



ZONING BOARD OF APPEALS MEETING
LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383
THURSDAY, SEPTEMBER 24, 2026 – 6:30 PM

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

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**
 - A. [August 27th, 2026](#)
6. **CALL TO THE PUBLIC**
7. **OLD BUSINESS**
8. **NEW BUSINESS**
 - A. [Applicant: Matthew Cottrell](#)
[10400 Cedar Island Rd](#)
[White Lake, MI 48386](#)
[Location: 10400 Cedar Island Rd](#)
[White Lake, MI 48386, identified as 12-27-454-006](#)
[Request: Substandard Lot Size - proposes to reconstruct the existing garage and construct an addition connecting the garage to the dwelling.](#)
 - B. [Applicant: Home Building Solution \(Thomas Farr\)](#)
[43039 Grandriver Avenue](#)
[Novi, MI 48375](#)
[Location: 747 Ranveen Drive](#)
[White Lake, MI 4838, identified as 12-26-307-030](#)
[Request: Substandard Lot Review to permit construction of a second-story master-suite addition above the existing attached garage](#)
 - C. [Applicant: Don and Mary Charter](#)
[3680 Jackson Blvd,](#)
[White Lake, MI 48383](#)
[Location: 3680 Jackson Blvd](#)
[White Lake, MI 48383, identified as 12-07-151-024](#)
[Request: Substandard Lot - propose to demolish the existing dwelling and construct a new single-family](#)
9. **OTHER BUSINESS**
10. **NEXT MEETING DATE: October 22, 2026**
11. **ADJOURNMENT**

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

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 27, 2026**

Item A.

CALL TO ORDER

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

Roll was called:

ROLL CALL

Present:

Jo Spencer, Chairperson

Clif Seiber

Niklaus Schillack, Vice Chairperson

Anthony Madaffer

Steve Anderson, Township Board Liaison

Absent:

Debby Dehart, Planning Commission Liaison

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 Seiber to approve the agenda as presented. The motion carried with a voice vote: (5 yes votes).

APPROVAL OF MINUTES

A. July 23, 2026

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

CALL TO THE PUBLIC

None.

OLD BUSINESS

None.

NEW BUSINESS

A. Applicant: Brian Fiore
284 Lakeside Drive
White Lake, MI 48386
Location: **284 Lakeside Drive**
White Lake, MI 48386, identified as 12-22-428-011
Request: Nonconforming Lot Review

WHITE LAKE TOWNSHIP
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Senior Planner Waligora reviewed his staff report with the ZBA.

Brian Fiore, homeowner, was present. He stated he is not changing any of the current setbacks and proposed a vertical construction addition. He wanted to build up on the current footprint of the house as his family is growing.

Member Schillack opened the public hearing at 6:49 P.M. Seeing none, he closed the public hearing at 6:49 P.M.

The ZBA discussed the standards of Section 7.27(B) of the ClearZoning Ordinance and determined that the applicant's request met all items (i – vii).

It was MOVED by Member Anderson, seconded by Member Seiber, to approve the Nonconforming Lot request for 284 Lakeside Drive, Parcel# 12-22- 428-011, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit construction of a second-story addition above the existing attached garage while maintaining the existing approximately 5.5-foot south side-yard setback.

Approval is based upon the Zoning Board of Appeals' finding that the request satisfies the standards of Section 7.27(B)(i) through (vii), including that the lot was legally established, the proposed construction is consistent with the character and development pattern of the neighborhood, the design is appropriate for the area, width, and shape of the lot, the proposal will not have a significant adverse effect on adjoining or nearby properties, and the required minimum five-foot side-yard setback will be maintained.

Approval is subject to the submitted plans and continued compliance with all other applicable Township ordinance and building requirements

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

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

- B. Applicant: Creative Design Build (Stephen Bonamy)
3195 Orchard Lake Road
Keego Harbor, MI 48320
Location: **8333 Colony Ridge Drive**
White Lake, MI 48386, identified as 12-36-404-012
Request: Variance to construct a permanent roof structure
and screened enclosure over the existing rear deck.

Senior Planner Waligora reviewed his staff report with the ZBA.

Stephen Bonamy, applicant, was present. He stated different options were considered for the covered deck. The proposed roof will be constructed entirely over the existing deck and will not reduce the current setback in the rear property line. During the design process, he explored multiple alternatives that would comply with the required setback. However, each option significantly reduced the usable covered area. Relocating the deck and roof to the back of the garage would limit the accessibility and

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 27, 2026

would be closer to the adjacent hub. The homeowners are seeking this improvement to provide much-needed shade and weather protection for their outdoor living.

Member Schillack opened the public hearing at 7:15 P.M. Seeing none, he closed the public hearing at 7:15 P.M.

Member Seiber stated a unique situation, or practical difficulty has not been demonstrated.

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

- A. Practical Difficulty
 - Member Seiber stated the lot is standard sized and doesn't pose a practical difficulty.
- B. Unique Situation
 - Member Seiber said the other units in the site condominiums seem to have decks on the back and none of them are covered.
- C. Not Self-Created
 - It was determined it was a self-created hardship.
- D. Substantial Justice
 - Member Seiber said he couldn't identify any other units in the site condominium that had a covered deck outside the building setback to the rear.
- E. Minimum Variance Necessary
 - Member Seiber said there hasn't been information presented that the request is the minimum.

It was MOVED by Member Seiber, seconded by Member to deny the variance requested by David and Arran Bonamy from Section 3.1.6.E of the White Lake Township Zoning Ordinance for Parcel Number 12-36-404-012, identified as 8333 Colony Ridge Drive, to permit the construction of a roofed and screened three-season structure attached to the principal dwelling with a rear yard setback of approximately 23 feet 2 inches, where 30 feet is required. The motion is based on the findings made by the Zoning Board of Appeals under the applicable variance standards of Section 7.37 and the reasons stated during the public hearing. The motion carried with a roll call vote: (4 yes votes) (Seiber/yes, Spencer/yes, Schillack/yes, Madaffer/no, Anderson/yes)

- C. Applicant: Quinn J. Falzon and Michael K. Falzon
7551 Haley Road
White Lake, MI 48383
Location: **7551 Haley Road**
White Lake, MI 48383, identified as 12-16-401-007
Request: Swimming Pool Barrier Variance

Senior Planner Waligora reviewed his staff report with the ZBA.

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
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Quinn Falzon, property owner, was present. She stated that the home is unique on a large acreage lot, with natural barriers and several additional security measures. The property is maturely secluded and buffered by its size, topography, wetlands, and wooded surroundings. The security system throughout the home includes a new slider, and double locked doors throughout the whole house. There are four cameras, with two that face the back of the pool. She listed out each of the standards from ClearZoning Ordinance 7.23, and explained why her case applied to each standard.

Member Schillack opened the public hearing at 8:23 P.M.

Mary Earley, 5925 Pine Ridge Court, stated the idea of not having a fence around a pool is bizarre, egregious, and irresponsible.

Member Schillack closed the public hearing at 8:25 P.M.

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

- A. Practical Difficulty
 - Member Seiber stated a fence could be built, and a practical difficulty was not identified in the applicant's request.
- B. Unique Situation
 - Member Schillack said the applicant said there wasn't anything unique about the property that would prohibit a fence from being constructed.
- C. Not Self-Created
 - It was determined it was a self-created hardship.
- D. Substantial Justice
 - Member Anderson said a substantial justice will be provided by granting the applicant's request.
- E. Minimum Variance Necessary
 - Member Schillack stated there isn't a minimum variance as it's a case of installing a fence or not.

It was MOVED by Member Seiber, seconded by Member Spencer to deny the variance requested by Quinn J. Falzon and Michael K. Falzon for the property located at 7551 Haley Road, Parcel No. Y-12-16-401-007, from the swimming pool barrier requirements of Article 5.10 of the White Lake Township Zoning Ordinance for the following reasons:

- 1. The pool cover does not automatically close when the pool is not in use.**
- 2. The pool cover must be operated by maintaining pressure on the closing switch during the closing and opening operation, making automatic closure impossible.**

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
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3. **The applicant has not demonstrated practical difficulty as to why a fencing closure with a self-closing and latching gate cannot be installed. F**
4. **Failure to meet the standards of Article 7, Section 37 of the clear zoning ordinance and as discussed by the board and reflected in the meeting minutes.**

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

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

The ZBA recessed at 8:43 P.M. The ZBA returned from recess at 8:49 P.M.

- D. Applicant: Jasdeep Dhariwal
2290 Kingston Road
White Lake, MI 48386
Location: **2290 Kingston Road**
White Lake, MI 48386, identified as 12-14-233-007
Request: Variance for maximum lot coverage of screened in porch beneath
previously approved lakeside deck.

Senior Planner Waligora reviewed his staff report with the ZBA.

