



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

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

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**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. [February 26, 2026](#)
7. **OLD BUSINESS**
  - A. [Applicant: Alfa Construction Guys, LLC, Contractor](#)  
[23460 Industrial Park Dr.](#)  
[Farmington Hills, MI 48335](#)  
[Location: \*\*10164 Elizabeth Lk Rd\*\*](#)  
[White Lake, MI 48386, identified as 12-27-226-012](#)  
[Request: The applicant seeks to enlarge a single-family home, requiring variances from Section 3.1.6 – Development Standards for front and side setbacks and Section 7.23\(A\) - Nonconforming Structures](#)
8. **NEW BUSINESS**
  - A. [Applicant: Joseph Mannozi, Owner](#)  
[145 Oxbow Lake Rd](#)  
[White Lake, MI 48386](#)  
[Location: \*\*145 Oxbow Lake Rd\*\*](#)  
[White Lake, MI 48386, identified as 12-27-227-008](#)  
[Request: Variance requests from: Sec. 3.1.5 for a side yard variance, and Sec 7.23 A, to enlarge a non-conforming structure.](#)
  - B. [Applicant: Jeremy Dinverno of Cedar Island Land, LLC, Owner](#)  
[6075 Strawberry Circle](#)  
[Commerce Twp, MI 48382](#)  
[Location: \*\*9945 Cedar Island Rd White Lake, MI 48386, identified as 12-35-151-018\*\*](#)  
[Request: Variance request from Sec. 7.26.A Nonconforming uses of structures.](#)
9. **OTHER BUSINESS**
10. **NEXT MEETING DATE: APRIL 23, 2026**
11. **ADJOURNMENT**

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS  
FEBRUARY 26, 2026**

**CALL TO ORDER**

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

Roll was called:

**ROLL CALL**

**Present:**

Debby Dehart, Planning Commission Liaison  
Jo Spencer, Chairperson  
Tony Madaffer  
Steve Anderson, Township Board Liaison  
Clif Seiber

**Absent:**

Niklaus Schillack, Vice Chairperson

**Also Present:**

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

A. January 22, 2026

**It was MOVED by Member Seiber, seconded by Member Anderson to approve the minutes of January 22, 2026, as presented. The motion carried with a voice vote: (5 yes votes).**

**CALL TO THE PUBLIC**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

- A. Applicant: Derek and Kaitlyn Byerle, Owner  
12201 William Randy Ct.  
White Lake, MI 48386  
Location: **12201 William Randy Ct**  
White Lake, MI 48386, identified as 12-15-276-031  
Request: A variance from Sec 5.14-C to allow one private road gate.

Senior Planner Waligora reviewed his report with the Zoning Board of Appeals.

Member Seiber asked staff if there is another instance of a private road like this in the Township. Senior Planner Waligora said no.

Member Dehart asked staff if the private road was an easement, or a drive, would it require a variance. Senior Planner Waligora said no.

Member Anderson asked staff how they were made aware of the gate. Building Official Spencer said another complaint unrelated to the gate was made on the property, and staff investigated. The gate was discovered during the investigation.

Kaitlyn Byerle, applicant, was present to speak on her case. She stated for years her private road was used as uncontrolled access for other drivers to access. Significant damage has been inflicted on the driveway, and many unsafe incidents have occurred on the private road. There are concerns about strangers loitering on the property due to the appearance of the private road being an open area. She stated the Police Department recommended the gate.

Member Dehart stated she appreciated the gate being far enough off the road where a misdirected truck would have enough room to turn around.

Chairperson Spencer opened the public hearing at 7:00 P.M.

Mary Earley, 5925 Pine Ridge Court, asked if the private road could be vacated and classified as a driveway. Senior Planner Waligora said no.

Chairperson Spencer read six letters in favor of the applicant's request in the record.

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

Member Seiber stated the road shouldn't have been built as a private road.

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

- A. Practical Difficulty
  - Member Dehart said the Township imposed the private road on the property.

B. Unique Situation

- Member Seiber said the irregular shaped lot and road frontage made for a unique situation.

C. Not Self-Created

- The applicant did not build the private road.

D. Substantial Justice

- Member Seiber said at least two neighbors on Teggerdine Road have gated driveways and enjoy the same privacy the applicant is seeking.

E. Minimum Variance Necessary

- Member Spencer said it was the minimum variance necessary.

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

- 1. The applicant has shown their ability to meet the standards of Section 7.37 A – E for each of the variance requests.**
- 2. The Applicant shall obtain all necessary permits from the White Lake Township Building Division and Fire Department.**
- 3. Subject to review of the Fire Department whether the Knox Box is required (due to the Fire Department having the access code to the gate).**

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

- B. Applicant: David Van Assche  
102 Lac Sainte Claire Dr  
Saint Clair Shores, MI 48082  
Location: **2305 Ridge Rd.**  
White Lake, MI 4386, identified as 12-18-151-029  
Request: Substandard Lot

Senior Planner Waligora reviewed his report with the Zoning Board of Appeals.

David Van Assche, applicant, said he moved back to Michigan, and his original intention was to renovate the existing house. It was determined it was more cost effective to tear the existing house down and rebuild. Mr. Van Assche has been working with Township staff to create an acceptable building envelope on the lot.

Chairperson Spencer opened the public hearing at 7:34 P.M. Seeing none, she closed the public hearing at 7:34 P.M.

WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS  
FEBRUARY 26, 2026

It was **MOVED** Member Seiber to postpone the substandard lot request from David Van Assche, for the property located at 2305 Ridge Road White Lake, MI 4386, identified as 12-18-151-029, for the reasons stated at tonight's hearing.

**There was no support, and the motion failed.**

**It was MOVED by Member Dehart to approve the substandard lot request from David Van Assche, for the property located at 2305 Ridge Road White Lake, MI 4386, identified as 12-18-151-029 to permit the use of such non conforming lot with the following conditions:**

1. Lot coverage no greater than 25%
2. The north side set back of no greater of 6.1' ft
3. The south side setback no greater than 5.9 ft,
4. The Community Development Department to review administratively.

**Member Anderson seconded, and the motion carried with a roll call vote: (3 yes votes) (Seiber/yes, Madaffer/no, Spencer/yes, Dehart/yes, Anderson/yes).**

- C. Applicant: Eric Dennis  
8576 Sandycrest Dr  
White Lake, MI 48386  
Location: **3837 Jackson Blvd**  
White Lake, MI 4386, identified as 12-07-157-015  
Request: Variance requests from: Sec. 3.1.6 for a side yard variance; Sec 3.11.J for a minimum floor area variance; Sec 5.3 for a side yard projection variance; Sec. 7.23(A) expansion of a nonconformity

Senior Planner Waligora reviewed his report with the Zoning Board of Appeals.

Eric Dennis, applicant, stated a similar variance was approved prior for the neighbors to the east. The addition did not encroach more north due to the septic field location.

Member Seiber asked Mr. Dennis if there will be any overhangs on the side yard. Mr. Dennis said no.

Member Dehart asked Mr. Dennis why the existing west side yard setback couldn't remain. Mr. Dennis stated the intention was to meet the ordinance the best as it could be while utilizing space.

Chairperson Spencer opened the public hearing at 8:04 P.M. Seeing none, she closed the public hearing at 8:04 P.M.

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

A. Practical Difficulty

- Member Seiber stated that lot width is a practical difficulty.

B. Unique Situation

- Member Dehart stated the lot width and the septic field requirements provide a unique situation.

- C. Not Self-Created
  - The request is not self-created.
- D. Substantial Justice
  - Member Anderson said the request will provide substantial justice.
- E. Minimum Variance Necessary
  - Member Dehart said it was the minimum variance necessary.

**Member Seiber MOVED to approve the requested dimensional variances requested by Eric Dennis for the property located at 3837 Jackson Blvd, White Lake, MI 4386, identified as 12-07-157-015 from Section 3.1.6 (Side Yard Setbacks) and Section 3.11-J (Minimum Floor Area), as well as from Sec 7.23-A, based on the following findings under Section 7.37:**

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

***Member Seiber then included the following additional conditions:***

1. Approval is conditioned upon construction being substantially consistent with the survey drawn by Dekeyser Surveying for 3837 Jackson Blvd bearing a most recent revision date of October 15, 2013.
2. The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
3. No mechanical units, including HVAC or generator shall be placed in the front yard of closer than five feet to any side yard lot line or rear lot line.
4. A foundation certificate shall be required to verify the approved setbacks.
5. An as built survey shall be required to verify the approve setbacks.
6. All necessary permits from the Oakland Counter Health Division shall be obtained prior to the issuance of a building permit.
  
7. Per Section 5.3 of the Zoning Ordinance, all portions of the proposed structure (including roof, soffits, and gutters) shall be setback a minimum of five feet from the side property lines and submitted with the application.

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**It was seconded by Member Anderson, and the motion carried with a roll call vote: (5 yes votes) (Seiber/yes, Anderson/yes, Madaffer/yes, Dehart/yes, Spencer/yes).**

**OTHER BUSINESS**

**None.**

**NEXT MEETING DATE:** March 26, 2026

**ADJOURNMENT**

**It was MOVED by Member Dehart, Member Anderson to adjourn at 8:10 P.M. The motion carried with a voice vote: (5 yes votes).**

DRAFT

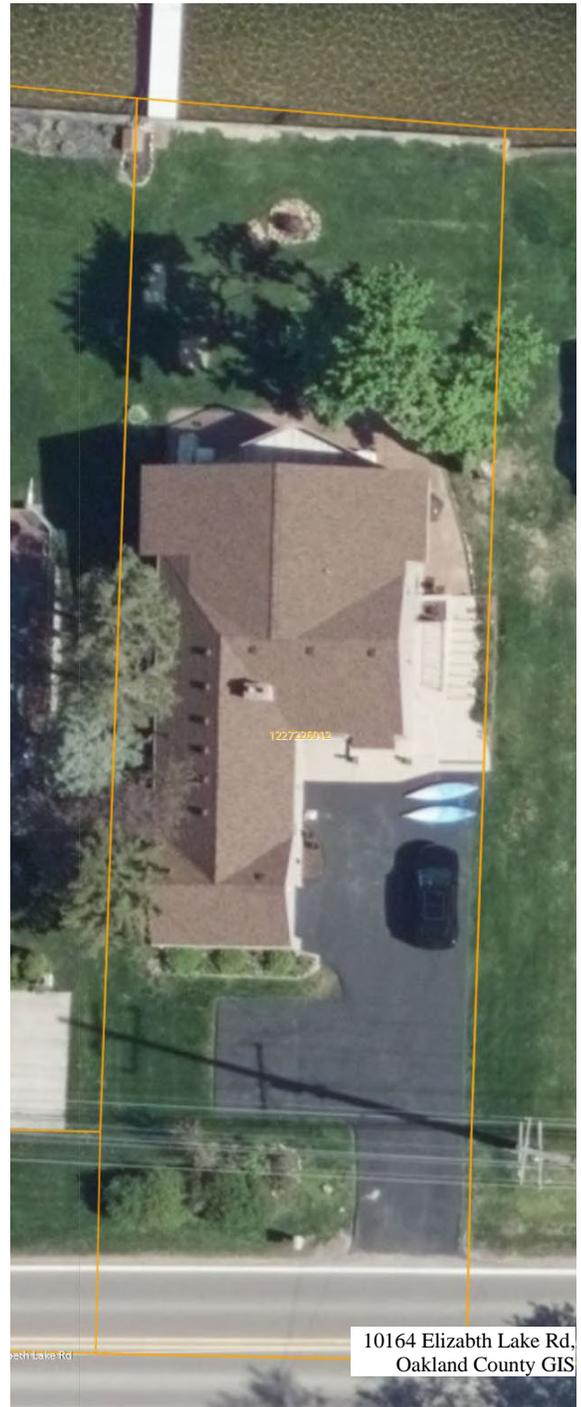
**TO:** Zoning Board of Appeals  
**FROM:** David J. Waligora, AICP, Senior Planner  
**DATE:** January 15, 2025  
**RE:** 10164 Elizabeth Lake Rd Variance Request to Permit a Home Remodel

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**Agenda item:** 7A  
**Appeal Date:** January 22, 2026  
**Applicant:** Alfa Construction Guys, LLC  
23460 Industrial Park Dr.  
Farmington, MI 48335  
**Owners:** Sandro & Beatriz Siminovich  
4998 Parkgate Dr  
Commerce Township, MI 48382  
**Address:** 10164 Elizabeth Lake Road  
White Lake, MI 48386  
**Parcel #:** 12-27-226-012  
**Location:** North side of Elizabeth Lake Road  
between Oxbow Lake Rd and Mill Road  
**Zoning:** R1-C, Single Family Residential

**Attachments**

1. Variance application dated November 25, 2025.
2. Survey showing existing property, dated 1/5/26
3. Letter of denial from the Building Official dated November 19, 2025.
4. Copy of Deed verifying ownership
5. Building elevations and a floor plan.
6. Pertinent Zoning Ordinance pages



**Property Description**

The 0.231 acre or 10,062.36 ft<sup>2</sup> (55' x ±183') unplatted parcel, 12-27-226-012, is located on the north side of Elizabeth Lake Rd between Oxbow Lake Rd and Mill Rd. The property is zoned R1-C (Single-Family Residential). The home is surrounded by R1-C single family homes to the east, west, and south. To the north of the property is Oxbow Lake.



**Applicant’s Proposal**

The applicant proposes to remodel the existing home from a one-story, 2,084 ft<sup>2</sup> residence (3 bedrooms, 2 bathrooms, and a 1.5-stall garage) into a two-story home with 5 bedrooms, 5.5 bathrooms, and a 3.25-stall garage, equaling 3,784 ft<sup>2</sup>.

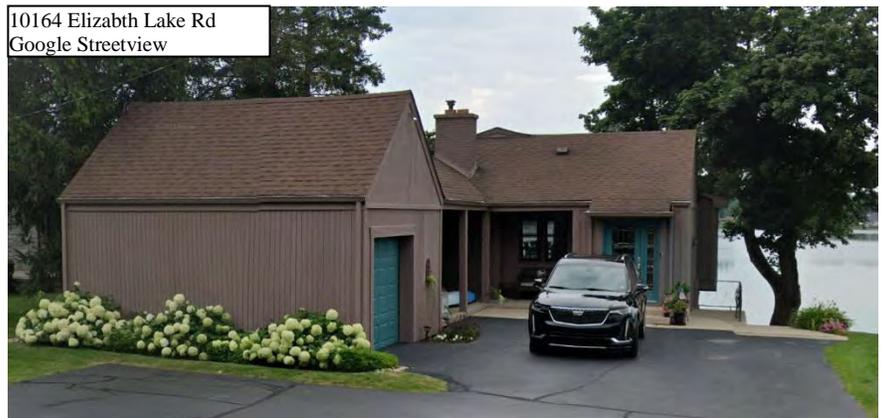
**Existing Condition Dimensional Review**

The property is currently occupied by a ranch style, single-family home, constructed in 1950, and includes an attached 1.5 stall garage. It is served by a private well and municipal sewer. Below is a comparison chart with the minimum R1-C standards, Section 3.1.5.E, listed next to the existing conditions of the property.

	Min Required	Current	Nonconforming Deficiency
Lot Area	16,000 ft <sup>2</sup>	10,062.36 ft <sup>2</sup>	-5,937.64 ft <sup>2</sup>
Lot Width	100 ft	55 ft	-45 ft
Lot Length	160 ft	183 ft	-
Lot Coverage	30%	16.8%	-
Front Yard Setback	35 ft	25.96 ft	-9.04 ft
Side Yard Setback	10 ft	5.41ft & 8.87ft	4.59ft & 1.13 ft,
Rear Yard Setback	35 ft	54.55 ft	-
Building Height	30 ft	15.58 ft	-

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

*Any lot which was of record at the time of the adoption of this Ordinance, that does not meet the requirements of Article 6 for lot area and width, may be utilized for single-family residences in zones permitting this use, provided that the setback and open space provisions of the Ordinance are met. (Also see Article 7.27 regarding non-conforming lots).*



### Proposed Dimensional Review

The applicant wishes to construct an addition comprised of the addition of a second story and expansion of the building footprint into the rear yard composed and an enlarged garage footprint into the front yard setback of the property. Once complete, the total proposed home would offer around 3,784 ft<sup>2</sup> of living space.



The proposed design requires 4 variances. The first 3 are (dimensional) setback variances (Section 3.1.6) and the 4<sup>th</sup> is a nondimensional variance from Section 7.23-Nonconforming Structures. The proposed design increases only the front yard setback by 4.92 feet.

Specifically, the proposed design increases side yard nonconformity by 3 inches on the westside, where the distance between the two existing structures is presently only by about 16 ft. Further, the request proposes the garage will be closer to the Elizabeth Lake Road ROW, a 2-lane paved road with gravel shoulders.

	Min Required	Current	Proposed	Difference	Necessary Variance
Lot Coverage	30%	14.37%	16.91%	+2.54%	-
Front Yard Setback	35 ft	25.96 ft	20.04 ft	-5 ft	14.96 ft, nonconforming increase of 4.92 ft
West Side Yard Setback	10 ft	8.87 ft	8.87 ft	0 ft	1.13 ft, proposed setback is equal to existing setback
East Side Yard Setback	10 ft	5.41 ft	7.3ft	+1.89 ft	2.7 ft, proposed setback is greater than existing setback
Rear Yard Setback	35 ft	54.55 ft	43.22 ft	-11.33 ft	-
Building Height	30 ft	15.58 ft	24.08 ft	+8.5 ft	-

## Conclusion

Staff finds that the subject property is a legally established substandard lot containing a lawful nonconforming structure, that does not meet current front and side yard setback requirements.

The proposed addition would increase the front yard nonconformity, encroaching 5 ft further into the existing 35 ft required setback distance. Staff notes on contrast; the proposed addition does reduce the amount of side yard nonconformity (west side) by 1.89 ft. Staff notes that this side of the home is closest to a neighboring residential structure.

The applicant has provided one narrative response to encompass all four variance requests which I have included in your packet. The ZBA should analyze their arguments to determine if the request can meet the standards of approval.

## Section 7.37 – Standards (of Review)

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

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.*
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.*
- C. Not self created: The applicants problem is not self-created.*
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).*
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.*

*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.*

**Zoning Board of Appeals Options:**

*Though the example below has all variances included in one motion, they can be broken up into separate motions at the discretion of the ZBA members.*

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

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

**Denial:** I move to deny the variances requested by Alfa Construction Guys, LLC for Parcel Number 12-27-226-012, 10164 Elizabeth Lake Road, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Alfa Construction Guys, LLC, *to a date certain or other triggering mechanism*, for parcel number 12-27-226-012, 10164 Elizabeth Lake Road, to consider comments stated during this public hearing.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Alfa Construction Guys, LLC PHONE: [REDACTED]  
ADDRESS: 23460 Industrial Park Dr. Farmington Hills, VT 48335  
EMAIL: [REDACTED]  
INTEREST IN PROPERTY:  PROPERTY OWNER  BUILDER  OTHER: \_\_\_\_\_

PROPERTY INFORMATION

ADDRESS: 10164 Elizabeth Lake Rd. ZONING: R1-D  
VALUE OF IMPROVEMENT: \$ 375,760.00 SEV OF EXISTING STRUCTURE: \$ 254,580.00

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

See attached Exhibit A - Variance Justification Letter.

APPLICATION FEE:  \$440  \$550

APPLICANT'S SIGNATURE: [Signature] DATE: 11/25/25

Exhibit A – Variance Justification

Submitted by: Alfa Construction Guys, Authorized Agent for Property Owners

**1. Unique Physical Circumstances of the Property**

The subject property has an unusually narrow lot width of approximately 55 feet, which is significantly less than the required minimum 100-foot width for the R1-C zoning district. This narrower-than-standard lot width is a physical condition unique to this parcel and is not typical of conforming lots in the township.

Additionally, the existing home was constructed many years ago with legal nonconforming side yard setbacks of approximately 5.41 feet on the west side and 8.87 feet on the east side, for a combined total of 14.28 feet where 20 feet is required. These constraints severely limit the ability to improve or expand the home without requesting a variance.

These site characteristics are not typical, not self-created, and cannot be corrected by any reasonable means.

**2. Practical Difficulty Preventing Reasonable Use**

Due to the narrowness of the lot and the existing placement of the home, it is practically impossible to modernize, improve, or create functional living space that meets current building standards while also meeting today’s side yard setback requirements.

Without a variance, the owners cannot:

- Add a second story safely and structurally over the existing footprint
- Improve the living space for their family’s needs
- Upgrade the home to modern standards comparable to surrounding homes

The strict application of the ordinance would result in a loss of reasonable and feasible use of the property, creating a practical difficulty as defined by Michigan zoning law.

**3. Variance Request is the Minimum Necessary**

The proposed second-floor addition and rear first-floor expansion follow the existing footprint and do not extend closer to the property lines than the existing home.

The new construction will:

- Maintain a minimum of 7 feet from side yards (including roof overhangs, gutters, and architectural elements)
- Use the least amount of deviation necessary to allow safe, modern construction

This satisfies the requirement that a variance must be the minimum needed to achieve a reasonable use.

