



ZONING BOARD OF APPEALS MEETING
LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383
THURSDAY, JUNE 25, 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**
 - A. [May 28, 2026](#)
5. **CALL TO THE PUBLIC**
6. **APPROVAL OF MINUTES**
MAY 28, 2026
7. **OLD BUSINESS**
8. **NEW BUSINESS**
 - A. [Applicant: Lamar Gergis](#)
[4314 Jackson Blvd](#)
[White Lake Township, MI 48386](#)
[Location: **4314 Jackson Blvd**](#)
[White Lake Township, MI 48386, identified as 12-07-328-015](#)
[Request: Variance request for Front and Side Yard Setback for Garage Addition](#)
 - B. [Applicant: Derek and Kaitlyn Byerle](#)
[12201 William Randy Ct](#)
[White Lake, MI 48386](#)
[Location: **12201 William Randy Ct**](#)
[White Lake, MI 48386, identified as 12-15-276-031](#)
[Request: 12201 William Randy Lot Width Variance](#)
9. **OTHER BUSINESS**
 - A. [Staff Memo - ZBA Jurisdiction](#)
10. **NEXT MEETING DATE: July 23, 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
MAY 28, 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

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

CALL TO THE PUBLIC

None.

APPROVAL OF MINUTES

A. April 23, 2026

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

OLD BUSINESS

None.

NEW BUSINESS

A. Applicant: John Green, Contractor
102 Lac Sainte Claire Dr
Saint Clair Shores, MI 48082
Location: 4160 Navarra Ct.
White Lake, MI 48386, identified as 12-07-177-015
Request: Variance requests from: Sec. 3.1.6 for a rear yard
variance, and Sec 7.23 A, to enlarge a
non-conforming structure.

Senior Planner Waligora reviewed his report with the ZBA.

John Green, builder, stated the roof over the deck will be used for instances of inclement weather, and the roof will give more curb appeal.

Chairperson Spencer opened the public hearing at 6:43 P.M. Seeing none, she closed the public hearing at 6:43 P.M.

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

- A. Practical Difficulty
 - Member Dehart stated the lot size is a practical difficulty
- B. Unique Situation
 - Member Seiber reiterated the lot size creates a unique situation, as well as parks being in the rear of the property.
- C. Not Self-Created
 - The applicant did not create the lot.
- D. Substantial Justice
 - Member Seiber stated the neighbor to the east encroaches on the rear yard. Member Schillack agreed and said the homeowner would be able to enjoy the same.
- E. Minimum Variance Necessary
 - Member Seiber stated the applicant is following the line of the existing house.

It was MOVED by Member Anderson, seconded by Member Schillack to approve the variance request for the property located at 4160 Navarra Ct, Parcel No. 12-07- 177-015, from the R1-D District dimensional requirements to allow a reduction of the required rear yard setback from 30 feet to approximately 2.7 feet (a variance of 27.3 feet), to allow a reduction of the required side yard setback by approximately 1.28 feet, which recognizes the location of the existing structure and does not increase the degree of side yard encroachment, and to allow a reduction of the required 25-foot setback from a water body to approximately 2.7 feet (a variance of 22.3 feet), in order to permit construction of a covered rear deck attached to the principal structure, based on the findings that the request meets the standards of Section 7.37 (A through E), subject to the following conditions:

- 1. The covered at-grade deck shall be constructed in substantial compliance with the plans submitted.**
- 2. No further encroachment beyond what is approved herein into the required rear yard, side yard, or water setbacks shall occur without additional Zoning Board of Appeals approval.**
- 3. The structure shall remain unenclosed (for example, no 3-season room conversion), and any future enclosure of the covered at-grade deck will require additional review and approval from the ZBA.**
- 4. All necessary permits shall be obtained prior to construction.**

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

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

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- B. Applicant: Andrew Hoppe
 9020 Maplewood Dr
 White Lake, MI 48386
 Location: 9020 Maplewood Dr
 White Lake, MI 4386; identified as 12-35-426-066
 Request: Variance request from Section 3.1.6(E) for a primary building side yard setback variance.

Senior Planner Waligora reviewed his report with the ZBA.

Andrew Hoppe, 9020 Maplewood, was present. He stated mortgage survey he originally had procured was incorrect. He is looking to expand on the house due to his growing family.

Chairperson Spencer opened the public hearing at 7:01 P.M. Seeing none, she closed the public hearing at 7:01 P.M.

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

- A. Practical Difficulty
- Member Dehart said the configuration of the existing home on the parcel created a practical difficult
- B. Unique Situation
- Member Anderson stated the position of the lot in relation to the neighbor's property lines created a unique situation.
- C. Not Self-Created
- The applicant did not construct the original house or combine/plat the lots.
- D. Substantial Justice
- Member Schillack stated the applicant will be allowed to use his property and home like others houses in the area.
- E. Minimum Variance Necessary
- Member Schillack stated the request is very modest.

It was MOVED by Member Dehart, seconded by Member Anderson to approve the variance request for Parcel No. 12-35-426-066, 9020 Maplewood Drive, to permit construction of a one-story residential addition with an approximately 9.37-foot side yard setback, where a minimum 10-foot side yard setback is required, representing variance relief of approximately 0.63 feet (8 inches). This motion is based upon the following finding:

The Zoning Board of Appeals finds that the applicant has demonstrated compliance with the variance standards contained in Section 7.37 of the White Lake Township Zoning Ordinance, including that a practical difficulty exists related to the subject site, the practical difficulty results from unique circumstances applying to the property, the condition is not self-created, approval would provide substantial justice, and the requested variance represents the minimum variance necessary to grant relief. Approval is further conditioned upon the following:

WHITE LAKE TOWNSHIP
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1. **Approval shall be limited to the plans submitted and reviewed by the Zoning Board of Appeals.**
2. **The approved addition shall comply with all applicable Township permitting requirements.**
3. **Any future expansion beyond the approved plans shall require additional Township review and approvals as applicable.**

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

- C. Applicant: Charles L. Deerew
 625 Lake View Dr
 White Lake, MI 48363
 Location: 625 Lake View Dr
 White Lake, MI 48363; identified as 12-26-457-007
 Request: Variance request from Section 3.1.6(E) for a front yard setback variance for an accessory building.

Senior Planner Waligora reviewed his report with the ZBA.

Mr. Deerew, 625 Lake View, stated he has three front yards, and is looking to construct a garage on his property.

Chairperson Spencer opened the public hearing at 7:21 P.M. Seeing none, she closed the public hearing at 7:21 P.M.

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

- A. Practical Difficulty
 - Member Dehart stated three front yards created practical difficulty.
- B. Unique Situation
 - Member Schillack reiterated the three front yards created a unique situation.
 Member Seiber said Echo is also a dead end-street.
- C. Not Self-Created
 - The applicant did not plat the streets.
- D. Substantial Justice
 - Member Seiber the neighbor to the south has a garage very close to the road right of way.
- E. Minimum Variance Necessary
 - Member Dehart stated if Overlook was not there, a variance wouldn't be necessary.

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It was **MOVED** by Member Seiber, seconded by Member Schillack to approve the variance request for Parcel No. 12-26-457-007, 625 Lake View Drive, to permit construction of a 25-foot by 25-foot detached garage with an approximate setback of 14.5 feet from Overlook Lane, where a 30-foot front yard setback is required, representing variance relief of approximately 15.5 feet. This motion is based upon the following finding: 1. The Zoning Board of Appeals finds that the applicant has demonstrated compliance with the variance standards contained in Section 7.37 of the White Lake Township Zoning Ordinance, including that a practical difficulty exists related to the subject site due to multiple roadway frontages and resulting reduction in available buildable area, the practical difficulty results from unique circumstances applying to the property and surrounding subdivision pattern, the condition is not self-created, approval would provide substantial justice, and the requested variance represents the minimum variance necessary to grant relief. Approval is further conditioned upon the following:

- Approval shall be limited to the plans, survey, and application materials submitted and reviewed by the Zoning Board of Appeals.
- The approved detached garage shall comply with all applicable Township permitting requirements.
- Any future expansion, relocation, or modification beyond the approved plans shall require additional Township review and approvals as applicable.

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

- D. Applicant: Scott David
 8070 Rene Dr
 White Lake, MI 48386
 Location: 8070 Rene Dr
 White Lake, MI 4386; identified as 12-24-426-015
 Request: Variance from Section 5.7.B for an accessory building height request.

Senior Planner Waligora reviewed his report with the ZBA.

Scott David, 8070 Rene Drive, stated he the purpose of the height was to be apart of the tree canopy. He stated the height of the proposed structure is like the height of the destroyed structure. He was aimable to remove the existing shed on the property. The windows on the sloped roof were for aesthetic purposes.

Chairperson Spencer opened the public hearing at 7:45 P.M. Seeing none, she closed the public hearing at 7:45 P.M.

It was **MOVED** by Member Schillack to deny the variance request for Parcel No. 12-24-426-015, 8070 Rene Drive, to permit construction of an elevated detached accessory structure with an approximate 24.4-foot midpoint roof height, where a maximum height of 18 feet is permitted, representing approximately 6.4 feet of variance relief. This motion is based upon the following findings:

1. The Zoning Board of Appeals finds the applicant has not demonstrated compliance with Section 7.37(A), Practical Difficulty, as the submitted materials do not clearly establish

how physical characteristics of the subject property necessitate the requested 6.4-foot height variance relief, nor demonstrate that strict compliance with the Ordinance would unreasonably prevent reasonable use of the property or render conformity unnecessarily burdensome.