Kyle Gonzalez, on behalf of the applicant, was present. He stated an effort was made to pull the main vertical structural elements back towards the house as much as possible. The exposure of the house exposes the decks to the elements. He added there is no change to the adjacent neighbor's views.

Chase Bonniver, 9068 Buckingham, stated his support for the applicant's request.

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

- A. Practical Difficulty
 - Member Seiber stated the lot width, and shape presented a practical difficulty.
- B. Unique Situation
 - Member Seiber said the lot configuration presented a unique situation.
- C. Not Self-Created
 - It was determined there wasn't a self-created hardship.
- D. Substantial Justice
 - Member Schillack said there will be no negative effect on the neighbors if the variance were approved.
- E. Minimum Variance Necessary
 - Member Seiber stated the size makes sense and will match the deck that has been approved previously.

WHITE LAKE TOWNSHIP
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It was MOVED by Member Anderson, seconded by Member Seiber, to approve the variance requested for 2290 Kingston Road, Parcel No. 12-14-233-007, from the maximum lot coverage requirement of the R1-D Single Family Residential District to allow approximately 35 percent lot coverage, where 30 percent is permitted, for construction of a screened porch beneath the previously approved lakeside deck, subject to the following conditions:

- **The applicant shall obtain all required permits from the White Lake Township Building Division.**
- **The screened porch shall be constructed substantially in accordance with the plans submitted with the variance application.**
- **An as-built survey shall be provided, if required by the Building Official, to verify final lot coverage and applicable setbacks.**

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

OTHER BUSINESS

There was discussion regarding changing the ZBA meeting date from Thursdays to another date. No decision was made.

NEXT MEETING DATE: September 24, 2026

ADJOURNMENT

It was MOVED by Member Spencer, seconded by Member Anderson, to adjourn at 9:32 P.M. The motion carried with a voice vote: (5 yes votes).



WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

Applicant: Matthew Cottrell

Owners: Matthew Cottrell and Gina Wlodarski

Address: 10400 Cedar Island Road, White Lake, Michigan 48386

Parcel Number: 12-27-454-006

Zoning: R1-C, Single Family Residential

Request Summary: Substandard Lot Review to permit reconstruction of the existing garage and construction of an attached residential addition with an approximately 6-foot west side-yard setback, where an 8-foot setback is otherwise permitted for the substandard lot.

Meeting Date: September 24, 2026

Attachments: Application and Survey

Project Description

The subject property is a lakefront parcel located at 10400 Cedar Island Road and zoned R1-C, Single Family Residential. Township assessing records identify the property as Lot 36 of Cedar View No. 1, approximately 0.272 acres in area, and improved with a 936-square-foot ranch dwelling and a 440-square-foot detached garage, both identified as having been constructed in 1957.

The applicant proposes to reconstruct the existing garage and construct an addition connecting the garage to the dwelling. According to the application, the existing garage was constructed within a utility easement and has experienced floor failure that created safety concerns. The replacement garage would be narrowed to avoid the easement, while the proposed addition would connect the reconstructed garage to the residence and improve access between the house and the water.



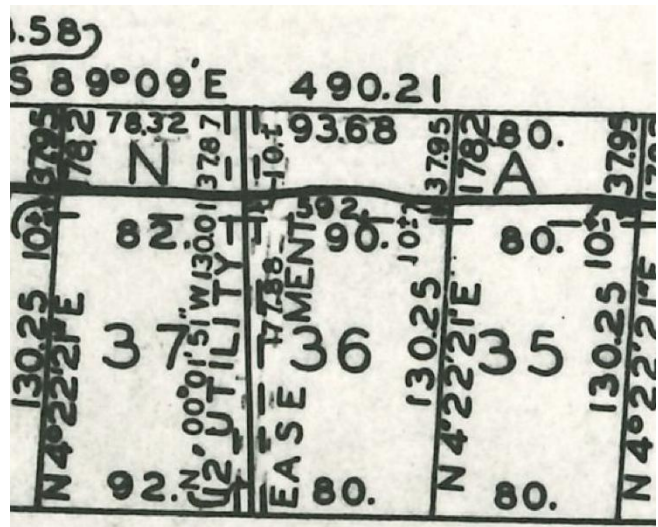
The property is considered a substandard lot because it does not meet the current minimum lot-width requirement of the R1-C district. The Building Official determined that the applicable side-yard setback may be reduced from 10 feet to 8 feet by right due to the lot's substandard width. The proposed reconstructed garage and attached addition would maintain an approximately 6-foot west side-yard setback, requiring an additional 2 feet of relief through the Substandard Lot Review process.

Site History

The property is **Lot 36 of Cedar View No. 1**, a subdivision approved in **1957**. The lot has remained in the same general configuration since the subdivision was created.

Township assessing records show that the existing house and detached garage were also constructed in **1957**. The current legal description continues to identify the property as Lot 36 of Cedar View No. 1, and the assessing records do not identify a later split or combination.

The lot's substandard width and existing development pattern are therefore longstanding conditions rather than the result of a recent land division.



Substandard Lot Review Standards: Sec 7.27 Nonconforming Lots of Record

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

Staff Comment:

The subject property is Lot 36 of Cedar View No. 1, which was platted and approved in 1957. The current legal description continues to identify the property as Lot 36, and Township assessing records do not identify a later split or combination.

The lot's substandard width is therefore a longstanding condition associated with the original subdivision rather than the result of a recent land division.

Staff Finding: This standard is met.

2. **The construction that will result from the issuance of said permits will be in keeping with the general character of the neighborhood in which the construction will take place.**

Staff Comment:

The property would remain in single-family residential use. The proposal involves reconstruction of the existing garage and construction of an addition connecting the garage to the existing dwelling. The work would remain residential in character and would not introduce a new use or building type inconsistent with the surrounding lakefront neighborhood.

The replacement garage would also be narrower than the existing garage in order to move the structure away from the existing utility easement.

Staff Finding: This standard is met.

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

Staff Comment:

The property would remain in single-family residential use, and the proposed improvements would not increase residential density or introduce additional traffic, parking demand, or activity beyond that normally associated with a single-family dwelling.

Although the reconstructed garage and attached addition would be located approximately six feet from the west property line, the proposal maintains approximately six feet of separation from the adjoining property line and exceeds the absolute five-foot minimum side-yard setback established by Section 7.27(B)(vii). Compliance with applicable building, drainage, and other permitting requirements will remain necessary.

Staff Finding: This standard is met.

4. **The design of the proposed structure is appropriate for the area, width, and shape of the lot, and is designed in such a fashion as to provide adequate access for fire and other emergency vehicles.**

Staff Comment:

The proposed design responds to the limited width of the lot and the location of the existing utility easement. According to the applicant, the existing garage extends into the easement. The proposed garage would be reconstructed at a narrower width, allowing it to be moved away from the easement while maintaining a functional garage and providing an attached connection to the residence.

The submitted site plan maintains approximately six feet between the proposed construction and the west property line, which remains greater than the five-foot minimum established for emergency access and fire separation. Vehicular access from Cedar Island Road would remain available.

Staff Finding: This standard is met.

- 5. The proposed design is consistent with the extent to which other developed lots in the subdivision have maintained the setbacks and other required provisions of this Ordinance.**

Staff Comment:

Cedar View No. 1 was platted in 1957 with a series of relatively narrow residential lots along Cedar Island Road and the water. The subject lot and surrounding properties were developed within this original subdivision pattern.

The proposed design responds to these existing dimensional limitations by reconstructing the garage at a narrower width and maintaining approximately six feet from the west property line. While this is less than the otherwise applicable reduced side-yard setback, it remains above the absolute five-foot minimum required for a substandard-lot approval.

Staff Finding: This standard is met.

- 6. The nonconforming lot shall meet all other requirements of this Ordinance, which requirements for the purpose of this Section shall be deemed to include reasonable provisions for automobile parking.**

Staff Comment:

The property would continue to provide off-street parking through the reconstructed garage and existing driveway. The proposal does not eliminate required parking or interfere with vehicular access to the property.

All other applicable zoning, building, and permitting requirements will remain subject to review prior to construction.

Staff Finding: This standard is met.

7. In no event shall the side yards be less than five (5) feet to permit fire equipment and other emergency vehicles reasonable access and further to prevent the spreading of fire; the Board of Appeals shall not have the right to vary this provision.

Staff Comment:

The submitted site plan depicts the proposed reconstructed garage and attached addition approximately **six feet from the west side property line**. The proposal therefore remains above the absolute five-foot minimum side-yard setback required by Section 7.27(B)(vii). The Board does not have authority to reduce this setback below five feet.

Staff Finding: This standard is met, subject to verification and continued maintenance of a minimum five-foot side-yard setback.