#### 4. Condition Is Not Self-Created

The hardship results from:

- The original lot width established long before current zoning
- The existing home's historical placement
- Community zoning standards that have changed since the structure was originally built

The owners did not create the narrow lot, the home's placement, or the nonconforming setbacks. They are simply attempting to renovate and modernize an existing structure without expanding the footprint into new setback areas.

This satisfies the zoning requirement that the request cannot be self-created.

#### 5. No Negative Impact on Neighborhood or Public Welfare

The proposed addition will:

- Maintain all required safety codes
- Improve the structural integrity of the home
- Enhance the visual appearance and property value
- Remain consistent in size and character with other homes in the neighborhood
- Not negatively impact neighboring properties' access to light, air, or privacy
- Not interfere with drainage, utilities, or emergency access

All improvements will be built in compliance with Michigan Residential Code and township review.

The variance will therefore not alter the essential character of the neighborhood, nor will it be detrimental to public welfare.

#### 6. Substantial Justice and Fair Use of Property

Granting this variance provides substantial justice to the property owners by allowing them a fair and reasonable use of their property — consistent with what other similarly sized or updated homes enjoy in the township.

Strict enforcement, in this case, would:

- Prevent meaningful updates
- Restrict reasonable and typical residential improvements
- Penalize the owners for conditions they did not cause

Granting the variance supports the spirit and intent of the ordinance while avoiding unnecessary hardship.

**Approval is respectfully requested.**

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

November 19, 2025

Beatriz Siminovich  
10164 Elizabeth Lk Rd  
White Lake, MI 48386

Based on the submitted plans, the proposed 1<sup>st</sup> floor and 2<sup>nd</sup> floor additions do not satisfy the White Lake Township Clear Zoning Ordinance.

**Article 3.1.6 of the White Lake Township Clear Zoning Ordinance for R1-D requires:** Minimum side yard setback of 10 feet each side and 20 feet total of two sides, minimum front yard setback of 30 ft, and minimum lot width of 80 feet.

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

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

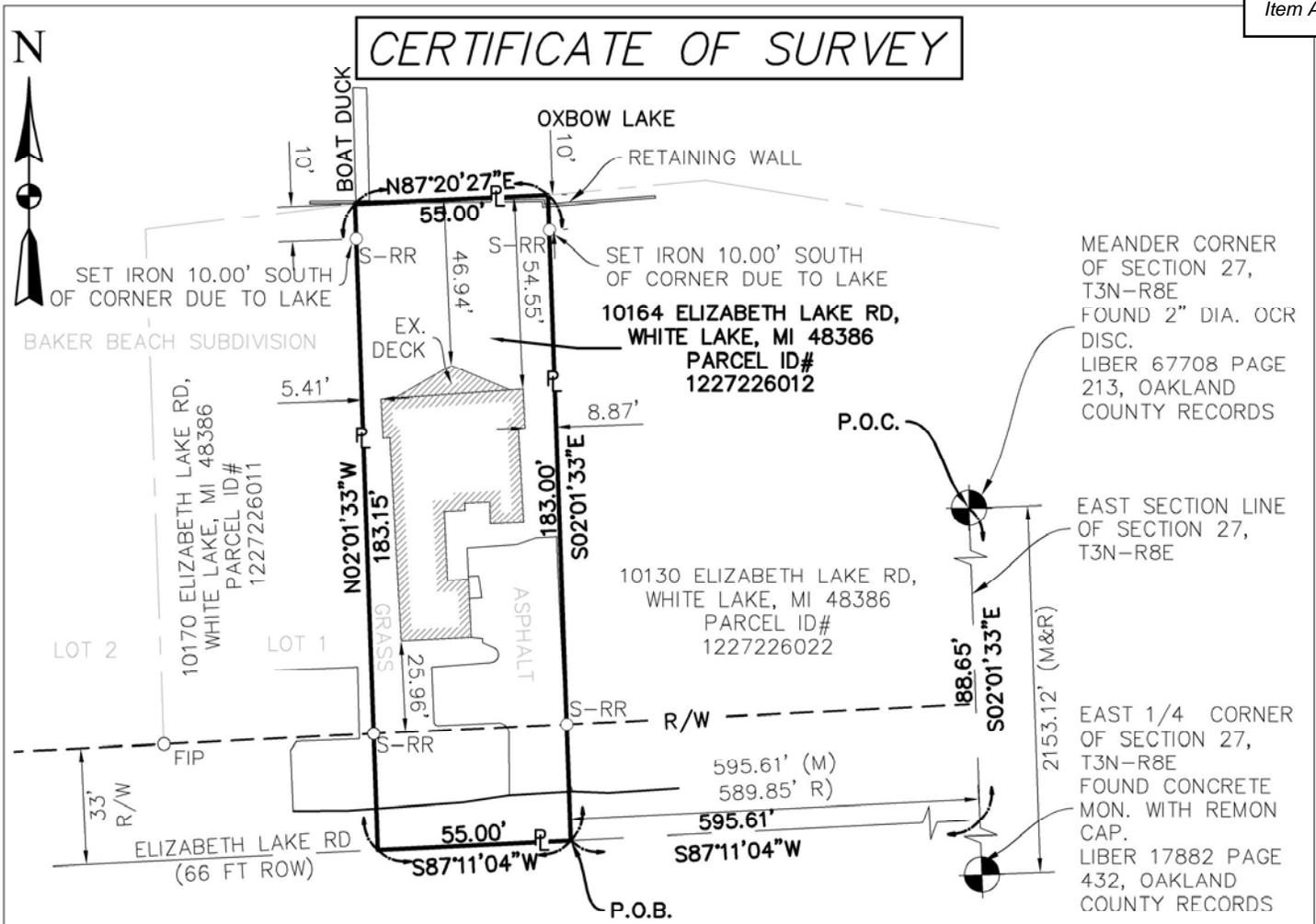
Based on the submitted plans, the existing structures and lot are non-conforming where the lot width is 55 ft. which contains a residential structure having an approximate 5.4 ft side yard setback on the west side and a 9.4 ft side yard setback on the east side for a total of 14.8 ft.

The proposed 2<sup>nd</sup> story addition would increase these non-conformities by adding living space and roof structures measuring approximately 7.2 ft from the west side yard lot line where a 10 ft side yard setback is required. The proposed 1<sup>st</sup> story addition in the rear would also expand the approximate 5.4 ft side yard setback. It should further be noted; no newly constructed portion including overhangs and gutters shall extend closer to 5 ft from any side yard lot line

Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the January 22<sup>nd</sup> Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than December 22<sup>nd</sup> at 4:30 PM. **Be advised, the ZBA will require a certified and dimensioned boundary and location survey showing existing and proposed conditions.** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official  
White Lake Township



**ADDRESSES:** 10164 ELIZABETH LAKE RD, WHITE LAKE, MI 48386  
**PARCEL ID:** 1227226012

**LEGAL DESCRIPTION: (PER WARRANTY DEED PROVIDED BY THE CLIENT)**  
 THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE TOWNSHIP OF WHITE LAKE, COUNTY OF OAKLAND, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS:  
 TOWN 3 NORTH, RANGE 8 EAST, SECTION 27, PART OF THE NORTHEAST 1/4, BEGINNING AT A POINT IN CENTER OF ELIZABETH LAKE ROAD DISTANCE WEST 589.85 FEET FROM EAST SECTION LINE; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 55 FEET TO SOUTHEAST CORNER BAKER BEACH; THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS EAST 183.15 FEET TO SHORE OF LAKE; THENCE EASTERLY ALONG SHORE 55 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 30 SECONDS WEST 183 FEET TO BEGINNING.  
 COMMONLY KNOWN AS: 10164 ELIZABETH LAKE ROAD, WHITE LAKE, MICHIGAN 48386  
 TAX PARCEL NUMBER(S): 12-27-226-012

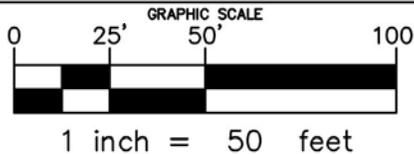
**LEGAL DESCRIPTION (AS SURVEYED):**  
 COMMENCING AT THE MEANDER CORNER OF SECTION 27, T3N-R8E, TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN; THENCE S02°01'33"E 88.65 FEET ALONG THE EAST LINE OF SECTION 27 TO A POINT AT THE CENTER OF ELIZABETH LAKE ROAD; THENCE S87°11'04"W 595.61 FEET TO THE POINT OF BEGINNING AT THE CENTER OF ELIZABETH LAKE ROAD; RUNNING THENCE S87°11'04"W 55.00 FEET ALONG THE CENTER OF ELIZABETH LAKE ROAD; THENCE N02°01'33"W 183.15 FEET TO SHORE OF OXBOW LAKE; THENCE N87°20'27"E 55.00 FEET ALONG THE SHORE; THENCE S02°01'33"E 183.00 FEET TO THE POINT OF BEGINNING AT THE CENTER OF ELIZABETH LAKE ROAD. BEING PART OF THE NORTHEAST 1/4 OF SECTION 27, T3N-R8E, TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN AND CONTAINING 0.23 ACRES OF LAND. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD. COMMONLY KNOWN AS 10164 ELIZABETH LAKE ROAD, WHITE LAKE, MICHIGAN 48386

\* This boundary survey was conducted without the benefit of a title policy. Therefore, no guarantee can be made that any or all easements or encumbrances are shown.\*

\* BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE, NAD83, INTERNATIONAL FEET.\*

**LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- PLAT LINE
- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON ROD
- SET CUT CROSS
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- MEASURED
- RECORDED



STATE OF MICHIGAN

**Mohamad Baghdadi**

License No. 4001071343

LICENSED PROFESSIONAL SURVEYOR

MOHAMAD BAGHDADI  
PS NO. 4001071343

**CERTIFICATION:**  
 I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE BELOW DESCRIBED PARCEL(S) OF LAND; THAT THE ERROR OF CLOSURE IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING; AND THAT SAID SURVEY IS IN FULL COMPLIANCE WITH ACT 132, P.A. OF 1970 AS AMENDED.

835 MASON ST, DEARBORN, MI 48124 SUITE# C140  
 CONTACT NO- (313) 633-4941  
 E-MAIL : MBAGHDADI@ESAXIS.COM

**Project** 10164 ELIZABETH LAKE RD  
**Client** MRS. BIA SIMINOVICH  
**County** OAKLAND **Community** PONTIAC  
**Township** TO3N **Range** R08E **Section** 27 **State** MICHIGAN  
**Project Number** 2025\_0019 **Checked by** MMB **Drawn by** MMB **Crew/Book**

**Title** CERTIFICATE OF SURVEY  
**Date** 9/29/25 **Rev 1** 11/5/26  
**Drawing Scale** 1"=50' **Sheet Number** 01 OF 01

**WARRANTY DEED**

**The Grantor(s): Gary J. Pipkin and Karen G. Pipkin, Husband and Wife**

**whose address is 10164 Elizabeth Lake Road, White Lake, MI 48386**

**Convey and Warrant to: Sandro Siminovich and Beatriz Mermelstein Siminovich, Husband and Wife**

**whose address is 4998 Parkgate Drive, Commerce, MI 48382**

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

**SEE ATTACHED EXHIBIT "A"**

**Commonly known as: 10164 Elizabeth Lake Road, White Lake, Michigan 48386**

**Tax parcel number(s): 12-27-226-012**

**For the sum of: Five Hundred Seventy Five Thousand Five Hundred and 00/100 Dollars (\$575,500.00)**

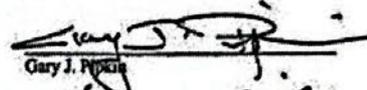
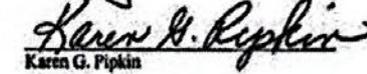
**Subject to: The existing building and use restrictions, easements, and zoning ordinances, if any**

**The grantor grants to the grantee the right to make \_\_\_\_\_ permissible division(s) under Section 108 of the Land Division Act, Act No 288 of the Public Acts of 1967. This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.**

**Dated: July 22, 2025**

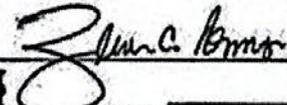
(Attached to and becoming a part of the Warranty Deed dated July 22, 2025, Capital Title Insurance Agency, Inc. File Number 664956-35 between Gary J. Pipkin and Karen G. Pipkin, Husband and Wife as Grantor(s) and Sandro Siminovich and Beatrix Mermelstein Siminovich as Grantee(s))

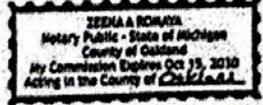
Seller(s):

  
Gary J. Pipkin  
  
Karen G. Pipkin

STATE OF MICHIGAN )  
COUNTY OF Oakland ) ss.

Acknowledged by Gary J. Pipkin and Karen G. Pipkin, before me on the 22nd day of July, 2025.

  
Notary Public  
County, Michigan  
Acting in \_\_\_\_\_ County  
My commission expires: \_\_\_\_\_



Drafted by: Gary J. Pipkin, 10164 Elizabeth Lake Road, White Lake, MI 48386  
When recorded return to: Sandro Siminovich, 10164 Elizabeth Lake Road, White Lake, MI 48386

File Number: 664956-35

**EXHIBIT A - LEGAL DESCRIPTION**

The land referred to in this document is situated in the Township of White Lake, County of Oakland, State of Michigan and described as follows:

Town 3 North, Range 8 East, Section 27, Part of the Northeast 1/4, Beginning at a point in center of Elizabeth Lake Road distance West 589.85 feet from East section line; thence North 89 degrees 36 minutes 30 seconds West 55 feet to Southeast corner Baker Beach; thence North 00 degrees 23 minutes 30 seconds East 183.15 feet to shore of lake; thence Easterly along shore 55 feet; thence South 00 degrees 23 minutes 30 seconds West 183 feet to beginning.

Commonly known as: 10164 Elizabeth Lake Road, White Lake, Michigan 48386  
Tax parcel number(s): 12-27-226-012

11/25/2025

White Lake Township  
Community Development – Planning & Zoning Department  
7525 Highland Road  
White Lake, MI 48383

Subject: Owner Authorization for Zoning Board of Appeals Application  
Property Address: 10164 Elizabeth Lake Dr. White Lake, MI 48386  
Parcel ID: 12-27-226-012

Dear Planning & Zoning Staff,

We, the undersigned legal property owners, hereby authorize:

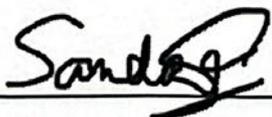
Authorized Representative: Jason Floarea  
Company: Alfa Construction Guys, LLC  
Address: 23460 Industrial Park Dr. Farmington Hills, MI 48335  
Phone: 248-230-8787  
Email: jason@alfaconstructionguys.com

to file a Zoning Board of Appeals (ZBA) variance application on our behalf for the property listed above. This authorization includes the ability to:

- Submit applications, drawings, plot plans, surveys, and supporting documents
- Communicate with township officials and departments
- Respond to administrative requests
- Attend and represent us at ZBA hearings
- Receive notices and correspondence related to the variance request

We confirm that we are the legal owners of the property and provide this authorization voluntarily.

Owner 1:  
Printed Name: Sandro Siminovich

Signature:  \_\_\_\_\_

Date: 11/25/25

Owner 2:  
Printed Name: Beatriz Mermelstein Siminovich

Signature:  \_\_\_\_\_

Date: 11/25/25

# OVERVIEW

## PROJECT DESCRIPTION:

PROPOSED SECOND STORY ADDITION FOR THE SINGLE FAMILY RESIDENCE LOCATED AT: 10164 ELIZABETH LAKE RD, WHITE LAKE, MI 48386. THE ADDITION INCLUDES EXPANDING THE BASEMENT AT THE FRONT OF THE HOME BY 76 FT<sup>2</sup> AND EXPANDING THE DECK OUT PER THE PROPOSED SITE PLAN.

## APPLICABLE CODES:

2021 MICHIGAN REHABILITATION CODE	ASHRAE 90.1 - 2019
2021 MICHIGAN PLUMBING CODE (MPC)	NFPA 13
2021 MICHIGAN MECHANICAL CODE (MMC)	NFPA 72
2023 MICHIGAN ELECTRICAL CODE (NEC) W/ PART 8 STATE	2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL FIRE CODE (IFC)	
2021 MICHIGAN UNIFORM ENERGY CODE	

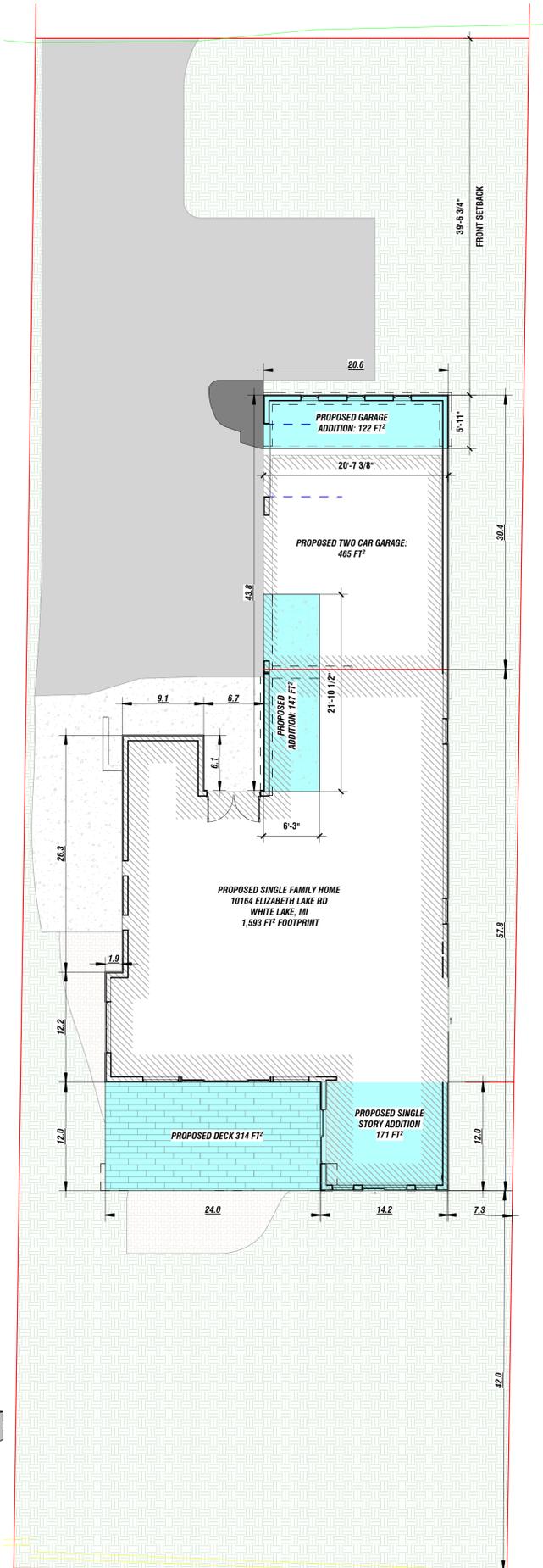
CHARACTERISTICS	EXISTING	PROPOSED
BUILDING AREA	STORY: AREA (FT <sup>2</sup> ): <b>BASEMENT: 1,195</b> <b>FIRST FLOOR: 1,446</b> <b>SECOND FLOOR: N/A</b> <b>TOTAL: 2,084 FT<sup>2</sup></b>	STORY: AREA (FT <sup>2</sup> ): <b>BASEMENT: 1,271 (+76)</b> <b>FIRST FLOOR: 1,702 (+256)</b> <b>SECOND FLOOR: 811 (+811)</b> <b>TOTAL: 3,784 FT<sup>2</sup> (+1,143)</b>
BUILDING HEIGHT	<b>15'-7" FROM FINISHED FLOOR TO RIDGE</b>	<b>24'-1" FROM FINISHED FLOOR TO RIDGE</b>
BEDROOMS	1 BEDROOM IN BASEMENT 2 BEDROOMS ON FIRST FLOOR  <b>3 TOTAL</b>	1 BEDROOM IN BASEMENT 1 BEDROOMS ON FIRST FLOOR 3 BEDROOMS ON SECOND FLOOR <b>5 TOTAL</b>
BATHROOMS	1 BATH IN BASEMENT 1 BATH ON FIRST FLOOR  <b>2 TOTAL</b>	1 BATH IN BASEMENT 1½ BATH ON FIRST FLOOR 3 BATH ON SECOND FLOOR <b>5.5 TOTAL</b>