- 2. The Zoning Board of Appeals finds the applicant has not demonstrated compliance with Section 7.37(C), as the requested relief appears associated primarily with the design characteristics of the proposed structure rather than conditions inherent to the subject property.**
- 3. The Zoning Board of Appeals finds the requested variance has not been demonstrated to represent the minimum relief necessary to permit reasonable use of the property, including whether alternative compliant designs or configurations may exist.**
- 4. The Zoning Board of Appeals finds the applicant has not sufficiently demonstrated compliance with all required variance standards contained within Section 7.37, and therefore the requested variance does not satisfy the standards necessary for approval.**

There wasn't support for the motion.

It was MOVED by Member Seiber, seconded by Member Anderson, to postpone the request by Scott David, for the request at 8070 Rene Dr, White Lake, MI 48386 also identified as 12-24-426-015, until the applicant speaks with their architect to create a plan that meets Township ordinance.

Member Schillack wanted to note correct process was followed by staff in this scenario, and commended staff for their consistency over the years. Building Official Spencer sends out a letter to every applicant with denied plans and will discuss potential solutions with the applicants if asked. It was stated that the applicant did not reach out to Building Official Spencer to discuss alternative options for the plan.

The ZBA discussed the options of a postponement versus a denial motion. The applicant would be able to revise his request to meet the ordinance and therefore would not need to come back to the ZBA. The ZBA discussed postponing the case to allow the applicant to revise their plans. Due to the fact a practical difficulty had not been established, and that the applicant could revise their plans to conform to the zoning ordinance, the applicant could potentially be denied again.

After lengthy discussion, Member Anderson withdrew his support.

It was MOVED by Member Schillack, seconded by Member Dehart to deny the variance request for Parcel No. 12-24-426-015, 8070 Rene Drive, to permit construction of an elevated detached accessory structure with an approximate 24.4-foot midpoint roof height, where a maximum height of 18 feet is permitted, representing approximately 6.4 feet of variance relief. This motion is based upon the following findings:

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1. **The Zoning Board of Appeals finds the applicant has not demonstrated compliance with Section 7.37(A), Practical Difficulty, as the submitted materials do not clearly establish how physical characteristics of the subject property necessitate the requested 6.4-foot height variance relief, nor demonstrate that strict compliance with the Ordinance would unreasonably prevent reasonable use of the property or render conformity unnecessarily burdensome.**
2. **The Zoning Board of Appeals finds the applicant has not demonstrated compliance with Section 7.37(C), as the requested relief appears associated primarily with the design characteristics of the proposed structure rather than conditions inherent to the subject property.**
3. **The Zoning Board of Appeals finds the requested variance has not been demonstrated to represent the minimum relief necessary to permit reasonable use of the property, including whether alternative compliant designs or configurations may exist.**
4. **The Zoning Board of Appeals finds the applicant has not sufficiently demonstrated compliance with all required variance standards contained within Section 7.37, and therefore the requested variance does not satisfy the standards necessary for approval.**

The motion carried with a roll call vote: (3 yes votes). (Spencer/yes, Schillack/yes, Seiber/no, Anderson/no, Dehart/yes).

- E. Applicant: Michael Seling
 9278 Pontiac Lake Rd
 White Lake, MI 48386
 Location: 9278 Pontiac Lake Rd
 White Lake, MI 4386; identified as 12-14-253-006
 Request: Variance requests from Section 3.10 for a height setback variance to construct an attached deck on a lakefront property, and from Section 3.11(Q) for a variance from the watercourse setback requirement

Senior Planner Waligora reviewed his report with the ZBA.

Michael Seling, 9278 Pontiac Lake Road, said his elderly father lives with him and he wanted to make the deck accessible and safe for him.

Chairperson Spencer opened the public hearing at 9:08 P.M. Seeing none, the public hearing was closed at 9:08 P.M.

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

- A. Practical Difficulty
 - Member Dehart stated the configuration of the lot provided practical difficulty.
- B. Unique Situation
 - Member Seiber said the water table and elevation of the lot made for a unique situation

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- C. Not Self-Created
 - The applicant did not plat the streets.
- D. Substantial Justice
 - Member Schillack stated there was substantial justice in a resident to utilize their house in a safe way.
- E. Minimum Variance Necessary
 - Member Seiber stated it was the minimum variance necessary due to the elevation of the house.

It was MOVED by Member Anderson, seconded by Member Seiber to approve the variance request for Parcel No. Y-12-14-253-006, 9278 Pontiac Lake Road, to permit the construction of a rear deck which exceeds the maximum deck height permitted under Section 3.10.B of the Zoning Ordinance by approximately one (1) foot, allowing a deck height of approximately four (4) feet above grade where a maximum of approximately three (3) feet is permitted. This motion is based upon the following finding: 1. The Zoning Board of Appeals finds that the applicant has demonstrated compliance with the variance standards contained in Section 7.37 of the White Lake Township Zoning Ordinance, including practical difficulty, unique circumstances, lack of self-created hardship, substantial justice, and the minimum variance necessary to grant relief. Approval is further conditioned upon the following:

- 1. The deck shall remain uncovered and unenclosed and shall not be converted into habitable living area without additional Township approvals.**
- 2. Approval is limited to the plans submitted with the application and reviewed by the Zoning Board of Appeals.**
- 3. Approval is limited solely to the requested variance from Section 3.10.B and shall not be interpreted as granting relief from any other applicable ordinance requirements.**

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

OTHER BUSINESS

Senior Planner Waligora shared the proposed zoning ordinance amendments with the ZBA. He highlighted the language regarding sub-standard lots and zoning board of appeals powers.

NEXT MEETING DATE: June 25, 2026

It was MOVED by Member Seiber, seconded by Member Dehart, to adjourn at 9:28 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: June 16, 2026

RE: **4314 Jackson Blvd: Variance request for Front and Side Yard Setback for proposed Garage Addition**

Agenda item: 8A

Appeal Date: June 25, 2026

Applicant: Lamar/Christina Gergis
4314 Jackson Blvd
White Lake, MI 48383

Owner: Lamar/Christina Gergis

Address: 4314 Jackson Blvd

Parcel #: 12-07-328-015

Location: West of Ormond Rd
and Jackson Blvd, on
the north shore of
White Lake

Zoning: R1-C, Single Family
Residential



Attachments

- 1. Application
- 2. Land Survey/Site Plan

Property Description and Platting History

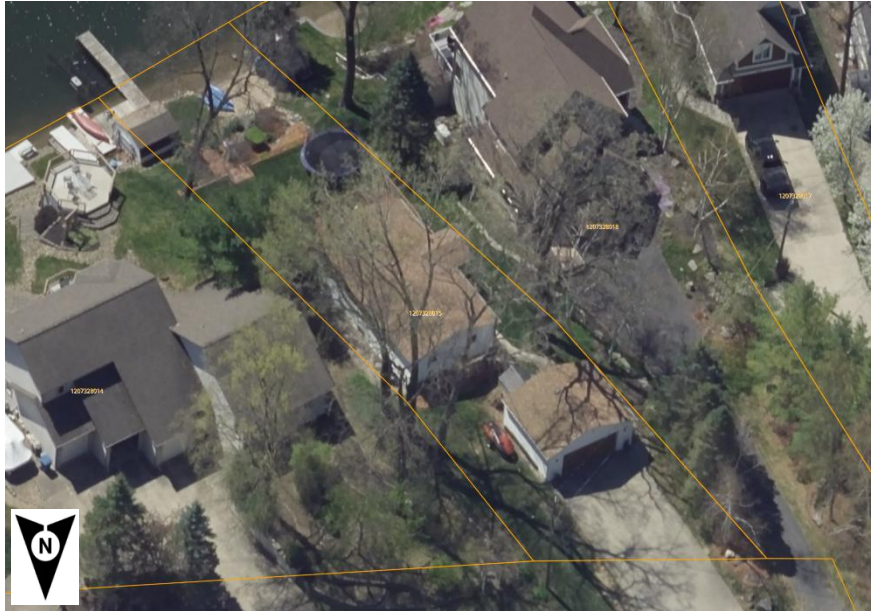
The subject property is located at 4314 Jackson Boulevard, White Lake Township, Michigan, and is identified as Parcel No. 12-07-328-015. The property is zoned R1-C, Single Family Residential, and contains an existing single-family dwelling, detached garage, and associated residential improvements.

The parcel is located on the north shore of White Lake within an established lakefront residential neighborhood situated on a peninsula extending into the lake. The subject property contains approximately 0.23 acres (10,062 square feet) and approximately 57 feet of frontage along Jackson Boulevard. The parcel is substantially smaller than the minimum 16,000 square foot lot area required within the R1-C District and is characterized by a narrowing lot width, elongated configuration, and limited buildable area resulting from its location between Jackson Boulevard and White Lake.

The property is improved with a single-family ranch dwelling constructed in 1968, replacing a smaller cottage believed to date to the 1950s, and a detached garage constructed in approximately 1986.

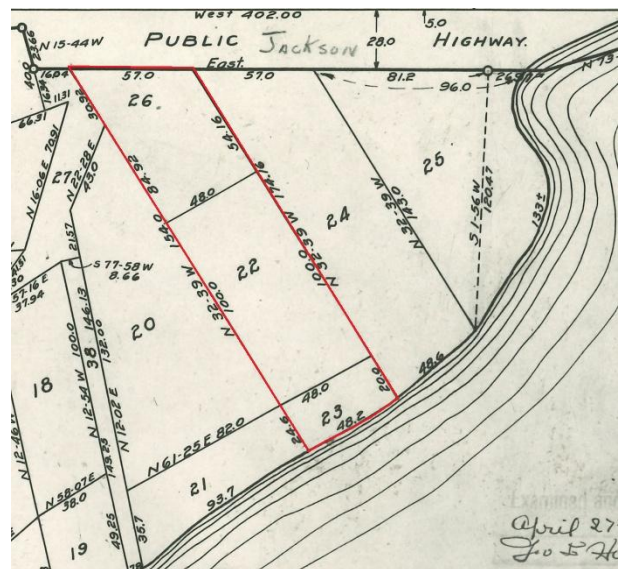
The existing residence is legally nonconforming with respect to current setback requirements and occupies a significant portion of the available buildable area on the parcel.

