



ZONING BOARD OF APPEALS MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383
THURSDAY, NOVEMBER 14, 2024 – 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. [October 24, 2024](#)
7. OLD BUSINESS
8. NEW BUSINESS
 - A. [Applicants: Irene McDonald and Kathryn Theodorou, represented by Jim Wolfenbarger](#)
[2455 Ridge Road](#)
[White Lake, MI 48383](#)
[Location: Parcel #12-18-152-016](#)
[Request: The applicant requests a lot split, requiring variances from Article 3.1.5.E, Minimum Lot Area and Article 3.1.5.E, Minimum Lot Width.](#)
 - B. [Applicant: Jeremy Latozas](#)
[4001 Caron Ridge Drive](#)
[White Lake, Michigan 48383](#)
[Location: 4001 Caron Ridge Drive](#)
[White Lake, Michigan 48383 identified as 12-08-300-062](#)
[Request: The applicant requests to build an accessory structure, requiring a variance from Article 5.7.C, Accessory Buildings or Structures in Residential Districts.](#)
9. OTHER BUSINESS
 - A. [2025 Meeting Dates](#)
10. NEXT MEETING DATE: December 12, 2024
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-164 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 24, 2024**

CALL TO ORDER

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

Roll was called:

ROLL CALL**Present:**

Jo Spencer, Chairperson

Clif Seiber

Niklaus Schillack, Vice Chairperson

Debby Dehart, Planning Commission Liaison

Michael Powell, Township Board Liaison

Also Present:

Andrew Littman, Staff Planner

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. July 25, 2024

Member Powell wanted to amend some clerical errors:

He said he wanted to clarify the recusal motion on page two. He thought Member Dehart should have recused herself, but suggested staff ask the Township attorney regarding proper procedure.

Member Powell added on page 2, paragraph 5, second line should have "is" added to it, the sentence was incomplete.

Member Powell said on page 2, paragraph 7, should have was after it. He added page seven should read "in no event"

Member Schillack said on the bottom of page 3, it should read 4 yes votes instead of 6. Member Seiber page 2, paragraph 3 "could be moved closer to". Member Schillack said page 8 need to correct the number of yes votes from 4 to 5.

MOTION by Member Powell, seconded by Member Schillack as corrected. The motion carried with a voice vote: (5 yes votes).

CALL TO THE PUBLIC

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. Applicant: Kieft Engineering, represented by Casey Leach
5852 South Main Street, Suite 1
Clarkston, Michigan 48346
Location: **Parcel #12-01-127-002**
Request: The applicant requests to construct a parking area with a gravel surface, requiring a variance from Article 5.11.Q.xi, Off-Street Parking Space Layout, Standards, Construction and Maintenance.

Chairperson Spencer noted for the record 6 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Littman gave a summary of the applicant's request.

Member Schillack asked staff if there were other unresolved items that the applicant needed to address from Planning Commission. Staff Planner Littman said he would need to research that. The only ZBA variance the applicant requested was for the parking.

Member Dehart asked staff if the hoop house will be a hard surface. She had concerns regarding the salt leeching. Staff Planner Littman said his understanding is the intention is the floor of the hoop house will have a hard surface.

Member Seiber asked staff if the site was being used for boat storage, would the parking lot need to be paved. Staff Planner Littman said no. Member Seiber the ordinance appeared to be grey on whether the applicant needs a variance.

Casey Leach, Kieft Engineering, was present to speak on behalf of the applicant's case. Mr. Leach said the parcel is next to the Oakland Harvester's property, and they would be working together to construct a shared driveway. He confirmed that the salt bins in the hoop house will have concrete underneath them. Mr. Leach agreed that it is only equipment and materials ancillary to the principal use that will be using the gravel part of the yard. Only the proprietor and his employees would be using this part of the yard. This storage yard will be constructed to protect the bigger equipment being driven on the asphalt on site. All of the drive aisles will be paved.

Member Seiber asked Mr. Leach how thick the gravel will be. Mr. Leach said he imagined 21 AA stone will be used, and the thickness had not been specified but he thought about 6-8 inches of thickness.

Member Powell asked Mr. Leach what the upper layers of the existing soils are. Mr. Leach said a geotechnical report was not done on this site. The perc test has not been done.

Member Powell asked Mr. Leach about the three areas on the northwest corner of the gravel area, and wanted to know where the salt would be stored in. Mr. Leach said there will be two bins with salt storage. Each salt bin will have its own hoop house. The hoop house will not be taller than the primary building.

Member Powell asked Mr. Leach if the hoop houses would be tall enough for a truck to be backed up to them to dump salt into. Mr. Leach said that hadn't been worked out yet.

Nick Hopson, proprietor, said the tri axle dump truck would be able to dump into the bins. He didn't want to have any salt leeching into the ground either.

Member Powell said sodium chloride and concrete usually do not work well together. Mr. Hopson said he wanted a concrete base, and hasn't experienced any issues with concrete for this use in the past.

Member Powell asked Mr. Leach where the well location is on the site. Mr. Leach said the well is to the east of the building, in the parking lot island. Member Powell said he has concerns about salt leeching into the well, and wanted to make sure the design segregates the salt from the well. Mr. Leach said there is a high point along the edge of the asphalt where it met the gravel and concrete, the catch area for salt would be in a separate area.

Member Powell asked there are catch basins in the gravel and concrete areas. Mr. Leach confirmed, and some of the storm run off will be directed towards to catch basins. The sumps would be 3', and there would be a baffle pipe on the catch basin to keep the floatable material out. There will be another in line water quality unit placed near the catch basins as well.

Chairperson Spencer opened the public hearing at 7:06 P.M.

Mary Earley, 5925 Pineridge Court, wanted to know if the potential tenant of the other part of the building will have to go through the planning process and would be allowed to store their equipment on site.

Mr. Leach said the site received a special land use, and if final site plan approval is received, another tenant could move in and store equipment under the special land use. Mr. Hopson said he has not addressed another tenant yet, and he wanted to keep the building for his business solely, but he wanted to keep the option open for another tenant.

Chairperson Spencer closed the public hearing at 7:08 P.M.

Member Seiber said from a screening standpoint, the existing berm is pretty good in the front. The rear and westerly side of the site are also well screened. He was glad to hear the bottom of the bins would be paved to contain the salt.

Member Powell asked staff about the fuel tanks on site. Mr. Leach said they will be triple contained.

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

- A. Practical Difficulty
 - Member Seiber said the proposed use presents a practical difficulty due to the equipment that will be used on site will damage asphalt, and it makes more sense to use gravel.
 - Member Powell said asphalt and paved roads are well protected, and big equipment tears up asphalt.
- B. Unique Situation
 - Member Seiber said the gravel area is out of the way, and the use would be for storage only.
- C. Not Self-Created
 - Member Dehart said the machinery abusing asphalt is not self-created.
- D. Substantial Justice
 - Member Powell said it does not make sense to have an applicant spend the money on the asphalt only have their equipment tear it up.
- E. Minimum Variance Necessary
 - Member Seiber said all other required paved areas would be paved.

Member Seiber MOVED to approve the variance requested by Kieft Engineering from Article 5.11.Q.xi of the Zoning Ordinance for Parcel Number 12-01-127-002 to allow for a parking area with gravel surfacing, instead of asphaltic or concrete surfacing. This approval is conditional on the Applicant developing and maintaining the site per the approved site plan. The applicant will provide paving under the two bins and containment areas for the salt.

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

- B. Applicant: Scott Robbins
368 Lakeside Drive
White Lake, Michigan 48386
Location: **368 Lakeside Drive**
White Lake, Michigan 48386 identified as 12-22-428-003
Requests: The applicant requests to expand his single-family home, requiring variances from Article 3.1.6.E, R1-D Single Family Residential District Minimum Side Yard Setback, Article 7.23.A, Nonconforming Structures, and Article 7.28.A, Repairs and Maintenance.

Chairperson Spencer noted for the record 18 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Littman gave a summary of the applicant's request.

Member Powell asked staff about the overhangs on the side yards, and wanted to know if the plan showed the overhangs projecting into the 5' setback. Mr. Littman said he wants clarification from the applicant.

Member Seiber asked staff for clarification regarding the 5' setback. Staff Planner Littman said nothing can project into the 5' setback.

Scott Robbins, 368 Lakeside Drive, said the house is currently used as a vacation home, but he was hoping to live in White Lake full time. The house as it is was limited due to several legal non-conformities. The house has one bathroom and limited storage space. The roof and electrical wiring needed to be updated for safety reasons. The placement of the septic system on the lot presented an issue with a horizontal addition. His design is preliminary and he wants his design to be compliant. He asked for the previous variances that were approved in 2022 to be re-approved along with the new requested variances.

Member Seiber asked the applicant where the well is located. Mr. Robbins said it is located on the north side of the house, close to the neighbor's property line. Member Seiber said there is a large overhang off the garage side, and the ZBA legally cannot approve any projection into the 5' setback.

Member Schillack asked where the HVAC would be located. Mr. Robbins said it would be on the south side of the house, and a new HVAC system would be installed.