Motion of Approval

I move to approve the Substandard Lot Review for **10400 Cedar Island Road, Parcel 12-27-454-006**, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit reconstruction of the existing garage and construction of an attached residential addition with an approximately 6-foot west side-yard setback because all seven standards were found to be met.

Approval is given on the following conditions:

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

Motion of Denial

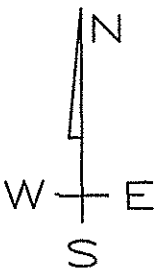
I move to deny the Substandard Lot Review for **10400 Cedar Island Road, Parcel 12-27-454-006**, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit reconstruction of the existing garage and construction of an attached residential addition with an approximately 6-foot west side-yard setback.

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

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

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

NEW GARAGE & TOPOGRAPHICAL SURVEY

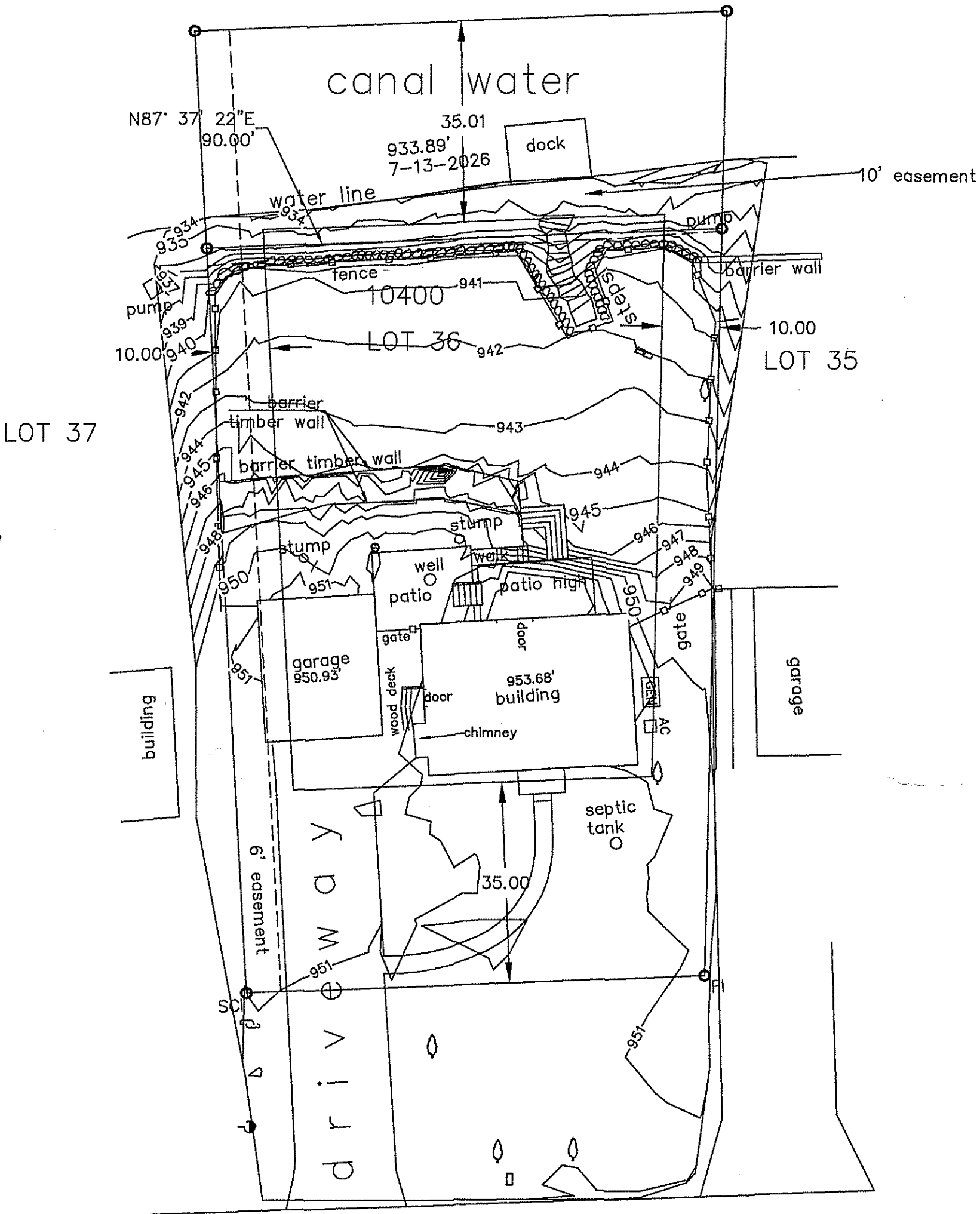
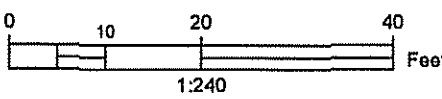


I Steve K Kamash , Surveyor,
CERTIFY; THAT I HAVE
SURVEYED THE PROPERTY
HEREIN DESCRIBED, SET IRON
STAKES AT ALL POINTS
MARKED.
1" DIAMETER & 18" LONG
BAR HAVE BEEN PLANTED
AT POINTS MARKED.

The Bearings and Distances
Presented in the Plat are
Actual Field Work

LEGEND

- X -CHISEL
- FP -FOUND PIPE
- FI -FOUND IRON
- SCI-SET CAPPED IRON
- Q -POWER POLE



Cedar Island Rd. 60' WD.



Steve Kamash
8-19-2026

LEGAL DESCRIPTION	PROJECT	NAME & ADDRESS	SURVEYOR	AREA
" Cedar View NO. 1 " A Subdivision of part of the W. 1/2 of the S.E. 1/4 Sec. 27 and W. 1/2 of the N.E. 1/4 SEC. 34 T-3-N, R-8-E., White Lake, Oakland County, Michigan. Lot 36	Topographical Survey	Matthew Cottrell 10400 Cedar Island Rd. White Lake, MI 48386 708-648-0060 matthewthomascottrell@gmail.com	Steve K Kamash PPM Land Surveying 5771 Farmington Rd. W. Bloomfield MI 48322 248-346-8986 skamash@yahoo.com	Lot 36 Area=14,514 Sft =0.33 Acres
	sidwell # 12-27-454-006			DATE June 4, 2026

Proposed

NEW ADDITION & SITE PLAN

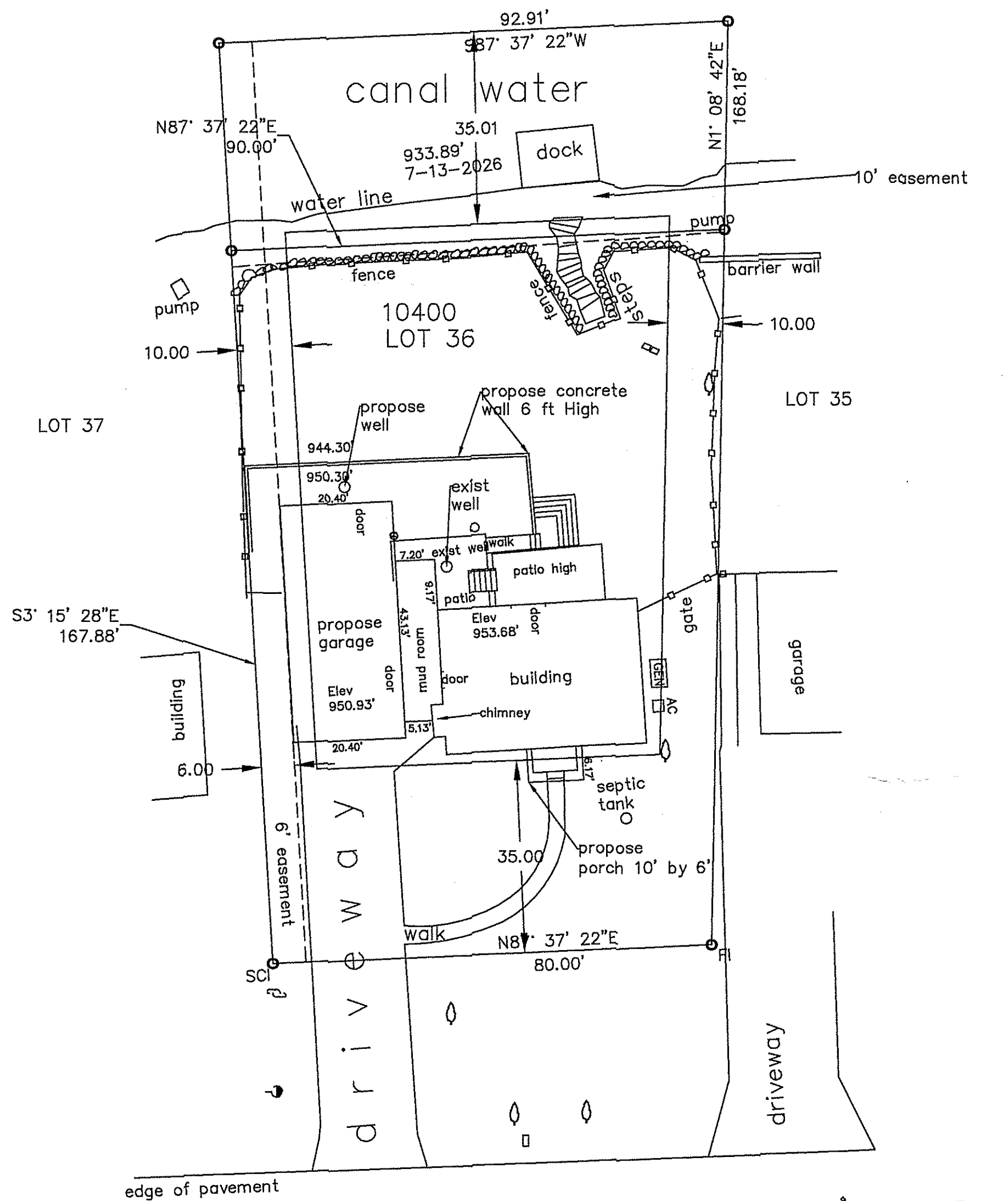
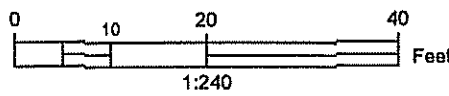