The property is served by a private well and onsite septic system and is currently undergoing review for installation of a replacement septic treatment system.



In 1932, the area was formally subdivided as Supervisor's Plat No. 1, establishing the cottage lots that continue to define the peninsula today. The property consists of Lots 22 and 23, together with Lot 26, of Supervisor's Plat No. 1.

As illustrated in the adjoining plat excerpt, the subject property is comprised of two original 48-foot-wide lakefront lots together with Lot 26, which provided access to Jackson Boulevard.



Historic aerial photography from 1974 shows the peninsula largely developed with seasonal cottages, while more recent aerial imagery documents the gradual transition to a year-round residential neighborhood through additions, renovations, and redevelopment.

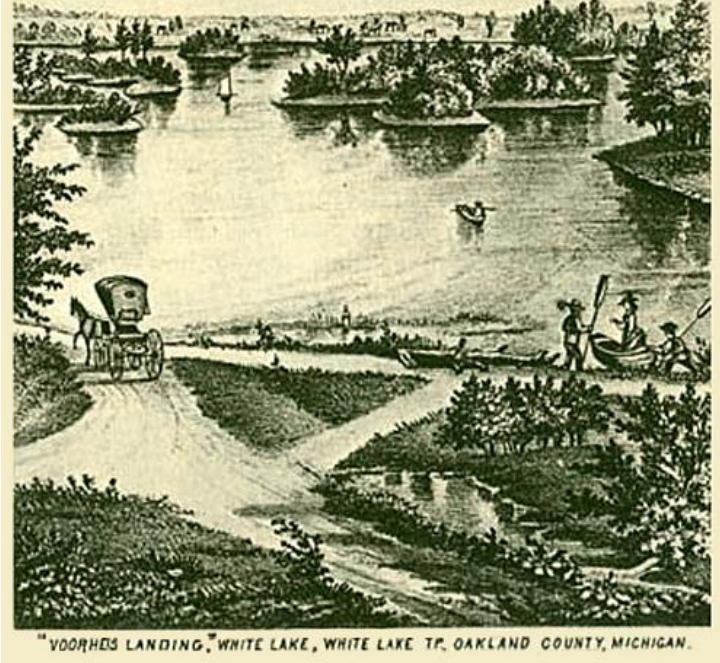


Native American and White Lake's Recreational History

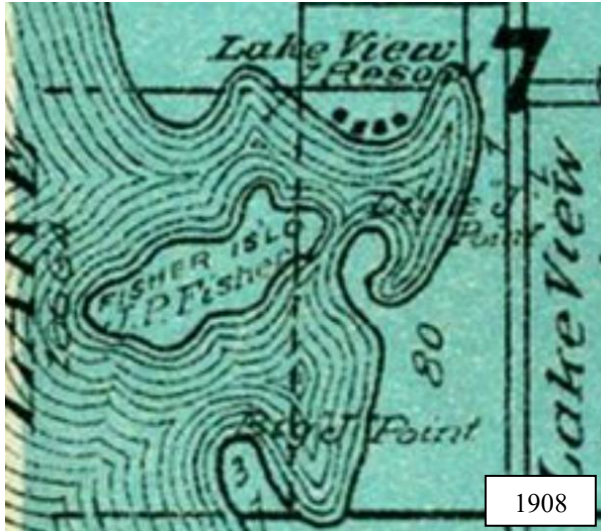
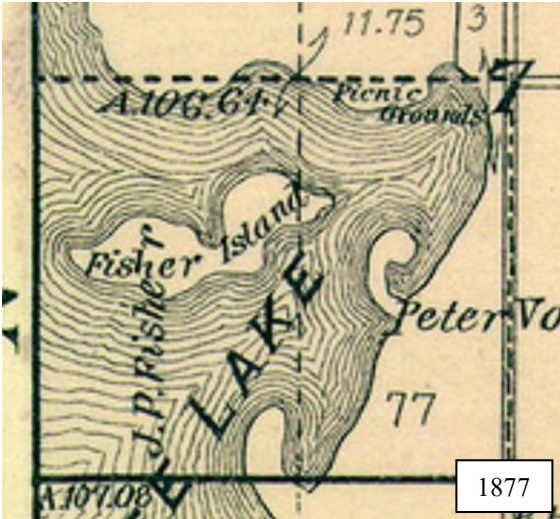
Prior to European settlement, White Lake served as a seasonal gathering place for Native American tribes, including the Potawatomi, Ottawa, and Chippewa. Historic accounts describe the lake as a favored camping area due to its clear waters, abundant fisheries, and scenic shoreline. An Indian encampment reportedly remained on the shores of White Lake during the earliest years of pioneer settlement in the 1830s.

By the 1830s, pioneer families including Olmsted, Garner, and Voorheis had established farms and homes within the White Lake Settlement located north of the lake near present-day White Lake Road and Ormond Road. While the settlement developed as the township's commercial and civic center, the shoreline remained an important destination.

One notable landmark was **Voorheis Landing**, described in 1877 as one of the most pleasant locations in the township, offering sandy beaches and expansive views across White Lake. The county history further noted that excursion and picnic parties regularly visited the lake for fishing, rowing, sailing, and other leisure activities.



Historic mapping demonstrates that the peninsula's recreational role was established well before its subdivision into cottage lots. The 1872 Oakland County Atlas identifies the peninsula as "Picnic Grounds," indicating that it had already become a recognized recreational destination. By 1908, the same peninsula was identified as "Lake View Resort" and contained several structures, illustrating its evolution from a community picnic area into a developed resort property. In 1932, the property was formally subdivided as Supervisors Plat No. 1, creating the narrow lakefront cottage lots that continue to define the peninsula today. Together, these sources document the peninsula's evolution from a Native American gathering place to a recreational destination, resort property, and ultimately the residential lakefront neighborhood that exists today.

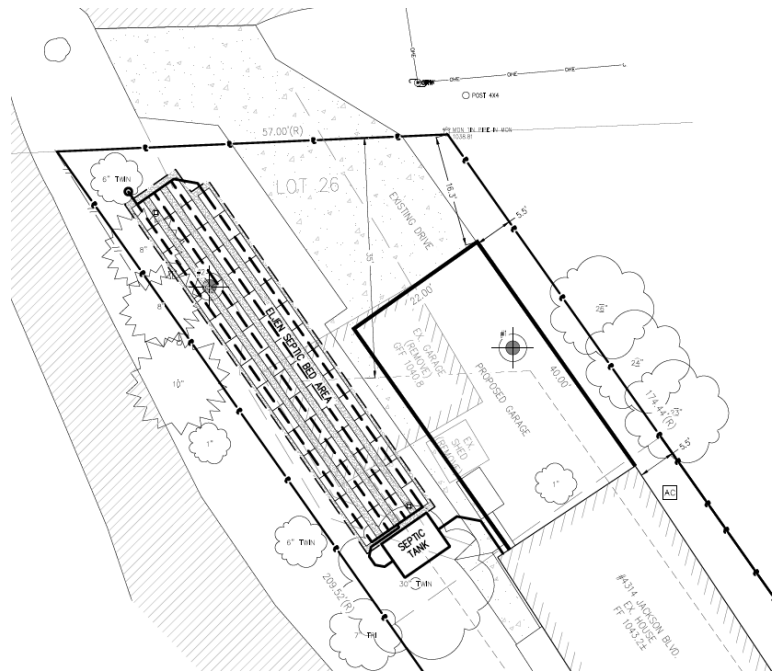


Applicant's Proposal

The applicant proposes to remove the existing detached garage and a small accessory storage shed located on the property. According to the application materials, the area occupied by the existing detached garage is intended to be utilized for a replacement septic drain field.

The proposal includes construction of a new 22-foot by 40-foot (880 square foot) detached garage within the front yard of the property. The proposed structure would be located approximately 5.5 feet from the side property line where a 10-foot setback is required and approximately 16.3 feet from the front property line where a 35-foot setback is required.

No changes to the existing single-family residence are proposed as part of this request.



Zoning Analysis

The subject property is a legally nonconforming lot of record containing approximately 10,062 square feet, substantially less than the 16,000 square feet required within the R1-C Single-Family Residential District. The parcel is further characterized by an irregular configuration that narrows toward White Lake. Although the property contains approximately 57 feet of frontage along Jackson Boulevard, its width progressively decreases moving south toward the lake, limiting the available area for structures and site improvements. The location of the existing residence and the need to accommodate a replacement septic drain field further restrict development options on the site.

The applicant proposes to remove the existing detached garage and a small accessory shed and construct a new 22-foot by 40-foot detached garage. The proposed garage would be located approximately 16.3 feet from the front property line and 5.5 feet from the eastern side property line.

The proposed garage would maintain a setback from Jackson Boulevard generally consistent with the existing detached garage and a side setback comparable to that of the existing residence along the eastern side property line. As a result, the proposal would not significantly alter the established relationship between structures on the property, the roadway, or adjacent properties.



