumpel:

On September 25, 2000 this office inspected the above private road and found that it had been constructed to the standards noted on the approved road plan. Street and stop signs were to be installed by the RCOC per the permit obtained from that agency by the petitioner. Culverts were installed and road gravel was installed and compacted per the approved plan. All disturbed areas were seeded and mulched, grass has not yet had a chance to grow.

We recommend that the parcel splits be processed contingent upon recording of a maintenance agreement to be approved by the White Lake Township and posting \$500.00 to guarantee that grass will be established.

Sincerely,

JOHNSON & ANDERSON, INC.

Ole Anderson, P.E.
White Lake Township Engineer

enc.

cc: **Todd McDonald**, 10229 Pontiac Lake Road White Lake MI 48386

C:\Documents\White Lake\0-Private Road Plan Review\14870 McDonald-Teggerdine\14870 Final.wpd

McDonald

Item A.



Johnson & Anderson, Inc.
Consulting Engineers

4479 Dixie Highway
Waterford, MI 48329
Telephone: (810) 334-9901
FAX: (810) 673-9464

November 28, 1995

WHITE LAKE CHARTER TOWNSHIP
7525 Highland Road
White Lake, Michigan 48383-2900

Attn: Terry Lilley, Supervisor

Re: UNNAMED Private Road, NE 1/4 Section 15
Off Teggerdine Road South of Pontiac Lake Road
Applicant: Todd McDonald
Parcel 12-15-276-023

Ref: J&A File No. 14103

Dear Mr. Lilley:

This office has reviewed a drawing showing a proposed road intended to serve a new home on parcel 12-15-276-025. The road is in the location of an improved drive currently serving more than one home. The drawing was accompanied by a parcel split drawing revision dated November 10, 1986. In order to evaluate the feasibility of the proposed road, this office will need to review engineering design drawings which meet the requirements of the Private Drive Ordinance. Among other items, a topographic survey and road profile will be required, as well as a legal description for the road easement. The Township will also require a Road Maintenance Agreement signed by all affected parcel owners.

A copy of this letter is being faxed to the Legal Representative of the owner along with a copy of the checklist and standard notes which are also part of the application package. Approval of the plan can be made when all ordinance and checklist requirements are met.

If you have any questions regarding our review comments please call.

Sincerely,

JOHNSON & ANDERSON, INC.

Ole Anderson, P.E.
White Lake Township Engineer

cc: Joseph Singleton, Hatchett, DeWalt & Hatchett

MACUGA, SWARTZ AND LIDDLE, P.C.
ATTORNEYS AND COUNSELORS AT LAW
SUITE 1520, FORD BUILDING
618 GRISWOLD STREET
DETROIT, MICHIGAN 48226-3901

PETER W. MACUGA II
JOHN D. SWARTZ
STEVEN D. LIDDLE
RENÉ S. ROUPINIAN
DAVID R. DUBIN

TELEPHONE
(313) 965-0045
FACSIMILE
(313) 965-2829

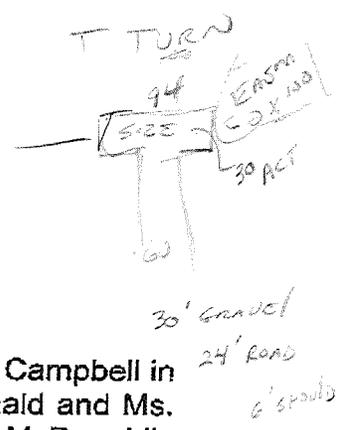
April 12, 2000
Via Facsimile (248) 698-3996

Kathy Boyea
White Lake Township Assessor
Assessor's Office
Government of White Lake Township
7525 Highland Road
White Lake Township, MI 48383

Ms. Boyea:

RE: TODD McDonald and AMY CAMPBELL

I, and this law firm, represent the interests of Mr. Todd McDonald and Amy Campbell in their intention to construct their marital home on property that Mr. McDonald and Ms. Campbell currently own and that has long been in the ownership of Mr. McDonald's family. It is my understanding you have some knowledge of the plans to construct this home and that you know, or should know, that a home has already been moved to the planned homesite by Mr. McDonald and Ms. Campbell. The home has been unable to be finished because of "purported requirements" of White Lake Township that your office is allegedly insisting upon. The insistence, I am informed, of your office is for the installation of a platted road to end at Mr. McDonald and Ms. Campbell's marital home, which will service only that home, as no other homes will be built on the property owned by Mr. McDonald and Ms. Campbell. The further alleged insistence, I am informed by your office, is that the road conclude in a sixty foot (60') cul-de-sac immediately in front of Mr. McDonald and Ms. Campbell's home. Needless to say, the very existence of a sixty foot (60') cul-de-sac immediately at the entry of the McDonald/Campbell home will render the home aesthetically and intellectually unpleasant.



An examination of the White Lake Township Building Ordinances discloses that a private road be constructed, with a cul-de-sac end, for all adjoining land owners use and with their consent. The Township Ordinances are silent, however, where, as in the McDonald/Campbell situation, there are not, and can not be, any other landowners, as the McDonald/Campbell land can only be utilized for one home. The construction of a private road with a sixty foot (60') cul-de-sac, which would be near the length of the McDonald/Campbell home itself, would serve no purpose whatsoever and is not required by the Township Ordinances, upon which the Township allegedly relies to demand this requirement.

Mr. McDonald and Ms. Campbell have gone to the great expense to have such a private road examined by engineering professionals and by construction engineers for their

Kathy Boyea
 April 12, 2000
 Page 2.

planning and comment. The engineering professionals and construction engineers have determined that, while such a road could be built, a sixty foot (60') cul-de-sac would serve no useful purpose and is completely unnecessary for the McDonald/Campbell home. The engineering professionals have also determined that the site plan and property would dictate against an installation of such a road, with a sixty foot (60') cul-de-sac, and the Township insistence on such a requirement would result in the destruction of residential use for the McDonald/Campbell property.

Neighbors in the area of the McDonald/Campbell home are adamantly against the construction of such a sixty foot (60') cul-de-sac road and find the road completely unnecessary for their use and enjoyment of their properties, as well. The concerned neighbors wish only that an access road, or access driveway, be constructed to allow Mr. McDonald and Ms. Campbell access, and to complete construction of their home and live a long and successful and happy life. The concerned neighbors and the construction personnel indicate strongly that the construction of a road, with a sixty foot (60') cul-de-sac would provide an avenue for increased and unwanted vehicular traffic into a single home area and would create increased danger to children in the immediate neighborhood.

An analysis of State Statutory Requirements, applicable Case Law, and Township Ordinances, indicate that a road, with a sixty foot (60') cul-de-sac is not only unwarranted by the applicable law, but unnecessary for any reason. A standard driveway, or even a driveway of fifteen feet (15') in width, would provide for the access by emergency vehicles, of whatever type, to the McDonald/Campbell home, would provide for access by Mr. McDonald and Ms. Campbell and their family and guests and would preclude the entry by unwelcome persons, as a standard driveway, or even a fifteen foot (15') driveway, would be private and secluded in nature.

We plan to be at your offices at 2:00 p.m. Thursday, April 13, 2000, to discuss this matter and hopefully reach a resolution. We will have in our possession all engineering studies, all Opinions of engineering professionals, as to the lack of need for a sixty foot (60') cul-de-sac and letters from concerned neighbors about the opposition to a sixty foot (60') cul-de-sac. If you are unable to meet with us at that time, please contact me at your very earliest convenience, at (313) 965-0045.

Respectfully,

MACUGA, SWARTZ and LIDDLE, P.C.

Peter W. Macuga

PWM/pd

c:\macuga\whitelake\McDonald\boyea.wlt

Item A.

12-15-276-012
1.71

12-15-276-016
5.05

EGGERDINE ROAD
150.00
165.00
56.95

Prop. 60' RD
WITH CULD
OR T-TURN

MEETING 4/13/00
OWNERS WILL SUBMIT
SURVEY & ENG. DRAWING
WITH 60' EAS. & T-TURN.