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STAKES AT ALL POINTS
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1" DIAMETER & 18" LONG
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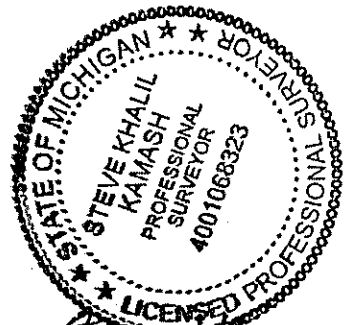
The Bearings and Distances
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Actual Field Work

LEGEND

- X -CHISEL
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- SCI-SET CAPPED IRON
- Q -POWER POLE



Cedar Island Rd. 60' WD.



Steve Kamash
8-19-2026

water elev=933.89'
7-13-2026

LEGAL DESCRIPTION	PROJECT	NAME & ADDRESS	SURVEYOR	AREA
" Cedar View NO. 1 " A Subdivision of part of the W. 1/2 of the S.E. 1/4 Sec. 27 and W. 1/4 of the N.E. 1/4 SEC. 34 T-3-N, R-8-E., White Lake, Oakland County, Michigan. Lot 36	Topographical Survey	Matthew Cottrell 10400 Cedar Island Rd. White Lake, MI 48386 708-648-0060 matthewthomascottrell@gmail.com	Steve K Kamash PPM Land Surveying 5771 Farmington Rd. W. Bloomfield MI 48322 248-346-8986 skamash@yahoo.com	Lot 36 Area=14,514 Sft =0.33 Acres
	sidwell # 12-27-454-006			DATE
				June 4, 2026

WHITE LAKE TOWNSHIP

Item A.



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: MATTHEW COTTRELL PHONE: [REDACTED]
ADDRESS: 10400 CEDAR ISLAND RD, WHITE LAKE, MI, 48386
EMAIL: [REDACTED]
INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 10400 CEDAR ISLAND RD ZONING: R1-C
VALUE OF IMPROVEMENT: \$ 40,000 SEV OF EXISTING STRUCTURE: \$ _____

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

ORIGINAL GARAGE WAS BUILT INTO UTILITY EASEMENT, FLOOR WAS BUCKLED CREATING SAFETY CONCERNS. NEW GARAGE WILL BE BUILT NARROWER TO HONOR EASEMENT AND MINIMUM SIDE LOT WHILE BEING EXTENDED TO MAKE UP SQ FT LOST AND TO IMPROVE USABILITY. FINALLY GARAGE WILL BE ATTACHED TO HOUSE AS A FURTHER IMPROVEMENT AND TO AID IN CONTROLLING ACCESS TO WATER.

* SUBSTANDARD LOT SIZE

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: [Signature] DATE: _____

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

August 10, 2026

Matthew Cottrell
10400 Cedar Island Rd
White Lake, MI 48386

Re: Proposed garage and addition

Based on the submitted plans, the proposed addition does not comply with the setback requirements of the White Lake Township Clear Zoning Ordinance for the 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 and minimum lot width of 100 ft.

Your 80-foot wide lot is considered a **substandard lot** under Section 5.4 of the Zoning Ordinance. For a lot of this width, the Ordinance allows the minimum side yard setback to be reduced to **8 feet by right**. The proposed reconstructed garage and attached addition would have a west side yard setback of approximately **6 feet**, where **8 feet is required**. As a result, additional relief is required from the White Lake Township Zoning Board of Appeals (ZBA) through the substandard lot review process. The proposed 6-foot setback would require an additional **2 feet of relief** from the otherwise applicable 8-foot setback. The ZBA has authority to consider additional setback relief for qualifying substandard lots; however, approval is not guaranteed.

Approval of the building plans is therefore contingent upon obtaining the necessary ZBA approval. To be considered for the **September 24, 2026 ZBA meeting** a complete application must be submitted to the White Lake Township Planning Department no later than **August 27, 2026 at 4:30 p.m.** Please be advised that a **certified boundary and location survey** showing existing and proposed structures, setback dimensions, well and septic locations, and total lot coverage may be required as part of the ZBA review. The Planning Department can be reached at **(248) 698-3300, ext. 5**.

Sincerely,

Nick Spencer, Building Official
White Lake Township



WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

Applicant: Home Building Solutions, LLC / Thomas Farr, Builder

Owners: Brandon and Elizabeth Moore

Address: 747 Ranveen Drive, White Lake, Michigan 48386

Parcel Number: 12-26-307-030

Zoning: R1-C, Single Family Residential

Request Summary: Substandard Lot Review

Meeting Date: September 24, 2026

Attachments: Application and Survey

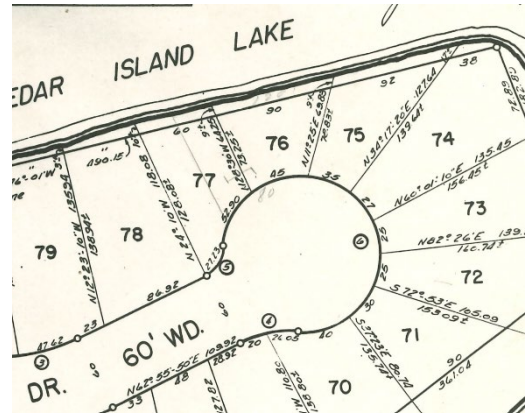
Project Description

The subject property is an approximately 0.192-acre lakefront parcel located at 747 Ranveen Drive and zoned R1-C, Single Family Residential. The property is legally described as Lot 76 and the northeasterly one-half of Lot 77 of Cedar Shores No. 2. The assessing record identifies the property as improved with a 1,728-square-foot bi-level dwelling and an attached 480-square-foot garage.

The applicant proposes to construct a second-story master-suite addition above the existing attached garage. The project would not expand the existing ground-level building footprint. As part of the renovation, an existing bedroom would be eliminated and converted to hallway/open area, so the total number of bedrooms would remain unchanged.



The lot does not satisfy the current minimum lot-area and lot-width requirements of the R1-C district and hence is considered a substandard lot. In addition, the existing garage has approximately 22.3 ft front-yard setback and is closer than the required 35 ft in the rear at ±26-foot rear-yard setback, where 35 feet are required. Because the proposed second-story addition would extend above this existing nonconforming portion of the structure, Zoning Board of Appeals review is required under the Township's Substandard Lot Review provisions.



Site History

Historic aerial imagery from 1963 shows the subject parcel vacant and the parcel in substantially the same configuration as it is today. Township assessing records identify the existing residence and attached garage as having been constructed in 1966. By 1974, the dwelling is clearly visible on the property.



Substandard Lot Review Standards: Sec 7.27 Nonconforming Lots of Record

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

Staff Comment:

The subject property consists of Lot 76 and the northeasterly one-half of Lot 77 of Cedar Shores No. 2. The original Township plat map depicts Lots 76 and 77 as separate platted lots and contains a longstanding penciled division through Lot 77 that corresponds with the present half-lot configuration. Historic aerial imagery from 1963 shows the parcel vacant in substantially the same configuration, and Township assessing records identify the existing dwelling and attached garage as having been constructed in 1966. The current legal description continues to identify the property as Lot 76 and the northeasterly one-half of Lot 77.

Staff Finding: This standard is met.