Staff further notes that the Township Board is currently considering amendments to Section 5.4 of the Zoning Ordinance intended to provide setback relief for substandard residential lots. As drafted, the proposed amendment would permit a side setback equal to ten percent (10%) of lot width, with a minimum setback of five (5) feet. Based on the width of the subject parcel, a side setback of approximately 5.7 feet would be required under the proposed standards. While the amendment has not been adopted and is not applicable to the present request, the proposed 5.5-foot side setback is generally consistent with the relief contemplated by the pending ordinance amendments.

Zoning Board of Appeals Options:

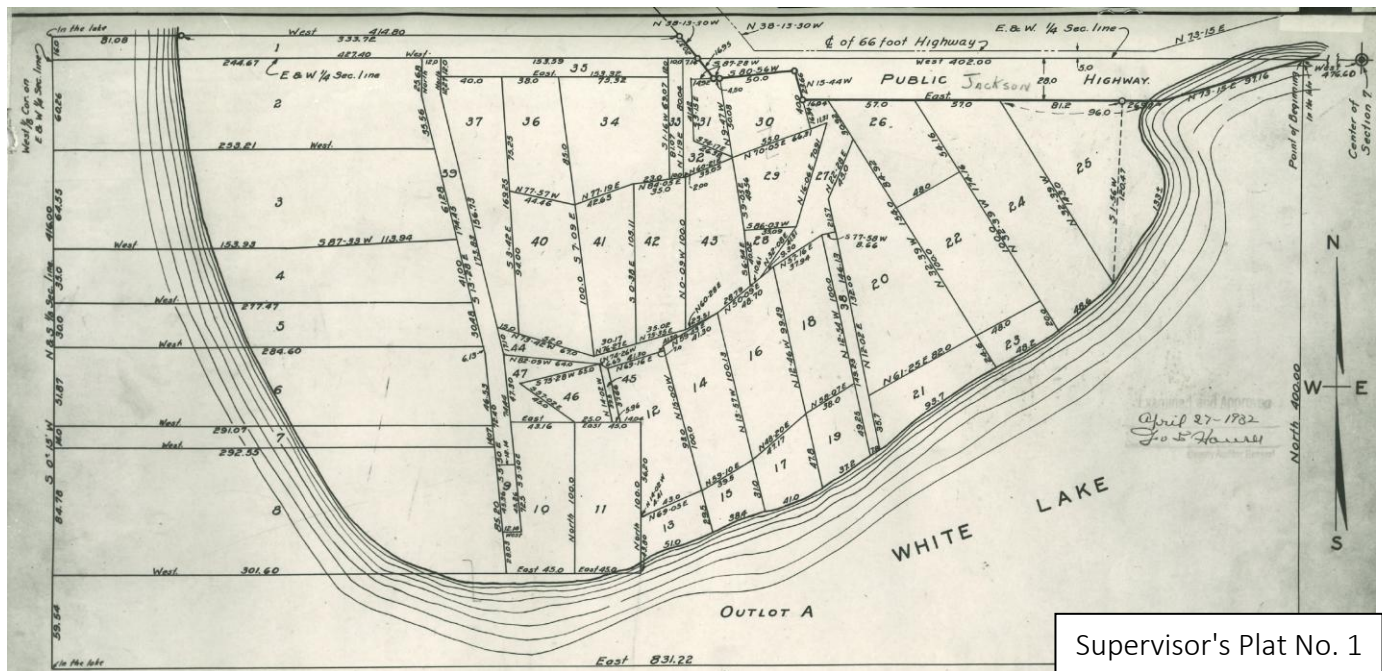
Motion for Approval

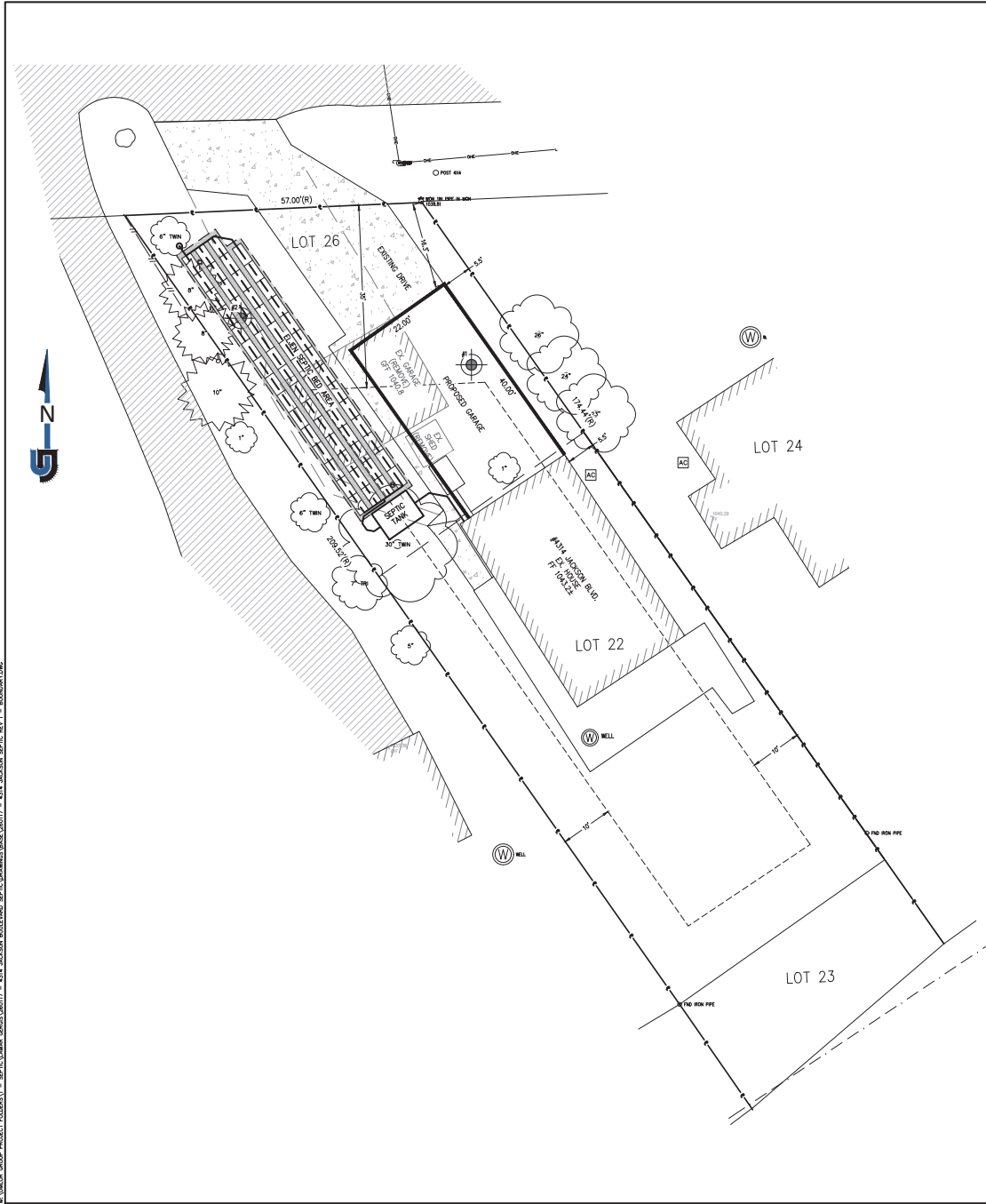
I move to approve the requested variances for the property located at 4314 Jackson Boulevard (Parcel No. 12-07-328-015) to permit construction of a 22-foot by 40-foot detached garage with a front setback of 16.3 feet where 35 feet is required and a side setback of 5.5 feet where 10 feet is required, having found that the applicant satisfied the standards for granting a variance contained within the White Lake Township Zoning Ordinance, subject to the following conditions:

1. The detached garage shall be constructed substantially in accordance with the site plan and survey prepared by JUMCOR Group dated January 12, 2026, as submitted with the variance application.
2. Any modification to the approved garage footprint, location, dimensions, or setbacks shall require review by the Township and may require additional approvals and/or variances from the Zoning Board of Appeals.

Motion for Denial

I move to deny the requested variances for the property located at 4314 Jackson Boulevard (Parcel No. 12-07-328-015) to permit construction of a 22-foot by 40-foot detached garage with a front setback of 16.3 feet where 35 feet is required and a side setback of 5.5 feet where 10 feet is required, having found that the applicant did not satisfy the standards for granting a variance contained within the White Lake Township Zoning Ordinance.





SYMBOL	DESCRIPTION
—	EX. GAS METER
—	EX. GENERATOR
—	EX. AIR CONDITIONER
—	EX. UTILITY POLE
—	EX. PROPERTY LINE
—	EX. FENCE
○	FOUND IRON
⊕	FOUND CONC. MONUMENT
⊖	RECORDED
⊗	EX. TREE (DECIDUOUS/CONIFER)
▨	EX. ASPHALT
▩	EX. CONCRETE



LOCATION MAP

ZONING:
R-1C, SINGLE FAMILY RESIDENTIAL

SETBACKS:
FRONT: 35 FEET
REAR: 35 FEET MIN.
SIDER: 10 FEET ONE SIDE, 20 FEET TOTAL OF TWO

*ARCHITECT OR DESIGN INDIVIDUAL TO VERIFY SETBACKS WITH THE CITY OF BIRMINGHAM AND/OR ANY HOMEOWNER'S ASSOCIATION ORDINANCE PRIOR TO DESIGN.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND SHOULD BE VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT, AND FOR ALL UNDERGROUND UTILITIES.

811

Know what's below. Call before you dig.

CONSTRUCTION OF ANY SORT IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT, AND FOR ALL UNDERGROUND UTILITIES.