Chairperson Spencer opened the public hearing at 7:36 P.M. Seeing none, she closed the public hearing at 7:36 P.M.

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

- A. Practical Difficulty
 - Member Dehart said the lot was platted a long time ago.
 - .
- B. Unique Situation
 - Member Seiber said lot width created a unique situation.
- C. Not Self-Created
 - Member Dehart said the applicant did not plat the lot.
- D. Substantial Justice
 - Member Schillack said it would provide the neighbors with a home similar to their neighbors.
 - Member Powell said it did not make sense to penalize someone for putting money into their house because of the SEV limitation.
- E. Minimum Variance Necessary
 - Member Seiber said the variances requested matches the existing house, and this was the minimum necessary for the applicant to do what he needs to.

Member Powell MOVED to approve the variances requested by Scott Robbins from Articles 3.1.6.E, 7.23.A, and 7.28.A of the Zoning Ordinance for Parcel Number 12-22-428-003, identified as 368 Lakeside Drive, in order to build additions onto his existing home. A variance from Article 7.23. A is granted to allow the building additions to encroach 5 feet into the required north and south side yard setbacks. Variances from Article 7.28.A are granted to increase the cubic content of a nonconforming structure, as well as exceed the allowed value of improvements to a nonconforming structure by 221 percent. Additionally, a 32-foot variance from the required lot width is granted from Article 3.1.6.E. This approval will have the following conditions:

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **In no event shall the projection of the roof overhang be closer than five feet to the side lot lines.**
- **An as-built survey shall be required to verify the roof overhang setback from the north and south side lot lines.**
- **No newly established mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard lot line.**

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

OTHER BUSINESS

Staff Planner Littman said a unique situation has arisen. The Assessor, Community Development Director, the applicant, and himself have been working on a lot split issue. The applicant wanted to split a .9 acre parcel on Ridge Road but would not be able to receive two perc tests. Assessor Hieber and Director O'Neil had the idea to split the .66-acre lot and the .9 acre lot with a result of four deed-restricted parcels. The smaller inland parcels (.9 acres) would only be allowed to have the septic systems and would essentially be rendered unbuildable.

Staff Planner Littman wanted to get feedback from the ZBA to see if the request was feasible to move forward with.

Member Schillack said in the past, there have been applicants asking for interpretations without paying fees, but this situation is different because an application has been made, but it was uncertain whether the applicant could move forward.

Member Dehart asked what the lot width minimum was for a R1-C lot. Staff Planner Littman confirmed it was 100'. Variances would not be requested for the R1-C parcel.

Member Seiber asked staff if the two parcels were listed under the same parcel ID. It was established there were two separate parcels.

Member Powell said Oakland County Environmental Health would not issue permits on building sites sized less than an acre. He said if the septic fields were on the lots on the east side of the road, the houses could be built on the west side of the road. The septic fields would be further from the lake and not encumber the lake lots. The houses on the lake would not require variances, but the lots on the east side of the road would require variances because they would be undersized for the zoning district once split. Those lots need to be deed-restricted for the septic fields only and deemed an unbuildable site. An alternative would be a community septic system to be shared between the two houses, but that could cause neighbor issues in the future.

Member Powell said he made it clear to the Township that the ZBA cannot be held accountable for conceptual advice.

Member Dehart asked who issues the parcel IDs. Member Powell said the County does.

Member Powell said he had spoken to the Oakland County Environmental Health Department and they are in favor of this configuration.

Jim Wolfenbarger, 2335 Ridge, said he wanted to put the tanks on the building sites and the fields would be across the street.

Member Powell said as of November 20, 2024, he will no longer be a Trustee of the Township, but he will be available as a ZBA alternate. He said it was an honor to be on the ZBA, and he appreciated each one of his fellow ZBA members. This will be his last ZBA meeting as the Township Liaison.

Member Seiber said he appreciated Mike's input and feedback during the meetings. Member Dehart said she has learned a lot from Member Powell.

NEXT MEETING DATE: November 14, 2024

ADJOURNMENT

MOTION by Member Seiber, seconded by Member Schillack to adjourn at 8:19 P.M. The motion carried with a voice vote: (5 yes votes).

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Zoning Board of Appeals
FROM: Andrew Littman, Staff Planner
DATE: November 4, 2024

Agenda item: 8A

Appeal Date: October 25, 2024

Applicant: Jim Wolfenbarger

Address: 2335 Ridge Road
White Lake, MI 48383

Zoning: R1-D Single Family Residential & R1-C Single Family Residential

Location: Parcel # 12-18-151-016 & 12-18-152-016 (collectively identified as 2455 Ridge Road, White Lake, MI 48383)

Property Description

This case involves the following two parcels:

- Parcel # 12-18-151-016, which is 0.9-acres and zoned R1-D. Currently, a 1,155 square-foot single-family home is on this parcel.
- Parcel #12-18-152-016, which is 0.66-acres and zoned R1-C. Currently, an 800 square-foot garage is on this parcel.

These two parcels are both owned by Irene McDonald and Kathryn Theodorou.

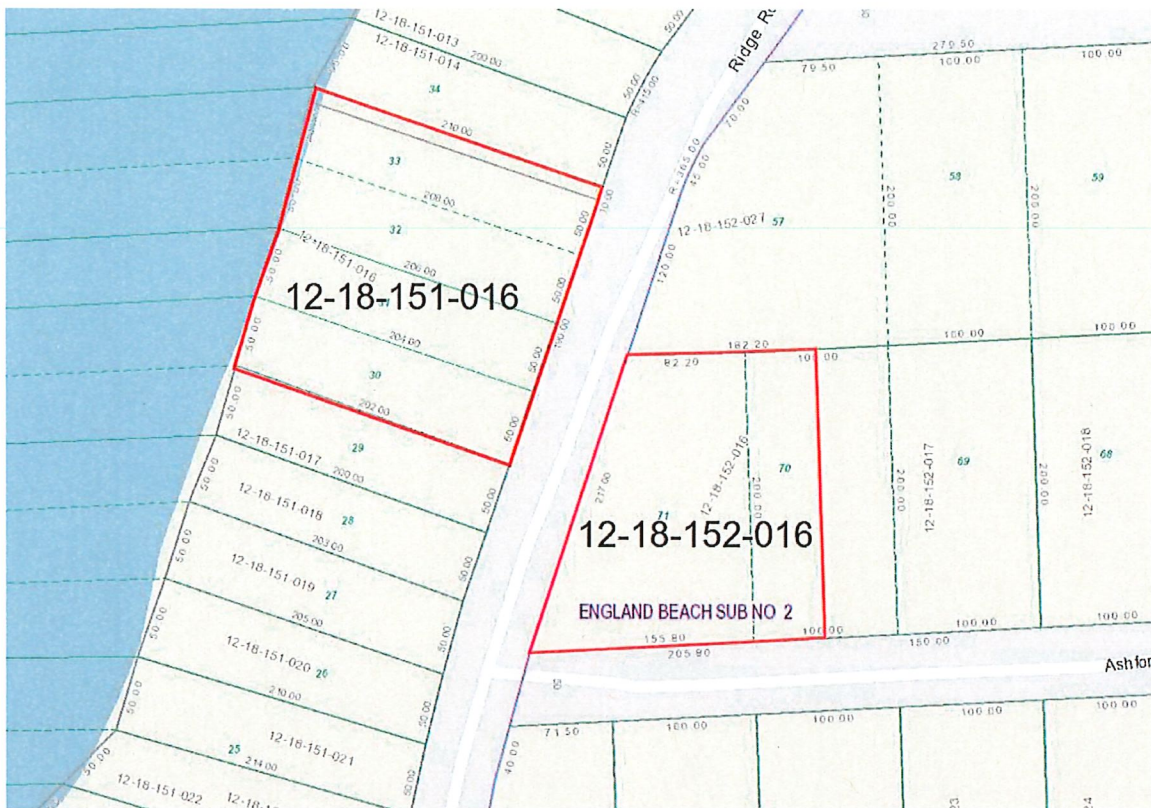


Figure 1: The two parcels at issue are located on opposite sides of Ridge Road.

Applicant's Proposal

The Applicant, Jim Wolfenbarger (on behalf of owners Irene McDonald and Kathryn Theodorou), proposes two lot splits: one splitting Parcel #12-18-151-016 and the other splitting Parcel #12-18-152-016. The purpose of the first lot split is to create two developable lots, each of which would be utilized to build a single-family home. The second lot split is being proposed to create two lots for the sole purpose of providing separate septic systems for each home.

Planner's Report

Parcel #12-18-151-016 encompasses 0.9 acres (39,200 square feet) and is zoned R1-D. Per Section 3.1.6 of the Zoning Ordinance, the minimum lot area in the R1-D zoning district is 12,000 square feet and minimum lot width is 80 feet. Therefore, this parcel is large enough to accomplish a lot split without a variance.

On the other hand, Parcel #12-18-152-016 encompasses 0.66 acres (28,750 square feet) and is zoned R1-C. Per Section 3.1.5 of the Zoning Ordinance, the minimum lot area in the R1-C zoning district is 16,000 square feet and minimum lot width is 100 feet. Due to the size of this parcel, a variance for lot size (and perhaps one for lot width) is necessary to accomplish this second lot split.