12-15-276-004
0.43

12-15-276-005
0.47

12-15-276-024
1.00

12-15-276-023
6.76

12-15-276-006
1.27

1215276025

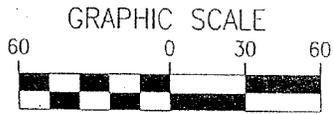
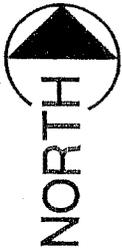
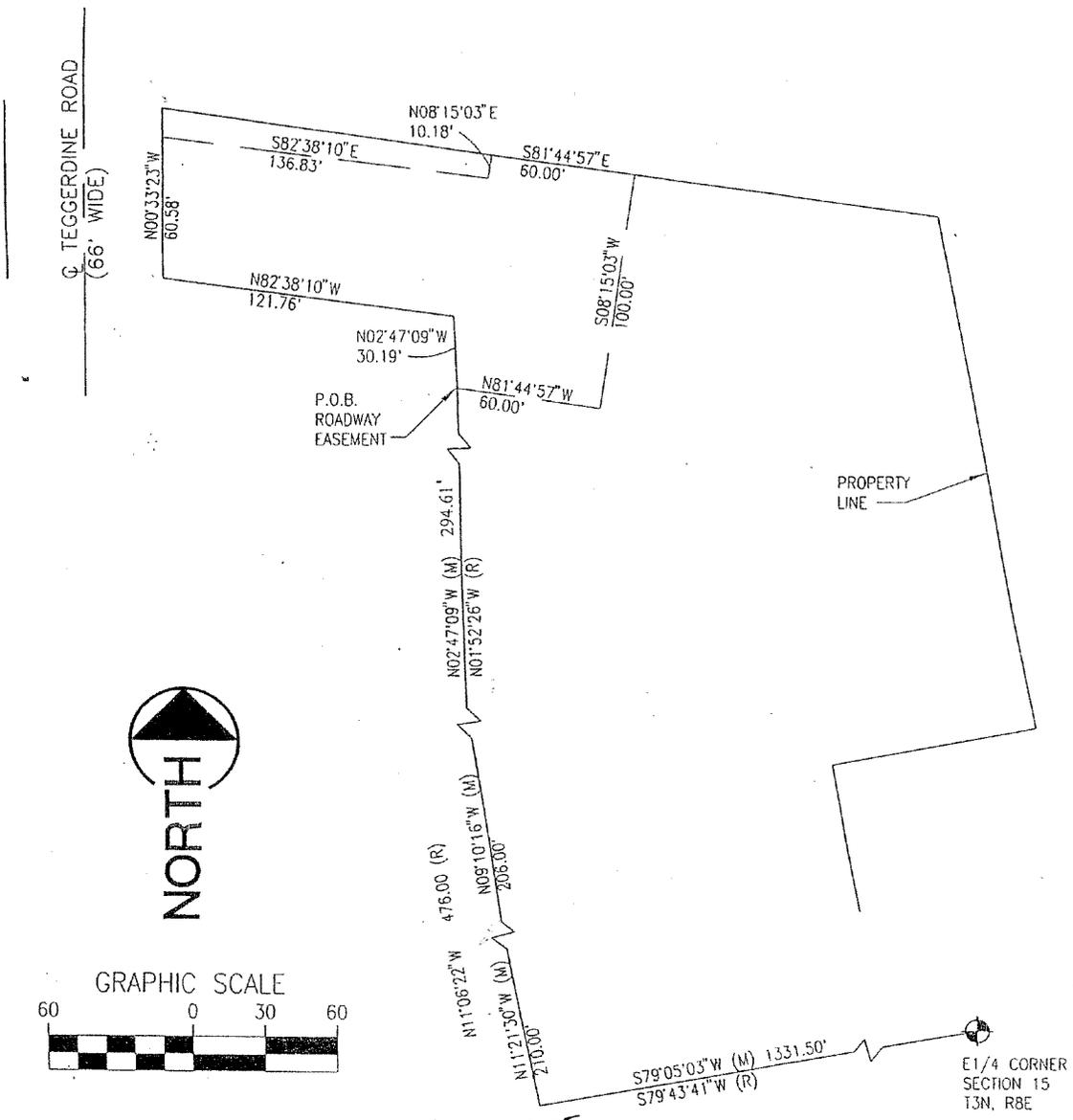
1215276023

12-15-276-025
1.00

12-15-276-026
1.00

12-15-276-007
1.46

39.90
8.35



Description of Easement (WILLIAM RANDY CT)

Part of the NE ¼ of Section 15, T3N, R8E, White Lake Township, Oakland County, Michigan, described as commencing at the East ¼ Corner of said Section 15, thence along the E-W ¼ Line of said Section 15 (as monumented and occupied), S79°05'03"W (recorded as S79°43'41"W) 1331.50 ft.; thence N11°21'30"W 210.00 ft.; thence N09°10'16"W 206.00 ft. (combined last two courses recorded as N11°06'22"W 476.00 ft.); thence N02°47'09"W (recorded as N01°52'26"W) 294.61 ft. to the point of beginning: thence continuing N02°47'09"W 30.19 ft.; thence N82°38'10"W 121.76 ft.; thence N00°33'23"W 60.58 ft.; thence S82°38'10"E 136.83 ft.; thence N08°15'03"E 10.18 ft.; thence S81°44'57"E 60.00 ft.; thence S08°15'03"W 100.00 ft.; thence S81°44'57"W 60.00 ft. to the point of beginning. Containing 0.32 acre of land more or less and subject to easements and restrictions of record.

Note: Bearings and distances based from Certificate of Survey prepared by Kieft Engineering, Inc., dated Jan. 6, 2000, Job No. 99411.

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TITLE	
McDONALD COURT EASEMENT	
URS	URS CORPORATION, FARMINGTON HILLS, MI., 248-553-9449

DATE	JOB NO.
6-22-00	M103871
DR.	SKETCH NO.
DJK	
CK.	
FP	SK-1

TO: Zoning Board of Appeals
FROM: David J. Waligora, AICP, Senior Planner
DATE: February 19, 2025
RE: 2305 Ridge Rd: Non-Conforming (Substandard) Lot

Agenda item: 8B
Meeting Date: February 26, 2026
**Applicant/
Owner:** David VanAssche
102 Lac Sainte Claire Dr
Saint Claire Shores, MI 48082
Address: 2305 Ridge Rd, White lake, MI 48383
Parcel #: 12-18-151-029
Location: Westside of Ridge Rd, north of England
Beach Rd.
Zoning: R1-D, Single Family Residential

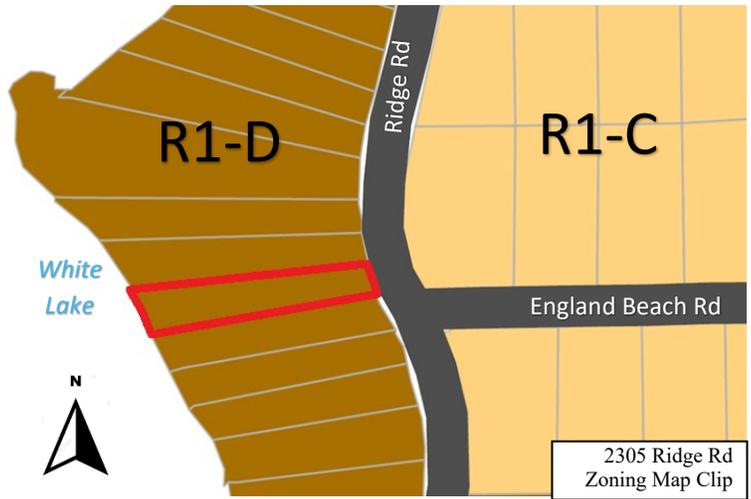
Attachments

- 1. Survey Drawing, Alpine Engineering
- 2. Application



Property Description

The 11,862 sq ft (approx. 40' x ±280'), circa 1921 platted parcel, 12-07-157-015, is located on the west side of Ridge Rd, just north of England Beach Rd. The property is zoned R1-D (Single-Family Residential). The home is surrounded by R1-D single family homes to the north and south, and R1-C to the east. The property is situated on the eastern shore of White Lake. The parcel is considered a Substandard Lot, and the applicant is requesting a review under Sec. 7.27-B.



Applicant’s Proposal

The applicant is proposing to demolish the existing home and construct a new single-family dwelling with a proposed footprint of approximately 3,402 square feet. The proposed structure would have side yard setbacks of less than 10 feet and would result in a lot coverage ratio exceeding what is permitted by right under the ordinance.

The applicant has indicated that the final footprint and architectural design have not yet been finalized. The applicant has requested ZBA review of the proposed setback parameters in order to determine whether the general building envelope is acceptable prior to completing detailed architectural plans.