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LUMOR GROUP

12000 WALKER ROAD, WALKER, MI 48090
TEL: 248-773-0000 FAX: 248-773-0001

12-07-328-015
4314 JACKSON BOULEVARD
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MI

DATE	5/12/2026
REVISIONS	

4.314 JACKSON BOULEVARD SEPTIC

CLIENT: LAMAR, GREGG

LOT OVERVIEW

DR BY: JFT
CK BY: BBH

SCALE: 0 5 10
SCALE: 1"=10'

JOB NO. 260117
SHEET NO. 1
SHEET 1 OF 1



LUMOR GROUP PROJECT FOLDER: 4.314 JACKSON BOULEVARD SEPTIC/DRAWINGS/260117 - 4314 JACKSON SEPTIC REV 1 - 260117A.DWG

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

May 28, 2026

Lamar Gergis
[REDACTED]
[REDACTED]

Re: Proposed Addition

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

Article 3.1.5 of the White Lake Township Clear Zoning Ordinance: Requires a minimum side yard setback of 10 ft each side, minimum front yard setback of 35 ft, and minimum lot area of 16,000 sq ft.

The existing lot and structures are legal non-conforming. The approximate 9,148 sq ft, 57 ft wide lot contains a residential structure that does not meet the required side yard setback on the east side, and the accessory structure does not meet the front yard setback on the north side. The demolition of the accessory structure to install the new septic system, and proposed garage addition would increase the non-conformity, maintaining the existing 5.5 ft setback from the east side yard lot line where 10 ft is required, and creating a 16.3 ft front yard setback on the north side where 35 ft is required..

Additionally, **Article 5.3** states; in no instance shall any portion of the proposed structure, including overhangs and gutters, project closer than 5 ft to either side yard lot line. **The plan should clearly define whether the setback measurement is measured to the overhang or side wall.** No board, commission or department can grant approval to any structure, or portion of structure within the 5 ft side yard setback.

Approval of the plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township

WHITE LAKE TOWNSHIP

Item A.



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Lamar Gergis [REDACTED] [REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] BUILDER [REDACTED]

PROPERTY INFORMATION

ADDRESS: 4314 Jackson Blvd ZONING: _____

VALUE OF IMPROVEMENT: \$ 50000 SEV OF EXISTING STRUCTURE: \$ _____

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

APPLICATION FEE: \$440 \$550

APPLICANT'S SIGNATURE: [Signature] DATE: 5-15-26



Charter Township of White Lake
 7525 Highland Road
 White Lake, MI 48383
 248- 698-3300 ext. 2
permits@whitelaketwp.com

RESIDENTIAL BUILDING PERMIT
(ACCESSORY STRUCTURES, ADDITIONS, ALTERATIONS)

The Department will not discriminate against any individual or group on the basis of race, sex, religion, age, national origin, color, marital status, handicap or political beliefs.

Item A.

Authority: P.A. 230 OF 1972, as amended
 Completion: Mandatory to obtain permit
 Penalty: Permit will not be issued

Required attachments: (2) copies of the building plan & (2) copies of the plot plan or location map

- The job site must be clean with safe access for the inspectors. The road must be cleaned and maintained properly (this includes snow removal).
- A Certificate of Occupancy must be obtained before occupying the structure or portion of structure.
- The Builder and property owner are responsible for drainage and grade on the construction site.
- The Builder and property owner are responsible for lot line and proper setbacks as approved by White Lake Township.
- The lot is properly marked (properly marked is a visible address with the lot number and permit number that can be clearly seen from the road)
- Complete separate applications for Plumbing, Mechanical & Electrical permits.

I. JOB LOCATION

Property Owner Name <i>LAMAR GORGIS</i>	Is the applicant the owner? If yes, complete item V. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
[Redacted]	[Redacted]
[Redacted]	Phone <i>248</i> [Redacted]

II. CONTRACTOR (If Homeowner, skip to III)

Company Name	State License Number	Expiration Date
Address		
City	State	Zip Code
Phone	Tax ID	
Email (Best email to use for permit payments, inspection results, etc.)		

III. BUILDING AND PROPERTY CHARACTERISTICS

Detailed Description of Work:
Remove Garage install new Septic System
Build new Garage

Type of Improvement:
 Accessory Structure Addition Alteration Repair Solar Array Other

MARKET VALUE OF IMPROVEMENT:				
\$ 50000				
PROPOSED SETBACKS:				
FRONT: 16'	REAR:	LEFT SIDE: 5.5'	RIGHT SIDE:	
EXISTING SQ FT				
GARAGE:	1 ST FLOOR:	2 ND FLOOR:	FINISHED LOWER LEVEL:	TOTAL:
PROPOSED SQ FT				
GARAGE:	1 ST FLOOR:	2 ND FLOOR:	FINISHED LOWER LEVEL:	TOTAL:
ADDITIONAL INFORMATION				
TOTAL HEIGHT:	NO. OF EXISTING BEDROOMS:	NO. OF PROPOSED BEDROOMS:	TOTAL NO. OF BEDROOMS:	
NO. OF STORIES:	LOT AREA:	TOTAL LOT COVERAGE:		

IV. APPLICANT AFFIDAVIT

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent; and we agree to conform to all applicable laws of this jurisdiction. The applicant signing this application is aware that (s)he assumes full responsibility for insuring that all work done complies with all applicable codes and ordinances.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subject to civil fines.

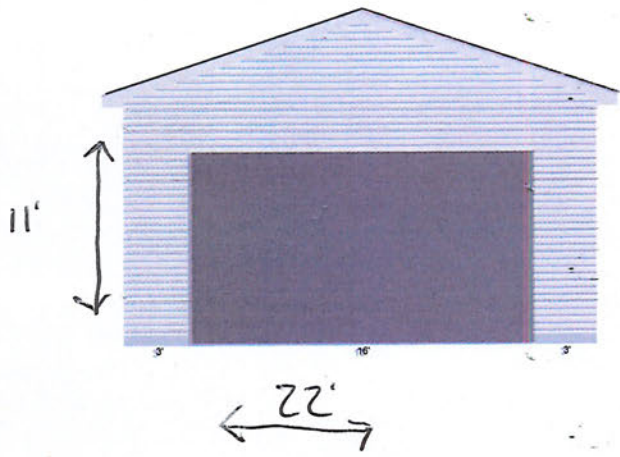
CONTRACTOR SIGNATURE PD DATE: 5 15 26

V. HOMEOWNER AFFIDAVIT

As the bona fide owner of the above-mentioned property which is a single family residence, and which is, or will be on completion, my place of residence and no part of which is used for rental or commercial purposes nor is now contemplated for such purpose, I hereby make application to complete the improvement as listed on this permit application.

I certify that I am familiar with the provisions of the applicable Ordinance and the rules governing the type of installation which is contemplated at the above-mentioned location and hereby agree to make the installation in conformance with the Ordinance. In making the application, I realize I am assuming the responsibility of a licensed contractor for the installation of the work mentioned in the permit application and for putting the equipment into operation. I further agree that I shall neither hire any other person for the purpose of installing any portion of the permitted work or related equipment at the above premises, nor sub-contract to any other person, firm or corporation the installation of any portion of the above improvement or equipment.

HOMEOWNER SIGNATURE AV DATE: 5 15 26



ENDWALL B

16' x 9' framed opening



SIDEWALL D

For other design systems search "Design & Buy" on Menards.com

TO: Zoning Board of Appeals
FROM: David J. Waligora, AICP, Senior Planner
DATE: June 18, 2026
RE: 12201 William Randy Lot Width Variance

Agenda item: 8B
Appeal Date: June 25, 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. Survey Documents

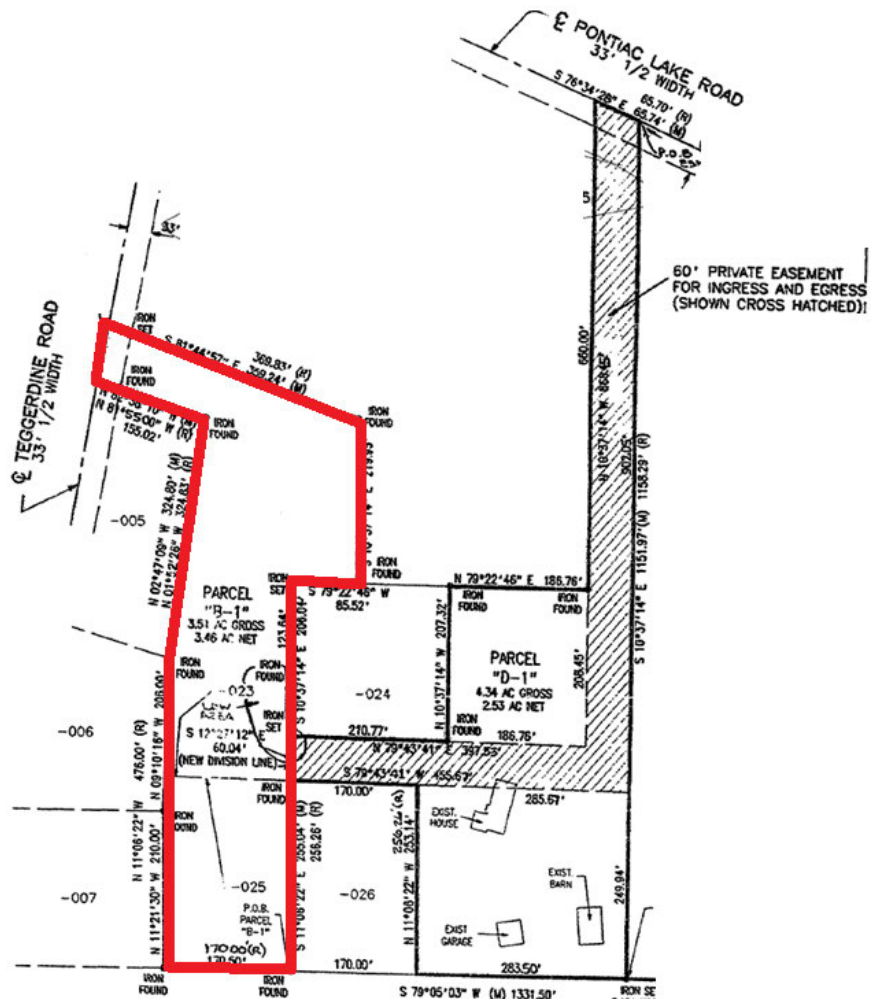
Property Description and History

The subject property is located at 12201 William Randy Court, and is identified as Parcel No. 12-15-276-031. The property is zoned SF, Suburban Farms, and contains an existing single-family residence and accessory structures.