## SHEET LIST

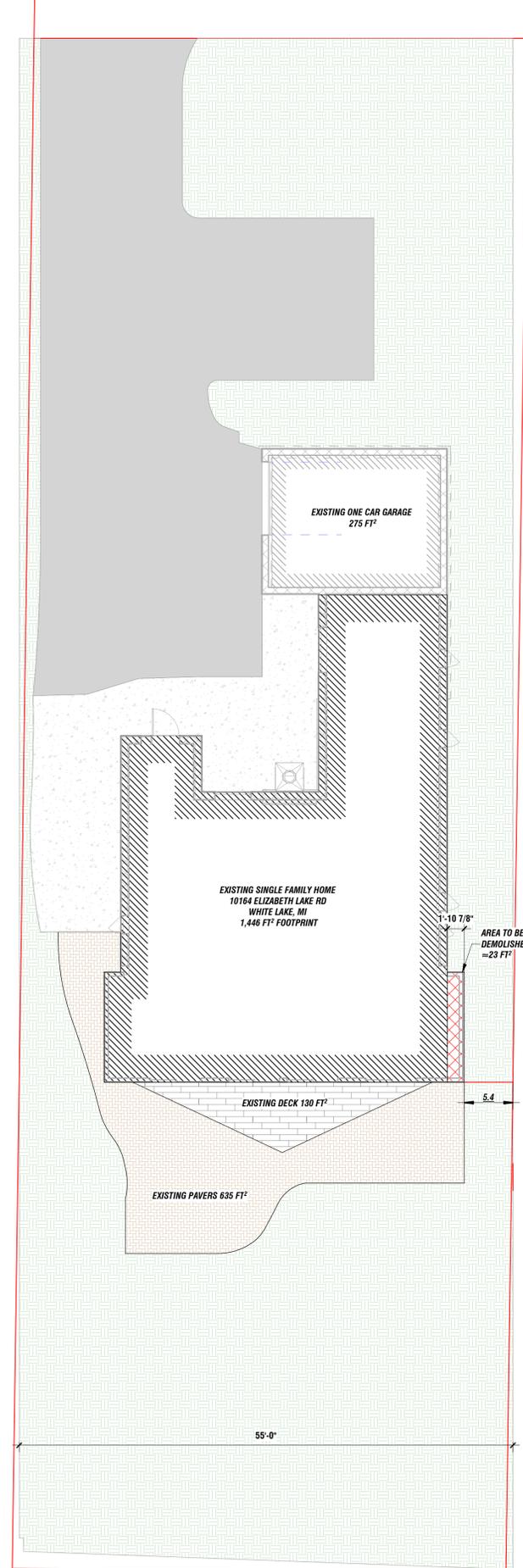
SHEET NO.	SHEET NAME
A-000	OVERVIEW
A-100	BASEMENT FLOOR PLAN
A-110	FIRST FLOOR PLAN
A-120	SECOND FLOOR PLAN
A-130	ROOF PLAN
A-200	PROPOSED ELEVATIONS
A-201	PROPOSED ELEVATIONS
S-100	FOUNDATION PLAN
S-110	FIRST FLOOR FRAMING
S-120	SECOND FLOOR FRAMING
S-130	ROOF FRAMING PLAN



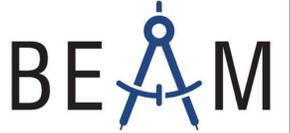
3 PROPOSED 3D VIEW  
A-000



2 PROPOSED SITE PLAN  
A-000 1/8" = 1'-0"



1 EXISTING SITE PLAN  
A-000 1/8" = 1'-0"



BEAM ENGINEERING LLC  
5752 N TELEGRAPH RD  
DEARBORN HEIGHTS, MI 48127  
www.beamengineeringllc.com  
+1 (313) 461-4173  
ali@beamengineeringllc.com

## REVISIONS

REVISION	DATE
PERMITS	12.2.2025
REV 1	01.09.2026

## CUSTOMER DATA

BEATRIZ SIMINOVICH  
10164 ELIZABETH LAKE RD  
WHITE LAKE, MI 48396

## PROJECT NO:

25129

## DRAWN

A. BAZZI PE

## DATE

01/13/2026

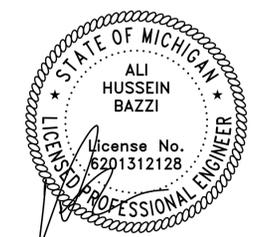
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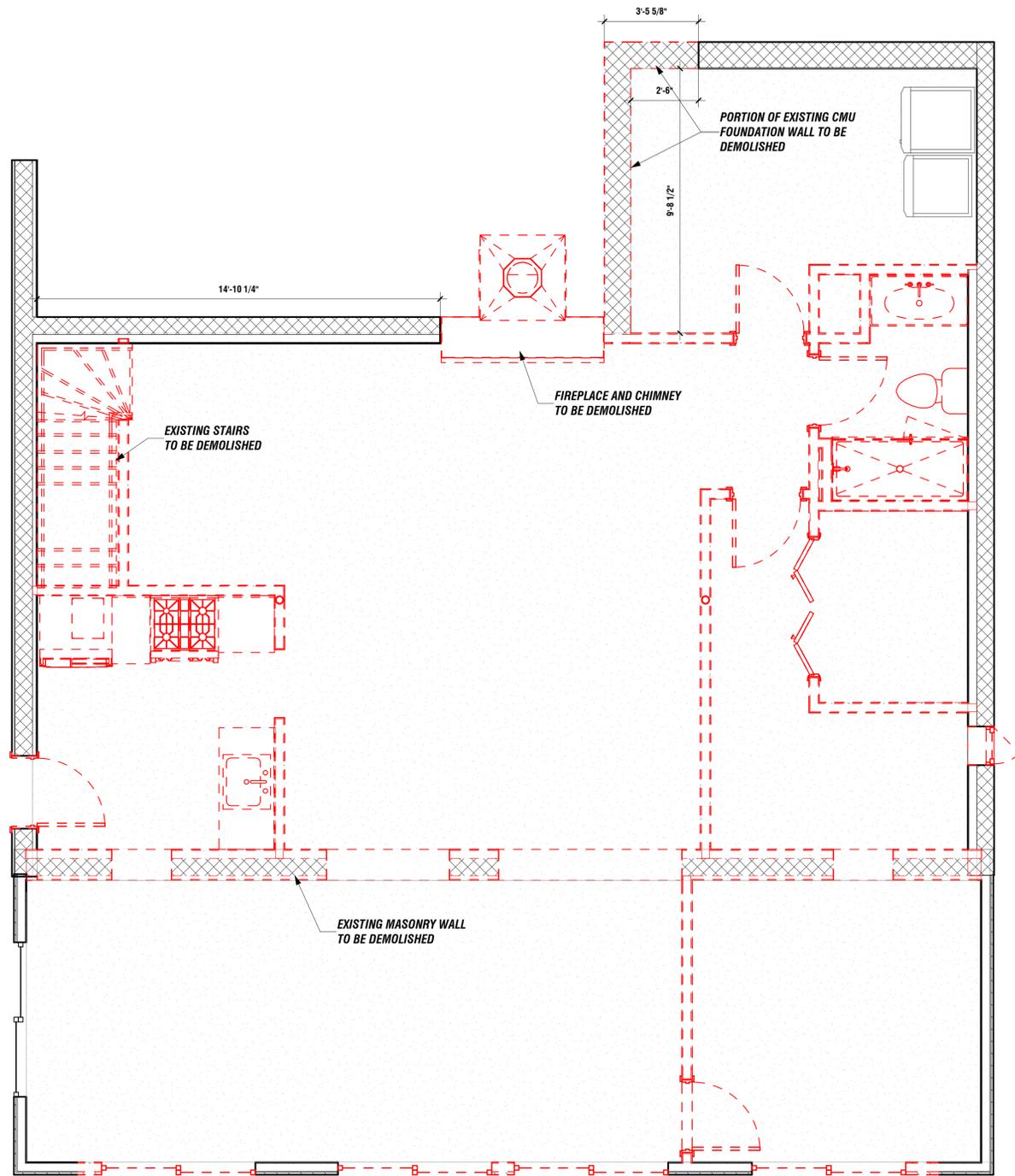
AS INDICATED

## SHEET NO.

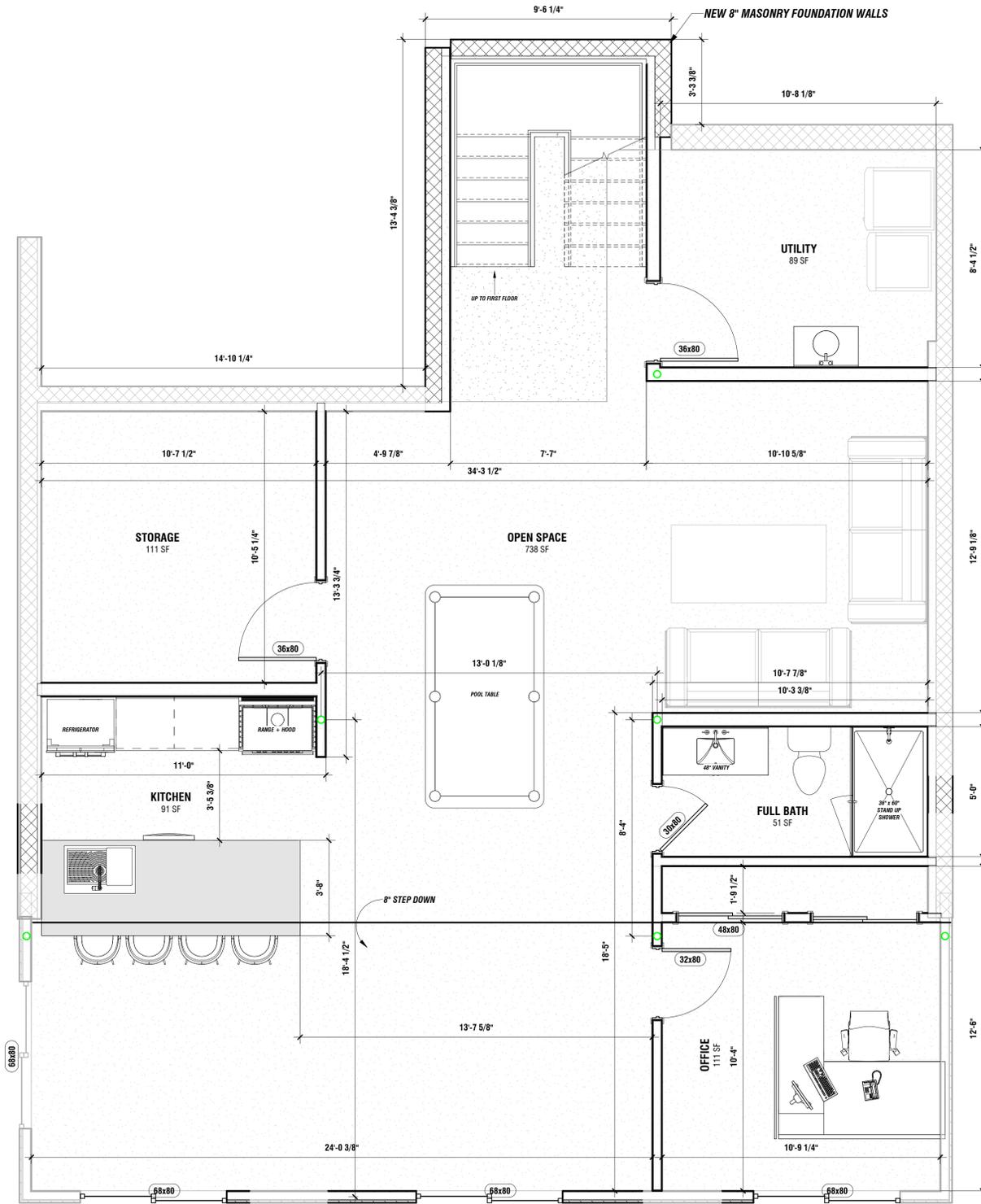
**A-000**

OVERVIEW





**1** EXISTING BASEMENT PLAN  
A-100 3/8" = 1'-0"



**2** PROPOSED BASEMENT PLAN  
A-100 3/8" = 1'-0"



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**CUSTOMER DATA**  
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10164 ELIZABETH LAKE RD  
WHITE LAKE, MI 48396

**PROJECT NO.:**  
25129

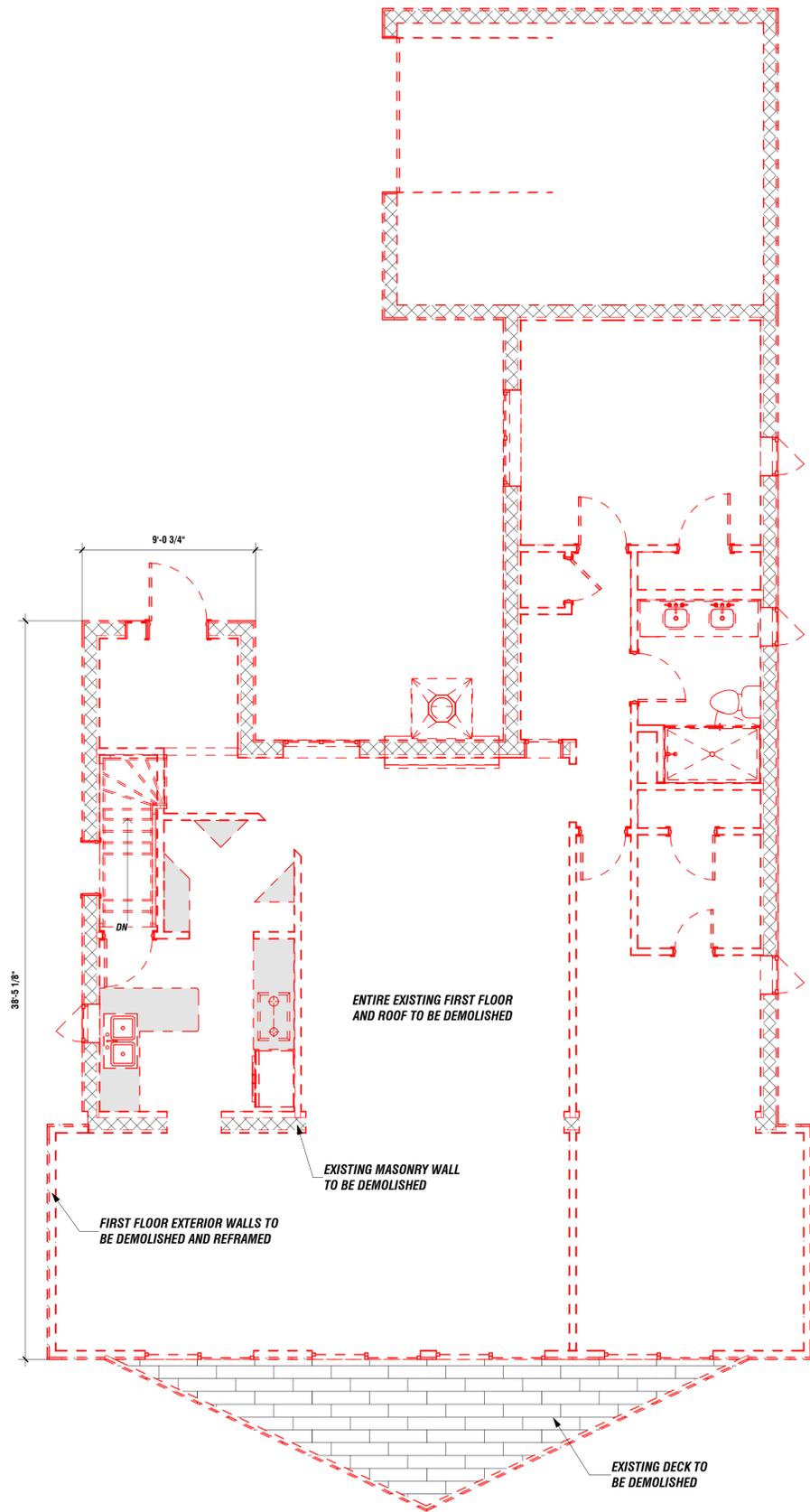
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A. BAZZI PE

**DATE**  
01/09/2026

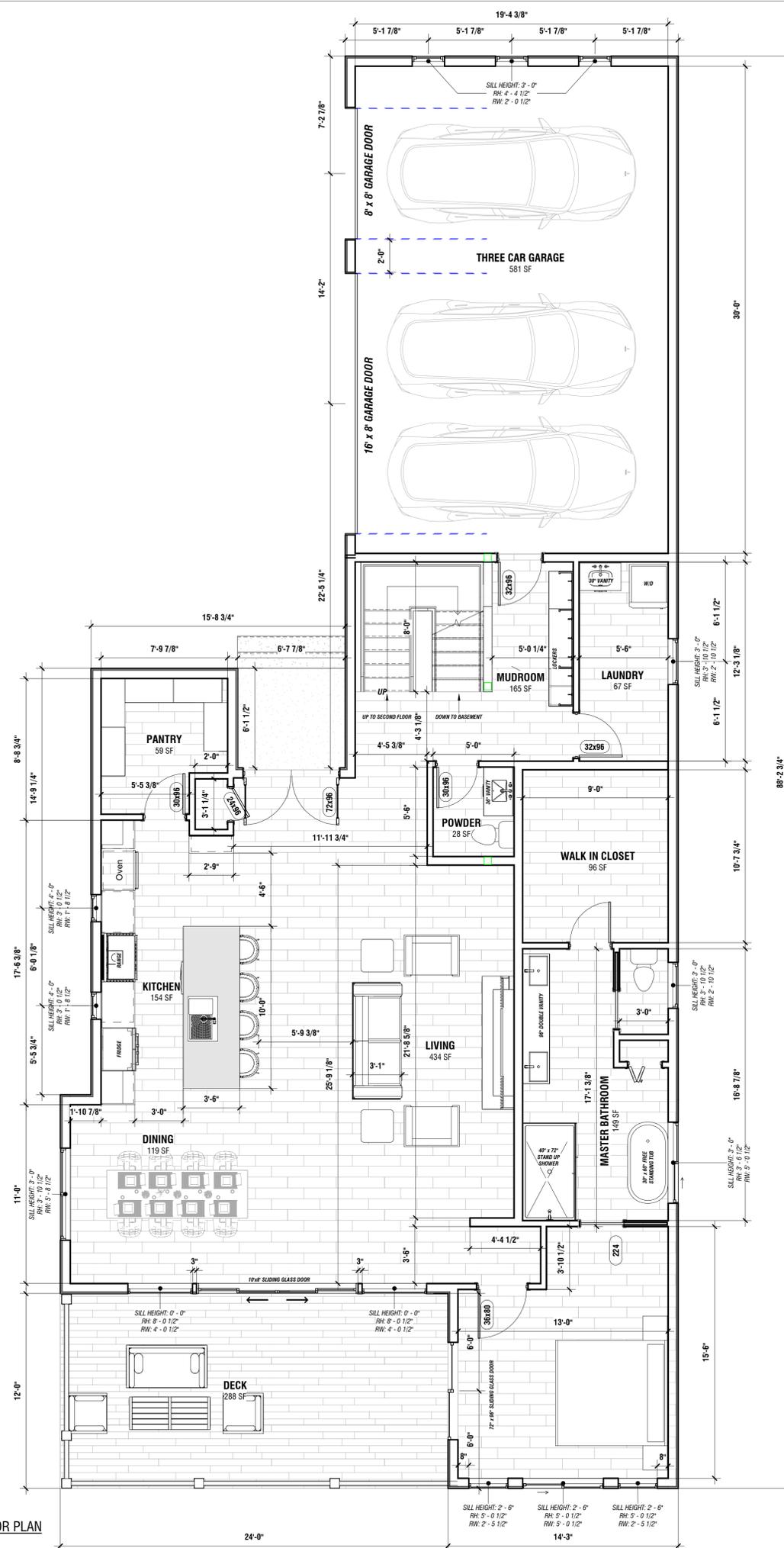
**SCALE**  
AS INDICATED

**SHEET NO.**  
**A-100**  
BASEMENT FLOOR PLAN





**2** EXISTING FIRST FLOOR PLAN  
A-110 1/4" = 1'-0"



**1** PROPOSED FIRST FLOOR PLAN  
A-110 1/4" = 1'-0"



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PERMITS	12.2.2025
REV 1	01.09.2026

**CUSTOMER DATA**  
BEATRIZ SIMINOVICH  
10164 ELIZABETH LAKE RD  
WHITE LAKE, MI 48396

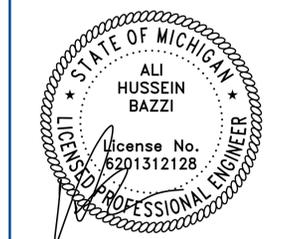
**PROJECT NO.:**  
25129

**DRAWN**  
A. BAZZI PE

**DATE**  
01/09/2026

**SCALE**  
AS INDICATED

**SHEET NO.**  
**A-110**  
FIRST FLOOR PLAN





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WHITE LAKE, MI 48396

PROJECT NO:

25129

DRAWN

A. BAZZI PE

DATE

01/09/2026

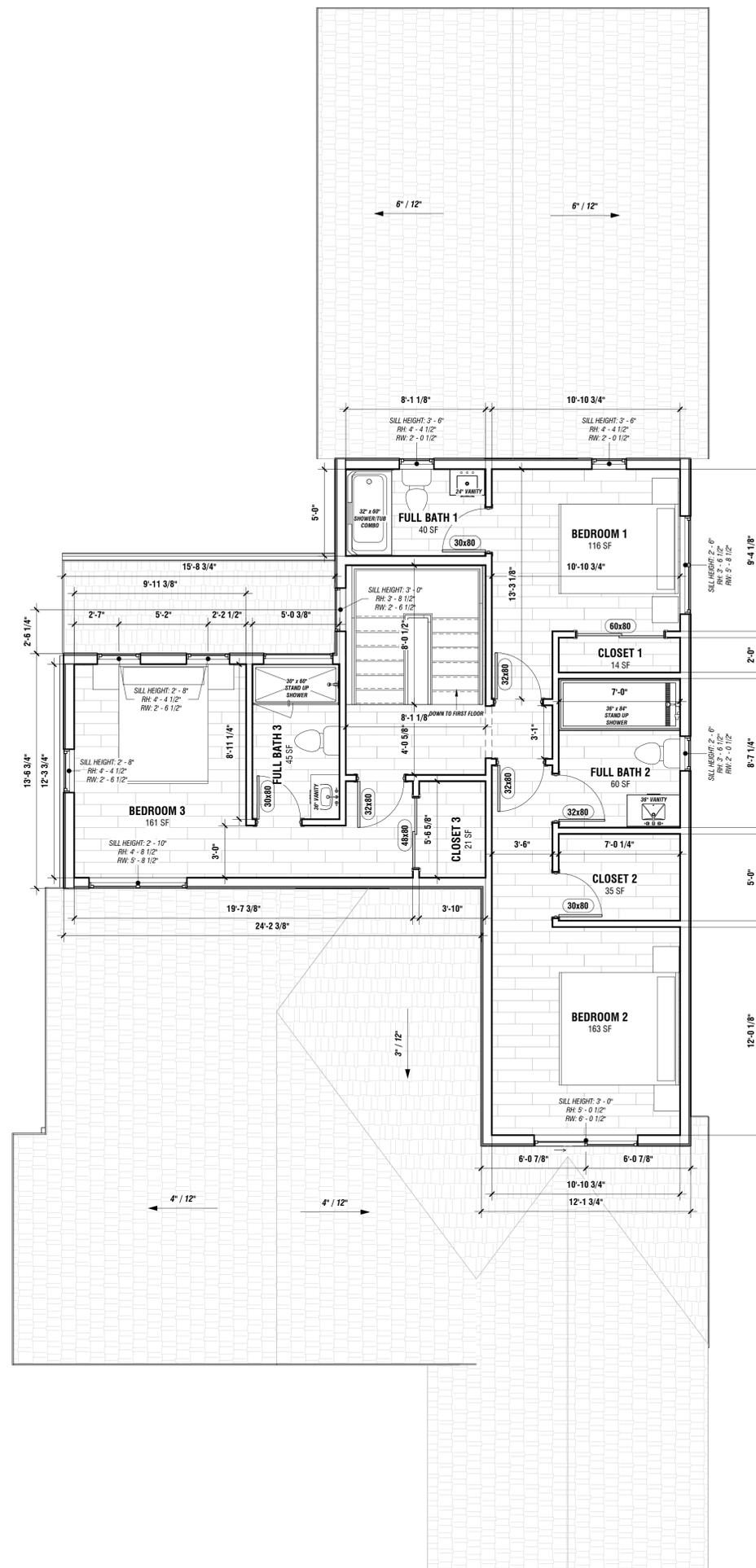
SCALE

AS INDICATED

SHEET NO.

A-120

SECOND FLOOR PLAN



1 PROPOSED SECOND FLOOR  
A-120 1/4" = 1'-0"



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REV 1	01.09.2026

CUSTOMER DATA

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PROJECT NO:

25129

DRAWN

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01/09/2026

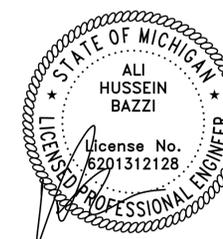
SCALE

AS INDICATED

SHEET NO.

**A-130**

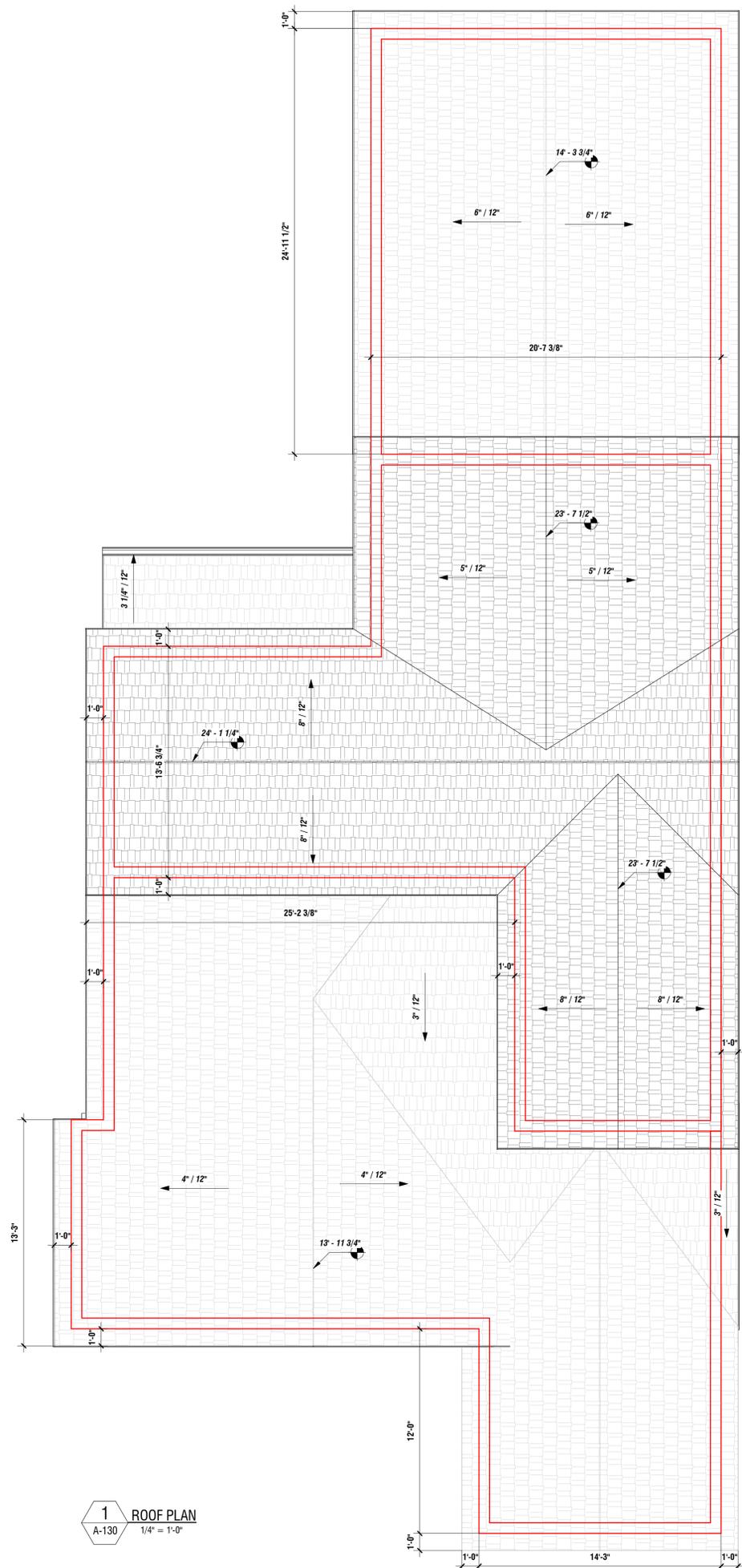
ROOF PLAN



TOTAL AREA OF NEW ROOFING: 3,435 FT<sup>2</sup>



2 BIRD'S EYE VIEW 3D  
A-130



1 ROOF PLAN  
A-130 1/4" = 1'-0"



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REVISION	DATE
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CUSTOMER DATA

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 10164 ELIZABETH LAKE RD  
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PROJECT NO.:

25129

DRAWN

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01/09/2026

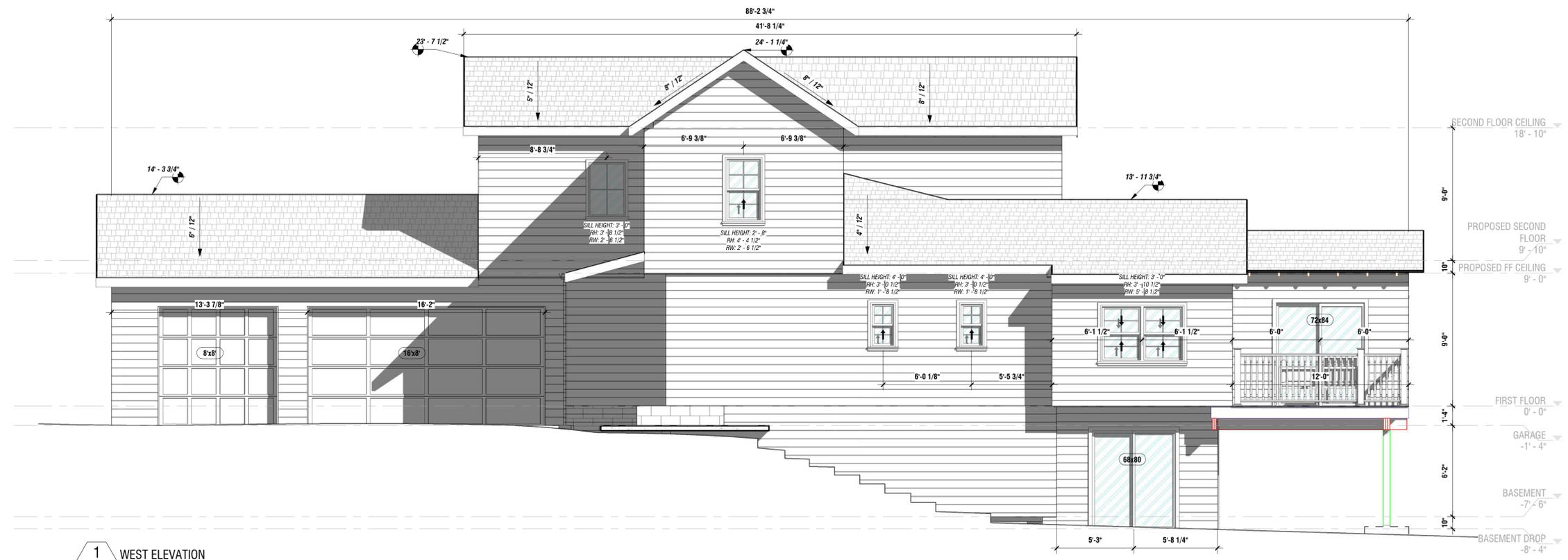
SCALE

AS INDICATED

SHEET NO.

A-200

PROPOSED ELEVATIONS



1 WEST ELEVATION  
 A-200 1/4" = 1'-0"



2 SOUTH (FRONT) ELEVATION  
 A-200 3/8" = 1'-0"



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CUSTOMER DATA

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 10164 ELIZABETH LAKE RD  
 WHITE LAKE, MI 48396

PROJECT NO:

25129

DRAWN

A. BAZZI PE

DATE

01/09/2026

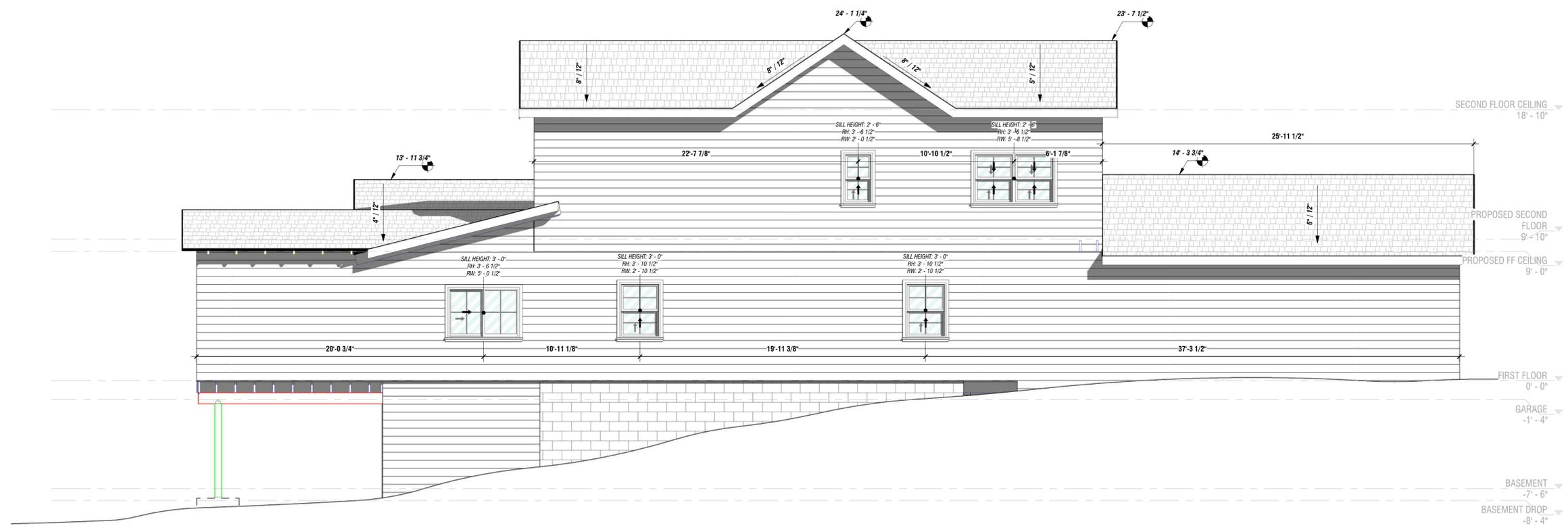
SCALE

AS INDICATED

SHEET NO.

A-201

PROPOSED ELEVATIONS



1 EAST (SIDE) ELEVATION  
 A-201  
 1/4" = 1'-0"



2 NORTH (REAR) ELEVATION  
 A-201  
 3/8" = 1'-0"



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CUSTOMER DATA

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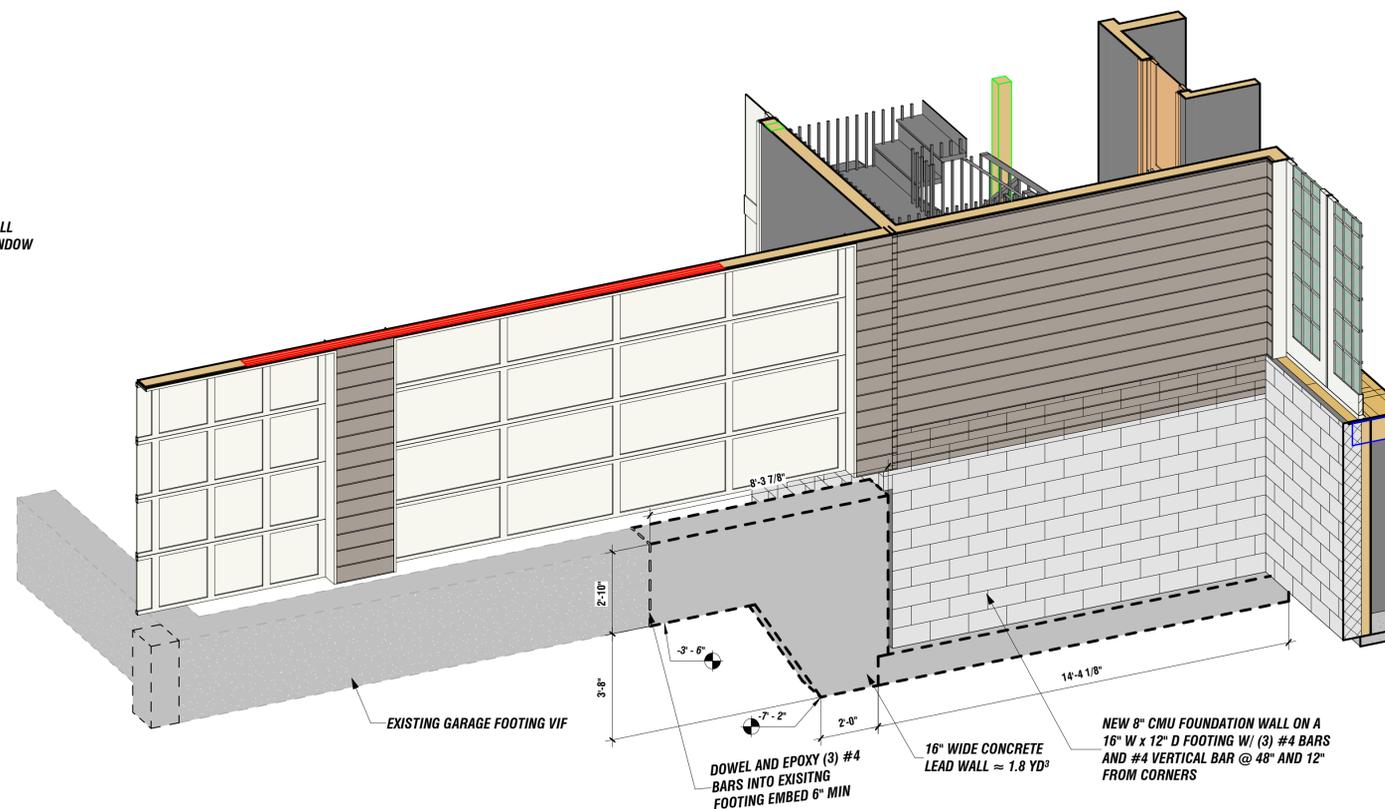
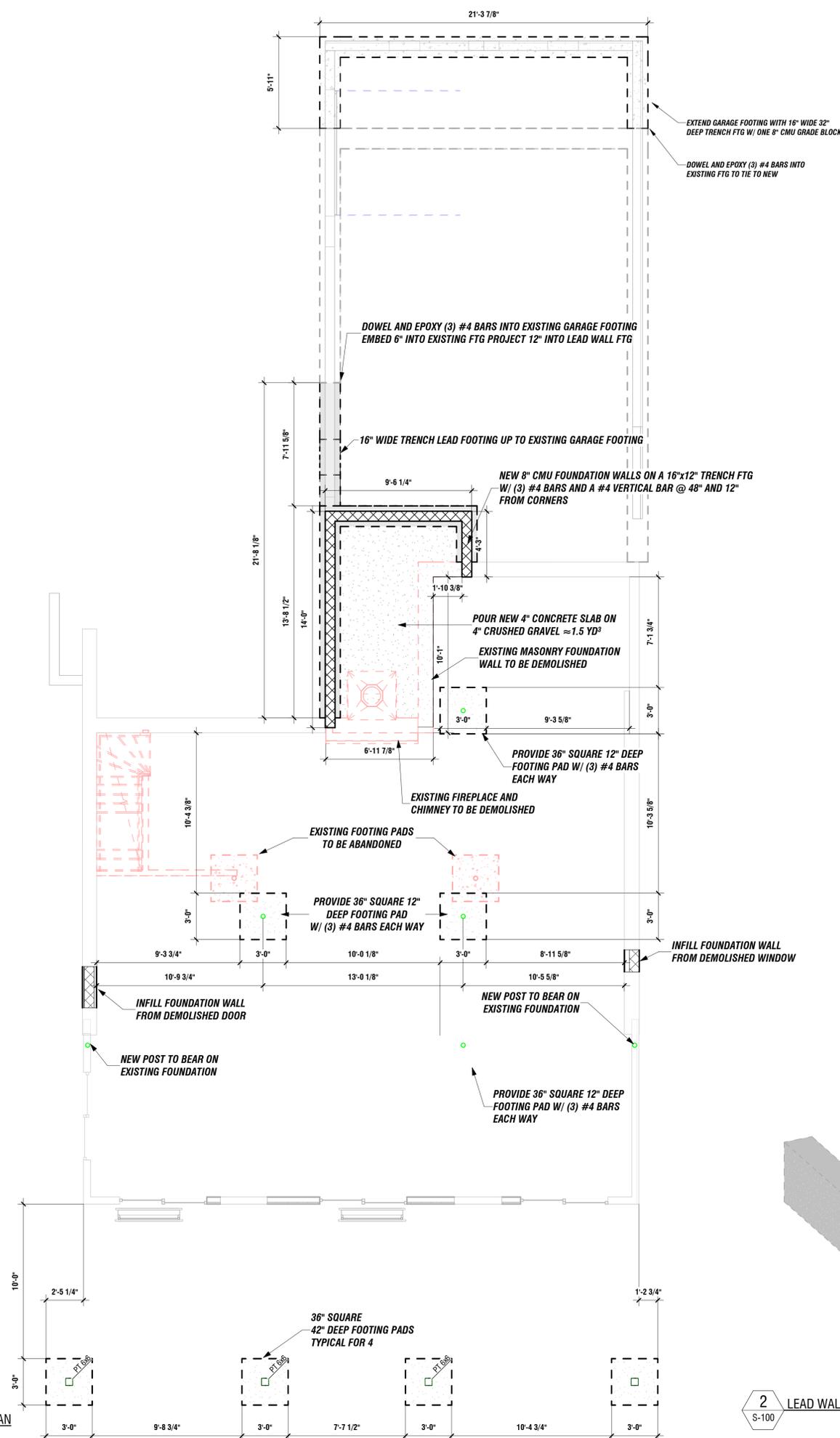
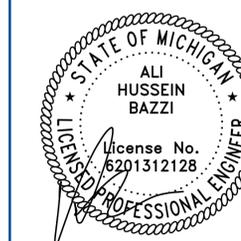
SCALE

AS INDICATED

SHEET NO.