Proposed Dimensional Review

Section 7.27 – Nonconforming Lots of Record	
<p>This Section applies to those districts in which single-family residential is a principal permitted use and is intended to provide relief for the owners of non-conforming lots where said lot or lots do not meet the minimum standards of the Ordinance.</p>	
<p>B. If all front, side, rear, and open space requirements cannot be met, no building permit shall be issued for a nonconforming lot, except with approval of the Board of Appeals after public hearing in accordance with Section 7.35 of this ordinance. The application to the Board of Appeals shall simply state, “Nonconforming Lot.” The application shall be on forms established by the Township and shall include at a minimum, a drawing showing all proposed structures on the lot, all applicable setbacks, and areas designated for parking automobiles. The Board of Appeals shall permit the use of such nonconforming lot or lots if it finds that the following standards have been met:</p>	
<p>i. The lot was legally established pursuant to all applicable provisions of Michigan law or White Lake Township ordinance.</p>	<p>Staff Finding: The Lot was platted in 1921 as Lot 17 of the England Beach Sub-Division No. 1 Plat.</p>

<p>ii. The construction that will result from the issuance of said permits will be in keeping with the general character of the neighborhood in which the construction will take place.</p>	<p>Staff Finding: The surrounding area along Ridge Road is developed with single-family homes. Many homes are setback at or beyond the minimum front yard setback required in the R1-D district. The proposed structure would be located at the eastern wall of the existing detached garage and would not substantially alter the established street frontage pattern along Ridge Road.</p>
<p>iii. The proposed use will not have a significant effect on adjoining and nearby property owners.</p>	<p>Staff Finding: The proposed use is consistent with the existing single-family residential use pattern in the area. The scale and placement of the proposed structure appear generally similar to other homes along Ridge Road, and no unusual impacts to adjoining properties have been identified based on the site plan submitted.</p>
<p>iv. The design of the proposed structure is appropriate for the area, width, and shape of the lot, and is designed in such a fashion as to provide adequate access for fire and other emergency vehicles.</p>	<p>Staff Finding: The ZBA should consider this standard, as the applicant is proposing building coverage in excess of the permitted 25 percent lot coverage. The Lot Coverage maximum is intended to ensure that structures remain proportional to the size of the lot while preserving adequate open space for stormwater infiltration, drainage, and the overall character of the zoning district. For reference, a conforming 12,000 square foot lot in the R-1D district would typically contain no more than approximately 3,000 square feet of building coverage.</p> <p>In this case, the applicant is proposing a total of 3,402 square feet for the proposed dwelling and garage, equaling a 28.67% lot coverage. This amount exceeds the 25% maximum building coverage permitted by right under the ordinance.</p> <p>Additionally, the subject property’s proximity to White Lake is a relevant consideration. Lot coverage standards help limit impervious surface area and promote stormwater infiltration. Increased impervious surfaces may result in greater surface runoff, which can carry sediments, nutrients, and other pollutants into adjacent water bodies. White Lake is part of the Pettibone Creek sub-watershed, which connects to the Huron River and ultimately Lake Erie. Maintaining lot coverage standards supports responsible stormwater management and helps reduce potential impacts to surface water resources within the broader watershed system, which is generally considered a positive consideration.</p>

<p>v. The proposed design is consistent with the extent to which other developed lots in the subdivision have maintained the setbacks and other required provisions of this Ordinance.</p>	<p>Staff Finding: Along Ridge Road, many newer homes have been constructed on similarly sized lakefront lots over the past 20 years. Front yard setbacks are generally at or beyond the minimum required setback and appear consistent with the applicant’s proposed footprint. Side yard setbacks along this portion of Ridge Road typically range from approximately 5 to 10+ feet, which is also consistent with the applicant’s proposed setbacks.</p> <p>In 2020, the ZBA approved a side yard setback variance at 2355 Ridge Road with a similar lot width of approximately 40 feet, a property located just north of the subject parcel. That approval allowed for construction of a new home with approximately 19 percent coverage.</p>
<p>vi. The nonconforming lot shall meet all other requirements of this Ordinance, which requirements for the purpose of this Section shall be deemed to include reasonable provisions for automobile parking.</p>	<p>Staff Finding: The proposed home will meet all other standards. The design is proposed to have a 3-stall garage and includes adequate paved area for the parking of vehicles.</p>
<p>vii. In no event shall the side yards be less than five (5) feet to permit fire equipment and other emergency vehicles reasonable access and further to prevent the spreading of fire; the Board of Appeals shall not have the right to vary this provision.</p>	<p>Staff Finding: The proposed setbacks are 5.9 ft (south side and existing) and 6.1 ft (north).</p>

Conclusion

The subject property is a legally established nonconforming lot within the England Beach Subdivision, originally platted in 1921. The lot’s narrow width and configuration present limitations typical of lakefront parcels in this subdivision. The applicant is proposing to construct a new single-family dwelling that meets the minimum side yard setback requirement of five feet and is generally consistent with the established pattern of development along Ridge Road, where many homes have been constructed on similarly sized lots with comparable setback conditions.

The proposed development would result in approximately 3,985 square feet of total building coverage, which exceeds the maximum lot coverage otherwise permitted under the ordinance. Lot coverage standards are intended to ensure that structures remain proportional to lot size and to preserve open space for stormwater infiltration and site functionality. The subject property’s location along White Lake further highlights the importance of stormwater management considerations, as the lake is part of the greater Pettibone Creek and Huron River watershed system.

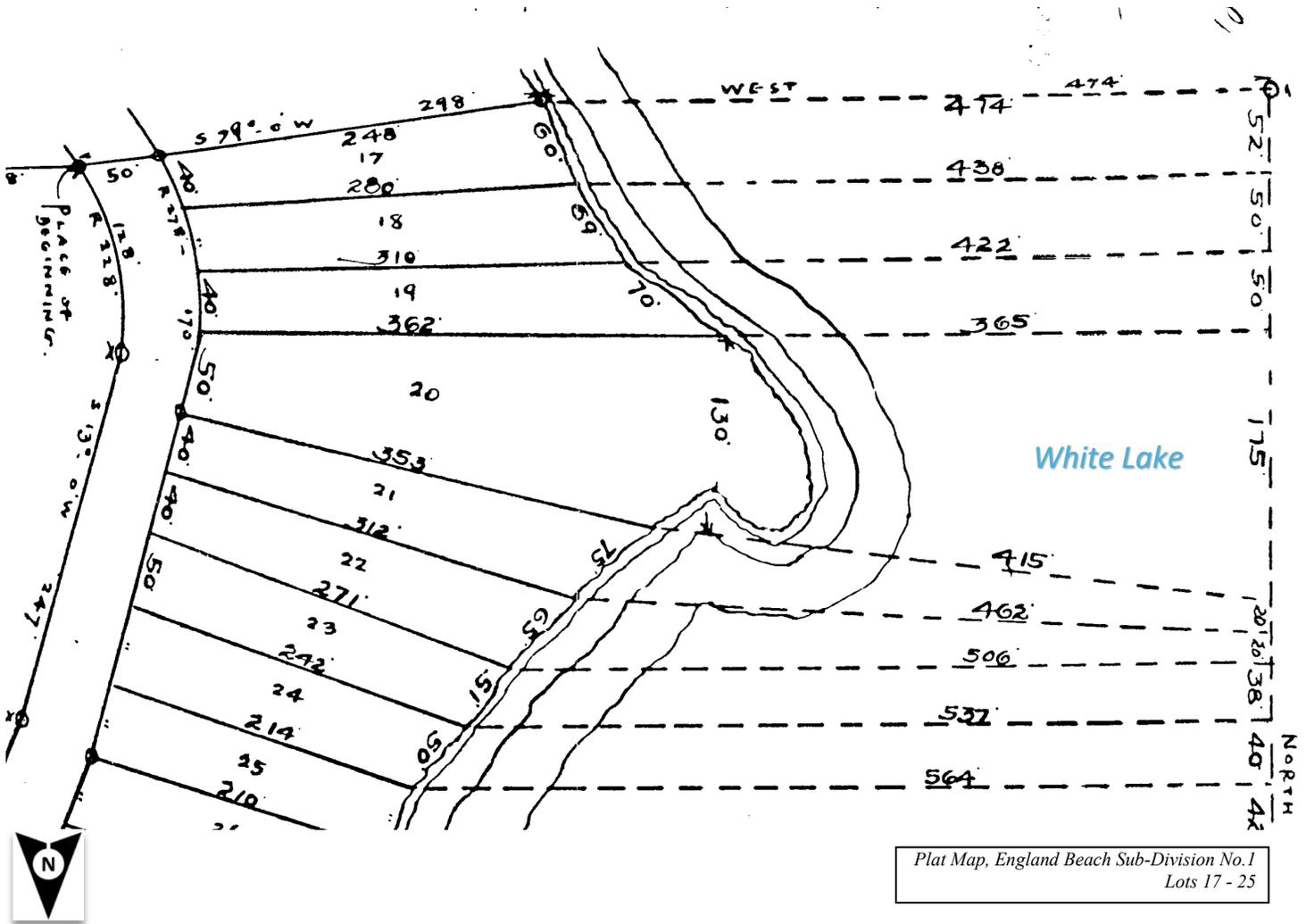
The Zoning Board of Appeals must determine whether the proposed structure represents a reasonable and appropriate use of the nonconforming lot and whether the proposal satisfies the standards outlined in Section 7.27-B of the Zoning Ordinance. In particular, the ZBA should consider the scale of the proposed structure in relation to the size and configuration of the lot, the consistency of the proposed setbacks with surrounding development, and whether the proposal is consistent with the intent of the ordinance and the general character of the neighborhood.