2. **The construction that will result from the issuance of said permits will be in keeping with the general character of the neighborhood in which the construction will take place.**

Staff Comment:

The request is for a second-story residential addition above the existing attached garage on an established single-family lakefront lot. The proposed construction does not expand the existing building footprint or introduce a new use, accessory structure, or development pattern that would be inconsistent with the surrounding neighborhood.

The surrounding area is characterized by single-family homes on oddly shaped lakefront lots adjacent to a cul-de-sac, with varied building forms, attached garages, decks, and residential additions. Because the proposed addition is located above the existing garage and remains within the established footprint of the dwelling, its effect on the overall development pattern of the neighborhood is limited.

Staff Finding: This standard is met.

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

Staff Comment:

The property would remain in single-family residential use, and the proposed second-story addition would be constructed above the existing attached garage without expanding the building footprint. The project would not relocate the driveway, increase residential density, or create additional traffic or parking demand.

Although the addition would increase the height and mass of the dwelling above the garage, it would remain within the existing developed portion of the property. Compliance with applicable building, drainage, and other permitting requirements will remain necessary during construction.

Staff Finding: This standard is met.

4. **The design of the proposed structure is appropriate for the area, width, and shape of the lot, and is designed in such a fashion as to provide adequate access for fire and other emergency vehicles.**

Staff Comment:

The proposed second-story addition is located above the existing attached garage and does not expand the ground-level footprint of the dwelling. This design responds to the limited dimensions of the substandard lakefront lot by utilizing an already developed portion of the property rather than extending the structure farther into the yard.

The existing driveway and access from Ranveen Drive would remain unchanged and continue to provide vehicular and emergency access to the property. The proposal therefore does not create a new obstruction to emergency access or further reduce the existing side-yard areas at ground level.

Staff Finding: This standard is met.

5. **The proposed design is consistent with the extent to which other developed lots in the subdivision have maintained the setbacks and other required provisions of this Ordinance.**

Staff Comment:

The surrounding portion of Cedar Shores No. 2 is characterized by a number of irregular lakefront-lots resulting from the shape of the peninsula and existing cul-de-sac. The area is developed with single-family homes, garages, decks, and other improvements located at varying distances from side and rear property lines. The current aerial imagery shows that several nearby homes occupy a substantial portion of their lots and reflect the dimensional constraints of the original subdivision layout.

The proposed second-story addition would be constructed above the existing attached garage and would not expand the ground-level footprint of the dwelling. As a result, the proposal would maintain the existing relationship of the structure to the side and rear lot lines rather than creating a new ground-level encroachment. In this context, the design is consistent with the established development pattern of the surrounding subdivision.

Staff Finding: This standard is met.

6. **The nonconforming lot shall meet all other requirements of this Ordinance, which requirements for the purpose of this Section shall be deemed to include reasonable provisions for automobile parking.**

Staff Comment:

The property would remain in single-family residential use and would continue to provide off-street parking through the existing driveway and attached garage. The proposed second-story addition would not reduce the existing parking area or interfere with vehicular access to the property.

Other applicable zoning and building requirements will remain subject to review during the permitting process.

Staff Finding: This standard is met.

7. **In no event shall the side yards be less than five (5) feet to permit fire equipment and other emergency vehicles reasonable access and further to prevent the spreading of fire; the Board of Appeals shall not have the right to vary this provision.**

Staff Comment:

The existing garage is approximately 13 feet from the east side lot line. The proposed second-story addition would be constructed above the existing garage and would not reduce that side-yard setback at ground level. The west side of the dwelling also remains more than five feet from the side lot line.

Accordingly, the proposed construction maintains the absolute five-foot minimum side-yard setback required by Section 7.27(B)(vii).

Staff Finding: This standard is met, subject to verification and continued maintenance of a minimum five-foot side-yard setback.

Motion of Approval

I move to approve the Substandard Lot Review for **747 Ranveen Drive, Parcel 12-26-307-030**, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit construction of a second-story master-suite addition above the existing attached garage because all seven standards were found to be met.

Approval is given on the following conditions:

1. Construction shall be substantially consistent with the submitted architectural/building plans and the mortgage certificate dated September 2, 2026, and shall be limited to the proposed second-story addition above the existing attached garage.
2. The proposed construction shall maintain a minimum five-foot setback from each side lot line. The Building Division may require additional location verification before or during construction.
3. Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements.
4. The proposed addition shall not expand the existing ground-level building footprint beyond the existing garage footprint.
5. The applicant shall obtain all required Township permits. This approval applies only to the requested second-story addition and does not constitute approval of any other unpermitted improvement or existing nonconformity.

Motion of Denial

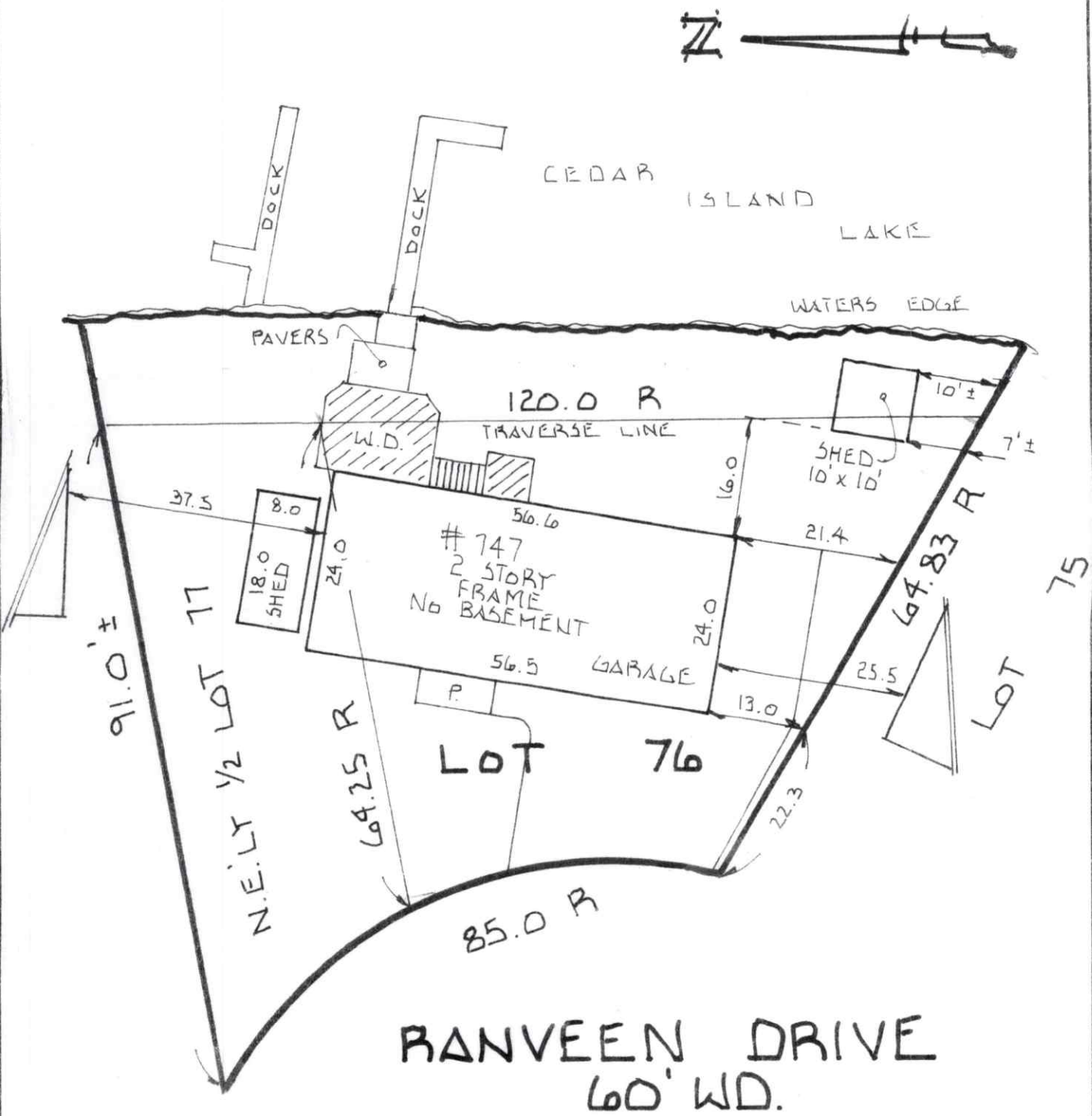
I move to deny the Substandard Lot Review for 8971 Tackels Drive, Parcel 12-13-103-004, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit a 14-foot-wide by 10-foot-deep extension of the in-progress rear addition connecting the dwelling to the existing garage.

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

[identify applicable standard(s) and state the Board's findings on the record].

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

Description: Lot 76 and the Northeasterly half of Lot 77, CEDAR SHORES No. 2 a subdivision of part of the Southwest 1/4 of Section 26, T.3N., R.8E., White Lake Township, Oakland County, Michigan. Recorded in Liber 71 of Plats on Page 8, Oakland County Records.