S-100

FOUNDATION PLAN



2 LEAD WALL 3D VIEW







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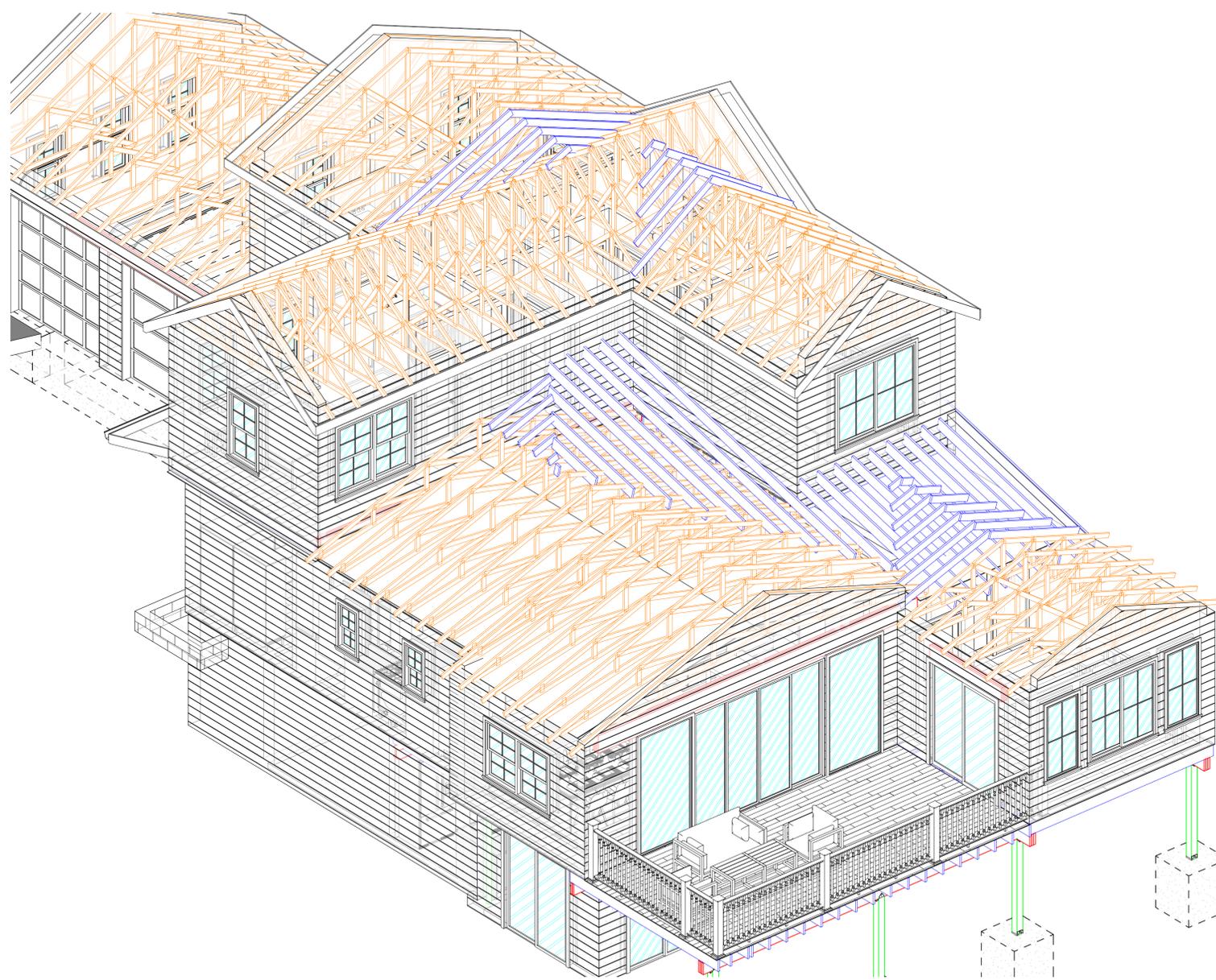
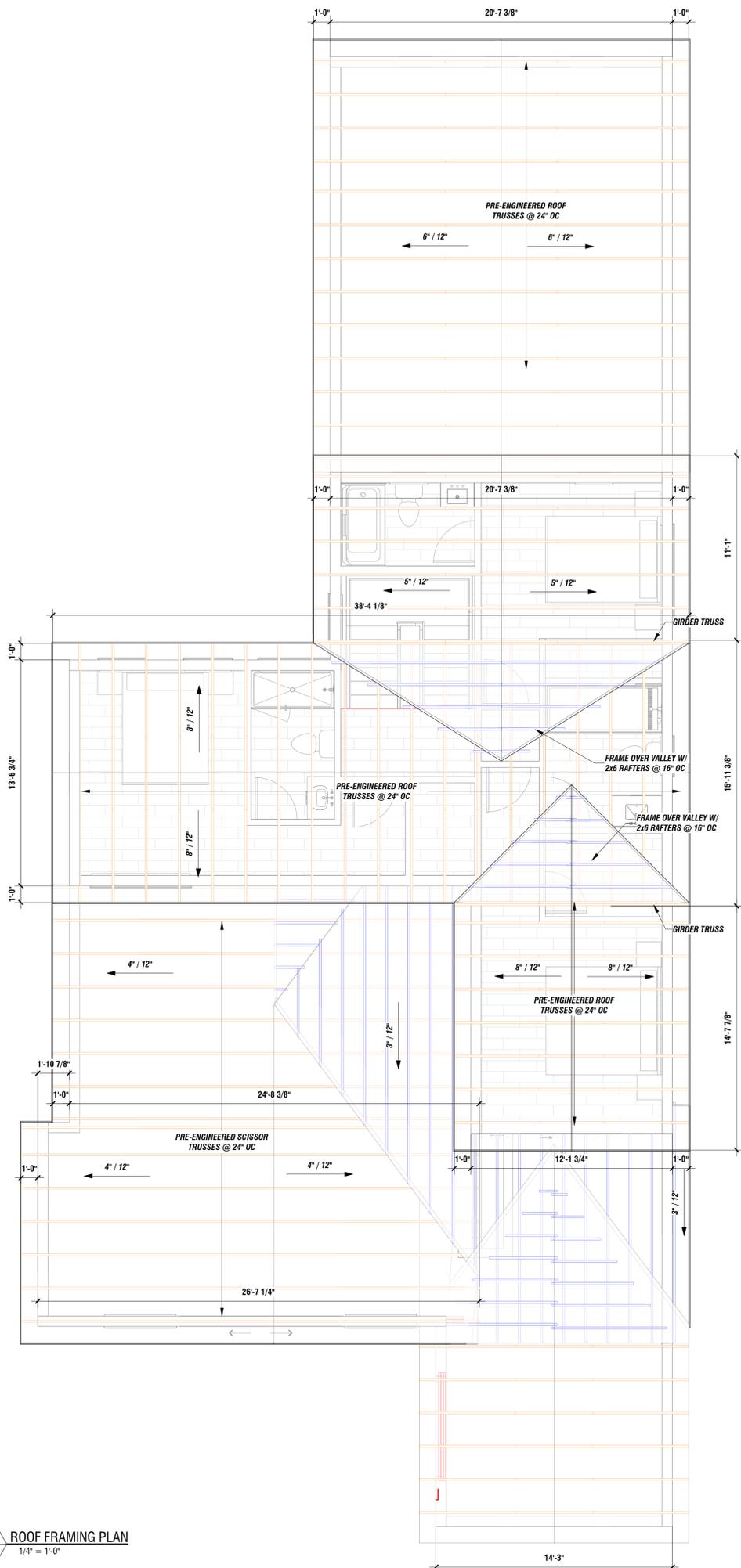
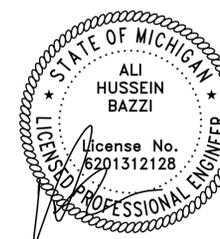
SCALE

AS INDICATED

SHEET NO.

**S-130**

ROOF FRAMING PLAN



1 ROOF FRAMING PLAN  
1/4" = 1'-0"

2 ROOF FRAMING 3D VIEW

**TO:** Zoning Board of Appeals

**FROM:** David J. Waligora, AICP, Senior Planner

**DATE:** March 19, 2026

**RE:** 145 Oxbow Lake Rd Variance Request to Permit a Home Remodel

---

**Agenda item:** 8A

**Appeal Date:** February 26, 2026

**Applicant:** Joseph T Mannozi  
145 Oxbow Lake Rd  
White Lake, MI 48386

**Owners:** Joseph T Mannozi  
145 Oxbow Lake Rd  
White Lake, MI 48386

**Address:** 145 Oxbow Lake Road  
White Lake, MI 48386

**Parcel #:** 12-27-227-008, Lot 19 of the Baker Beach No 1 Plat

**Location:** Northeast corner of Oxbow Lake Road and Mill Road

**Zoning:** R1-C, Single Family Residential

#### Attachments

1. Variance Application
2. Survey showing existing property, dated
3. Letter of denial from the Building Official dated



**Property Description**

The subject property is a 0.361-acre (15,725.16-square-foot) platted parcel, identified as Parcel No. 12-27-227-008, located at the northeast corner of Oxbow Lake Road and Mill Road. The parcel is legally described as Lot 19 of the Baker Beach No. 1 Subdivision, which was platted in 1948, and is zoned R-1C, Single-Family Residential.



The surrounding area is primarily residential in character, with R-1C single-family homes located to the east, south, and across the roadway to the west. Oxbow Elementary School is also located west of the property.

**Existing Condition Dimensional Review**

The property is improved with a bi-level single-family home containing three bedrooms and two bathrooms, measuring approximately 1,472 square feet. The site also contains two accessory structures: a 576-square-foot detached two-car garage with workshop and storage space above, and a 96-square-foot garden shed located in the rear yard.

As a corner lot, the property has two front yards along the west and south lot lines, a side yard along the north lot line, and a rear yard along the east lot line. The lot sits on a slight hill, and the required clear vision triangle at the southwest corner further reduces the usable lot area. As a result, the parcel does not meet the minimum lot area requirement and is considered a legal nonconforming lot.

	Min Required	Current	Nonconforming Deficiency
Lot Area	16,000 ft <sup>2</sup>	15,725.16 ft <sup>2</sup>	-274.84 ft <sup>2</sup>
Lot Width	100 ft	75.33 ft	-24.67 ft
Lot Coverage	30%	10%	-
Front Yard Setback	35 ft	45.8 (west) and 11.5ft (south)	
Side Yard Setback	10 ft	5.4 ft	-5.6 ft



Front of House at Corner of Oxbow Lake Rd and Mill Rd looking NE



Front of House at NW Corner of Lot looking SE

**Proposed Dimensional Review**

The applicant proposes to construct an addition at the northeast corner of the existing home. Although the home is currently oriented at an angle on the lot, the proposed addition would be more aligned with the property lines.

The addition would maintain the existing north side yard setback of 5.4 feet, where 10 feet is required.

	Min Required	Current	Proposed	Necessary Variance
Side Yard Setback	10ft	5.4 ft	5.4 ft	4.6 ft

**Summary**

The applicant is requesting a variance to allow a reduction of the required north side yard setback from 10 feet to 5.4 feet to construct an addition to the existing single-family home. The subject property is a legal nonconforming lot with deficient lot area and width, and its corner lot configuration creates additional constraints due to two front yards and a clear vision triangle. These conditions limit the buildable area on the site. The proposed addition maintains the existing building line and does not increase the degree of nonconformity. The Zoning Board of Appeals must determine whether these conditions constitute a practical difficulty and whether the request meets the standards of Section 7.37.

### Section 7.37 – Standards (of Review)

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

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.*
- B. Unique situation: The demonstrated practical difficulty 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.*

*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.*

**Zoning Board of Appeals Options:****Motion for Approval**

"I move to approve the variance request from the R-1C District dimensional requirements to allow a reduction of the required north side yard setback from 10 feet to 5.4 feet (a variance of 4.6 feet) to permit construction of an addition to the existing single-family home, based on the findings that the request meets the standards of Section 7.37 (A through E), subject to the following conditions:

1. The addition shall be constructed in substantial compliance with the plans submitted.
2. No further encroachment into the required side yard setback shall occur without additional Zoning Board of Appeals approval.
3. All necessary permits shall be obtained prior to construction."

**Motion for Denial**

"I move to deny the variance request from the R-1C District dimensional requirements to allow a reduction of the required north side yard setback from 10 feet to 5.4 feet (a variance of 4.6 feet) to permit construction of an addition to the existing single-family home, based on the findings that the request does not meet the standards of Section 7.37 (A through E), specifically:

1. The request does not demonstrate a practical difficulty that prevents reasonable use of the property.
2. The circumstances are not unique to the property, as similar lot configurations exist within the zoning district.
3. The need for the variance is based on the applicant's proposed expansion rather than a hardship inherent to the land.
4. Granting the variance may confer a special privilege not enjoyed by other properties in the district.
5. The request has not demonstrated that it is the minimum necessary to provide relief."

WHITE LAKE TOWNSHIP

Item A.



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Joseph Mannozi PHONE: [REDACTED]

ADDRESS: 145 Oxbow Lake Rd

EMAIL: [REDACTED]

INTEREST PROPERTY:  PROPERTY OWNER  BUILDER  OTHER:

PROPERTY INFORMATION

ADDRESS: 145 Oxbow Lake Rd ZONING: R1-C

VALUE OF IMPROVEMENT: \$ 50,000 SEV OF EXISTING STRUCTURE: \$ 105,460 (2025) \$ 110,410 (2026)

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

We request a variance to put an addition on to the single story portion of our home, a variance is required to achieve this due to the current positioning and orientation of our home on our lot. Our home sits non perpendicular to the northern lot line and already has existing non conformity in this area where the proposed addition would be built. We have attached responses to the standards to this document. The proposed addition will provide an increase in the size of the kitchen as well as another open space for a dinning / living area on the single story section of our home.

APPLICATION FEE:  \$440  \$550

APPLICANT'S SIGNATURE: [Signature] DATE: 2/20/2026

## Statements for ZBA Regarding Standards

### Section 7.37 – Standards (of Review)

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

1. *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.*
  1. *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.*

The current plot for 145 Oxbow Lake Road shows that when the home was purchased by the current owners, it was already partially in violation of the 10-foot northern lot line ordinance due to the home's placement and orientation (the structure is not perpendicular to the northern lot line). Prior to renovation, the home's closest point to the northern property line was approximately 5 feet 4 inches, while still maintaining the mandatory 5-foot minimum setback required for emergency services access.

The proposed addition has been designed to maintain the existing 5-foot 4-inch setback along the northern property line. Additionally, the point of connection to the existing structure has been adjusted from the initial drawings so that only the northernmost corner of the proposed addition encroaches into the 10-foot ordinance area, thereby improving overall conformity.

Furthermore, due to the home's tri-level design, the addition is planned for the single-story portion of the structure. Relocating the addition beyond its current position would require it to be constructed as a two-story structure, which is not desirable. Overall, the added square footage will bring the property value more in line with surrounding homes, potentially increasing the property's assessed value and corresponding tax revenue.

2. *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.*

This situation is unique due to the orientation of the home relative to the lot. The northernmost point of the house currently sits approximately 5 feet 4 inches from the property line and is not perpendicular to it. The property at 145 Oxbow is a tri-level home, and the proposed addition is planned for the single-story portion of the structure.

Any further movement of the addition toward the southern lot line would change the design from a single-story addition to a two-story addition. This would require a portion of the addition to be

constructed below grade to align with the existing tri-level configuration. Such a modification is neither desirable nor feasible, particularly due to the location where the septic line exits the home.

3. *Not self created: The applicants problem is not self-created.*

This issue is not self-created, as the home, in its current position on the lot, is already nonconforming. Our intent is not to increase the degree of nonconformity beyond the 5-foot emergency services set back line. We have revised the original drawings to reduce the portion of the proposed addition located along or near the 5-foot emergency setback line and to minimize any encroachment within the 10-foot northern setback ordinance. These modifications maintain the functionality of the proposed addition while keeping it on the single-story section of the home.

4. *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).*

The current variance request maintains the required emergency services setback and does not extend the property beyond our existing property lines. Keeping the addition as a single-story structure will not impede or adversely affect neighboring properties, alter traffic patterns, increase odors, or elevate fire risk beyond what already exists due to the home's current placement.

Our situation is unique because of the home's orientation and positioning on the lot. Granting this variance would allow us to modify and improve our property in a manner consistent with other homes in the area, without granting us any greater rights than our neighbors. In fact, approval of this variance would simply bring our property rights more in line with those of surrounding homeowners, as our current ability to expand our home is limited by the existing nonconformity.

5. *Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.*

The requested variance is the minimal variance needed to maintain functionality of the proposed addition.

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](http://www.whitelaketwp.com)

Joseph Mannozi  
145 Oxbow Lake Rd  
White Lake, MI 48386

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 and minimum lot area of 16,000 sq ft.

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

The existing corner lot and structure are legal non-conforming. The 15,725 sq ft corner lot contains a residential structure that does not meet the required side yard setback on the north side. The proposed addition would increase the non-conformity, maintaining the existing 5.4 ft setback from the north side yard lot line where 10 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 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 building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the January 22<sup>nd</sup> Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than December 22<sup>nd</sup> at 4:30 PM. ***Be advised, a certified boundary and location survey showing existing structures, proposed structures, setbacks, and well and septic locations will be required by the ZBA.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official  
White Lake Township

# Existing Conditions Sketch

A Part of the Northeast 1/4 of Section 27

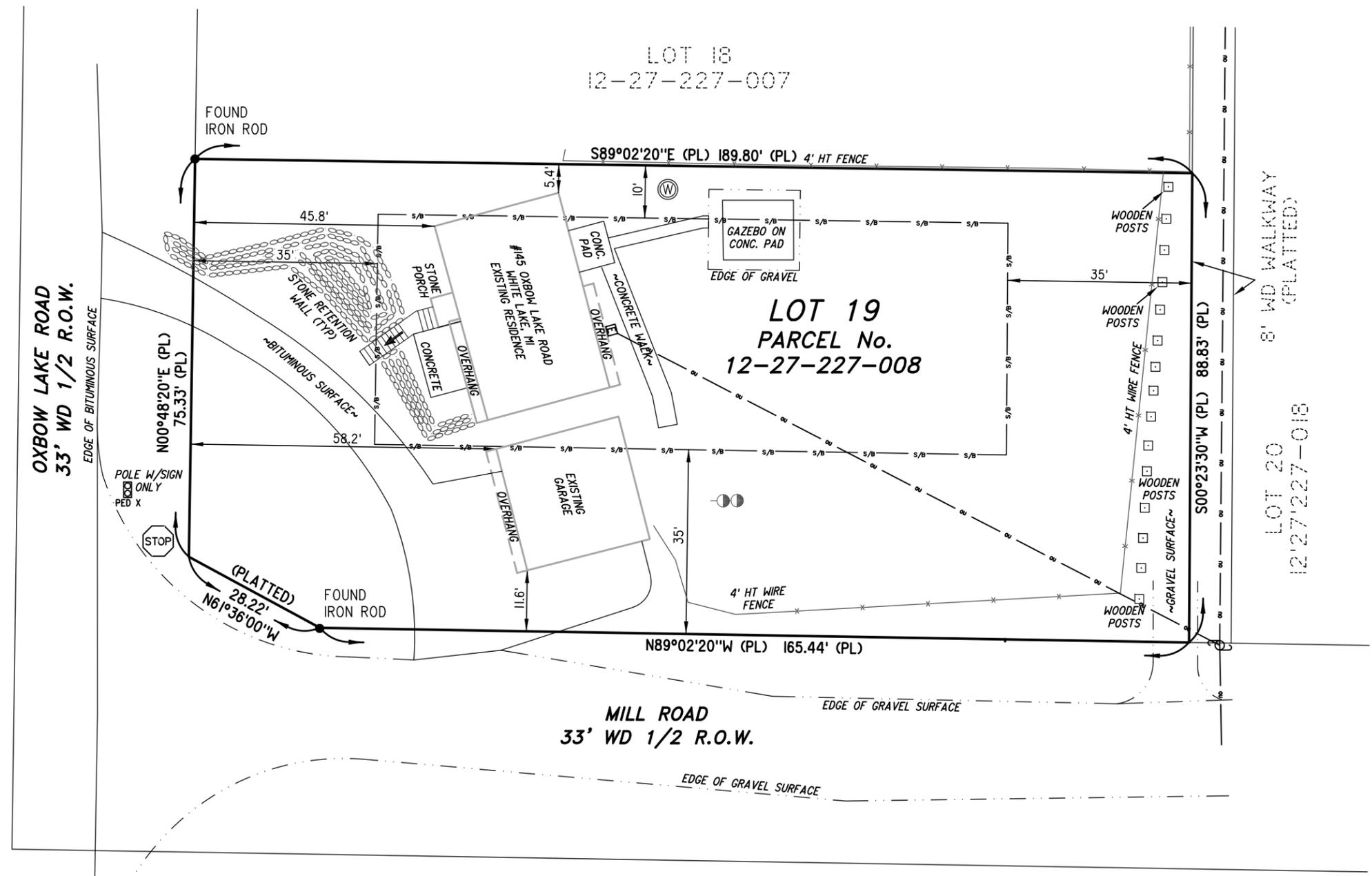
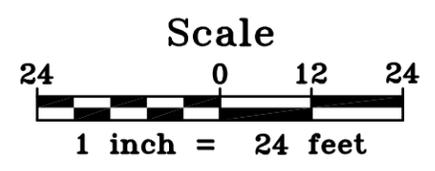
Town 3 North, Range 8 East

White Lake Township, Oakland County, Michigan

## LEGAL DESCRIPTION

Lot 19 of "Baker Beach No. 1," a Subdivision of part of the Northeast 1/4 of Section 27, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan, according to the plat thereof, as recorded in Liber 59 of Plats, Page 22, Oakland County Records.