The parcel contains approximately 3.45 acres and is located east of Teggerdine Road, south of Pontiac Lake Road. The property is characterized by an irregular configuration resulting from a 2000 land division of a larger parent parcel. The parcel includes a narrow access corridor extending northwesterly to Teggerdine Road and a larger interior area containing the principal residence and associated improvements.

Township records indicate the parcel was created in 2000 through a land division approved pursuant to the Township's land division regulations. Historical survey documents submitted as part of the division process indicate that an earlier concept contemplated direct access from Pontiac Lake Road. The final approved configuration instead utilized the construction and recording of William Randy Court as a private road to provide frontage and access to the newly created parcel. Recorded documents include a private road easement and maintenance agreement dated October 5, 2000, together with engineering plans for the private road.

The parcel has remained in substantially the same configuration since its creation and has been developed with a single-family residence served exclusively by William Randy Court. Township records further reflect prior zoning approvals related to the property, including a variance approved by the Zoning Board of Appeals concerning a gate located along William Randy Court this past year.



Initial Proposed Property Division

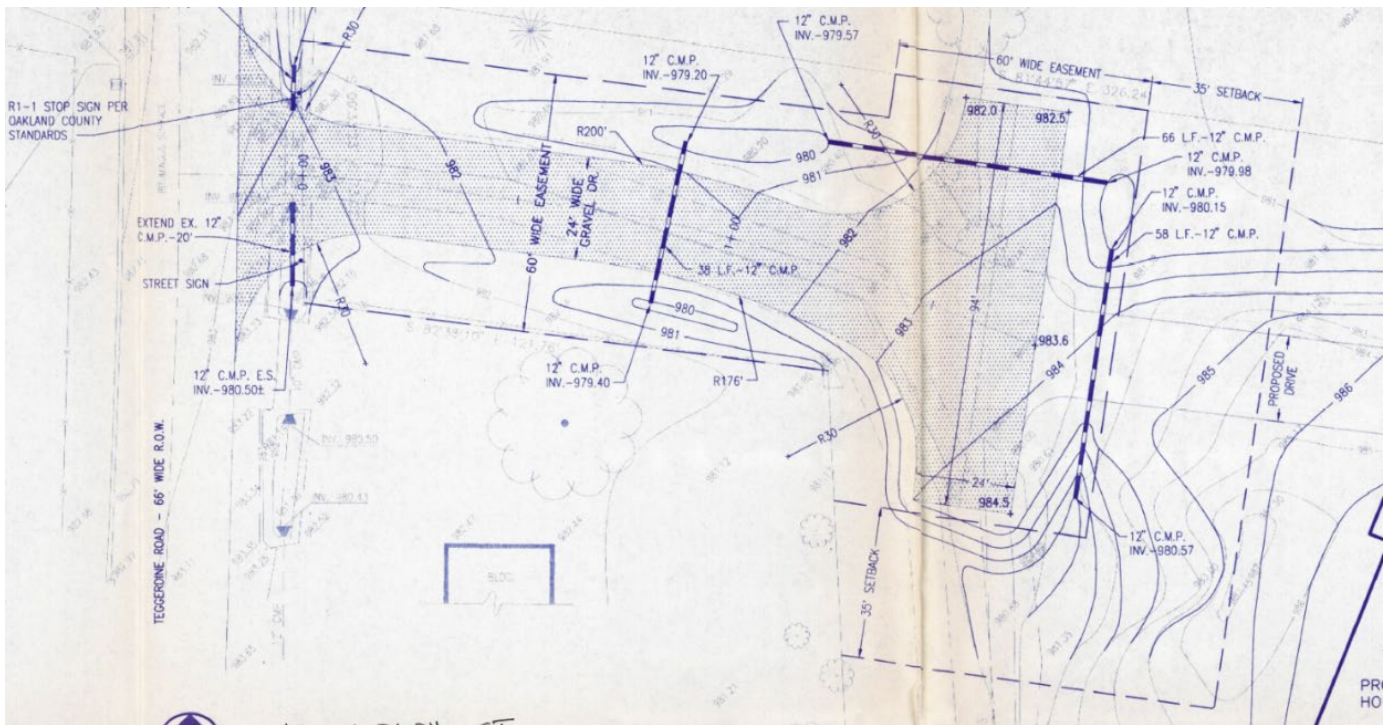
William Randy Court: Private Road Status

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 vehicular access to one parcel and functions as the property's required access route.

Applicant's Request

The applicant is requesting a variance from Section 3.1.2(F) of the White Lake Township Zoning Ordinance to permit a lot width of approximately 73 feet where 165 feet is required in the SF, Suburban Farms District.

The applicant states that the subject property contains an existing single-family residence and that the lot configuration predates their ownership. The applicant further states that the requested variance is intended to recognize the existing lot configuration and permit the continued residential use of the property while remaining consistent with the character of the surrounding area.



2000 Private Road Easement Design

Summary

The applicant is requesting a variance from Section 3.1.2(F) of the White Lake Township Zoning Ordinance to permit a lot width of 73.67 feet where 165 feet is required in the SF, Suburban Farms District. The applicant states that the request is intended to recognize the existing lot configuration and permit the continued residential use of the property.

The subject property is currently developed with a single-family residence and accessory improvements. No changes to the existing use of the property, density, access location, or site layout have been proposed as part of this request. Township records indicate that the parcel is currently served by access to Teggerdine Road through William Randy Court.

Staff understands that the request may be associated with a future effort to modify or extinguish the William Randy Court private road easement. However, the Zoning Board of Appeals does not possess authority to approve, deny, modify, or vacate private road easements. The easement was created through a prior Township approval process and recorded through separate legal instruments. Any vacation, modification, or extinguishment of the easement would require review and approval through the appropriate legal and administrative processes and is not within the jurisdiction of the Zoning Board of Appeals.

Accordingly, the Board's consideration is limited to the requested lot width variance and the standards set forth in Section 7.37 of the Zoning Ordinance.

Staff Observations

The current owners did not create the lot configuration and acquired the property subject to the existing easement and access arrangement. The parcel has remained in substantially the same configuration since its creation and currently enjoys the same residential use rights and development privileges afforded to other SF-zoned properties of similar size. The property contains more than three acres, is developed with a single-family residence, and retains legal access through William Randy Court.

Building Division staff have identified that portions of the stormwater management and drainage design associated with the original private road approval have been altered from the approved configuration. Property owners have previously been advised that the drainage system must be restored or otherwise brought into compliance with Township requirements. Staff notes that any future modification, extinguishment, or vacation of the private road easement may necessitate additional review of stormwater management and drainage functions associated with the original approval.

Based upon the information available to staff, the requested variance does not appear to be associated with a limitation on the property's current residential use. The property currently enjoys the rights and privileges afforded to similarly situated SF-zoned residential properties, including the ability to continue its existing residential use. Approval of the requested variance would not alter the property's use, density, access location, or development potential, and the property would continue to function as a single-family residential parcel. Rather, the request appears related to the existing private road and easement arrangement associated with the property. The Board may wish to consider the significance of these circumstances when evaluating the variance standards contained within Section 7.37 of the Zoning Ordinance.

Zoning Board of Appeals Options:

Approval

I move to approve the variance requested for Parcel No. 12-15-276-031, commonly known as 12201 William Randy Court, specifically granting a variance from Section 3.1.2(F) of the White Lake Township Zoning Ordinance to permit a lot width of 73.67 feet where 165 feet is required within the SF, Suburban Farms Zoning District.

1. The applicant has demonstrated compliance with the standards for approval contained in Section 7.37 of the White Lake Township Zoning Ordinance.
2. Prior to the vacation, extinguishment, or modification of the William Randy Court private road easement, the applicant shall demonstrate to the satisfaction of the Township Engineer that any stormwater management facilities or drainage functions previously associated with the private road have been adequately reestablished, relocated, or otherwise provided for in a manner that does not adversely impact adjoining properties or public infrastructure.

Denial

I move to deny the variance requested for Parcel No. 12-15-276-031, commonly known as 12201 William Randy Court, specifically requesting a variance from Section 3.1.2(F) of the White Lake Township Zoning Ordinance to permit a lot width of 73.67 feet where 165 feet is required within the SF, Suburban Farms Zoning District, for the following reason(s):

1. The applicant has not demonstrated compliance with the standards for approval contained in Section 7.37 of the White Lake Township Zoning Ordinance.
2. The property currently contains an existing single-family residence, retains legal access through William Randy Court, and continues to be utilized for a permitted residential use.
3. The requested variance does not appear necessary to permit the continued use of the property as a single-family residential parcel.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Derek and Kaitlyn Byerle PHONE: [REDACTED]

ADDRESS: 12201 William Randy Court, White Lake, MI 48386

EMAIL: [REDACTED]

INTEREST IN PROPERTY: PROPERTY OWNER BUILDER OTHER: _____

PROPERTY INFORMATION

ADDRESS: 12201 William Randy Court, White Lake, MI 48386 ZONING: Suburban Farms

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

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

See attached Exhibit A.