Zoning Board of Appeals Options:

After consideration of the staff report, the facts and findings presented, and all public and applicant testimony, the Zoning Board of Appeals shall make a motion to approve, deny, or postpone the request.

If the ZBA determines that the applicable standards have been satisfied, the motion should be made in the affirmative and should reference the ordinance language to "permit the use of such nonconforming lot," consistent with Section 7.27-B of the Zoning Ordinance, Nonconforming Lots of Record.

The motion may also include any conditions the ZBA determines are reasonable and necessary to ensure compliance with the intent of the ordinance. Finally if the ZBA is not comfortable making a motion until the design is finalized you also can postpone a decision until a later date.



- LEGEND**
- EX. CATCH BASIN
 - EX. MANHOLE
 - ▽ EX. END SECTION
 - ⊕ EX. OVERFLOW STRUCTURE
 - EX. DOWNSPOUT/ROOF DRAIN
 - ⊖ EX. CLEANOUT
 - ⊕ EX. WATER WELL
 - ⊕ EX. HYDRANT
 - ⊕ EX. WATER SHUTOFF
 - ⊕ EX. FIRE DEPT. CONNECTION
 - ⊕ EX. IRRIGATION CONTROL VALVE
 - ☆ EX. LIGHTPOLE
 - ⊕ EX. UTILITY POLE
 - ⊕ EX. GUY ANCHOR
 - ⊕ EX. TRAFFIC SIGNAL
 - ⊕ EX. GAS SHUTOFF
 - ⊕ EX. GAS VENT
 - ⊕ EX. HANDHOLE
 - ⊕ EX. PEDESTAL
 - ⊕ EX. TRANSFORMER
 - ⊕ EX. GENERATOR
 - ⊕ EX. GAS METER
 - ⊕ EX. ELECTRIC METER
 - ⊕ EX. ELECTRICAL OUTLET
 - ⊕ EX. UTILITY MARKER
 - ⊕ EX. HVAC
 - ⊕ EX. RAILROAD SIGNAL
 - ⊕ EX. SIGN
 - ⊕ EX. POST/BOLLARD
 - ⊕ EX. FLAGPOLE
 - ⊕ EX. MAILBOX
 - ⊕ EX. PARKING METER
 - ⊕ EX. SATELLITE DISH
 - ⊕ EX. SOIL BORING
 - ⊕ EX. MONITOR WELL
 - FOUND IRON
 - SET IRON
 - EX. BOULDER
 - EX. TREE STUMP
 - EX. TREE
 - ¹⁰²³ EX. TREE TAG & NUMBER

- EX. TREE LINE
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
- EX. OVERHEAD LINE

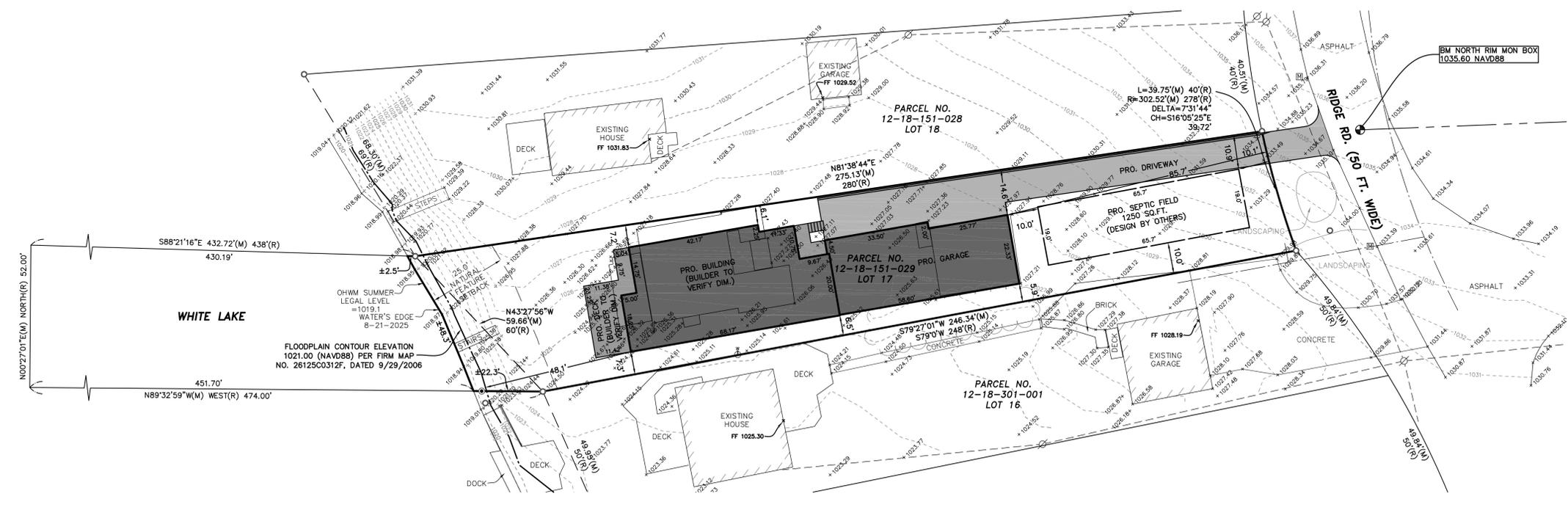
NOTE:
BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE

BENCHMARKS:
NORTH RIM OF MONUMENT BOX APPROXIMATELY 32 FEET EAST OF NORTHEAST PROPERTY CORNER, ELEVATION 1035.60 NAVD88.

DESCRIPTION:
T3N, R8E, SEC 18 ENGLAND BEACH SUB NO 1 LOT 17

LOT COVERAGE:

	Sq. Ft.	(%)
Lot Area (Upland to Flood Plain)	11862	100%
Ex. Home	1350	11.4%
Ex. Garage	583	4.9%
Ex. Combined	1933	16.3%
Pro. Footprint	3402	28.7%
Total Additional Coverage	1469	12.4%



COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
FLOOD PLANS
CONSTRUCTION LAYOUT

ALPINE ENGINEERING INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET

811
Know what's below
Call before you dig.

CLIENT: DAVID VANASSCHE

SECTION: 18

TOWNSHIP: 3N
RANGE: 8E
WHITE LAKE TOWNSHIP
OAKLAND COUNTY
MICHIGAN



John Heikinen

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

REVISED

2-19-26 PER TWP
1-23-26 PER CLIENT

DATE: 11/21/2025

DRAWN BY: TTP

CHECKED BY: KEH

SCALE: HOR 1" = 20 FT.
VER 1" = 5 FT.

FBK: 458
CHF: BK

1

25-579

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: David VanAssche PHONE: [REDACTED]

ADDRESS: 2305 Ridge Rd White Lake, MI 48383
[REDACTED]

INTEREST IN PROPERTY: PROPERTY OWNER BUILDER OTHER: _____

PROPERTY INFORMATION

ADDRESS: 2305 Ridge Rd White Lake, MI 48383 ZONING: R1D

VALUE OF IMPROVEMENT: \$ N/A SEV OF EXISTING STRUCTURE: \$ 58,601.00/100 DIS
1,771.00/100

REASONS TO SUPPORT REQUEST (ADDITIONAL SHEETS MAY BE ATTACHED):

~~Back Variance~~ ~~Shot Coverage Variance~~

NON-Conforming Lot

APPLICATION FEE: \$440 \$550

APPLICANT'S SIGNATURE: David VanAssche DATE: 23 January 2026

AFFIDAVIT OF MAILING

STATE OF MICHIGAN

COUNTY OF OAKLAND

Paige Myers being duly sworn, says that she enclosed in envelopes copies of the **Notice of Public Hearing** under Ordinance No. 58, Charter Township of White Lake, scheduled for February 26th, 2026, annexed hereto, sealed the envelopes and addressed the envelopes to the attached list of residents:

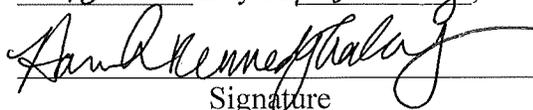
Affiant further states that she placed said envelopes in a government mail receptacle located at the White Lake Township Offices in Michigan on February 10th, 2026.

Affiant further states that he placed such amount of postage on the envelopes as is required by the postal regulations to permit mail to go First Class.



PAIGE MYERS

Subscribed and sworn to me before this
10 Day of February, 2026



Signature

Notary Public, Oakland County, MI

My Commission Expires August 31, 2031

NAME: 2305 RIDGE RD.

