



ZONING BOARD OF APPEALS MEETING
LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383
THURSDAY, OCTOBER 22, 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. **CALL TO THE PUBLIC**
6. **APPROVAL OF MINUTES**
 - A. [September 24, 2026](#)
7. **OLD BUSINESS**
8. **NEW BUSINESS**
 - A. [Applicant: Coy Construction](#)
[2000 Kingston Road](#)
[White Lake, MI 48386](#)
[Location: 2000 Kingston Road](#)
[White Lake, MI 48386, identified as 12-13-155-012](#)
[Request: The applicant proposes to reconstruct the existing lake-facing deck to create a continuous, level outdoor living area.](#)
 - B. [Applicant: Suzanne Crane](#)
[480 Burgess Drive](#)
[White Lake, MI 48386](#)
[Location: 480 Burgess Drive](#)
[White Lake, MI 48386, identified as 12-27-427-013](#)
[Request: The applicant proposes renovations to the existing residence, including enlargement of the attached garage, construction of a new front entrance and porch, replacement of the existing flat roof with a pitched roof, and exterior improvements consisting of new windows, siding, and stone veneer.](#)
9. **OTHER BUSINESS**
10. **NEXT MEETING DATE: NOVEMBER 12, 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
SEPTEMBER 24, 2026**

CALL TO ORDER

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

Roll was called:

ROLL CALL

Present:

Jo Spencer, Chairperson
Clif Seiber
Niklaus Schillack, Vice Chairperson
Michael Powell
Steve Anderson, Township Board Liaison

Absent:

Debby Dehart, Planning Commission Liaison

Also Present:

David Waligora, Senior Planner
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. August 27th, 2026

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

CALL TO THE PUBLIC

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. Applicant: Matthew Cottrell
10400 Cedar Island Rd
White Lake, MI 48386
Location: **10400 Cedar Island Rd**
White Lake, MI 48386, identified as 12-27-454-006
Request: Substandard Lot Size - proposes to reconstruct the existing garage and construct an addition connecting the garage to the dwelling.

No letters for or against this request were received. Senior Planner Waligora presented a substandard lot review under Section 7.27 of the Zoning Ordinance for reconstruction of an existing detached garage (currently encroaching a utility easement and experiencing floor failure) and construction of an addition connecting the reconstructed garage to the existing dwelling. Staff reviewed all seven standards under Section 7.27 and found each to be met, including acceptance of a proposed 6-ft west side yard setback (a 2-ft reduction from the required 8 ft, consistent with the utility easement location).

The applicant, Matthew Cottrell, confirmed the new garage would be deeper than the existing structure to recapture storage space lost through narrowing, and that the garage is intended for vehicle storage.

It was MOVED by Member Powell, seconded by Member Anderson to approve the Substandard Lot Review for 10400 Cedar Island Road, Parcel 12-27- 454-006, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit reconstruction of the existing garage and construction of an attached residential addition with an approximately 6-foot west side-yard setback because all seven standards were found to be met. Approval is given on the following conditions:

1. Construction shall be substantially consistent with the submitted site plan and survey and shall be limited to the proposed reconstructed garage and attached residential addition.
2. The reconstructed garage and attached addition shall maintain the approximately 6- foot west side-yard setback shown on the approved plans and shall not be located closer to the west property line without further Zoning Board of Appeals approval
3. Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements.
4. The applicant shall obtain all required Township permits. This approval applies only to the proposed garage reconstruction and attached addition shown on the approved plans and does not constitute approval of any other unpermitted improvement or deviation from the approved site layout.

5. **The ZBA recognizes the former garage was demolished, and a new garage will be erected in its place.**

The motion carried with a roll call vote: (5 yes votes).(Powell/yes, Anderson/yes, Spencer/yes, Seiber/yes, Schillack/yes).

- B. Applicant: Home Building Solution (Thomas Farr)
43039 Grandriver Avenue
Novi, MI 48375
Location: **747 Ranveen Drive**
White Lake, MI 4838, identified as 12-26-307-030
Request: Substandard Lot Review to permit construction of a second-story master-suite addition above the existing attached garage

21 owners/occupants within 300 feet were notified. Four letters of support were read into the record.

Senior Planner Waligora presented a substandard lot review for a second-story master-suite addition above the existing attached garage. Staff explained the property's corner sits 22.3 feet from the road right-of-way, creating a front-yard (cubic content) issue rather than a side- or rear-yard issue. He also discussed a historical "pencil line" plat amendment affecting the legal description (Lot 76 and the northeasterly one-half of Lot 77, Cedar Shores No. 2) and confirmed, based on assessing records, that the amendment is reflected in the official plat on file with the Township. Senior Planner Waligora reviewed all seven standards under Section 7.27 and found each to be met, noting the proposal does not alter the existing building footprint.

A board member requested that staff follow up with Mr. Bonnivier to address the question raised in his letter regarding why the matter required ZBA review; staff agreed to do so.

The applicant/builder, Thomas Farr, and homeowner Brandon Moore spoke in support, explaining the addition would add a master suite above the garage and would not increase the building footprint. In response to a board question, Mr. Farr confirmed the home would retain three bedrooms, with access to the new suite through a hallway/loft area rather than through an existing bedroom.

It was MOVED by Member Seiber, seconded by Member Powell to approve the Substandard Lot Review for 747 Ranveen Drive, Parcel 12-26-307- 030, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit construction of a second-story master-suite addition above the existing attached garage because all seven standards were found to be met. Approval is given on the following conditions:

- 1. Construction shall be substantially consistent with the submitted architectural/building plans and the mortgage certificate dated September 2, 2026, and shall be limited to the proposed second-story addition above the existing attached garage.**

2. **The proposed construction shall maintain a minimum five-foot setback from each side lot line. The Building Division may require additional location verification before or during construction.**
3. **Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements.**
4. **The proposed addition shall not expand the existing ground-level building footprint beyond the existing garage footprint.**
5. **The applicant shall obtain all required Township permits. This approval applies only to the requested second-story addition and does not constitute approval of any other unpermitted improvement or existing nonconformity**

The motion carried with a roll call vote: (5 yes votes).

(Seiber/yes, Powell/yes, Schillack/yes, Anderson/yes, Spencer/yes).

- C. Applicant: Don and Mary Charter
 3680 Jackson Blvd,
 White Lake, MI 48383
 Location: **3680 Jackson Blvd**
 White Lake, MI 48383, identified as 12-07-151-024
 Request: Substandard Lot - propose to demolish the existing dwelling and
 construct a new single-family

22 owner/occupants within 300 feet were notified; no letters were received. Senior Planner Waligora presented a substandard lot review for demolition of the existing 1926 single-family dwelling and construction of a new single-family residence with attached garage. He noted a 20-ft lane adjacent to the north property line is public right-of-way (not a private easement as some neighbors believed), which causes the ordinance to treat the north property line as a front yard rather than a side yard and recommended the Board establish a 5-ft setback on that line as relief from the standard front-yard setback, which would otherwise render the lot unbuildable. Senior Planner Waligora reviewed all seven standards under Section 7.27 and found each to be met, and recommended approval.

Extended board discussion addressed: whether the 20-ft right-of-way should be treated as a front yard (with corresponding no-encroachment requirements for overhangs/gutters within 5 feet) or whether the additional right-of-way width justified reduced or no setback relief requirements; the absence of field staking/survey markers prior to the hearing (staff agreed to research whether staking should be a formal requirement per prior ZBA practice/bylaws); removal of existing sheds in connection with the new septic field (applicant confirmed sheds would be removed); and the location of a proposed new well (to be installed prior to footings, per county health department requirements) and a proposed deck shown within, but not exceeding, the 25-ft natural features setback.

The applicants' representatives, Nick Harris and Ryan Harris (Harris Building and Development), and Mary Charter (applicant) presented the request, confirming the home would be downsized to a two-bedroom design to match the approved septic field, and that the existing well (between two sheds) would be removed and replaced prior to construction. The applicant indicated an alternative design using a 6-ft setback (allowing a 1-ft overhang) was available if the Board required strict no-encroachment within 5 feet.

It was MOVED by Member Powell, seconded by Member Anderson, to move to approve the Substandard Lot Review for 3680 Jackson Boulevard, Parcel 12-07- 151-024, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit demolition of the existing single-family dwelling and construction of a new single family residence with an attached garage because all seven standards were found to be met. Approval is given on the following conditions:

- 1. The legal setbacks shall be established in conjunction with the submitted site plan dated September 16, 2026.**
- 2. The proposed construction shall maintain a minimum five-foot setback from the north and south property lines. The Building Division may require additional location verification before or during construction.**
- 3. Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements, as forementioned**
- 4. shown on the approved plans and does not constitute approval of any other unpermitted improvement or deviation from the approved site layout.**
- 5. There shall be removal of all sheds on the property and no additional sheds over 200' shall be constructed unpermitted.**

**The motion carried with a roll call vote: (5 yes votes)
(Member Powell/yes, Anderson/yes, Spencer/yes, Schillack/yes, Seiber/yes.**

OTHER BUSINESS

None.

NEXT MEETING DATE: October 22, 2026

ADJOURNMENT

**It was MOVED by Member Anderson, seconded by Member Seiber to adjourn at 7:52 P.M.
The motion carried with a roll call vote: (5 yes votes).**

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Coy Construction PHONE: 248-363-1050ADDRESS: 1200 Benstein Rd.INTEREST IN PROPERTY: ☐ PROPERTY OWNER ☒ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 2000 Kingston ZONING: _____VALUE OF IMPROVEMENT: \$ 56,950.00 SEV OF EXISTING STRUCTURE: \$ _____

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

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: _____

A handwritten signature in black ink, appearing to read "Michael J. McCoy".