MORTGAGE CERTIFICATE

We hereby certify to XXXXXXXXXXXXXXXXXXXXXXXXXXXX
a mortgage lender, and certify to all Title Insurance Companies for the purpose of a mortgage loan to be made by said lender to

Brandon Moore and Elizabeth Moore

that we have measured the property herein described: that there are located entirely thereon building(s) and improvement(s) and that said building(s) and improvement(s) are within the property lines and that there are no existing encroachments upon the land and property described, except as shown. **LEGAL DESCRIPTION PROVIDED BY OTHERS.**

*This mortgage certificate was prepared specifically for **IDENTIFICATION PURPOSES** for the sole use of the mortgage and Title Insurance Companies disclosed hereon. Nothing herein shall be construed to give any rights or benefits to the present or future land owners or occupants. This certificate is not intended nor represented to be a land boundary or property line survey and is not to be used to establish property lines, easements, public right-of-way, building lines, conformity or non-conformity to State, County or local ordinances and/or codes, etc. No boundary markers were set.

Job No 8-26-16

Scale: 1"= 20'

September 2, 2026

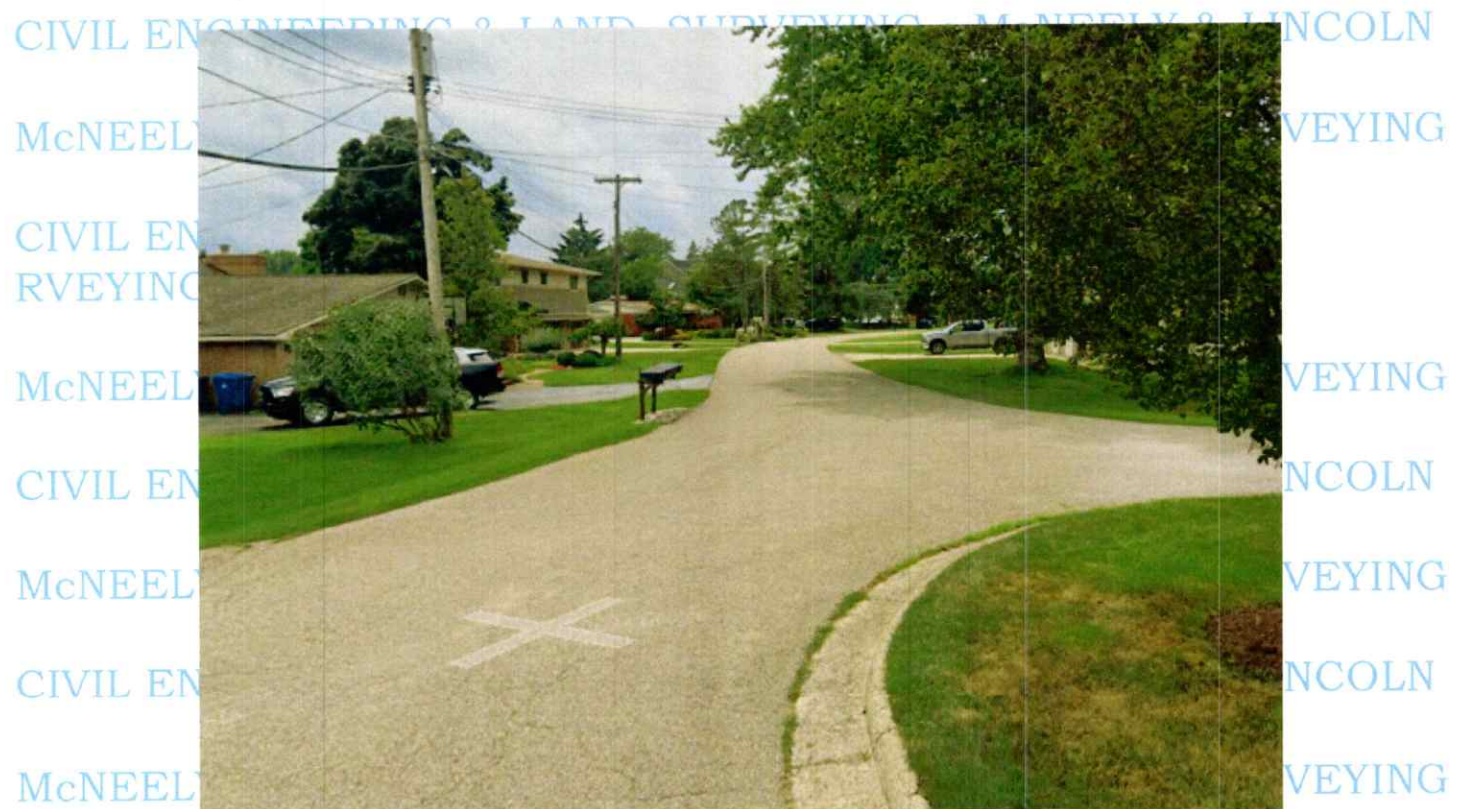
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By David P. White

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WHITE LAKE TOWNSHIP

Item B.



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

THOMAS FARR - BUILDER

NAME: Home Building Solutions PHONE: [REDACTED]
 ADDRESS: 43039 Grandriver Ave, Novi MI. 48375
 EMAIL: [REDACTED]
 INTEREST IN PROPERTY: ☐ PROPERTY OWNER ☒ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 747 Ranveer Dr. ZONING: _____
 VALUE OF IMPROVEMENT: \$ 216,180.00 SEV OF EXISTING STRUCTURE: \$ _____

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

The proposed master-suite addition will be constructed above the existing attached garage and will not expand the home's current ground-level footprint. Due to the location of the existing garage and the configuration of the property, the proposed addition slightly encroaches into the required setback. As part of the renovation, an existing bedroom will be eliminated and converted into a hallway open area. Therefore, the project will not increase the total number of bedrooms in the home. The requested variance is the minimum necessary to allow the addition to follow the existing structure. To further minimize the reg-variance, the proposed soffit can be shortened.

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: Thomas Farr DATE: 8-26-26

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



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

WHITE LAKE TOWNSHIP

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

June 11, 2026

Brandon and Elizabeth Moore
 747 Ranveen Dr
 White Lake, MI 48386

Re: Proposed 2nd Story Addition

Based on the submitted plans, the proposed 2nd story 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, rear yard setback of 35 ft, minimum lot width of 100 ft, 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 lot and structure are legal non-conforming. The approximate 8,341 sq ft, 98 ft wide lot contains a residential structure that does not meet the required side yard and front yard setbacks. The proposed 2nd story addition increases the cubic content of the non-conforming structure over the existing garage which has an approximate 6.4 ft side yard setback on the east side and approximate 26 ft rear yard setback measured from the water's edge.

Furthermore, **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 plot 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 July 23rd Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than June 25th at 4:30 PM. ***Be advised, a certified boundary and location survey showing existing structures, proposed structures, and setbacks 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

August 26, 2020

White Lake Township Building Department
7525 Highland Road
White Lake, MI 48383

RE: Letter of Authorization – Zoning Board of Appeals
Property Owners: Lizzy and Brandon Moore
Property Address: 747 Ranveen Drive, White Lake, MI 48383

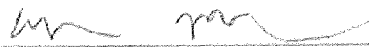
To Whom It May Concern:

We, Lizzy and Brandon Moore, owners of the property located at **747 Ranveen Drive, White Lake, Michigan 48383**, hereby authorize **Home Building Solutions** and its representatives to act on our behalf regarding the proposed home addition.

This authorization includes communicating with White Lake Township, submitting documents related to the project, and representing us throughout the Zoning Board of Appeals application and review process.

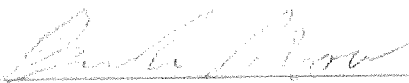
Please contact us if any additional information or authorization is required.

Sincerely,



Lizzy Moore

Date: 8/26/2020



Brandon Moore

Date: 8-26-2020



WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

Applicant: Harris Building and Development, Inc.

Owner: Mary Charter

Address: 3680 Jackson Boulevard, White Lake, Michigan 48383

Parcel Number: 12-07-151-024

Zoning: R1-C, Single Family Residential

Request Summary: Substandard Lot Review to permit demolition of the existing single-family dwelling and construction of a new single-family residence and attached garage on a lot that does not satisfy the current minimum lot-area and lot-width requirements of the R1-C district.