OWNER/OCCUPANT AGENDAS MAILED: 22

TO: Zoning Board of Appeals
FROM: David J. Waligora, AICP, Senior Planner
DATE: February 13, 2025
RE: 3837 Jackson Blvd: Variance request to permit a Home Remodel

Agenda item: 8C
Appeal Date: February 26, 2026
Applicant: Eric Stanton
8576 Sandycrest Dr.
White Lake, MI 48386
Owners: George and Sharon Stanton
2870 Mystic Valley Dr
White Lake, MI 48383
Address: 3837 Jackson Blvd
White Lake, MI 48386
Parcel #: 12-07-157-015
Location: North side of Jackson Blvd between
Langolf and Leroy Ct.
Zoning: R1-D, Single Family Residential

Attachments

1. Application and Letters
2. Survey
3. ZBA Meeting Minutes from 12-12-13

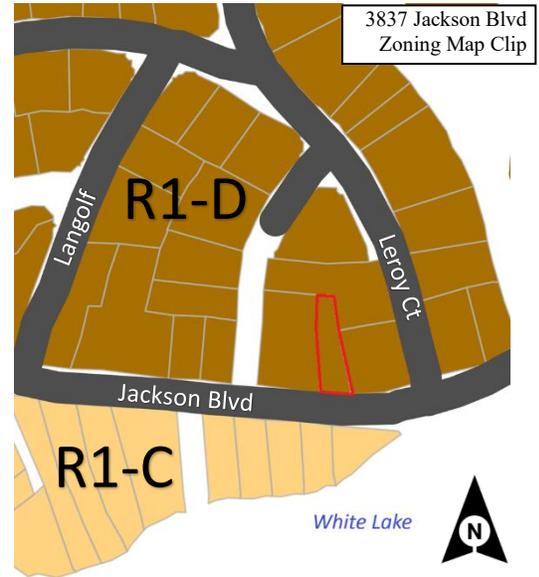


Property Description

The 0.149 acre or 6,490 sq ft (approx. 55' x ±183'), circa 1920 platted parcel, 12-07-157-015, is located on the north side of Jackson Blvd between Langolf Rd and Leroy Ct. The property is zoned R1-D (Single-Family Residential). The home is surrounded by R1-D single family homes to the east, west, and north. To the south of the property are single family homes zoned R1-C and situated on the northern shore of White Lake.

Applicant's Proposal

The applicant is the contractor representing the property owner. They propose an addition to the existing home, enlarging it from a one-story, one-bedroom, 607 ft² residence into a 2-bedroom with a proposed 381 ft² addition, resulting in a 988.56 ft² single-family home.



Existing Condition Dimensional Review

The property is currently occupied by a ranch style, single-family home, constructed in 1947, and includes a rear 80 ft² shed. It is served by a private well and private septic. Below is a comparison chart with the minimum R1-D standards (Section 3.1.5.E) listed next to the existing findings for the property.

	Min Required	Current	Nonconforming Deficiency
Lot Area	12,000 ft ²	6,490 ft ²	45.9% deficient or 5,510 ft ² smaller
Lot Width	80 ft (min required)	50 ft	37.5% deficient or 30 ft smaller
Lot Length	150 ft (min required for min lot width)	153 ft	
Lot Coverage	25%	9.35%	
Front Yard Setback	30 ft	30.1 ft	
Side Yard Setback	10 ft	7.30 ft (West) 7.77 ft (East)	2.7 ft (West) 2.23 ft (East)
Rear Yard Setback	30 ft	73.87 ft	
Minimum Structure Area	1000 ft ²	607 ft ²	393 ft ²

After reviewing the existing conditions, a legal nonconforming deficiency exists in both lot area and lot width. Because of this, staff finds that the subject property is considered a “**Substandard Lot**”, per Section 5.4 of the Zoning Ordinance.

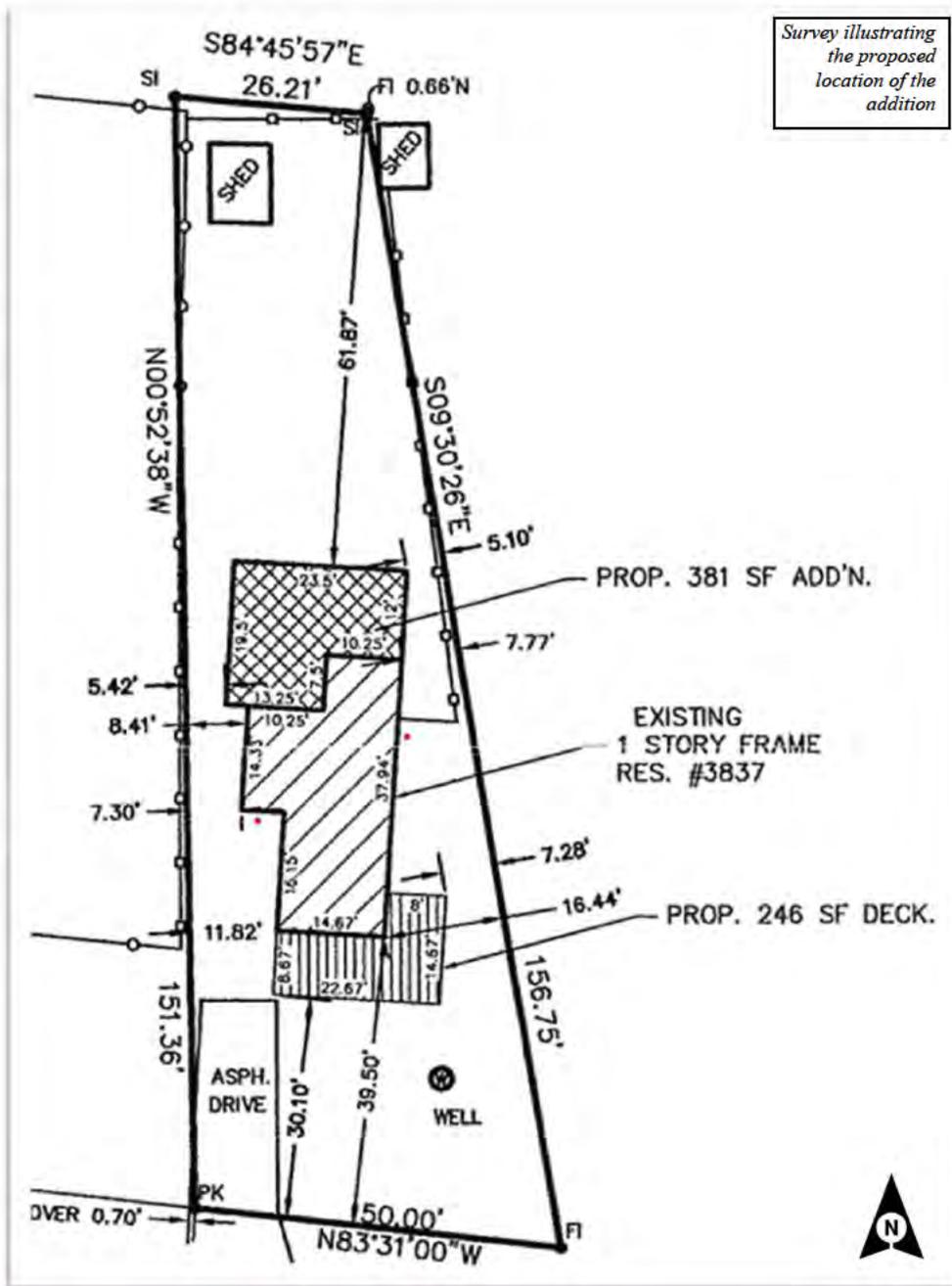


Proposed Dimensional Review

The applicant wishes to construct a 381 ft² addition on the north side of the building to add a second bedroom to the existing one-bedroom home.

The proposed design requires 4 variances. The first 2 are side yard setback variances (Section 3.1.6), the third is for a variance from the minimum floor area requirements (Sec from 3.11- J), and the fourth is the allowance to expand a non-conformity (Sec 7.23-A).

Specifically, the proposed design increases side yard nonconformity by 4.58 ft on the westside and 4.9 ft on the east side. Finally, the sum of the existing structure and the proposed addition is 11.44 ft² under the 1000 sq ft minimum standard.



	Min Required	Current	Proposed	Difference	Necessary Variance
West Side Yard Setback	10 ft	8.41 ft	5.42 ft	-2.99 ft	4.58 ft
East Side Yard Setback	10 ft	7.77 ft	5.1 ft	-2.67 ft	4.9 ft
Minimum Structure Area	1000 ft ²	607 ft ²	988.56 ft ²	+381 ft ²	11.44 ft ²

Conclusion

Staff finds the subject property is a legally established substandard lot containing a lawful nonconforming structure because it does not meet current side yard setback requirements or building size. The parcel is tetragonal in shape and narrows significantly as it extends north from the street, tapering to a width of approximately 26.21 feet. Due to this unique configuration and progressively decreasing width, strict compliance with side yard setback requirements substantially limits the ability to expand or modify the existing structure without the need of a variance.