DATE: 9/11/26

RENÉE SHREVES

OCTOBER 9,

Item A.

2000 KINGSTON ROAD

WHITE LAKE 48386

AS THE OWNER OF 2000 KINGSTON ROAD - PARCEL NO Y-12-13-155-012
I AM REQUESTING A VARIANCE FROM THE APPLICABLE WATERFRONT
SETBACK REQUIREMENT. I AM REDUCING THE SIZE OF THE
DECK THAT IS CURRENTLY IN PLACE BY 4 FEET FROM THE
WATER. MY MAJOR CONCERN IN REPLACING THE DECK IS
SAFETY NOT ONLY FOR MYSELF BUT FOR ANYONE THAT VISITS.
THE RAILINGS WILL PROVIDE STABILITY AND THE STEP LIGHTING
TO KEEP WALKING AREAS WELL-LIT AND ILLUMINATED. AGAIN,
MY REASONS FOR THE REPLACEMENT DECK ARE:

- SMALLER FOOTPRINT
- SAFETY
- LIGHTING
- BEAUTIFICATION OF THE PROPERTY

THANK YOU FOR YOUR CONSIDERATION

Renée Davis Shreves

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

September 1, 2026

Rene Shreves
2000 Kingston Rd
White Lake, MI 48386

Re: Proposed Deck

Based on the submitted plans, the proposed deck does not satisfy the White Lake Township Clear Zoning Ordinance per Article 3.11 (Q)

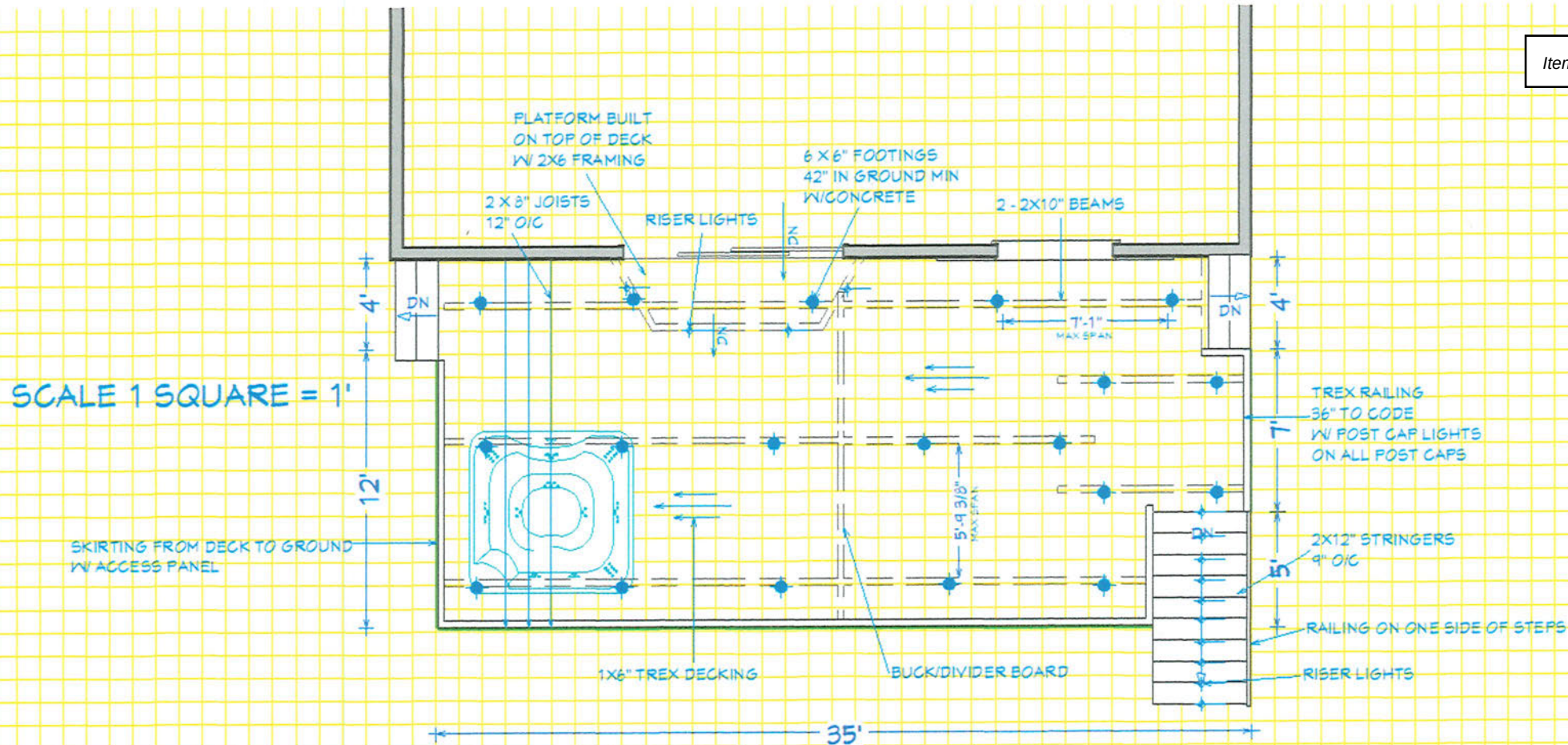
Article 3.11 (Q) of the White Lake Township Clear Zoning Ordinance: No building or structure shall be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake, or like body of water. The setback shall be measured from the edge of the established wetland boundary as reviewed and approved by the Township.

The proposed structure would have an approximate 16 ft setback from the water's edge where a minimum 25 ft setback is required. A grade level deck or deck no greater than 12 inches in height without railings is permitted to extend up to the water's edge. Being that the deck is proposed to be a maximum of 4 ft from grade, it would not meet this provision.

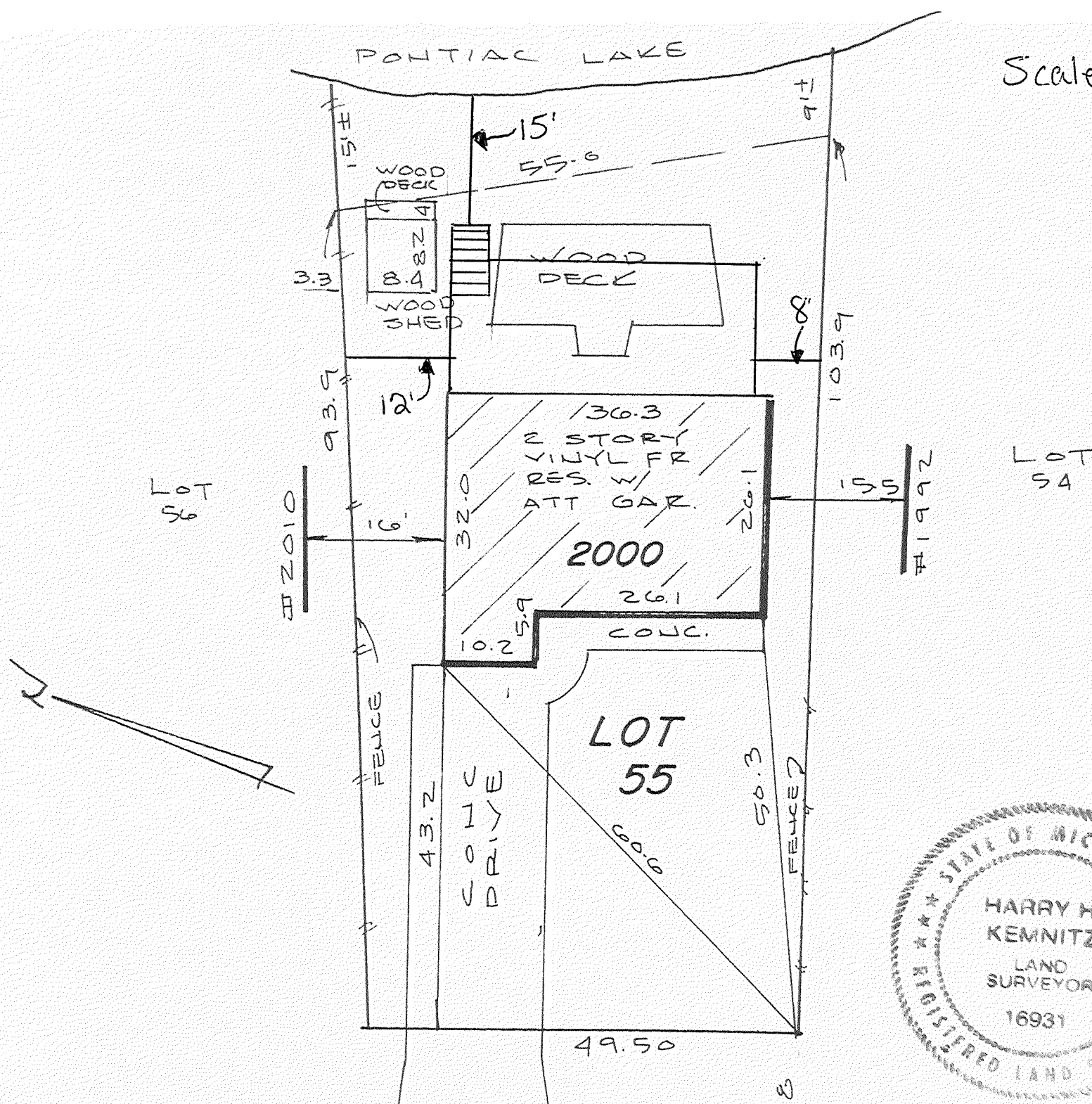
Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the September 27th Zoning Board of Appeals (ZBA), complete application must be submitted to the White Lake Township Planning Department no later than September 6th at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township



HARRY H.
KEMNITZ
LAND
SURVEYOR
16931



SHREVES TRUST, RENEE D
2000 KINGSTON RD
WHITE LAKE, MI 48386-1613

WHITE LAKE TOWNSHIP

PAYABLE

July 1, 2026 thru September 14, 2026 WITHOUT INTEREST

Please include Parcel ID and phone number on your check.