Although the first lot split is allowed under the Township's Zoning Ordinance, the utilization of septic systems for each of the two resulting lots would not comply with Article 2 of the Oakland County Health Division Sanitary Code which states that a land division will not be approved for an on-site sewage disposal system unless a residential building site contains at least one acre of land. To help resolve this situation, the applicant is proposing the second lot split. Under the applicant's proposal, homes would be built on the resulting child parcels from the first lot split (of parent parcel #12-18-151-016), while the septic systems for those homes would be on the resulting child parcels from the second lot split (of parent parcel #12-18-152-016). Therefore, although a total of four new parcels would actually be created, as a practical matter there would only be two new parcels because each "house parcel" could not be separated from its respective "septic parcel". The Township Assessor believes this is the cleanest way to achieve the desired lot split.

Actually combining each "house parcel" with its corresponding "septic parcel" is not possible because each set is bisected by Ridge Road. Instead, the applicant seeks to achieve the effect of lot combinations by utilizing deed restrictions.

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Jim Wolfenbarger from Section 3.1.5 of the Zoning Ordinance for Parcel Number 12-18-152-016 in order to effectuate a lot split that would create child parcels that do not meet the minimum lot area and lot width standards for the R1-C zoning district. This approval has the following conditions:

1. The Applicant shall apply for and receive land division approval from the Township Assessor
2. The Applicant shall obtain approval and permits for each on-site sewage disposal system from the Oakland County Health Division.
3. The deeds shall contain restrictions as follows:

- a. Each of the four resulting deeds from the lot splits shall provide that no sale, mortgage or other transaction or event that may result in a change of ownership can be made unless the “house parcel” and its corresponding “septic parcel” are treated together.
- b. The septic parcel deeds shall provide that there shall be no structure of any kind or activity inconsistent with its utilization for septic purposes.

Denial: I move to deny the variances requested by Jim Wolfenbarger for Parcel Number 12-18-152-016 due to the following reason(s):

Postpone: I move to postpone the appeal of Jim Wolfenbarger *to a date certain or other triggering mechanism* for Parcel Number 12-18-152-016 to consider comments stated during this public hearing.

Attachments:

1. Zoning Board of Appeals application dated October 25, 2024.
2. Authorization Letter from Owners

7.37 STANDARDS

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

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

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

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

CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION

Item A.

Community Development Department, 7525 Highland Road,
White Lake, Michigan, 48383
(248) 698-3300 x5

APPLICANT'S NAME: Jim Wolfenbarger PHONE: 248 330-4775

ADDRESS: 2335 Ridge rd White Lake MI 48383

APPLICANT'S EMAIL ADDRESS: Jim Wolf 721@gmail.com

APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: Rep.

ADDRESS OF AFFECTED PROPERTY: _____ PARCEL # 12-18-152-016

CURRENT ZONING: RIC PARCEL SIZE: 14000 sq ft

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: _____

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

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

APPLICATION FEE: \$ 385.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

APPLICANT'S SIGNATURE: Jim Wolfenbarger DATE: 10-25-24

PAID
 CASH CHECK# 8142

OCT 29 2024

TREASURER
CHARTER TWP. OF WHITELAKE

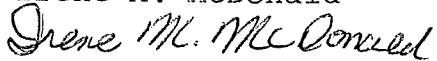
October 18, 2024

Irene M. McDonald, 17592 Glenwood Blvd., Lathrup Village, MI 48076
and Kathryn Theodorou, 3992 Cumberland, Berkley, MI 48072
are owners of the property at 2455 Ridge Rd., White Lake, MI 48383.

2455 Ridge Rd consists of 2 parcels:
Y-12-18-151-016 and Y-12-18-152-016.

We authorize Jim Wolfenbarger to represent us in the split and
development of the property.

Irene M. McDonald

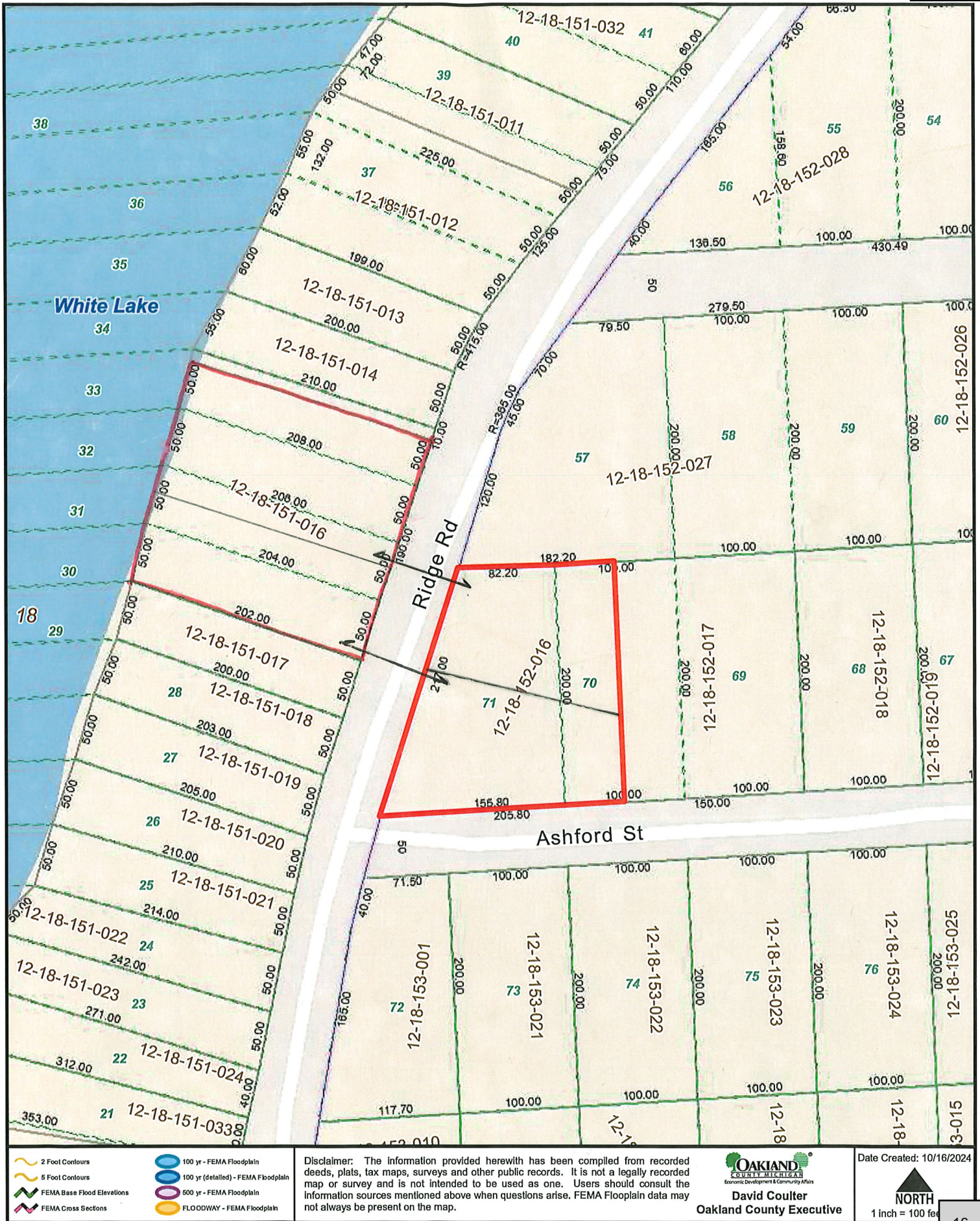


Kathryn Theodorou



12 18 152 016

Item A.



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

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

OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs
David Coultter
Oakland County Executive

Date Created: 10/16/2024
NORTH
1 inch = 100 feet

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Zoning Board of Appeals
FROM: Andrew Littman, Staff Planner
DATE: November 5, 2024

Agenda item: 8B
Appeal Date: October 15, 2024
Applicant: Jeremy Latozas
Address: 4001 Caron Ridge Drive
White Lake, MI 48383
Zoning: R1-A Single Family Residential
Location: 4001 Caron Ridge Drive
White Lake, MI 48383

Property Description

The 40.95-acre parcel identified as 4001 Caron Ridge Drive is zoned R1-A (Single Family Residential). The existing single-family home on the property (measuring 1,028 square feet) utilizes a private well for potable water and a septic system for sanitation.

Applicant's Proposal

The applicant, Jeremy Latozas, seeks to build a 4,000 square-foot accessory structure (or pole barn) to store tractors, large mowers, utility task vehicles, a skid steer, snow removal equipment, lawn and garden hand tools, and other implements or attachments used to maintain the property. The applicant currently stores this equipment outdoors.

The proposed pole barn is to be located 169 feet from the primary structure, and have side yard setbacks of 796 feet and 227 feet, a rear yard setback of 776 feet, and a front yard setback of 60 feet.