APPLICATION FEE: \$440 \$550

APPLICANT'S SIGNATURE: Kaitlyn Byerle DATE: 6-1-2026

Exhibit A

Reasons to Support Request

We are seeking a variance and relief from Section 3.1.2(F) of White Lake Township Zoning Ordinance from the frontage requirement to have a single family home in this district. We request to reduce the required frontage for the residence from 165 feet to 73 feet, the minimum necessary to permit continued residential use of the property while remaining consistent with the intent of the zoning ordinance and the character of the surrounding community.

The subject property contains an existing single-family home. Due to the unique configuration of the parcel and its limited road frontage, the property does not meet the current frontage requirements of the ordinance, despite having been utilized as a residential property for many years and being otherwise consistent with the surrounding neighborhood. The lot configuration predates our ownership.

The requested variance is intended to recognize and allow the continued reasonable use of the property without altering the essential character of the area. The existing home is compatible with neighboring properties and does not create adverse impacts related to traffic, drainage, utilities, public safety, or adjacent land uses.

Strict application of the frontage requirement would create an unnecessary hardship by limiting the reasonable use and enjoyment of an already-developed residential property due to conditions unique to the parcel and not created by us, the current owners. Additionally, the variance would be minimal, continues to maintain the neighborhood's character, and serves substantial justice.

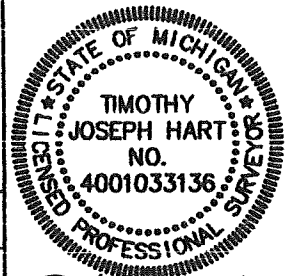
KIEFT ENGINEERING, INC.

PROFESSIONAL CIVIL ENGINEERS AND LAND SURVEYORS



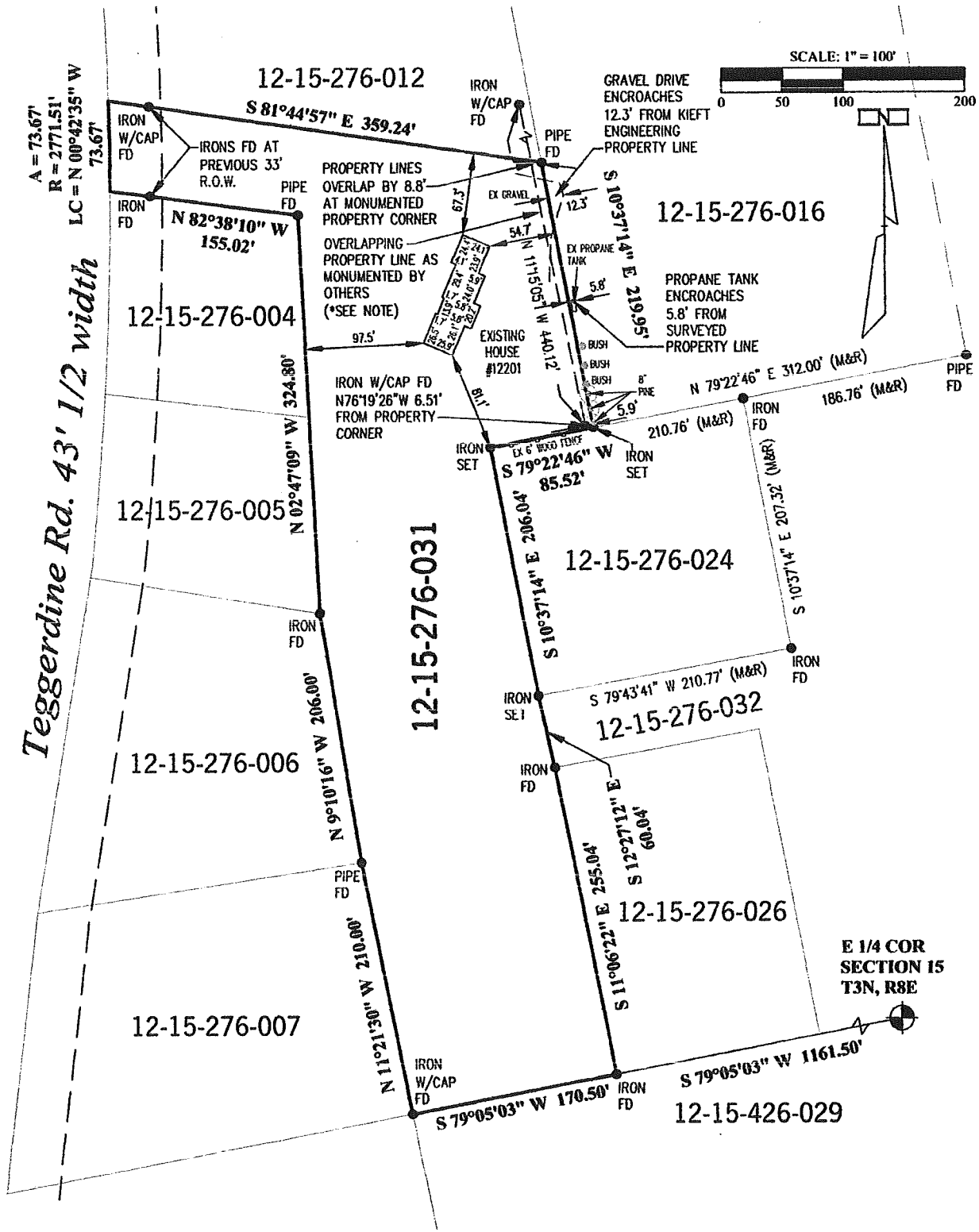
5852 South Main Street, Ste #1
Clarkston, Michigan 48346
Tel: 248-625-5251
Fax: 248-625-7110
www.kiefteng.com

CERTIFICATE OF SURVEY



Survey for DEREK BYERLE Date 4-12-2022
Address 12201 WILLIAM RANDY CT. WHITE LAKE, MI 48386 Job No. 2022.037

Timothy J. Hart
SHEET 1 OF 2



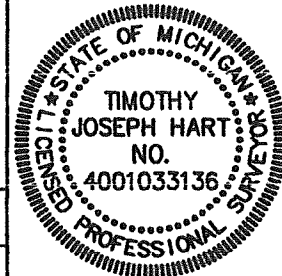
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5852 South Main Street, Ste #1
Clarkston, Michigan 48346
Tel: 248-625-5251
Fax: 248-625-7110
www.kiefteng.com

CERTIFICATE OF SURVEY



Survey for <u>DEREK BYERLE</u>	Date <u>4-12-2022</u>
Address <u>12201 WILLIAM RANDY CT. WHITE LAKE, MI 48386</u>	Job No. <u>2022.037</u>

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.

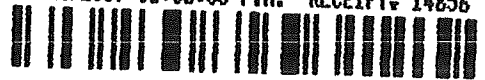
*NOTE

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

LIBER 40921 PAGE 9
\$19.00 DEED - COMBINED
\$4.00 REINDEMENTATION
\$874.40 TRANSFER TX COMBINED
02/24/2009 01:53:00 P.M. RECEIPT# 14856



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

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.

FEB 24 2009

PATRICK M. DOHANY, County Treasurer
Sec. 136, Act 206, 1993 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 wife

whose address is: 12201 William Randy Ct. White Lake, MI 48386

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 recording
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 JPMorgan Chase Bank, National Association, a national banking association