PARCEL ID NUMBER

Y -12-13-155-012

NOTICE: Verify the Parcel ID number prior to remitting payment. You are responsible if you pay on the wrong parcel.

RETURN UPPER PORTION WITH REMITTANCE WHITE LAKE TOWNSHIP 2026 SCHOOL & COUNTY TAX STATEMENT

FISCAL
YEARS

Local & Intermediate Schools - 07/01/2026 to 06/30/2027
Community College - 07/01/2026 to 06/30/2027
State Education Tax - 10/01/2026 to 09/30/2027
County General - 10/01/2025 to 09/30/2026

PAYABLE JULY 1, 2026 - SEPTEMBER 14, 2026 WITHOUT INTEREST

1% INTEREST AFTER SEPTEMBER 14, 2026

1% INTEREST PER MONTH THEREAFTER

ADDITIONAL 3% PENALTY AFTER FEBRUARY 16, 2027

FAILURE TO RECEIVE BILL DOES NOT WAIVE PENALTY

SHREVES TRUST, RENEE D

2000 KINGSTON RD
WHITE LAKE, MI 48386-1613

THIS IS NOT A BILL IF THE MORTGAGE COMPANY LISTED ABOVE
IS PAYING YOUR TAXES. IF THIS APPLIES, PLEASE RETAIN THIS
ENTIRE BILL FOR YOUR RECORDS.

Property Address

2000 KINGSTON RD
WHITE LAKE, MI 48386-1613

Partial Description of Property

T3N, R8E, SEC 13 ENGLISH VILLAS SUB LOT 55

Y -12-13-155-012

BEGINNING MARCH 2, 2027, all unpaid 2026 taxes must be paid to the Oakland County Treasurer, 1200 N Telegraph Rd, Pontiac MI 48341 with additional penalties. During the month of March, a revised statement from the Township Treasurer must accompany your remittance to the County Treasurer.

BILLING CODE	*P.R.E. TAX BASE	PARCEL ID NUMBER	SCHOOL DISTRICT
	170,040	Y -12-13-155-012	63300
% DECLARED AS P.R.E.	*NON P.R.E. TAX BASE	TAXABLE VALUE	STATE EQUALIZED VALUE
100%	0	170,040	291,230
TAX DESCRIPTION		RATE PER \$1,000	AMOUNT

Administration Fee		36.08
COUNTY OPERATING	3.89940	663.05
ISD ALLOCATED	0.18470	31.40
ISD VOTED	2.92580	497.50
OCC VOTED	1.46330	248.81
STATE EDUCATION	6.00000	1,020.24
SCHOOL OPERATING	17.47160	EXEMPT
SCHOOL DEBT	6.75000	1,147.77

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DUE BY SEPTEMBER 14, 2026

RETAIN THIS LOWER PORTION FOR YOUR RECORDS.
YOUR CANCELED CHECK IS YOUR RECEIPT.

TOTAL	INTEREST/PENALTY	TOTAL PAID	BALANCE
3,644.85			3,644.85

*P.R.E. = Principal Residence Exemption

Checks are accepted only as conditional payment. If not honored by bank, tax is unpaid and subject to penalties.

Item A.



WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

Applicant: Coy Construction, Inc.

Owner: Renee D. Shreves Trust

Address: 2000 Kingston Road, White Lake, Michigan 48386

Parcel Number: 12-13-155-012

Zoning: R1-D, Single Family Residential

Request Summary: Waterfront Setback Variance

Meeting Date: October 22, 2026

Attachments: Application, Proposed Deck Plans, Survey, and Building Division Denial Letter

Project Description

The subject property is located at 2000 Kingston Road and is legally described as Lot 55 of the English Villas Subdivision. The property is improved with an existing two-story single-family residence situated along Pontiac Lake.

The applicant proposes to reconstruct the existing lake-facing deck to create a continuous, level outdoor living area. The existing deck incorporates a step-down to accommodate the declining grade toward Pontiac Lake. The submitted plans depict a deck approximately 35 feet in length and 12 feet in depth, with stairs, railings, and space for a hot tub. Due to the slope of the property, the proposed deck would be elevated as much as



approximately four feet above the surrounding grade.

Section 3.11(Q) of the White Lake Township Zoning Ordinance requires a minimum setback of 25 feet from regulated water features, including lakes. According to the Building Division's review, the proposed deck would be approximately 16 feet from the water's edge, representing a nine-foot encroachment into the required setback.

Although the Ordinance permits grade-level decks no greater than 12 inches in height, without railings, to extend toward the water's edge, the proposed elevated deck would not qualify for that exception. Accordingly, the applicant is requesting a dimensional variance to permit construction of the proposed deck within the required waterfront setback.

Interpretation of Variance vs. Substandard Lot Review

Although the subject property qualifies as a substandard lot due to its limited area and width, staff believes the present request is more appropriately considered as a dimensional variance under Section 7.37 rather than a substandard lot review under Section 7.27.

Substandard lot review is generally intended to address dimensional constraints associated with the development of legally established lots that do not meet current zoning district requirements. These situations typically involve difficulty establishing an appropriate building location while complying with the lot area, width, and yard setback requirements established under Section 3.1.6 for the R1-D Residential District.

In contrast, Section 3.11(Q) establishes a separate setback requirement intended to protect regulated wetlands, lakes, watercourses, and other water features. This standard applies independently of the dimensional requirements of the underlying zoning district and is not specifically related to establishing an appropriate building envelope on a substandard lot.

Accordingly, staff interprets the requested reduction from the required 25-foot waterfront setback as a dimensional variance subject to the review standards of Section 7.37, rather than relief appropriately granted through the substandard lot review provisions of Section 7.27.

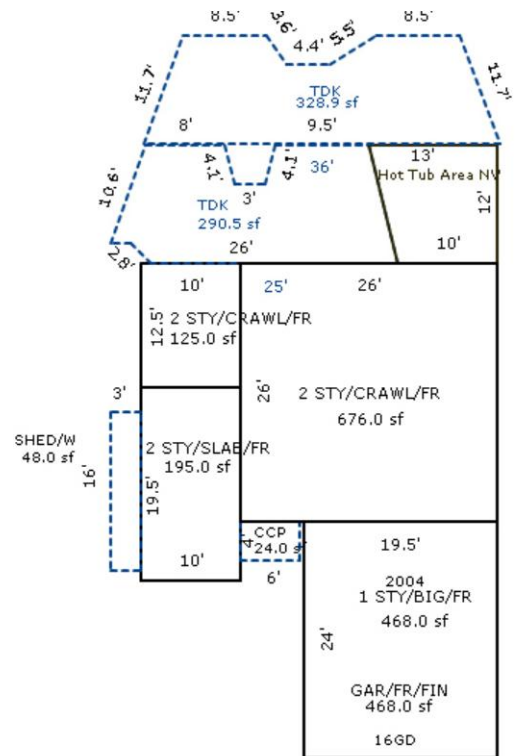
Site History

The subject property consists of Lot 55 of the English Villas Subdivision, with approximately 55 feet of frontage and an average depth of 117 feet. The parcel is situated along Pontiac Lake and retains its original platted configuration.

Township assessing records identify the existing two-story residence as having been constructed in 1988, with an attached garage added in 2004. The property was subsequently remodeled in 2004.

Township assessing records also identify approximately 619 square feet of existing wood decking on the property, including the lake-facing deck depicted on the submitted survey.

The property has remained in single-family residential use and is currently developed with a dwelling, attached garage, and associated outdoor improvements.



Zoning Analysis – Variance Review

The property is currently improved with an existing lake-facing deck that incorporates a step-down to accommodate the declining grade toward Pontiac Lake. Although the existing deck is located within the required 25-foot waterfront setback and is considered legally nonconforming, its lower-level configuration more closely reflects the intent of Section 3.11(Q), which permits grade-level decks no greater than 12 inches in height, without railings, to extend closer to the water's edge. The existing deck does not fully satisfy this exception, but its stepped design is more consistent with the Ordinance's allowance for lower-profile improvements near the waterfront than the proposed elevated configuration.

The applicant proposes to eliminate the change in elevation and reconstruct the deck as a continuous, level outdoor living area. Due to the natural slope of the property, this would result in portions of the deck being elevated approximately four feet above grade. While this would improve the functionality of the outdoor space, it would also create a more substantial elevated structure within the required waterfront setback.