The proposed addition would increase the degree of nonconformity with respect to the three requested dimensional variances. However, the existing dwelling is limited in floor area, and the addition of another bedroom would move the structure closer to the Township's minimum floor area requirement for single-family dwellings, which is a relevant consideration in this case.

The applicant has indicated that constructing a second story is not feasible because the existing structure was not originally designed to support the additional structural load. Staff further finds that one-bedroom homes are very uncommon within the Township, and the proposed addition would align the dwelling more closely with typical single-family residential development patterns in the vicinity of the subject property.

The Board should consider whether a conforming alternative design could reasonably accommodate the proposed bedroom within the existing available buildable envelope, or whether strict compliance with setback requirements would render such a design unnecessarily burdensome given the lot's narrowing configuration. This determination should be based on whether a conforming addition would provide reasonable residential functionality, as opposed to an ideal or preferred layout.

It is important to note that although the property is a legally established substandard lot, the Substandard Lot review criteria are not applicable in this case because the parcel is already developed with a single-family dwelling.

It is however also relevant to note that the Zoning Ordinance reflects a policy preference for single-family residential uses on substandard lots. If the parcel were vacant, the Substandard Lot provisions would permit development of a single-family home on this legally established lot of record, subject to the criteria outlined in that section, which this request would likely meet. This demonstrates the Ordinance's intent to accommodate residential use on substandard parcels under defined circumstances.



Zoning Board of Appeals Options:

Approval Motion Example

I move to approve the requested dimensional variances from Section 3.1.6 (Side Yard Setbacks) and Section 3.11-J (Minimum Floor Area), as well as from Sec 7.23-A, based on the following findings under Section 7.37:

1. A practical difficulty exists due to the legally established substandard nature of the lot, including its 50-foot width, which is approximately 30% deficient from the required 80 feet, and its 6,490 square foot area, which is approximately 45.9% deficient from the required 12,000 square feet. The narrowing configuration of the parcel substantially limits expansion while maintaining the required 10-foot side yard setbacks.
2. The practical difficulty results from the historic configuration of the parcel and is not self-created.
3. The requested relief from Section 3.1.6 to permit side yard setbacks of approximately 5.42 feet (west) and 5.1 feet (east), where 10 feet is required, and the relief from Section 3.11-J related to minimum floor area, represents the minimum necessary to permit reasonable residential use of the property.
4. The structure remains compliant with front and rear yard setbacks, maintains lot coverage significantly below the maximum 25% permitted (approximately 9.35%), and does not appear to create substantial adverse impacts on surrounding properties.
5. Granting the variances will provide substantial justice by allowing use of the property in a manner similar to other single-family homes in the vicinity without bestowing special development rights.

Approval is conditioned upon construction, being substantially consistent with the survey drawn by Dekeyser Surveying for 3837 Jackson Blvd and submitted with the application. Any modification increasing the degree of nonconformity beyond what is approved herein shall require additional review by the Zoning Board of Appeals.

Denial Motion Example

I move to deny the requested dimensional variances from Section 3.1.6 (Side Yard Setbacks) and Section 3.11-J (Minimum Floor Area) based on the following findings under Section 7.37:

1. While the lot is legally established and substandard in width and area, the Board finds that strict compliance with the Ordinance does not unreasonably prevent reasonable residential use of the property. The parcel is currently developed with a single-family dwelling that meets front and rear yard setbacks and maintains lot coverage well below the maximum permitted.
2. The Board finds that a conforming alternative design may be feasible within the existing buildable envelope, and therefore the requested encroachment into the required 10-foot side yard setbacks has not been demonstrated to be necessary to alleviate a practical difficulty inherent in the land.
3. The Board further finds that the applicant has not demonstrated that the requested variances represent the minimum necessary to permit reasonable use of the property.
4. Although the parcel is narrower than typical lots in the district, the Board finds that the request, as proposed, would increase the degree of nonconformity beyond what is necessary to maintain reasonable residential use.

Based on these findings, the applicant has not satisfied the standards set forth in Section 7.37, and the requested variances are therefore denied.

Postpone Motion Example

I move to postpone action on the requested dimensional variances from Section 3.1.6 (Side Yard Setbacks) and Section 3.11-J (Minimum Floor Area) in order to allow the Board additional time to evaluate the standards set forth in Section 7.37 and to obtain supplemental information necessary to make findings under those standards.

The Board requests that the applicant provide:

1. A revised site plan demonstrating whether a conforming alternative design is feasible within the required 10-foot side yard setbacks.
2. Dimensioned floor plans identifying the resulting bedroom size and layout under both the proposed design and any conforming alternative.
3. Any additional information necessary to determine whether the requested variances represent the minimum necessary to alleviate the practical difficulty.

This matter shall be rescheduled for consideration within ninety (90) days of tonight's date. If the requested materials are not submitted within that timeframe, the application may be deemed withdrawn without prejudice.



WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: ERIC DENNIS [REDACTED]
[REDACTED] Sandycrest Dr. White Lake MI 48386
EMAIL: ~~ERICDENNIS~~ [REDACTED]
INTEREST IN PROPERTY: PROPERTY OWNER BUILDER OTHER: _____

PROPERTY INFORMATION

ADDRESS: 3837 Jackson BLVD ZONING: _____
VALUE OF IMPROVEMENT: \$ 100,000 SEV OF EXISTING STRUCTURE: \$ 39,630

REASONS TO SUPPORT REQUEST (ADDITIONAL SHEETS MAY BE ATTACHED):

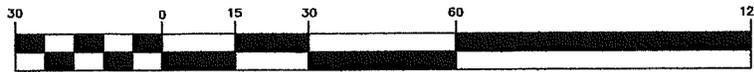
See attached approval from the customer wants to make a 1 bedroom home into a 2 bedroom to meet the needs of current living standards. The plot is small and oddly sized. It is cost prohibitive to build up and the current structure is not capable of supporting the load. We will not be adding the front porch previously applied for.

APPLICATION FEE: \$440 \$550

APPLICANT'S SIGNATURE: [Signature] DATE: 1-16-2026

SITE PLAN

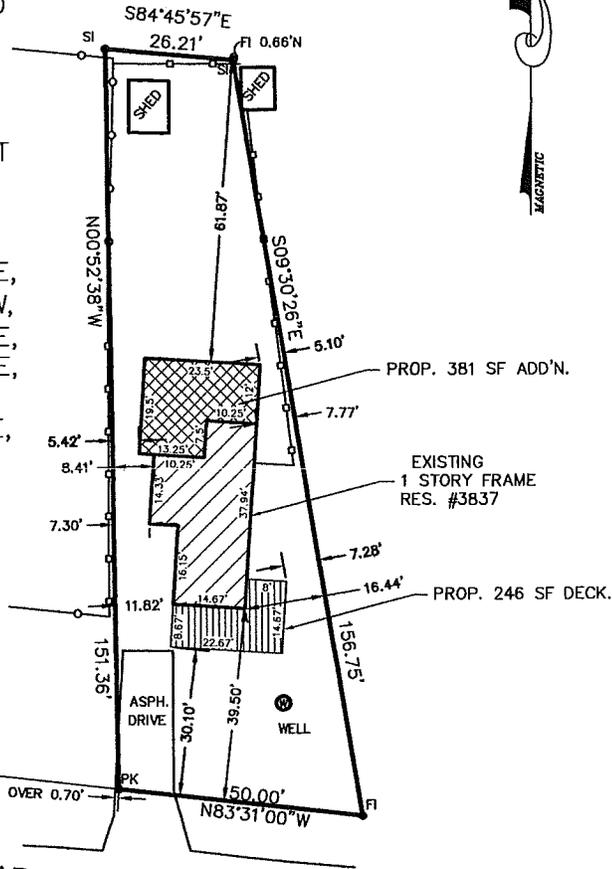
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

DESCRIPTION P#12-07-157-015

LOT 3 AND PART OF LOT 29,
"WHITE LAKE PARK SUBDIVISION",
WHITE LAKE TOWNSHIP, OAKLAND
COUNTY, MICHIGAN AS
RECORDED IN LIBER 24, PAGE
12, OAKLAND COUNTY RECORDS,
AND MORE PARTICULARLY
DESCRIBED AS BEING THAT PART
OF LOT 29, DESCRIBED A
BEGINNING AT THE S.E.LY LOT
CORNER; THENCE N83°31'48"W,
ALONG THE SOUTHERLY LOT LINE,
34.15' FEET; THENCE N0°52'38"W,
50.41' FEET; THENCE S83°31'31"E,
ALONG THE NORTHERLY LOT LINE,
TO THE N.E.LY LOT CORNER,
26.28' FEET; THENCE S9°30'27"E,
52.00' FEET TO THE POINT OF
BEGINNING.