Planner's Report

Section 5.7.C of the Zoning Ordinance states the following:

“With the exception of the Suburban Farm (SF) and Agricultural (AG) zoning districts, in no instance shall the sum total of the ground floor areas of all accessory buildings or structures on a single lot exceed 125% of the ground floor area of the principal building or structure”.

Since the single-family home on the property is 1,028 square feet, the Ordinance would allow for an accessory structure up to 1,280 square feet in size.

The proponent contends that extraordinary or exceptional conditions exist that justify a variance because (1) the 40.95-acre property is unusually large for the R-1A zoning district and (2) the hilly terrain, and mix of grassy areas, wooded areas, and waterfront pose unique challenges to maintain the property.

Zoning Board of Appeals Options:

Approval: I move to approve the variance requested by Joe Latozas from Section 5.7.C of the Zoning Ordinance for Parcel Number 12-08-300-062, identified as 4001 Caron Ridge Drive, in order to construct a new accessory building that would exceed the allowable square footage by 2,720 square feet. This approval is conditional on the applicant obtaining all necessary permits from the White Lake Township Building Department and removing any other structures being utilized for outdoor storage on the property.

Denial: I move to deny the variance requested by Joe Latozas for Parcel Number 12-08-300-062, identified as 4001 Caron Ridge Drive, due to the following reason(s):

Postpone: I move to postpone the appeal of Joe Latozas *to a date certain or other triggering mechanism* for Parcel Number 12-08-300-062, identified as 4001 Caron Ridge Drive, to consider comments stated during this public hearing.

Attachments:

1. Zoning Board of Appeals application dated October 15, 2024.
2. Letter from Applicant to Planner dated October 22, 2024
3. Site Plan dated March 17, 2021
4. Floor and Roof Plans dated October 23, 2024
5. Building Elevations dated October 23, 2024
6. Letter of denial from the Building Official dated October 23, 2024.

7.37 STANDARDS

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

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.
- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
 - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
 - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

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

CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION

Item B.

Community Development Department, 7525 Highland Road,
White Lake, Michigan, 48383
(248) 698-3300 x5

APPLICANT'S NAME: Jeremy Latozas PHONE: 248-789-7014

ADDRESS: 4001 Caron Rodge, White Lake MI 48383

APPLICANT'S EMAIL ADDRESS: specialtyfleetservicesllc@gmail.com

APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: _____

ADDRESS OF AFFECTED PROPERTY: 4001 Caron Ridge PARCEL # 12 - 08-300-062

CURRENT ZONING: R-1A PARCEL SIZE: 40.95 Acres

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: To build an accessory structure
larger than the allowed 125% of the principal structure. The proposal is to build a 4,000 SF pole barn

VALUE OF IMPROVEMENT: \$ 85,000 SEV OF EXISITING STRUCTURE: \$ _____

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

APPLICATION FEE: _____ (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

APPLICANT'S SIGNATURE:  DATE: 10/15/2024



October 22, 2024

White Lake Township Planning Department
Andrew Littman, AICP
Staff Planner
7525 Highland Rd.
White Lake, MI 48383

RE: 4001 Caron Ridge Dr – Request for size variance for Accessory Structure

Mr. Littman,

Jeremy and Jordana Latozas, and Jerry LaForest, have retained Designhaus Architecture to seek a variance for an accessory building on their property at 4001 Caron Ridge Dr. The property owners are proposing to construct an accessory structure to house equipment used to maintain the property, including tractors, large mowers, a skid steer, utility task vehicles, snow removal equipment, lawn and garden hand tools, and other implements or attachments used in maintaining the property.

The property at 4001 Caron Ridge Dr is a 40.95-acre parcel located in White Lake Township. The parcel is zoned R1-A Single Family Residential. There is a single-family home on the parcel that is 32' x 32' or 1,028 square feet in size. The existing home is the only structure on the property.

The White Lake Township Zoning Ordinance, Section 5.7 describes the requirements that must be met for an accessory building or structures in residential districts. The proposed accessory structure will meet most of the criteria of section 5.7: A. 10-foot setback to the primary structure, B. 5-foot setback to the rear and side lot lines, and portions of C. walls not greater than 14 feet in height from the average grade and building height not greater than 18 feet in height from the average grade. Section 5.7.C also gives guidelines for the allowable size of the accessory structure, 125% of the ground floor area of the primary structure, not to exceed 4,000 square feet. The calculated allowable accessory structure size per the size of the primary structure would be 1,280 square feet.

This 40.95-acre property is unusually large for the R-1A Single Family Residential zoning. The size of the lot, the hilly terrain, and the mix of grassy area, wooded area, and waterfront, each pose individual difficulties to maintain utilizing ordinary residential-sized equipment. The equipment the property owners own and utilize to maintain the property are currently stored outdoors. To protect their investment in the equipment and provide a clean and organized storage solution the property owners are proposing to build a 50'x80', or 4,000 square foot, pole barn. The proposed pole barn is located 168.9' feet from the primary structure, meeting the requirements of Section 5.7.A. The proposed side setbacks are 796' and 226.5', the proposed rear setback is 775.5', and the proposed setback is 60' from the front property line, meeting the



requirements of Section 5.7.B. The proposed pole barn will have a wall height of 12'-2 1/2" from the average grade and a building height of 15'-6 5/8" from the average grade to the midrise of the roof, meeting the requirements of section 5.7.C. The proposed size of the accessory structure is more than the allowed 125% of the primary structure by 2,720 square feet.

The Property Owners are requesting a size variance for an accessory structure in the amount of 2,720 square feet above the allowed 1,280 square feet.

The White Lake Zoning Ordinance, Section 7.37.B, allows the Zoning Board of Appeals to authorize a variance based on Unique Situations. Due to the size of the property and type of terrain, this property is unique to other R-1A zoned parcels. The applicant did not re-zone this property to R-1A, thus not self-creating the hardship. The proposed accessory structure will allow the equipment required to maintain the property to be stored indoors and out of sight of neighboring properties. This variance does not set a precedence for other R-1A zoned parcels to build accessory structures in excess of the allowed 125% of the primary structure because the parcel at 4001 Caron Ridge Dr is much larger than typical R-1A zoned parcels. The requested variance is the minimum variance necessary to house the equipment needed to maintain the property.

Thank you for your consideration and I am available to discuss this matter further. I can be reached at 248-601-4422 or via email at joe@designhaus.com.

Regards,

A handwritten signature in cursive script that reads "Joe Latozas".

Joe Latozas
Senior Vice President
Designhaus, LLC

CC: Jeremy Latozas
 Jordana Latozas
 Jerry LaForest

4001 Caron Ridge Dr

4001 Caron Ridge Dr
White Lake, MI



3300 AUBURN RD., SUITE 300
AUBURN HILLS, MI 48326
T: 248.601.4422 F: 248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

PROJECT INFORMATION

ADDRESS: 4001 Caron Ridge Dr
White Lake, MI

AREA

ACCESSORY BUILDING 4,000 SF

TOTAL HEIGHT 15' - 6" FROM AVERAGE GRADE TO MID-RISE

APPLICABLE CONSTRUCTION CODES AND STANDARDS:

BUILDING CODE: Department of Energy, Labor and Economic Growth
Michigan Residential Building Code 2015

JURISDICTION: White Lake Township

PROJECT TEAM

OWNER
JEREMY LATOZAS, JORDAN LATOZAS, JERRY LAFOREST
4001 CARON RIDGE
WHITE LAKE, MI
T: 248-789-7014
CONTACT: JEREMY LATOZAS

ARCHITECT
DESIGNHAUS ARCHITECTURE
3300 AUBURN RD.
AUBURN HILLS, MI 48326
T: 248.601.4422
F: 248.453.5854
PROJECT MANAGER: JOE LATOZAS
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A.

CIVIL ENGINEER
KEIFT ENGINEERING, INC
5852 SOUTH MAIN STREET
SUITE 1
CLARKSTON, MI 48346
T: 248-625-5251
F: 248-625-7110
CONTACT: BILL NORMAN