The property's limited dimensions and declining grade present challenges to constructing a continuous deck surface. However, the existing stepped deck demonstrates that outdoor recreational space can be accommodated through a design that responds to the site's

topography. The Zoning Board of Appeals should therefore consider whether the desire for a single-level deck constitutes a practical difficulty under Section 7.37, particularly when an alternative configuration already exists that more closely reflects the intent of the waterfront setback requirements.

Conclusion

The proposed deck reconstruction would improve the functionality of the existing outdoor living area while increasing the height of the structure within the required waterfront setback. The property's limited dimensions and declining grade are relevant considerations in evaluating the request, as is the ability to maintain a stepped or lower-level deck configuration that more closely reflects the intent of Section 3.11(Q).

The Zoning Board of Appeals should determine whether these circumstances establish a practical difficulty under Section 7.37 and whether the requested nine-foot reduction is justified in relation to the purpose of the waterfront setback requirement.

Motion of Approval

I move to approve the requested waterfront setback variance for the property located at 2000 Kingston Road, Parcel 12-13-155-012, pursuant to Section 7.37 of the White Lake Township Zoning Ordinance, to permit reconstruction of the existing lake-facing deck with a setback of approximately 16 feet from the water's edge, where 25 feet is required under Section 3.11(Q), having found that the applicant satisfies the applicable criteria for granting a dimensional variance.

Approval is granted subject to the following conditions:

1. The proposed deck shall be constructed substantially in accordance with the plans submitted with the variance application, maintaining a minimum setback of 16 feet from the water's edge.
2. The approval shall be limited to the proposed deck reconstruction and shall not authorize any additional expansion or encroachment into the required waterfront setback beyond the approved plans.
3. Any future proposal to increase the approved deck footprint, height, or encroachment into the required waterfront setback shall require Township review and may require additional Zoning Board of Appeals approval. Modifications that reduce the approved footprint, height, or setback encroachment may be approved

administratively by Township staff, provided all other applicable ordinance requirements are met.

4. The applicant shall obtain all required Township permits and comply with applicable building, construction, and other ordinance requirements.

Motion of Denial

I move to deny the requested waterfront setback variance for the property located at 2000 Kingston Road, Parcel 12-13-155-012, pursuant to Section 7.37 of the White Lake Township Zoning Ordinance, to permit reconstruction of the existing lake-facing deck with a setback of approximately 16 feet from the water's edge, where 25 feet is required under Section 3.11(Q), having found that the request does not satisfy one or more of the applicable standards for granting a dimensional variance.

Denial is based upon the Zoning Board of Appeals' determination that the following standards have not been satisfied:

[Identify the applicable standard(s) under Section 7.37 and state the Board's findings on the record.]

The Board finds that the deficiencies identified above are sufficient to prevent approval of the requested variance as submitted.

October 10, 2026

White Lake Township Community Development Department
7525 Highland Rd.
White Lake, MI 48383

RE: Parcel No. Y-12-13-155-012; 2000 Kingston St.

Dear Members of the Board,

We are in favor of the proposed residential deck construction at 2000 Kingston Road. We understand there are waterfront setback requirements of the White Lake Township Clear Zoning Ordinance.

We appreciate the township concerns over placement of residential decks in relation to water quality and access. The residents' current deck does not prevent water access or interruptions to the water quality or access. The residents take excellent care of their property. They abide by the White Lake Township permit processes. There are other decks in the neighborhood that are very close to the water. The proposed deck at 2000 Kinston would enhance their waterfront property and access to the lake.

Based on the above reasons, we approve our neighbor's construction of residential deck at their property at 2000 Kingston St.

We respectfully request the Board to approve this construction without delay.

Respectfully,

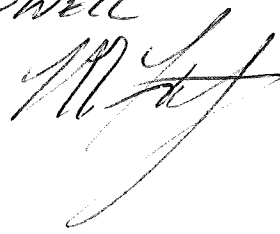

Scott & JoAnne Malito
1986 Kingston St.
White Lake, Mi 48386
773-520-7454

RECEIVED
OCT 13 2026
BUILDING DEPARTMENT

TO: White Lake Zoning Board

RE: 2000 Kingston Road – Parcel No. Y-12-13-155-012

We are writing to provide our unequivocal support for our next-door neighbor for the construction of a new deck. We know this will be an enhancement to our neighborhood and provide much needed safety features for our neighbors.

GRETCHEN CALDWELL
MARK FLUSTY 

1994 Kingston Road

White Lake, MI 48386



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Suzanne Crane PHONE: 248 917 6140
 ADDRESS: 7203 Magnolia Lane, Waterford MI 48327
 EMAIL: [REDACTED]
 INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 480 Burgess Drive White Lake ⁴⁸³⁸⁶ ZONING: _____
 VALUE OF IMPROVEMENT: \$ 300,000.00 SEV OF EXISTING STRUCTURE: \$ 234,210.00

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

See attached

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: [Signature] DATE: _____

September 22, 2026

Suzanne crane
% Frank Lynn, A happy House Inc.
248-496-6712
Frank.happyhouse@gmail.com

RE: Application for zoning board of appeals

To whom it may concern;

We are requesting a zoning variance to allow for a change to the roofline of the house, to add a front entrance with a modest porch and to increase the overall square footage of the currently undersized garage. The home has no means to enter from the front of the home. The garage is very small and it is difficult to even park a midsized car inside of it let alone leaving any space for lawn care equipment and small items to be stored within it. The roof is currently a flat roof covered with commercial style roofing materials that requires much more maintenance than a more conventional residential roof, that would also be more inline with the surrounding homes in the area. By allowing a change from the current flat roof of the home to a pitched roof we would also be able to more easily gain energy efficiency, ventilation and make the home a healthier environment overall.

A practical hardship exists for the homeowner as they can not utilize the garage to park their vehicle in or to store other items used to maintain the yard. There is currently no means of entering the home at the front of the home. The current roof is inadequately ventilated and insulated to today's standards making the home less energy efficient and with decreased ventilation the roofing system allows for the build up of water vapor and air that should be exhausted to the exterior. The shape and size of the lot creates a practical difficulty in performing any improvements to the home. The issues of nonconformity do not fall with the homeowner as they did not plate the lot. Substantial justice is sought as many homes in the area do not currently meet setback requirements.

The proposed project will include:

- The addition of a front entrance to the home.
- A small but necessary increase to the overall footprint of the garage to accommodate the parking of a vehicle and to have some room for storage.
- The removal of the entire flat roof system and its change over to a trussed pitched roof covered with architectural shingles will be more fitting to the surrounding homes.
Increasing the ventilation and energy efficiency of the home.
- All new window replacement to increase the energy efficiency of the home.
- An updated exterior utilizing siding and stone veneer to increase the overall aesthetics of the home's look.

Placement of the proposed new area for the garage expansion and the front entrance to the front and center of the current home helps to alleviate a furtherance of nonconformity to the West side of the home. The garage however, will require further encroachment towards Burgess Drive of approximately 7 feet. Being granted this further encroachment will still leave the front of the garage further back from the road than the neighbors to either side. We believe that this is the best means of creating a usable garage.

The goal is ultimately to make the current home healthier, more energy efficient, easier to maintain, create an usable area out of the garage and to bring the current exterior up to date more consistent with the character of the surrounding homes. We are not attempting to build an oversized home out of the existing but only attempting to improve the home's functionality.

It is for these reasons that we respectfully ask that the board grant the requested improvements.

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

September 23, 2026

Suzie Crane
480 Burgess Dr
White Lake, MI 48386

Re: Proposed Addition

Article 3.1.5 of the White Lake Township Clear Zoning Ordinance for R1-C requires: Minimum front yard setback of 35 feet