Also known as: 145 Oakbow Lake Road, White Lake, Mi



## LEGEND

- = MISC. STRUCTURE (AS LABELED)
- = SURVEYOR'S MONUMENTATION (AS LABELED)
- = STOP SIGN
- = DIRECTION TO LOWER LEVEL (STEPS/STAIRS)
- = UTILITY METERS & BOXES (ELECTRIC METER, GAS METER, WATER METER, PHONE BOX, CATV BOX, MAIL BOX, UTIL. BOX, VAULT)
- = UTILITY POLE W/GUY WIRE
- = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
- = STONE RETAINING WALL
- = FENCE (CHAIN LINK UNLESS OTHERWISE LABELED)
- = EDGE OF GRAVEL
- = CLEAN OUT
- = WATER WELL
- = DENOTES LINE BEARING / DISTANCE AS PLATTED

**(810) 227-9533**  
**CIVIL ENGINEERS**  
**LAND SURVEYORS**  
**2183 PLESS DRIVE**  
**BRIGHTON, MICHIGAN 48114**

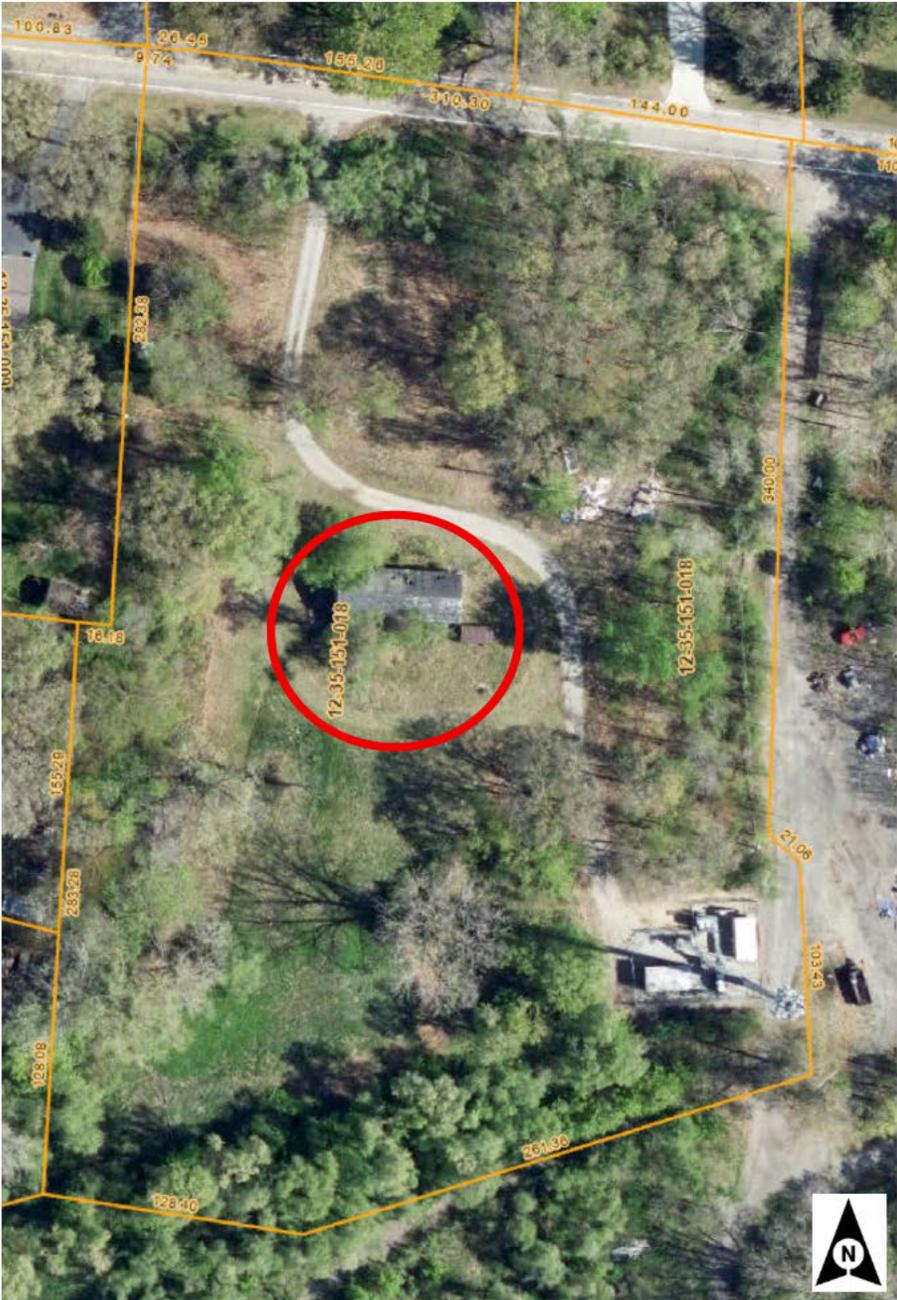
REVISED	SCALE: 1" = 24'
	PROJECT No.: 3-14-27-254965
	DWG NAME: 254965-SKETCH
	SHEET No.: 1 OF 1
	DATE: 09/09/25



**TO:** Zoning Board of Appeals  
**FROM:** David J. Waligora, AICP, Senior Planner  
**DATE:** March 19, 2026  
**RE:** Variance Request – Section 7.26 (Nonconforming Uses of Structures) – 9945 Cedar Island Rd

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**Agenda item:** 8B  
**Appeal Date:** March 26, 2026  
**Applicant:** Jeremy Dinverno  
6075 Strawberry Cir  
Commerce Twp, MI  
48382  
**Owners:** Cedar Island Land  
LLC  
6075 Strawberry Cir  
Commerce Twp, MI  
48382  
**Address:** 9945 Cedar Island  
Rd  
White Lake, MI  
48386  
**Parcel #:** 12-35-151-018  
**Location:** West of Ormand  
Rd, north of White  
Lake along the  
canals.  
**Zoning:** SF, Suburban Farm



- Attachments**
- 1. Application and Letters
  - 2. Truss Documents
  - 3. Applicant Narrative

### Property Background

The subject property is a 4.15-acre parcel (Parcel No. 12-35-151-018), which was originally part of the Chapel Dump/landfill located immediately to the east and south. The parcel was split from the larger parent parcel in 2007, which contains the single-family home that previously established a conforming principal use for the associated outbuildings on this property.

Since that time, the existing buildings and their use for private, non-commercial storage, have been considered a lawful nonconforming use. The property also contains a cell tower, which was approved through the appropriate public hearing process in the early 2000s.

### Applicant Background

The applicant, Jeremy Dinverno of Cedar Island Land, LLC, acquired the property on October 23, 2025. Prior to purchase, the applicant was made aware of the nonconforming status of the existing buildings and the limitations on their expansion under the Zoning Ordinance.

Planning staff discussed the matter with the applicant again in January/February 2026, at which time it was explained that expansion of structures devoted to a nonconforming use is not permitted by right. Staff also noted that establishing a conforming principal use on the property (such as a single-family dwelling or another permitted use listed in Section 3.1.2) may allow accessory structures to be expanded in compliance with the Ordinance without the need for a variance.

### Ordinance Analysis

Upon review, staff determined that the applicable section of the Zoning Ordinance is Section 7.26 – Nonconforming Uses of Structures (note: correspondence from the Building Division references Section 7.28).

Section 7.26.A states that a structure devoted to a nonconforming use shall not be enlarged, extended, constructed, reconstructed, moved, or structurally altered except to convert the use to a permitted use or to reduce the degree of nonconformity. The intent of this section is to limit the expansion or intensification of nonconforming uses over time.

The applicant is proposing to modify the existing structure by replacing the roof with a steeper pitch, which would increase the overall building volume and height. The applicant has indicated that the proposed modification is associated with replacement of the existing roof structure without expanding the building footprint. Based on the building dimensions (approximately 24 feet by 60.5 feet), this change in roof pitch would increase the building volume by approximately 363 cubic feet and the building height by approximately 6 inches. The Board may consider these changes in evaluating whether the proposal constitutes an expansion of the nonconforming structure. It should be noted that the current roof does not have an overhang, and the proposed new roof will have a 2 ft overhang. Ultimately if this request is approved, staff have no concerns regarding this design modification.

The Board may also consider whether the proposed modification increases the functional capacity of the structure associated with the nonconforming use.

As such, the proposal does not meet the requirements of Section 7.26 and requires variance approval from the Zoning Board of Appeals. **The Zoning Board of Appeals must determine whether a variance from Section 7.26 is warranted based on the standards outlined in Section 7.37.** The following is provided for the Board's consideration in applying the standards of Section 7.37.

### Standards of Review

Based on the information provided, the Zoning Board of Appeals may consider whether the request meets the standards of Section 7.37. The Board may evaluate whether a practical difficulty exists related to the property's current configuration and nonconforming status, and whether such conditions are unique to the site as compared to other properties in the zoning district. The Board may also consider whether the circumstances were not self-created, while acknowledging that the property was acquired with knowledge of its nonconforming status. In addition, the Board may consider whether granting the variance would allow use of the property in a manner consistent with surrounding properties without creating adverse impacts or expanding the degree of nonconformity. Finally, the Board should consider whether the request represents the minimum necessary to provide relief.

### Section 7.37 – Standards (of Review)

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

- A. *Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome.  
Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.*
- B. *Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.*
- C. *Not self created: The applicants problem is not self-created.*
- D. *Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).*
- E. *Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.*

*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.*

### **Zoning Board of Appeals Options:**

#### **Motion for Approval**

"I move to approve the variance request from Section 7.26 – Nonconforming Uses of Structures to allow a modification to the existing structure that increases the building height and overall volume, based on the findings that the request meets the standards of Section 7.37 (A through E), subject to the following conditions:

1. The modification shall be constructed in substantial compliance with the plans submitted.
2. No further expansion, enlargement, or intensification of the nonconforming use or structure shall occur without additional Zoning Board of Appeals approval.
3. All necessary permits shall be obtained prior to construction.
4. The applicant is hereby advised that outdoor storage (such as personal construction type vehicles and trailers, building materials without an active onsite building permit, long term parking of vehicles, etc.) is not permitted on the property unless and until a conforming principal use is established in accordance with the Zoning Ordinance."

#### **Motion for Denial**

"I move to deny the variance request from Section 7.26 – Nonconforming Uses of Structures to allow a modification to the existing structure that increases the building height and overall volume, based on the findings that the request does not meet the standards of Section 7.37 (A through E), specifically:

1. The request does not demonstrate a practical difficulty related to the land but rather reflects a preference for a particular construction method.
2. The circumstances are not unique to the property, as similar structural limitations may exist on other properties.
3. Granting the variance would allow an expansion of a structure devoted to a nonconforming use, which is generally prohibited by the ordinance.
4. The request has not demonstrated that it is the minimum necessary to provide relief.
5. The applicant is further advised that outdoor storage (such as personal construction type vehicles and trailers, building materials without an active onsite building permit, long term parking of vehicles, etc.), is not permitted on the property unless and until a conforming principal use is established in accordance with the Zoning Ordinance."

WHITE LAKE TOWNSHIP

Item B.



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Jeremy Diverno PHONE: [REDACTED]  
 ADDRESS: 6075 Strawberry Cir Commerce Twp, MI 48382  
 EMAIL: [REDACTED]  
 INTEREST IN PROPERTY:  PROPERTY OWNER  BUILDER  OTHER: \_\_\_\_\_

PROPERTY INFORMATION

ADDRESS: 9945 Cedar Island Rd ZONING: R-1-B  
 VALUE OF IMPROVEMENT: \$ 10,000<sup>00</sup> SEV OF EXISTING STRUCTURE: \$ 20,000

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

Repair Damaged Roof Structure

APPLICATION FEE:  \$440  \$550

APPLICANT'S SIGNATURE: Jeremy Diverno DATE: 2-17-26

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

February 23, 2026

Jeremy Dinverno  
6075 Strawberry Cir.  
Commerce, MI 48382

Re: Non-conforming structure at 9945 Cedar Island Rd

Based on the submitted plans, the proposed alteration does not satisfy the White Lake Township Clear Zoning Ordinance for non-conforming structures and uses.

**7.28 Nonconforming Uses of Structures** If a lawful use involving one or more individual structures with a State Equalized Valuation of \$500 or more, or if such a structure and premises in combination exists at the effective date of adoption of this Ordinance or applicable amendment thereto that would not be allowed in the district under the terms of this Ordinance or such amendment, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions. (A) An existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall not be enlarged, extended, constructed, reconstructed, moved, or structurally altered except: (i) By changing the use of the structure to a use permitted in the district in which it is located; or (ii) In such a way as to decrease its nonconformity.

The existing structure and use are legal non-conforming as the structure exists on a property zoned for single family residences without the presence of a primary structure. The demolition of the existing 5,324 cubic feet roof structure and subsequent construction of a new 8,046 cubic foot roof structure increases the cubic content of the existing non-conforming structure.

Approval of the proposed expansion would be subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. The fair market value of the construction was not shown on the building application and will need to be provided to the Planning Department. To be eligible for the March 26<sup>th</sup> Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than February 26<sup>th</sup> 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

Item B.



ZONING BOARD OF APPEALS APPLICATION

NEXT ZBA MEETING: \_\_\_\_\_ CUT OFF FOR NEXT MONTH'S AGENDA:

Please read these instructions and notes carefully before submitting the attached application. **Incomplete applications will not be accepted.**

In addition to the application, you must submit the following required documents:

1. Proof of Ownership  
If you are not the property owner of record, a copy of the land contract, option to purchase, purchase agreement, lease agreement, or letter of authorization from the property owner must be presented with the application to indicate the applicant's interest in the subject property. In addition, a letter of no objection from the property owner may be required by Township staff.
2. Plan or drawing – one copy  
Attach one copy of the plot plan of the subject property drawn to scale. The plan must depict the shape and dimensions of the property, all existing and proposed structures, and building-to-building and building-to-property line relationships. Private utilities shall be called out.
3. Certified Survey – one copy.
4. Letter of denial from the Building Department  
The Building Department must have reviewed and formally denied your application for a building permit before a Z.B.A. application can be considered for processing.
5. Fees  
The fee is \$440.00 for residential land uses and \$550.00 for non-residential land uses.

**All proposed additions must be staked and flagged. Failure to do so may cause your case to be tabled.**

The attached application must be filled out, and all documents, plans, other necessary information, and the application fee, as required, must be submitted before the application will be considered complete and accepted for processing. The application will then be placed on the next available Zoning Board of Appeals (ZBA) agenda.

You will be notified of the date and time that your request will be considered by the ZBA. Please attend or have a representative attend if you cannot attend the scheduled meeting. All ZBA meetings are held at the Township Annex, 7527 Highland Road, White Lake, 48383, unless otherwise noted.

Notification is given by mail to all property owners of record within 300 feet of the subject property at least 15 days before the meeting.

Information relative to the powers and duties of the ZBA can be found in Article 7.36 of the White Lake Township Zoning Ordinance. To be granted a variance, an applicant must provide proof that a practical

**AFFIDAVIT OF MAILING**

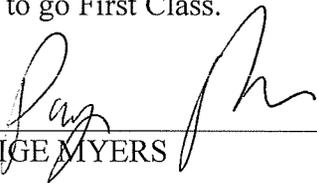
STATE OF MICHIGAN

COUNTY OF OAKLAND

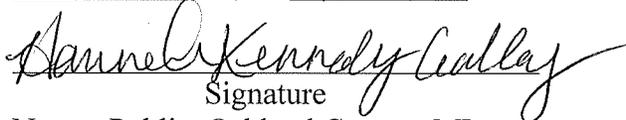
PAIGE MYERS being duly sworn, says that she enclosed in envelopes copies of the **Notice of Public Hearing** under Ordinance No. 58, Charter Township of White Lake, scheduled for March, 26<sup>th</sup>, 2026, annexed hereto, sealed the envelopes and addressed the envelopes to the attached list of residents:

Affiant further states that she placed said envelopes in a government mail receptacle located at the White Lake Township Offices in Michigan on March 6<sup>th</sup>, 2026.

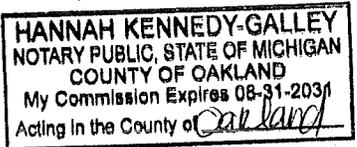
Affiant further states that he placed such amount of postage on the envelopes as is required by the postal regulations to permit mail to go First Class.

  
\_\_\_\_\_  
PAIGE MYERS

Subscribed and sworn to me before this  
6 Day of March, 2026

  
\_\_\_\_\_  
Signature

Notary Public, Oakland County, MI  
My Commission Expires August 31, 2031



NAME: 9945 CEDAR ISLAND RD

OWNER/OCCUPANT AGENDAS MAILED: 18

Jeremy Dinverno  
6075 Strawberry Circle  
Commerce Twp, MI 48382  
Phone (248) 396-5377

Dear Members of the Zoning Board of Appeals,

I respectfully submit this letter requesting a variance under Section 7.37 (A–F) of the Zoning Ordinance for my property located at 9945 Cedar Island RD in White Lake, zoned R-1B. I am the owner of a four-acre parcel that includes an existing 24-foot by 62-foot detached garage structure.

The existing garage requires roof replacement due to necessary structural repairs. In order to safely and properly repair the roof using currently available manufactured truss packages and in compliance with current building standards, the replacement truss system would increase the overall height of the structure by approximately one (1) foot. The footprint, use, and overall character of the structure will remain unchanged.

I respectfully submit that this request satisfies the standards of Section 7.37 as follows:

**A. Practical Difficulty**

The practical difficulty arises from the need to replace the failing roof structure while maintaining the existing building footprint and conforming to modern building code requirements. Strict application of the current dimensional standards would prevent reasonable repair of the existing permitted structure. The difficulty relates to the property and structure itself, not to me personally, and is not based on economic hardship or profit.

**B. Unique Situation**

The garage is an existing structure on a large four-acre parcel. The need to raise the roof slightly results from the structural requirements of modern truss systems rather than any voluntary expansion. The condition is specific to this structure and its existing design.

**C. Not Self-Created**

The condition was not created by any recent action on my part. The structure already exists, and the need for repair is due to age and structural necessity. The requested height increase is solely a result of current construction standards.

**D. No Special Privilege**

Granting this variance would not confer a special privilege. The request is minimal in nature and does not alter the use of the property. It simply allows the continued reasonable use and maintenance of an existing structure.

**E. Minimum Necessary**

**Jeremy Dinverno**  
6075 Strawberry Circle  
Commerce Twp, MI 48382  
Phone (248) 396-5377

The requested one-foot height increase represents the minimum adjustment necessary to complete the roof repair safely and properly using standard truss materials. No additional expansion or dimensional changes are proposed.

**F. Consistency with Ordinance Intent**

The request remains consistent with the intent of the zoning ordinance, as it preserves the existing use, maintains the rural residential character of the district, and does not negatively impact neighboring properties.

I am committed to maintaining my property in a safe and compliant condition and respectfully ask for your consideration and approval of this modest variance request.

Thank you for your time and consideration.

Respectfully submitted,

 2-24-26

# Cedar Island Lake



Jeremy Dinverno  
6075 Strawberry Circle  
Commerce Twp, MI 48382  
Phone (248) 396-5377

Dear Neighbor,

I hope you are doing well. I am writing to inform you about planned repairs to one of the garages on my property here in White Lake. 9945 Cedar Island RD

As you may know, my property is zoned R1B and currently contains two garages, which makes it a legal non-conforming situation under the zoning ordinance. One of the garages has developed significant structural issues to the roof is beginning to cave in. In order to maintain the safety and structural integrity of the building, I am planning to repair and replace the roof. With new trusses and roof. The city of White Lake is demanding that I get a variance based on the zoning, and also because of the new trust package, being approximately 1 foot higher and existing.

As part of the repair to the Garage, the roof pitch will be adjusted slightly from a 7:12 pitch to an 8:12 pitch. This change is intended to improve structural stability, drainage, and longevity of the roof. The overall footprint of the garage will not change, and no additional square footage will be added.