JACKSON BLVD.
50 FT WIDE

LEGEND

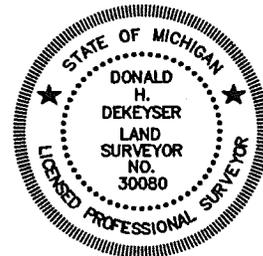
- MON. - FOUND MONUMENT
- FP - FOUND PIPE
- FI - FOUND IRON
- SI - SET IRON
- PK - SET PK NAIL

BEARINGS BASED ON SURVEY BY TOM SMITH
APRIL 6, 1994

FOR: **DAVID & APRIL RASKY**

I HEREBY CERTIFY that I have surveyed and mapped the above described land on the date stated below; that there are no encroachments except as shown; the error of closure is 1 in 5000 +, which is within the accuracy of survey as required in Act No. 288 of Public Acts of 1967.

This survey complies with the requirements of Sec. 3, Public Act 132 of 1970, as amended.



DEKEYSER SURVEYING

6038 NORTHRUP ST.
WATERFORD, MICHIGAN 48329
PHONE (248)623-1518 FAX (248)623-3078

JOB NO.:
5254

SCALE:
1"=30'

DATE: 2/8/13
REV.10/15/13

Donald H. DeKeyser
DONALD H. DEKEYSER P.L.S. #30080

AFFIDAVIT OF MAILING

STATE OF MICHIGAN

COUNTY OF OAKLAND

Paige Myers being duly sworn, says that she enclosed in envelopes copies of the **Notice of Public Hearing** under Ordinance No. 58, Charter Township of White Lake, scheduled for February 26th, 2026, annexed hereto, sealed the envelopes and addressed the envelopes to the attached list of residents:

Affiant further states that she placed said envelopes in a government mail receptacle located at the White Lake Township Offices in Michigan on February 10th, 2026.

Affiant further states that he placed such amount of postage on the envelopes as is required by the postal regulations to permit mail to go First Class.



PAIGE MYERS

Subscribed and sworn to me before this
9 Day of February, 2026



Signature

Notary Public, Oakland County, MI

My Commission Expires August 31, 2031

NAME: 3837 JACKSON BLVD

OWNER/OCCUPANT AGENDAS MAILED: 91

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



Trustees
Scott Ruggles
Steve Anderson
Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP

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

December 29, 2025

[Redacted] anton
[Redacted]
White Lake, MI 48383

Re: 3837 Jackson Blvd

Based on the submitted plans, the proposed 1st floor addition does not satisfy the White Lake Township Clear Zoning Ordinance.

Article 3.1.6 of the White Lake Township Clear Zoning Ordinance for R1-D requires: Minimum side yard setback of 10 feet each side and 20 feet total of two sides and minimum lot width of 80 feet.

Article 7.23(A) of the White Lake Township Clear Zoning Ordinance: No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity.

Article 5.3 of the White Lake Township Clear Zoning Ordinance states: In no event will the projection be closer than five (5) feet to the lot line.

Based on the submitted plans, the existing structure and lot are non-conforming where the lot width is 50 ft. and contains a residential structure having an approximate 7.3 ft side yard setback on the west side and a 7.77 ft side yard setback on the east side for a total of 15.07 ft.

The proposed addition to the rear of the structure would increase these non-conformities by adding living space 5.42 ft from the west side yard lot line and 5.1 ft from the east side yard lot line for a total of 10.52 ft. Additionally, no newly constructed portion including overhangs and gutters shall extend closer to 5 ft from any side yard lot line. It is further noted; the additional proposed bedroom will need to be approved by Oakland County Health Division for the existing septic system prior to approval from the Building Department.

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 February 26th Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than January 22nd at 4:30 PM. **Be advised, the ZBA will require the certified and dimensioned boundary and location survey to show the location of the septic field system.** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township



OAKLAND COUNTY MICHIGAN
HEALTH DIVISION
Department of Health & Human Services

Kathleen Forzley, R.S., M.P.A., Manager
HEALTH DIVISION

oakgov.com/health

PERMIT TO INSTALL AN ON-SITE SEWAGE DISPOSAL SYSTEM

PERMIT #:	192-13-000185	Issue Date:	09/10/2013 10:08
APPLICATION TRACKING #:	63226244	APPLICATION RECEIPT DATE:	06/04/2013
PARCEL ID #:	12-07-157-015	LAST ACTIVITY:	05/12/1994
PROPERTY ADDRESS:	3837 JACKSON BLVD WHITE LAKE MI 48383 -1448	SUBDIVISION NAME:	White Lake Park
SEPTIC INFORMATION:	Proposed Use of Septic: Residential Type of Establishment:	Type of Septic: Repair No. of Bedrooms: 2	
OWNER:		APPLICANT:	
Name:	[REDACTED]	Name:	Timothy Brandel
Address:	[REDACTED] 83	Address:	[REDACTED]
Phone:	[REDACTED]	Phone:	Home: [REDACTED] Work: (248) 667-2118

PERMIT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Tank : Two compartment tank recommended

<u>Size of Septic Tank (Gallons)</u>	<u>No. of Compartments</u>	<u>Tank Type</u>	<u>Risers Required</u>
1000.0		Septic Tank (Concrete)	

Final Disposal:

- 1 Drywells of 1000.0 gal, each with 3.0 ft. of stone totaling 288.0 sq.ft
- 1 Drywells of 1000.0 gal, each with 2.0 ft. of stone totaling 240.0 sq.ft

Stipulations:

Locate drain field Over boring 1, per approved site plan

Replacement Area:

Adequate replacement space available. Yes Over existing field

Comments:

STANDARD PERMIT REQUIREMENTS:

- Must install system in accordance with OCHD Sanitary Code, Article III and/or Michigan Criteria for Subsurface Sewage Disposal.
- Required isolation distances must be verified by the installer.
- Call to schedule all necessary inspections prior to the completion of the installation.
- ACT 53 - P.A. 1974 requires the applicant to notify the public utilities prior to excavation. In addition you must call 1-800-MISS DIG to locate public underground utilities.
- This On-Site Sewage Permit **DOES NOT** apply to any addition or expansion of the proposed/existing building.
- This On-Site Sewage Disposal Permit does not ensure a Water Well Permit. An On-Site Sewage Disposal installation may reduce or eliminate an approved well area resulting in denial of an application for a Water Well Permit.

THIS PERMIT IS VOID AFTER TWO (2) YEARS FROM DATE OF ISSUE

Sanitarian: Matt Mehnert

Supervisor: Mary (Liz) John-Braddock

SEE PAGE 2 FOR SPECIAL CONDITIONS AND ADDITIONAL REQUIREMENTS

Page 1 of 3

NORTH OAKLAND HEALTH CENTER
1200 N. TELEGRAPH RD.
PONTIAC, MI 48341-0432
General Information 248-858-1280

SOUTH OAKLAND HEALTH CENTER
27725 GREENFIELD RD.
SOUTHFIELD, MI 48076-3663
General Information 248-424-7000



Department of Health & Human Services

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

Item C.

Kathleen Forzley, R.S., M.P.A., Manager
HEALTH DIVISION

oakgov.com/health

PERMIT#: 192-13-000185
Parcel ID: 12-07-157-015
Application Tracking Number: 63226244

Property Address:
 3837 JACKSON BLVD
 WHITE LAKE MI 48383 -1448

Special Conditions:

- Final cover over drywells cannot exceed 30 inches. If final cover cannot be maintained a pump chamber/vault must be installed. Septic installer is responsible for all aspects of selection and installation. A pump curve must be submitted to OCHD prior to final approval if installed.
- Old tank must be properly abandoned. Install new 1000 gallon tank and 2 standard drywells per approved site plan that indicates a total of 528 square feet of absorption area for a 2 bedroom home.
- Per Section 5.8 of the Sanitary Code: 250 square feet per bedroom is required for less than optimal but acceptable soils.

APPROVED BORINGS:

Soils Observed by : Matt Mehnert

Date Observed : 08/29/2013

Boring :1

Boring Label : 1
 GPS Coordinates: X: Y:
 HSWT Observed: No HSWT Indicator: Depth of HSWT:
 Ground Water Observed: No Depth of Ground Water:
 Captured Date: 06/13/2013 14:30 Captured By: mehnertm

Texture :

Depth:	12.00 Inch	Soil Info:	Topsoil
Size:		Topsoil Texture:	Loam
Wetness:		Color:	
Depth:	3.00 Feet	Soil Info:	Sandy Clay Loam
Size:	Coarse	Topsoil Texture:	
Wetness:		Color:	
Depth:	9.00 Feet	Soil Info:	Sand
Size:	Coarse	Topsoil Texture:	
Wetness:		Color:	

Disclaimer: The Oakland County Health Division will not deny participation in its programs based on race, sex, religion national origin, age or disability. State and federal eligibility requirements apply for certain programs.