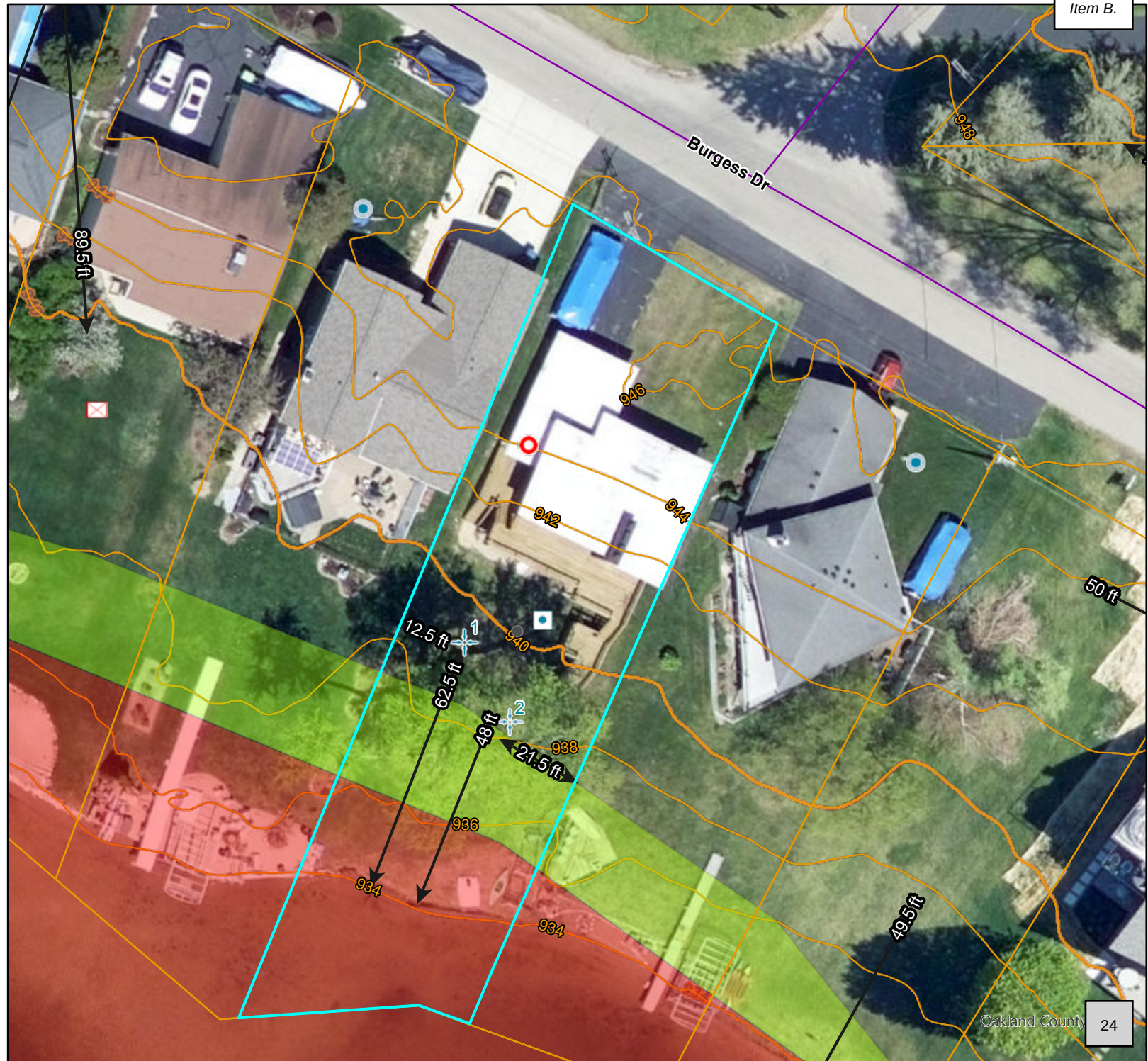
The existing lot and structure are legal non-conforming. The 60 ft wide 11,091 sq ft lot contains a residential structure that does not meet the required side yard and front yard setbacks. The proposed garage addition will increase this non-conformity with an approximate 22.9 ft front yard setback

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 October 22nd Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than September 24th at 4:30 PM. ***Be advised, a certified boundary and location survey showing existing structures, proposed structures, setback dimensions, and total lot coverage will be required by the ZBA.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township

Item B.

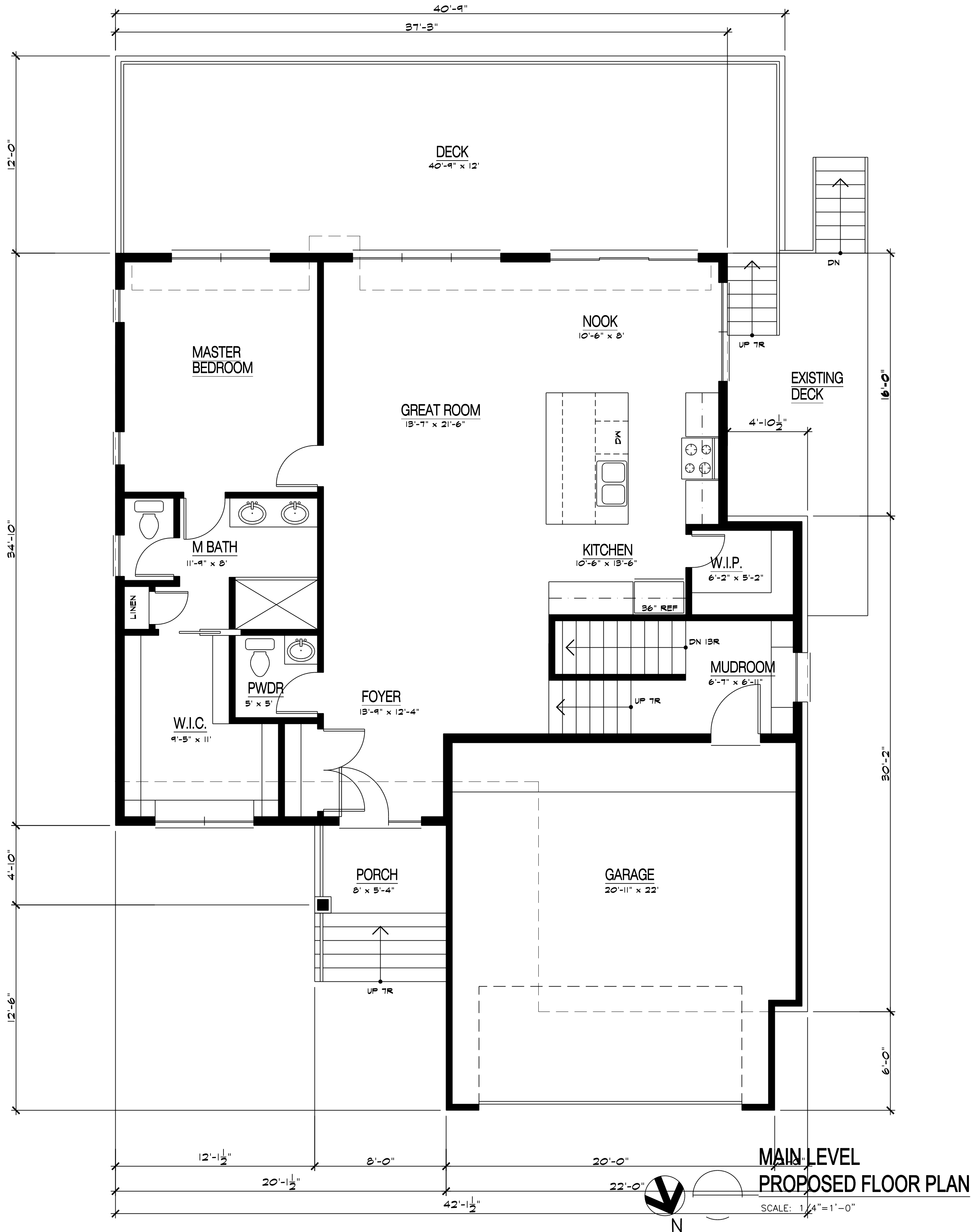
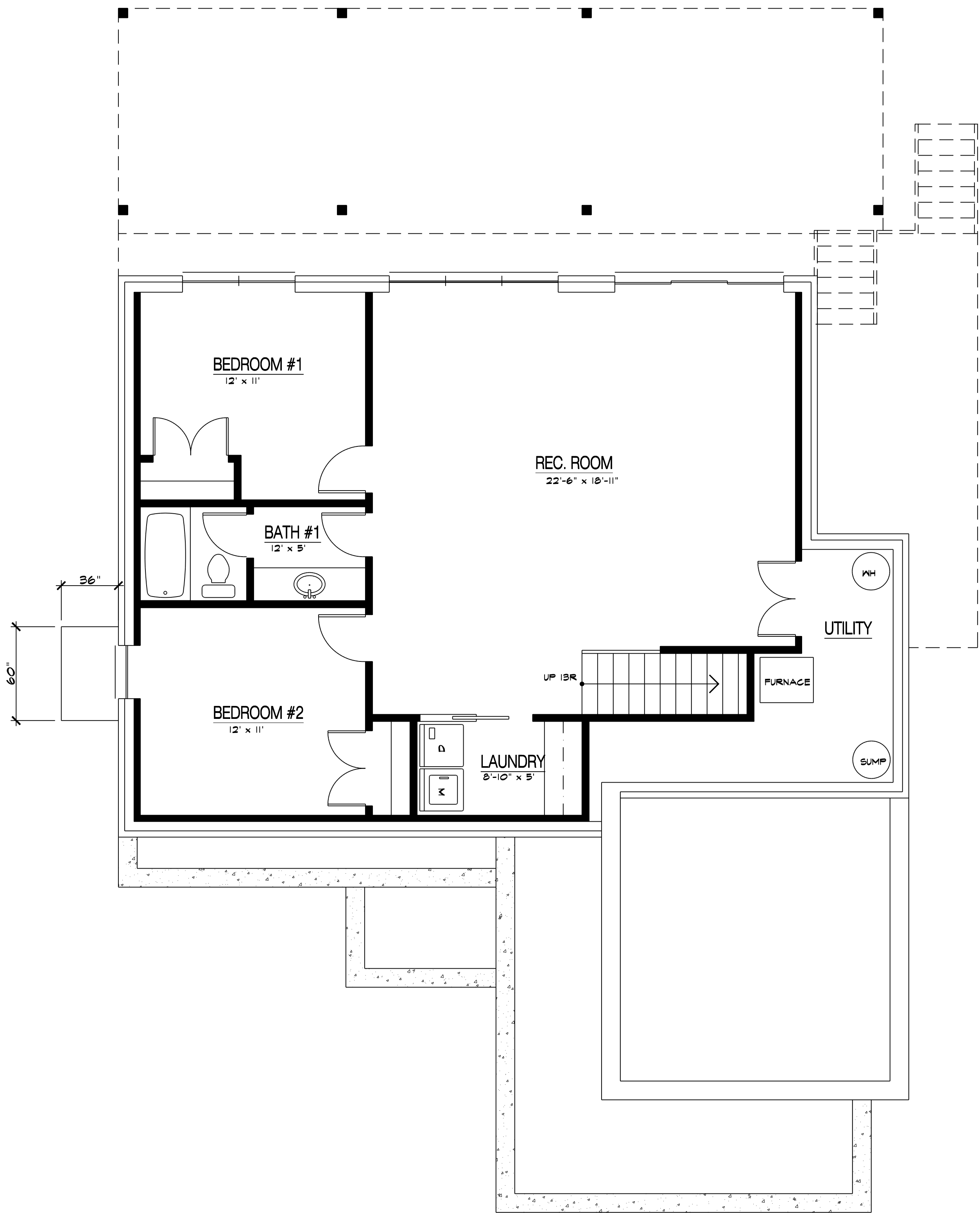