Kathryn Arnold
Kathryn Arnold Witness
D. Reese

20, -
By: Harold Holbrook
Its: ASSISTANT TREASURER

Handwritten initials: HP, CS

Handwritten note: 10 cent

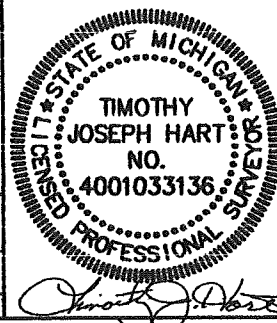
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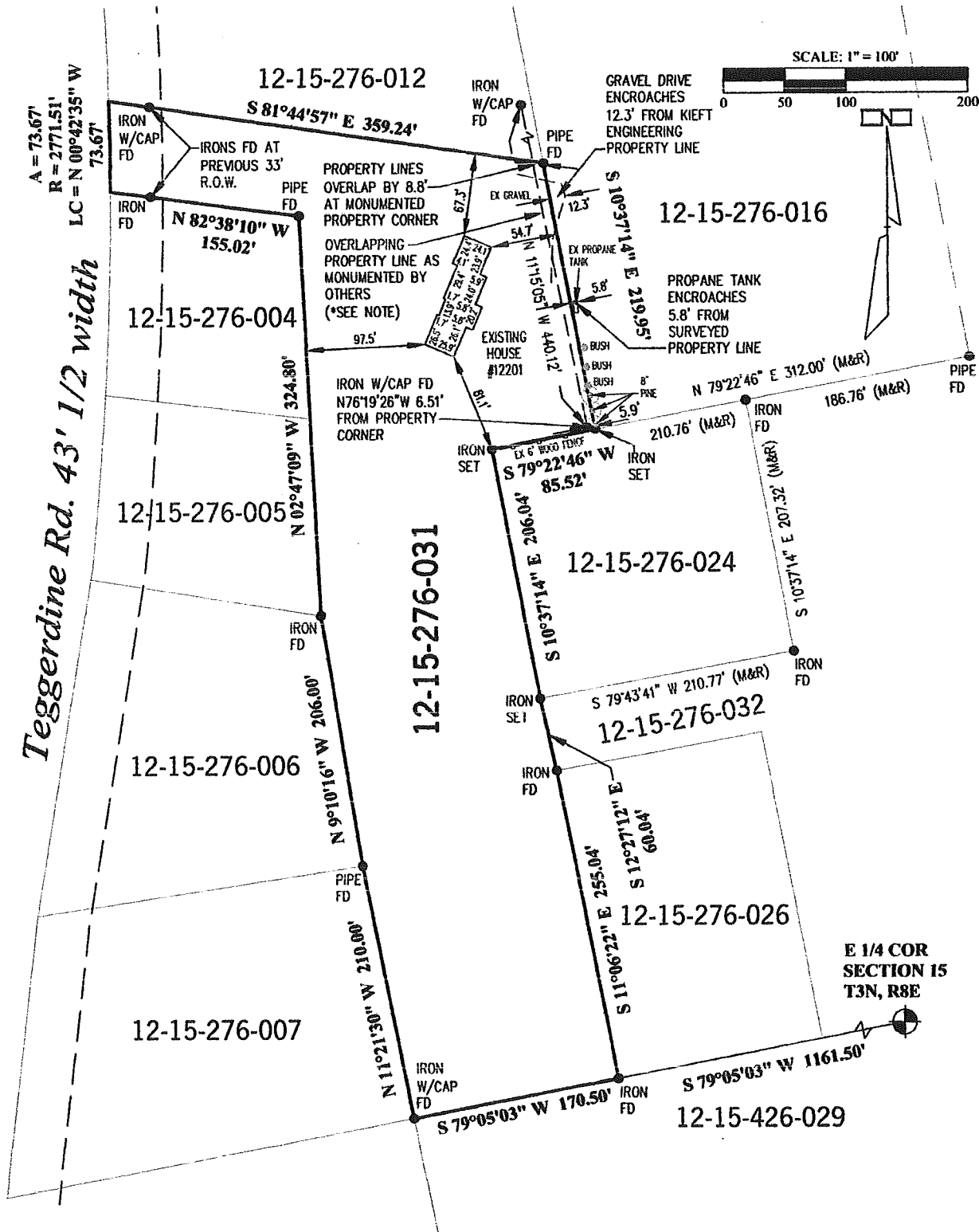
CERTIFICATE OF SURVEY



Survey for DEREK BYERLE Date 4-12-2022

Address 12201 WILLIAM RANDY CT. WHITE LAKE, MI 48386 Job No. 2022.037

SHEET 1 OF 2



WHITE LAKE TOWNSHIP
7525 HIGHLAND RD
WHITE LAKE, MI 48383-2938
United States
Phone : (248) 698-3300

Received From: KAITLYN BYERLE
Date: 06/03/2026 Time: 1:11:45 PM
Receipt: 0000233202
Cashier: CTRSAM

ZBA

ITEM REFERENCE	AMOUNT
FEEZBA ZBA/ ZONING BOARD OF APPEALS	
ZBA/ ZONING BOARD OF APPEALS	\$440.00
TOTAL	\$440.00
CHECK 3139	\$440.00
Total Tendered:	\$440.00
Change:	\$0.00

memo

TO: White Lake Township Zoning Board of Appeals
FROM: David Waligora, AICP, Senior Planner
DATE: June 18, 2026
RE: **Authority, Jurisdiction, and Responsibilities of the Zoning Board of Appeals**

Purpose

This memorandum is provided as an orientation resource for Zoning Board of Appeals members and is not intended to address any specific case or application. Its purpose is to summarize the authority, jurisdiction, responsibilities, and limitations of the White Lake Township Zoning Board of Appeals (ZBA) as established by the Michigan Zoning Enabling Act and the White Lake Township Zoning Ordinance.

Source of Authority

The authority to regulate land use through zoning is granted to local units of government by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.). Pursuant to that authority, the White Lake Township Board adopted the White Lake Township Zoning Ordinance and established the Zoning Board of Appeals through Section 7.32 of the Ordinance. The ZBA therefore derives its authority from state law as implemented through the White Lake Township Zoning Ordinance.

As established by Sections 7.32 and 7.36, the ZBA is a quasi-judicial body of limited powers and may exercise only those powers specifically granted by state law and the White Lake Township Zoning Ordinance. In carrying out its responsibilities, the Board applies the Ordinance as adopted by the Township Board to the facts presented in individual cases.

Role of the Zoning Board of Appeals

Section 7.32 provides that the Zoning Board of Appeals shall perform its duties in a manner that ensures the objectives of the Ordinance are observed, public safety and welfare are protected, and decisions are made consistent with the standards established by the Ordinance.

The ZBA serves as the Township's designated body for hearing administrative appeals and evaluating requests for relief from the strict application of dimensional standards in accordance with the standards established by the Ordinance. In carrying out this responsibility, the Board acts in a quasi-judicial capacity and should base its decisions upon the standards contained within the Ordinance and the facts established in the record for each case.

Limited Powers and Jurisdiction

Section 7.36 states that the Zoning Board of Appeals is a "body of limited powers." The authority of the ZBA is limited to those powers expressly granted by the Michigan Zoning Enabling Act and the White Lake Township Zoning Ordinance, including:

- Hearing and deciding administrative appeals where it is alleged that an error has occurred in the enforcement, interpretation, or application of the Zoning Ordinance.
- Hearing and deciding variance requests where practical difficulties are alleged to result from the strict application of dimensional or area requirements of the Ordinance.
- Interpreting the Zoning Map and certain provisions of the Ordinance where specifically authorized by Section 7.36.
- Authorizing specific modifications expressly permitted by Section 7.36, including certain parking, loading, height, lot area, lot width, setback, and related dimensional requirements when the applicable standards are satisfied.

The Board may exercise only those powers specifically granted by law and ordinance. Powers not expressly granted to the Zoning Board of Appeals remain with the Township Board, Planning Commission, Zoning Administrator, or other appropriate authority.

Authority During Review

Pursuant to Section 7.38, the ZBA may require applicants to provide surveys, plans, testimony, studies, or other information necessary for the Board to thoroughly investigate a request.

The Board may affirm, reverse, or modify administrative decisions within its jurisdiction and may direct the issuance of permits when appropriate.

The Board may also impose reasonable conditions upon an approval when necessary to ensure compliance with the spirit and purposes of the Zoning Ordinance.

Variance Standards

When considering a dimensional variance request, the ZBA must evaluate the request using the standards established in Section 7.37 of the Zoning Ordinance. The applicant bears the burden of demonstrating that the applicable standards have been satisfied.

Section 7.37 establishes the standards that must be satisfied before a variance may be granted:

A. Practical Difficulty

A practical difficulty exists on the subject property, and strict compliance with the Ordinance would either unreasonably prevent the use of the property for a permitted purpose or render conformity unnecessarily burdensome. The practical difficulty must relate to the property itself rather than the personal circumstances of the applicant. Economic hardship or optimum profit potential are not considerations.

B. Unique Situation

The practical difficulty results from exceptional or extraordinary circumstances affecting the property that differ from typical properties within the same zoning district or vicinity.

C. Not Self-Created

The condition creating the need for the variance was not created by the applicant.

D. Substantial Justice

The variance would provide property rights similar to those enjoyed by neighboring properties without granting special development rights or creating substantial adverse impacts upon surrounding properties or the public.

E. Minimum Variance Necessary

The requested relief is the minimum variance necessary to address the demonstrated practical difficulty.

Alternatively, Section 7.37(F) permits consideration of variances necessary to comply with applicable state or federal laws, including the Michigan Right to Farm Act and the Americans with Disabilities Act.

Matters Outside the Authority of the ZBA

The ZBA does not possess authority to:

- Amend the Zoning Ordinance or establish new zoning regulations or policies.
- Rezone property or amend the Zoning Map.
- Create exceptions not authorized by the Ordinance.
- Approve uses that are not permitted within the applicable zoning district.
- Modify, extinguish, vacate, or otherwise alter private easements, covenants, deed restrictions, or other private agreements unless specifically authorized by law.
- Amend, adopt, or direct amendments to the Zoning Ordinance through a variance or appeal decision.

Section 7.41 of the Zoning Ordinance provides that the Ordinance is not intended to interfere with, abrogate, or annul easements, covenants, or other agreements between parties. Accordingly, private property rights established through such agreements generally fall outside the jurisdiction of the Zoning Board of Appeals.

Ordinance Amendments and Policy Considerations

Board members may occasionally identify ordinance provisions that appear unclear, outdated, difficult to administer, or capable of improvement. Such observations may provide valuable feedback to Township staff, the Planning Commission, and the Township Board and may be forwarded to those bodies for future consideration through the ordinance amendment process. However, decisions regarding the creation, amendment, or repeal of zoning regulations are legislative matters that fall within the authority of the Planning Commission and Township Board and are separate from the ZBA's responsibility to apply the Ordinance as currently adopted. When reviewing an application, the role of the ZBA is to determine whether the request satisfies the standards contained within the Ordinance as currently adopted. Variance decisions should be based upon the applicable standards and the facts established in the record for the individual application under consideration.

Conclusion

The Zoning Board of Appeals serves an important role in ensuring the fair and consistent application of the White Lake Township Zoning Ordinance. In carrying out its responsibilities, the Board should apply the standards established by the Ordinance to the facts of each case, exercise only those powers granted by law and ordinance, and ensure that its decisions remain within the scope of its jurisdiction and authority.