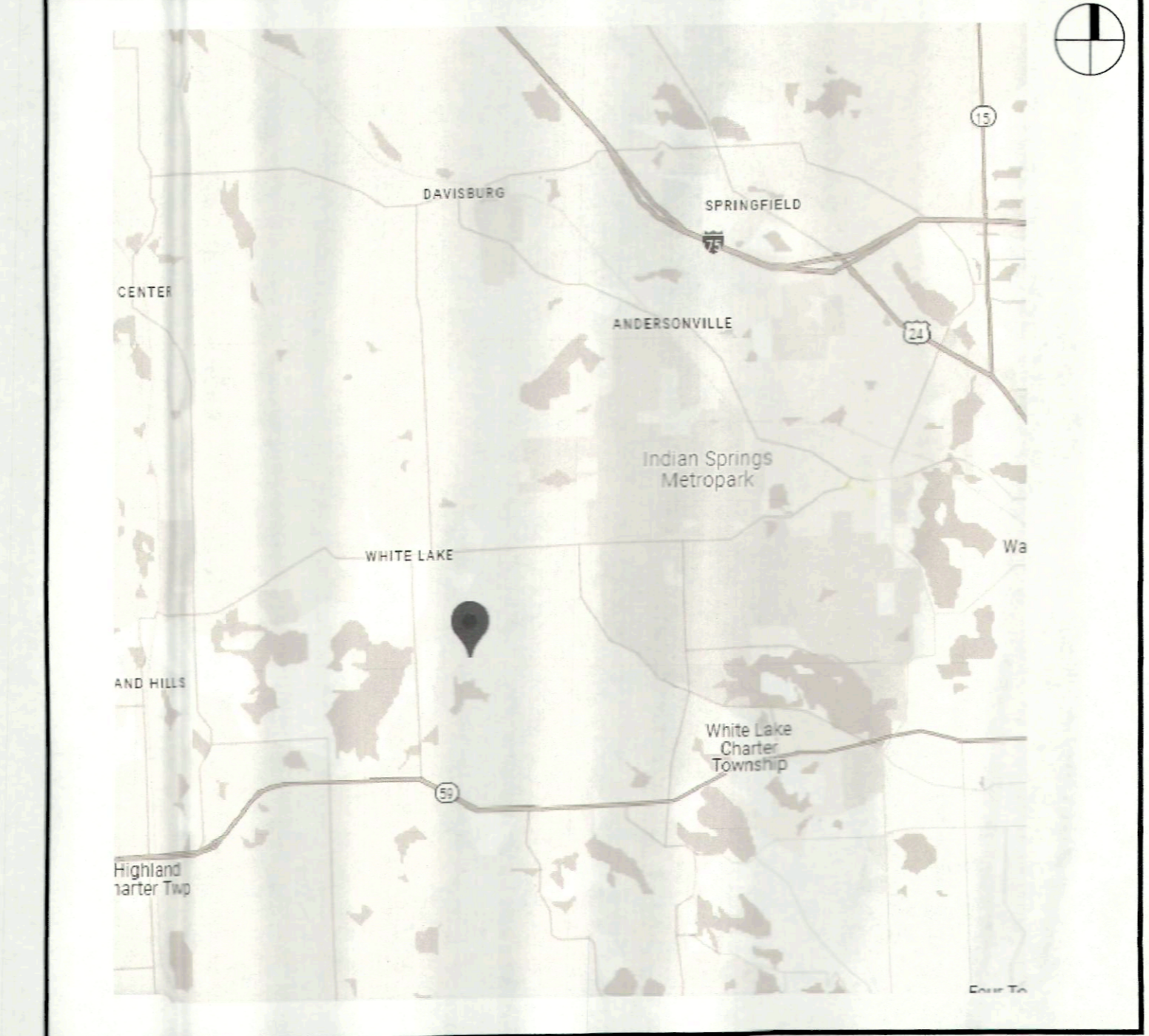
INDEX OF DRAWINGS

Sheet No.	Drawing Name	Status
GENERAL		
G1.1	Title Sheet & Index	<input type="checkbox"/> SHEET ISSUED
SURVEY		
1 OF 1	Site Plan Survey	<input type="checkbox"/> REVISED
SITE & LANDSCAPE		
AS.1	Architectural Site Plan	<input type="checkbox"/> SHEET REISSUED
ARCHITECTURAL		
A1.1	Floor and Roof Plans	
AS.1	Building Elevations	

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS AND REQUIREMENTS
- DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS AND JOB CONDITIONS
- SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR WHERE THERE APPEARS TO BE AN ERROR ON THE DRAWINGS OR A DISCREPANCY BETWEEN THE DRAWINGS AND THE FILED CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AS SOON AS POSSIBLE. IF THE CONTRACTOR PROCEEDS WITH THE WORK SO AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES ERRORS IN THE SPECIFICATIONS AND NOTATIONAL ERRORS ON THE DRAWINGS WHERE DOUBTFUL OF INTERPRETATION.
- IN THE CASE WHERE TWO OR MORE DETAILS APPLYING TO THE SAME PART OF THE WORK ARE IN CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN UNLESS CLARIFIED OR OTHERWISE APPROVED BY THE ARCHITECT.
- THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL CAREFULLY EXAMINE THE CONDITIONS AFFECTING HIS WORK BEFORE PROCEEDING, AND SHALL REPORT TO THE ARCHITECT ANY CONDITION WHICH WOULD PREVENT THE PROPER AND LEGAL COMPLETION OF HIS WORK. NOT REPORTING ANY SUCH UNSUITABLE CONDITION WILL CONSTITUTE ACCEPTANCE OF ALL CONDITIONS BY THE CONTRACTOR AND/OR SUBCONTRACTOR.
- APPROVAL OF SHOP DRAWINGS MEANS APPROVAL OF THE GENERAL METHOD OF FABRICATION ONLY. DIMENSIONS AND QUANTITIES MAY NOT BE CHECKED, AND APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY INDICATED IN THE APPROVAL.
- IF SPECIFICATIONS ARE PROVIDED, SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. WHERE DRAWINGS AND SPECIFICATIONS CONFLICT, THE MOST RESTRICTIVE SHALL APPLY.
- NO HAZARDOUS MATERIALS, LIQUIDS OR CHEMICALS SHALL BE STORED OR USED WITHIN THE SUBJECT BUILDING AS TO REQUIRE A HAZARDOUS CLASSIFICATION PER APPLICABLE UNIFORM BUILDING CODE.
- ALL INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST ALL LOADS TO WHICH THEY ARE SUBJECTED BUT NOT LESS THAN A FORCE OF 5 POUNDS PER SQUARE FOOT APPLIED PERPENDICULAR TO WALLS.
- LIGHT, VENTILATION AND SANITATION SHALL COMPLY WITH SECTIONS OF APPLICABLE BUILDING CODES.