Meeting Date: September 24, 2026

Attachments: ZBA application; proposed site plan dated September 16, 2026



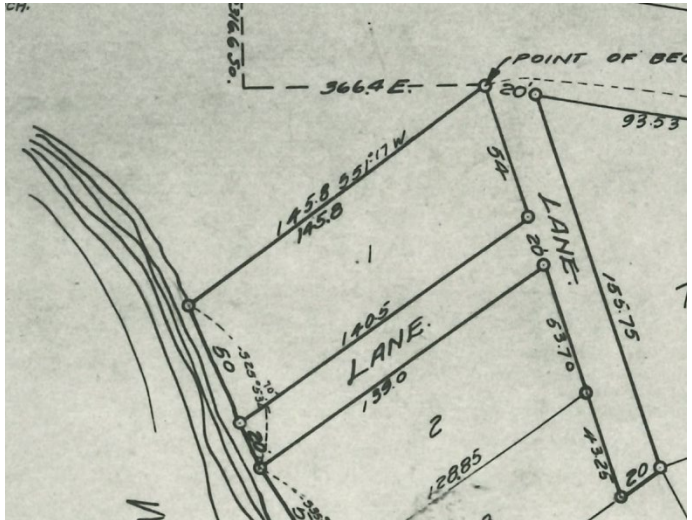
Project Description

The subject property is an approximately 0.170-acre lakefront parcel located at 3680 Jackson Boulevard and zoned R1-C, Single Family Residential. Township assessing records identify the property as having approximately 50 feet of frontage and as currently improved with a 1,512-square-foot single-family dwelling constructed in 1926.

The applicant proposes to demolish the existing dwelling and construct a new single-family residence with an attached garage. The September 16, 2026 site plan depicts the proposed residence, garage, driveway, patio/outdoor area, and associated improvements within the existing lakefront parcel.

The property does not satisfy the current minimum lot-area and lot-width requirements of the R1-C district and is therefore considered a substandard lot.

A 20-foot-wide lane is located immediately south of the property and is part of the Jackson Boulevard right-of-way. The lane appears to function as a longstanding public access point to White Lake. Because this portion of the right-of-way abuts the subject parcel, the property technically meets the Ordinance definition of a corner lot, which would ordinarily require a 30-foot front-yard setback along the south property line. Applying that setback literally would substantially restrict, and potentially eliminate, a practical building envelope on the lot.



The applicant has instead designed the proposed residence by treating the south property line as a side yard. Given the unusual configuration of the right-of-way, the narrow lane, and its apparent function as lake access rather than a conventional street, staff finds this treatment reasonable for purposes of the Substandard Lot Review.



Because the proposal involves construction of a new principal structure on a substandard parcel, Zoning Board of Appeals review is required pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance.

Site History

The subject property is located within the Bakers Point subdivision and is identified as Lot 1 on the recorded subdivision plat. The original plat establishes the relatively small and irregular lot pattern found in this portion of the subdivision and also depicts the lane adjoining the subject property as part of the original circulation and access layout.

Township assessing records identify the existing single-family dwelling as having been constructed in **1926**. The property has therefore been developed as a residential lot for approximately 100 years, well before adoption of the current R1-C lot-area and lot-width requirements.

The current assessing record continues to identify the property as **Bakers Point Lot 1** and contains no record of a later split or combination. The parcel's substandard dimensions and unusual relationship to the adjoining Jackson Boulevard right-of-way are therefore

longstanding conditions associated with the original subdivision layout rather than the result of a recent land division.

Substandard Lot Review Standards: Sec 7.27 Nonconforming Lots of Record

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

Staff Comment:

The subject property is identified as Lot 1 of the Bakers Point subdivision. The recorded subdivision plat depicts Lot 1 in substantially its present configuration, and the current legal description continues to identify the property as Bakers Point Lot 1. Township assessing records do not identify a subsequent split or combination date.

The parcel's substandard area and width are therefore longstanding conditions associated with the original subdivision layout rather than the result of a recent land division.

Staff Finding: This standard is met.

- 2. The construction that will result from the issuance of said permits will be in keeping with the general character of the neighborhood in which the construction will take place.**

Staff Comment:

The proposal would replace an existing single-family dwelling with a new single-family residence and attached garage on an established residential lakefront lot. The surrounding portion of Bakers Point is developed with single-family homes on relatively small and irregularly shaped lakefront parcels.

The proposed residence would continue the established residential use of the property and would not introduce a new use or development pattern inconsistent with the surrounding neighborhood.

Staff Finding: This standard is met.

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

Staff Comment:

The property would remain in single-family residential use, and the proposed residence would replace an existing single-family dwelling on the site. The proposal would not increase residential density or introduce a use expected to generate traffic, parking demand, noise, or activity substantially different from the existing residential use.

The proposed improvements would remain contained within the subject parcel, and the submitted site plan maintains separation from adjoining properties consistent with the dimensional limitations of the lot. Compliance with applicable building, drainage, utility, and other permitting requirements will remain necessary during development.

Staff Finding: This standard is met.

4. The design of the proposed structure is appropriate for the area, width, and shape of the lot, and is designed in such a fashion as to provide adequate access for fire and other emergency vehicles.

Staff Comment:

The proposed residence has been designed around the limited width and irregular configuration of the lakefront parcel. The September 16, 2026 site plan places the residence and attached garage within the available developed area and provides vehicular access from Jackson Boulevard.

A 20-foot-wide lane located immediately south of the property is part of the Jackson Boulevard right-of-way and creates an unusual corner-lot condition. Strict application of the required 30-foot front-yard setback along this boundary would substantially restrict the available building envelope. The applicant has therefore designed the residence by treating this boundary as a side yard. Given the unusual configuration of the right-of-way and the lane's apparent function as public lake access rather than a conventional roadway, staff finds the proposed arrangement appropriate for this particular lot.

The proposed driveway provides direct access from Jackson Boulevard and does not appear to create an obstruction to emergency access.

Staff Finding: This standard is met.

5. **The proposed design is consistent with the extent to which other developed lots in the subdivision have maintained the setbacks and other required provisions of this Ordinance.**

Staff Comment:

Bakers Point contains a pattern of relatively small and irregular lakefront lots resulting from the original subdivision layout. Surrounding properties have developed with single-family homes, garages, decks, driveways, and other residential improvements arranged within the dimensional constraints of those lots.

The unusual 20-foot lane adjoining the south property line further limits the subject property because its location within the Jackson Boulevard right-of-way technically creates an additional front-yard condition. Strict application of the 30-foot front-yard setback along the lane would substantially restrict the practical building envelope. The applicant's proposed treatment of this boundary as a side yard accommodates redevelopment of the property while maintaining separation from the lane and is reasonable in light of the physical development pattern and unique configuration of this portion of the subdivision.

Staff Finding: This standard is met.

6. **The nonconforming lot shall meet all other requirements of this Ordinance, which requirements for the purpose of this Section shall be deemed to include reasonable provisions for automobile parking.**

Staff Comment:

The proposed site plan provides an attached garage and driveway to accommodate off-street parking for the single-family residence. The proposed development would not rely upon the adjoining 20-foot lane for required parking and would provide direct vehicular access from Jackson Boulevard.

All other applicable zoning, building, and permitting requirements will remain subject to review prior to construction.

Staff Finding: This standard is met.

7. **In no event shall the side yards be less than five (5) feet to permit fire equipment and other emergency vehicles reasonable access and further to prevent the spreading of fire; the Board of Appeals shall not have the right to vary this provision.**

Staff Comment:

Under the applicant's proposed treatment of the south property line as a side yard, the September 16, 2026 site plan maintains at least the absolute five-foot minimum side-yard separation required by Section 7.27(B)(vii). The proposed residence also maintains the required minimum separation along the opposite side of the dwelling.

Because Section 7.27(B)(vii) expressly prohibits the Zoning Board of Appeals from reducing a side yard below five feet, maintenance of this minimum setback shall be required as a condition of any approval.

Staff Finding: This standard is met, subject to verification and continued maintenance of a minimum five-foot side-yard setback.

Motion of Approval

I move to approve the Substandard Lot Review for **3680 Jackson Boulevard, Parcel 12-07-151-024**, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit demolition of the existing single-family dwelling and construction of a new single-family residence with an attached garage because all seven standards were found to be met.

Approval is given on the following conditions:

1. The legal setbacks shall be established in conjunction with the submitted site plan dated September 16, 2026.
2. The proposed construction shall maintain a minimum five-foot setback from the north and south property lines. The Building Division may require additional location verification before or during construction.
3. Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements.
4. shown on the approved plans and does not constitute approval of any other unpermitted improvement or deviation from the approved site layout.