Enclosed with this letter are before-and-after drawings showing: The current roof condition and pitch. The proposed roof design and pitch. Elevation views for visual comparison

This project is a repair and improvement of an existing structure and is not an expansion of use. My goal is to ensure the building remains safe, structurally sound, and visually consistent with the surrounding neighborhood.

If you are comfortable acknowledging this proposed repair, please sign below to indicate that you have reviewed the plans and do not object to the work as described.

Thank you for your time and consideration.

Neighbor Acknowledgment

I, Richard Wilson, owner-occupant of the property at 955 Lake Jason Drive acknowledge that I have reviewed the proposed garage roof repair plans and have no objection to the work as described above.

Signature: Richard Wilson

Printed Name: RICHARD WILSON

Date: 23 February 2026

Thank you for your time and consideration.

Sincerely, Jeremy Dinverno  
(313) 736-6335



Jeremy Dinverno  
6075 Strawberry Circle  
Commerce Twp, MI 48382  
Phone (248) 396-5377

Dear Neighbor,

I hope you are doing well. I am writing to inform you about planned repairs to one of the garages on my property here in White Lake. 9945 Cedar Island RD

As you may know, my property is zoned R1B and currently contains two garages, which makes it a legal non-conforming situation under the zoning ordinance. One of the garages has developed significant structural issues to the roof is beginning to cave in. In order to maintain the safety and structural integrity of the building, I am planning to repair and replace the roof. With new trusses and roof. The city of White Lake is demanding that I get a variance based on the zoning, and also because of the new trust package, being approximately 1 foot higher and existing.

As part of the repair to the Garage, the roof pitch will be adjusted slightly from a 7:12 pitch to an 8:12 pitch. This change is intended to improve structural stability, drainage, and longevity of the roof. The overall footprint of the garage will not change, and no additional square footage will be added.

Enclosed with this letter are before-and-after drawings showing. The current roof condition and pitch. The proposed roof design and pitch. Elevation views for visual comparison

This project is a repair and improvement of an existing structure and is not an expansion of use. My goal is to ensure the building remains safe, structurally sound, and visually consistent with the surrounding neighborhood.

If you are comfortable acknowledging this proposed repair, please sign below to indicate that you have reviewed the plans and do not object to the work as described.

Thank you for your time and consideration.

Neighbor Acknowledgment

I, Ted Hilkey, owner/occupant of the property at 985 Lake Jason Drive, acknowledge that I have reviewed the proposed garage roof repair plans and have no objection to the work as described above.

Signature: Ted Hilkey

Printed Name: Ted Hilkey

Date: 2-22-26

Thank you for your time and consideration.

Sincerely, Jeremy Dinverno  
(313) 736-6335



Jeremy Dinverno  
6075 Strawberry Circle  
Commerce Twp, MI 48382  
Phone (248) 396-5377

Dear Neighbor,

I hope you are doing well. I am writing to inform you about planned repairs to one of the garages on my property here in White Lake. 9945 Cedar Island RD

As you may know, my property is zoned R1B and currently contains two garages, which makes it a legal non-conforming situation under the zoning ordinance. One of the garages has developed significant structural issues to the roof is beginning to cave in. In order to maintain the safety and structural integrity of the building, I am planning to repair and replace the roof. With new trusses and roof. The city of White Lake is demanding that I get a variance based on the zoning, and also because of the new trust package. being approximately 1 foot higher and existing.

As part of the repair to the Garage, the roof pitch will be adjusted slightly from a 7:12 pitch to an 8:12 pitch. This change is intended to improve structural stability, drainage, and longevity of the roof. The overall footprint of the garage will not change, and no additional square footage will be added.

Enclosed with this letter are before-and-after drawings showing. The current roof condition and pitch. The proposed roof design and pitch. Elevation views for visual comparison

This project is a repair and improvement of an existing structure and is not an expansion of use. My goal is to ensure the building remains safe, structurally sound, and visually consistent with the surrounding neighborhood.

If you are comfortable acknowledging this proposed repair, please sign below to indicate that you have reviewed the plans and do not object to the work as described.

Thank you for your time and consideration.

Neighbor Acknowledgment

I, Stephen Coder, owner/occupant of the property at  
9945 Cedar Island Rd acknowledge that I have reviewed the proposed  
garage roof repair plans and have no objection to the work as described above.

Signature: Stephen Coder

Printed Name: \_\_\_\_\_

Date: 2-22-2026

Thank you for your time and consideration.

Sincerely, Jeremy Dinverno  
(313) 736-6335





**BEARING NOTES:**

ALL BEARING STUDS NOTED TO BE DOUGLAS FIR OR BETTER "POINT LOADS"  
 ALL BEARING SHALL CONTINUE THROUGH THE FLOOR SYSTEM USING THE SAME AMOUNT OF STUDS CALLED OUT ON FLOORS ABOVE FOR SQUASH BLOCKING/ QUANTITY TO MATCH NUMBER OF BEARING STUDS  
 2x12 DOUBLE HEADER IN BASEMENT TO BE #2 DOUGLAS FIR OR BETTER  
 ALL ROUGH OPENINGS OVER 5'-0" WIDTH REQUIRES DOUBLE CRIPPLE STUDS FOR BEARING  
 TRIPLE CRIPPLE STUDS AT ALL GARAGE OVERHEAD DOOR HEADERS  
 ROOF TRUSS SYSTEM ENGINEERING TO BE PROVIDED PER LOCAL CODES BY TRUSS MANUFACTURER

**GENERAL NOTES:**

1. ALL WORK SHALL BE COMPLETED PER 2015 MICHIGAN RESIDENTIAL CODE
2. ALL WOOD EXPOSED TO THE WEATHER, IN CONTACT WITH THE GROUND OR ENTERING EXTERIOR MASONRY WALLS SHALL BE PRESERVATIVE TREATED (P.T.)
3. ALL FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL
4. ALL STRUCTURAL CONNECTORS & HANGERS SHALL BE HOT-DIPPED GALVANIZED STEEL
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. IF A DISCREPANCY IS DISCOVERED, COORDINATE WITH ARCHITECT TO RESOLVE THE ISSUE TO ACHIEVE THE INTENT OF THE DRAWINGS.
6. COORDINATE WITH OWNER ALL ACTUAL FINISHES AND MATERIAL SAMPLES
7. ELECTRICAL SHALL BE DESIGN/BUILD PER LATEST NEC. COORDINATE FIXTURES, SPECIAL RECEPTACLES AND REQUIREMENTS WITH OWNER. LIGHTING SHALL BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
8. DATA SHALL BE DESIGN/BUILD. COORDINATE SPECIAL RECEPTACLES AND REQUIREMENTS WITH OWNER.
9. HEATING VENTILATION AIR CONDITIONING SHALL BE DESIGN/BUILD PER LATEST CODES. COORDINATE SYSTEM TYPES AND PERFORMANCE SPECIFICATIONS WITH OWNER.
10. PLUMBING SHALL BE DESIGN/BUILD PER LATEST CODES. COORDINATE SYSTEM TYPES AND PERFORMANCE SPECIFICATIONS WITH OWNER.
11. ALL DIMENSIONS ARE TO FACE OF NEW STUDS (ROUGH FRAMING), FACE OF BRICK OR FACE OF SHEATHING, FACE OF EXISTING FINISHED WALLS TO REMAIN, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS
12. ALL WINDOWS WITH SILLS 24" OR LESS A.F.F. AND 6'-0" OR MORE ABOVE EXTERIOR GRADE SHALL HAVE WINDOW OPENING CONTROL DEVICES PER MRC 312.2

**NOTES:**

1. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. SEE ELEVATIONS FOR WINDOW DESIGNATIONS.
3. INTERIOR WALL THICKNESSES ARE 4 1/2" UNLESS NOTED OTHERWISE.
4. 2 X 4 STUDS FRAMING AT ALL EXTERIOR WALLS. EXCEPT WHERE NOTED OTHERWISE.
5. PROVIDE RIGID INSUL. IN SPACE BETWEEN EXTERIOR WINDOW HEADER MEMBERS.

SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE w/ UL 217 AND INSTALLED IN ACCORDANCE w/ THE PROVISIONS OF MRC15 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72

SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT

SMOKE ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND BACK-UP POWER FROM A BATTERY

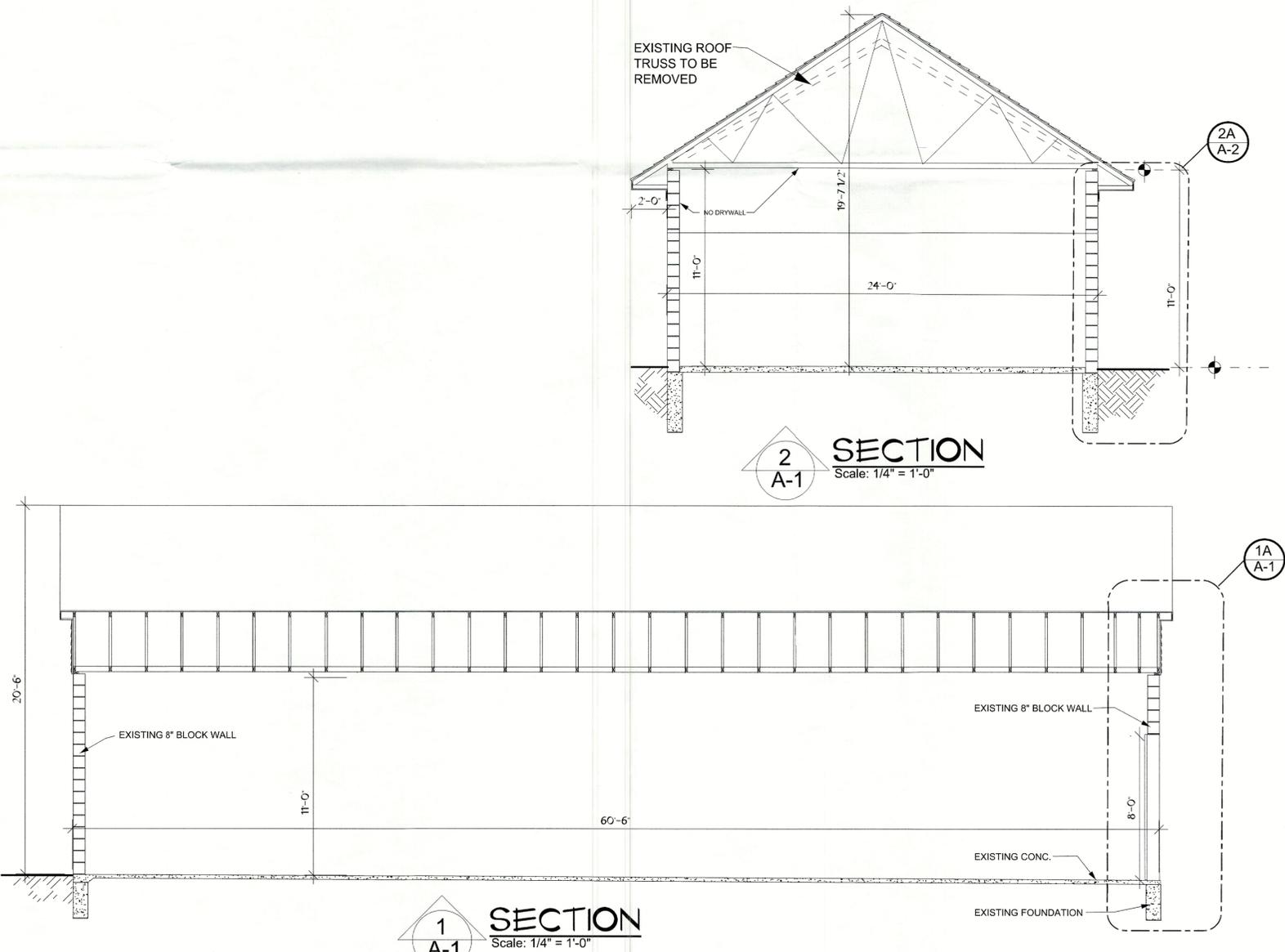
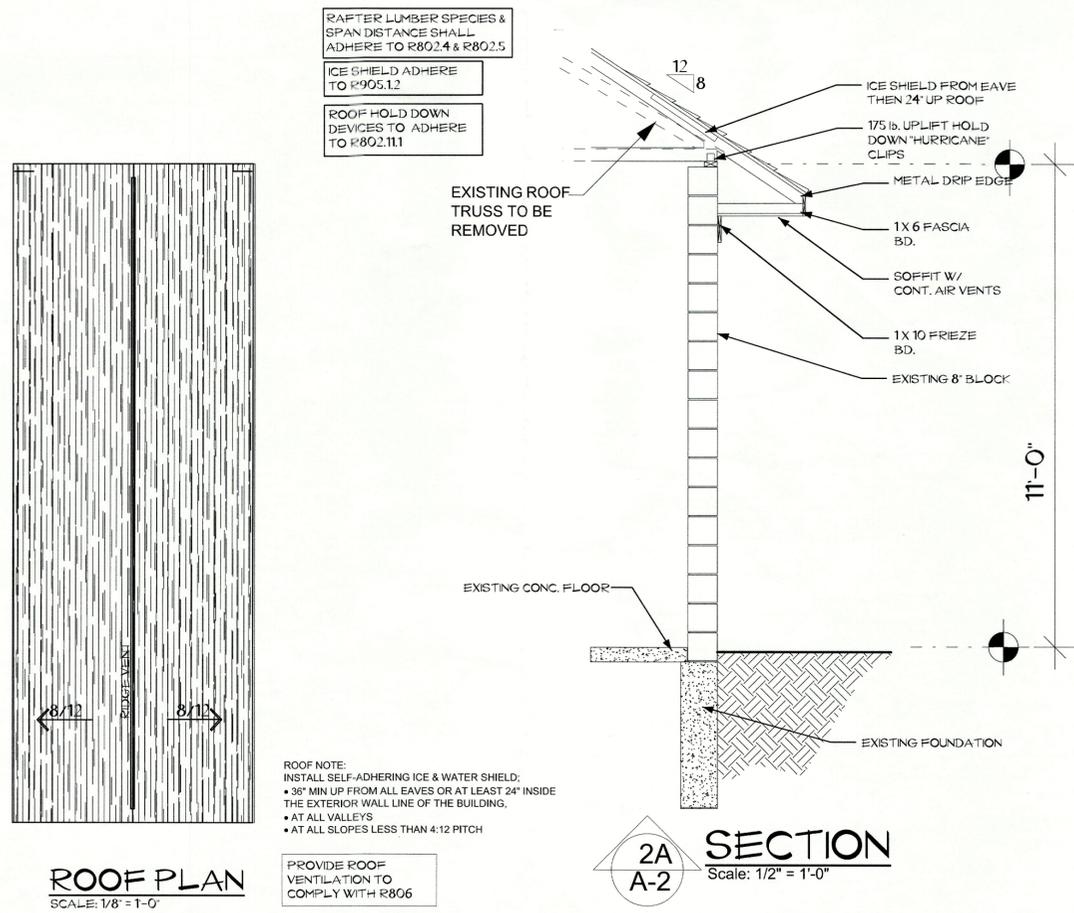
SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING w/ UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE w/ MRC15 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS

**CODE COMPLIANCE**

1. BUILDER TO COMPLY WITH THE 2015 MICHIGAN CODE REQUIREMENTS.
2. BUILDER TO COMPLY WITH OR EXCEED THE REQUIREMENTS OF CHAPTER 11 ENERGY EFFICIENCY OF THE 2015 MRC CLIMATE ZONE 5A PER THE FOLLOWING BASIS OF DESIGN OR SPECIFIED THERMAL PERFORMANCES.  
 WINDOWS U = .032  
 CEILING INSULATION R = 38 MIN.  
 EXTERIOR WALL R = 20 MIN.  
 CRAWL SPACE WALL R = 10 MIN.
3. ACCESS DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE TO BE WEATHER-STRIPPED AND INSULATED TO MATCH THE SURROUNDING SURFACE THEY PENETRATE.
4. BUILDER TO PROVIDE PERMANENT CERTIFICATE POSTED ON OR IN THE ELEC. PANEL, INDICATING THE INSTALLED R-VALUES OF INSULATION WINDOW U-VALUES AND HEATING AND COOLING EQUIPMENT TYPES AND EFFICIENCIES..
5. PROJECT SCOPE SHALL INCLUDE VERIFICATION OF CODE COMPLIANT SMOKE ALARMS AT:  
 - EACH SLEEPING ROOM  
 - OUTSIDE EACH SLEEPING AREA  
 - ON EACH ADDITIONAL STORY OF THE HOUSE SMOKE ALARMS NOT ALREADY AT THESE LOCATIONS SHALL BE PROVIDED.
6. PROJECT SCOPE SHALL INCLUDE VERIFICATION OF A CARBON MONOXIDE ALARM OUTSIDE OF THE FIRST FLOOR SLEEPING AREA. PROVIDE IF ONE IS NOT EXISTING.

**GARAGE DOOR OPENINGS: R602.10.6.3**

- \* Braced wall panel length shall be a min. of 24" & braced wall panel height shall be a max. of 10'
- \* braced wall panel shall be sheathed on one face with a single layer of 7/16" min. thickness wood structural panel sheathing attached to framing with 8d common nails @ 3" oc.
- \* The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header & shall be nailed to the header at 3" oc.
- \* The header shall be a min. (2) 2 x 12 or 3 x 11.25 glued-laminated header. The header shall extend between the inside face or the first full-length outer studs of panels. The clear span of the header between the inner studs shall not be less than 6' & greater than 18'.
- \* A strap with an uplift capacity of not less than 1000 lbs. shall fasten the header to the side of the inner studs opposite the sheathing face.
- \* A min. of 2 bolts not less than 1/2" with a 3/16 x 2 1/2" steel plate washer between the bottom plate and the nut of each bolt shall be installed.
- \* Where an alternate braced wall panel is located only on one side of the garage opening, the header shall be connected to a supporting jack stud with a 1000 lb strap.



**ROOF NOTE:**  
 INSTALL SELF-ADHERING ICE & WATER SHIELD;  
 • 36" MIN UP FROM ALL EAVES OR AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.  
 • AT ALL VALLEYS  
 • AT ALL SLOPES LESS THAN 4:12 PITCH

PROVIDE ROOF VENTILATION TO COMPLY WITH R806

**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"



Builder:  
 Jeremy Dimerno  
 28910 Scumfield Rd., Ste. 101  
 48076  
 248.868.5377

**General Notes:**

**Note:**  
 Contractor to verify all dimensions before commencing work and to report any discrepancies.  
 Contractor to verify all structural members for sizing and design loads. Preparer of drawings not responsible.

Project Name:  
 Proposed Garage Renovation

**SECTIONS**

Drawing:  
 Drawn By:  
 BA  
 Checked By:  
 ??  
 Date:  
 February 17, 2026  
 Scale:  
 As Noted  
 Sheet:



**COMPONENT DESIGN DRAWINGS AND DETAILS**

Prepared for: Stark Truss Company - Edgerton		Job Number: 2514012-05T			
Job Description:	josef olszewski garage				
Date:	01/14/2026	DE Number	126433-W1	Truss Designs	2
Address:					
GENERAL TRUSS ENGINEERING CRITERIA AND DESIGN LOADS (Individual Truss Design Drawings will report special loading conditions if / when they exist)					
Design Code: IRC-2015/TPI-2014	Roof Load (PSF): 40		Floor Load (PSF): REFER TO TDD		
Wind Standard: ASCE7-10	Wind Speed (MPH): 115	Exposure Cat.: C	Bldg. Enclosure: Enclosed		



**Keven Lewandowski, P.E.**  
**Michigan Reg. #6201311124**

1. The component design drawing(s) attached have been prepared by Dansco Engineering, LLC under my direct supervision and control based on the parameters specified in the Construction Documents as conveyed by the Component Manufacturer.
2. The seal on these drawings indicates acceptance of professional engineering responsibility solely for the individual truss components to resist the design loads indicated. The suitability and use of this component for any specific building is the responsibility of the building designer, per ANSI/TPI 1, Chapter 2.

**Warning!**—Verify design parameters and read notes before use.

These designs are based only upon parameters shown and are for individual building components to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is the responsibility of building designer – not truss designer or truss engineer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to ensure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult ANSI/TPI 1 *National Design Standard for Metal Plate Connected Wood Truss Construction* and the latest edition of BCSI *Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses* from Truss Plate Institute.