LOCATION MAP

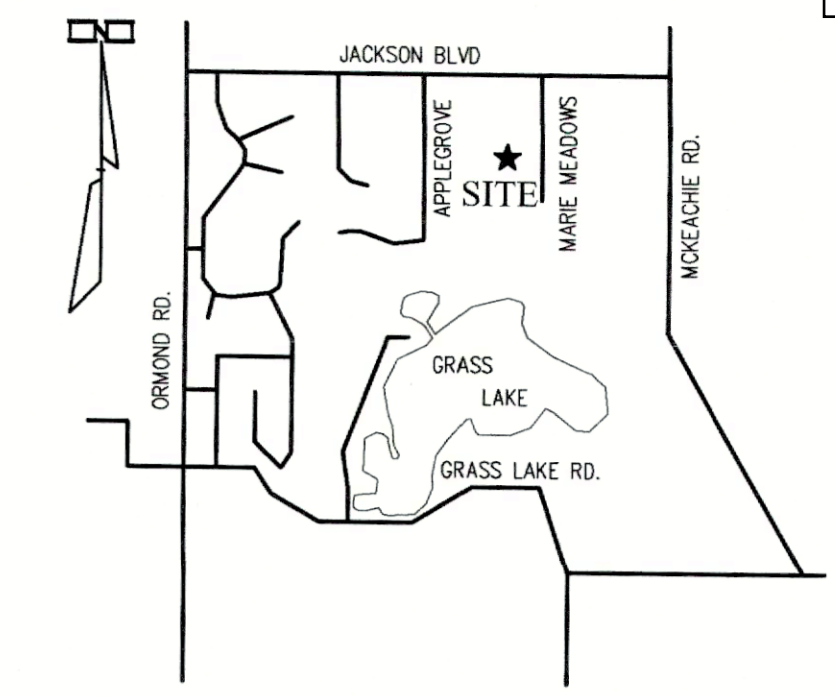


4001 Caron Ridge Dr
4001 Caron Ridge Dr
White Lake, MI

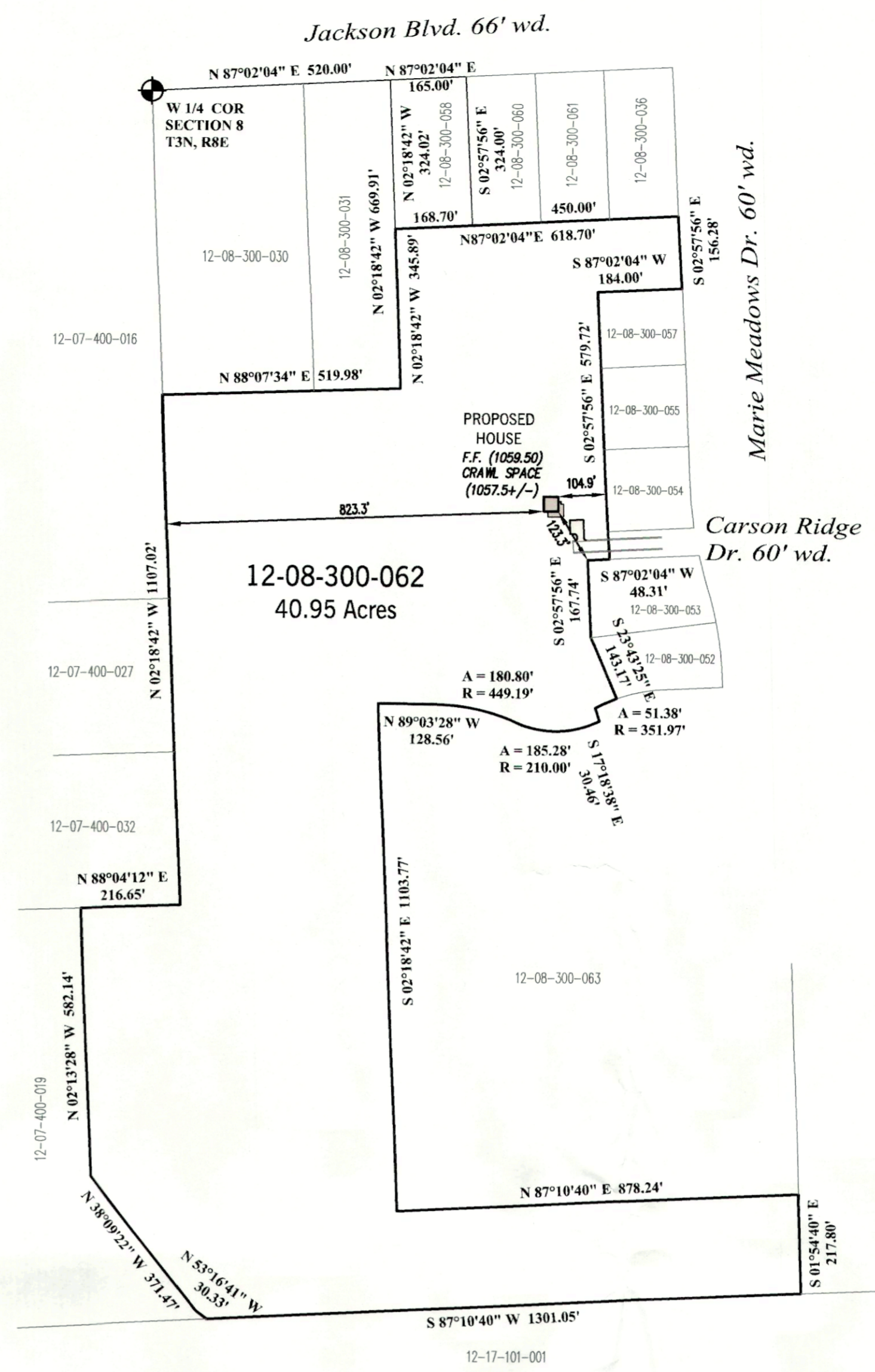
Title Sheet & Index

24145

G1.1



LOCATION MAP
SCALE 1" = 2000'



OVERALL SITE DETAIL
SCALE 1" = 250'

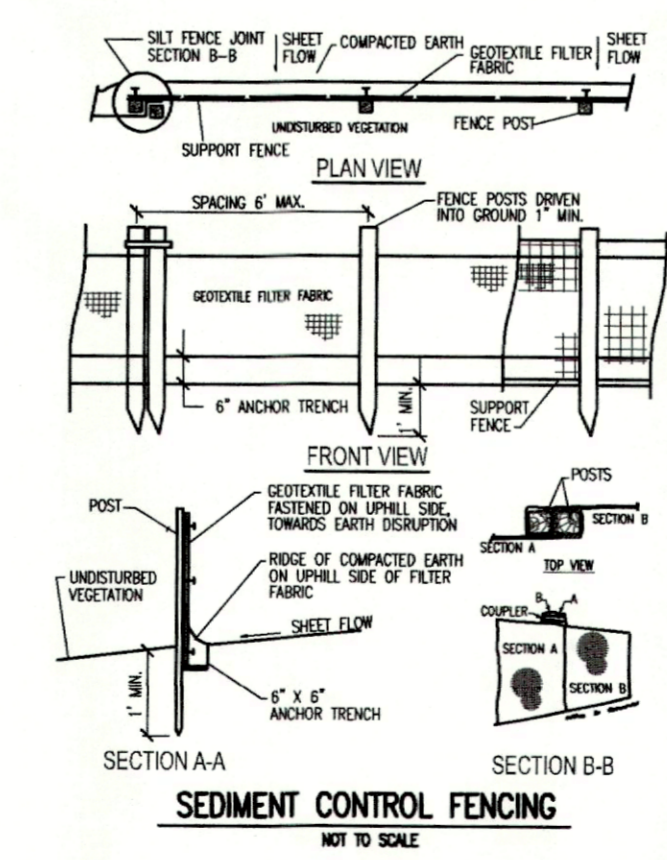
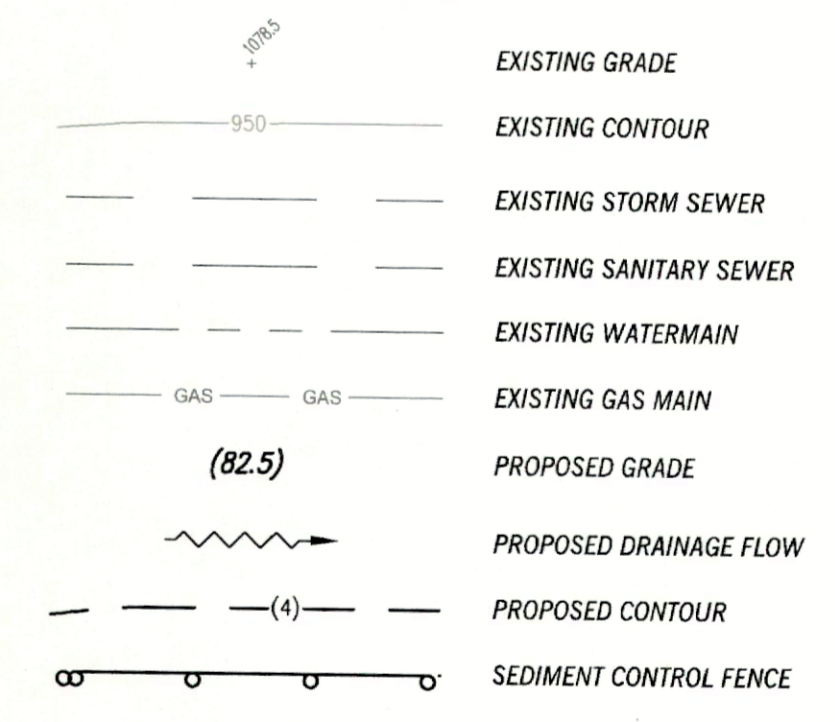
Notes:

- ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
- ARCHITECT / BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.

PROPERTY IS ZONED R-1A
SINGLE FAMILY RESIDENTIAL:
SETBACKS:
FRONT - 35 FEET
SIDE - 25 FEET EACH SIDE
REAR - 40 FEET

Benchmark (NAVD '88)
MOST NORTHWESTERLY
CORNER OF CURB ON PROPERTY
ELEVATION = 1054.76 NAVD '88

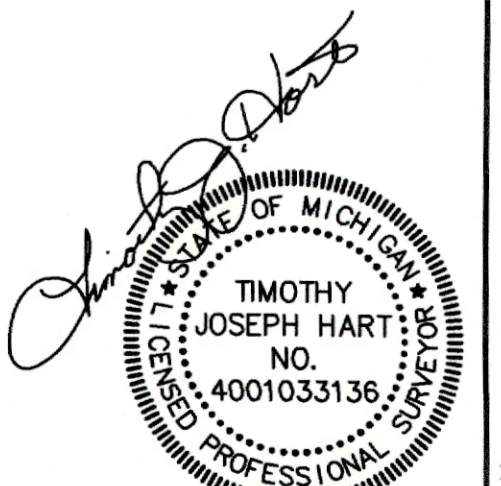
LEGEND



START DAY	END DAY	SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION
1	2	INSTALL SILT FENCE AS SHOWN ON THIS PLAN
3	10	CLEAR AND ROUGH GRADE SITE
5	20	EXCAVATE FOR BASEMENT INSTALL FOOTINGS AND INSTALL BASEMENT WALLS
20	45	INSTALL SANITARY SEWER LEAD/CHARGE LEAD, STORM SEWER AND WATER SERVICE, BACKFILL BASEMENT
60	170	INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, AND CLE TV)
330	350	COMPLETE BUILDING CONSTRUCTION
330	340	FINISH GRADE AND PAVE DRIVE
340	360	ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS WITH TOPSOIL AND SEED OR SOIL. REMOVE ALL SOIL EROSION CONTROL DEVICES.

- NOTES:
- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT, BY THE BUILDER.
 - SITE WILL BE RESTORED WITH SEED AND MULCH.