NOTES:

1. SMOKE ALARMS TO CODE: ALL SMOKE ALARMS TO BE ELECTRONICALLY INTERCONNECTED WITH A BATTERY BACKUP
2. R315.1 Carbonmonoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in dwelling units that have attached garages.
3. ELECTRICAL TO CODE

REVIEWED UNDER:
2015 MICHIGAN RESIDENTIAL CODE &
2015 MICHIGAN UNIFORM ENERGY CODE

WALL LEGEND	
EXISTING WALL	
DEMOLITION WALL	
NEW WALL	
BRICK	
MASONRY BLOCK	



REVISIONS

NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED INTERIOR RENOVATION/ADDITION FOR:

SUZIE CRANE RESIDENCE

480 BURGESS DRIVE
WHITE LAKE, MICHIGAN 48386

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER

MEMBER
A I B D
web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH: 248.425.4190

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE
MAIN/LOWER LEVEL
FLOOR PLANS

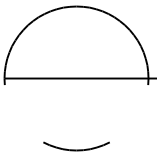
SHEET SCALE
AS NOTED

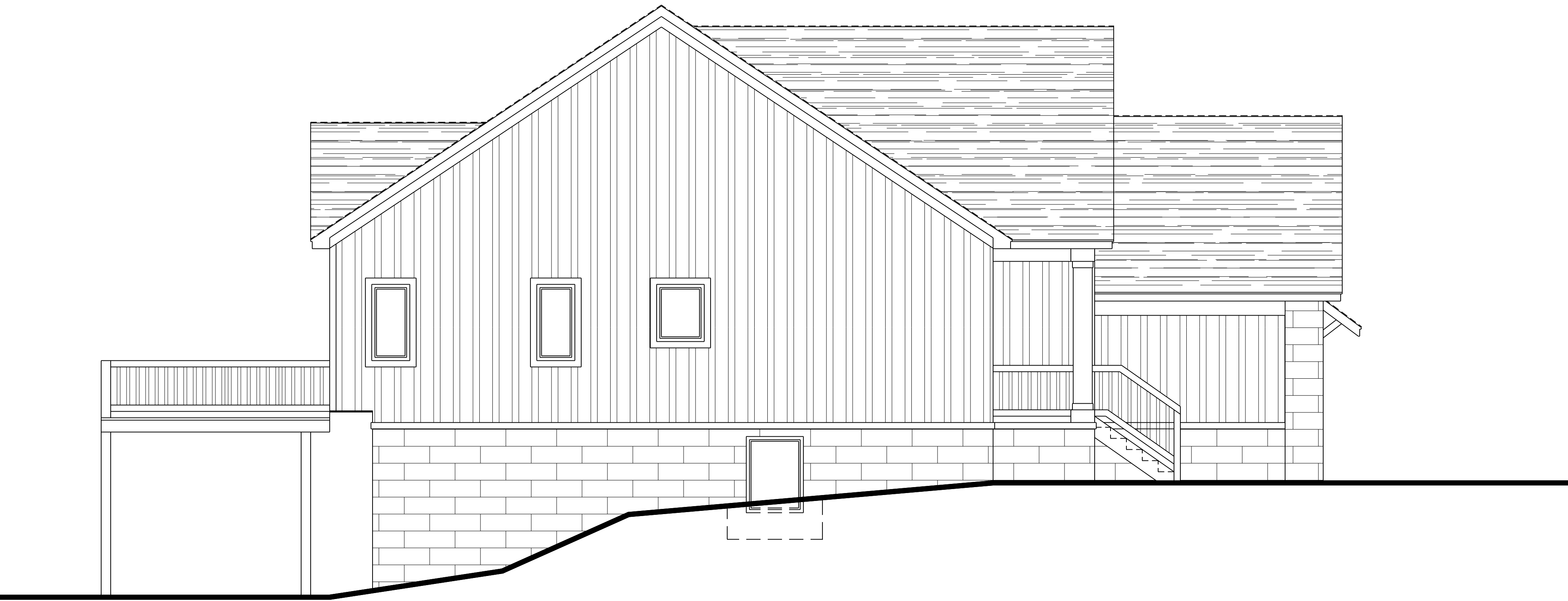
PROJECT NO.
26-107

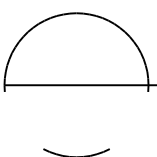
DATE
09.09.26

SHEET NUMBER
A-1



 **NORTH ELEVATION**
SCALE: 1/4"=1'-0"



 **EAST ELEVATION**
SCALE: 1/4"=1'-0"

REVISIONS

NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED INTERIOR RENOVATION/ADDITION FOR:

SUZIE CRANE RESIDENCE

480 BURGESS DRIVE
WHITE LAKE, MICHIGAN 48386

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER

MEMBER
A I B D
web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH.248.425.4190

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SHEET TITLE

**EXTERIOR
ELEVATIONS**

SHEET SCALE

AS NOTED

PROJECT NO.

26-107

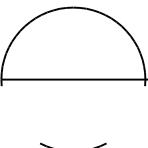
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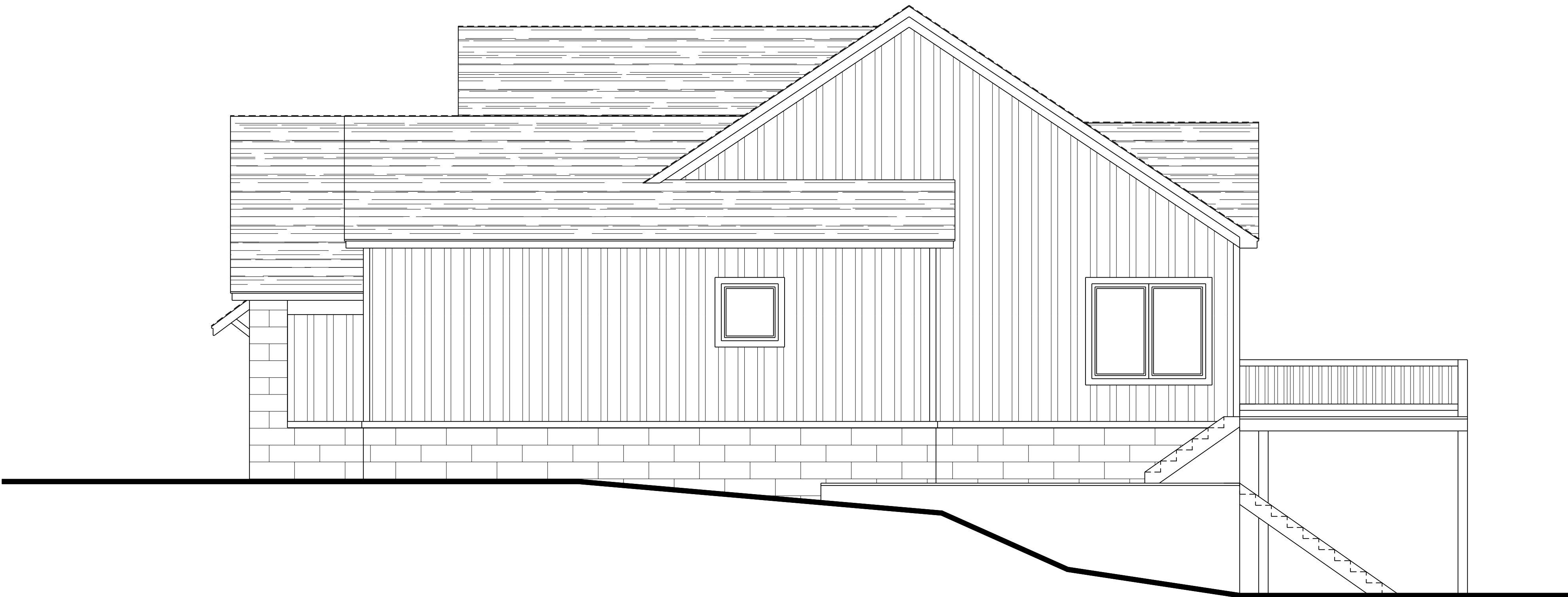
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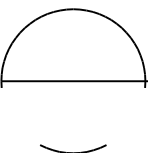
SHEET NUMBER

A-2



 **SOUTH ELEVATION**
SCALE: 1/4"=1'-0"



 **WEST ELEVATION**
SCALE: 1/4"=1'-0"

REVISIONS

NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED INTERIOR RENOVATION/ADDITION FOR:
SUZIE CRANE RESIDENCE
480 BURGESS DRIVE
WHITE LAKE, MICHIGAN 48386

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH.248.425.4190

MEMBER
A I B D

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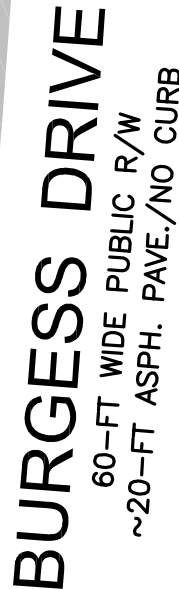
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET SCALE
AS NOTED