Customer: LOWES #2312 - MADISON HEIGHTS, MI

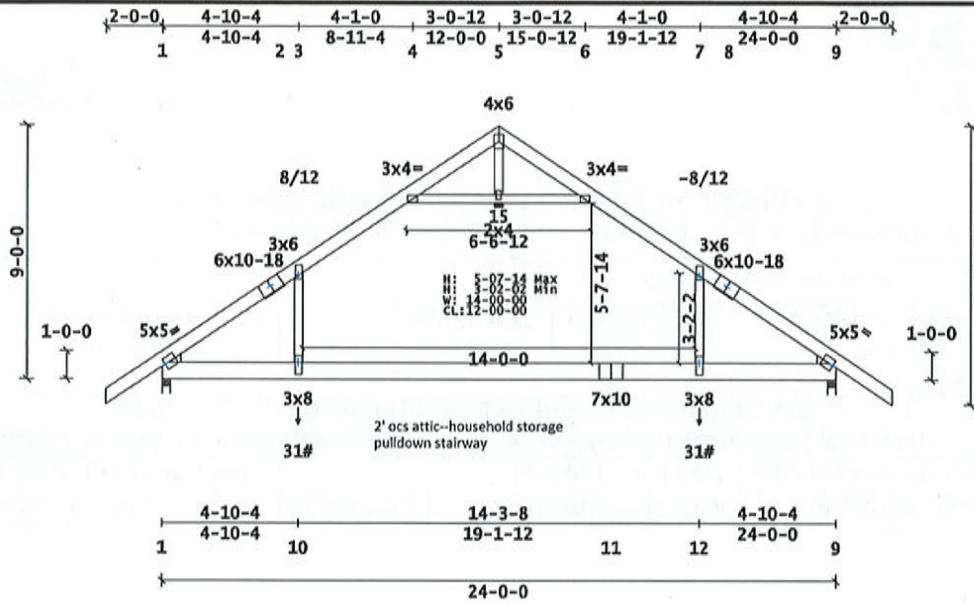
Stark Truss Edgerton

SID:  
TID: 2514012-05T  
Date: 01 / 14 / 26  
Page: 1 of 1

Truss Mfr. Contact: Robin|Leppelmeier



419-298-3777



Truss Weight = 193.3 lb

Code/Design: IRC-2015/TPI-2014  
PSF Live Dead Dur Factors  
TC 20.0 10.0 Live Wind Snow  
BC 0.0 10.0 Lum 1.15 1.60 1.15  
Total 40.0 Plt 1.15 1.60 1.15  
Spacing: 2'-00-00 o.c. Plies: 1  
Repetitive Member Increase: Yes  
Green Lumber: No Wet Service: No  
Fab Tolerance: 20% Creep (Kcr) = 2.0  
OH Soffit Load: 2.0 psf

-----Snow Load Specs-----  
ASCE7-10 Ground Snow(Pg) = 30.0 psf  
Risk Category: II (Is = 1.00)  
Terrain Category: C  
Roof Exposure: Sheltered  
Thermal Condition: All Others(1.0)  
Unobstructed Slippery Roof: No  
Low-Slope Minimums(Pfmin): No  
Unbalanced Snow Loads: Yes  
Rain Surcharge: No Ice Dam Chk: Yes

-----Wind Load Specs-----  
ASCE7-10 Wind Speed(V) = 115 mph  
Risk Cat: II Exposure Cat: C  
Bldg Dims: L = 0.0 ft B = 0.0 ft  
M.R.H(h) = 25.0ft Kzt = 1.0 Ke = 1.00  
Bldg Enclosure: Enclosed  
Wind DL(psf): TC = 6.0 BC = 6.0  
End Vertical Exposed: L = Yes R = Yes  
Wind Uplift Reporting: ASCE7 MWERS  
C&C End Zone: 4-00-00

-----Additional Design Checks-----  
10 psf Non-Concurrent BCLL: Yes  
20 psf BC Limited Storage: Yes  
200 lb BC Accessible Ceiling: No  
300 lb TC Maintenance Load: No  
2000 lb TC Safe Load: No  
300 lb TC/BC Person Loading: No

**Material Summary**

TC	2x6	SYP	2400/2.0
BC	2x8	SYP	2400/2.0
Webs	2x4	SPF	#2
Wedge	2x4	SPF	Stud
TB	2x4	SPF	#2

**Reaction Summary**

Jnt	--X-Loc	React	-Up-	--Width-	-Reqd	-Mat	PSI
1	01-12	1642	55	03-08	02-01	SPF	531
9	23-10-04	1642	55	03-08	02-01	SPF	531

Max Horiz = -173 / +173 at Joint 1

**Deflection Summary**

TrussSpan	Limit	Actual(in)	Location
Vert LL	L/360	L/435(-0.65)	10-12
Vert DL	L/240	L/712(-0.40)	10-12
Vert CR	L/240	L/270(-1.05)	10-12
Horz LL	0.75in	(0.03)	0Jt 1
Horz CR	1.25in	(0.06)	0Jt 1
Ohng CR	2L/240	2L/999(-0.01)	1- 1
Ohng CR	2L/240	2L/999(-0.01)	9- 9

**Member Forces Summary**

Max CSI in TC PANEL	2 - 3	1.00
Max CSI in BC PANEL	10 - 11	0.71
Max CSI in Web	4 - 15	0.34

**Loads Summary**

User-defined unbalanced Top Chord Live Loads (TCLL) occurring at 12-00-00 are based on 1.00 full and 0.00 reduced load factors.  
Attic space centered at 12-00-00 is loaded with 40.0 psf Live & 10.0 psf Dead Floor, 5.0 psf Dead Wall, 5.0 psf Dead Ceiling loads, and meets deflection criteria L/360.

See Loadcase Report for load combinations and additional details.  
Loads based on maximum and minimum reactions from tie-in spans

Mbr	Max	Min	Location	Dir	Description
Web	31	18	4-10-04	Vert	SidewallDL
Web	31	18	19-01-12	Vert	SidewallDL

**Notes**

Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.  
Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.  
Continuous Lateral Restraint (CLR) rows require diagonal bracing per D-WEBCLRBRACE. Alternatively, see D-WEBREINFORCE.

**Bracing Data Summary**

-----Bracing Data-----  
Chords; Sheathing required or bracing indicated:  
Attic tie beam (TB) & walls; bracing indicated or rigid sheathing.

---oc---	--From---	---To---	#Bays
TC	4-00-00	-2-00-00	26-00-00 9
BC	8-00-00	0	24-00-00 3
TB	3-04-00	8-08-10	15-03-06 2

----- Web Bracing --- CLR -----  
Continuous Restraint Bracing Req'd  
See BCSEI-B3 3.0

**Plate offsets (X, Y):**

(None unless indicated below)  
Jnt2(00-02,-00-03), Jnt3(0,01-04),  
Jnt7(0,01-04), Jnt8(-00-02,-00-03),  
Jnt10(0,-01-03), Jnt12(0,-01-03),  
Jnt1(02-01,01-06), Jnt9(-02-01,01-06)

Dansco Engineering, LLC  
Date: 01/14/2026  
DE Job # 126433-W1



NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate.

Customer: LOWES #2312 - MADISON HEIGHTS, MI

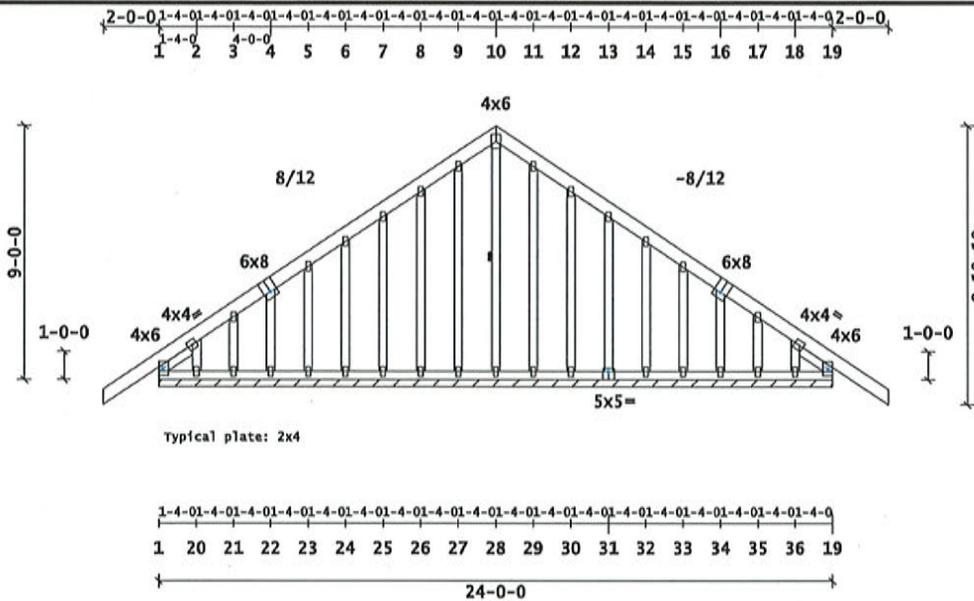


Stark Truss Edgerton

419-298-3777

SID:  
TID: 2514012-05T  
Date: 01 / 14 / 26  
Page: 1 of 1

Truss Mfr. Contact: Robin|Leppelmeier



Truss Weight = 200.0 lb

Code/Design: IRC-2015/TPI-2014  
 PSF Live Dead Dur Factors  
 TC 20.0 10.0 Live Wind Snow  
 BC 0.0 10.0 Lum 1.15 1.60 1.15  
 Total 40.0 Plt 1.15 1.60 1.15  
 Spacing: 2-00-00 o.c. Plies: 1  
 Repetitive Member Increase: Yes  
 Green Lumber: No Wet Service: No  
 Fab Tolerance: 20% Creep (Kcr) = 2.0  
 OH Soffit Load: 2.0 psf

-----Snow Load Specs-----  
 ASCE7-10 Ground Snow(Pg) = 30.0 psf  
 Risk Category: II (Is = 1.00)  
 Terrain Category: C  
 Roof Exposure: Sheltered  
 Thermal Condition: All Others(1.0)  
 Unobstructed Slippery Roof: No  
 Low-Slope Minimums (Pfmin): No  
 Unbalanced Snow Loads: Yes  
 Rain Surcharge: No Ice Dam Chk: Yes

-----Wind Load Specs-----  
 ASCE7-10 Wind Speed(V) = 115 mph  
 Risk Cat: II Exposure Cat: C  
 Bldg Dims: L = 0.0 ft B = 0.0 ft  
 M.R.H(h) = 25.0ft Kzt = 1.0 Ke = 1.00  
 Bldg Enclosure: Enclosed  
 Wind DL(psf): TC = 6.0 BC = 6.0  
 End Vertical Exposed: L = Yes R = Yes  
 Wind Uplift Reporting: ASCE7 MWERS  
 C&C End Zone: 4-00-00

-----Additional Design Checks-----  
 10 psf Non-Concurrent BCLL: Yes  
 20 psf BC Limited Storage: Yes  
 200 lb BC Accessible Ceiling: No  
 300 lb TC Maintenance Load: No  
 2000 lb TC Safe Load: No  
 300 lb TC/BC Person Loading: No

**Material Summary**

TC 2x6 SPF #2  
 BC 2x4 SPF #2  
 Webs 2x4 SPF Stud  
 2x4 SPF #2 28-10  
 Slider 2x4 SPF Stud

**Member Forces Summary**

Max CSI in TC PANEL 1 - 1 0.28  
 Max CSI in BC PANEL 1 - 20 0.04  
 Max CSI in Web 27 - 9 0.10

Mem	Ten	Comp	CSI
TC	1-4	129	0
	4-10	215	184
	10-16	215	184
	16-19	129	0
BC	1-31	128	108
	19-31	128	108
Web	1-2	57	159
	2-20	167	33
	3-21	60	80
	4-22	56	81
	5-23	56	87
	6-24	56	82
	7-25	61	82
	8-26	66	83
	9-27	12	84
	10-28	106	173
	11-29	12	84
	12-30	66	83
	13-31	61	82
	14-32	56	82
	15-33	56	87
	16-34	56	81
	17-35	60	80
	18-19	57	159
	18-36	167	33

**Reaction Summary**

Jnt	--X-Loc-	React	-Up-	--Width-	-Reqd-	-Mat	PSI
1	01-12	453	65	24-00-00			
20	1-04-00	64	154	24-00-00			
36	22-08-00	64	154	24-00-00			
19	23-10-04	453	65	24-00-00			

Max Horiz = -174 / +174 at Joint 28  
 Reactions not shown: down < 400 and up < 150  
 ---- Reaction Summary (plf) ----  
 Jnt-Jnt React -Up- --Width-  
 1-19 49 0 24-00-00 (reduced)

**Loads Summary**

User-defined unbalanced Top Chord Live Loads (TCLL) occurring at 12-00-00 are based on 1.00 full and 0.00 reduced load factors.  
 See Loadcase Report for load combinations and additional details.

**Notes**

If this truss is exposed to wind load perpendicular to the plane of the truss, gable studs must be braced according to the Construction Documents, BCSI-B3, or a gable stud bracing detail matching the design wind speed shown. Lateral bracing of the truss itself to resist out-of-plane wind load must be in accordance with the Construction Documents.  
 The maximum rake overhang length is 12.0".  
 Gable requires 7/16" OSB sheathing on front from 0-00-00 to 24-00-00; connection details to be provided by the Building Designer.  
 Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.  
 Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.  
 Continuous Lateral Restraint (CLR) rows require diagonal bracing per D-WEBCLRBRACE. Alternatively, see D-WEBREINFORCE.  
 This truss is not symmetric - proper orientation is critical.

**Deflection Summary**

TrussSpan	Limit	Actual(in)	Location
Vert LL	L/360	L/999(0.00)	36-19
Vert DL	L/240	L/999(-0.00)	35-36
Vert CR	L/240	L/999(-0.00)	35-36
Horz LL	0.75in	(0.00)	@Jt19
Horz CR	1.25in	(0.00)	@Jt19
Chng CR	2L/240	2L/999(-0.02)	1-1
Chng CR	2L/240	2L/999(-0.02)	19-19

**Bracing Data Summary**

-----Bracing Data-----  
 Chords; Sheathing required or bracing indicated:

oc	--From--	--To--	#Bays
TC	5-07-00	-2-00-00	26-00-00 7
BC	8-00-00	0	24-00-00 3

-----Web Bracing -- CLR -----  
 Single: 28-10  
 Continuous Restraint Bracing Req'd  
 See BCSI-B3 3.0

**Plate offsets (X, Y):**

(None unless indicated below)  
 Jnt4(-00-13,01-04), Jnt16(00-13,01-04),  
 Jnt31(0,-01-00), Jnt1(00-04,0),  
 Jnt19(-00-04,0)

Dansco Engineering, LLC  
 Date: 01/14/2026  
 DE Job # 126433-W1



NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Drawing & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate.



Prices shown are valid today only.

WIXM 50070

STORE # 3320 WIXM FAX: 248-277-4860  
10400 ASSEMBLY PARK DR EMAIL: WIXMBuildingMaterials@menards.com  
WIXOM, MI 48393



CUSTOMER NAME - ADDRESS - PHONE

Dinverno, Jeremy  
6075 Strawberry Cir  
Commerce Township, MI  
48382-5510  
Ph: (248) 396-5377  
JOB DESC:

PICKING LIST - CUSTOMER COPY

PAGE 1 OF 1

SOLD BY: RITA W.  
DATE: 11/01/25



AT YARD ENTRANCE

QUANTITY	DESCRIPTION	SKU NUMBER
16 EACH	4' SHINGLEOVER RIDGE VENTFILTER/BAFFLE	147-5032
2 EACH	SUMMIT UNDERLAYMENT 48"X 250' (10SQ)	151-1811
2 EACH	1.95SQ WEATHERMASTER 200 ATLAS GRANULAR	151-1829
2 BNDL	H&R PROEDGE OC 33 LF DRIFTWOOD	151-2367
54 BNDL	OAKRIDGE DRIFTWOOD	151-3130
16 EACH	12' STYLE D ALM ROOF EDGEROYAL BROWN	157-2096

*130. Delivery Ground*

**TO AVOID PRODUCT NOT BEING AVAILABLE ON A LATER DATE  
PLEASE PICK UP ALL MERCHANDISE TODAY. THANK YOU.**

This is a quote valid today. Upon payment this quote becomes a yard picking list subject to the terms and conditions below. Quantities listed above may exceed quantities available for immediate pick-up. Product is not held for a specific customer, but instead is available to the buying public on a first come, first serve basis. Please pickup all purchases made on this picking list immediately. Failure to pick up products on this picking list today will result in additional charge to you if, on the day of pick up, the retail price of the products are higher than on the day purchased. Menards liability to you is limited to refunding your original purchase price for any product not picked up.

Customer Instructions:

1. Take this picking list to a cashier to pay for the merchandise.
2. Enter the outside yard to pick up your merchandise. (All vehicles are subject to inspection.)
3. Load your merchandise. (Menards Team Members will gladly help you load your materials but cannot be held liable for damage to your vehicle.)
4. When exiting the yard, present this list to the Gate Attendant. (The Gate Attendant will record the items you are taking with you.)
5. Sign the Gate Attendant's signature pad verifying you've received the merchandise.

PRE-TAX TOTAL: 3,082.56

Our insurance does not allow us to tie down or secure your load, trunk lid, etc. For your convenience, we supply twine, but you will have to decide whether or not your load is secure and if the twine supplied is strong enough. If you do not believe the twine will suffice, stronger material can be purchased inside the store.

**READ THE TERMS AND CONDITIONS CAREFULLY.** All returns are subject to Menards' posted return policy. In consideration for Menards low prices you agree that if any merchandise purchased by you is defective, Menards will agree to exchange the merchandise or refund the purchase price based on the form of original payment. You agree that there shall be no other remedy available to you. If there is a warranty provided by the manufacturer, that warranty shall govern your rights and Menards shall be selling the product "AS IS." Oral statements do not constitute warranties, and are not a part of this contract. The customer agrees to inspect all merchandise prior to installing or using it. **UNDER NO CIRCUMSTANCES SHALL MENARDS BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES. MENARDS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE MERCHANDISE.** Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its applicable Consumer or Commercial Arbitration Rules, and judgments on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The customer agrees to these terms and conditions through purchase of merchandise contained on this document.

**THIS IS NOT A RECEIPT**

**SELF-SCAN HERE ==>**





White Lake Township Building Dept.  
7525 Highland Rd.  
White Lake, MI 48383

(248) 698-3300  
Fax (248) 666-7451

APPLICATION FOR ROOF PERMIT

Authority: P.A. 230 OF 1972, as amended	This department will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap, or political beliefs.
Completion: Mandatory to obtain permit	
Penalty: Permit will not be issued	

- Address of ~~new~~ construction: 9945 Cedar Island
- Request Permit For: Roof/Truss  
 Number of squares of shingles 36 Number of squares of felt/underlayment 3,000  
 LF Ice & snow shield 120 Square feet of plywood/OSB ? 108  
 Sq. ft. of attic space ? 1320 Sq. ft. of ventilation: Ridge 60 Can      Soffit
- Sidwell#: 4-12-35-151-018 4. Lot#:
- Zoning District: R1 B 6. Subdivision:
- Type of Construction: Garage 8. Building Use Group:
- Value of Proposed Work: \$ 8,000<sup>00</sup> 10. Permit Fee:

APPLICANT INFORMATION: Applicant is responsible for the payment of the fees and charges applicable and must provide the following information.

Jeremy Diverno

Applicant Name Builder's License #

9945 Cedar Island (6075 Strawberry Cir Commerce, Twp MI 48382

Address City State Zip

Federal ID # MESC Employer # Workers Comp Carrier

Jeremy Diverno 9945 Cedar Island

Owner Address City/State/Zip Phone #

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 the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Section 23a of the state construction code act of 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.

SIGNATURE OF APPLICANT:

BUILDING OFFICIAL SIGNATURE: \_\_\_\_\_ DATE: 1-12-26



### White Lake Township Building Department Homeowner Affidavit

The Michigan Licensing Law gives the homeowner an exemption to act as the general contractor if the homeowner is building their own residence for their own personal use.

This means that in the case of your own single-family residence (not a duplex or apartment building) the homeowner may act as the general contractor, even though a licensed builder may be significantly involved.

**Section 339.2403 of the Michigan Occupational code state the following:**

A person may engage in the business of or act in the capacity of a residential builder without having a license if the person is:

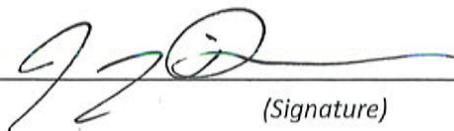
An owner of the property with reference to a structure on the property for the owner's own use and occupancy.

**If the Homeowner acts as the general contractor and obtains the building permit you should be aware of the following:**

That as the permit holder, the homeowner incurs all of the liability and all of the responsibility that the licensed contractor would normally assume: This means that:

- It will be the homeowner's responsibility to correct any code violations, even if the contractor or any other person (s) did the work.
- The homeowner can be held liable for any injury which occurs on the job, whether it is to a builder's or sub-contractor's employee. The homeowner is responsible for workers compensation, all withholding taxes both for federal and state, and FICA taxes for all persons on the job.
- In the event of an occurrence beyond the builder's control – (lawsuit, etc.), which causes the builder to be unable to complete the work, the homeowner will be legally responsible for the completion of the job.

I, Jeremy Diverno read and understand the above. (Please print name)

  
(Signature)

1-12-26  
(Date)

7525 Highland Road – White Lake, MI 48383-2900  
(248) 698-3300 Ext. 2  
Whitelaketwp.com