PARCEL 12-08-300-062
PART OF SE 1/4 OF SECTION 7 & PART OF SW 1/4 OF SECTION 8, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED N 87°02'04" E 520.00 FT FROM THE W 1/4 CORNER OF SAID SECTION 8, T3N, R8E; TH CONTINUING N 87°02'04" E 165.00 FT; TH S 02°57'56" E 324.00 FT; TH N 87°02'04" E 450.00 FT; TH S 02°57'56" E 156.28 FT; TH S 87°02'04" W 184.00 FT; TH S 02°57'56" E 579.72 FT; TH S 87°02'04" W 48.31 FT; TH S 02°57'56" E 167.74 FT; TH S 23°43'25" E 143.17 FT; TH ALONG A CURVE TO THE LEFT 51.38 FT, SAID CURVE HAVING A RADIUS OF 351.97 FT AND A LONG CHORD BEARING OF S 66°04'43" W 51.34 FT; TH S 17°18'38" E 30.46 FT; TH ALONG A CURVE TO THE RIGHT 185.28 FT, SAID CURVE HAVING A RADIUS OF 210.00 FT AND A LONG CHORD BEARING OF S 88°43'43" W 179.33 FT; TH ALONG A CURVE TO THE LEFT 180.80 FT, SAID CURVE HAVING A RADIUS OF 449.19 FT AND A LONG CHORD BEARING OF N 77°31'37" W 179.58 FT; TH N 89°03'28" W 128.56 FT; TH S 02°18'42" E 1103.77 FT; TH N 87°10'40" E 878.24 FT; TH S 01°54'40" E 217.80 FT; TH S 87°10'40" W 1301.05 FT; TH N 53°16'41" W 30.33 FT; TH N 38°09'22" W 371.47 FT; TH N 02°13'28" W 582.14 FT; TH N 88°04'12" E 216.65 FT; TH N 02°18'42" W 1107.02 FT; TH N 88°07'34" E 519.98 FT; TH N 02°18'42" W 669.91 FT TO THE POINT OF BEGINNING. EXCEPTION BEGINNING A POINT LOCATED N 87°02'04" E 520.00 FT FROM THE W 1/4 CORNER OF SAID SECTION 8, T3N, R8E; TH CONTINUING N 87°02'04" E 165.00 FT; TH S 02°57'56" E 324.00 FT; TH S 87°02'04" W 168.70 FT; TH N 02°18'42" W 324.02 FT TO THE POINT OF BEGINNING. CONTAINING 40.95 ACRES.



- Plan Notes:
- Drainage on this property cannot affect adjacent properties.
 - Maintain positive drainage on site and away from proposed structure.
 - We defer to RCOC for ROW permit/work requirements.
 - A Soil Erosion Permit is required from OCWR.

DATE	ISSUE

PROPRIETOR:
ROBERT J. COAKLEY INC.
3344 WESTWIND DR.
COMMERCE, MI 48390
(248) 766-7787



KIEFT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE 3-17-2021	CKD. BY	DATE
DRAWN J.M.		
DESIGN T.J.H.		
SECTION 7 & 8	T-3-N, R-8-E	



72 HOURS (3 WORKING DAYS) BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

SITE PLAN
PARCEL NO. 12-08-300-062
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 30'
SHEET 1 OF 1
KE 2021.046

VARIANCE REQUEST

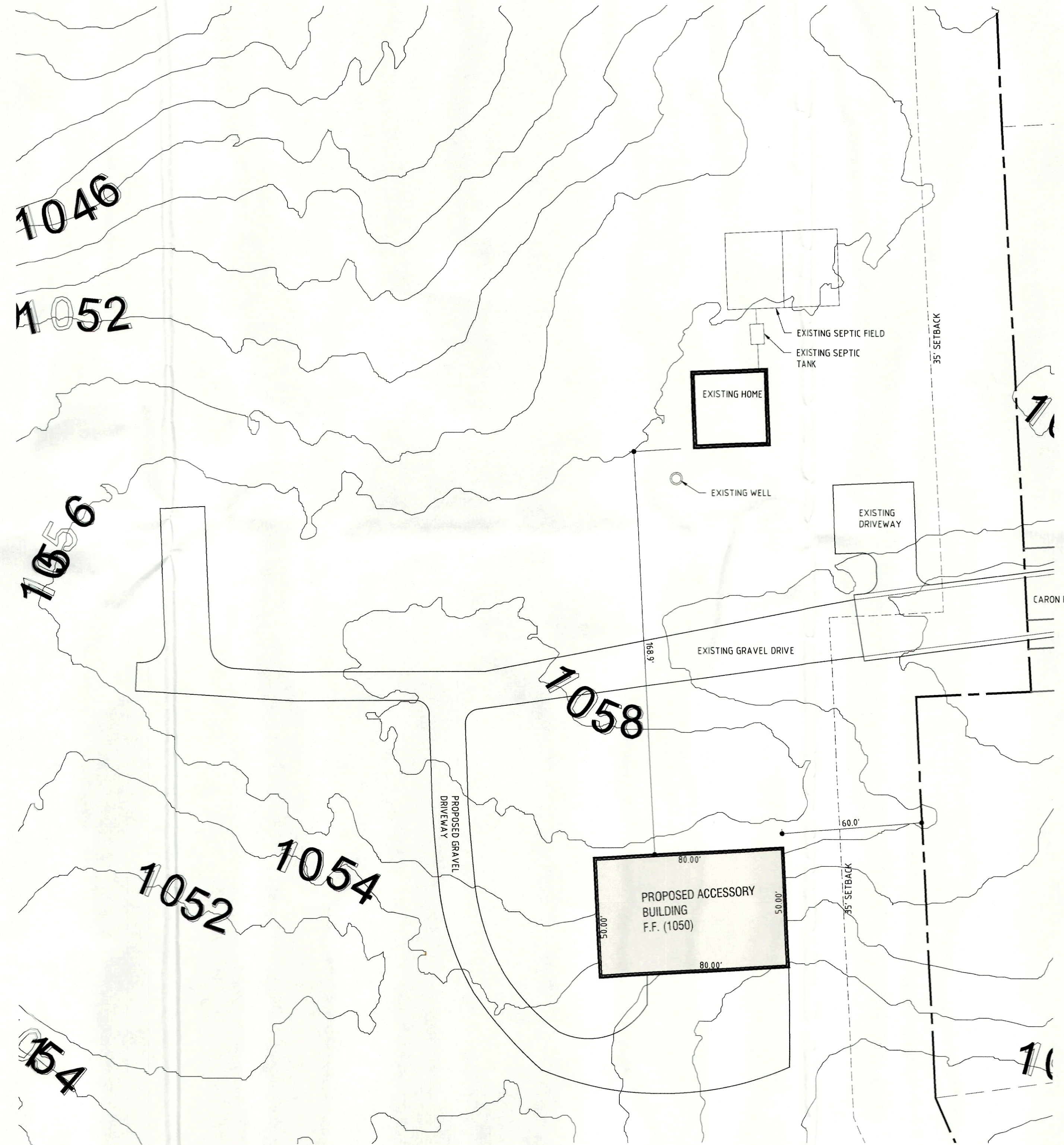
Allowable Accessory Structure Size	White Lake Zoning Ordinance Section 5.7.C - In no instance shall the sum total of the ground floor area of all accessory buildings or structures on a single lot exceed 125% of the ground floor area of the principal building or structure, excluding attached garages. No single accessory building or structure may exceed 4,000 square feet of ground floor area, with the exception of those located in the (SF) or (AG) districts, and where the parcel size is a minimum of five (5) acres. Calculated allowable accessory building area: - Principal Structure - 32x32' = 1,024 square feet - 125% of 1,024 SF = 1,280 Square feet - The accessory building is allowed to be 1,280 square feet
Requested Accessory Structure Size	Accessory Building size - 50x80' Accessory Building Area - 4,000 square feet
Variance Request	We request a variance to increase the accessory building size by 2,720 square feet in addition to the allowed 1,280 square feet, for a total accessory building size of 4,000 square feet. The proposed area is not larger than the allowed accessory building area per White Lake Zoning Ordinance Section 5.7.C.