PROJECT NO.
26-107

DATE
09.09.26

SHEET NUMBER
A-3



OAKLAND CO. TAX ID #12-27-427-013

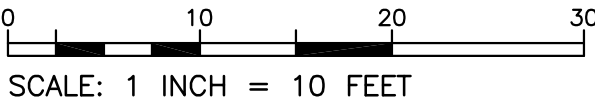
MAX BUILDING HT: 2 STORIES / 30 FEET
MIN. LOT WIDTH: 100 FT.
MAX. LOT COVERAGE: 25% (2773 SF)
EXIST. COVERAGE: 1399 SF (12.6%)

FRONT: 35 FT
SIDE: 10 FT MIN./20 FT TOTAL
REAR: 35 FT

LANDWARD SIDE OF 935 CONTOUR IS ZONE X
935-936 ELEV - ZONE X 1% ANNUAL FLOOD, DEPTHS<1 FT
936 AND ABOVE - ZONE X AREA OF MINIMAL FLOOD HAZARD
FIRM PANEL 26125C0338F, EFFECTIVE DATE 9/29/2006

LAKE SIDE OF 935 CONTOUR IS ZONE AE
SPECIAL FLOOD HAZARD AREA

(R)	RECORDED AS
(M)	MEASURED AS
(C)	CALCULATED AS
FCM	FOUND CONC. MONUMENT
FSB	FOUND STEEL BAR

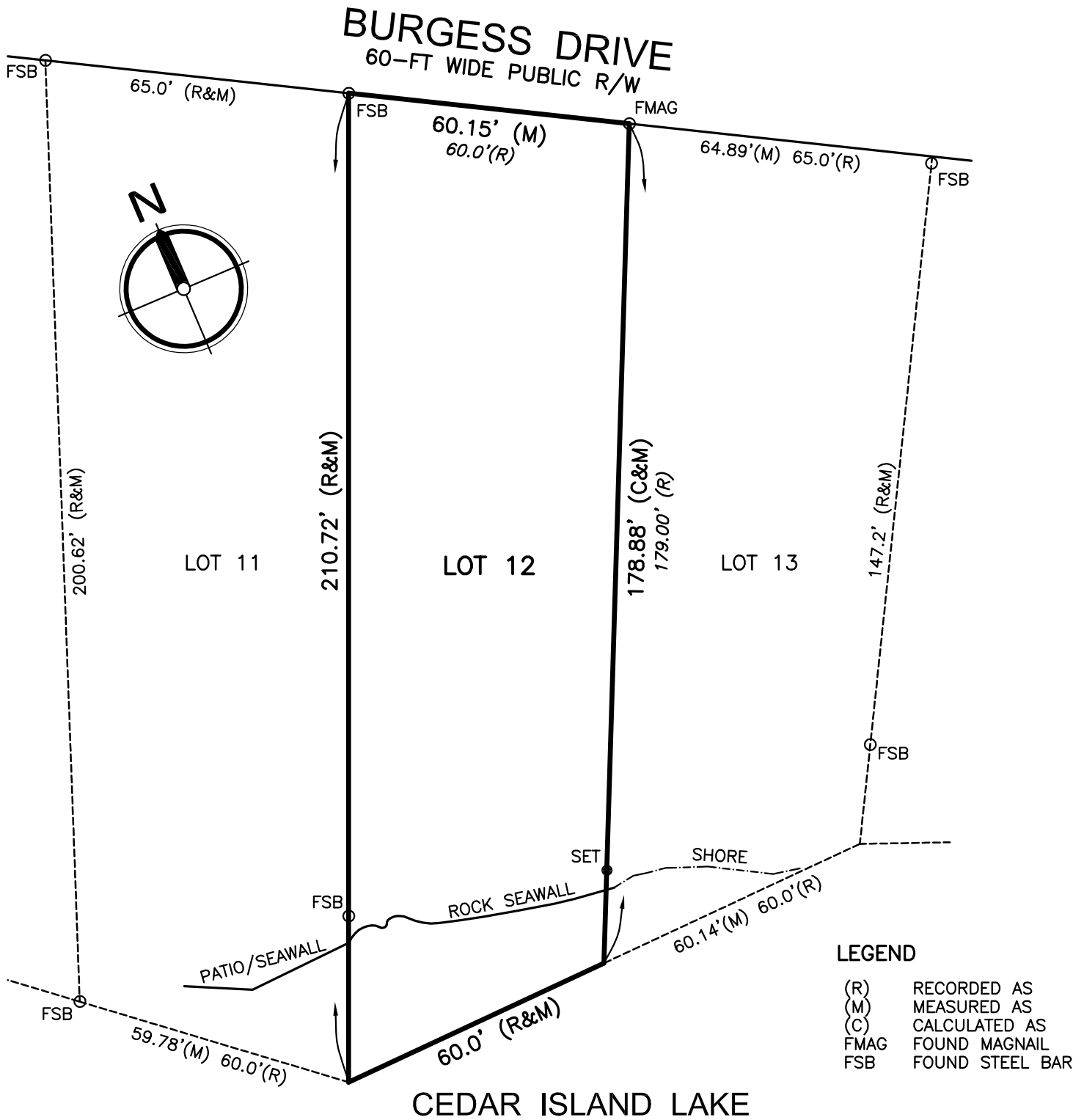


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[illegible]

CERTIFIED SURVEY

Item B.



PROPERTY DESCRIPTION:

LOT 12, "CEDAR ISLAND SHORES", PARTS OF THE SE 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE SE 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TWP., OAKLAND COUNTY, MICH. RECORDED IN LIBER 66 OF PLATS, PAGE 15, OCR

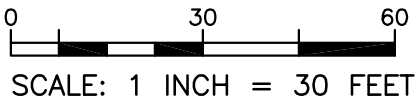
OAKLAND CO. TAX ID #12-27-427-013

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OR MAP, AND THE FIELD SURVEY ON WHICH IT IS BASED, WERE COMPLETED BY ME, A DULY LICENSED SURVEYOR IN THE STATE OF MICHIGAN, THAT THE POSITIONAL UNCERTAINTY OF ALL CORNERS IS WITHIN LIMITS ACCEPTABLE TO THE PROFESSION, AND THAT THE REQUIREMENTS OF PA 132 OF 19701, AS AMENDED, HAVE BEEN MET.



David P. White
DAVID P. WHITE, PS #4001050458



SCALE: 1 INCH = 30 FEET

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PREPARED FOR: S. CRANE	DW David White Land Surveying, PLLC Boundary · Topographic · Construction · ALTA 44 DENNISON STREET, OXFORD, MI 48371 734.353.0135 dwsurveying@gmail.com Professional Land Surveyor	JOB NO.: 260808 DATE: 9/22/26 FIELD: 8/2026 DRAWN: DPW SHEET: 1 OF 1
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LIBER: 61311 PAGE: 427
DOC #20260090329

RECORDED - 06/24/2026 03:25:47 PM

PAGE 1 of 4 RECORDING FEE: \$ 30.00

LISA BROWN, CLERK/REGISTER OF DEEDS

OAKLAND COUNTY, MI Receipt #: 40108963

ARRIVAL TIME: 06/18/2026 12:57:26 PM
 ELECTRONICALLY RECORDED

1 of 4

QUIT CLAIM DEED

The Grantors: **Suzanne Crane, Personal Representative of the Estate of Stanley Ronald Crane**, whose Letters of Authority for Personal Representative are attached hereto for recording, whose address is 7203 Magnolia Lane, Waterford, MI 48327

Quit Claims to: Suzanne Crane, whose address is 7203 Magnolia Lane, Waterford, MI 48327.

the following described premises situated in the **Township of White Lake**, County of **Oakland**, State of **Michigan**:

Cedar Island Shores Subdivision, as recorded in Liber 66, Page 15 of Plats, Oakland County Records, Lot 12.

Parcel ID: 12-27-427-013

Commonly known as: 480 Burgess Dr.
 White Lake, MI 48386

COUNTY AND STATE TRANSFER TAX EXEMPT MCLA 207.505(a) & 207.526(a) for the sum of One Dollar (\$1.00). Drafter has not conducted an examination of title nor was required to do so and therefore, no responsibility is assumed for title or description problems.

Dated: June 17, 2026

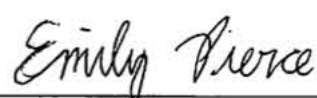

 Suzanne Crane, Personal Representative of the Estate of Stanley Ronald Crane, whose Letters of Authority for Personal Representative are attached hereto for recording

OK AB

STATE OF MICHIGAN)

COUNTY OF OAKLAND) ss.

This foregoing instrument was acknowledged before me this 17th day of June, 2026, by **Suzanne Crane, Personal Representative of the Estate of Stanley Ronald Crane**, whose Letters of Authority for Personal Representative are attached hereto for recording, as her free act and deed.