PERMIT#: 192-13-000185

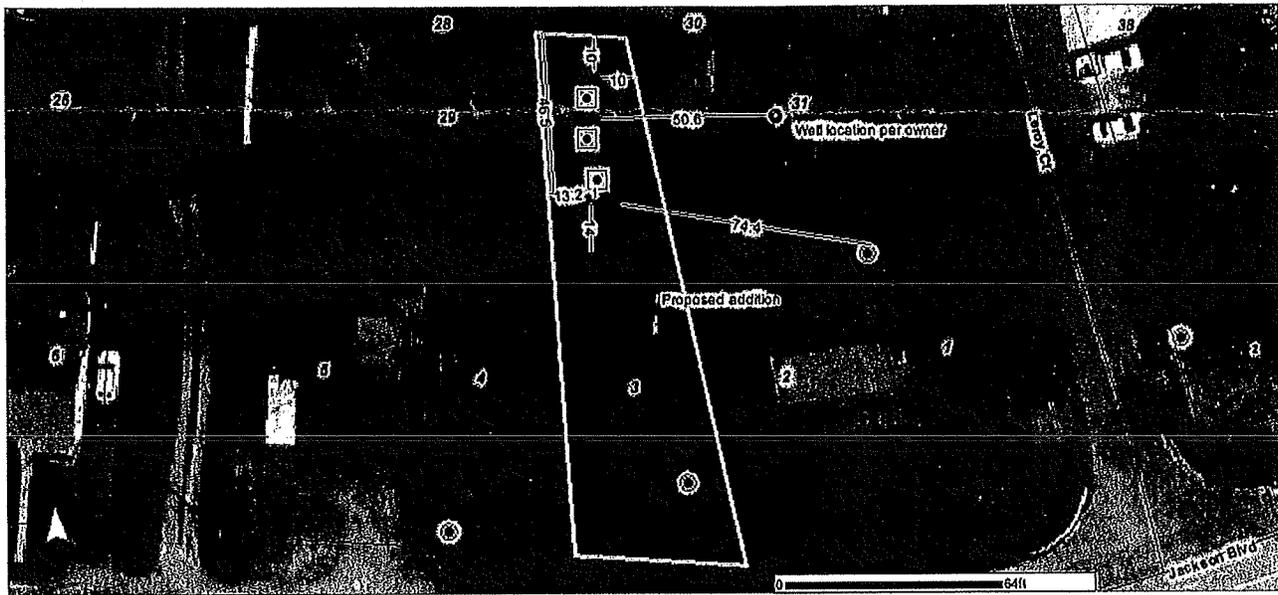
Parcel ID: 12-07-157-015

Application Tracking Number: 63226244

Property Address:

3837 JACKSON BLVD

WHITE LAKE MI 48383-1448



Legend									

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

NORTH OAKLAND HEALTH CENTER
1200 N. TELEGRAPH RD.
PONTIAC, MI 48341-0432
General Information 248-858-1280

Page 3 of 3
SOUTH OAKLAND HEALTH CENTER
27725 GREENFIELD RD.
SOUTHFIELD, MI 48076-3663
General Information 248-424-7000

Gregory R. Baroni, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer



T
Carol J. Burkard
Scott Ruggles
Andrea C. Voorheis
Rik Kowall

Item C.

WHITE LAKE TOWNSHIP

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

WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

Regular Meeting
7525 Highland Road
White Lake, MI 48383
December 12, 2013 @ 7:00 p.m.

Mr. Artinian called the meeting to order at 7:10 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Ruggles and Ms. Spencer were excused.

ROLL CALL: Rob Artinian, Chairperson
 Joseph Erlich, Secretary
 Gail Novak-Phelps
 Scott Ruggles, Board Liaison - Excused
 Josephine Spencer, Vice Chairperson - Excused

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

Visitors: 2

Approval of Agenda:

Ms. Novak-Phelps moved to approve the agenda as presented. Mr. Erlich supported and the MOTION CARRIED with a voice vote. (3 yes votes)

Approval of Minutes:

- Minutes of October 24, 2013

Ms. Novak-Phelps moved to approve the minutes of October 24, 2013 as presented. Mr. Erlich supported and the MOTION CARRIED with a voice vote. (3 yes votes)

Call to the Public (for items not on the agenda)

Mr. Artinian opened the discussion for public comment on items not listed on the agenda, but none was offered.

New Business:

- a. **File No.** **File No. 13-015**
 Applicant: David & April Rasky
 2754 Mystic Valley Dr.
 White Lake, MI 48383
 Location: 3837 Jackson, White Lake, MI 48383, identified as parcel 12-07-157-015
 Request: Variance to Article 3.1.6 R1-D single family residential, for lot size,
 lot width, minimum floor area, and side yard setback

Mr. Artinian noted for the record that 42 property owners within 300 ft. were notified and there were no letters received in favor or opposition of the request and 6 letters were returned undeliverable by the U.S. Postal service.

Mr. Artinian noted for the record that 42 property owners within 300 ft. were notified and there were no letters received in favor or opposition of the request and 6 letters were returned undeliverable by the U.S. Postal service.

Mr. Iacoangeli reviewed his report dated December 2, 2013. This is a legal non-conforming lot of record zoned R1-D. The home uses a private well and a private septic system. The applicant is proposing to build a 381 sq. ft. addition to the existing home on the north side of the structure. They are also proposing to add a 255 sq. ft. covered porch to the front of the home. Covered porches are considered just like additions for the purposes of determining setback requirements. The home addition will require a variance to both side yards with a setback of 5.10 ft. on the east side of the home and 5.4 ft. on the west side. The existing house is small in size (550 sq. ft.). The new addition will bring the home up to 931 sq. ft. and it will still be deficient in size by 69 sq. ft. The OCHD has approved the home addition with regard to the well and septic pending final Township approval.

Mrs. Rasky stated she is the property owner of 3837 Jackson. Their practical difficulty is that the lot is non-conforming and deficient in size for the township. The existing home is 1-bedroom and they are trying to make it more livable in today's standards. The house currently sits 10 ft. from the property lines and it's grandfathered in from the old setbacks in place years ago. They've talked to the neighbors on both sides, and neither were opposed to what they want to do. If the variances are granted, there would still be 15ft. between the house on the west, and 29 ft. between the house to the east. They cannot build to the rear without disrupting the septic system. They also cannot go up on the house because the existing structure will not support a second level.

Mr. Artinian noted that the ZBA is bound by what it can and can't do. He asked if there was anything else they could do to not increase the non-conformity. Legally the ZBA cannot increase the non-conformity, and he has reservations about granting these variances. This proposal would be going 3 ft. closer to the neighbors and lessening the access for emergency vehicles.

Ms. Novak-Phelps stated that leveling the house and rebuilding will still not make a conforming situation. Mr. Iacoangeli added that the applicant's hardship is that the district is 12,000 sq. ft. lot area and the applicant is at less than 6,000 sq. ft. Rebuilding would still require variance setbacks. In addition, the back yard is being taken up by the septic field. The applicant is seeking variances. The addition will be remediating a non-conformity. The new addition will make the house more conforming while doing something positive for the ordinance.

There was continued discussion on possible options for the applicant to consider, but the applicant feels they have made the best use of the property with what they are presenting.

Ms. Novak-Phelps moved in File 13-015 to approve the following variances: (1) a 6,257 sq. ft. variance to minimum lot size for an end result of 5,743 sq. ft.; (2) a 30 ft. variance to lot width for an end result of 50 ft.; (3) a 4.9 ft. variance to the east side yard setback for an end result of 5.10 ft.; (4) a 4.6 ft. variance to the west side yard setback for an end result of 5.4 ft.; (5) a 69 sq. ft. variance to minimum floor area for an end result of 931 sq. ft.; and to include gutters and downspouts, and building official make the determination whether a fire rated wall would be necessary. Mr. Erlich supported and the MOTION CARRIED with a roll call vote: Erlich – yes; Novak-Phelps – yes (with adding the fire shielding. She also feels the addition will make the house more conforming and be a nice addition to the neighborhood, and neither neighbor was opposed with the proposal; Artinian – yes (begrudgingly). (3 yes votes)

Other Business:

- a. **Approval of the 2014 ZBA meeting dates**

Ms. Novak-Phelps moved to approve the 2014 ZBA meeting dates as submitted. Mr. Erlich Supported and the MOTION CARRIED with a voice vote. (3 yes votes).

Next Meeting Date:

a. January 23, 2014

Adjournment

Ms. Novak-Phelps moved to adjourn the meeting at 7:40 p.m. Mr. Erlich supported and the MOTION CARRIED with a voice vote. (3 yes votes)