SITE DATA

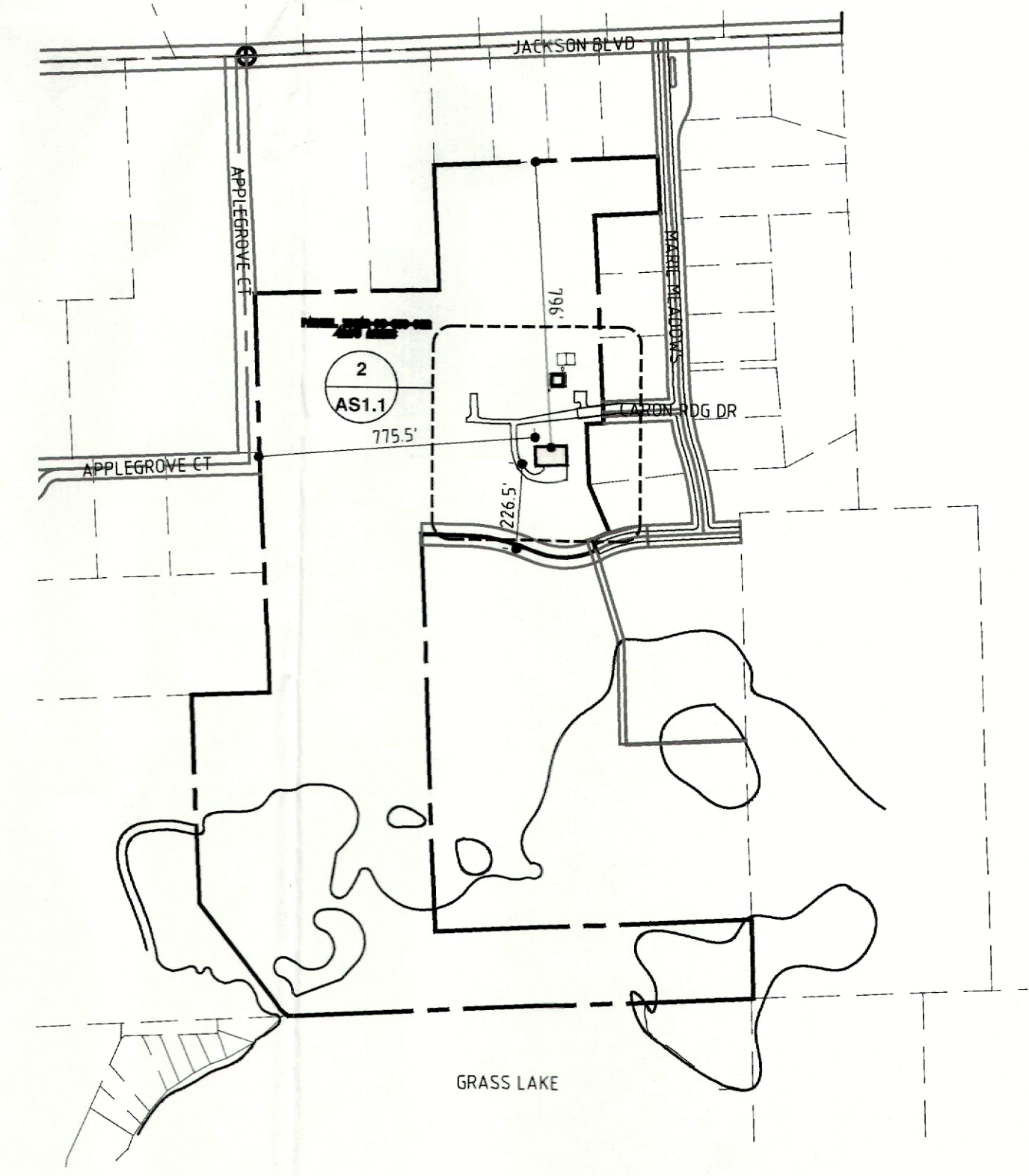
Parcel I.D.	12-09-300-062
Address	4001 Caron Rgd White Lake, MI 48383
Zoning	R-1A Single-Family Residential
Parcel Area	4.095 Acres

ZONING SCHEDULE OF REGULATIONS

	Proposed Accessory Structure	
Zoning District	R-1A Single-Family Residential	R-1A Single-Family Residential
Building Setbacks	Front - 35' Sides - 25'/total 50' Rear - 40'	Front - 60' Sides - 796', 296' Rear - 775'-6"
	Accessory Structure Sides - 5' Rear - 5'	
Building Height	2.5 stories / 35' Accessory Structure walls - 14' Total - 18'	1story / 15' - 6" from average grade to mid-rise
	Minimum Lot Area	1 acre
Maximum Lot Coverage	30%	.02%



2 Enlarged Plot Plan
SCALE: 9/256" = 1'
NORTH



1 Plot Plan
SCALE: 1" = 400'
NORTH

DESIGNHAUS EST 1998 ARCHITECTURE

3300 AUBURN RD., SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

Variance Request	10.23.24
Permit	10.14.24
ISSUANCE	DATE

4001 Caron Ridge Dr
4001 Caron Ridge Dr
White Lake, MI
Architectural Site Plan

24145
AS1.1

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



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

WHITE LAKE TOWNSHIP

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

October 23, 2024

Jeremy Latozas
4001 Caron Ridge
White Lake, MI 48383

RE: Proposed Accessory Structure

Based on the submitted plans, the proposed accessory structure does not satisfy the White Lake Township Clear Zoning Ordinance for Accessory Buildings or Structures in R1A Residential Zoning Districts.

Article 5.7 of the White Lake Township Clear Zoning Ordinance states:

C. With the exception of the Suburban Farm (SF) and Agricultural (AG) zoning districts, in no instance shall the sum total of the ground floor areas of all accessory buildings or structures on a single lot exceed 125% of the ground floor area of the principal building or structure, excluding attached garages.

Based on Township records, the principal structure has a ground floor area of 1,024 sq ft. The proposed area of the accessory structure is 4,000 sq ft, which is 390% of the ground floor area of the principal structure; exceeding the 125% of the ground floor area of the principal structure permitted by ordinance.

Approval of the building permit would be subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the November 14th Zoning Board of Appeals (ZBA) meeting, application must be submitted to the White Lake Township Planning Department no later than October 24th at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township



WHITE LAKE TOWNSHIP
7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
TOWNSHIP ANNEX



2025 PUBLIC MEETING DATES
PLANNING COMMISSION, ZBA, AND PARKS REC MEETINGS START AT 6:30 P.M.
CORRIDOR IMPROVEMENT AUTHORITY MEETINGS START AT 5:00 P.M.

JANUARY		JULY	
CORRIDOR IMPROVEMENT AUTHORITY	1/2/2025	CORRIDOR IMPROVEMENT AUTHORITY	7/3/2025
PLANNING COMMISSION (1ST MTG)	1/2/2025	PLANNING COMMISSION (1ST MTG)	7/3/2025
PARKS AND RECREATION	1/8/2025	PARKS AND RECREATION	7/9/2025
PLANNING COMMISSION (2ND MTG)	1/16/2025	PLANNING COMMISSION (2ND MTG)	7/17/2025
ZONING BOARD OF APPEALS	1/23/2025	ZONING BOARD OF APPEALS	7/24/2025
FEBRUARY		AUGUST	
CORRIDOR IMPROVEMENT AUTHORITY	2/6/2025	CORRIDOR IMPROVEMENT AUTHORITY	8/7/2025
PLANNING COMMISSION (1ST MTG)	2/6/2025	PLANNING COMMISSION (1ST MTG)	8/7/2025
PARKS AND RECREATION	2/12/2025	PARKS AND RECREATION	8/13/2025
PLANNING COMMISSION (2ND MTG)	2/20/2025	PLANNING COMMISSION (2ND MTG)	8/21/2025
ZONING BOARD OF APPEALS	2/27/2025	ZONING BOARD OF APPEALS	8/28/2025
MARCH		SEPTEMBER	
CORRIDOR IMPROVEMENT AUTHORITY	3/6/2025	CORRIDOR IMPROVEMENT AUTHORITY	9/4/2025
PLANNING COMMISSION (1ST MTG)	3/6/2025	PLANNING COMMISSION (1ST MTG)	9/4/2025
PARKS AND RECREATION	3/12/2025	PARKS AND RECREATION	9/10/2025
PLANNING COMMISSION (2ND MTG)	3/20/2025	PLANNING COMMISSION (2ND MTG)	9/18/2025
ZONING BOARD OF APPEALS	3/27/2025	ZONING BOARD OF APPEALS	9/25/2025
APRIL		OCTOBER	
CORRIDOR IMPROVEMENT AUTHORITY	4/3/2025	CORRIDOR IMPROVEMENT AUTHORITY	10/2/2025
PLANNING COMMISSION (1ST MTG)	4/3/2025	PLANNING COMMISSION (1ST MTG)	10/2/2025
PARKS AND RECREATION	4/9/2025	PARKS AND RECREATION	10/8/2025
PLANNING COMMISSION (2ND MTG)	4/17/2025	PLANNING COMMISSION (2ND MTG)	10/16/2025
ZONING BOARD OF APPEALS	4/24/2025	ZONING BOARD OF APPEALS	10/23/2025
MAY		NOVEMBER	
CORRIDOR IMPROVEMENT AUTHORITY	5/1/2025	CORRIDOR IMPROVEMENT AUTHORITY	11/6/2025
PLANNING COMMISSION (1ST MTG)	5/1/2025	PLANNING COMMISSION (1ST MTG)	11/6/2025
PARKS AND RECREATION	5/14/2025	PARKS AND RECREATION	11/12/2025
PLANNING COMMISSION (2ND MTG)	5/15/2025	ZONING BOARD OF APPEALS	11/13/2025
ZONING BOARD OF APPEALS	5/22/2025	PLANNING COMMISSION (2ND MTG)	11/20/2025
JUNE		DECEMBER	
CORRIDOR IMPROVEMENT AUTHORITY	6/5/2025	CORRIDOR IMPROVEMENT AUTHORITY	12/4/2025
PLANNING COMMISSION (1ST MTG)	6/5/2025	PLANNING COMMISSION (1ST MTG)	12/4/2025
PARKS AND RECREATION	6/11/2025	PARKS AND RECREATION	12/10/2025
PLANNING COMMISSION (2ND MTG)	6/19/2025	ZONING BOARD OF APPEALS	12/11/2025
ZONING BOARD OF APPEALS	6/26/2025	PLANNING COMMISSION (2ND MTG)	12/18/2025

MEETING DATES & TIMES ARE SUBJECT TO CHANGE

For more information, contact 248-698-3300 or visit www.whitelaketwp.com