 Emily Pierce, Notary Public
 Oakland County, State of Michigan
 Acting in Oakland County, Michigan
 My Commission Expires: 01/18/2033

Drafted by and when Recorded Return to:
 KIMBERLY CRANK BROWNING, ESQ.
 GREAT LAKES FAMILY,
 PROBATE & ESTATES, PLLC
 800 W. LONG LAKE ROAD, SUITE 170
 BLOOMFIELD HILLS, MICHIGAN 48302



WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

Applicant: Suzanne Crane

Owner: Suzanne Crane

Address: 480 Burgess Drive, White Lake, Michigan 48386

Parcel Number: 12-27-427-013

Zoning: R1-C, Single Family Residential

Request Summary: Substandard Lot Review

Meeting Date: October 22, 2026

Attachments: Application, Applicant's Narrative, Certified Survey, Proposed Site Plan, Architectural Plans, and Building Division Correspondence

Project Description

The subject property is an approximately 0.299-acre lakefront parcel located at 480 Burgess Drive and zoned R1-C, Single Family Residential. The property is legally described as Lot 12 of the Cedar Island Shores Subdivision and is improved with a 1,789-square-foot bi-level residence and an attached 346-square-foot garage.

The applicant proposes renovations to the existing residence, including enlargement of the attached garage, construction of a new front entrance and porch, replacement of the existing flat roof with a pitched roof, and exterior improvements consisting of new windows, siding, and stone veneer. According to the applicant, these improvements are intended to improve the functionality, energy efficiency, and appearance of the residence.

The property is considered a substandard lot because it does not meet the minimum lot-area and lot-width requirements of the R1-C district. Additionally, portions of the existing residence do not meet current yard setback requirements. The proposed garage enlargement would extend approximately seven feet toward Burgess Drive, resulting in a front-yard setback of approximately 22.9 feet where 35 feet are required. The proposed improvements would maintain the minimum five-foot side-yard setback.

Because the proposed improvements would expand the existing building footprint within the required front-yard setback, Zoning Board of Appeals review is required pursuant to Section 7.27 of the White Lake Township Zoning Ordinance.

Standard	R1-C Requirement	Existing / Proposed
Minimum lot area	16,000 sq. ft.	13,024 sq. ft. — Existing nonconformity
Minimum lot width	100 ft.	60 ft. — Existing nonconformity
Maximum lot coverage	25% (private septic)	Approx. 10.6% existing; proposed to verify
Front-yard setback	35 ft.	22.9 ft. proposed
Side-yard setback	10 ft. each side under R1-C; modified requirements subject to §§5.4 and 7.27	5 ft. proposed on east side

Site History

The subject property consists of Lot 12 of the original Cedar Island Shores Subdivision, with approximately 60 feet of frontage along Burgess Drive and approximately 60 feet of shoreline along Cedar Island Lake.

Township assessing records identify the existing residence and attached garage as having been constructed in 1955. The property retains its original platted configuration, and the existing residential development predates the Township's current R1-C dimensional requirements.

Substandard Lot Review Standards: Sec 7.27 Nonconforming Lots of Record

1. **The lot was legally established pursuant to all applicable provisions of Michigan law or White Lake Township ordinance.**

Staff Comment:

The subject property has a lot width of approximately 60 feet, resulting in a required side-yard setback of six feet. The proposed improvements would maintain a five-foot setback along the east property line, representing a one-foot reduction from the otherwise applicable requirement.

Although a portion of the existing residence is located approximately 4.8 feet from the east property line, that portion of the structure is not proposed to be expanded or altered in a manner that would increase the existing nonconformity.

The proposed construction would maintain the absolute five-foot minimum established under Section 7.27(B)(vii), which the Board is not authorized to reduce further.

Staff Finding: This standard is met, subject to verification that all proposed construction maintains a minimum five-foot side-yard setback.

2. **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.**

Staff Comment:

The proposed improvements would maintain the property's existing single-family residential use while updating the appearance and functionality of the home. The project includes enlarging the attached garage, constructing a front entrance and porch, replacing the existing flat roof with a pitched roof, and updating the exterior finishes.

The surrounding Cedar Island Shores neighborhood is characterized by established single-family homes of varying architectural styles and sizes. The proposed pitched roof, updated exterior materials, and attached garage improvements are consistent with the residential character of the area.

Although the garage expansion would extend farther toward Burgess Drive, the applicant indicates that the proposed garage would remain set back farther from the road than the neighboring residences on either side. The proposed improvements would not introduce a new use or substantially alter the established residential character of the neighborhood.

Staff Finding: This standard is met.

3. The proposed use will not have a significant effect on adjoining and nearby property owners.

Staff Comment:

The property would remain in single-family residential use, and the proposed improvements would not increase residential density or introduce additional traffic or parking demand. The enlargement of the attached garage would provide additional enclosed parking and storage space, while the remaining renovations would primarily improve the functionality and appearance of the existing residence.

The proposed garage expansion would extend approximately seven feet toward Burgess Drive, reducing the front-yard setback to approximately 22.9 feet. Although this would bring the garage closer to the roadway, the applicant indicates that it would remain farther from the road than the neighboring residences on either side. The proposed improvements would also maintain a minimum five-foot side-yard setback, without further encroaching upon the existing nonconforming portion of the residence.

The improvements are not anticipated to significantly affect neighboring properties through increased activity, traffic, or changes in residential use. Compliance with applicable building, drainage, and other permitting requirements would remain necessary.

Staff Finding: This standard is met.

4. 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.

Staff Comment:

The subject property is an approximately 60-foot-wide lakefront lot with a depth of approximately 217 feet. Although the parcel contains sufficient overall area for residential use, its limited width and the placement of the existing residence constrain opportunities for expansion while meeting current setback requirements.

The proposed improvements would primarily expand the attached garage toward Burgess Drive rather than extending the residence farther toward the lake or substantially altering its existing configuration. The garage enlargement would provide additional space for vehicle parking and storage while maintaining a minimum five-foot side-yard setback for all new construction.

The property would continue to utilize its existing driveway and access from Burgess Drive. The proposed improvements would not appear to obstruct vehicular access to the property or introduce additional barriers to emergency access. The five-foot side-yard limitation will be addressed separately under Standard 7.

Staff Finding: This standard is met.

5. 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.

Staff Comment:

The Cedar Island Shores Subdivision is characterized by established single-family residences on relatively narrow lakefront lots, many of which were developed prior to the Township's current zoning requirements. As a result, existing homes exhibit varying setbacks and building configurations that reflect the original subdivision layout.

The applicant proposes to enlarge the existing attached garage approximately seven feet toward Burgess Drive, resulting in a front-yard setback of approximately 22.9 feet where 35 feet are required. According to the applicant, the proposed garage would remain farther from the roadway than the neighboring residences on either side, consistent with the established pattern of development along this portion of Burgess Drive.

The proposed improvements would also maintain a minimum five-foot side-yard setback, representing a one-foot reduction from the six-foot setback otherwise required for the 60-foot-wide lot. The design would not further encroach upon the existing portion of the residence located approximately 4.8 feet from the east property line.

Given the established development pattern of the subdivision and the location of surrounding residences, the proposed improvements appear generally consistent with the setbacks and residential development characteristics of nearby properties.

Staff Finding: This standard is met.

- 6. 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.**

Staff Comment:

The property would remain in single-family residential use and would continue to provide off-street parking through the existing driveway and attached garage. The proposed garage enlargement would increase the available enclosed parking and storage area, improving the functionality of the existing residence.

The proposed improvements would not eliminate existing parking spaces or interfere with vehicular access from Burgess Drive. Other applicable zoning and building requirements, including lot coverage, drainage, and required permits, would remain subject to review during the permitting process.

Staff Finding: This standard is met.

- 7. 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.**

Staff Comment:

The subject property has a lot width of approximately 60 feet, resulting in a required side-yard setback of six feet under the substandard lot provisions of Section 5.4. The proposed improvements would maintain a five-foot setback along the east property line, representing a one-foot reduction from the otherwise applicable requirement.

A portion of the existing residence is located approximately 4.8 feet from the east property line. This is an existing nonconforming condition, and the proposed improvements would not extend or further encroach upon that portion of the structure.

The proposed construction would maintain the absolute five-foot minimum established under Section 7.27(B)(vii). The requested reduction from six feet to five feet would therefore remain within the limitations of the Board's authority under the substandard lot review provisions.

Staff Finding: This standard is met, subject to verification that all proposed construction maintains a minimum five-foot side-yard setback.

Motion of Approval

I move to approve the Substandard Lot Review for 480 Burgess Drive, Parcel 12-27-427-013, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit renovations and additions to the existing single-family residence, including an enlargement of the attached garage, construction of a front entrance and porch, and associated roof and exterior improvements, because all seven standards were found to be met.

Approval is granted subject to the following conditions:

1. Construction shall be substantially consistent with the submitted architectural plans and proposed site plan, including a minimum front-yard setback of 22.9 feet.
2. All proposed construction shall maintain a minimum five-foot side-yard setback. This approval does not authorize any further encroachment into the existing nonconforming side-yard setback.
3. Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements.
4. The proposed improvements shall comply with the maximum lot coverage and building height requirements of the R1-C district, as well as all other applicable Township ordinances.

Motion of Denial

I move to deny the Substandard Lot Review for 480 Burgess Drive, Parcel 12-27-427-013, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit renovations and additions to the existing single-family residence, including an enlargement of the attached garage, construction of a front entrance and porch, and associated roof and exterior improvements.

Denial is based upon the Zoning Board of Appeals' finding that the request does not satisfy one or more of the standards of Section 7.27(B), specifically:

(Identify applicable standard(s) and state the Board's findings on the record.)

The Board finds that the deficiencies identified above are sufficient to prevent approval of the Substandard Lot Review as submitted.