Motion of Denial

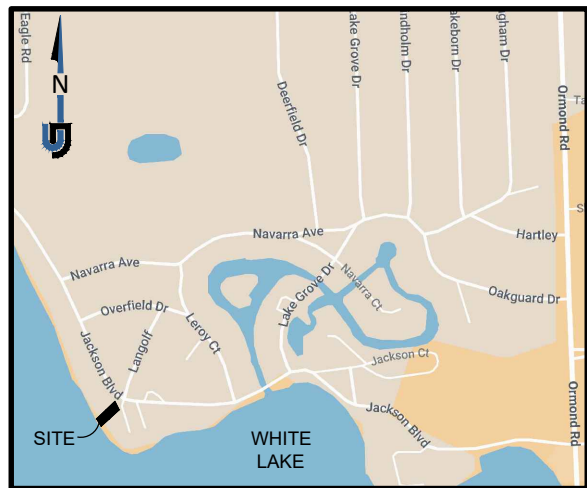
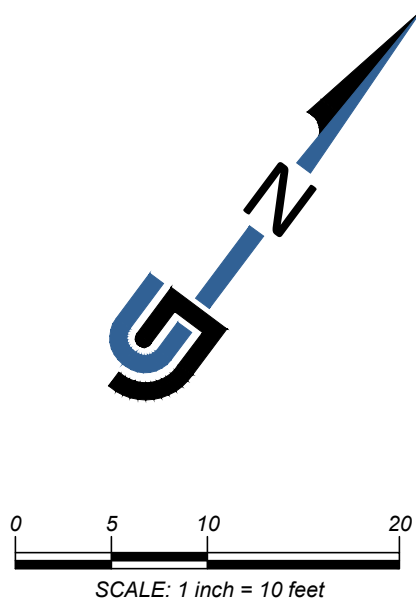
I move to deny the Substandard Lot Review for **3680 Jackson Boulevard, Parcel 12-07-151-024**, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit demolition of the existing single-family dwelling and construction of a new single-family residence with an attached garage.

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

[identify applicable standard(s) and state the Board's findings on the record].

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

LEGEND	
SYMBOL	DESCRIPTION
○ FIR	FOUND IRON ROD
○ FCI	FOUND CAPPED IRON
(R)	RECORDED BEARING
(M)	MEASURED BEARING
— OH —	EX. OVERHEAD LINES
— GAS —	EX. TREELINE
—	EX. UNDERGROUND GAS
AC	EX. WALL
AC	EX. AIR CONDITIONER
CB	EX. CATCH BASIN/STM. INLET
CO	EX. CLEAN OUT
EM	EX. ELECTRIC METER
GM	EX. GAS METER
GA	EX. GUY ANCHOR
LP	EX. LIGHT POLE
UP	EX. UTILITY POLE
W	EX. WELL
T	EX. TREE (DECIDUOUS/CONIFER)



LOCATION MAP
NO SCALE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
Call before you dig.

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

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UMLOR GROUP
49287 WEST ROAD WIXOM, MI 48393
TEL 248.773.7666 - FAX 866.690.4307

SECTION 7
TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MICHIGAN

DATE: 9/16/2026

REVISIONS

CLIENT: HARRIS BUILDING AND DEVELOPMENT, INC.
LOCATION: 3680 JACKSON BOULEVARD PARCEL NO. 12-07-151-024
DR BY: ACS
CK BY: ROM
P.M. JFT
SCALE: 0 5 10
JOB NO. 260623
SHEET NO. 1

ZONING:
R1-C, SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACKS:
FRONT: 35 FEET MINIMUM
REAR: 35 FEET MINIMUM
SIDES: 10 FEET ONE SIDE, 20 FEET TOTAL BOTH
LAKE SETBACK: 25 FEET

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

BENCHMARK'S:
RIM OF THE CATCH BASIN IN FRONT OF #21848 JACKSON BLVD..
ELEVATION: 1021.91 (N.A.V.D. 88)

SURVEY NOTES:
1. TITLE WORK WAS NOT PROVIDED. ANY EXISTING EASEMENTS HAVE NOT BEEN SHOWN.
2. A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.
3. BEARINGS ARE BASED ON THE NORTHERLY LINE OF SUBJECT PROPERTY BEING S51°17'W PER PLAT.

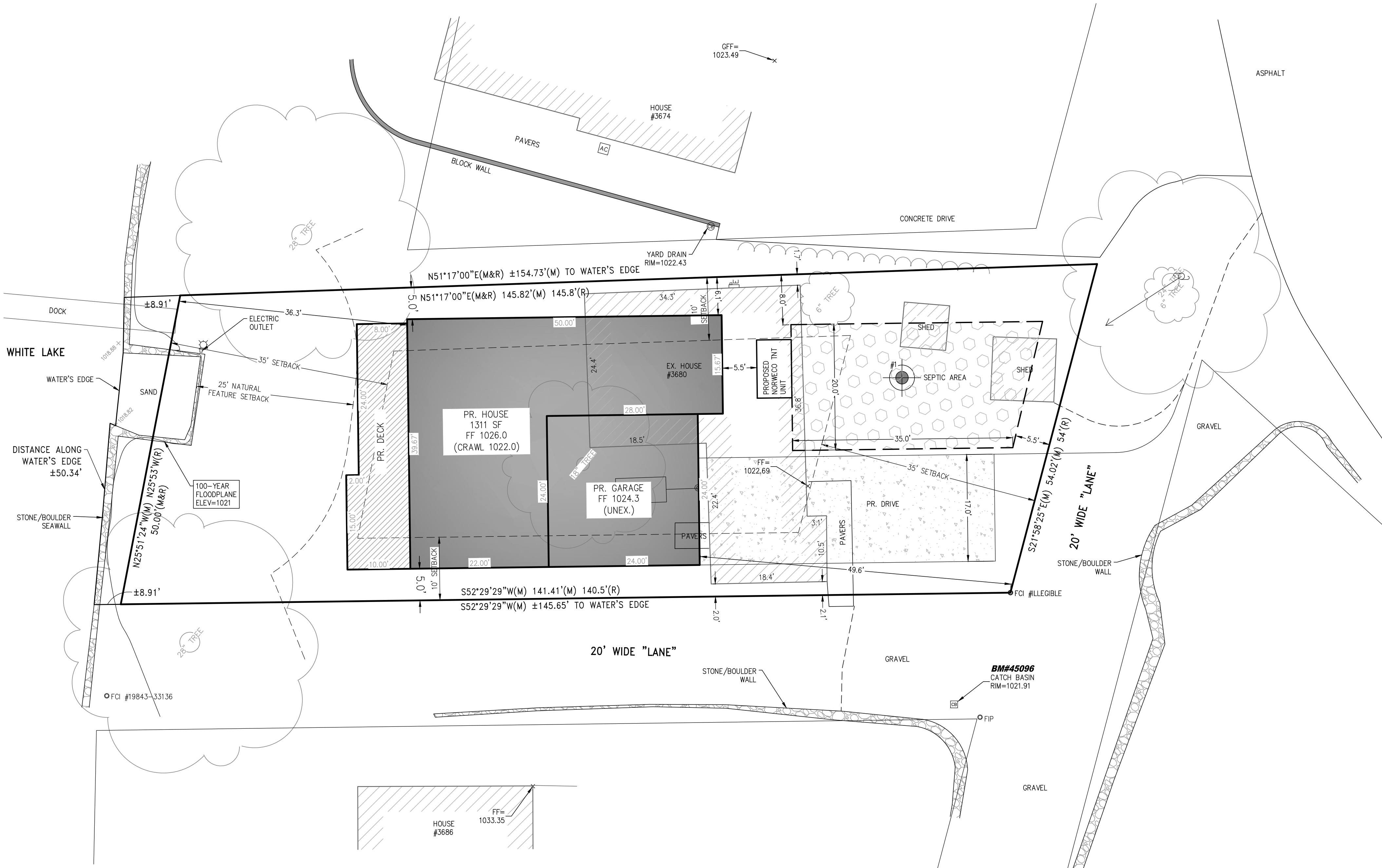
LEGAL DESCRIPTION (BY OTHERS):

LOT 1 OF "BAKER'S POINT", A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 24 OF PLATS, PAGE 11, OAKLAND COUNTY RECORDS.

FLOOD HAZARD STATEMENT:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "AE" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0312F (COMMUNITY ID NO. 260479 - TOWNSHIP OF WHITE OAK, OAKLAND COUNTY, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "AE" INDICATES BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. (ELEVATION = 1021 FEET N.A.V.D.88)

SOILS:
SANTARIAN: MATT MEHNERT
PK #1
12" SANDY LOAM TOPSOIL
21" SAND
12" LOAMY SAND, MOTTLED, WET
12" WATER SAND, GRAY
HSWT @ 33"
GWT @ 45"



WHITE LAKE TOWNSHIP

Item C.



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Don & Mary Charter PHONE: [REDACTED]
ADDRESS: 3680 Jackson Blvd. White Lake MI 48383
EMAIL: [REDACTED]
INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 3680 Jackson Blvd White Lake 48383 ZONING: Residential
VALUE OF IMPROVEMENT: \$ 500 k SEV OF EXISTING STRUCTURE: \$ 230,890

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

Sub Standard

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: Mary Charter DATE: 8/25/26